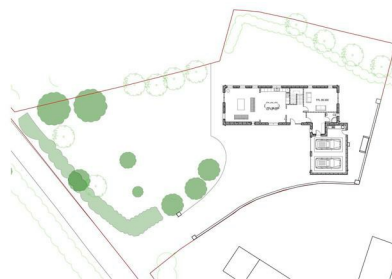




| | | | | | | |
|-----------|-----------------------------------|--|--|--|--|---------------------------------|
| 10 | PROJECT TITLE New Dwelling For | SITE ADDRESS Rear of 120 Monlough Road Saintfield | DRAWING NAME Concept Draft 5 Render | DATE DRAWN 28/10/2022 DRAWN BY CK | CONTRIBUTOR Conor McKenna Architect | DRAWING NUMBER YY SK3 |
|-----------|-----------------------------------|--|--|--|--|---------------------------------|



118 MONLOUGH ROAD

Saintfield Saintfield BT24

7EU

- Detached New Build Contemporary Home
- Generous pc sums
- 4 Bedrooms ,2 Ensuite
- 2 Walk in Wardrobes
- Bathroom
- WC
- Living room
- Kitchen/ Living/ Dining Area
- Study
- Landscaped Gardens

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | EU Directive 2002/91/EC | |

Asking Price £675,000

118 Monlough Road

Saintfield, Saintfield, BT24 7EU



Specification

- *£40,000 PC Sum
- *High level of insulation and airtightness
- *Beam Mechanical ventilation
- *Maintenance free UPVC black energy efficient windows
- *8 Flush solar panels 3.48kw
- *Oil heating with under floor heating downstairs and radiators upstairs
- *Fully Painted White throughout
- *2 Patio areas of off both living room
- *Juliette balcony to main bedroom
- *Rio Brazilian Slate roof
- *Black barn style metal cladding and white painted render finish
- *Gardens sewn and landscaped where required
- *Outside tap
- *Aluminium seamless gutter and black UPVC downspouts
- *Garage with Black roller doors
- *Mains supply smoke alarms and heat detectors
- *USB sockets in living areas, bedrooms and study
- *Cat 6 cabling in living area, bedrooms and study
- *Wired for alarm system
- *External Lighting to all ground floor doors
- *LED Spotlights to living areas
- *Utility area plumbed for washing machine and space for condensing tumble dryer
- *Garage plumbed for utility area

Buyer Options

- Options to add EV charger (will be wired as standard)
- Option to add electric or Bioethanol fires to living areas
- Option to add automatic garage doors (will be wired as

standard)
Option to add Battery storage

Hallway

20'10" x 10'9" (6.35m x 3.28m)
Window to front, stairs, open plan, door to:

Kitchen/ Living/ Dining Area

20'10" x 6'7" (6.35m x 2.00m)
Four windows to rear, window to side, two windows to front, 6'3" x 11'1" (1.90m x 3.39m)
sliding door, door to:

Living Room

14'2" x 19'5" (4.32m x 5.93m)
Two windows to rear, sliding door, door to:

Utility Room

12'10" x 7'11" (3.92m x 2.41m)
Door to:

WC

6'3" x 6'9" (1.90m x 2.06m)
Window to side.

Galleried Landing

17'3" x 3'11" (5.25m x 9.47m)
Window to front.

Bedroom 1

13'2" x 19'7" (4.01m x 5.96m)
Window to rear, window to side, door to:

En-suite

Window to side.

Walk-in Wardrobe

Door to:

Bedroom 2

10'2" x 11'5" (3.10m x 3.49m)
Window to rear, door to:

Bedroom 3

10'2" x 11'5" (3.10m x 3.49m)
Window to rear, door to:

Study

Window to front, open plan, door to:

Bathroom

Door to:

Bedroom 4

13'11" x 14'1" (4.25m x 4.30m)
Window to rear, two sliding doors, door to:

Walk-in Wardrobe

Door to:

En-suite

Door.

Double Garage

28'5" x 19'8" (8.65m x 6.00m)
TwoUp and over door, door.

Outside

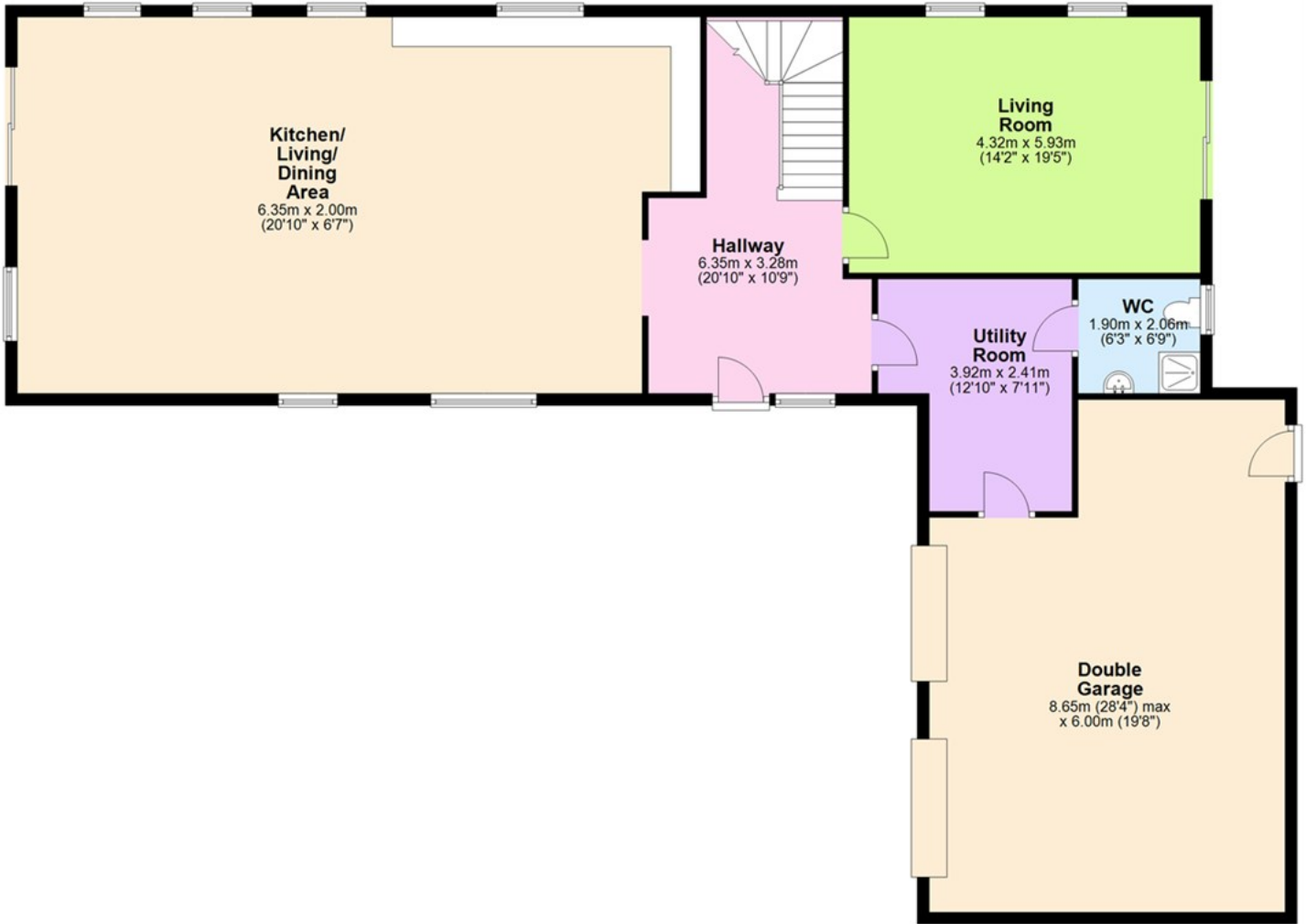


Directions

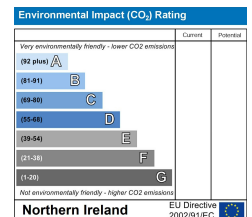
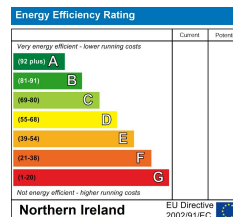


Floor Plan

Ground Floor



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
 028 9060 5200
BALLYHACKAMORE
 028 9047 1515
BALLYNAHINCH
 028 9756 1155

BANGOR
 028 9127 1185
CARRICKFERGUS
 028 9336 5986
CAVEHILL
 028 9072 9270

DONAGHADEE
 028 9188 8000
DOWNPATRICK
 028 4461 4101
FORETSIDE
 028 9064 1264

GLENGORMLEY
 028 9083 3295
MALONE
 028 9066 1929
NEWTOWNARDS
 028 9181 1444

RENTAL DIVISION
 028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX ©Ulster Property Sales is a Registered Trademark