

Ashley Hill



Off Newry Road

Armagh



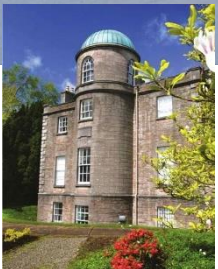


Convenient, Comfortable Living on the edge of the City

Situated just off the Newry Road, in the Cathedral City of Armagh, bespoke new homes at Ashley Hill showcasing the definition of convenient family living.

Armagh is the home of countless facilities and beautiful outdoor spaces.





Ashley Hill offers a choice of uniquely designed three bedroom detached and semi-detached homes, situated just off the Newry Road, Armagh. The layout of these homes is perfect for modern day living. Each of these homes will be bespoke turnkey complete with landscaped gardens. There has been great thought and attention gone into the planning of these homes, the use of stone and render detail will ensure they will provide a timeless look that will maintain its appeal for decades. These impressive and unique house types, providing great layout and quality finish presents Ashley Hill as something truly special.



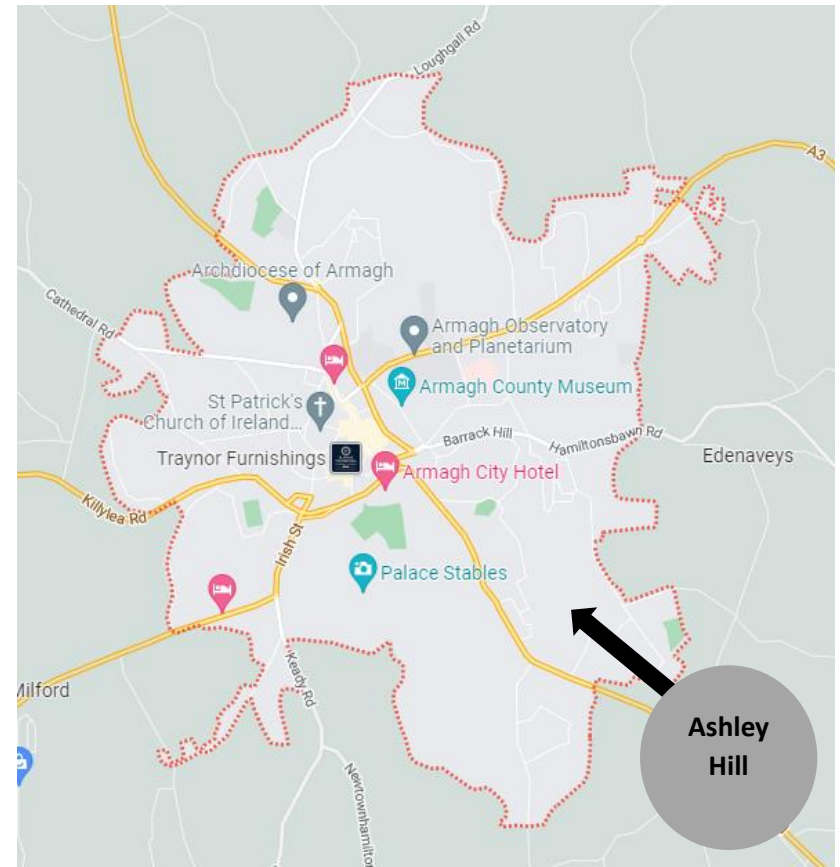


Building houses for over 20 years

With over 20 years' experience in the building trade Orchard County Contracts Ltd, have been building tailor made homes in the County Armagh Area, catering to all needs, from first time buyers to large families.

All customers can enjoy the stress-free process from start to finish when buying their new property. The commitment and dedication of working to high standards and excellent customer care has been recognised.

With the turnkey options and outstanding service, it is not difficult to see why customers have chosen to buy a home from Orchard County Contracts Ltd.



Travelling Distances

Armagh – 1.3 Miles

Markethill – 6.6 Miles

Moy – 8.7 Miles

Portadown – 10.7 Miles

Newry – 18.0 Miles

Monaghan – 17.6 Miles

Lisburn – 13.0 Miles

Belfast – 40.4 Miles



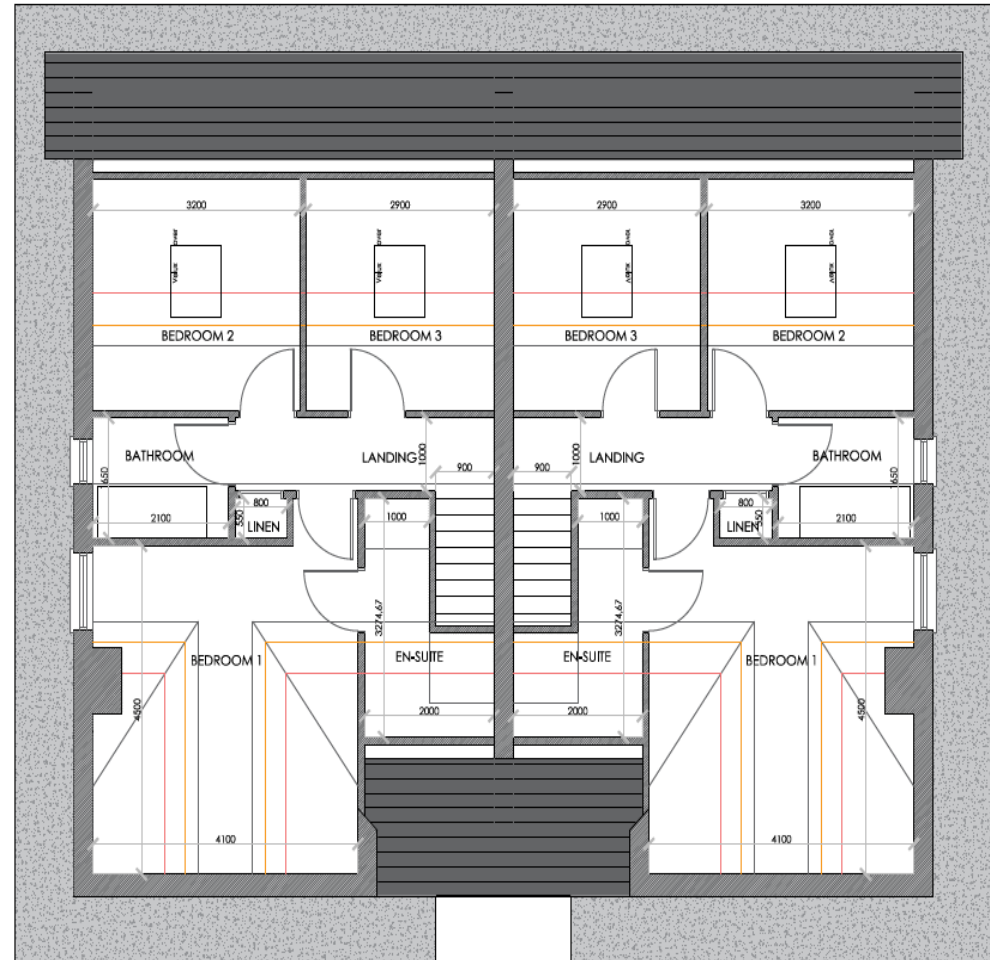
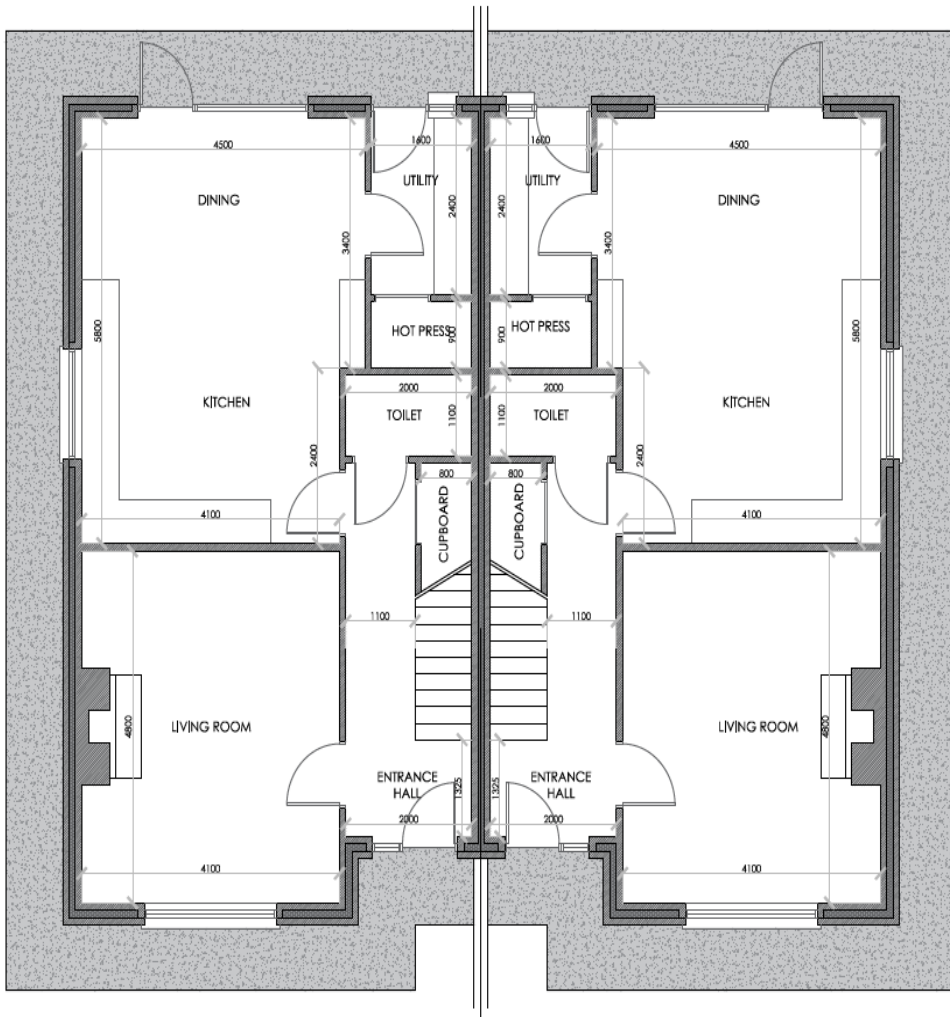


Ashley Hill
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Off Newry Road
Armagh

House Type A & B

Total Floor Area: 1288 sq ft approx.





House Type A & B

Total Floor Area: 1288 sq ft

Dwelling Specification:

Area: Ground Floor = 64.45m² (per dwelling)
 First Floor = 55.24m² (per dwelling)
 Total = 119.69m² (per dwelling)

Ridge Height: 6.54m from FFL

Garden Space Provision:

Dwelling 02 - 114m ²	Dwelling 25 - 178m ²
Dwelling 03 - 92m ²	Dwelling 26 - 156m ²
Dwelling 05 - 118m ²	Dwelling 27 - 304m ²
Dwelling 06 - 116m ²	Dwelling 28 - 276m ²
Dwelling 07 - 120m ²	Dwelling 29 - 138m ²
Dwelling 08 - 120m ²	Dwelling 30 - 163m ²
Dwelling 16 - 124m ²	Dwelling 31 - 165m ²
Dwelling 17 - 127m ²	Dwelling 32 - 161m ²
Dwelling 22 - 187m ²	Dwelling 33 - 155m ²
Dwelling 23 - 185m ²	Dwelling 34 - 154m ²
Dwelling 24 - 178m ²	Dwelling 37 - 145m ²

finishes:

- Smooth plaster finish painted white with Bangor Blue slates or similar finish to roof.
- Slate gray coated aluminium frames to windows and doors.
- Black cast aluminium rainwater goods.
- Granite stone details where shown.



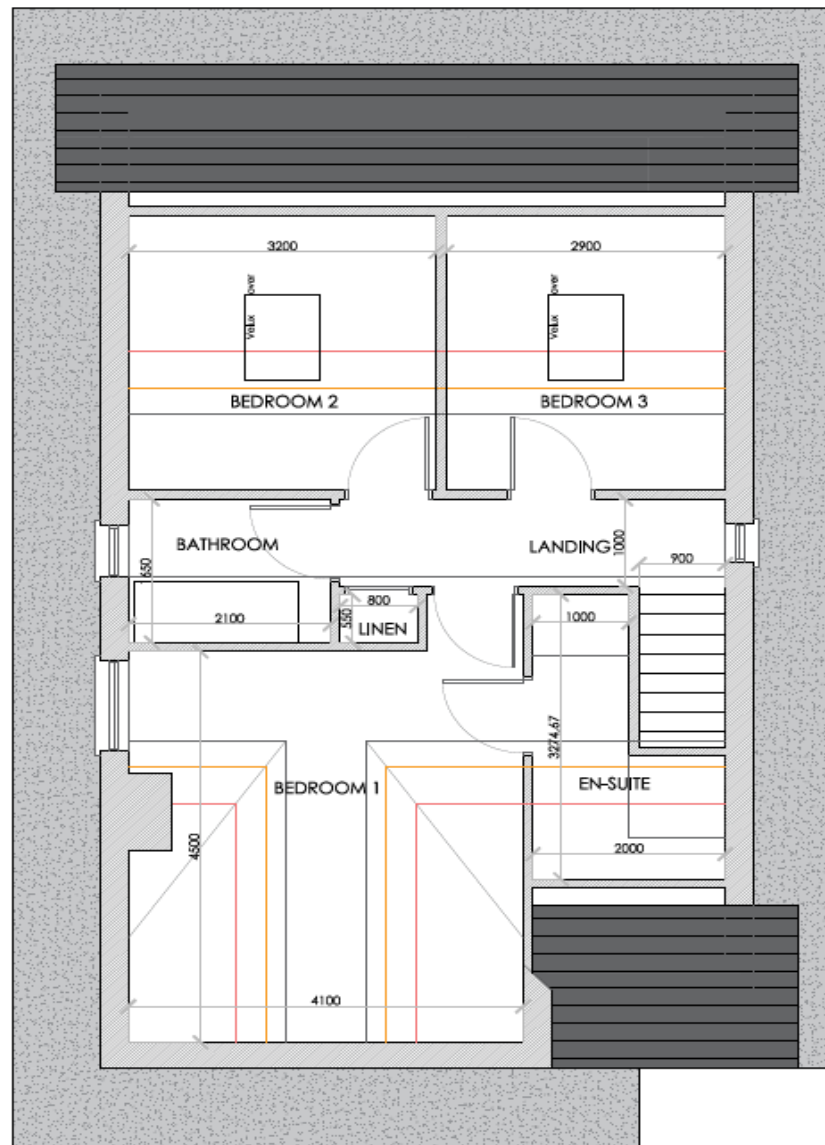
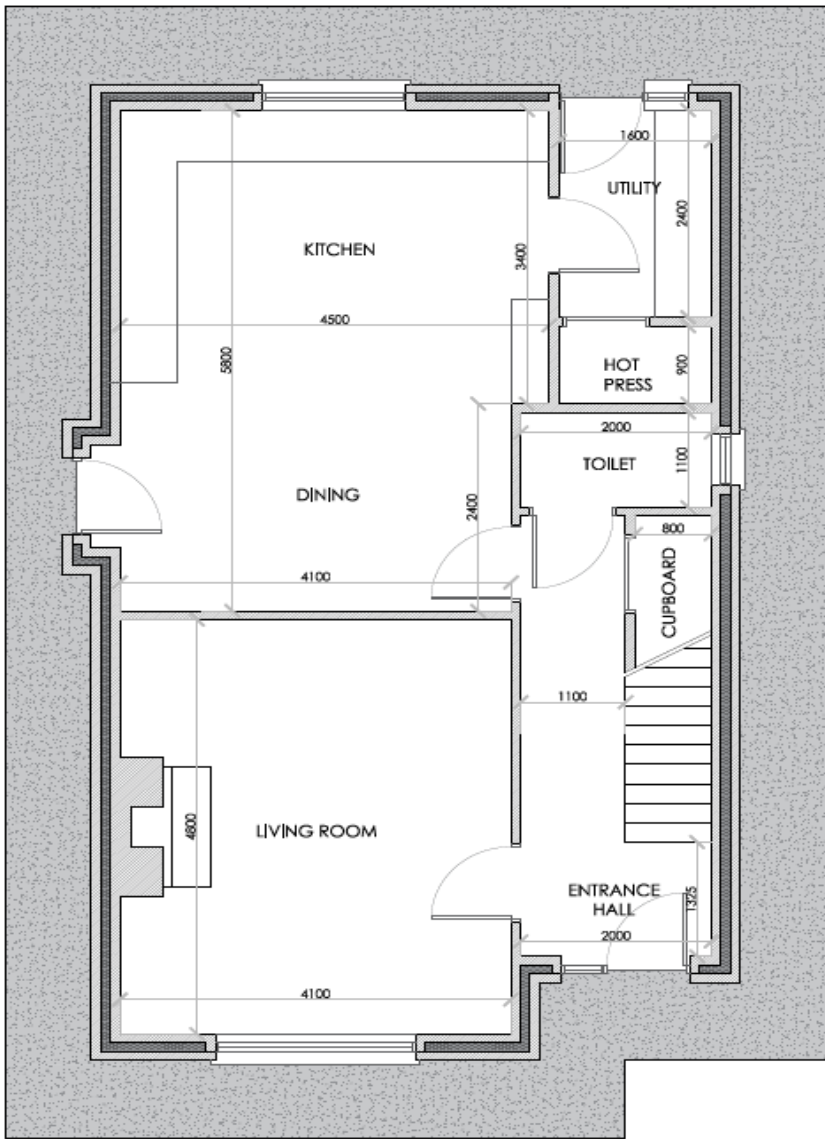


Ashley Hill
Off Newry Road
Armagh

House Type C

Total Floor Area: 1274 sq ft approx.





Dwelling Housetype F Specification:

Area: Ground Floor	= 63.73m ²	(per dwelling)
First Floor	= 54.65m ²	(per dwelling)
Total	= 118.38m²	(per dwelling)

Ridge Height: 6.54m from FFL

Garden Space Provision: Dwelling 04 - 160m²
Dwelling 38 - 184m²

Finishes:

- Smooth plaster finish painted white with Bangor Blue slates or similar finish to roof.
- Slate gray coated aluminium frames to windows and doors.
- Black cast aluminium rainwater goods.
- Granite stone details where shown.

House Type C

Total Floor Area: 1274 sq ft approx.

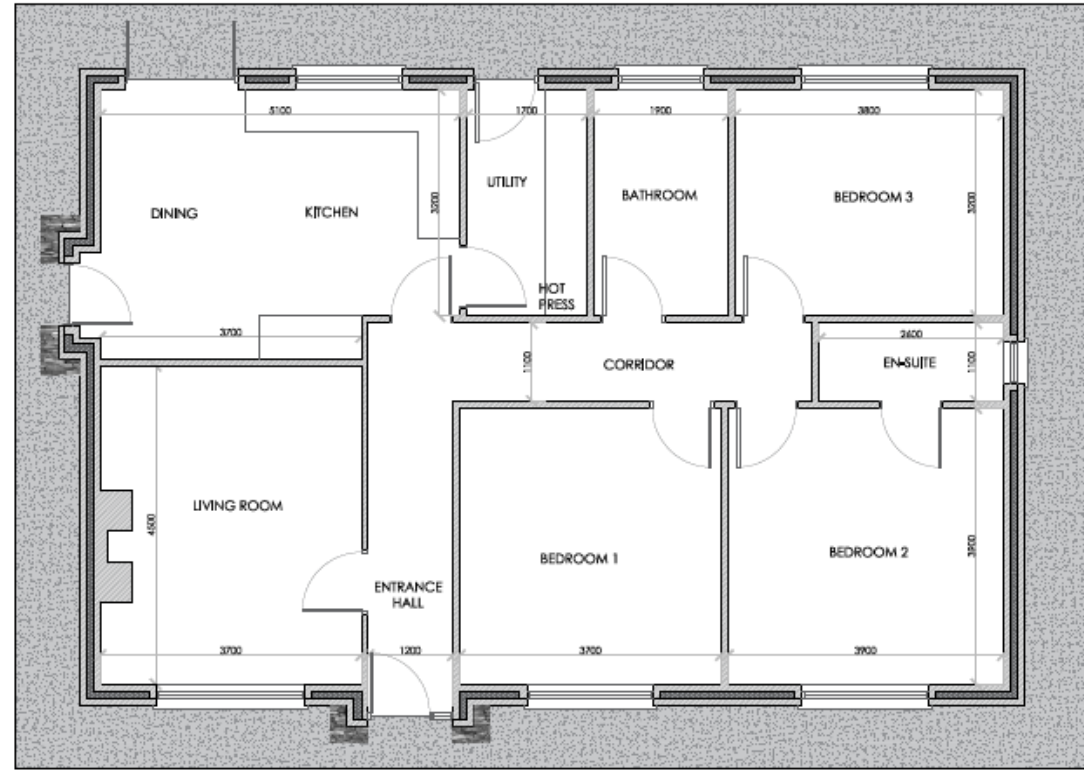
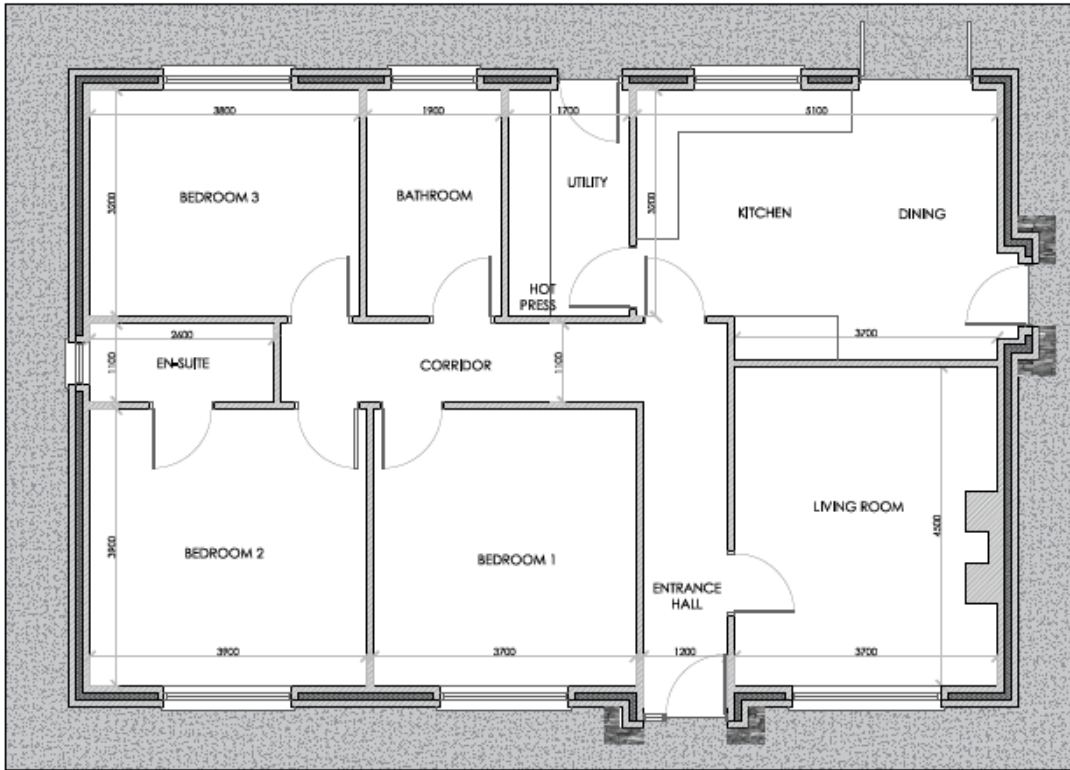


Ashley Hill
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Armagh

House Type D & D1

Total Floor Area: 1149 sq ft approx.





Dwelling Specification:

Area: Ground Floor = 106.80m²

Ridge Height: 5.35m from FFL

Garden Space Provision: Dwelling 12 - 167m²
Dwelling 18 - 230m²

Finishes:

- Smooth plaster finish painted white with Bangor Blue slates or similar finish to roof.
- Slate gray coated aluminium frames to windows and doors.
- Black cast aluminium rainwater goods.
- Granite stone details where shown.

Garage Specification:

Area: Ground Floor = 30.36m²

Ridge Height: 5.20m from FFL

Finishes:

- Smooth plaster finish painted white with Bangor Blue slates or similar finish to roof.
- Slate gray coated aluminium frames to windows and doors.
- Black cast aluminium rainwater goods.
- Granite stone details where shown.



House Type D & D1

Total Floor Area: 1149 sq ft approx.

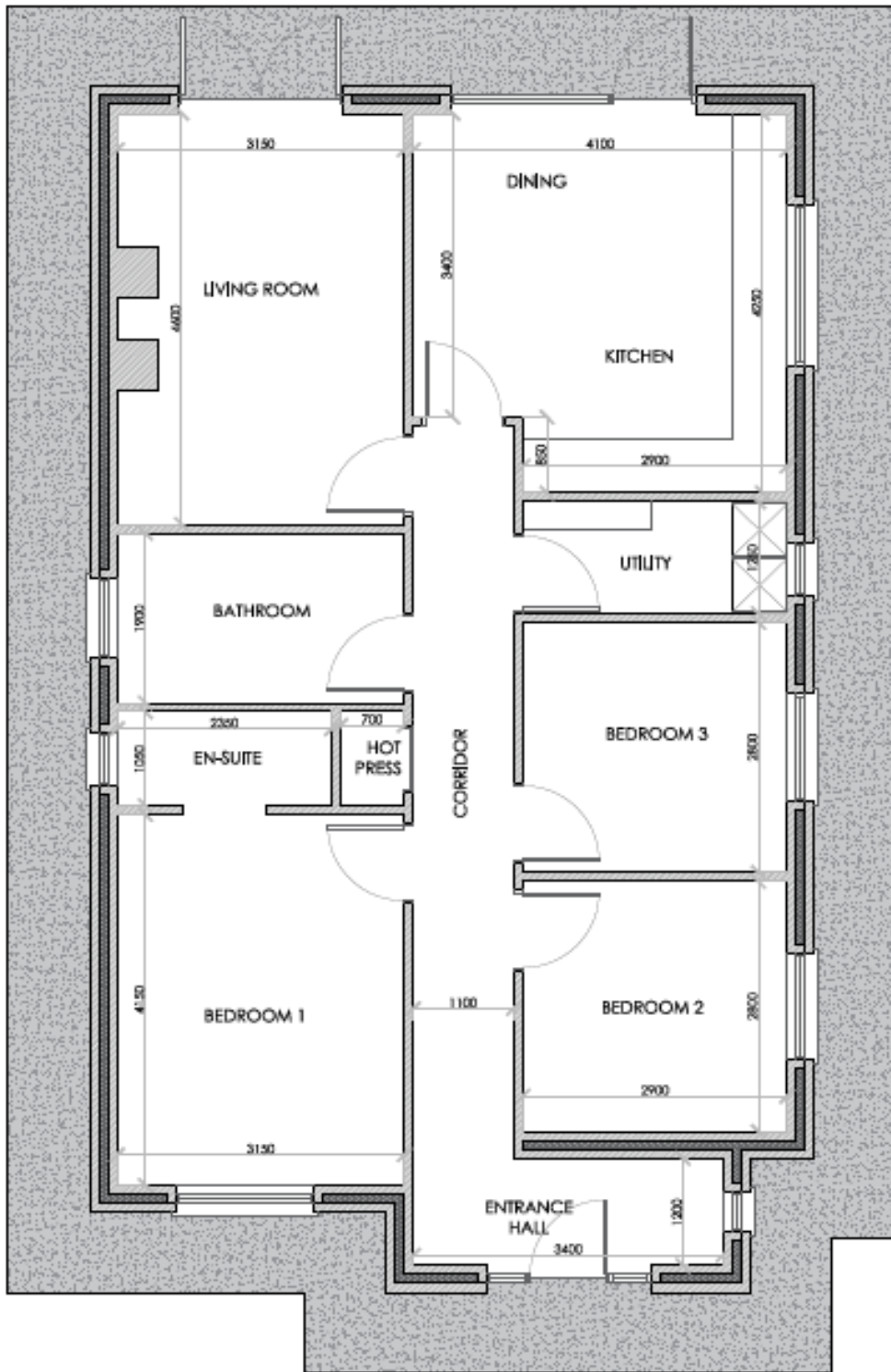


Ashley Hill
Off Newry Road
Armagh

House Type E

Total Floor Area: 980 sq ft approx.





Dwelling Specification:

Area: Ground Floor = 64.45m² (per dwelling)

Ridge Height: 6.54m from FFL

Garden Space Provision: Dwelling 01 - 224m²
 Dwelling 11 - 239m²
 Dwelling 13 - 120m²
 Dwelling 19 - 208m²

Finishes:

- Smooth plaster finish painted white with Bangor Blue slates or similar finish to roof.
- Slate gray coated aluminium frames to windows and doors.
- Black cast aluminium rainwater goods.
- Granite stone details where shown.



House Type E
Total Floor Area: 980 sq ft approx.

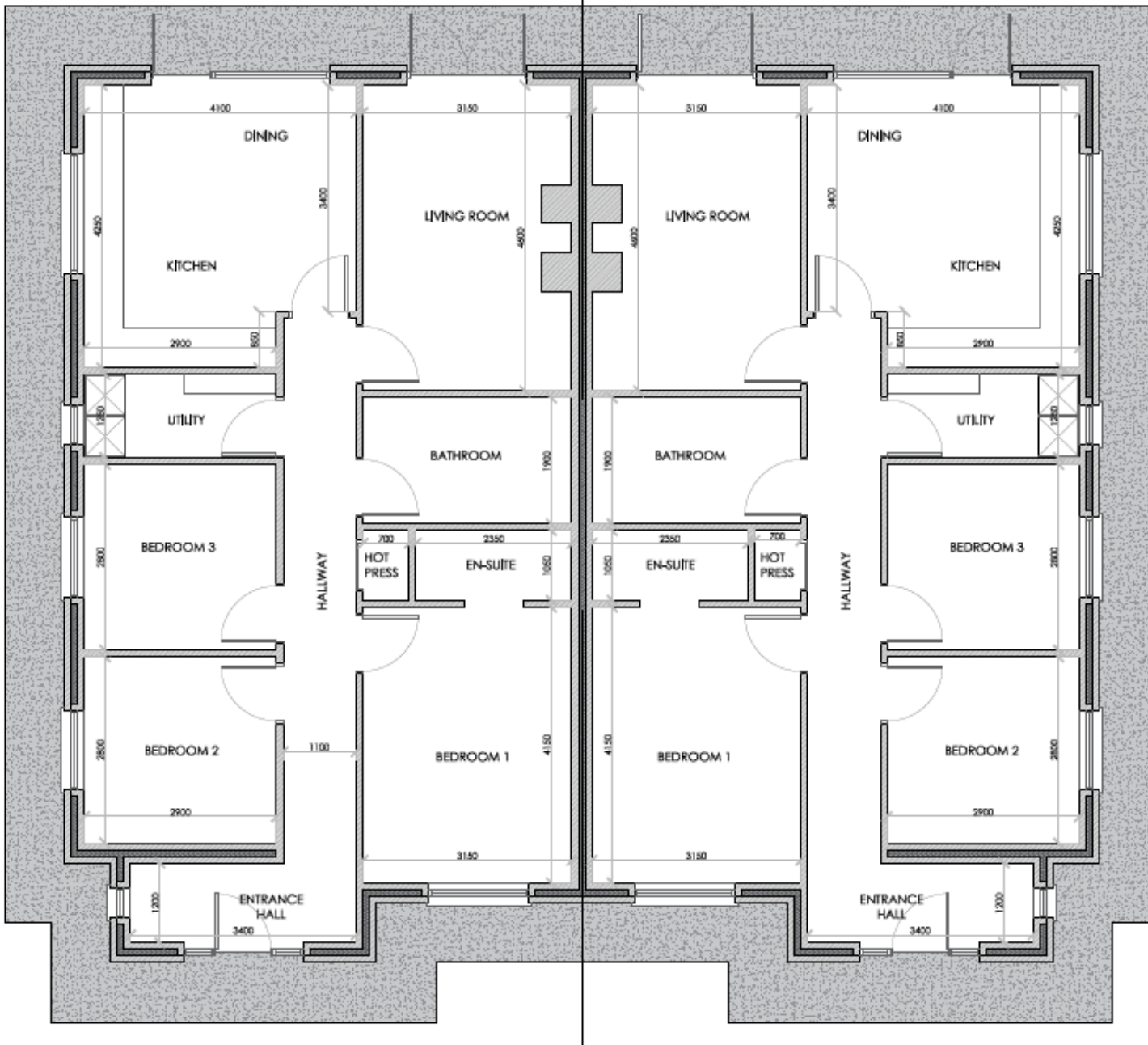


Ashley Hill
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Armagh

House Type F & G

Total Floor Area: 1288 sq ft approx.





Dwelling Specification:

Area: Ground Floor = 64.45m² (per dwelling)
 First Floor = 55.24m² (per dwelling)
 Total = 119.69m² (per dwelling)

Ridge Height: 5.93m from FFL

Garden Space Provision: Dwelling 09 - 167m ²	Dwelling 20 - 156m ²
Dwelling 10 - 97m ²	Dwelling 21 - 165m ²
Dwelling 14 - 153m ²	Dwelling 34 - 200m ²
Dwelling 15 - 141m ²	Dwelling 35 - 159m ²

Finishes:

- Smooth plaster finish painted white with Bangor Blue slates or similar finish to roof.
- Slate gray coated aluminium frames to windows and doors.
- Black cast aluminium rainwater goods.
- Granite stone details where shown.

House Type F & G

Total Floor Area: 1288 sq ft

