

TULLYEAR
CLOSE

INSPIRING HOMES.







The Developer

Over the past 30 years, Tinnelly Construction have been synonymous with great construction, both locally in County Down, as well as across the UK and Ireland. They are now delighted to release an exclusive development of fourteen houses at Rathfriland Road on the edge of Banbridge.

Bradley NI are the appointed agent on the development and their office is conveniently located at 30 Monaghan Street, Newry and are open Monday-Friday 9.00am to 5.00pm with evening and weekend appointments available on request.

The Specification

External

- 10 year structural warranty
- Double glazed, lockable UPVC windows.
- Oil fired central heating system.
- High thermal insulation & energy efficiency rating.
- Gardens levelled, top soiled & seeded.
- UPVC fascia & soffit boards.
- Tarmac driveway.
- Timber fencing to rear garden boundaries.
- Traditional masonry construction with render finish.
- Feature light on both front & rear doors.

Internal

- Wood burning stove including slate hearth.
- Engineered internal doors with chrome ironmongery.
- Ceramic floor tiling to kitchen/dining, utility room, bathroom, en-suite, W.C and hallway.
- Ceramic wall tiling to shower enclosures & above bath.
- Splash back tiling to all wash hand basins.
- Laminate Wood Flooring to lounge and carpets to bedrooms, stairs & landing.
- High speed internet.
- Smoke, heat and carbon monoxide alarms.
- Wired for alarm system.
- CAT6 Cabling to every room.

Luxury as Standard

Tullyear Close presents 14 beautifully designed three and four bedroom homes, completed to a high specification, turn-key finish with top quality craftsmanship across every aspect.

From superior internal and exterior finishes to the magnificent quality bathrooms, kitchens, tiling, flooring and wood burning stoves, every home is built with comfort, style and elegance in mind.

Set in an ideal location just off the Rathfriland Road on the edge of Banbridge, and within a 10 minute walking distance to shops, restaurants and just a few minutes drive from the A1/M1 commuter network between Belfast and Dublin, this unique, superbly designed development offers home buyers superior quality and style with added convenience.

Kitchen & Utility

- Fitted kitchens.
- Integrated appliances where applicable including built-in oven and hob, extractor hood, dishwasher and fridge freezer.
- Feature downlighters to kitchen.

Bathrooms

- Contemporary white sanitary ware with chrome fittings.
- All en-suites complete with thermostatic showers.
- Feature downlighters to main bathroom & ensuite.



The Oak

TYPE A - 4 BED DETACHED - 2200 SQFT

Site: 2

The Willow

TYPE B - 4 BED SEMI - 1337 SQFT

Site: 3

The Maple

TYPE C - 3 BED SEMI - 1324 SQFT

Site: 4, 10

The Pine

TYPE D - 3 BED SEMI - 1205 SQFT

Site: 5, 6, 7, 8, 12

The Rosewood

TYPE E - 4 BED SEMI - 1635 SQFT

Site: 9

The Birch

TYPE F - 3 BED SEMI - 1324 SQFT

Site: 18

The Hawthorn

TYPE G - 4 BED DETACHED - 1355 SQFT

Site: 20

The Hazel

TYPE H - 4 BED SEMI - 1527 SQFT

Site: 14, 16

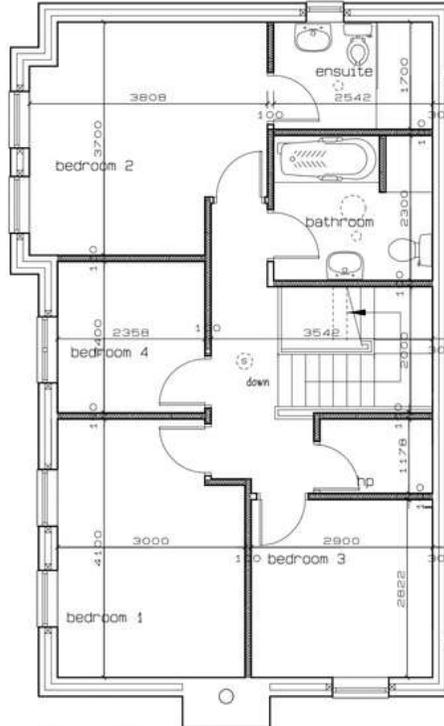


The Oak

TYPE A - 4 BED

Site: 2

SOLD



Ground Floor

Porch	1.20m x 2.00m
Hall	4.70m x 2.00m
Lounge	6.00m x 4.10m
Kitchen	4.48m x 4.10m
Utility	1.86m x 2.80m
W.c	2.48m x 1.20m

First Floor

Bedroom 1	3.00m x 4.10m
Bedroom 2	3.80m x 3.70m
Ensuite	2.54m x 1.70m
Bedroom 3	2.90m x 2.82m
Bedroom 4	2.35m x 2.40m
Bathroom	2.54m x 2.30m

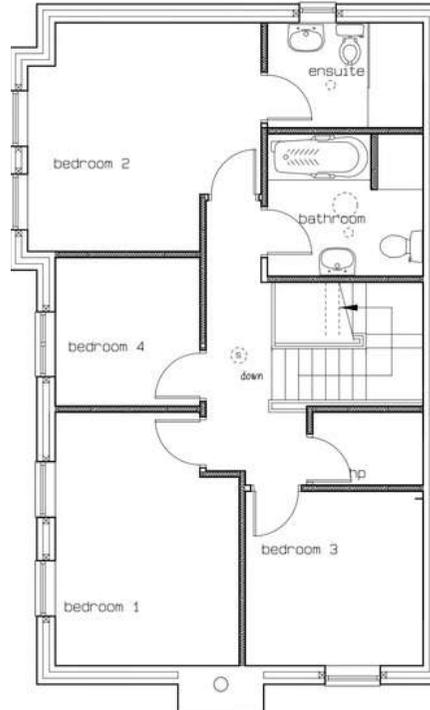
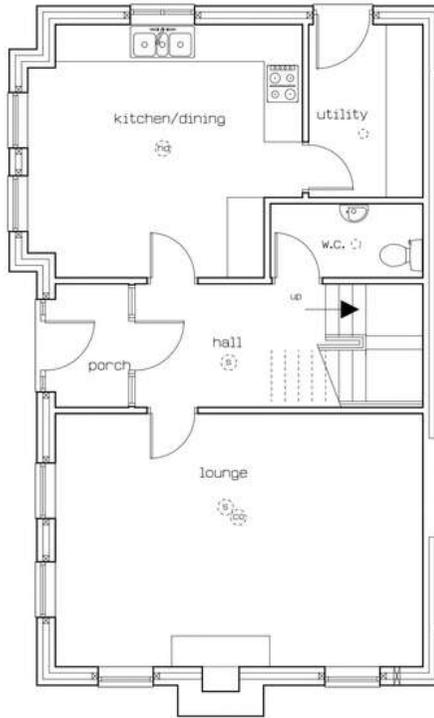
Note: all measurements are approximate and given at widest point.

The Willow

TYPE B - 4 BED SEMI - 1337 SQFT

Site: 3

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Ground Floor

Porch	1.20m x 2.00m
Hall	4.70m x 2.00m
Lounge	6.00m x 4.10m
Kitchen	4.48m x 4.10m
Utility	1.86m x 2.80m
W.c	2.48m x 1.20m

First Floor

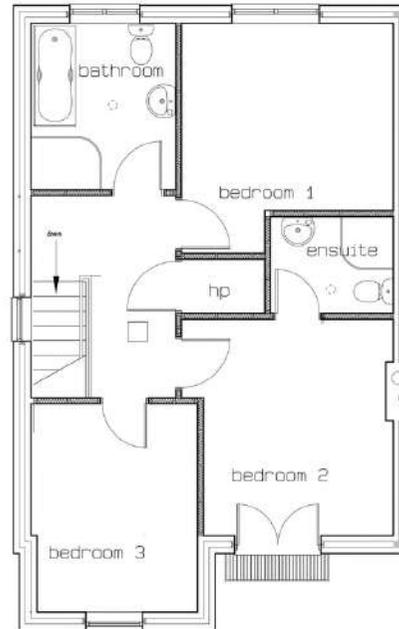
Bedroom 1	3.00m x 4.10m
Bedroom 2	3.80m x 3.70m
Ensuite	2.54m x 1.70m
Bedroom 3	2.90m x 2.82m
Bedroom 4	2.35m x 2.40m
Bathroom	2.54m x 2.30m

Note: all measurements are approximate and given at widest point.

The Maple

TYPE C - 3 BED SEMI - 1324 SQFT

Site: 4, 10



Ground Floor

Hall	2.74m x 5.50m
Lounge	4.09m x 4.30m
Kitchen	6.19m x 4.29m
Utility	1.90m x 2.47m
W.c	1.90m x 0.95m

First Floor

Bedroom 1	3.62m x 3.82m
Bedroom 2	3.52m x 3.67m
Ensuite	2.10m x 1.64m
Bedroom 3	3.54m x 2.85m
Bathroom	2.54m x 2.30m

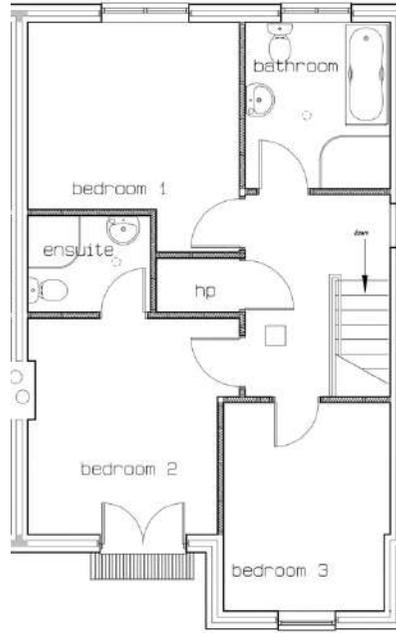
Note: all measurements are approximate and given at widest point.

The Pine

TYPE D - 3 BED SEMI - 1205 SQFT

Site: 5, 6, 7, 8, 12

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Ground Floor

Hall	2.74m x 5.50m
Lounge	4.09m x 4.30m
Kitchen	4.69m x 4.29m
Utility	1.40m x 2.94m
W.c	0.95m x 1.75m

First Floor

Bedroom 1	3.62m x 3.82m
Bedroom 2	3.52m x 3.67m
Ensuite	2.10m x 1.64m
Bedroom 3	3.54m x 2.85m
Bathroom	2.54m x 2.30m

Note: all measurements are approximate and given at widest point.

The Rosewood

TYPE E - 4 BED SEMI - 1635 SQFT

Site: 9

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Ground Floor

Hall	2.74m x 4.30m
Lounge	4.09m x 4.30m
Living Room	3.30m x 3.13m
Kitchen	6.19m x 4.29m
Utility	1.60m x 2.00m
W.c	1.60m x 0.95m

First Floor

Bedroom 1	3.62m x 3.82m
Ensuite	2.10m x 1.64m
Bedroom 2	3.25m x 3.67m
Bedroom 3	2.85m x 3.50m
Bathroom	2.48m x 2.80m
Bedroom 4	3.30m x 5.15m
Ensuite	2.33m x 1.70m

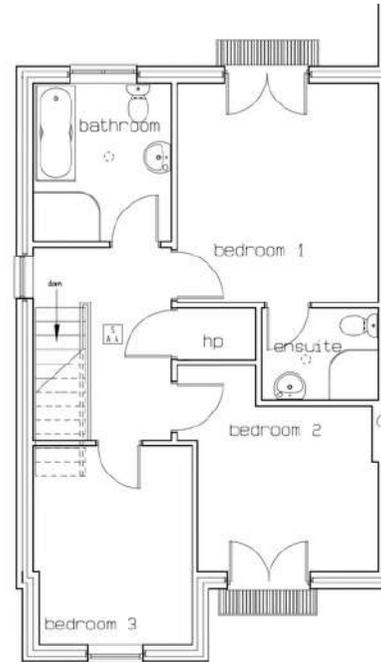
Note: all measurements are approximate and given at widest point.

The Birch

TYPE F - 3 BED SEMI - 1324 SQFT

Site: 18

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Ground Floor

Hall	2.74m x 5.80m
Lounge	4.09m x 4.30m
Kitchen	6.19m x 4.29m
Utility	1.90m x 2.47m
W.c	1.90m x 0.95m

First Floor

Bedroom 1	3.62m x 3.90m
Ensuite	2.10m x 1.64m
Bedroom 2	3.25m x 3.67m
Bedroom 3	2.85m x 3.54m
Bathroom	2.48m x 2.80m

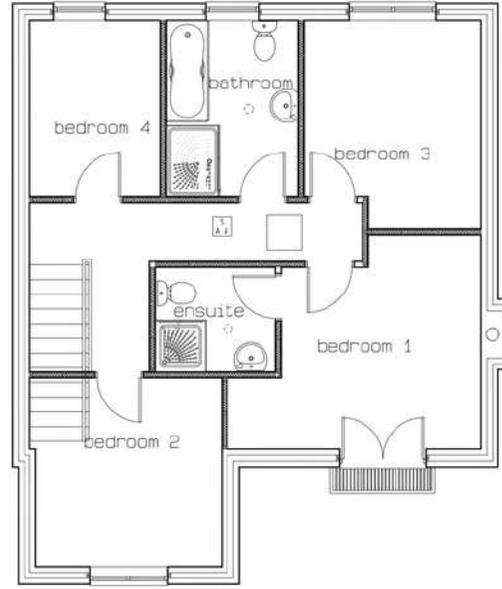
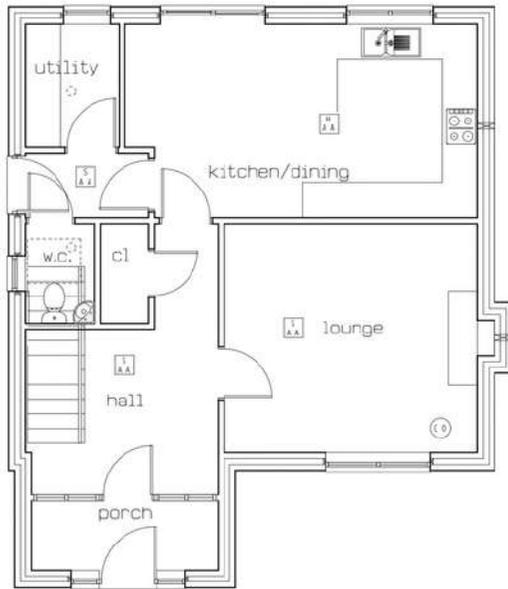
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The Hawthorn

TYPE G - 4 BED DETACHED - 1355 SQFT

Site: 20

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Ground Floor

Porch	3.20m x 1.18m
Hall	3.30m x 2.81m
Lounge	4.35m x 3.90m
Kitchen	6.05m x 3.28m
Utility	1.60m x 2.08m
W.c	1.18m x 1.70m

First Floor

Bedroom 1	4.35m x 3.63m
Ensuite	2.07m x 1.77m
Bedroom 2	3.30m x 3.21m
Bedroom 3	3.03m x 3.55m
Bedroom 4	2.25m x 3.00m
Bathroom	2.27m x 3.00m

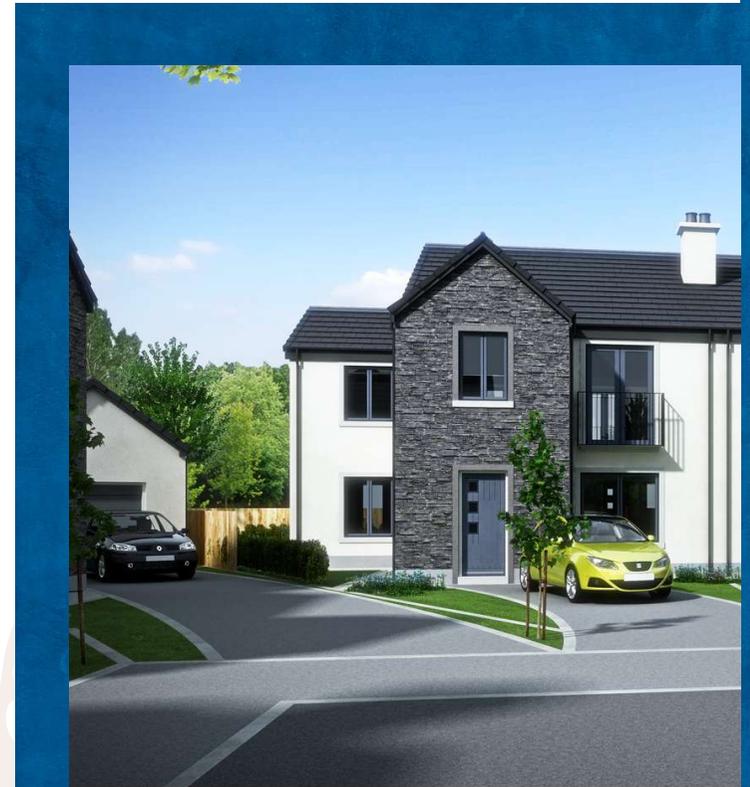
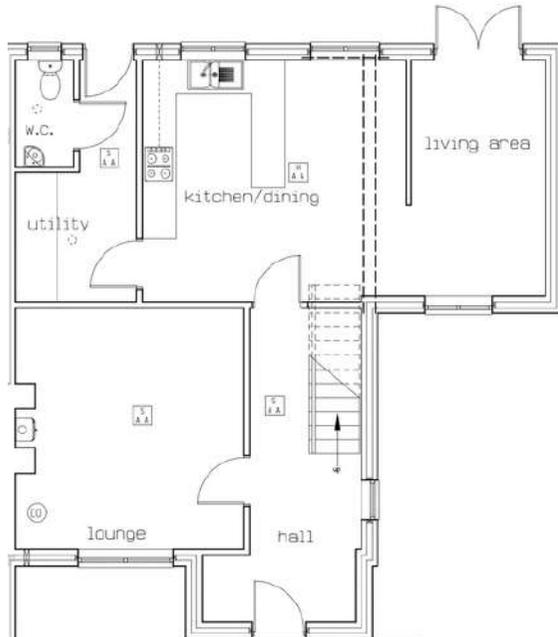
Note: all measurements are approximate and given at widest point.

The Hazel

TYPE H - 4 BED SEMI - 1527 SQFT

Site: 14, 16

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Ground Floor

Hall	2.74m x 5.00m
Lounge	4.09m x 4.30m
Living Room	2.40m x 4.20m
Kitchen	4.72m x 4.20m
Utility	2.75m x 4.19m
W.c	1.05m x 1.89m

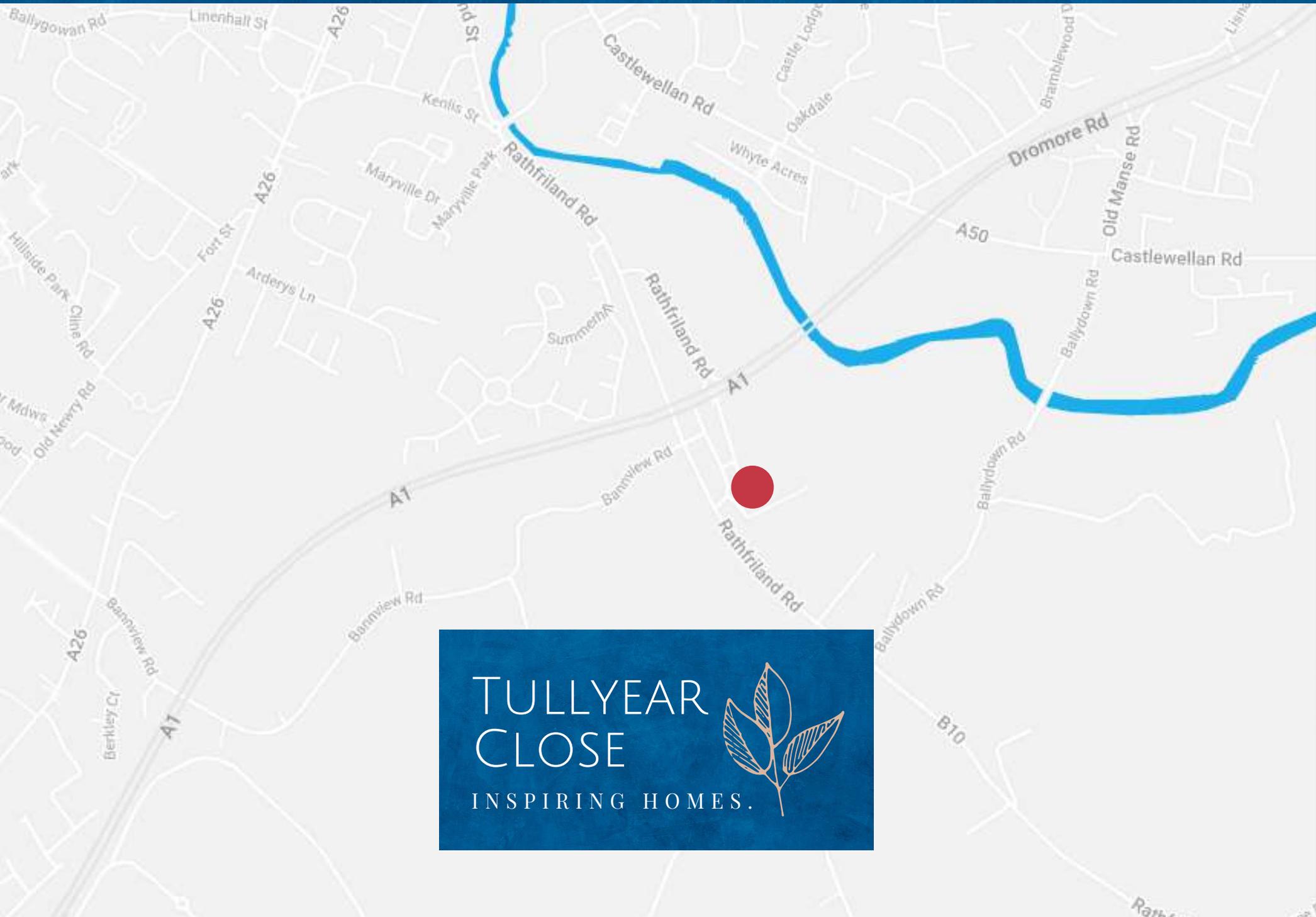
First Floor

Bedroom 1	3.62m x 3.82m
Ensuite	2.10m x 1.64m
Bedroom 2	3.25m x 3.67m
Bedroom 3	2.85m x 3.50m
Bathroom	2.48m x 2.80m
Bedroom 4	3.00m x 4.20m

Note: all measurements are approximate and given at widest point.







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TINNELLY CONSTRUCTION LTD



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