

GREENAN GATE

GREENAN ROAD
NEWRY

An Exclusive Collection of 5 Detached Residences

EXCEPTIONALLY
DESIGNED HOMES
IN AN UNBEATABLE
LOCATION



Accessed via the Greenan Road, the exclusive new development of Greenan Gate boasts an exquisite collection of five outstanding homes, each immaculately designed and carefully finished to luxury turn-key specification.

Providing seclusion in a private setting, all the while ensuring easy access to a multitude of amenities, homeowners have the best of both worlds when it comes to the diversity offered by Greenan Gate.

With the Canal Court Hotel and The Quays and Buttercrane Shopping Centres situated just a short drive away, residents of Greenan Gate can experience the very best in fine dining and retail therapy. What's more, with a variety of green open spaces located nearby, homeowners can admire the natural beauty of this area.

The properties at Greenan Gate showcase the very definition of modern living. Consisting of five detached homes, each showcasing stylish, spacious interiors, Greenan Gate is perfect for growing families wishing to settle down in an area with a tight-knit community feel. Thanks to high-quality fixtures and fittings throughout, these stunning residences allow for easy maintenance and ensure comfortable, family living.

Benefitting from excellent rail and road links to Belfast and Dublin, Greenan Gate also provides an ideal location for those making the daily commute.



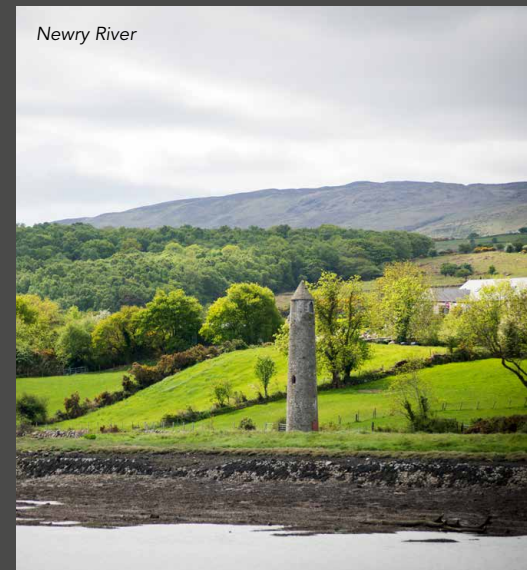
Newry Town Hall



Craigmore Viaduct



Kilbroney Forest Park



Newry River



NearyNogs Stoneground Chocolate



Canal Bridge at Buttercrane Quay

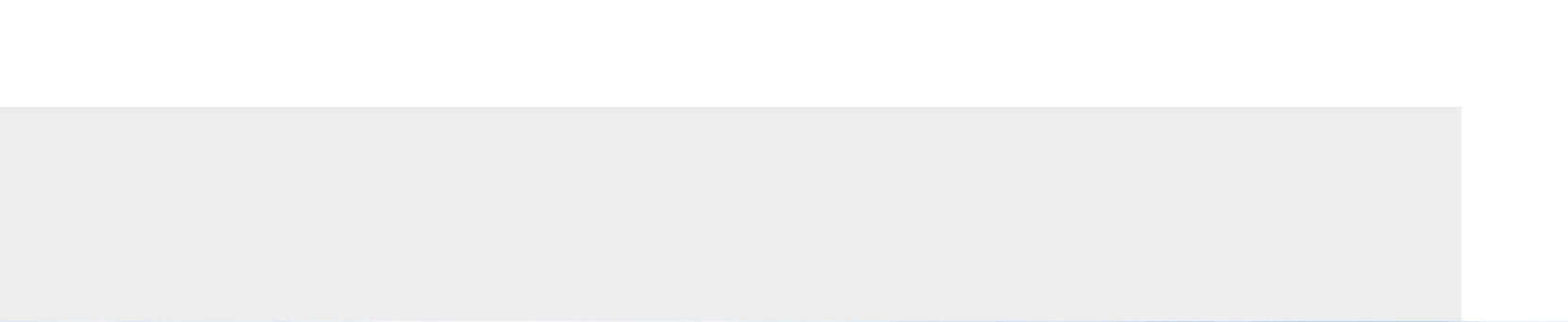


The Quays Shopping Centre



WELCOME
TO
GREENAN
GATE



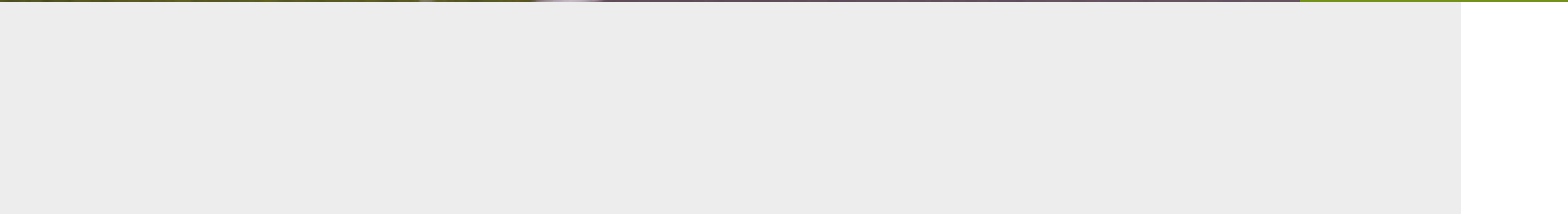


The MALLEY
Site 4

The MALLEY
Site 3

The CLARKE
Site 2

The HILLEN
Site 1



SITE LAYOUT

NOT TO SCALE

Garages shown on the site layout are available as an optional extra.

- THE CLARKE**
Sites 2 & 5 / Brick & Render Finish
- THE MALLEY**
Sites 3 & 4 / Stone & Render Finish
- THE HILLEN**
Site 1 / Brick & Render Finish



LOCATION MAP

NOT TO SCALE



THE CLARKE

Computer Visual of Site 5

GROUND FLOOR

Lounge
12'11" x 11'1"

Family Room
11'5" x 9'4"

Kitchen / Dining / Snug
30'10" x 10'7" max

Sunroom
16'1" x 8'2"

Utility Room
5'8" x 5'2"

WC
5'10" x 3'7"

FIRST FLOOR

Master Bedroom
11'1" x 10'3"

Ensuite
11'1" x 3'7"

Bedroom 2
11'11" x 11'5" max

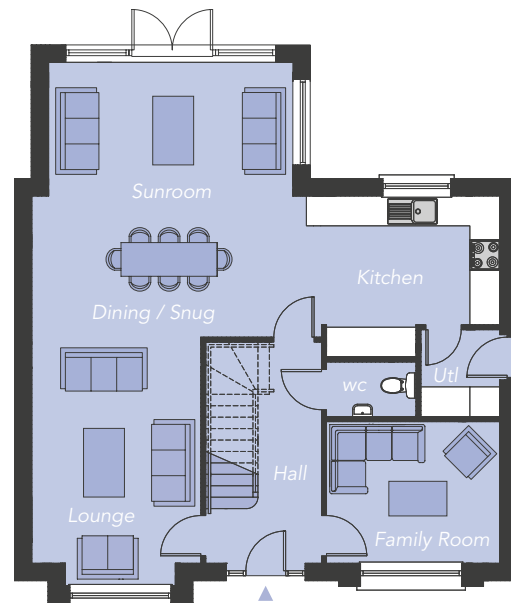
Bedroom 3
11'11" x 11'5" max

Bedroom 4
11'1" x 9'7" max

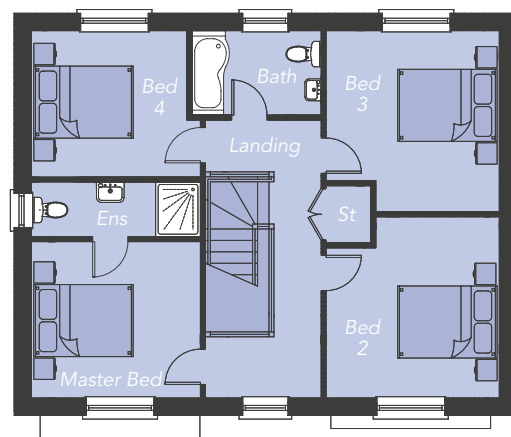
Bathroom
8'6" x 5'6" max

Total Floor Area
1650 sq ft approx.

GROUND FLOOR



FIRST FLOOR



Floorplans shown are for Site 5.
The floorplans for Site 2 are a
handed version of these plans.



Computer Visual of Site 3

THE MALLEY

GROUND FLOOR

Lounge
12'11" x 11'1"

Family Room
11'5" x 9'4"

Kitchen / Dining / Snug
30'10" x 10'7" max

Sunroom
16'1" x 8'2"

Utility Room
5'8" x 5'2"

WC
5'10" x 3'7"

FIRST FLOOR

Master Bedroom
11'1" x 10'3"

Ensuite
11'1" x 3'7"

Bedroom 2
11'11" x 11'5" max

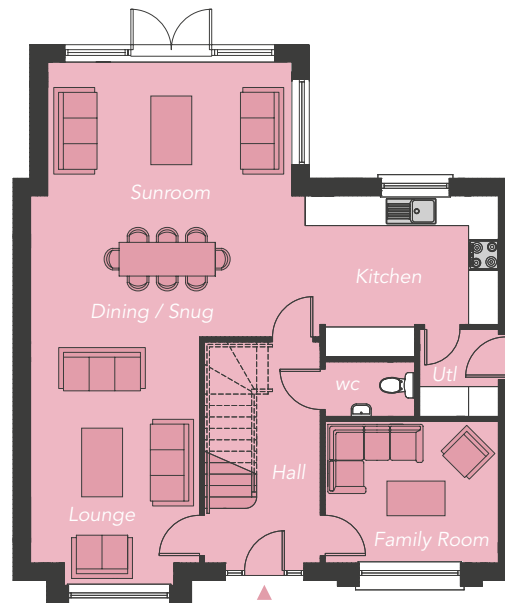
Bedroom 3
11'11" x 11'5" max

Bedroom 4
11'1" x 9'7" max

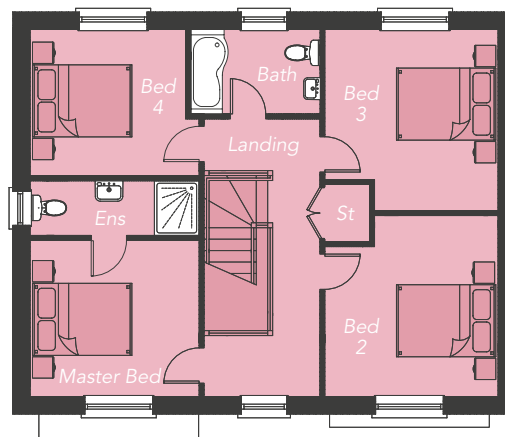
Bathroom
8'6" x 5'6" max

Total Floor Area
1650 sq ft approx.

GROUND FLOOR

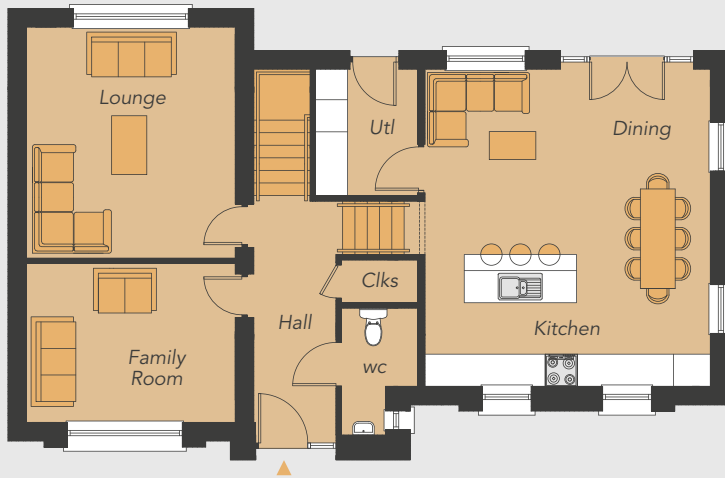


FIRST FLOOR

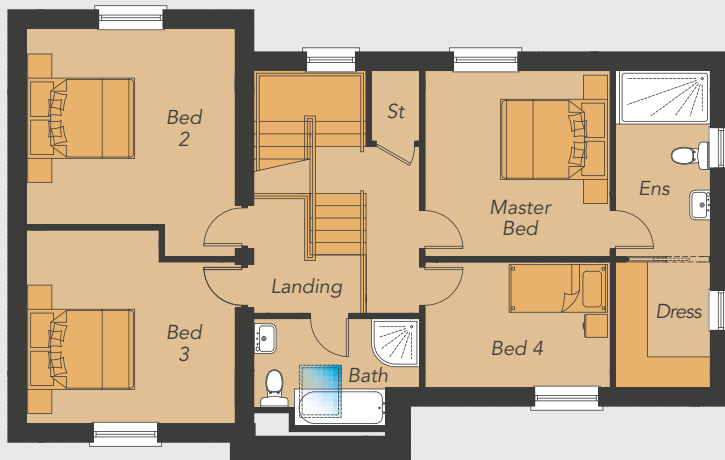


Floorplans shown are for Site 4.
The floorplans for Site 3 are a handed version of these plans.

GROUND FLOOR



FIRST FLOOR



THE HILLEN

GROUND FLOOR

Lounge
14'1" x 12'9"

Family Room
12'9" x 9'9"

Kitchen / Dining
19'5" x 17'6"

Utility Room
7'10" x 6'3" max

WC
4'9" x 4'8" min

FIRST FLOOR

Master Bedroom
11'5" x 11'4"

Ensuite
11'5" x 3'10"

Dressing Room
11'5" x 3'10"

Bedroom 2
13'11" x 12'9" max

Bedroom 3
12'9" x 11'10" max

Bedroom 4
11'4" x 7'8" max

Bathroom
10'2" x 6'7" max

Total Floor Area
1805 sq ft approx.



LUXURY TURNKEY SPECIFICATION



Showcasing a collection of impressive homes, Greenan Gate guarantees a range of affordable and sustainable properties for the modern homeowner.

Always keeping our environmental responsibilities in mind, we pride ourselves on our ability to design and build ecologically friendly homes. The properties at Greenan Gate are finished to a flawless standard, with each home including high specification insulation and robust door and window frames, all reflecting the current building regulations that help to keep draughts at bay and retain warmth. An energy efficient heating system ensures a reduction in the energy required to heat these homes, not only promising a lower carbon footprint but also guaranteeing lower electricity and heating bills.

At every possible opportunity, we strive to use sustainable, recycled materials in a bid to help you along your journey towards a greener way of life. By incorporating energy saving lightbulbs and fitting dual flush toilets, our carefully considered instalments promote an overall reduction in harmful carbon emissions.

Using the Standard Assessment Procedure (SAP) as a measure to evaluate the energy efficiency of our homes, Greenan Gate received an extremely high rating. Calculating the costs of our cleverly installed heating, lighting and ventilation features, the high SAP ratings at Greenan Gate indicate lower costs for each homeowner.





KITCHEN

- Impressive high quality modern units with soft close drawers and doors
- Choice of doors, handles, worktop with upstand and feature glass behind hob
- Concealed LED under lighting to high level wall units
- Integrated electrical appliances to include 4 ring gas hob and stainless steel electric oven, glass extractor unit (where applicable), integrated 70/30 fridge / freezer, integrated dishwasher

BATHROOM, ENSUITE & WC

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door (where applicable) or thermostatically controlled shower in bathroom to selected detached homes (where applicable)
- Thermostatically controlled shower with drench overhead and riser handset in ensuite with slimline tray
- Chrome heated towel rail in bathroom and ensuite
- LED backlit mirror in bathroom and ensuite
- Full height tiling to shower enclosures
- Where shower / bath is fitted the enclosure walls will be fully tiled
- Feature tiling to bathroom, ensuite and downstairs cloakroom basin areas

HEATING

- Gas fired central heating – energy efficient combination boiler which provides instant hot water on demand
- Zoned heating with time clock for improved efficiency

CHOICE OF FLOORING FROM EXTENSIVE RANGE

- Choice of tiling for hall, WC, utility and kitchen
- Choice of tiling to bathroom and ensuite
- Lounge, stairs, landing and bedrooms finished with a choice quality carpets and underlay

INTERNAL FEATURES

- Internal walls and ceilings painted along with the internal woodwork
- Chamfered skirting and architrave
- Contemporary internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets with x1 USB socket fitted to the lounge, kitchen and master bedroom
- Thermostatically controlled radiators
- Recessed energy efficient LED downlighting to kitchen / dining, sunroom (where applicable), bathroom and ensuite

EXTERNAL FEATURES

- Composite entrance door with 5 point locking system
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Maintenance free uPVC fascia and soffit
- Driveways to be finished in bitmac
- Silver granite effect paving to pathways and patio area
- Front gardens seeded
- Landscaping to common areas
- Feature external lighting to front door

- Outside tap
- Management company will be formed to organise the upkeep and well-being of the development

ENVIRONMENTAL

Our new homes are energy-efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve energy-efficiency ratings far in excess of the average for Northern Ireland.

SAFETY & SECURITY

Double glazing, window locks*, 5 point locking system to main entrance door - mains operated smoke, heat and carbon monoxide detectors are installed throughout giving home owners peace of mind. (*window locks – excluding emergency escape windows).

NEW HOME WARRANTY

A 10 year warranty will be available for all homes at Greenan Gate from Global Home Warranties which is responsible for setting the standards of the house-building industry.

YOUR NEW HOME

Owners have the satisfaction of knowing that Greenan Gate represents a team effort involving the dedication, commitment and expertise of our finest architects and craftsmen. Owners will also benefit from a full turnkey finish.

SELLING AGENT



108 Hill Street, Newry,
Co. Down BT34 1BT
Telephone: 028 3026 6811
www.bestpropertyservices.com

www.greenangate-newry.co.uk

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