



SLOANEHILL

COMBER ROAD - KILLYLEAGH







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Illustration shows sites 35 - 41





ENJOY LIFE ON THE SHORES OF STRANGFORD LOUGH

Life at Sloanehill is all about balance. Choose a place that provides the space, the views, the opportunity and freedom to live your life as you've always wanted - everything falls in to place. The local area boasts several excellent golf courses including Mahee Island, a superb sailing club and many beautiful coastal walks along the shore.

There are two primary schools in the village along with several nurseries and grammar schools at nearby Downpatrick and Crossgar. The ideal location ensures that residents could not be better situated to enjoy all the superb facilities that this wonderful part of County Down has to offer. Experience the rare blend of a coastal community and all its benefits with the convenience to many major commercial hubs. You will realise the perfect work, rest and play balance, whether you are travelling the scenic commute to the city, wandering along the shoreline or strolling into the village.

IT'S CALLED QUALITY OF LIFE.







A BEAUTIFUL CORNER OF COUNTY DOWN

Luxury 21st century living enveloped within the nostalgia and history of village life. Sloanehill blends traditional craftsmanship with modern luxury to create a truly unique and inspired living environment, establishing itself on the hill overlooking Killyleagh and Strangford in this idyllic coastal setting.

The meandering street layout, naturally contoured landscaping and traditional architecture are all designed to maximise the views. Each home has its own individual character, and behind these timeless facades are interiors that have been designed for modern family living.

LOVE WHERE YOU LIVE





SPECIFICATION

EXTERNAL FEATURES

- > Lawns top soiled and seeded
- > Rear garden to be enclosed with timber fencing and access via a secure gate
- > UPVC white double glazed windows
- > Outside water tap
- > Driveways to be finished in bitmac with paved patio area to rear of property

INTERNAL FEATURES

- > Oil Fired Central Heating
- > Walls, ceilings, skirting and architrave painted throughout
 - > Oak internal doors with quality ironmongery
- > Comprehensive range of electrical points, sockets, television and telephone points
 - > Recessed down-lights to kitchen and bathroom
 - > Multi-fuel stove with hearth
 - > Entrance door with 5-point locking system
 - > Smoke, heat and CO2 detectors



KITCHENS & UTILITY ROOMS

- > High-quality units with a choice of door, handle and worktop
- > Integrated appliances to include cooker, extractor hood, fridge/freezer and dishwasher

BATHROOMS, ENSUITES AND WC'S

- > Contemporary sanitary ware with chrome fittings
- > Heated towel rail to bathroom and en-suite (where applicable)

FLOOR COVERINGS & TILES

- > Choice of carpet or laminate flooring to lounge, bedrooms and landing
- > Ceramic tiled floor to hallway, kitchen/dining area, bathroom, en-suite and WC (where applicable)
- > Shower enclosure fully tiled
- > Main bathroom walls tiled half way, whilst ensuite & W.C. have tiled splashback only

BUILDING WARRANTY

- > Each home will be issued with a 10-year Global Structural Warranty

ENERGY EFFICIENT HOME

- > High Energy Efficiency Rating



THE LANYON

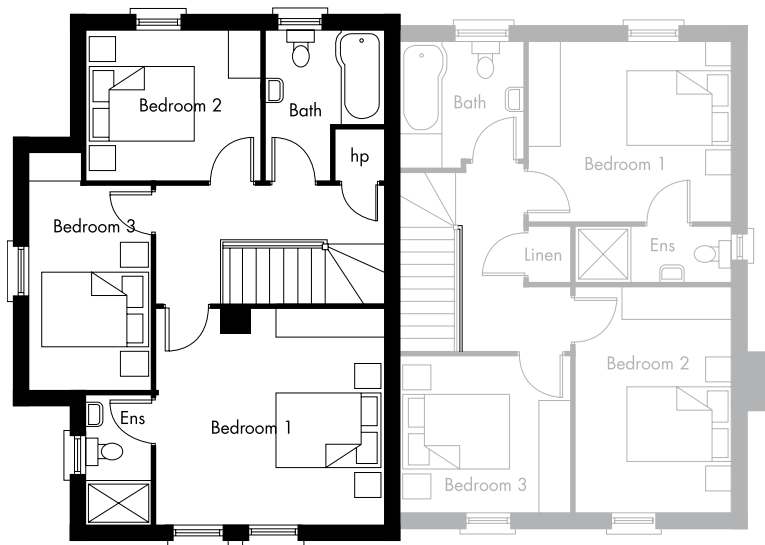
3 Bed Semi-detached - 1120 sq.ft.



Exterior house imagery in this brochure is computer generated. The builder reserves the right to make changes during the build process. Purchasers should satisfy themselves of the exact finish of their property before purchasing.

THE LANYON

Site No. 34

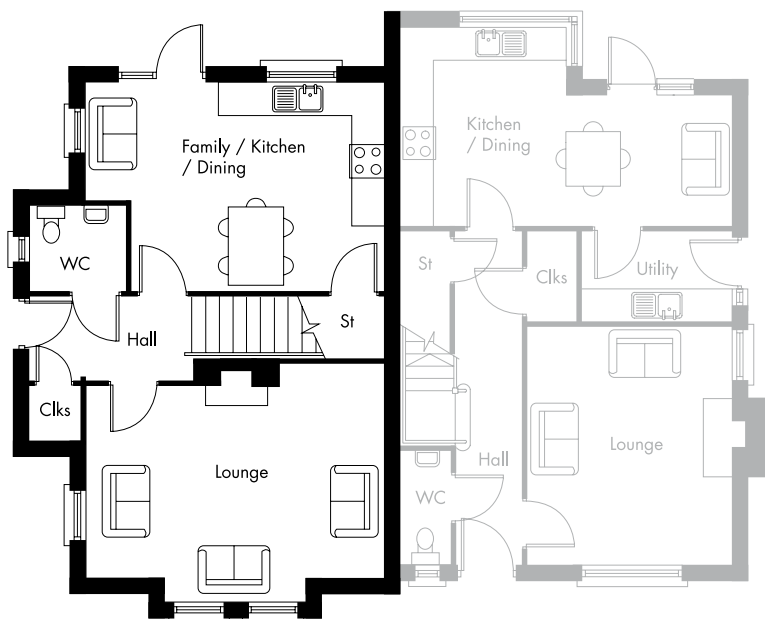


First Floor

Bedroom 1	13'18" x 12'11" 4.16m x 3.95m
Ensuite	7'9" x 3'11" 2.37m x 1.2m
Bedroom 2	10'6" x 9'0" 3.20m x 2.76m
Bedroom 3	14'3" x 7'3" 4.34m x 2.21m
Bathroom	9'0" x 7'1" 2.76m x 2.16m

LANYON

ROWAN



Ground Floor

Living Room	17'11" x 12'11" 5.46m x 3.95m
Kitchen/Dining	17'11" x 12'6" 5.46m x 3.81m
W.C.	5'9" x 5'1" 1.75m x 1.56m



THE ROWAN (RENDER)

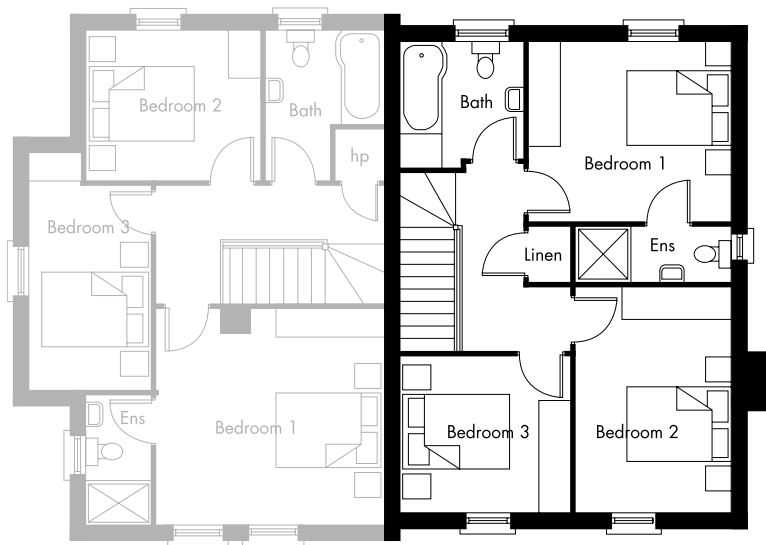
3 Bed Semi-detached - 1120 sq.ft.



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THE ROWAN (RENDER)

Site No. 33

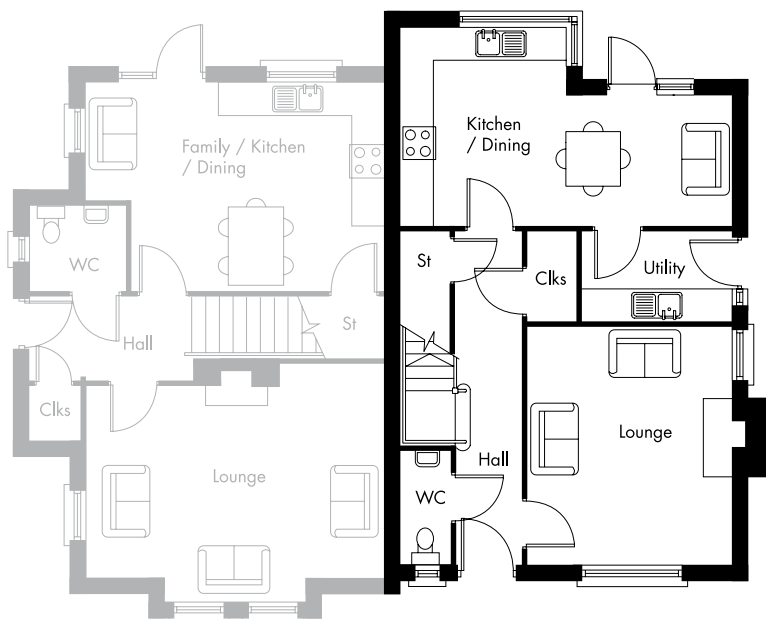


First Floor

Bedroom 1	12'2" x 10'10" 3.7m x 3.29m
Ensuite	9'4" x 3'3" 2.85m x 1.0m
Bedroom 2	13'6" x 9'4" 4.12m x 2.85m
Bedroom 3	10'3" x 9'5" 3.12m x 2.86m
Bathroom	7'7" x 7'5" 2.3m x 2.27m

LANYON

ROWAN



Ground Floor

Lounge	14'4" x 12'3" 4.36m x 3.74m
Kitchen/Dining	19'11" x 11'11" 6.07m x 3.63m
Utility	9'4" x 5'5" 2.84m x 1.66m
W.C.	6'11" x 3'0" 2.1m x 0.92m



THE HAMILTON

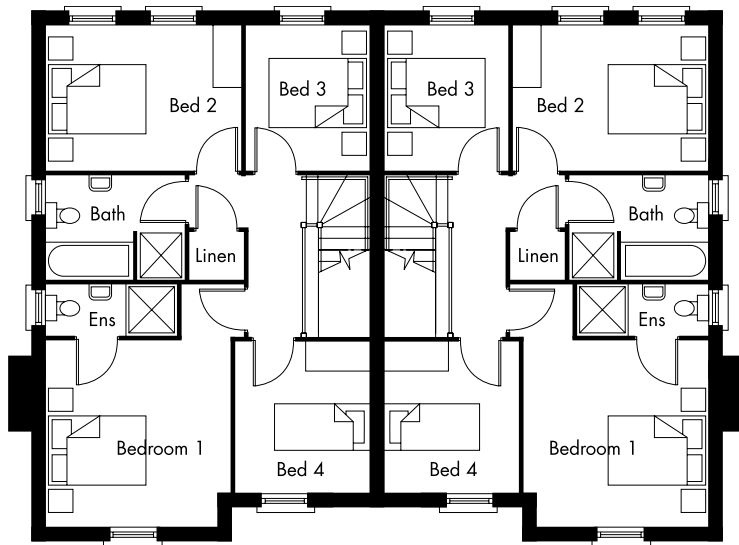
4 Bed Semi-detached - 1310 sq.ft.



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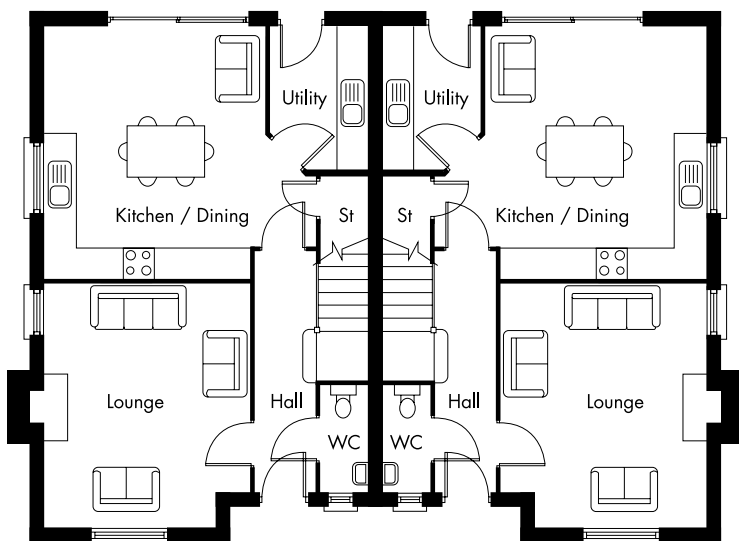
THE HAMILTON

Site Nos. 29, 30, 31 & 32



First Floor

Bedroom 1	11'10" x 11'10" 3.61m x 3.60m
Ensuite	8'4" x 3'4" 2.55m x 1.0m
Bedroom 2	12'6" x 9'4" 3.81m x 2.80m
Bedroom 3	10'1" x 9'2" 2.80m x 2.38m
Bedroom 4	9'5" x 8'6" 2.88m x 2.58m
Bathroom	8'10" x 6'7" 2.70m x 2.02m



Ground Floor

Living Room	15'7" x 13'1" 4.75m x 3.99m
Kitchen/Dining	16'0" x 14'1" 4.88m x 4.29m
Utility Room	9'2" x 6'3" 2.80m x 1.90m



THE VISCOUNT

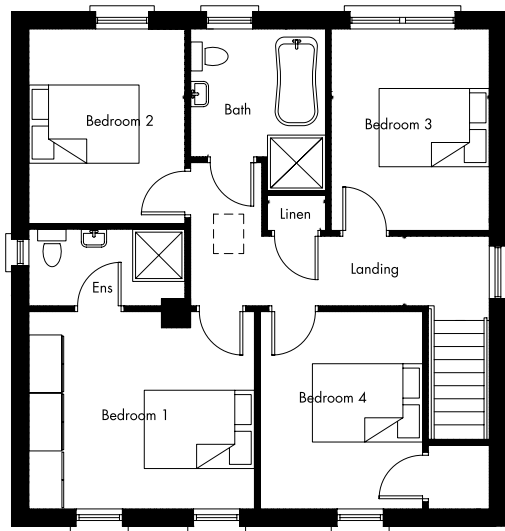
4 Bed Detached - 1420 sq.ft.



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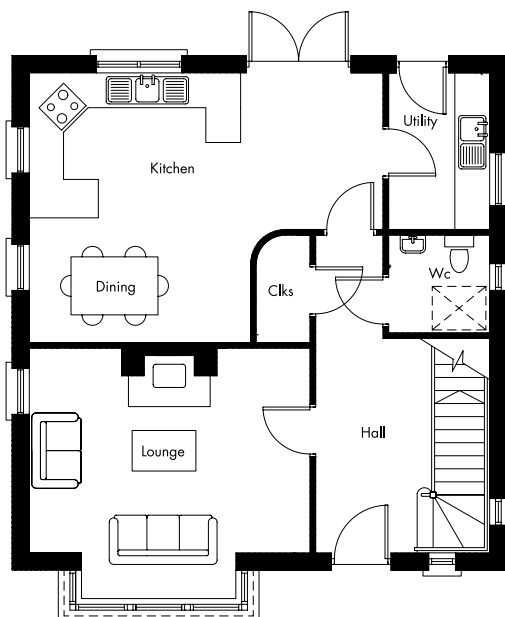
THE VISCOUNT

Site No. 28



First Floor

Bedroom 1	12'9" x 11'2" 3.89m x 3.40m
Ensuite	8'10" x 4'4" 2.69m x 1.32m
Bedroom 2	11'0" x 8'10" 3.35m x 2.69m
Bedroom 3	11'4" x 8'11" 3.45m x 2.72m
Bedroom 4	11'2" x 9'2" 3.40m x 2.80m
Bathroom	8'9" x 7'7" 2.66m x 2.32m










Ground Floor

Lounge	15'10" x 11'6" 4.84m x 3.52m
Kitchen/Dining	20'2" x 15'3" 6.13m x 4.65m
Utility	8'10" x 5'8" 2.70m x 1.74m
W.C.	5'8" x 5'6" 1.74m x 1.68m



SITE MAP

- | | | |
|--|--|--|
|  THE VISCOUNT |  THE CADOGAN |  THE LANYON |
|  THE KILOWEN |  THE HAMILTON | |
|  THE DUFFERIN |  THE ROWAN | |



LOCATION MAP

COMMUTING

Belfast by Car	39 minutes
Belfast by Bus	37 minutes
Newtownards	17 minutes
Comber	11 minutes

WELL CONNECTED

Downpatrick	6 miles
Saintfield	37 mins
Comber	11 mins
Newtownards	15 mins

FOR MORE INFORMATION,
CONTACT OUR SELLING AGENTS



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DEVELOPER



O'HAGAN
GROUP LIMITED

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TEL: 028 4063 8086



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Site Map, Measurements and Artist's Impressions are for illustrative purposes only and may not be accurate. The builder reserves the right to change the brick and/or stone type plus the elevational finish as the site progresses. NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in preparing this marketing material, the purchaser must satisfy themselves regarding the description and measurements.