



Willowbank
LANE

ANNSBOROUGH • CASTLEWELLAN

BEAUTIFULLY DETAILED FAMILY HOMES



Willowbank
LANE

WELCOME to
Willowbank LANE

an outstanding collection of 3 bedroom homes a few minutes walk from Castlewellan town centre and on the fringe of Castlewellan Forest Park



1.

IDYLIC family LIVING

These beautifully detailed homes reflect the timeless period detailing on the outside, whilst inside they are bright and contemporary. The open plan kitchen living areas have been designed with freedom and flexibility in mind for all the family. This considered design also means that home office options are available.

Extensive landscaping will be a focal point within Willowbank Lane, with planting, hedging and the addition of semi mature trees, providing a place where children can play and explore.

Step outside and discover what makes this part of County Down so special - Castlewellan Forest Park, bike trails, Slievenaslat mountain, the Mourne, Castlewellan Lake and much more.

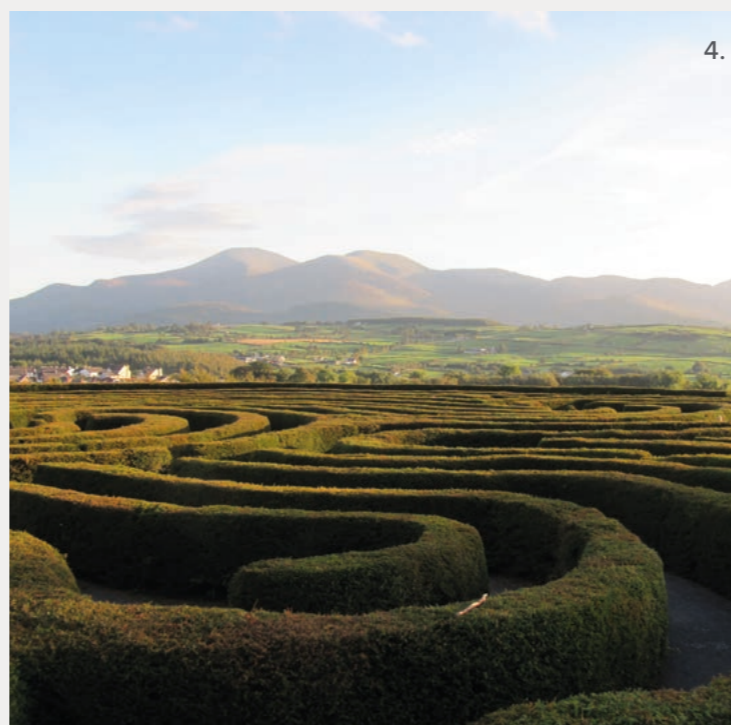
Breathe in the fresh air, discover everything that this area has to offer and become part of an established community.



2.



3.



4.



5.



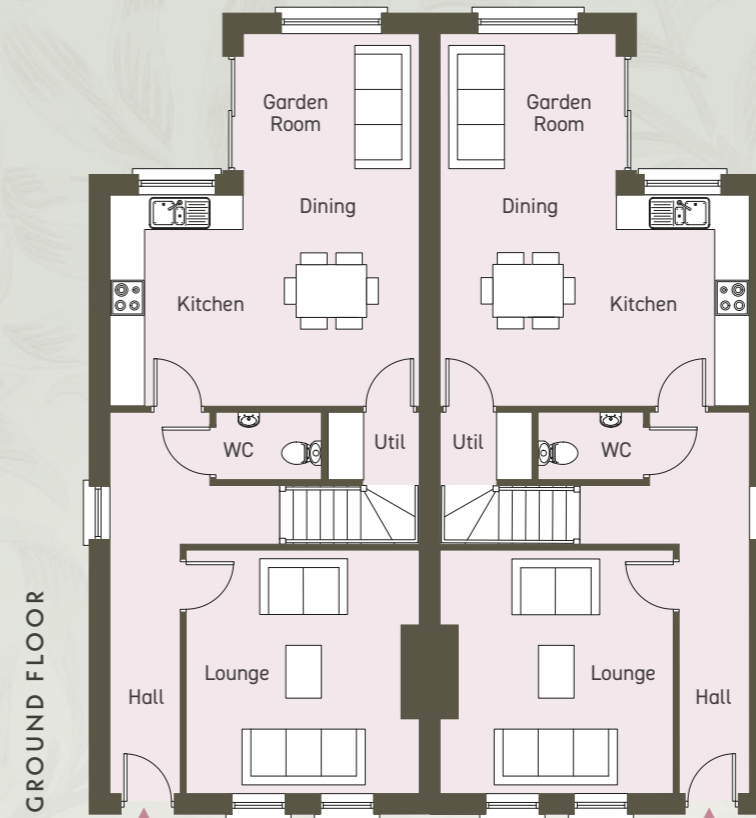
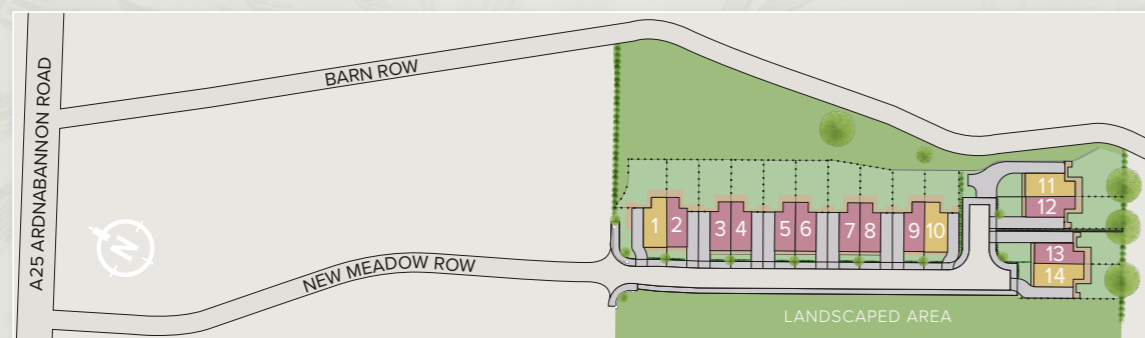
6.

1. Bicycle Trails, Castlewellan; 2. Murlough Nature Reserve; 3. Castlewellan Castle and Lake; 4. The Peace Maze, Castlewellan; 6. Tollymore Forest Park; 5. Castlewellan Castle Gardens



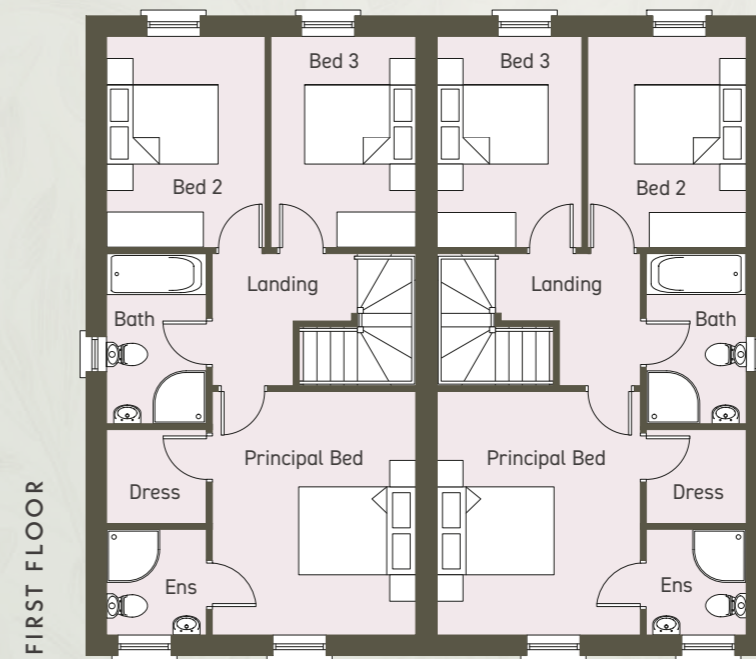
THE WILLOW

3 BEDROOM SEMI DETACHED HOME. TOTAL FLOOR AREA 1260 sq. ft. approx



GROUND FLOOR

Entrance Hall with separate WC	
Lounge	ft 13'6" x 13'0" m 4.15 x 3.97
Kitchen Dining	ft 17'3" x 11'6" m 5.27 x 3.55
Garden Room	ft 9'10" x 9'10" m 3.00 x 3.00
Utility	ft 5'2" x 4'1" m 1.57 x 1.25



FIRST FLOOR

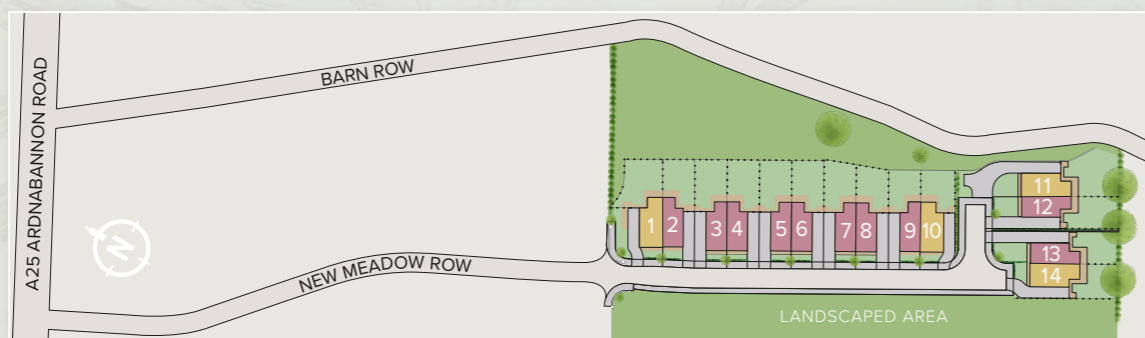
Principal Bedroom	ft 13'6" x 11'3" m 4.15 x 3.45
Ensuite	ft 5'9" x 5'7" m 1.80 x 1.70
Dressing Room	ft 5'7" x 5'2" m 1.70 x 1.58
Bedroom 2	ft 11'7" x 9'2" m 3.55 x 2.80
Bedroom 3	ft 11'7" x 8'4" m 3.55 x 2.55
Bathroom	ft 9'5" x 5'6" m 2.89 x 1.70



THE ROWAN & THE WILLOW

3 BEDROOM SEMI DETACHED HOME.

THE ROWAN: TOTAL FLOOR AREA 1430 sq. ft. approx. THE WILLOW: TOTAL FLOOR AREA 1260 sq. ft. approx

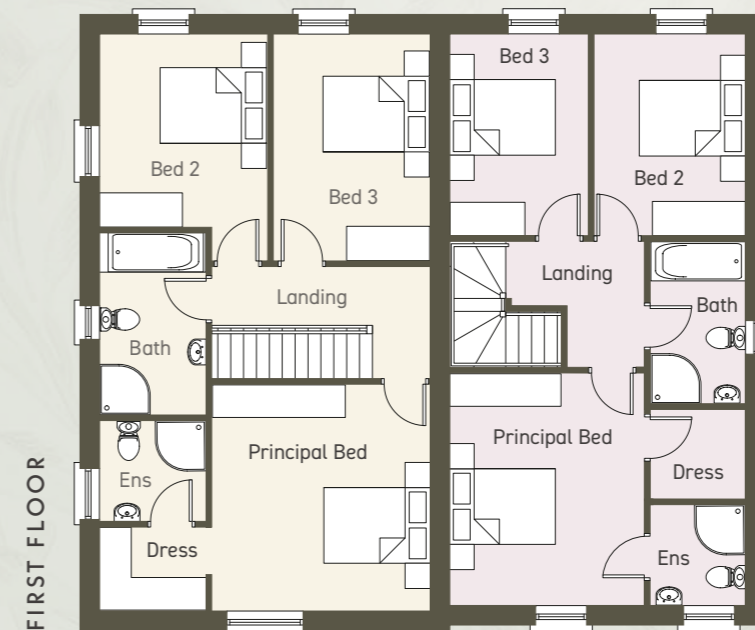


GROUND FLOOR - THE ROWAN

Entrance Hall with separate WC	
Lounge	ft 19'4" x 13'3" m 5.90 x 4.05
Kitchen Dining	ft 19'4" x 13'1" m 5.90 x 3.95
Garden Room	ft 11'8" x 9'9" m 3.60 x 3.00
Utility	ft 6'9" x 6'2" m 2.10 x 1.87

FIRST FLOOR

Principal Bedroom	ft 13'4" x 12'8" m 4.05 x 3.90
Ensuite	ft 6'3" x 5'9" m 1.90 x 1.80
Bedroom 2 (max)	ft 13'3" x 9'9" m 4.05 x 3.00
Bedroom 3	ft 13'3" x 9'4" m 4.05 x 2.85
Bathroom	ft 10'7" x 6'3" m 3.25 x 1.90



GROUND FLOOR - THE WILLOW

Entrance Hall with separate WC	
Lounge	ft 13'6" x 13'0" m 4.15 x 3.97
Kitchen Dining	ft 17'3" x 11'6" m 5.27 x 3.55
Garden Room	ft 9'10" x 9'10" m 3.00 x 3.00
Utility	ft 5'2" x 4'1" m 1.57 x 1.25

FIRST FLOOR

Principal Bedroom	ft 11'0" x 11'3" m 4.15 x 3.45
Ensuite	ft 5'9" x 5'7" m 1.80 x 1.70
Dressing Room	ft 5'7" x 5'2" m 1.70 x 1.58
Bedroom 2	ft 11'7" x 9'2" m 3.55 x 2.80
Bedroom 3	ft 11'7" x 8'4" m 3.55 x 2.55
Bathroom	ft 9'6" x 5'6" m 2.89 x 1.70

NOTE: Sites 9, 10, 11 & 12 will be handed versions of these plans

QUALITY design SPECIFICATION

KITCHEN & UTILITY

- Impressive high quality fitted kitchen with choice of door colours and finishes
- Integrated hob, oven, extractor hood, fridge freezer and dishwasher
- Utility room plumbed for washing machine and tumble dryer

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings
- Chrome heated towel radiators
- Neptune leak free shower enclosure and half wall tiling around bath
- Neptune leak free shower enclosure to ensuite and tiled splashback to sink
- Thermostatically controlled shower to bathroom and ensuite

DECORATION

- Panelled oak internal doors
- Deep moulded 6 inch skirting boards and 4 inch architraves, painted white
- Oak hand rails
- Gazco LED electric fire
- Walls and ceilings base-coated throughout

FLOOR COVERINGS

- Choice of floor tiling to hall, kitchen, bathroom and ensuite
- Choice of luxury carpet to reception rooms, bedrooms, stairs and landing






 Willowbank
 LANE

EXTERNAL FINISHES

- High quality composite front doors with 5 point locking system
- Future proof fully insulated 90mm double glazed windows in uPVC frames
- Double glazed patio doors
- Outside water tap
- Front and rear gardens seeded
- Extensive landscaping, hedging and railings throughout the site
- Quality square set and block paviors garden paths and patio areas
- Tarmac driveways
- Timber fencing and hedging to rear boundary (where applicable)

HEATING

- Gas fired central heating with energy efficient boiler
- High output thermostatically controlled radiators
- Extremely energy efficient wall and roof space insulation
- Pressurised water system

ELECTRICAL

- Wired for intruder alarm
- Mains operated smoke detectors
- Recessed down lighters to kitchen, bathroom, utility and ensuite
- Generous provision of electrical points including wiring for satellite TV
- TV points with CAT 6 cabling to all rooms
- Fibre high speed broadband available on completion

WARRANTY

- NHBC 10 year warranty





WELL CONNECTED

THE SCHOOL RUN

Annsborough Integrated Primary School.....	0.2 mile
St. Malachy's Primary School, Castlewellan....	1.2 miles
Bunscoil Bheanna Boirche.....	1.4 miles
St. Malachy's High School, Castlewellan.....	1.4 miles
St. Mary's Primary School.....	5.4 miles

OUT & ABOUT

Castlewellan Town Centre	1.0 mile
Local Shops & Services	1.0 mile
Castlewellan Forest Park.....	1.0 mile
Murlough Nature Reserve	4.8 miles
Newcastle	5.4 miles

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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

