



**Maghera**  
Developments



*The Tower*  
*at maghera*

Welcome Home



\*Render for illustrative purposes only



*The Tower*  
*at maghera*



Render for illustrative purposes only



More than Just a Developer,  
**We are home builders.**

**M-DEV**

**Maghera**  
Developments



We at Maghera Developments, have over 20 years of experience delivering high quality homes to an exceptional level of finish.

We have recently been awarded **“Best Bespoke Home Builder - Northern Ireland”** in the BUILD Awards 2022 and **“Bespoke Homebuilder of the year”** in the Corporate Live Wire Magazine Innovation & Excellence Awards 2022 for our most recent Development in Newcastle, Co. Down, **“The Corragh”**.

This project is our latest development of beautifully finished homes in a much sought after area and offers a once in a lifetime opportunity to own a home right in the heart of Maghera village.

Find out more about us: [www.maghera-developments.com](http://www.maghera-developments.com)

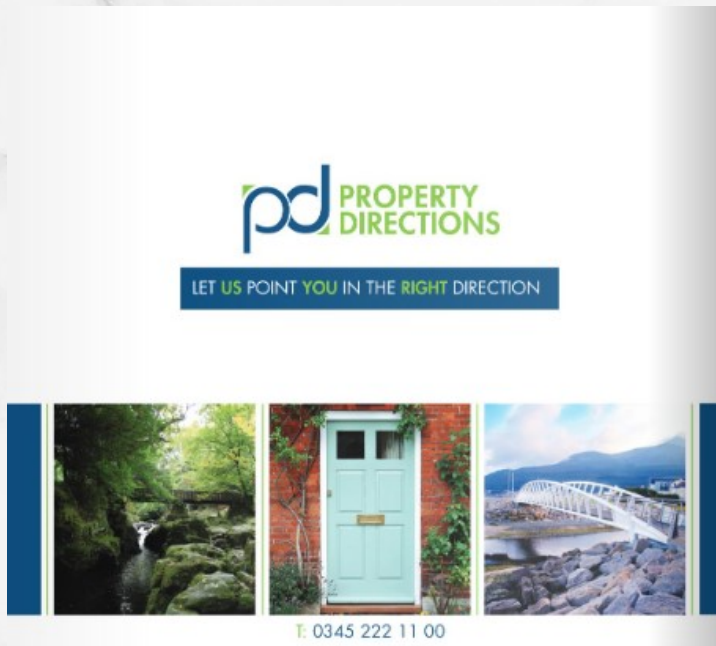
## Our Agent: Property Directions



Established in 2003 by Terry Cowan and Eugene Jennings, Property Directions is a recognised brand in the area and has two established high street locations in Newcastle and Castlewellan.

Property Directions also have in house mortgage advisors available at both of their Main Street branches. If you are thinking of buying, you can speak to one of their advisors who can help you set your budget.

Fully accredited and with nearly 20 years of experience, Property Directions are one of the largest estate agents in the area.



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## Maghera Village - Co. Down



The Tower, situated on the Carnacaville Road in the heart of the picturesque village of Maghera Co. Down is a great opportunity to own a beautiful home in this quaint area nestled between the local towns of Newcastle, Castlewellan & Dundrum.

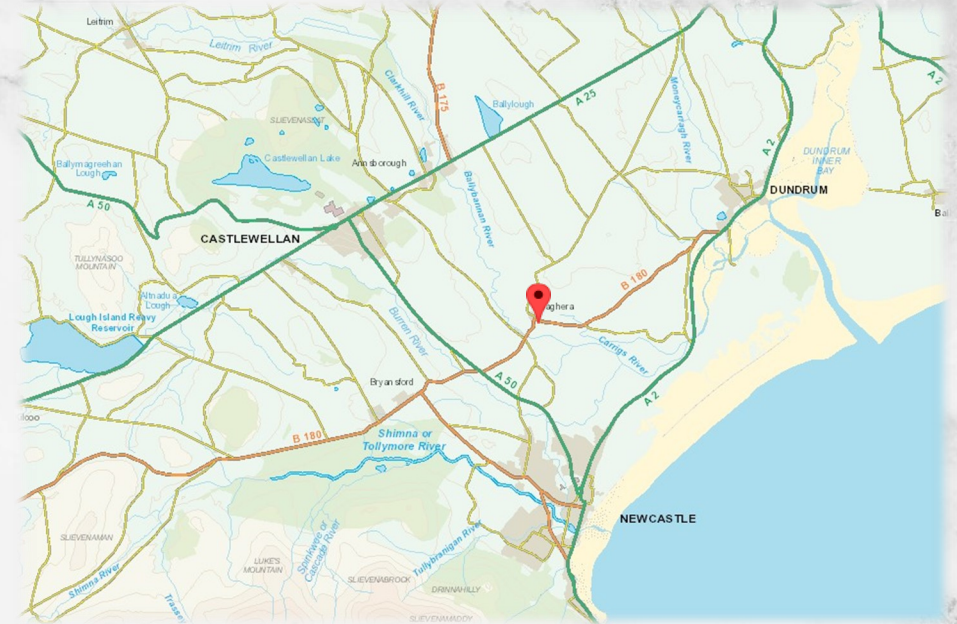


### Travel Distances

<b>Newcastle Town Centre</b>	2.7 Miles
<b>Castlewellan Town Centre</b>	3.3 Miles
<b>Dundrum Town Centre</b>	2.7 Miles
<b>Tesco Store (Newcastle)</b>	2.3 Miles
<b>Downpatrick Town Centre</b>	11.5 Miles
<b>Newry (City Centre)</b>	20.8 Miles
<b>Belfast (City Centre)</b>	31.2 Miles



# The Site



Renders for illustrative purposes only



## Site Background

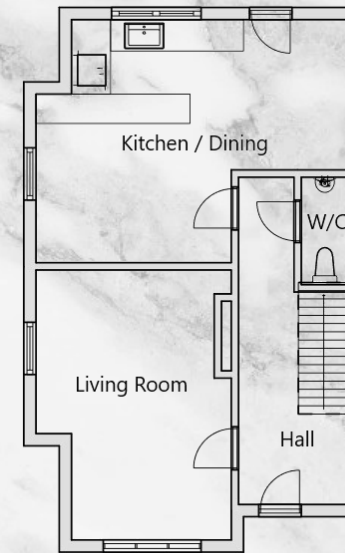


The tower takes its name from the old ruins of Maghera Round tower located approx. 400m south west from our site.

It is believed that St. Domangard (or Donard) founded a monastery here in the early Christian period c.500 AD. He lived as a hermit on nearby Sliabh Slángha mountain which is now known as Slieve Donard, so named after St. Domangard.

The tower, which is built from rough uncoursed granite field-stones, is believed to have fallen in the 18th century as a result of storm damage. All we see today is a 5.4 metre high stump with a large breach on the eastern side of the tower.

# HOUSE TYPE (C2)



Ground Floor Plan



First Floor Plan

## Ground Floor

<b>Living Room</b>	4.11m x 5.45m
<b>Kitchen / Dining</b>	4.79m x 6.45m

## First Floor

<b>Master Bed</b>	5.57m x 4.14m
<b>Bedroom 1</b>	2.47m x 3.59m
<b>Bedroom 2</b>	3.58m x 3.88m



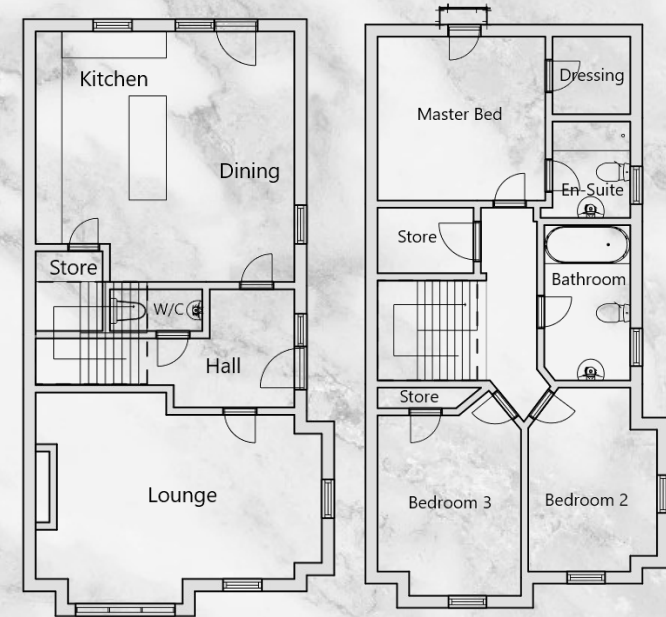
Site: 19

Sites: 19 & 14

3 Bedroom family home



# HOUSE TYPE (B)



Ground Floor Plan

First Floor Plan

## Ground Floor

**Living Room** 4.19m x 5.77m

**Kitchen / Dining** 5.14m x 4.94m

## First Floor

**Master Bed** 5.14m x 3.94m

**Bedroom 2** 2.99m x 3.74m

**Bedroom 3** 2.68m x 4.19m

Site: 1

3 Bedroom family home



Site: 1

# HOUSE TYPE (E)



## Ground Floor

<b>Living Room</b>	4.42m x 4.73m
<b>Kitchen / Dining</b>	6.68m x 4.44m

## First Floor

<b>Master Bed</b>	3.77m x 5.82m
<b>Bedroom 2</b>	3.77m x 4.22m
<b>Bedroom 3</b>	2.76m x 3.33m



Ground Floor Plan

First Floor Plan

Site: 2

3 Bedroom family home



Site: 2



# HOUSE TYPE (C)



Ground Floor Plan

First Floor Plan

## Ground Floor

Living Room	4.48m x 3.52m
Kitchen / Dining	5.88m x 5.12m

## First Floor

Master Bed	5.87m x 3.51m
Bedroom 1	2.25m x 3.57m
Bedroom 2	2.52m x 3.57m



Sites: 3, (6, 7, 8, 9, 10, 11, 12) Future Release

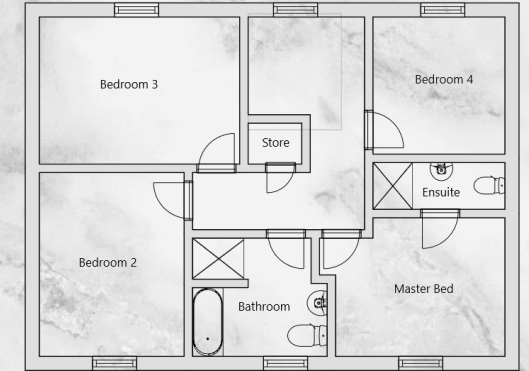
Sites: 3 & 6-12

3 Bedroom family home

# HOUSE TYPE (D)



Ground Floor Plan



First Floor Plan

## Ground Floor

**Living Room** 3.84m x 7.03m

**Kitchen / Dining** 3.32m x 6.58m

## First Floor

**Master Bed** 3.87m x 4.14m

**Bedroom 2** 2.94m x 3.84m

**Bedroom 3** 3.83m x 2.64m

**Bedroom 4** 3.17m x 2.34m

Site: 4

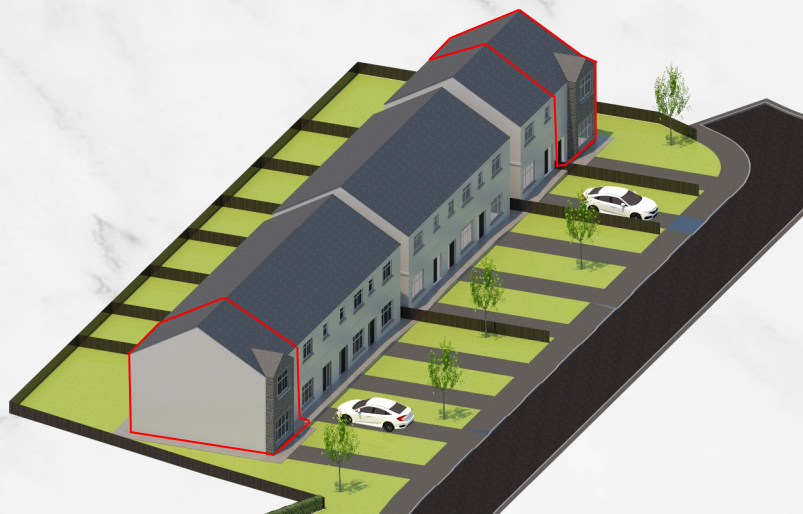
4 Bedroom family home



Site: 4



# HOUSE TYPE (A)



## Ground Floor

Entrance Hall	TBC
Living Room	TBC
Kitchen / Dining	TBC

## First Floor

Master Bed	TBC
Ensuite	TBC
Bedroom 1	TBC
Bedroom 2	TBC
Bathroom	TBC

Sites: 5 & 13

3 Bedroom family home

**FUTURE RELEASE**  
**MORE DETAILS COMING SOON**

Ground Floor Plan

First Floor Plan



Sites: 5 & 13



These properties have been designed to the highest standards of finish, but everyone has their own tastes. As such there are a few options for the following features at each property.

## Kitchen

<b>Standard Laminate Worktop:</b>	Included (Options Available**)
<b>Solid Worktop:</b>	From: £2,100.00* Extra (Options Available**)
<b>Worktop Style/Colour:</b>	See Samples in Show-House**

<b>Single Piece Cupboard Doors:</b>	Included (Colour Choices Available**)
<b>5 Piece Cupboard Doors:</b>	From: £600.00* Extra (Options Available**)
<b>Cupboard Colours:</b>	See Samples in Show-House**

## Additional Extras

<b>Cornice to Livingroom &amp; Hall</b>	£759.00
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## Flooring

<b>Ground Floor (Living Room &amp; Hall)</b>	Laminate Wood - Included
<b>Kitchen / GF W/C / Master Bath / Ensuite</b>	Tiles - Included (2x Style Choices**)
<b>Stairs / FF Landing / Master Bed</b>	Carpet - Included (4x Colour Choices**)
<b>2x FF Standard Bedrooms</b>	Laminate Wood—Included

## Sanitary Wear

<b>Suite to Master Bathroom</b>	Included
<b>Suite to Ensuite</b>	Included
<b>Toilet &amp; Sink to GF W/C</b>	Included

\* Prices subject to change due to ongoing increases in the industry

\*\* Samples of options available are viewable in show house





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