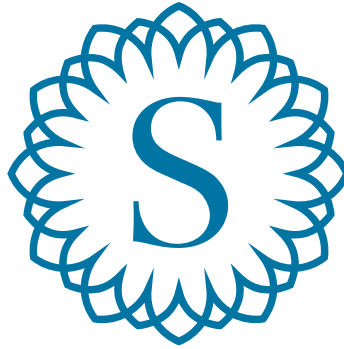




SLOANEHILL

COMBER ROAD - KILLYLEAGH





ENJOY LIFE ON THE SHORES OF STRANGFORD LOUGH

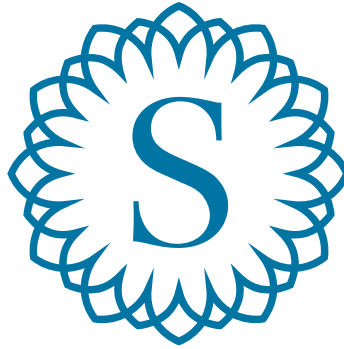
Life at Sloanehill is all about balance. Choose a place that provides the space, the views, the opportunity and freedom to live your life as you've always wanted - everything falls in to place. The local area boasts several excellent golf courses including Mahee Island, a superb sailing club and many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

- > Heating using an efficient air to water heat pump
- > Walls, ceilings, skirting and architrave painted throughout
 - > Oak internal doors with quality ironmongery
 - > Underfloor heating & Air source
- > Comprehensive range of electrical points, sockets, television and telephone points
 - > Recessed down-lights to kitchen and bathroom
- > Media wall in lounge with built-in electric fire (wired for TV above fire)
 - > 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 to first floor bedrooms and landing
 - > Ceramic tiled floor to all ground floor rooms and hallway plus first floor bathroom, en-suite (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 HOMES

- > High Energy Efficiency Rating



THE VISCOUNT (STONE)

4 Bed Detached - 1420 sq.ft.

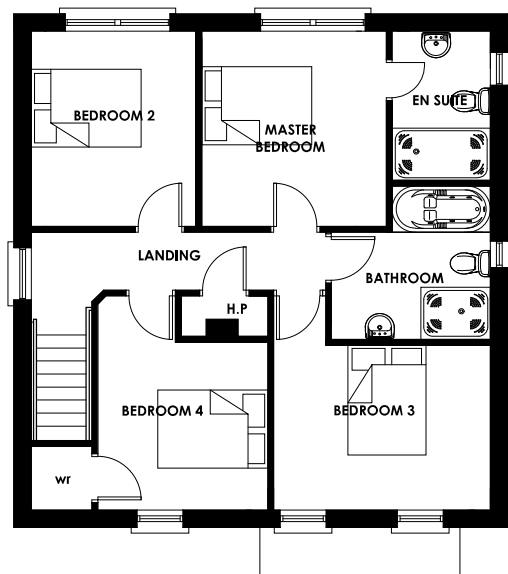
Site No. 27



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 VISCOUNT (STONE)

Site No. 27

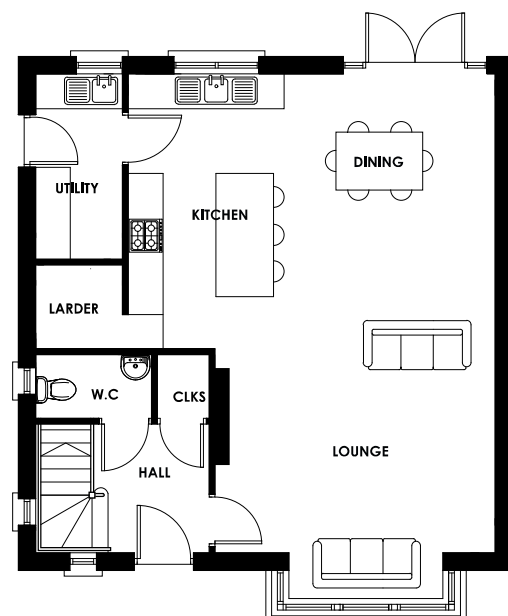


First Floor

Master Bedroom	11'1" x 10'8"
	3.37m x 3.24m
Ensuite	6'7" x 5'9"
	2.0m x 1.75m
Dressing Room	5'9" x 4'2"
	1.75m x 1.27m
Bedroom 2	11'1" x 9'0"
	3.37m x 2.75m
Bedroom 3	12'4" x 9'0"
	3.75m x 2.75m
Bedroom 4	9'8" x 9'6"
	2.94m x 2.90m
Bathroom	9'0" x 6'5"
	2.75m x 1.95m

Ground Floor

Kitchen/Living/Dining	27'2" x 20'10"
<i>plus bays</i>	8.27m x 6.34m
Utility	10'6" x 4'11"
	3.2m x 1.5m
Larder	4'11" x 4'9"
	1.5m x 1.45m
W.C.	6'7" x 3'7"
	2.0m x 1.08m





THE VISCOUNT (STONE)

4 Bed Detached - 1420 sq.ft.

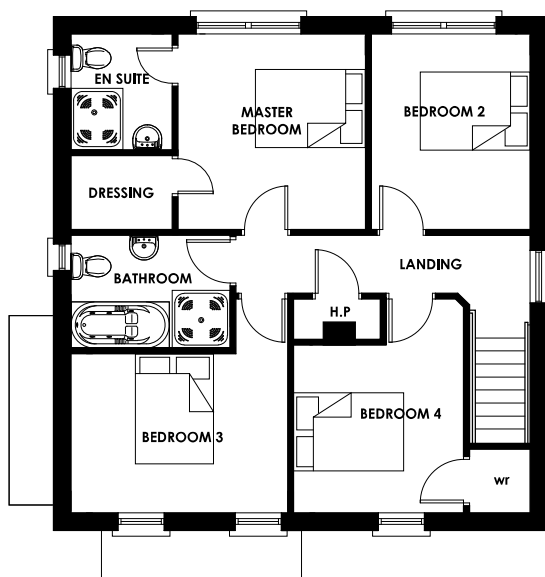
Site No. 44



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THE VISCOUNT (STONE)

Site No. 44

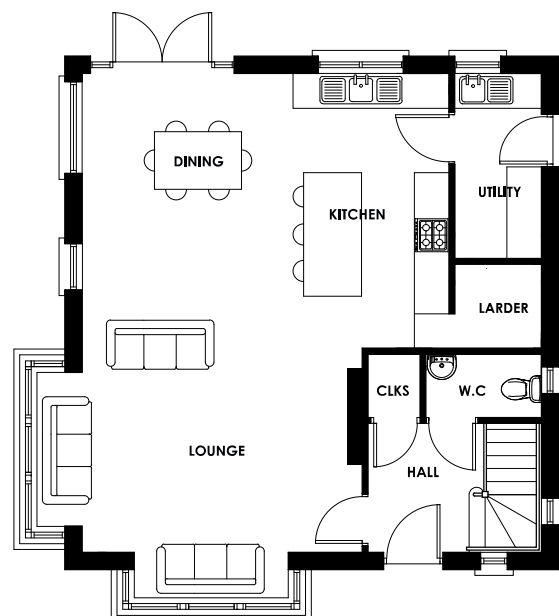


First Floor

Master Bedroom	11'1" x 10'8"
	3.37m x 3.24m
Ensuite	6'7" x 5'9"
	2.0m x 1.75m
Dressing Room	5'9" x 4'2"
	1.75m x 1.27m
Bedroom 2	11'1" x 9'0"
	3.37m x 2.75m
Bedroom 3	12'4" x 9'0"
	3.75m x 2.75m
Bedroom 4	9'8" x 9'6"
	2.94m x 2.90m
Bathroom	9'0" x 6'5"
	2.75m x 1.95m

Ground Floor

Kitchen/Living/Dining	27'2" x 20'10"
<i>plus bays</i>	8.27m x 6.34m
Utility	10'6" x 4'11"
	3.2m x 1.5m
Larder	4'11" x 4'9"
	1.5m x 1.45m
W.C.	6'7" x 3'7"
	2.0m x 1.08m





THE JUNIPER (RENDER)

3 Bed Detached - 1291 sq.ft.

Site No. 27a



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THE JUNIPER (RENDER)

Site No. 27a



Ground Floor

Lounge	14'7" x 12'7"
	4.43m x 3.82m
Kitchen/Dining	22'8" x 14'7"
	6.91m x 4.43m
Utility	8'2" x 6'1"
	2.47m x 1.85m
Master Bedroom	12'9" x 10'9"
	3.87m x 3.27m
Ensuite	8'9" x 4'7"
	2.67m x 1.4m
Bedroom 2	10'9" x 10'8"
	3.27m x 3.25m
Bedroom 2	10'9" x 10'8"
	3.27m x 3.25m
Bathroom	9'3" x 7'0"
	2.82m x 2.13m



THE MAPLE (RENDER)

3/4 Bed Detached - 1772 sq.ft.

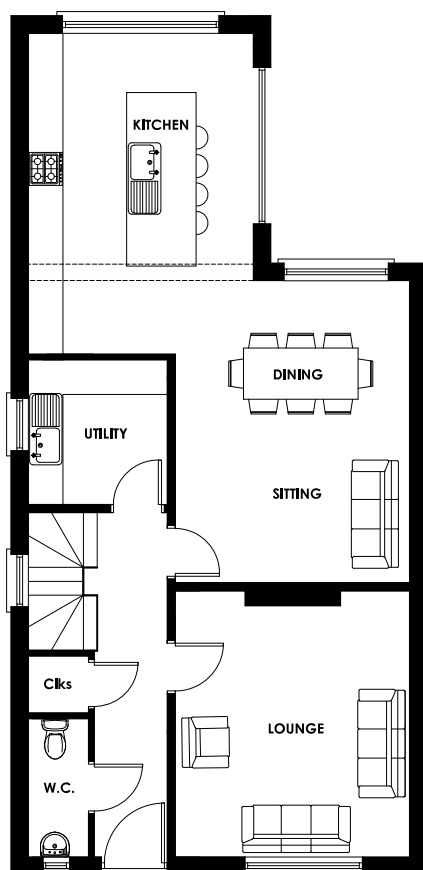
Site No. 43



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THE MAPLE (RENDER)

Site No. 43

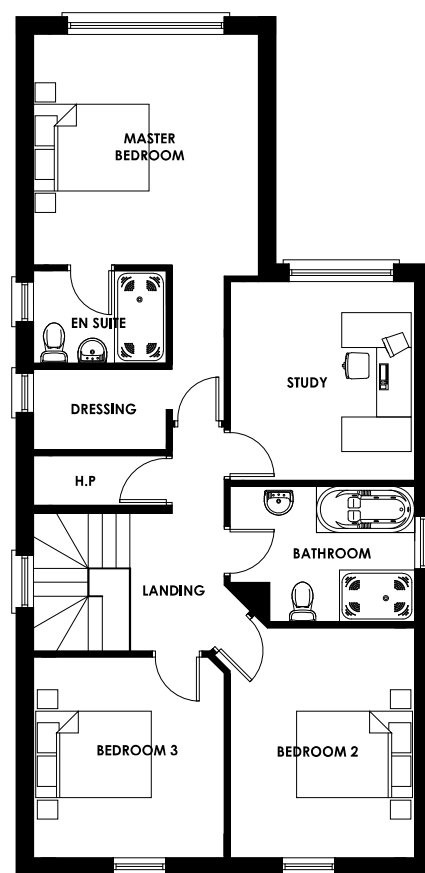


Ground Floor

Kitchen	18'2" x 12'9"
	5.54m x 3.89m
Sitting/Dining	17'2" x 13'4"
	5.22m x 4.05m
Lounge	15'1" x 13'4"
	4.59m x 4.05m
W.C.	7'10" x 3'4"
	2.38m x 1.03m

First Floor

Master Bedroom	13'1" x 12'9"
	3.99m x 3.89m
Ensuite	7'7" x 5'3"
	2.3m x 1.6m
Dressing Room	7'7" x 4'7"
	2.3m x 1.39m
Bedroom 2	13'1" x 10'6"
	3.97m x 3.19m
Bedroom 3	11'5" x 10'10"
	3.47m x 3.29m
Study	11'4" x 10'6"
	3.44m x 3.19m
Bathroom	10'6" x 7'9"
	3.19m x 2.35m





THE MAPLE (RENDER)

3/4 Bed Detached - 1772 sq.ft.

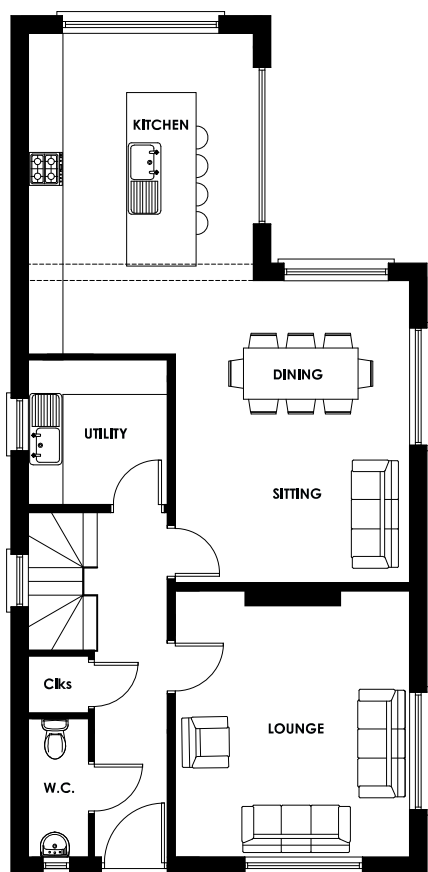
Site No. 42



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THE MAPLE (RENDER)

Site No. 42

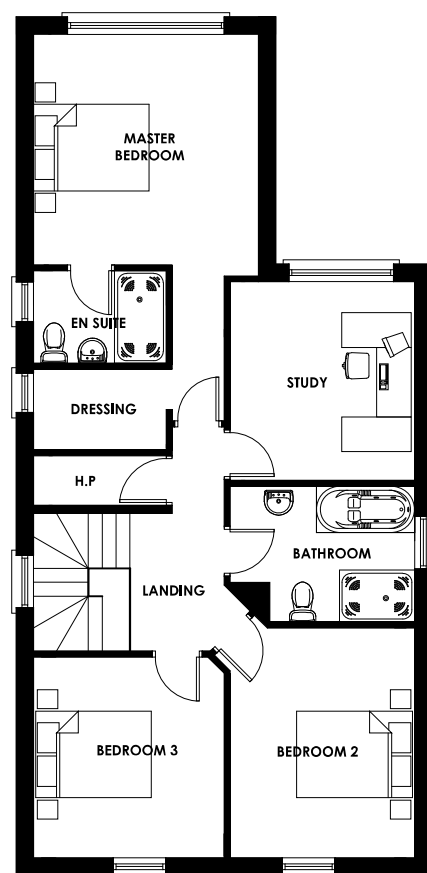


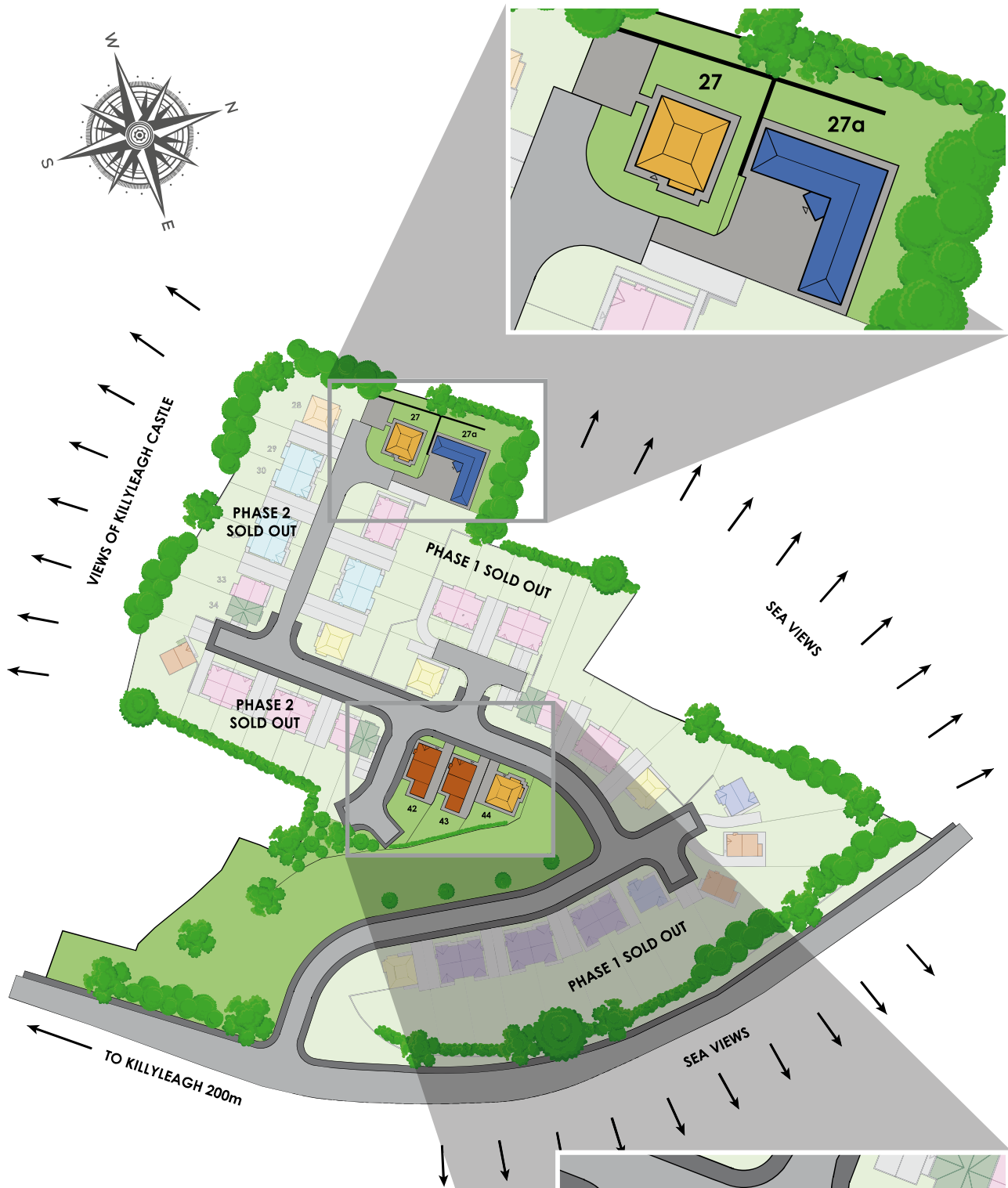
Ground Floor

Kitchen/Dining	19'0" x 11'10"
	5.81m x 3.6m
Lounge	15'9" x 11'0"
	4.81m x 3.35m
W.C.	6'5" x 3'3"
	1.96m x 1.0m

First Floor

Master Bedroom	13'1" x 12'9"
	3.99m x 3.89m
Ensuite	7'7" x 5'3"
	2.3m x 1.6m
Dressing Room	7'7" x 4'7"
	2.3m x 1.39m
Bedroom 2	13'1" x 10'6"
	3.97m x 3.19m
Bedroom 3	11'5" x 10'10"
	3.47m x 3.29m
Study	11'4" x 10'6"
	3.44m x 3.19m
Bathroom	10'6" x 7'9"
	3.19m x 2.35m

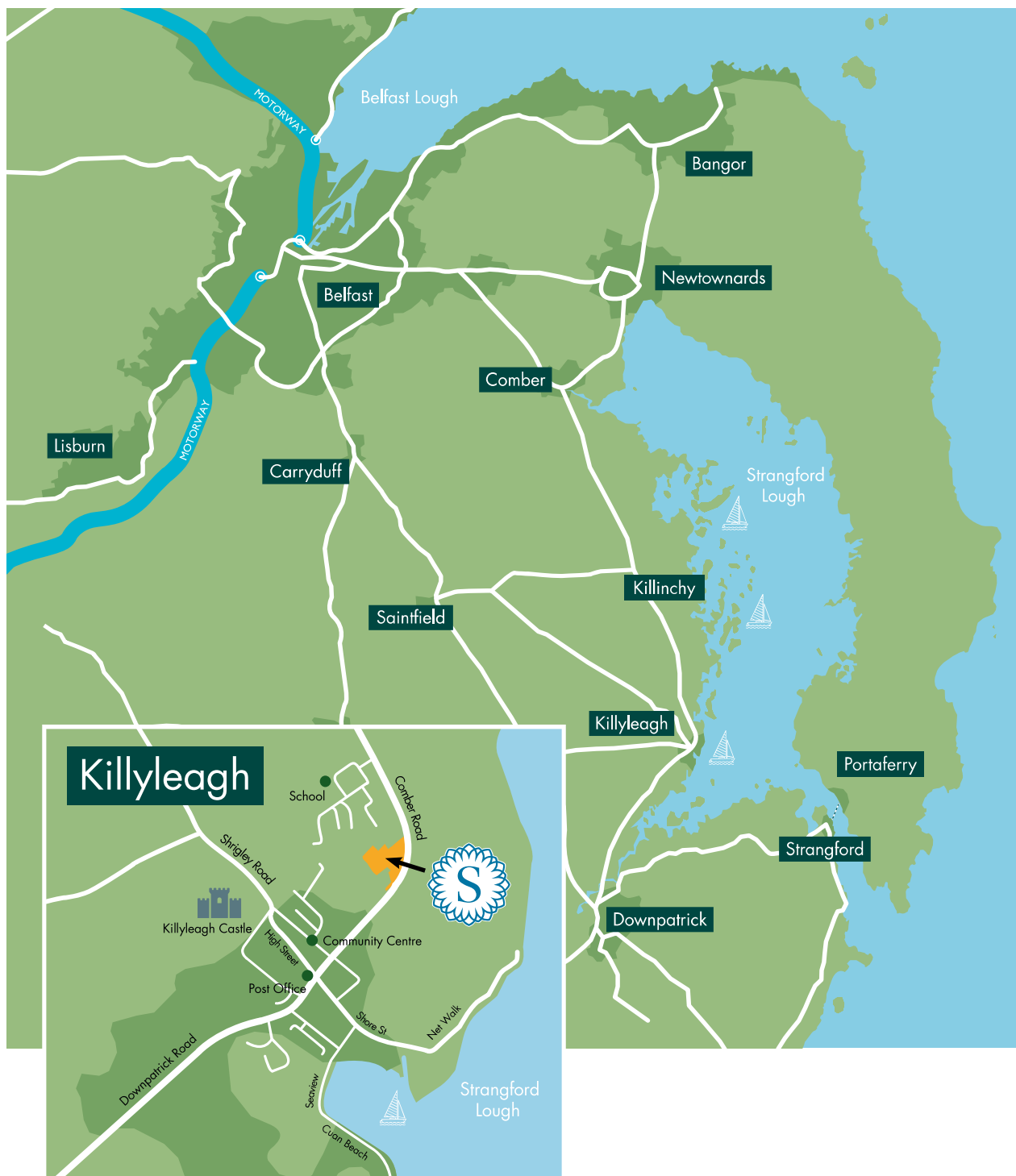




SITE MAP

- THE VISCOUNT
- THE JUNIPER
- THE MAPLE





LOCATION MAP

COMMUTING

Belfast by Car	39 minutes
Newtownards	17 minutes
Comber	11 minutes

WELL CONNECTED

Downpatrick	6 miles
Saintfield	37 mins
Comber	15 mins
Newtownards	20 mins

FOR MORE INFORMATION, CONTACT



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DEVELOPER



O'HAGAN
GROUP LIMITED

'Old Mill' 63 Newry Road, Rathfriland

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.