

**Ardaveen Avenue,**  
**Dublin Road, Newry, Co. Down**

**An Exclusive Development of Detached**  
**and Semi-Detached Homes**



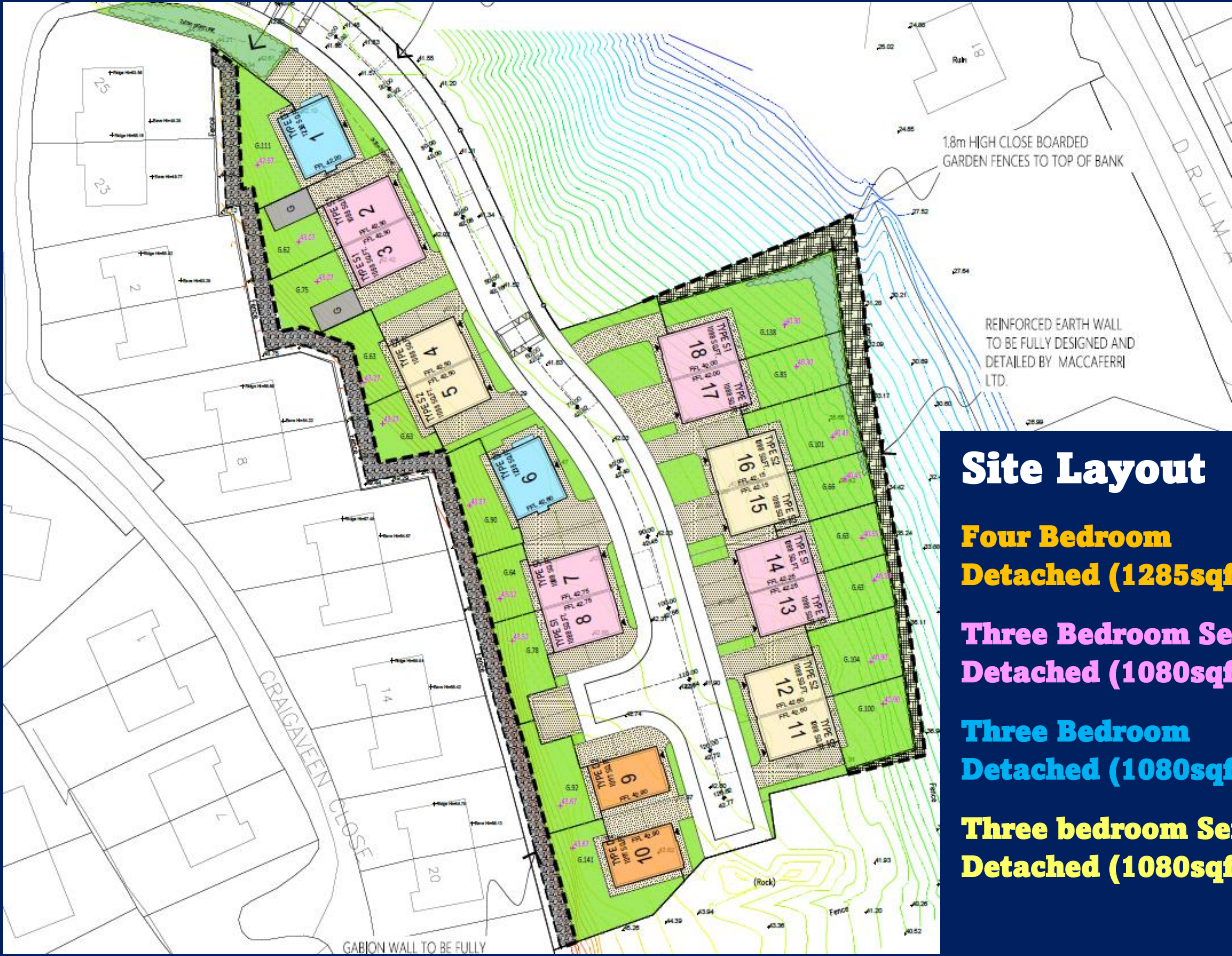
**Ardaveen View, Newry is a New Private Residential Development with just 18 homes, ideally situated in the heart of the Newry City Centre**

**Much thought has gone into the design of these Detached and Semi-Detached homes, with many years of experience ensuring that they will appeal to first time buyers and families alike.**

**Each home will be finished internally to an exacting standard with a luxurious array of selections and finishes available to purchasers.**

**Newry City Centre has a great deal to offer, with a range of shops, amenities, schools, and health centres within walking distance. It is also a perfect location for those on the daily commute within close range of the A1 Dublin to Belfast Dual Carriageway.**





### Site Layout

**Four Bedroom Detached (1285sqft)**

**Three Bedroom Semi-Detached (1080sqft)**

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**Three bedroom Semi-Detached (1080sqft)**

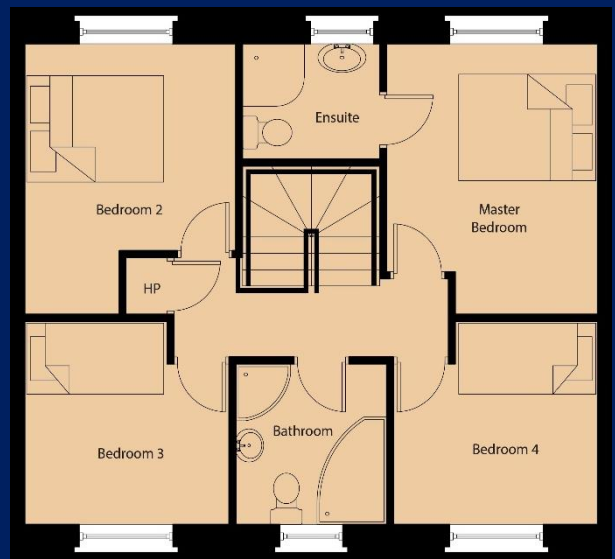


### Ardaveen View



**Four Bedroom Detached (1285sqft)**

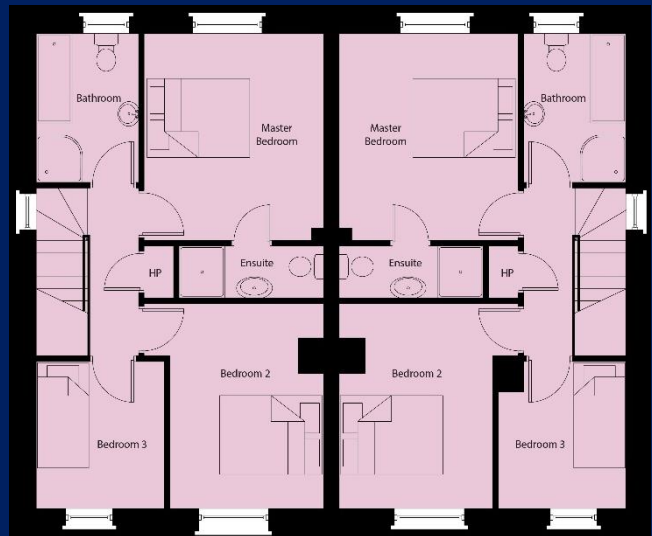
**Site Numbers – 1 & 6**





**Three bedroom Semi-Detached (1080sqft)**

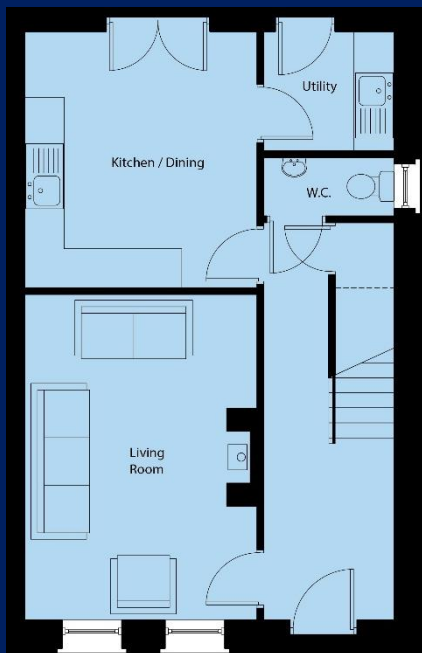
**Site Numbers – 2,3,7,8,13,14,17,18**





**Three Bedroom Detached (1080sqft)**

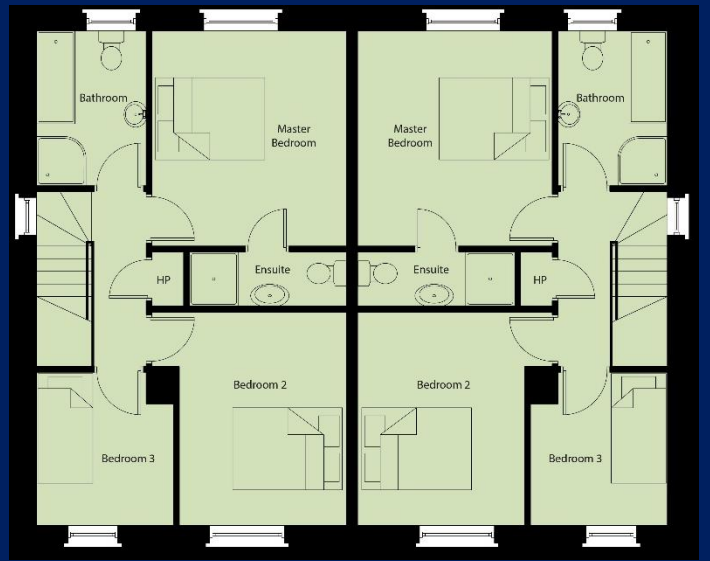
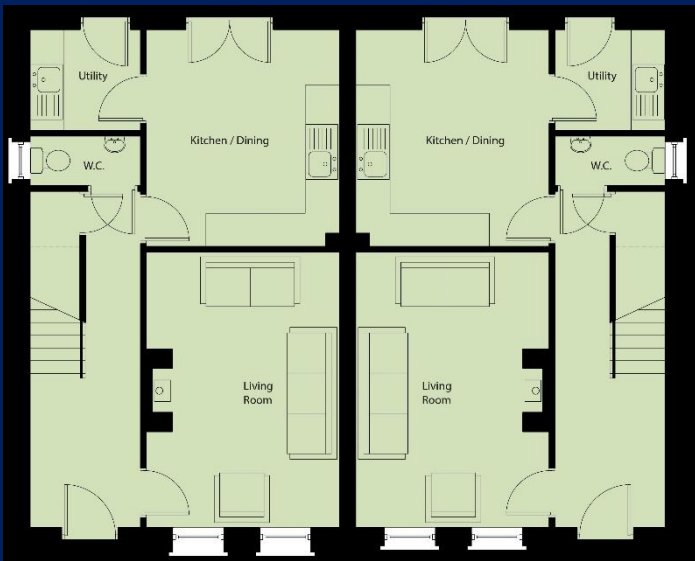
**Site Number – 9 & 10**





**Three bedroom Semi-Detached (1080sqft)**

**Site Numbers – 4,5,11,12,15,16**



### **Exclusive Development Dublin Road, Newry**

- **4 no. Detached & 14 no Semi-Detached Houses**
- **Double glazed high performance lockable uPVC windows**
- **Oil fired central heating system with a high energy efficiency boiler**
- **10-year warranty cover**
- **GRP composite coloured front door with 5-point locking system**
- **High thermal insulation & energy efficiency rating**
- **Front and rear gardens levelled and seeded**
- **Tarmac driveways and flagged footpaths**
- **Timber fencing to rear garden boundaries**
- **Traditional brickwork construction**
- **Feature lighting outside front door**
- **Outside Tap**

### **INTERNAL FEATURES:**

- **Comprehensive range of electrical sockets throughout**
- **including TV and telephone points**
- **Wireless**
- **Downlighters in kitchen**
- **TV point to all bedrooms**
- **Shaker style 1 panel internal doors (white) with chrome ironmongery**
- **Painted bevelled skirtings, architraves, stair handrails**
- **& Balustrades (white)**
- **All internal walls (grey) and ceilings (white) painted throughout**
- **Smoke, heat & CO2 detectors as standard**

### **KITCHEN:**

- **A choice of fully fitted kitchens**
- **Integrated appliances where applicable including built-in oven and hob,**
- **Extractor Fan, Fridge/Freezer and Washer Dryer**

### **BATHROOMS & WCs:**

- **Contemporary white sanitary ware and chrome fittings**
- **Separate Shower and bath**
- **Spotlighting**

### **FLOOR COVERINGS & TILES:**

- **Ceramic floor tiling to hall, kitchen/dining, bathroom, and WC**
- **Two row tiling above bath & floor to ceiling around shower**
- **Splash back tiling to all wash hand basins**
- **Carpets to lounge, bedrooms, stairs, and landings**

**Site Viewings Available on Request**

**Please contact Digney Boyd to register your interest**