



CULAN CLOSE

DROMINTEE



Stunning range of 3 & 4 bedroom detached and semi-detached homes in a beautiful rural setting.



Dromintee is a dynamic and progressive rural village with an attractive sporting, cultural and community spirit that can be enjoyed by all.



CONTEMPORARY LIVING ENRICHED IN TRANQUIL BEAUTY

Introducing Culan Close, Dromintee — a vision of contemporary living enriched in the tranquil beauty of the Ring of Gullion, an Area of Outstanding Natural Beauty. Our exclusive new development offers a collection of meticulously designed three and four-bedroom homes, combining modern luxury with the charm of this picturesque village.

Nestled within the heart of Dromintee, embrace the allure of countryside living without compromising on urban convenience. Culan Close is strategically located five minutes from Killeavy Castle, the perfect antidote to the modern, fast paced world. Whether you're exploring the Castle's rich history, indulging in gourmet cuisine or simply relaxing in the Spa, taking in the breathtaking views of the surrounding mountains and lakes, Killeavy Castle promises an unforgettable experience.

With the added benefit of the local primary school, GAA club, Church and coffee shops to name a few, and an additional abundance of amenities such as shops, pharmacy and eateries offered just a short distance away in neighbouring Meigh and Jonesborough villages, this location alone will ensure keen interest.







STUNNINGLY CRAFTED FAMILY LIVING SPACE

Each home at Culan Close is a testament to thoughtful craftsmanship, boasting spacious three and four-bedroom layouts, to provide an ideal living space for families, professionals, and those seeking a tranquil retreat.

Dromintee is the ideal commuter's village at under 7 miles to Newry, which offers a gateway to motorists accessing the A1 carriageway to Belfast or M1 to Dublin. Should you require public transport, Culan Close is located along the main Forkhill Road with a bus stop just a stone's throw away. Dromintee is a dynamic and progressive rural village with an attractive sporting, cultural and community spirit that can be enjoyed by all.

*This is your opportunity to be part of a
community where nature meets modernity.
Join us at Culan Close – where the essence of
home is redefined in the heart of Dromintee.*





SPECIFICATION

EXTERNAL FEATURES

- Lawns top soiled and seeded
- Rear garden to be enclosed with fencing
- uPVC Anthracite double glazed windows and door
- Outside water tap
- Driveways to be finished in bitmac with paved patio area to rear of property

INTERNAL FEATURES

- Oil Fired Central Heating
- Walls, ceilings, skirting and architrave painted throughout
- Oak internal doors with quality ironmongery
- Comprehensive range of electrical points, sockets, television and telephone points
- Recessed down-lights to kitchen and bathroom
- Multi-fuel stove with hearth
- Entrance door with 5-point locking system
- Smoke, heat and CO2 detectors





KITCHENS & UTILITY ROOMS

High-quality units with a choice of door, handle and worktop
Integrated appliances to include cooker, extractor hood,
fridge/freezer and dishwasher

BATHROOMS, ENSUITES & W.C.'S

Contemporary sanitary ware with chrome fittings
Heated towel rail to bathroom and en-suite (where applicable)

FLOOR COVERINGS & TILES

Choice of laminate flooring to lounge
Choice of carpet to bedrooms & landing

BUILDING WARRANTY

Each home will be issued with a 10-year NHBC Structural Warranty

ENERGY EFFICIENT HOME

High Energy Efficiency Rating



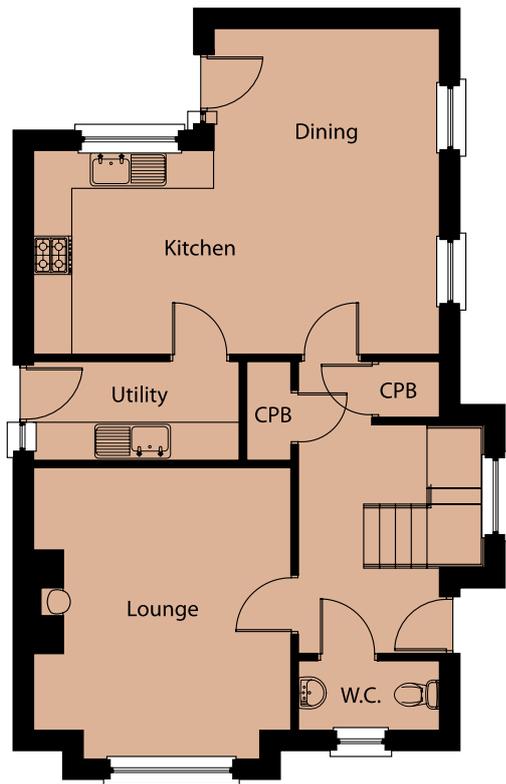
THE OAK

4 Bedroom Detached
c.1387 sq.ft.
Site: 1

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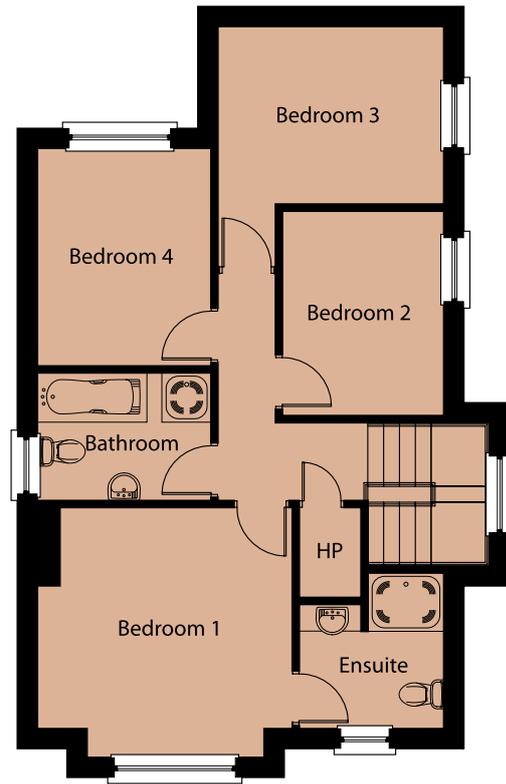
THE OAK

4 Bedroom Detached
c.1387 sq.ft.
Site: 1



Ground Floor

Lounge	13'6" x 13'2" 4.11m x 4.00m
Kitchen/Dining <i>(at widest point)</i>	20'8" x 16'9" 6.30m x 5.09m
Utility Room	10'6" x 5'1" 3.20m x 1.55m
W.C.	7'43" x 3'7" 2.20m x 1.10m



First Floor

Bedroom 1	13'0" x 11'4" 3.95m x 3.45m
Ensuite	7'4" x 6'5" 2.24m x 1.94m
Bedroom 2	10'6" x 8'3" 3.20m x 2.50m
Bedroom 3	11'3" x 8'10" 3.43m x 2.69m
Bedroom 4	11'6" x 9'2" 3.50m x 2.78m
Bathroom	8'10" x 6'7" 2.69m x 2.00m



THE ASPEN

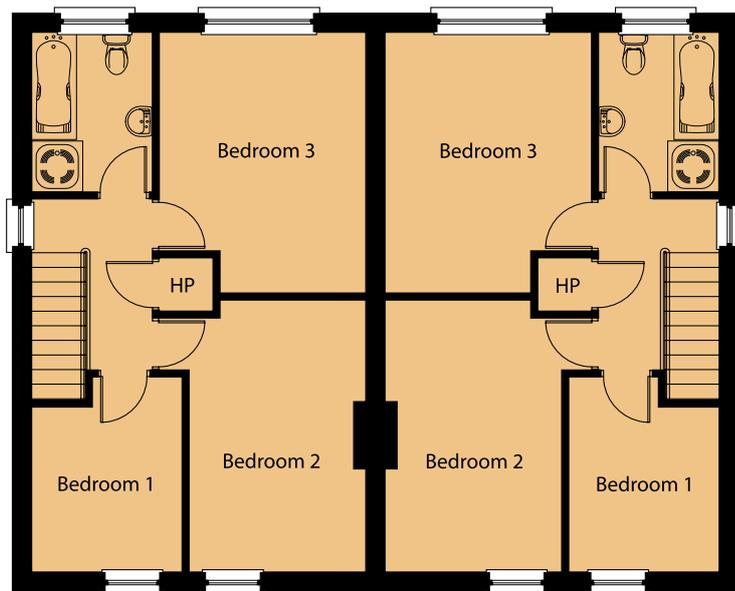
3 Bedroom Semi-detached
c.1063 sq.ft.

Sites: 2, 3, 9, 10, 11 & 12

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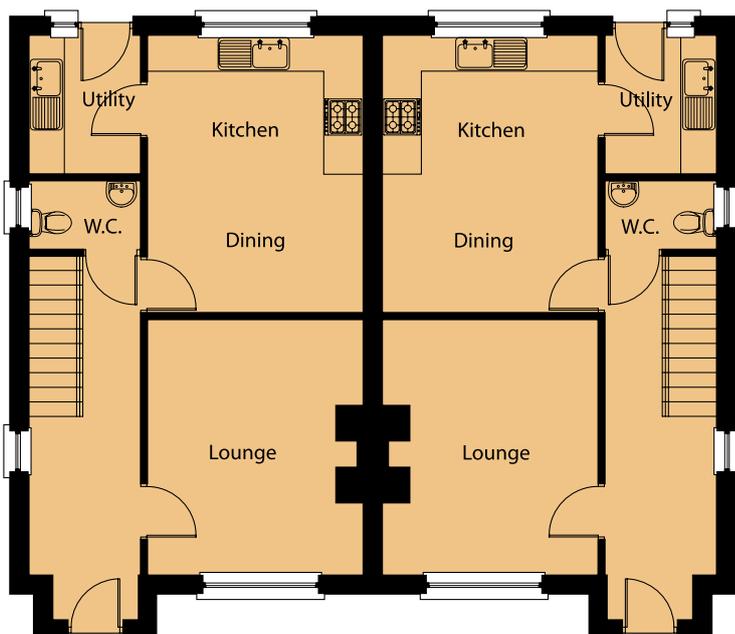
THE ASPEN

3 Bedroom Semi-detached
 c.1063 sq.ft.
 Sites: 2, 3, 9, 10, 11 & 12



First Floor

Bedroom 1	10'8" x 8'3" 3.25m x 2.50m
Bedroom 2	14'10" x 9'7" 4.52m x 2.90m
Bedroom 3	14'3" x 11'2" 4.33m x 3.41m
Bathroom	8'9" x 6'7" 2.66m x 2.00m



Ground Floor

Lounge	13'11" x 11'8" 4.25m x 3.56m
Kitchen/Dining	15'2" x 11'8" 4.61m x 3.56m
Utility Room	7'7" x 6'1" 2.31m x 1.85m
W.C.	6'1" x 3'19" 1.85m x 1.15m



THE HAZEL & CEDAR

3 Bedroom Semi-detached

Hazel: c.1088 sq.ft. - Sites: 5, 8 & 13

Cedar: c.1063 sq.ft. - Sites: 4, 7 & 14

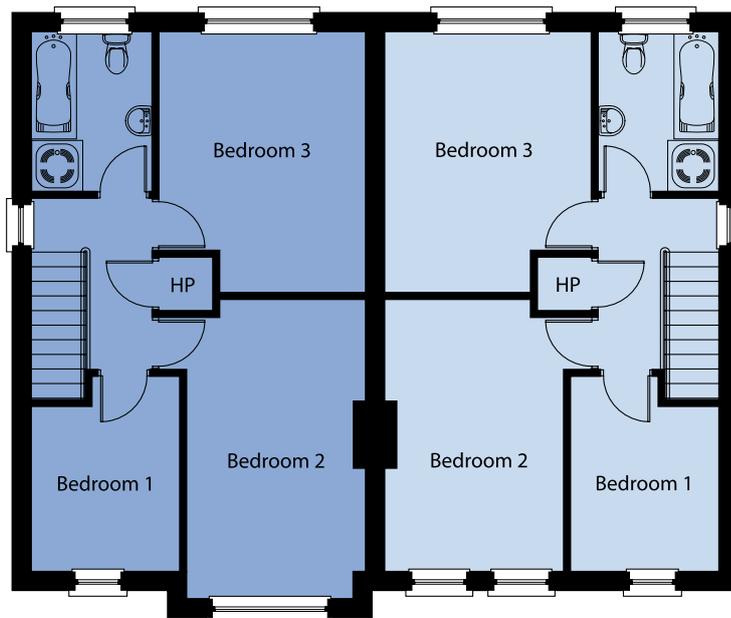
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THE HAZEL & CEDAR

3 Bedroom Semi-detached

Hazel: c.1088 sq.ft. - Sites: 5, 8 & 13

Cedar: c.1063 sq.ft. - Sites 4, 7 & 14



First Floor

Bedroom 1	10'8" x 8'3" 3.25m x 2.50m
Bedroom 2 (into bay)	16'4" x 9'7" 4.97m x 2.90m
Bedroom 3	14'3" x 11'2" 4.33m x 3.41m
Bathroom	8'9" x 6'7" 2.66m x 2.00m

Measurement of Bedroom 2 in Cedar

Bedroom 2	14'10" x 9'7" 4.52m x 2.90m
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HAZEL

CEDAR



Ground Floor

Lounge (into bay)	15'5" x 11'8" 4.7m x 3.56m
Kitchen/Dining	15'2" x 11'8" 4.61m x 3.56m
Utility Room	7'7" x 6'1" 2.31m x 1.85m
W.C.	6'1" x 3'9" 1.85m x 1.15m

Measurement of Lounge in Cedar

Lounge	13'11" x 11'8" 4.25m x 3.56m
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THE WILLOW

4 Bedroom Detached
c.1387 sq.ft.

Sites: 6, 15, 16 & 17

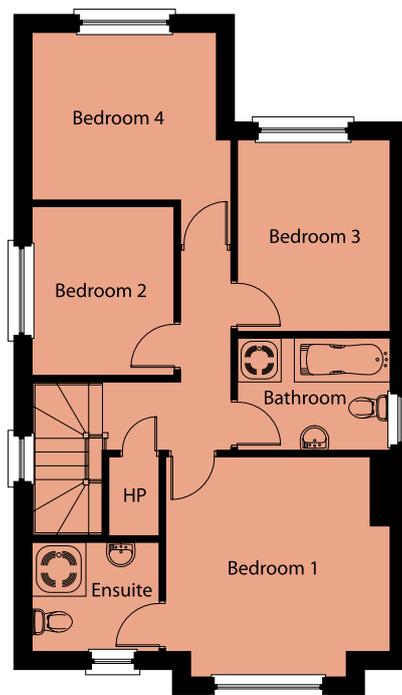
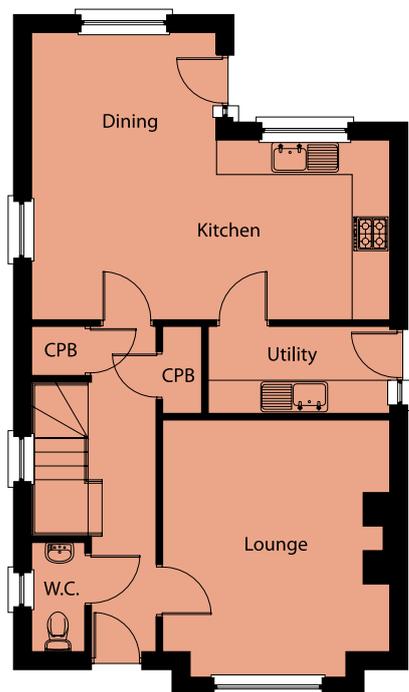
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THE WILLOW

4 Bedroom Detached
c.1387 sq.ft.
Sites: 6, 15, 16 & 17

Ground Floor

Lounge	15'2" x 13'2"	4.56m x 4.00m
Kitchen/Dining <i>(at widest point)</i>	20'8" x 16'9"	6.30m x 5.09m
Utility Room	10'6" x 5'1"	3.20m x 1.55m
W.C.	6'5" x 3'1"	1.94m x 0.95m



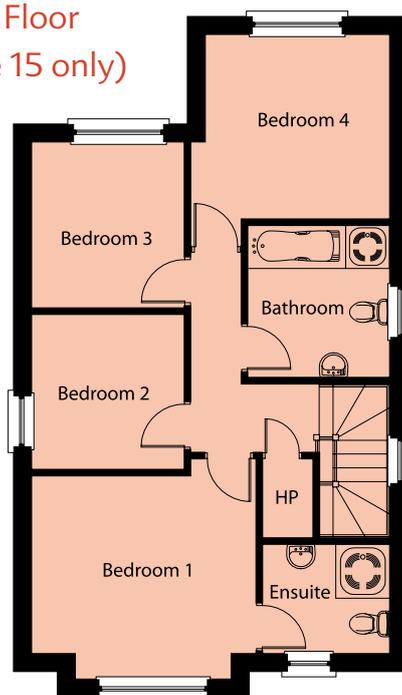
First Floor

Bedroom 1	13'0" x 12'10"	3.95m x 3.90m
Ensuite	7'4" x 6'5"	2.24m x 1.94m
Bedroom 2	9'10" x 8'3"	3.00m x 2.50m
Bedroom 3	11'3" x 8'10"	3.43m x 2.69m
Bedroom 4	10'8" x 9'9"	3.25m x 2.98m
Bathroom	8'10" x 6'7"	2.69m x 2.00m

First Floor (Site 15 only)

Bedroom 1	13'0" x 10'4"	3.95m x 3.15m
Ensuite	7'4" x 6'5"	2.24m x 1.94m
Bedroom 2	9'0" x 8'10"	2.75m x 2.69m
Bedroom 3	9'8" x 8'10"	2.95m x 2.69m
Bedroom 4	10'9" x 10'8"	3.28m x 3.25m
Bathroom	8'10" x 8'3"	2.70m x 2.50m

First Floor (Site 15 only)





THE IVY & ROWAN

3 Bedroom Detached
Chalet Bungalow

Ivy: c.1285 sq.ft. - Site: 18

Rowan: c.1255 sq.ft. - Site: 19

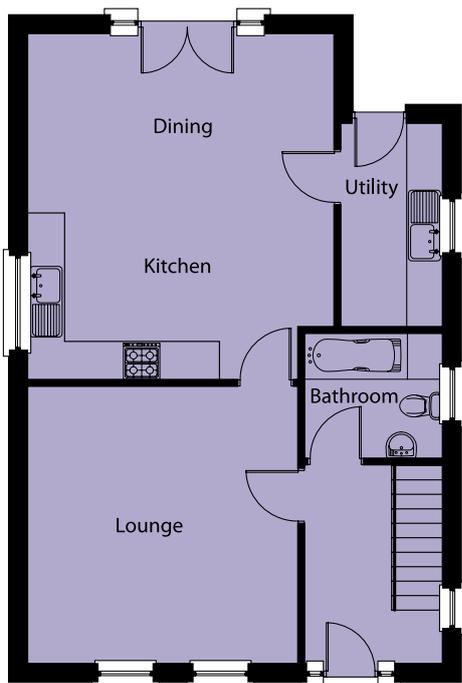
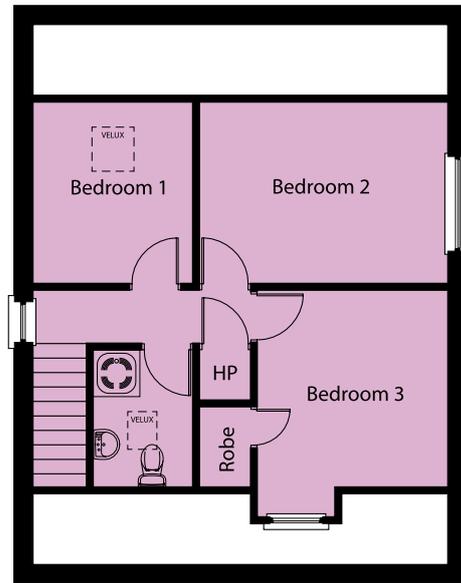
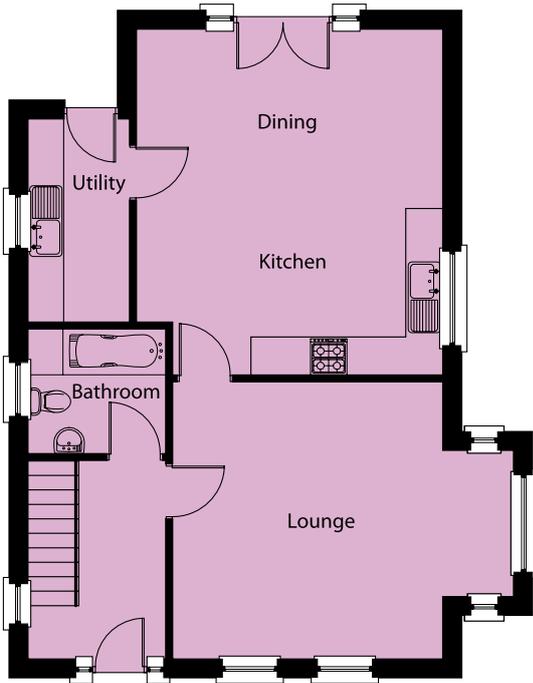
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THE IVY & ROWAN

3 Bedroom Detached Chalet Bungalow

Ivy: c.1285 sq.ft. - Site: 18

Rowan: c.1255 sq.ft. - Site: 19



First Floor

Bedroom 1	13'2" x 11'4"	4.02m x 3.45m
Bedroom 2	11'2" x 9'1"	3.40m x 2.76m
Bedroom 3	11'3" x 9'10"	3.44m x 2.99m
Shower Room	9'1" x 6'7"	2.76m x 2.00m

Ground Floor

Lounge	18'8" x 15'3"	5.67m x 4.65m
<i>(into bay window)</i>		
Kitchen/Dining	19'1" x 16'9"	5.80m x 5.10m
<i>(at widest point)</i>		
Utility Room	11'3" x 5'7"	3.41m x 1.70m
Bathroom	7'7" x 6'11"	2.30m x 2.10m

Ground Floor (ROWAN)

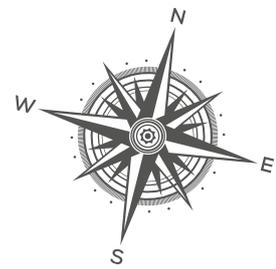
Lounge	15'3" x 14'9"	4.65m x 4.50m
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PLEASE NOTE:

The Rowan housetype has no bay window in the lounge



Site Map



Site Map Key

- The Oak
- The Aspen
- The Cedar
- The Hazel
- The Willow
- The Ivy
- The Rowan

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LOCAL AMENITIES (by car)

Killeavy Castle Estate	5 minutes
The Quays Shopping Centre	12 minutes
Newry Train Station	13 minutes
Daisy Hill Hospital	16 minutes
The Boulevard (Banbridge)	22 minutes

JOINT SELLING AGENTS



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Site Map, Measurements and Artist's Impressions are for illustrative purposes only and may not be accurate. The builder reserves the right to change the brick and/or stone type plus the elevational finish as the site progresses. NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in preparing this marketing material, the purchaser must satisfy themselves regarding the description and measurements.