



AGHAREANEY CLOSE

DONAGHMORE
BT70 1SX

Alskea 

Multi-Award Winning Home Builders:

"We respect our clients and homebuyers, and it is our goal to hand them not just a new house, but a superbly built home they can be proud of."

Martin Brannigan; MD & Founder of Alskea



With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes. Since its inception, Alskea has been the proud winner of numerous awards and to this day, the company is continuing to meet the high standards expected by every discerning purchaser.

What can you expect from your new home in Aghareaney Close?

Quality: A finely crafted and beautiful home constructed by a dedicated and experienced team, who pay great attention to detail and take pride in their work.

Security: With intruder alarms, locking windows and a multi-locking front door, homeowners can benefit from peace of mind.

Efficiency: Oil-fired central heating with high output radiators and a large capacity hot water cylinder.

Warranty: The industry leaders in Buildmark cover; NHBC will provide a ten-year warranty for all homes in Aghareaney Close.

After Sales: Homeowners will experience a second to none after sales service, and Alskea staff will deal with any queries or issues that may arise in a friendly, efficient and professional manner.

Our Awards



NHBC Pride in the Job
2014, 2016, 2017, 2018, 2019,
2020, 2021, 2022, 2023, 2024



Master Builder Awards
including Medium & Small
Renovation and Heritage
2012, 2015, 2017, 2019, 2021



Construction Excellence Award
Private Housing Project
of the Year 2022



The Belfast Telegraph
Property Awards
Winners 2019, 2022, 2023, 2024



Cromlyn Wood, Royal Hillsborough



Oakfield Park, Jordanstown



Donegall Park Gardens, Antrim Road, Belfast

All within easy reach:

The best of modern living by multi award winning Alskea in picturesque Donaghmore.

This spacious and versatile 4 bedroom, 4 reception area, detached home including garage, is sure to appeal to those seeking an enviable new home in a highly sought-after village setting.

Perfect for professionals or a dream family home.



Dungannon Golf Club



The Linen Green, Moygashel



The Brewer's House



The Lower House, Dungannon



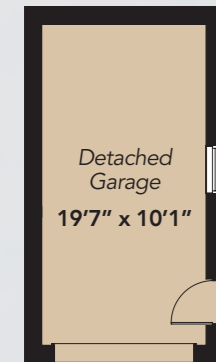
Dungannon Park



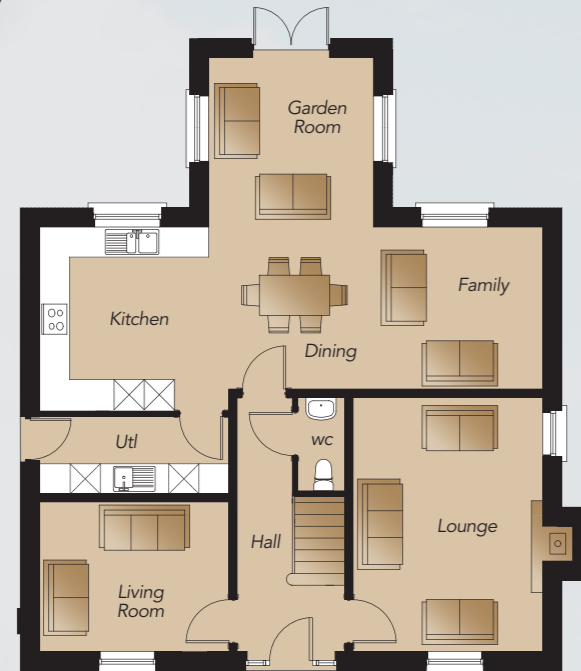


AGHAREANEY CLOSE

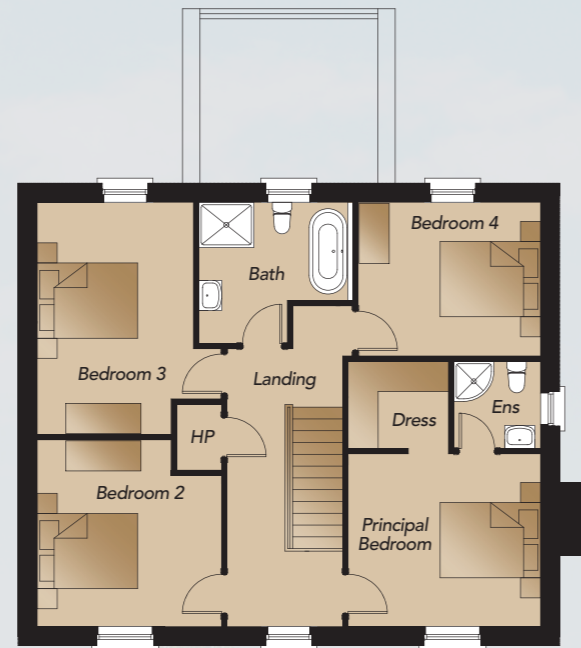
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GROUND FLOOR



FIRST FLOOR



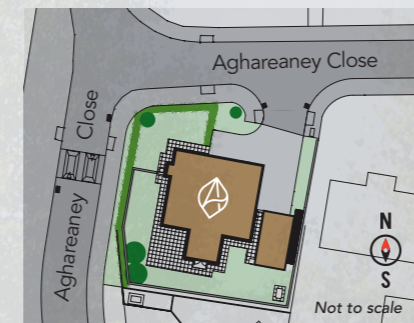
GROUND FLOOR

Entrance Hall	
Lounge	16'8" x 12'5"
Living Room	12'5" x 9'9"
Kitchen	12'5" x 12'1"
Dining / Family	20'5" x 10'7"
Garden Room	11'0" x 10'9"
Utility Room	12'5" x 5'1"
WC	6'2" x 3'1"

FIRST FLOOR

Principal Bed	12'6" x 11'3"
Dressing	6'5" x 5'7"
Ensuite	5'7" x 5'7"
Bedroom 2 (max)	12'3" x 12'1"
Bedroom 3 (max)	15'2" x 10'2"
Bedroom 4	12'0" x 10'1"
Bathroom (max)	10'0" x 9'3"

SITE LAYOUT



Luxury Specification:

KITCHEN

- High quality units with choice of traditional / contemporary painted doors with a range of colours and stainless-steel handles.
- Choice of quartz worktop, upstand and splashback.
- Soft closing drawers and doors.
- Branded integrated appliances to include; 4 zone induction hob, eye level electric single oven, combination microwave oven, 70:30 fridge/freezer, dishwasher and canopy extractor.
- Contemporary chrome monoblock tap.
- 1.5 bowl undermounted stainless steel sink.
- Undercounter soft close pull-out waste bin.

UTILITY ROOM

- High quality units with choice of traditional / contemporary doors with a range of colours, laminate worktops, upstands and stainless-steel handles.
- Range of low level and tall housing storage units.
- Single bowl stainless steel sink and taps.
- Plumbed for free standing washing machine and tumble dryer or washer.

BATHROOMS, ENSUITES & WC

- High quality contemporary white sanitary ware.
- 4 piece contemporary bathroom suite.
- Free standing bath.
- Back to wall W.C.
- Large inset feature mirror above bath.
- Wall hung vanity units.
- Low profile shower trays and toughened glass doors and panels throughout.
- Thermostatic bar showers with dual head: rain drench and separate hand held fitting.
- LED mirror light in Bathroom & Ensuite.

FLOORING & TILES

- Choice of premium quality floor tiles to Entrance Hall, Kitchen / Dining / Family, Garden Room, Bathroom, Ensuite, WC and Utility.
- Choice of high quality timber laminate or carpet to Lounge, Living Room & Bedrooms.
- Choice of high quality carpets to Stairs and Landings.
- Choice of full height tiling to shower enclosures.
- Choice of quality wall tiles to feature areas in Bathroom, Ensuite and WC.

HEATING & VENTILATION

- Oil-fired central heating with high output radiators.
- Heated chrome towel rail to Bathroom and Ensuite.
- Wood fired stove in Lounge with granite hearth and decorative surround.
- Large capacity hot water cylinder.

INTERNAL

- All walls to be painted.
- Ceilings and woodwork to be painted white.
- Classical moulded skirting boards and architrave with hockey stick.
- White painted internal doors with quality brushed stainless-steel ironmongery.
- Comprehensive range of electrical light fittings and electrical sockets throughout as well as TV points in Lounge, Living Room, Kitchen, Garden Room and Bedrooms (x1 double socket with USB port), data point in the Lounge for main BT connection and a light fitting in the roofspace.
- Recessed downlighters to open plan Kitchen / Dining / Family, Bathroom and Ensuite.
- Pre-wired for BT Fibre Optic.
- Mains operated smoke, heat and carbon monoxide detectors.
- Fully installed security alarm.

EXTERNAL

- Traditional cavity wall construction with red clay brick facing walls, soldier course, blue base brick and reconstituted sandstone door surround.
- Feature lighting to front and rear.
- Dual colour woodgrain uPVC double glazed windows with integral bars (black external frames and white internal frames).
- Black roof tile.
- Black uPVC soffits, fascia and bargeboards.
- Black seamless aluminium guttering and extruded aluminium downpipes.
- Tegula paving flags around house and patio areas (Where applicable).
- External power socket.
- Vertical boarded timber fencing to rear gardens (Where applicable).
- External water tap.
- Black (white internal frame) composite front door with multi-lock system.
- Bitmac driveways.
- Landscaping plan to include hedging, lawns to front and rear gardens.

GARAGE

- Traditional cavity wall construction with red clay brick facing walls, soldier course and blue base brick.
- Dual colour woodgrain uPVC double glazed windows with integral bars (black external frames and white internal frames).
- uPVC side service door (black external frames and white internal frames).
- Black aluminium roller door.
- Black seamless aluminium guttering and extruded aluminium downpipes.
- Light fitting and x2 double sockets internally.
- Black roof tile.

WARRANTY

- NHBC will provide a ten year warranty for this property



Image from previous show home at Oakfield Park



Image from previous show home at Oakfield Park



Image from previous show home at Oakfield Park

Location Map:



Travelling Distances:

Donaghmore	0.7 mile
Dungannon	2.3 miles
M1 Motorway	3.6 miles
Cookstown	9.3 miles
Armagh	16.7 miles
Portadown	20.5 miles
Belfast	45.5 miles
Belfast International Airport	45.0 miles
George Best Belfast City Airport	49.5 miles

SALES REPRESENTATION BY



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Alskea

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