



College Green

SHEEMORE CRESCENT, KILKEEL

Beautiful Family Homes in the Heart of the Mournes

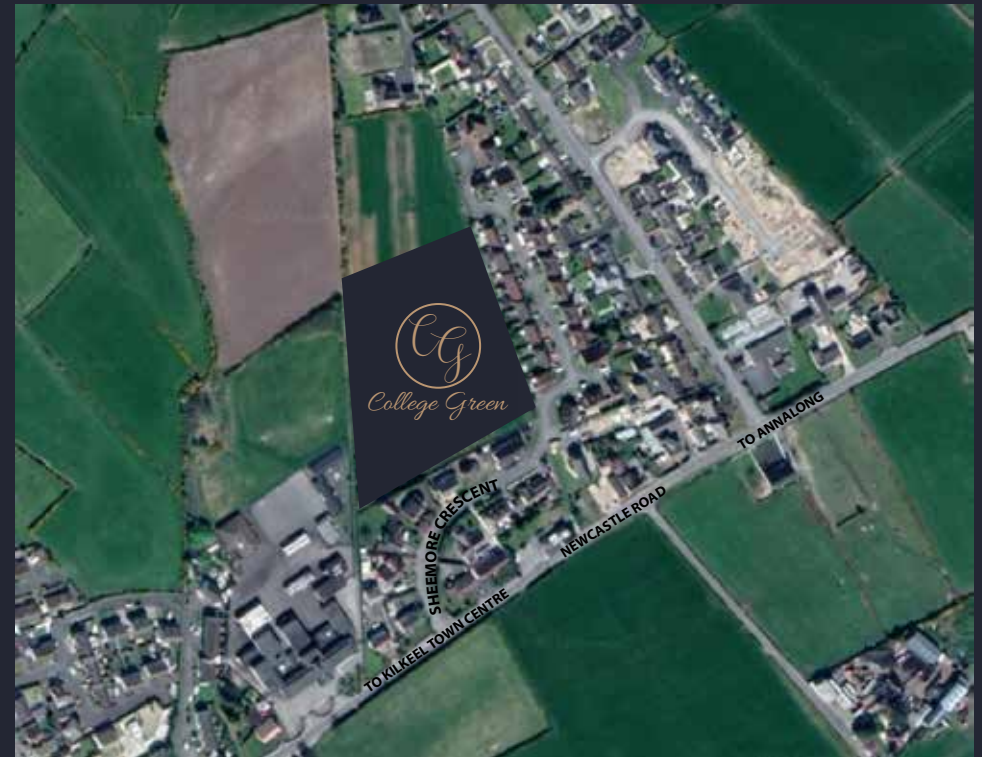


Location Map

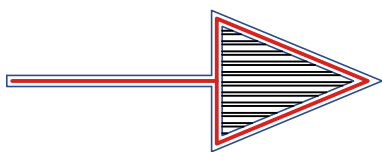
We are pleased to bring to the market College Green, a beautiful new development of 3 and 4 bedroom family homes. The development is located off Sheemore Crescent within walking distance to Kilkeel town centre.

This is another high quality development by David McKee Contracts Limited and will features his three hallmarks; high specification in all homes, an exceptional standard of construction and a well-proportioned layout affording generous outside space.

The homes will appeal to a variety of purchasers from first time buyers to families looking for their 'forever' home.



Site Plan



NORTH



TREE PLANTING SCHEDULE

Species	Common Name	Girth	Clear Stem	REBR/CC
Southern Ash	Whitebeam	13 cm	120 cm	Container Grown
Liriodendron	Minuteman	Minimum	Minimum	Container Grown

HEDGE PLANTING SCHEDULE

Species	Common Name	Height	REBR/CC	Number of Plants
Boxwood	4-40 cm	Container	70	

SPECIFICATION

EXTERIOR

- White K Rend finish
- Concrete Roof Tiles
- Secure Tri-lock composite doors (selection of colours available)
- Energy efficient triple-glazed windows with low U-Value in wood effect UPVC frames
- Decorative stone cladding to front of property
- Bitmac driveways

GENERAL FEATURES

- Oil-fired thermostatically controlled under floor heating to all floors
- Energy efficient “clean homes” with Mechanical
- Ventilation and Heat Recovery Systems
- Byron precast concrete floor slabs
- Internal doors: Prefinished oak flush doors with chrome handles

- Extensive electrical specification to include Cat 6 cabling pre-wire for BT – multiple sockets and TV points in each room
- Mains supply smoke, heat and carbon monoxide detectors
- 10-year structural warranty provided by Global Home.
- Developer to install and paint white skirting and architraves (included in price)

BATHROOM, ENSUITE & WC

- Bathrooms provided by AJ Plumbing
- Contemporary white sanitary ware
- Thermostatically controlled bath / shower mixer and screen
- Soft close toilet seat and cover
- Clicker waste system in wash hand basin
- Ensuite with mains power shower.

KITCHEN

- A choice of quality kitchen doors, worktop colours and handles
- Contemporary underlighting to kitchen units
- Appliances to include electric oven, hob and stainless steel extractor hood
- Integrated dishwasher

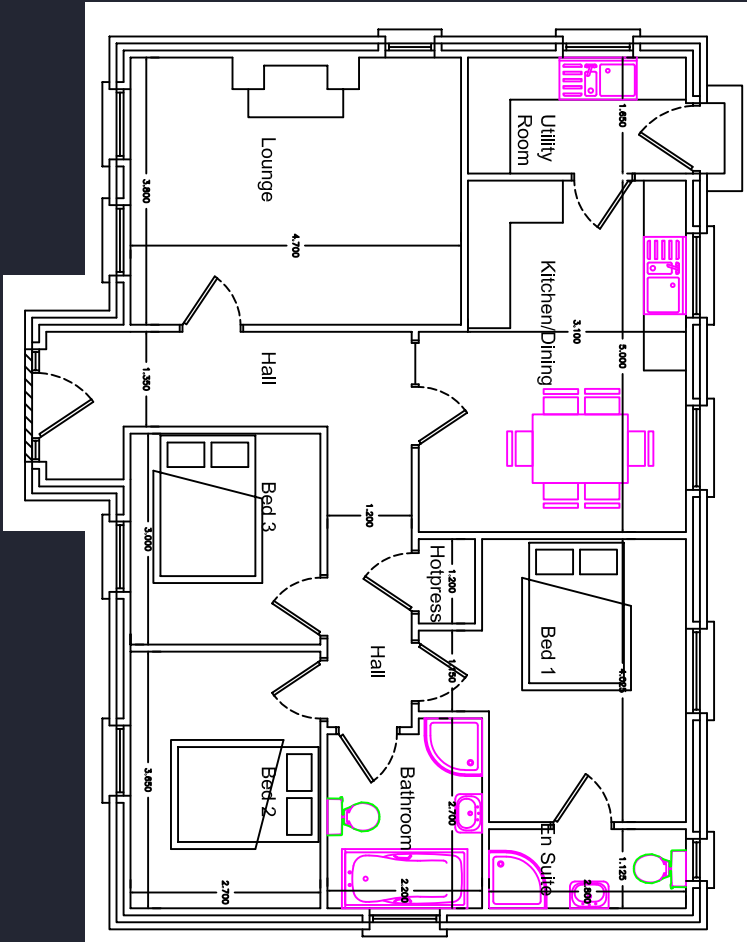
FINISH

- Purchaser to provide for their own wall and floor finishes i.e. painting and tiling



Type A: Bungalow 3 bedroom, 1 reception

Price: £250,000

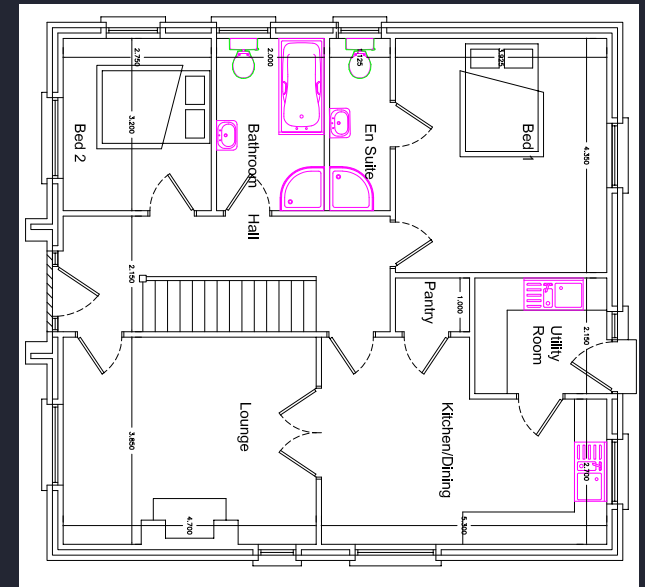


Type B: Detached 4 Bedroom

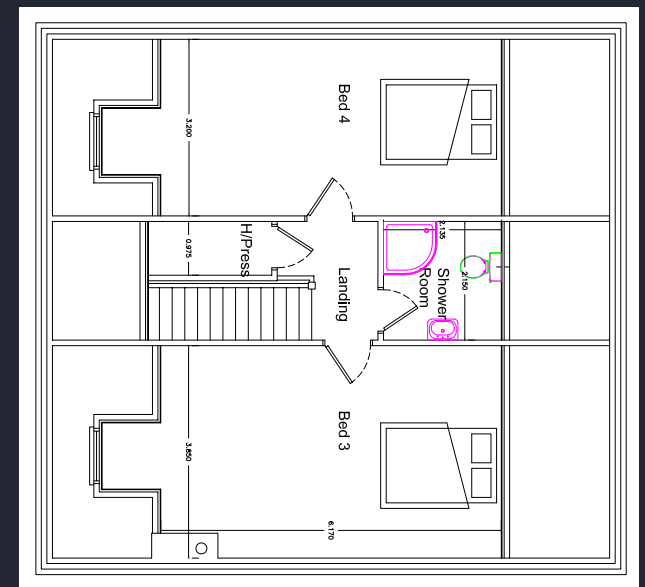
Price: £275,000



GROUND FLOOR



FIRST FLOOR

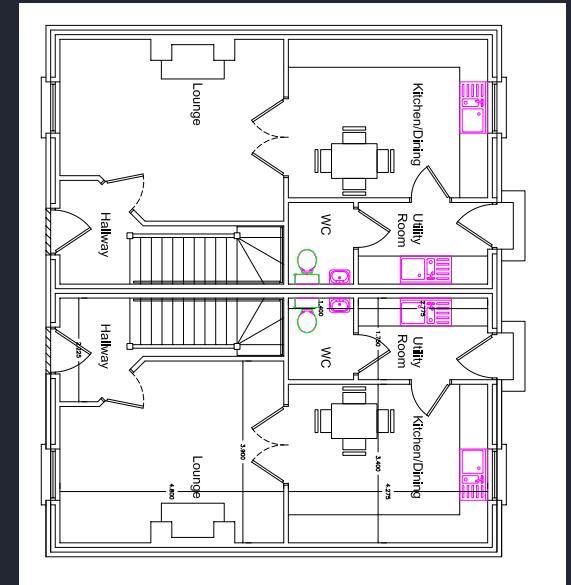


Type C: Semi-Detached 3 Bedroom

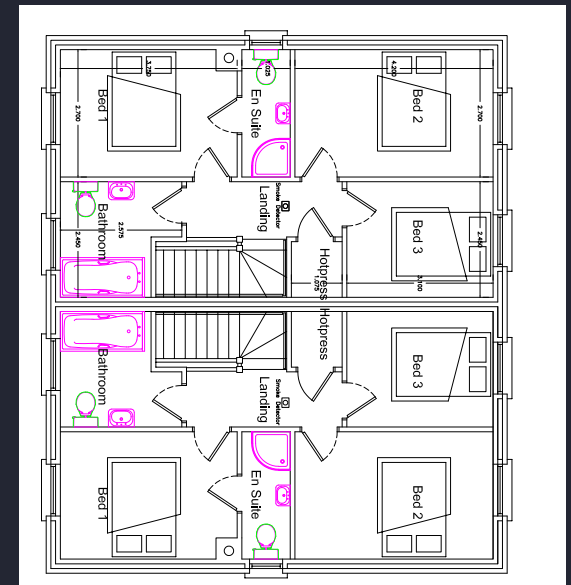
Price: £190,000



GROUND FLOOR



FIRST FLOOR



Type D: Bungalow 3 Bedroom, 2 reception

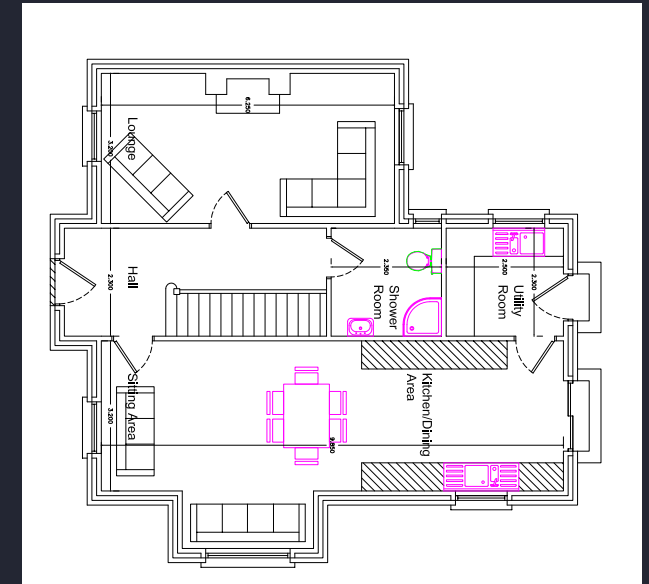
Price: £267,500



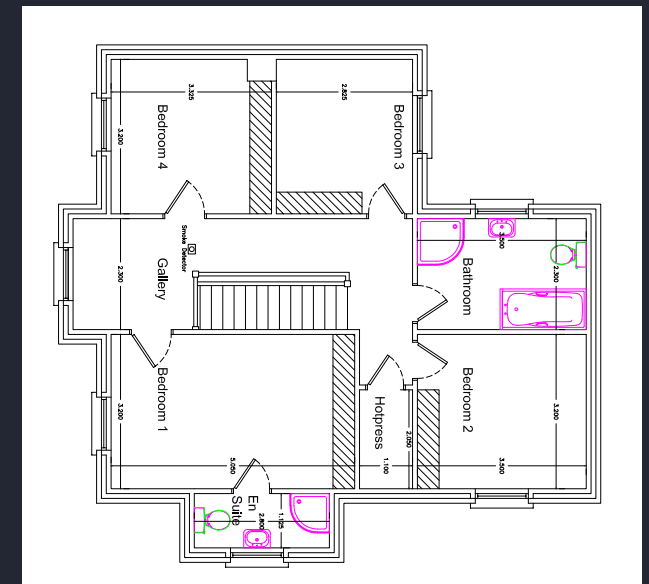
Type E: Detached 4 bedroom, 2 reception Price: £299,000



GROUND FLOOR



FIRST FLOOR



All Enquiries Contact



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