



# ST ANNE'S GREEN

CONTEMPORARY FAMILY HOMES | KILLOUGH | CO.DOWN





Chapelstown Beach



Killough Harbour



View of Killough Harbour and Village



Killough Village



St. John's Point Lighthouse



Coney Island Sign



Ardglass Golf Course | Courtesy of Derek Robinson

## ST ANNE'S GREEN

This superb coastal development offers year round fantastic views of the Irish Sea and is literally 5 minutes from waves to hot shower. Regarded by many as the most scenic of beaches along the Co. Down shoreline, Rossglass, Tyrella and Murlough are ideal for walking, safe swimming and water sports. For golfing enthusiasts, Ardglass and Bright golf clubs are within easy reach. Those who love the outdoors and natural beauty will be spoilt for choice from the windswept St. John's Point and Coney Island seaside walks to the spectacular Tollymore Forest Park and majestic Mourne Mountains.

**People come from all over the UK and Ireland to visit the dramatic landscape of the Lecale Coastal Area of Outstanding Natural Beauty. Residents of St Anne's Green will have it on their doorstep.**

The village of Killough offers all the local amenities you would look for including a Post Office, schools, doctor's surgery, community centre, churches and pubs/restaurants. There are also excellent transport links to Downpatrick, Newry and Belfast.

This distinctive and well planned collection of homes by KAP Properties combine careful thought with quality build and finish, creating living spaces that are functional but look and feel luxurious.





Coney Island

Play Park

Village Centre

St. Josephs Primary School

The Rope Walk

ST ANNE'S GREEN

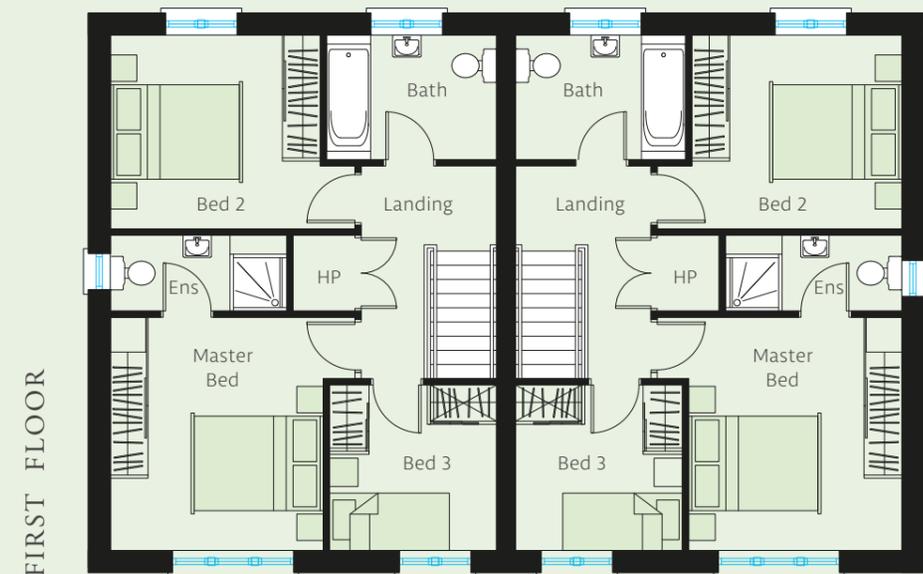
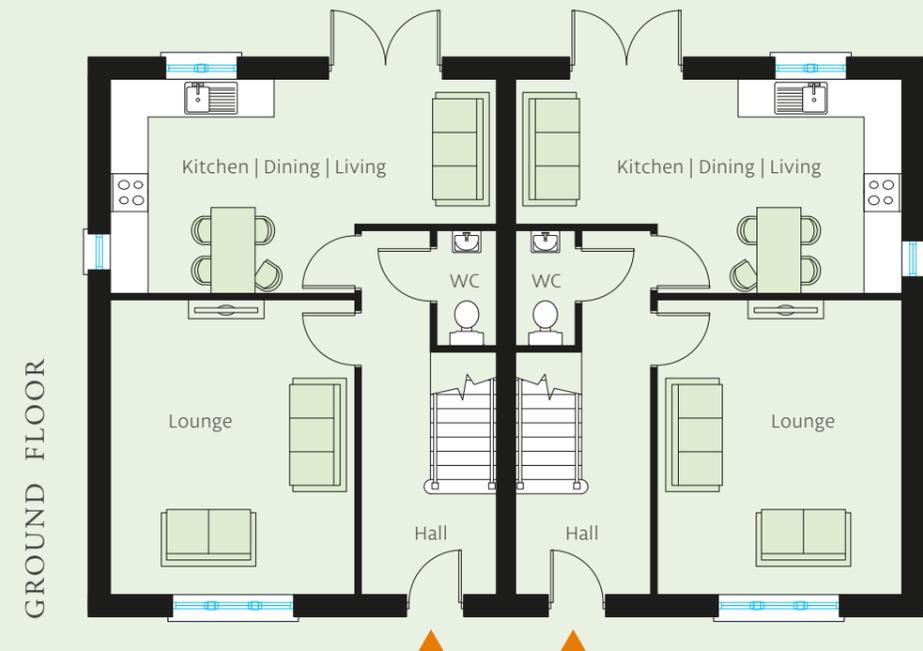






# THE CONEY (SA)

3 BEDROOM | SEMI DETACHED | Total Area: 1079 sq ft approx



GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC		
Kitchen   Dine   Living max 20'0" x 11'2"	6.10 x 3.40	
Lounge	15'4" x 12'5"	4.70 x 3.80

FIRST FLOOR	ft/in	metres
Master Bedroom max	12'8" x 12'2"	3.90 x 3.70
Ensuite	9'2" x 3'10"	2.80 x 1.20
Bedroom 2 max	12'8" x 10'2"	3.90 x 3.10
Bedroom 3	8'5" x 8'5"	2.60 x 2.60
Bathroom	8'9" x 6'6"	2.70 x 2.00

Plans are not to scale and all dimensions are approximate  
CGIs are for illustrative purposes only and finishes may vary on site

SITE Nos. 5 | 6 | 9 | 10 | 20 | 21 | 32 | 33





# THE ROSS (SA.S1)

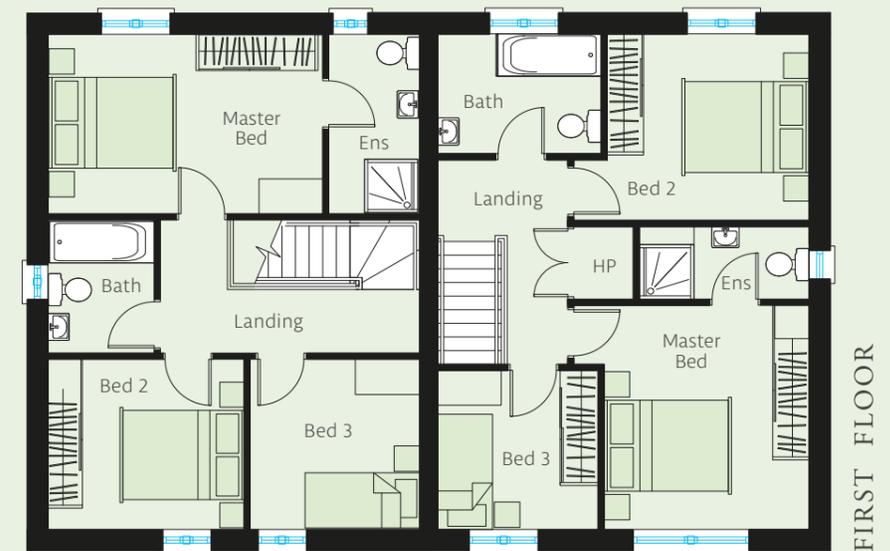
3 BEDROOM | SEMI DETACHED | Total Area: 1054 sq ft approx



GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC		
Kitchen   Dine   Living	20'2" x 9'8"	6.13 x 2.96
Lounge	16'8" x 12'11"	5.07 x 3.96

FIRST FLOOR	ft/in	metres
Master Bedroom	14'10" x 9'8"	4.53 x 2.96
Ensuite	9'8" x 4'10"	2.96 x 1.50
Bedroom 2	10'7" x 9'3"	3.23 x 2.81
Bedroom 3	9'3" x 9'3"	2.81 x 2.80
Bathroom	7'3" x 5'8"	2.20 x 1.75

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SITE Nos. 1 | 34 | 38 | 47

# THE ROSS (SA.S1)

3 BEDROOM | SEMI DETACHED | Total Area: 1054 sq ft approx

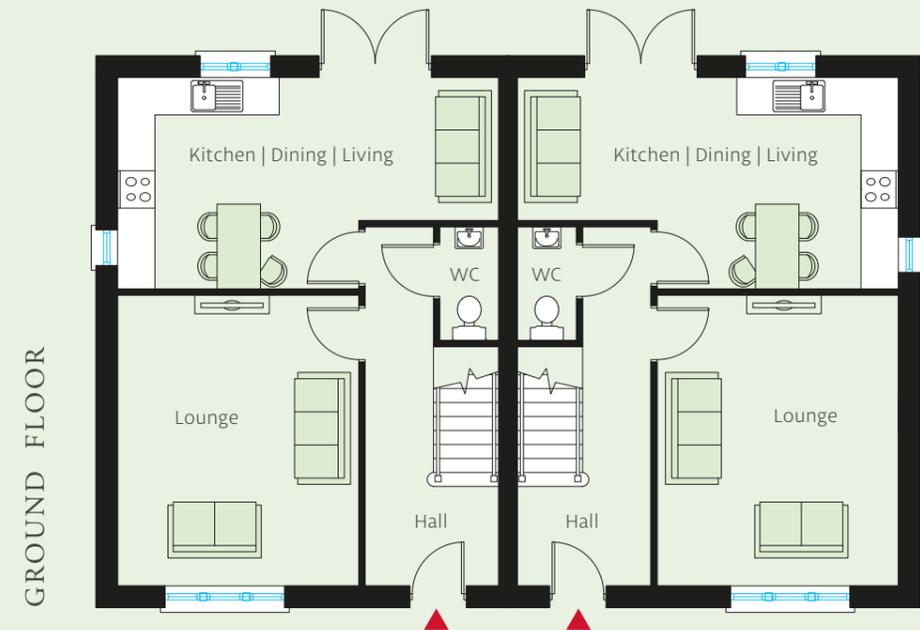


ST ANNE'S GREEN

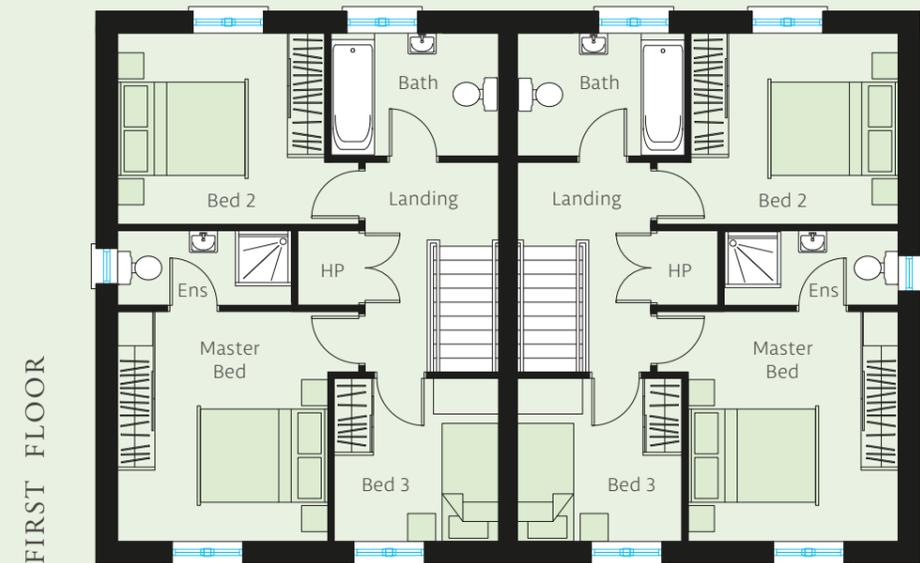


# THE QUAY (SA1)

3 BEDROOM | SEMI DETACHED | Total Area: 1079 sq ft approx



GROUND FLOOR



FIRST FLOOR

## GROUND FLOOR

	ft/in	metres
Entrance Hall with separate WC		
Kitchen   Dine   Living	max 20'0" x 11'2"	6.10 x 3.40
Lounge	15'4" x 12'5"	4.70 x 3.80

## FIRST FLOOR

	ft/in	metres
Master Bedroom	max 12'8" x 12'2"	3.90 x 3.70
Ensuite	9'2" x 3'10"	2.80 x 1.20
Bedroom 2	max 12'8" x 10'2"	3.90 x 3.10
Bedroom 3	8'5" x 8'5"	2.60 x 2.60
Bathroom	8'9" x 6'6"	2.70 x 2.00

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SITE Nos. 7 | 8 | 12a | 14 | 30 | 31

# THE QUAY (SA1)

3 BEDROOM | SEMI DETACHED | Total Area: 1079 sq ft approx

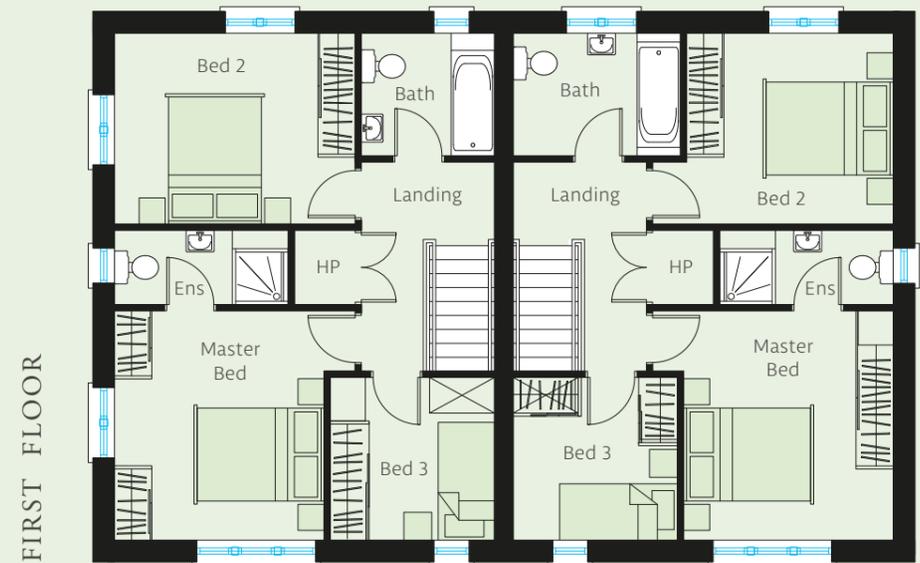
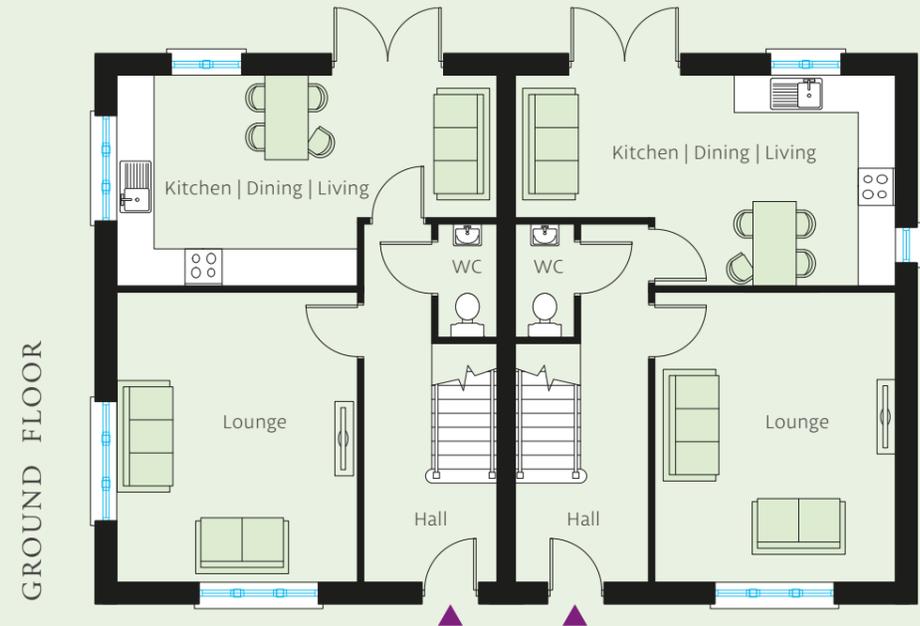


ST ANNE'S GREEN



# THE BAY (SA.S)

3 BEDROOM | SEMI DETACHED | Total Area: 1079 sq ft approx



GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC		
Kitchen   Dine   Living	max 20'0" x 11'2"	6.10 x 3.40
Lounge	15'4" x 12'5"	4.70 x 3.80

FIRST FLOOR	ft/in	metres
Master Bedroom	max 12'8" x 12'2"	3.90 x 3.70
Ensuite	9'2" x 3'10"	2.80 x 1.20
Bedroom 2	max 12'8" x 10'2"	3.90 x 3.10
Bedroom 3	8'5" x 8'5"	2.60 x 2.60
Bathroom	8'9" x 6'6"	2.70 x 2.00

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SITE Nos. 2 | 11 | 12 | 28 | 29 | 35 | 39 | 46

# THE BAY (SA.S)

3 BEDROOM | SEMI DETACHED | Total Area: 1079 sq ft approx

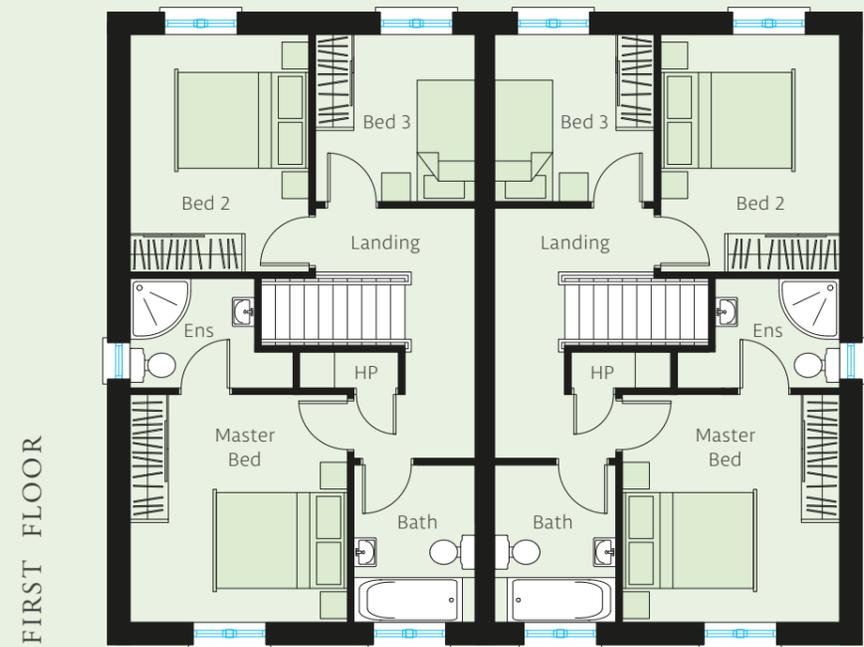


ST ANNE'S GREEN



# THE SHORELINE<sup>(SC)</sup>

3 BEDROOM | SEMI DETACHED | Total Area: 1068 sq ft approx



GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC		
Kitchen   Dine   Living <sub>max</sub>	15'8" x 13'5"	4.80 x 4.10
Lounge	13'8" x 13'8"	4.20 x 4.20

FIRST FLOOR	ft/in	metres
Master Bedroom	11'8" x 11'2"	3.60 x 3.40
Ensuite	6'4" x 5'7"	1.95 x 1.71
Bedroom 2	12'2" x 9'2"	3.70 x 2.80
Bedroom 3	8'5" x 8'2"	2.60 x 2.50
Bathroom	8'2" x 6'2"	2.50 x 1.90

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SITE Nos. 3 | 4 | 18 | 19 | 22 | 23 | 26 | 27 | 36 | 37 | 40 | 41 | 44 | 45

# THE SHORELINE<sup>(SC)</sup>

3 BEDROOM | SEMI DETACHED | Total Area: 1068 sq ft approx

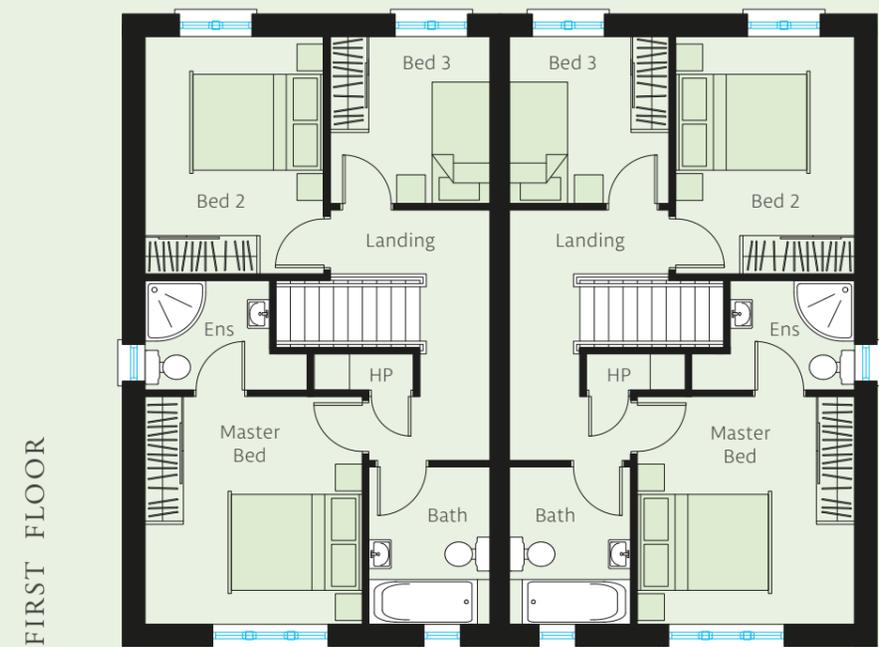
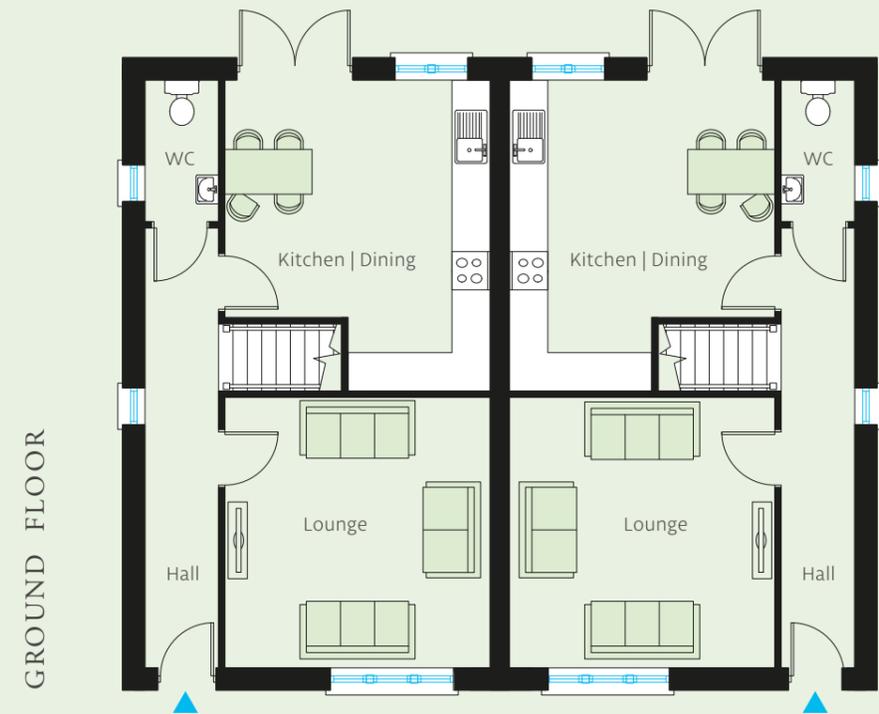


ST ANNE'S GREEN



# THE POINT (SC.1)

3 BEDROOM | SEMI DETACHED | Total Area: 1068 sq ft approx



GROUND FLOOR	ft/in	metres
Entrance Hall with separate WC		
Kitchen   Dine   Living <sub>max</sub>	15'8" x 13'5"	4.80 x 4.10
Lounge	13'8" x 13'8"	4.20 x 4.20

FIRST FLOOR	ft/in	metres
Master Bedroom	11'8" x 11'2"	3.60 x 3.40
Ensuite	6'4" x 5'7"	1.95 x 1.71
Bedroom 2	12'2" x 9'2"	3.70 x 2.80
Bedroom 3	8'5" x 8'2"	2.60 x 2.50
Bathroom	8'2" x 6'2"	2.50 x 1.90

Plans are not to scale and all dimensions are approximate  
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SITE Nos. 24 | 25 | 42 | 43

# THE POINT (SC.1)

3 BEDROOM | SEMI DETACHED | Total Area: 1068 sq ft approx



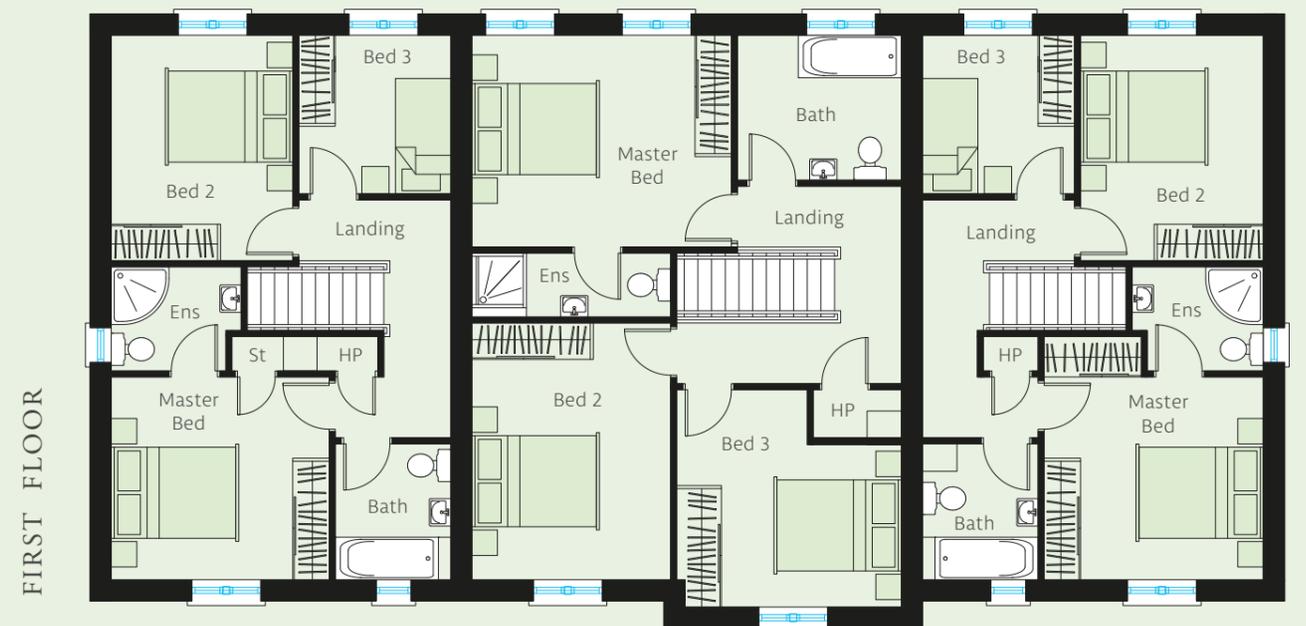
ST ANNE'S GREEN



# THE STRAND TOWNHOUSES (TH)



3 BEDROOM  
 Total Area: SITES 15 & 17 - 1080 sq ft approx, Total Area: SITE 16 - 1267 sq ft approx



SITE Nos. 15 | 17

## GROUND FLOOR

	ft/in	metres
Entrance Hall		
Kitchen   Dining   Living	18'4" x 11'5"	5.60 x 3.50
Lounge	14'4" x 13'8"	4.40 x 4.20

## FIRST FLOOR

	ft/in	metres
Master Bedroom	11'8" x 3'60"	3.60 x 3.30
Ensuite	7'0" x 6'3"	2.14 x 1.90
Bedroom 2	11'5" x 9'9"	3.50 x 3.00
Bedroom 3	8'2" x 8'2"	2.50 x 2.50
Bathroom	7'2" x 6'2"	2.20 x 1.90

SITE No. 16

## GROUND FLOOR

	ft/in	metres
Entrance Hall		
Kitchen   Dining   Living	18'7" x 11'5"	5.70 x 3.50
Lounge	15'4" x 14'3"	4.67 x 4.35

## FIRST FLOOR

	ft/in	metres
Master Bedroom	14'1" x 11'5"	4.30 x 3.50
Ensuite	10'9" x 3'5"	3.27 x 1.05
Bedroom 2	13'8" x 10'8"	4.20 x 3.30
Bedroom 3 max	12'2" x 11'8"	3.70 x 3.60
Bathroom	8'9" x 7'9"	2.70 x 2.40

SITE Nos. 15 | 16 | 17

# THE STRAND TOWNHOUSES (TH)



3 BEDROOM | TOWNHOUSE  
 Total Area: SITES 15 & 17 - 1080 sq ft approx, Total Area: SITE 16 - 1267 sq ft approx

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### WELL CONNECTED

Ardglass .....	2.5 miles	Dundrum .....	12 miles
Downpatrick .....	6 miles	Newcastle .....	16 miles
Inch Abbey .....	8 miles	Lisburn .....	25 miles
Castle Ward .....	8 miles	Belfast .....	28 miles

# LOCATION



# SITE LAYOUT



UNCOMPROMISING  
STYLE

Photographs are from our KAP Properties Show Home

# SPECIFICATION

## TOUCHES OF QUALITY

### KITCHENS

- > Contemporary kitchen with choice of units, door handles and worktops
- > Integrated appliances in kitchen to include hob, electric oven, extractor hood and fridge freezer
- > Recessed energy efficient LED spotlights to ceilings
- > Ceramic floor tiling to kitchen and dining areas
- > 4" Worktop splashback
- > Glass splashback (choice of colours) behind cooker

### BATHROOMS, ENSUITES AND WCS

- > Contemporary white sanitary ware with chrome fittings
- > Recessed energy efficient LED spotlights to ceiling in bathroom
- > Ceramic floor tiling
- > Tiled shower enclosure to ensuite
- > Tiled splashback around bath and sinks

### INTERNAL FEATURES

- > Interior painted finish to all walls, ceilings and woodwork
- > Oak interior doors with quality ironmongery
- > Moulded skirting and architrave
- > Carpets to lounge, stairs, landing and bedrooms
- > Feature focal point electric fire
- > Mains supply smoke and heat detectors
- > Comprehensive range of electrical sockets, switches, TV and telephone points
- > Wired for satellite TV
- > Wired for HDMI cables in lounge
- > Oil fired central heating system with a high energy boiler
- > Pressurised water system

### EXTERNAL FEATURES

- > Beautifully designed homes by Alan Patterson Design
- > Front and rear gardens levelled and turfed
- > Bitmac driveway
- > Rear gardens to have perimeter vertical timber fencing
- > Outside water tap
- > PVC windows
- > PVC composite door
- > Feature light to front door

NHBC 10 year warranty



A management company will be formed by the developer and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained.





## ST ANNE'S GREEN

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JOINT SELLING AGENTS

DEVELOPER

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[alexanderreidfrazer.com](http://alexanderreidfrazer.com)

**Fitzpatrick**

028 4461 3983

[peterfitzpatrick.co.uk](http://peterfitzpatrick.co.uk)



[kapproPERTIES.co.uk](http://kapproPERTIES.co.uk)

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**B L O C K**  
creative property marketing

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