



# DAWSONS HALL

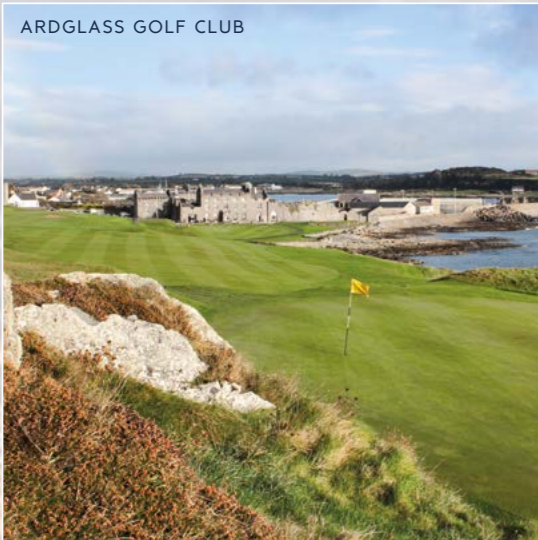
ARDGLASS ROAD, KILCLIEF

2 LUXURY CONTEMPORARY HOMES



**DAWSONS HALL**  
ARDGLASS ROAD, KILCLIEF

## THE SEASIDE VILLAGE OF ARGLASS BRINGS BREATHTAKING SEASCAPE VIEWS TO YOUR DOORSTEP.



ARDGLASS GOLF CLUB



COASTAL PATH

These exquisite new family homes are set in an outstanding location, minutes from County Down's beautiful coastline.

These exceptional homes feature elegant modern interiors that reflect the very best in contemporary design.

Mourne Contracts have an excellent reputation for building quality homes and have invested much time and effort into creating living spaces and a specification which is over and above the normal offering - this unrivalled specification will introduce a whole new choice of stylish family living to this wonderful coastal setting.



ARDGLASS MARINA



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Location

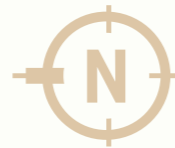


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Aerial CGI of Dawsons Hall

- 1 THE FANNAN
- 2 THE BENDERG



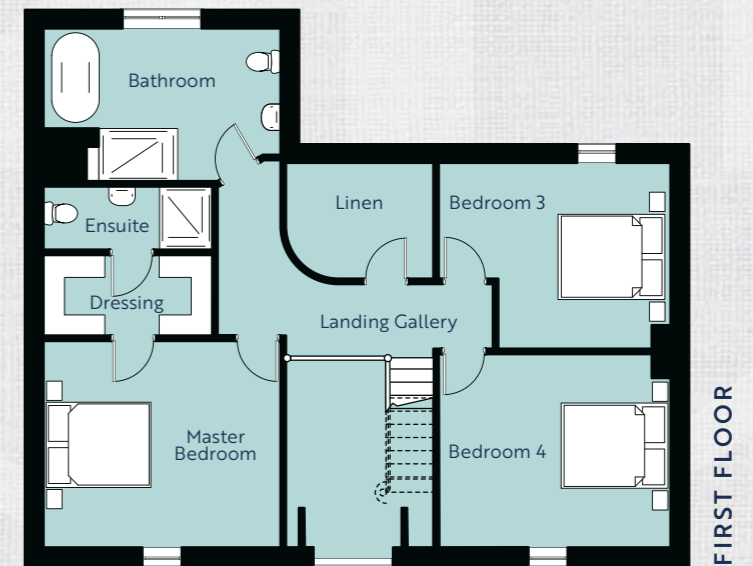
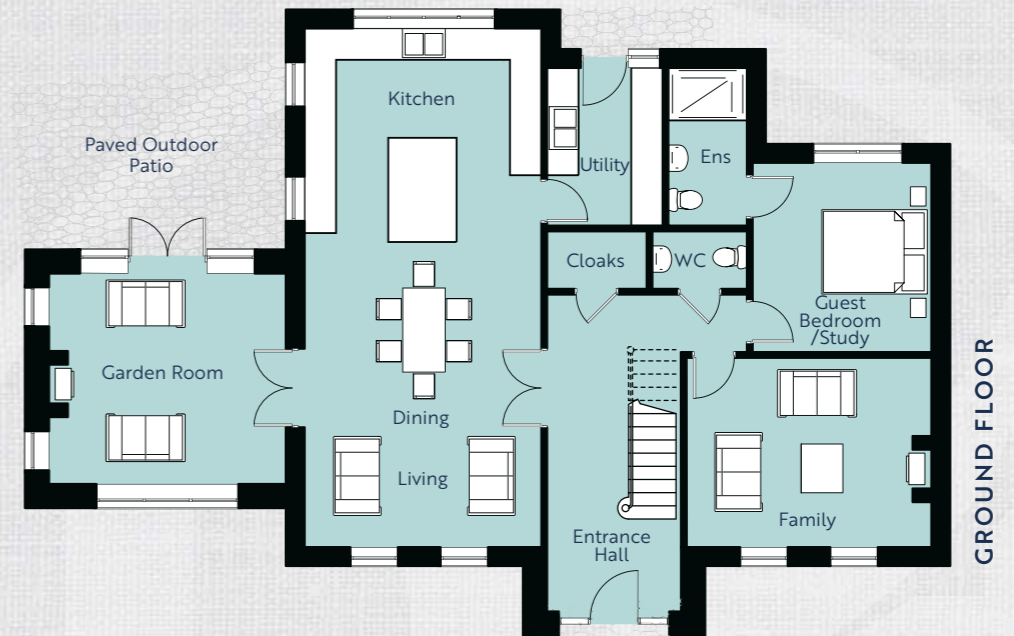


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# THE FANNAN

4 BEDROOM DETACHED FAMILY HOME



**GROUND FLOOR**

Entrance Hall with WC and Cloakroom	
Kitchen   Dine   Living	m 9.86 x 4.50
Utility	m 3.00 x 2.20
Garden Room	m 4.50 x 4.00
Family	m 4.65 x 3.60
Guest Bedroom	m 3.60 x 3.40
Ensuite	m 3.00 x 1.50

**FIRST FLOOR**

Master Bedroom	m 4.50 x 3.91
Dressing	m 3.50 x 1.50
Ensuite	m 3.50 x 1.20
Bedroom 3	m 4.40 x 3.53
Bedroom 4	m 4.40 x 3.53
Bathroom	m 4.50 x 2.90



CGI for illustration purposes only



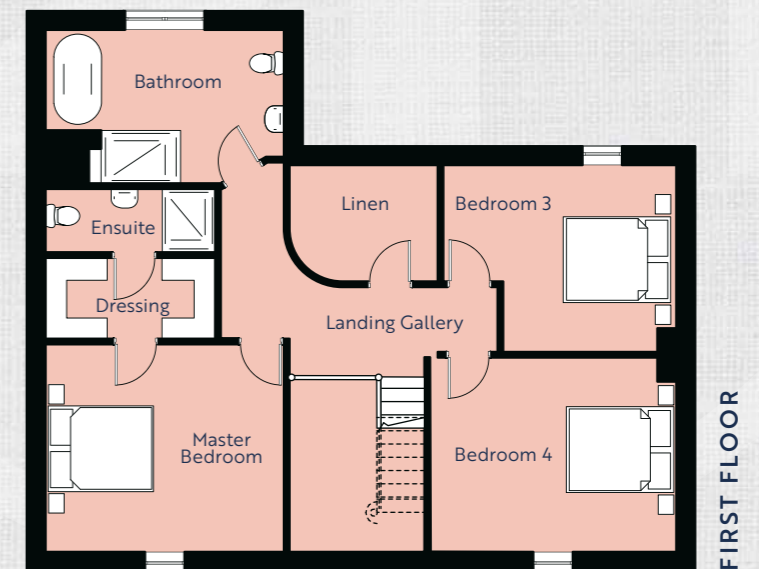
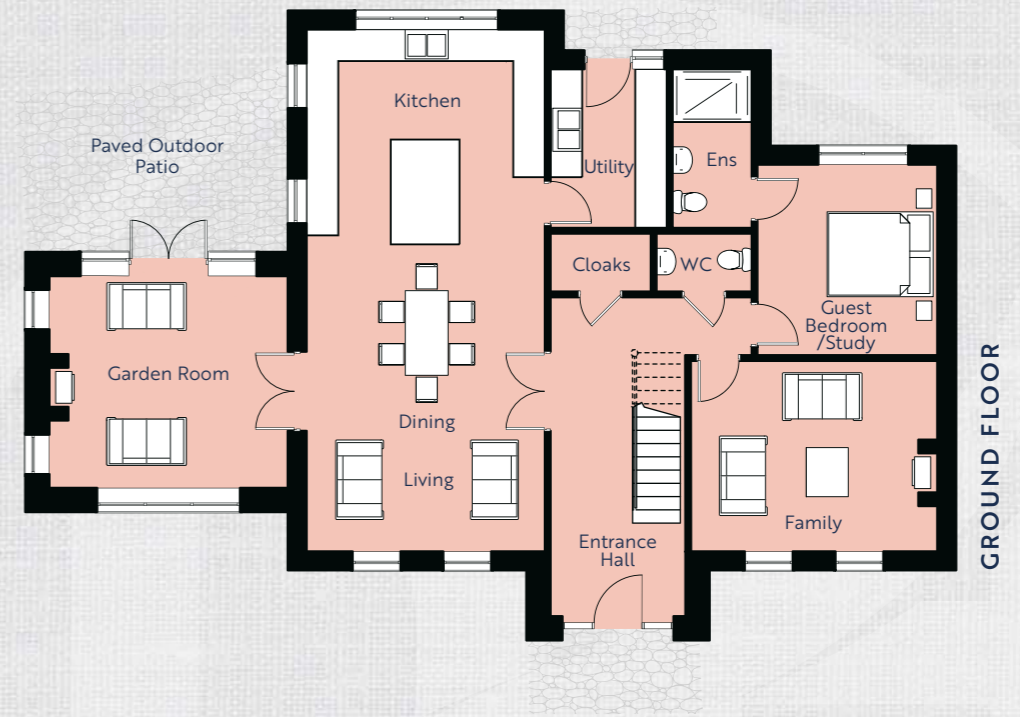


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ARDGLASS ROAD, KILCLIEF



# THE BENDERG

4 BEDROOM DETACHED FAMILY HOME



CGI for illustration purposes only



**GROUND FLOOR**

Entrance Hall with WC and Cloakroom	
Kitchen   Dine   Living	m 9.86 x 4.50
Utility	m 3.00 x 2.20
Garden Room	m 4.50 x 4.00
Family	m 4.65 x 3.60
Guest Bedroom	m 3.60 x 3.40
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# SPECIFICATION

## KITCHEN

- Premium fitted kitchen individually designed and tailored by our in-house team
- Stone worktops in a choice of colours
- Cabinet doors available in a choice of colours with either contemporary or traditional finishes
- Cupboards will feature the very latest pull-out solutions for easy accessibility and a clutter free kitchen
- Drawers will feature multi functional storage compartments
- Appliances to include electric hob with downdraft extractor, integrated oven, warming drawer and combination microwave, built in dishwasher and fridge freezer

## QUOOKER BOILING WATER TAP

- Utility
- Choice of units and worktops, incorporating washing machine and tumble dryer

## SANITARY WARE

- Choose from an excellent range of quality, contemporary white sanitary ware, vanity units, cabinets and brassware
- Taps can be wall or sink mounted
- Push button operated WCs with concealed cisterns and soft closing seats
- Shower enclosures and bath areas will be fully tiled

## INTERNAL DECOR

- All walls and ceilings will be painted in emulsion (3 coats) and we welcome your input for colour and choice of paint finishes
- Doors, skirting boards and architraves will be painted (3 coats) to your specification

## FLOORING

- Stairs, landing and first floor bedrooms will be carpeted in a choice of colours with underlay
- Bathroom, ensuite and WC floors will be fully tiled
- Entrance hall and all other downstairs living areas will be fully tiled

## ELECTRICAL

- Quality feature lighting throughout with energy efficient LED illumination
- EV charging point
- Remote controlled mood lighting to open plan kitchen living dining area
- 5 amp light/power ring to kitchen living area
- Hard wired security alarm
- Sim-controlled automated entrance gates
- TV points, cat 6 and USB charging points to all living areas and bedrooms
- Heating
- Air source heat pump and associated controls
- Underfloor heating to ground floor
- Aluminium radiator system to first floor
- Mechanical heat recovery ventilation system

## STAIRCASE

- European white oak newels, handrail and base rails with square profile spindles
- Balustrading options are available for the staircase and upper landing

## EXTERNAL

- Snowdon clay roof tiles
- Granite sills
- Composite front door set
- uPVC windows in anthracite/white frames
- Aluminium sliding doors to patio area
- Exterior mood lighting and security lighting around the house and gardens
- Outside water taps and power sockets
- Tarmac driveway

## LANDSCAPING

- Gardens graded and seeded
- Paved patio areas and paths
- Granite kerbs
- Stone faced boundary wall and entrance pillars with granite copings

## DETACHED GARAGE

- Detached double garage with electric roller door, light and power
- Plastered internal walls





SELLING AGENT



**028 9187 2522**  
 agarmurdochdeane.com

DEVELOPED BY



Mourne Contracts NI

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