



Cairnhill
Dunloy

SITES
21 & 22



Dunloy is a small village located just off the main A26 Belfast - North Coast Carriageway with quick access to Ballymena and Belfast for commuting or to the idyllic North Antrim Coast & Glens of Antrim. It is a quiet, safe and friendly community and is well known for its Irish cultural heritage, sport and music.

CAIRNHILL is a modern housing development of family homes, situated on the Bridge Road, only a few minute's walk to the centre of the village, so convenient to the local Shops, Bakery, Public House, Churches, Sports Academy and Playing fields or to the local St. Josephs Primary School.

The developers have invested much time and effort in creating these outstanding family homes, with a classical elegance and styling incorporating wonderful heritage colours and architectural detailing.

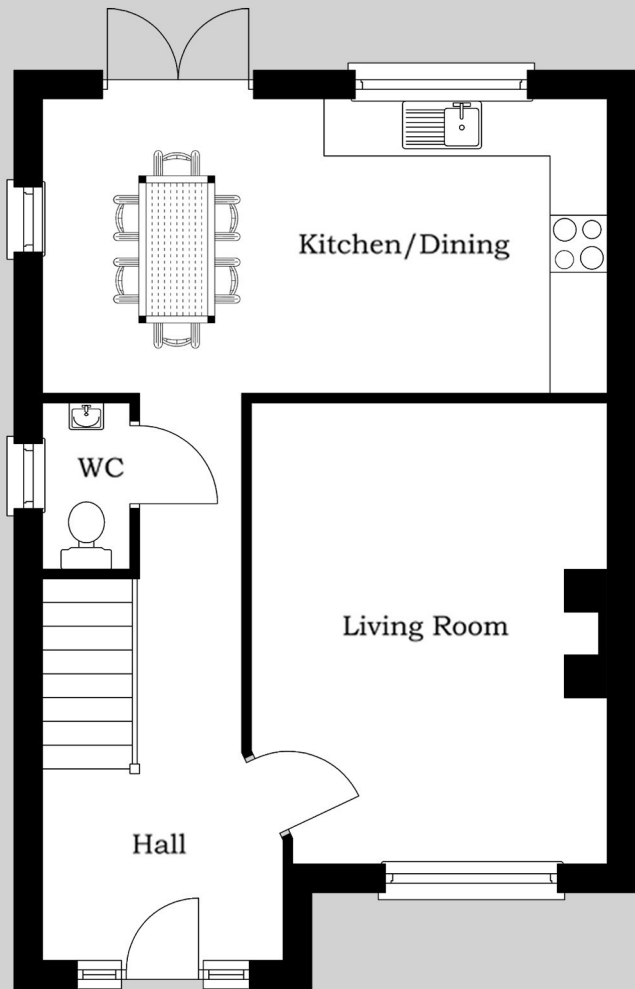
The craftsmanship, thought and attention to detail that has gone into these homes will make them notable for their style and external finish providing a timeless classical look that will maintain its appeal for decades.

As part of the Cairnhill Development we have named the house types after past families of the area, town land and places of interest and history of our village, Dunloy.



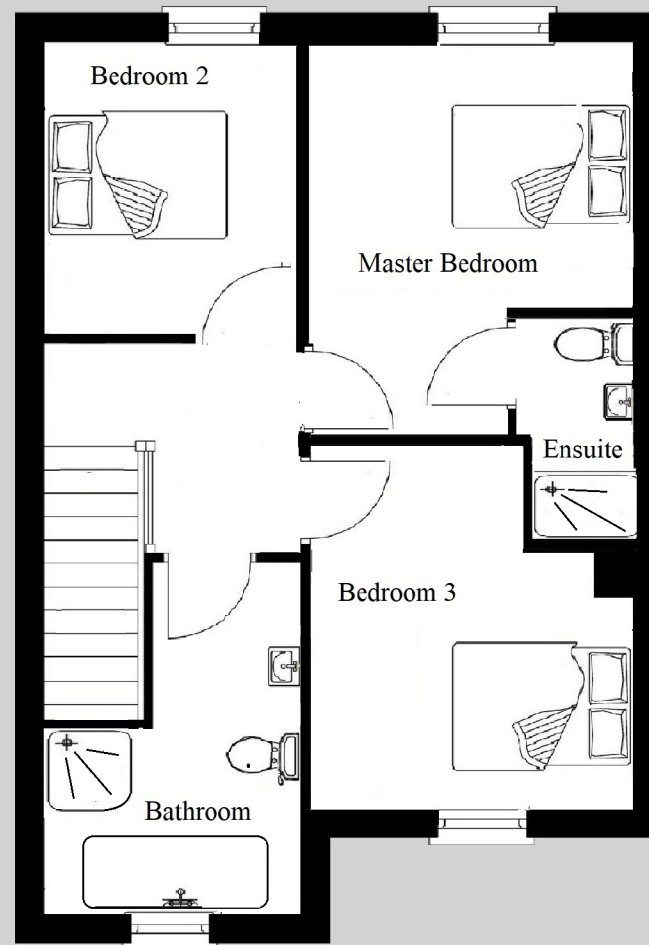


The Na Roon



Ground Floor

| | |
|------------------|-----------------|
| Living Room | 16' 6" x 12' 6" |
| Kitchen / Dining | 20' x 11' 4" |
| Hall | 19' 8" x 8' 4" |



First Floor

| | | | |
|----------------|--------------|----------|----------|
| Master Bedroom | 14' x 11' | Bathroom | 11' x 8" |
| Bedroom 2 | 9' 6" x 8' | Landing | 8' x 8' |
| Bedroom 3 | 12' 8" x 11' | | |

Approx floor size 1100 sq ft

Plans are not to scale and all dimensions are approximate Images are for illustration purposes only

The Na Roon

Specification

Our superior homes are designed with a spacious level of accommodation which you can tailor to your own choice from a comprehensive and quality range of finishes with the addition of optional extras as required.

Kitchen

Contemporary kitchen with choice of quality doors, worktops, up stands & handles c/w soft close drawers & doors. Quality Integrated appliances including Induction Hob, fridge/freezer, dishwasher, Oven & extractor hood
Area will be plumbing for washing machine.

Bathroom, ensuite and WC

Quality contemporary white sanitaryware with chrome fittings & Thermostatic Shower Valves
Vanity unit to main bathroom.
Pedestal basins to ensuite & WC.
Heated Towel Rail in Bathroom.

Lounge

Provision for stove in fireplace.

Floor & Wall Covering

Choice of floor tiling to kitchen/dining, bathroom, ensuite & WC.
Quality Laminate to entrance hall & lounge.
Choice of carpets to bedrooms, landing & stairs.
Wall Panelling to shower areas & splashbacks.
White paint to all walls and woodwork.
Painted internally (one colour).

Electrical

Extensive electrical specification including.
TV & telephone point.
100% low energy fittings throughout.
Recessed lighting in kitchen/dining.
Pendant lighting to all remaining rooms.
Wired for BT.
Mains operated smoke, heat and carbon monoxide detectors

Internal Doors, Woodwork and Ironmongery

40mm contemporary white internal doors.
Contemporary ironmongery.
Skirting boards and architrave.
Wooden Stairs painted balustrades and handrail.

Plumbing & Heating

Oil Fired Central Heating.
High Energy Efficient Cabin Boiler.
3 zoned heating system.
Thermostatically controlled radiators.

General Features External

Concrete ground floors with traditional block cavity walls
External walls finished in Stylish traditional red brick.
High level insulation to floors and roof space.
Composite front door.
House postal number.
Attractive white uPVC double glazed windows and rear door.
Black uPVC fascia and soffits.
Outdoor lighting at front and rear entrance doors.
Gardens levelled, topsoiled and sown in grass seed.
Gravelled driveways - kerbed where applicable.

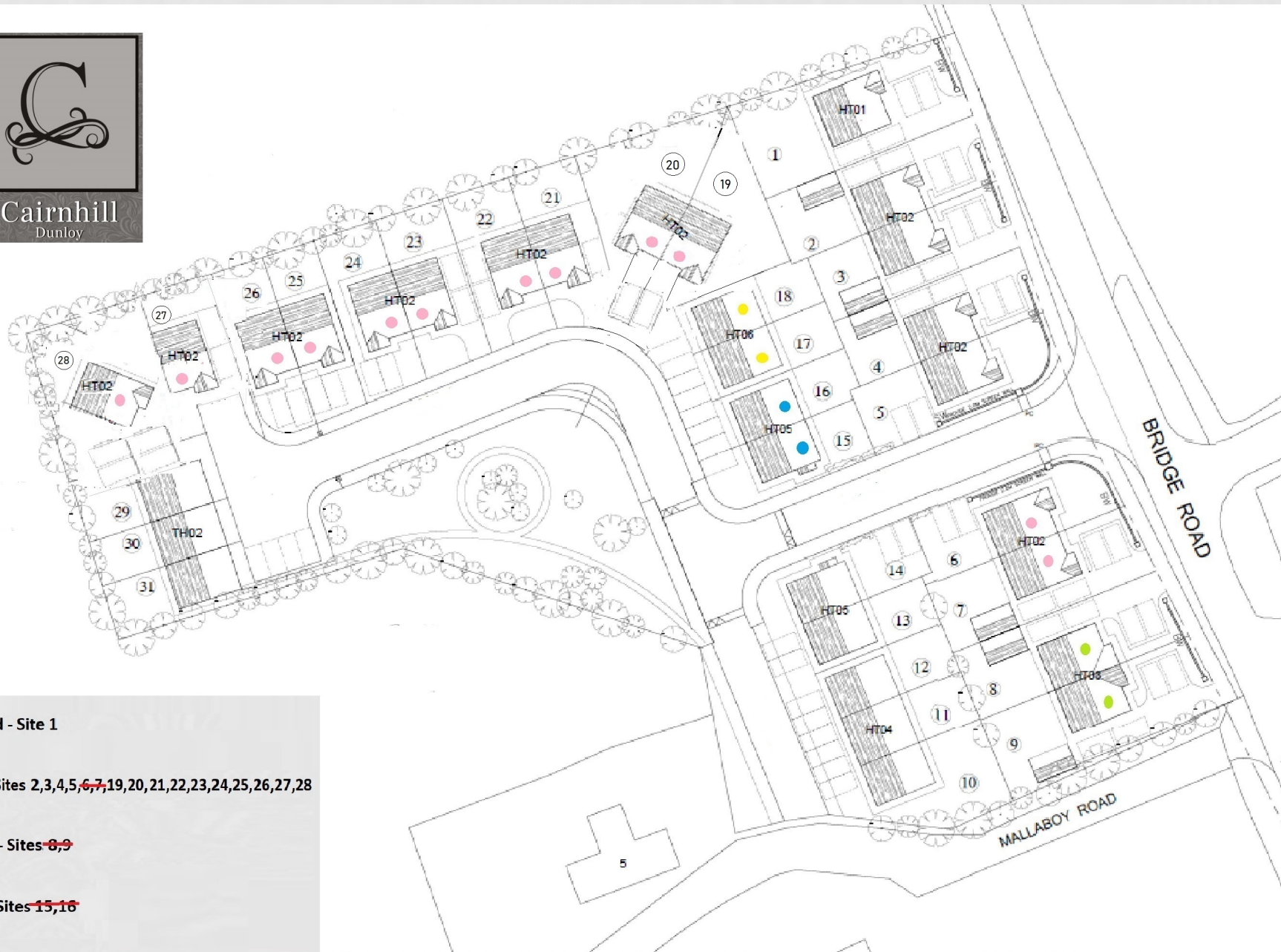
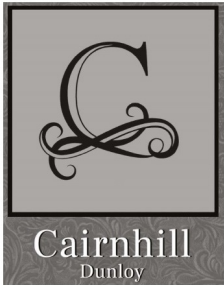


WARRANTY

Each home will be issued with a 10 Year warranty certificate



The Cairnhill Management Company will cover the overall maintenance and upkeep of the development



- Calderwood - Site 1
- Na Roon - Sites 2,3,4,5,6,7,19,20,21,22,23,24,25,26,27,28
- Malagwee - Sites 8,9
- The Cairn - Sites 15,16
- The Bohill - Sites 17,18

Site plan

* for illustration purposes only



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