



LAUREL AVENUE

DROMORE ROAD | BANBRIDGE

PHASE 2

A RANGE OF FANTASTIC FAMILY HOMES WITH
ENERGY EFFICIENT DESIGN & MODERN TURNKEY FINISH



Kelly Brothers
BUILDING CONTRACTORS





WELCOME HOME

Take a breath and enjoy the tranquillity and beauty of this idyllic Co.Down community and see that Laurel Avenue could be a great place to call home. Located on the edge of Banbridge town, with a variety of different house types, designed down to the last detail, offering buyers a fantastic family home.

Energy efficient by design, these timber-frame homes offer luxuriously modern comfort with minimal running costs and are not only ideal for first time buyers, but also second time buyers, growing families and those wanting to relax in this vibrant local community.

What's more, Laurel Avenue is in a prime location, in close proximity to the A1 offering easy commuting to Belfast, Dublin and beyond.






LAUREL AVENUE
 DROMORE ROAD | BANBRIDGE

LOCATION	DISTANCE	TIME*
Belfast	23.5 miles	28 mins
Newry	16.3 miles	20 mins
Dublin	82.4 miles	89 mins
Portadown	12 miles	23 mins
Sprucefield	13.8 miles	16 mins
Boulevard	3.9 miles	7 mins

* Travel times via car



THE LOCATION

With unrivalled transport links and an abundance of amenities on your doorstep, Banbridge is more than just a town, it's about enjoying a peaceful rural setting with the convenience of city centre living.

Nestled away on the edge of Banbridge town, one of the most sought after areas in Co. Down, Laurel Avenue is the ultimate place to call home.

Not only is it on the main A1 between Belfast and Dublin, but Banbridge town itself has a variety of cafe's, restaurants, convenience stores, independent boutiques, schools and leisure facilities, with must-see award winning eateries.





THE SPECIFICATION

EXTERNAL FEATURES:

- High standard of floor, wall and loft insulation
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Bitmac driveways
- Coloured pre-finished insulated composite front door
- Rear gardens top-soiled & seeded
- Landscaping to common areas
- Timber fencing and walling to boundaries (where appropriate)
- Feature external lighting to front door
- Outside tap
- Patio area outside french doors from kitchen

INTERNAL FEATURES:

- Internal walls and ceilings painted along with the internal woodwork
- Chamfered skirting and architrave
- Panelled internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Additional cable left in roof-space for connection of digital TV aerial by your installer
- Thermostatically controlled radiators





LIVING ROOM:

Electric fire

KITCHEN:

Choice of kitchen doors, handles, worktop colours with co-ordinating up-stand and splash-back to hob

Integrated electrical appliances to include electric hob and electric oven, extractor unit, fridge/freezer, dishwasher and free-standing washer/dryer (*in houses with a utility room, the washer/dryer will be in the utility room*)

BATHROOMS & WCs:

Contemporary white sanitary-ware with chrome fittings

Thermostatically controlled shower in bathroom and en-suite

Splash-back tile to bathroom, en-suite and downstairs cloakroom basins

FLOORING:

Lounge fitted with wooden laminate flooring

Bedrooms, stairs and landing carpeted

Kitchen/dining, entrance hall, bathroom, w.c. and en-suite floors tiled

HEATING:

Gas central heating

Zoned heating with time clock in line with building control regulations

SELECTIONS:

All selections to be made from the builder's nominated suppliers only

All selections are from a pre-selected range and are subject to stage of construction

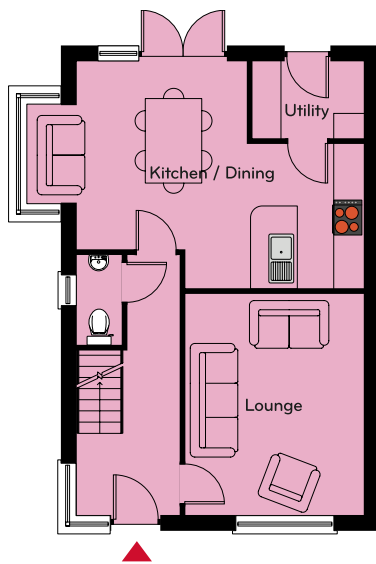
WARRANTY:

NHBC 10 year buildmark warranty



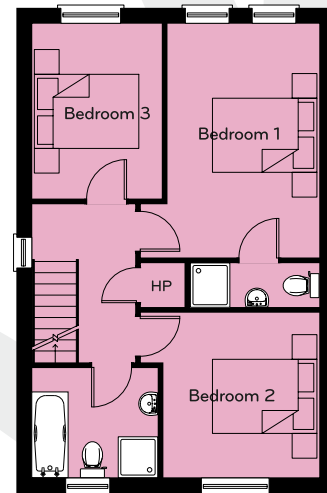
TYPE A

3 Bed Detached
1214 sq.ft.



Ground Floor :

Lounge:	4.58m x 3.72m	15'0" x 12'2"
Kitchen / Dining:	5.97m x 4.73m	19'7" x 15'6"
Utility Room:	2.2m x 1.5m	7'3" x 4'11"
W.C.:	1.88m x 0.95m	6'2" x 3'1"



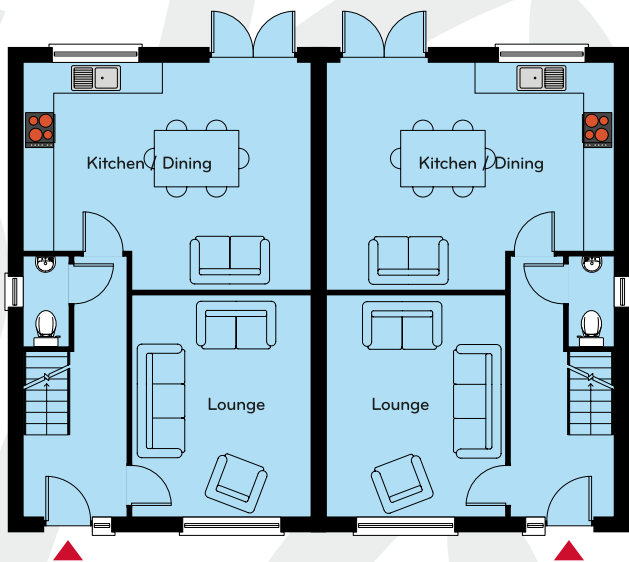
First Floor :

Bedroom 1:	4.82m x 3.19m	15'10" x 10'6"
En-suite:	2.72m x 0.93m	8'11" x 3'0"
Bedroom 2:	3.46m x 3.27m	11'4" x 10'9"
Bedroom 3:	3.61m x 2.69m	11'10" x 8'10"
Bathroom:	2.61m x 2.31m	8'7" x 7'7"



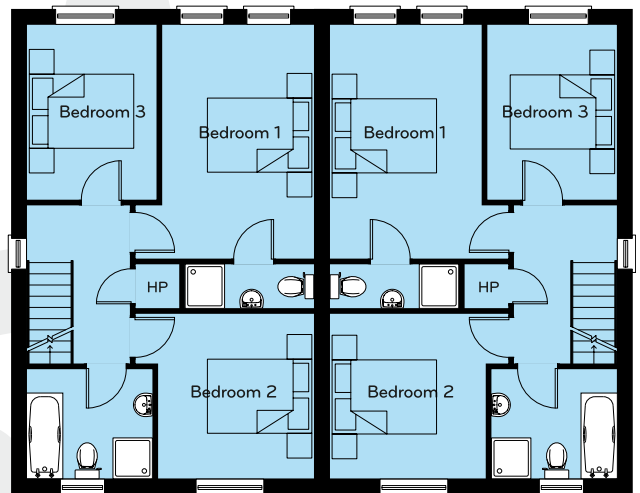
TYPE B

3 Bed Semi-detached
1192 sq.ft.



Ground Floor :

Lounge: 4.58m x 3.72m 15'0" x 12'2"
 Kitchen / Dining: 5.97m x 4.73m 19'7" x 15'6"
 W.C.: 1.88m x 0.95m 6'2" x 3'1"



First Floor :

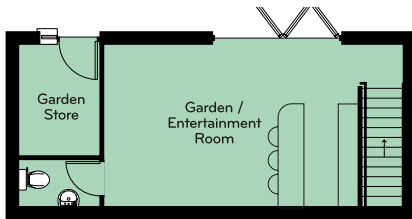
Bedroom 1: 4.82m x 3.19m 15'10" x 10'6"
 En-suite: 2.72m x 0.93m 8'11" x 3'0"
 Bedroom 2: 3.46m x 3.27m 11'4" x 10'9"
 Bedroom 3: 3.61m x 2.69m 11'10" x 8'10"
 Bathroom: 2.61m x 2.31m 8'7" x 7'7"



View of rear of site 10

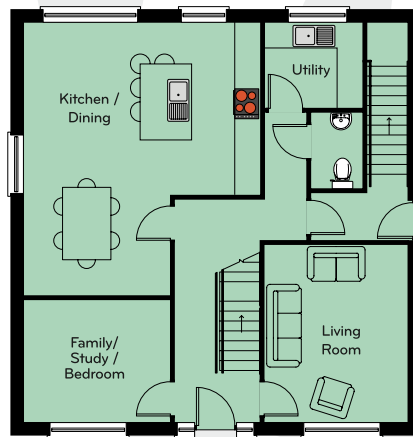
TYPE D

4 Bed Detached
2130 sq.ft.



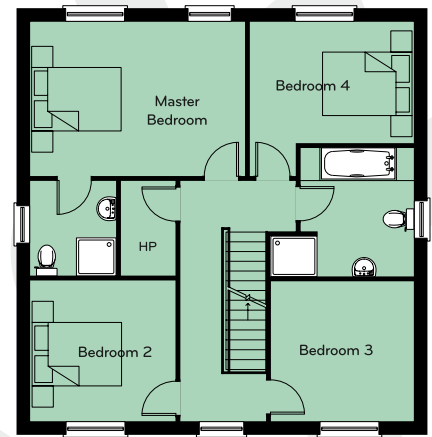
Lower Ground Floor :

Garden Room:	5.9m x 3.8m 19'4" x 12'6"
Garden Store:	2.6m x 1.91m 8'6" x 6'3"
W.C.:	1.91m x 1.1m 6'3" x 3'7"



Ground Floor :

Living Room:	4.13m x 3.35m 13'7" x 12'0"
Kitchen / Dining:	6.38m x 5.53m 20'11" x 18'2"
Family Room:	3.43m x 2.84m 11'3" x 9'4"
Utility Room:	2.3m x 2.0m 7'7" x 6'7"
W.C.:	1.8m x 1.2m 5'11" x 3'11"




First Floor :

Master Bedroom:	5.03m x 3.61m 16'6" x 11'10"
En-suite:	2.25m x 2.03m 7'5" x 6'8"
Bedroom 2:	3.43m x 3.27m 11'3" x 10'9"
Bedroom 3:	3.35m x 3.27m 11'0" x 10'9"
Bedroom 4:	3.85m x 2.86m 12'8" x 9'5"
Bathroom:	3.35m x 3.0m 12'0" x 9'10"

PHASE 2

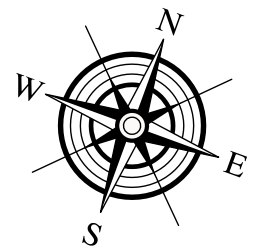
SITE MAP



 **TYPE A**
3 Bed Detached
1214 sq.ft.

 **TYPE B**
3 Bed Semi-detached
1192 sq.ft.

 **TYPE D**
4 Bed Detached
2130 sq.ft.





DEVELOPER



Kelly Brothers
BUILDING CONTRACTORS

Milltown East Industrial Estate, Warrenpoint, BT34 3PN

tel: (028) 4175 2502

www.kellybrothers.co.uk



JOINT SELLING AGENTS



21 Newry Street, Banbridge, BT32 3EA

tel: 028 4066 2206

www.shooter.co.uk



89 Hill Street, Newry, BT34 1DG

tel: 028 3026 9003

www.hanna-hillen.co.uk

NOTE: These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development.

3D illustrations and photographs are for illustrative purpose only.