



TOLLYMORE BRÆ

NEWCASTLE

EXQUISITE FAMILY HOMES



WELCOME TO
TOLLYMORE
BRAE

*A SMALL
PRIVATE
DEVELOPMENT
OF BEAUTIFULLY
DETAILED
HOMES*

Percy French Inn



Tollymore Brae is a small development of eight detached family homes in a well established community in the heart of Newcastle. These delightful homes are contemporary in design offering residents luxurious living spaces with substantial private gardens and green space, ideal for barbecue and outdoor entertaining.

Within easy access of schools and a wide variety of businesses and eateries in Newcastle, Tollymore Brae is perfectly located for residents looking for the very best of modern and convenient living. Newcastle offers a wide range of great restaurants, cafes, shopping centres and boutiques all located within sight of the amazing Newcastle coastline.

For those who love the outdoors, the unique diversity of landscape and outstanding wildlife in the Mourne Mountains is a hiker's paradise. For a less challenging incline, Tollymore Forest Park and Murlough National Nature Reserve are also within easy reach or you can enjoy a more leisurely round of golf at the world renowned Royal County Down Golf Club.

With excellent transport links to Belfast and Dublin, Tollymore Brae is enviably located and ideal for family living.



Stepping stones, Tollymore Forest Park



Royal County Down Golf Club



Mourne Mountains

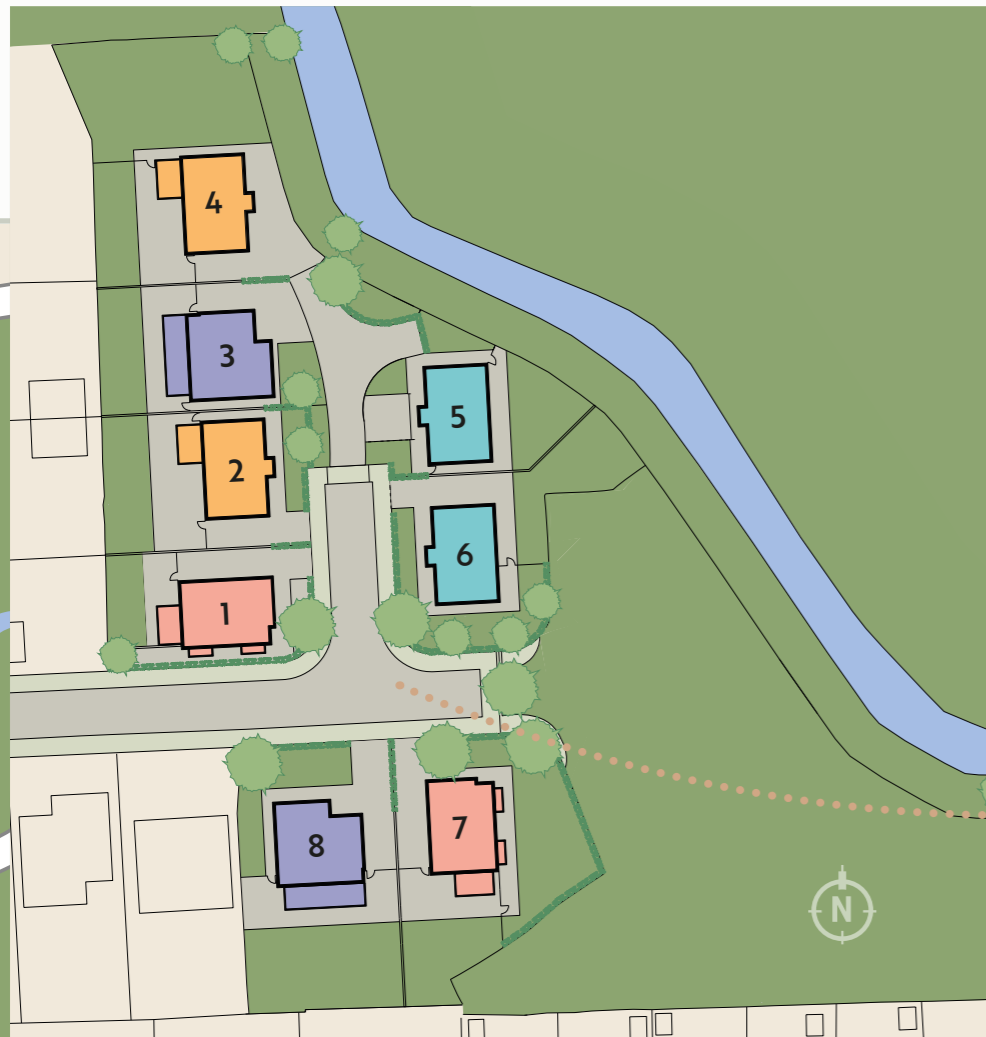


Newcastle Town & Promenade



SITE LAYOUT & LOCATION MAP

- not to scale -



CONNECTIONS

SCHOOLS

St Mary's Primary School 0.7 miles
 SE Regional College, Newcastle .. 1.2 miles
 Newcastle Primary..... 1.4 miles
 Shimna Integrated College 1.9 miles
 St Malachy's High School
 and Primary School 3.2 miles
 St Patricks Primary School 3.3 miles
 St Columba's College..... 12.8 miles
 St Patrick's Grammar School..... 15 miles
 St Louis Grammar School..... 15.3 miles
 Assumption Grammar School 16.4 miles

RESTAURANTS

The Oak Restaurant 0.5 mile
 Burrendale Hotel & Spa 1 mile
 Percy French Inn 1.4 miles
 Brunel's Restaurant..... 1.4 miles
 Great Jones restaurant 1.4 miles
 The Anchor Bar..... 1.4 miles
 Pacha Restaurant..... 1.4 miles
 The Maghera Inn..... 1.5 miles
 Bao & Bento 1.5 miles
 Toscano Pizzeria..... 1.7 miles

OUT & ABOUT

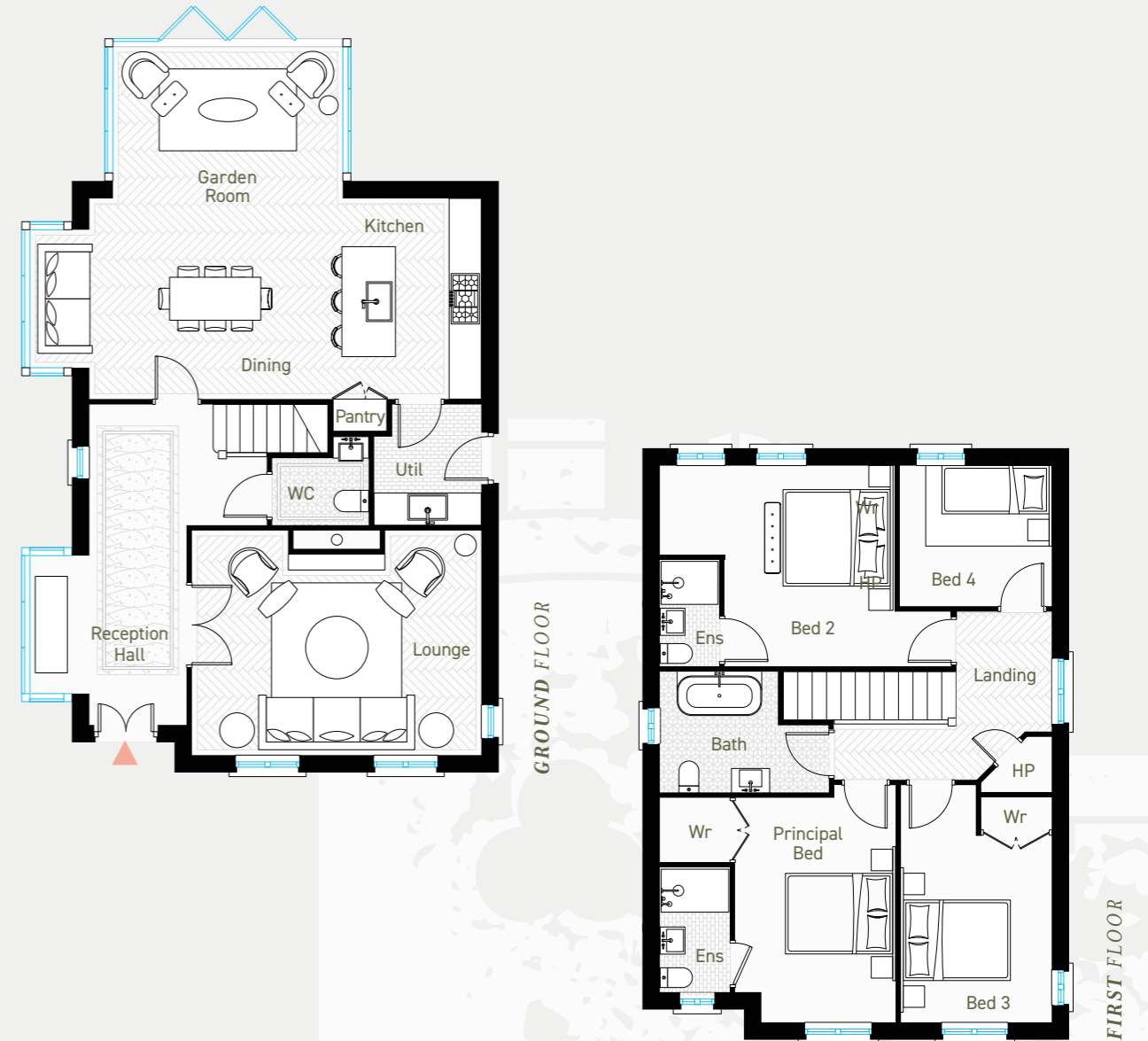
Slieve Donard Hotel & Spa 1.1 miles
 Golf Centre Newcastle 1.3 miles
 Royal County Down Golf Club..... 1.6 miles
 Granite Hiking Trail 2.1 miles
 Tollymore Forest Park 2.1 miles
 Murlough National
 Nature Reserve..... 2.8 miles
 Glen River Hiking Trail 3.1 miles
 Castlewellan Forest Park..... 4.4 miles
 Slieve Donard..... 4.4 miles
 Silent Valley Mountain Park 12.9 miles



THE PARNELL - SITES 1 & 7



THE PARNELL, 4 Bedroom Detached - Floor Plans



Total Floor Area: 1799 sq ft approx.

GROUND FLOOR

Reception Hall with separate WC				
Lounge	ft	17'9" x 13'8"	m	5.40 x 4.20
Kitchen Dining (max)	ft	27'7" x 12'4"	m	8.44 x 3.75
Garden Room	ft	14'2" x 8'2"	m	4.30 x 2.50
Utility	ft	7'5" x 6'6"	m	2.25 x 2.00

FIRST FLOOR

Principal Bedroom (max)	ft	14'7" x 19'10"	m	4.45 x 3.00
Ensuite	ft	7'7" x 4'3"	m	2.35 x 1.30
Bedroom 2 (max)	ft	14'3" x 12'3"	m	4.35 x 3.75
Ensuite	ft	6'6" x 3'7"	m	2.00 x 1.10
Bedroom 3 (max)	ft	14'6" x 9'2"	m	4.45 x 2.80
Bedroom 4	ft	9'4" x 8'6"	m	2.85 x 2.62
Bathroom (max)	ft	10'4" x 7'4"	m	3.15 x 2.25



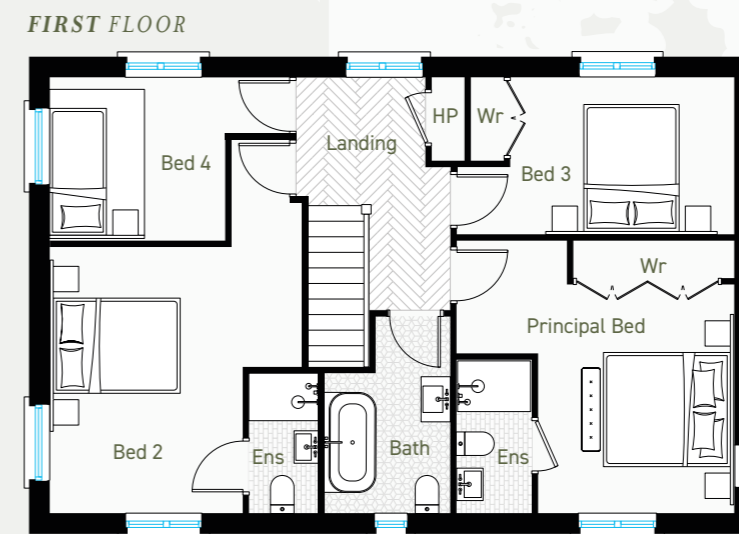
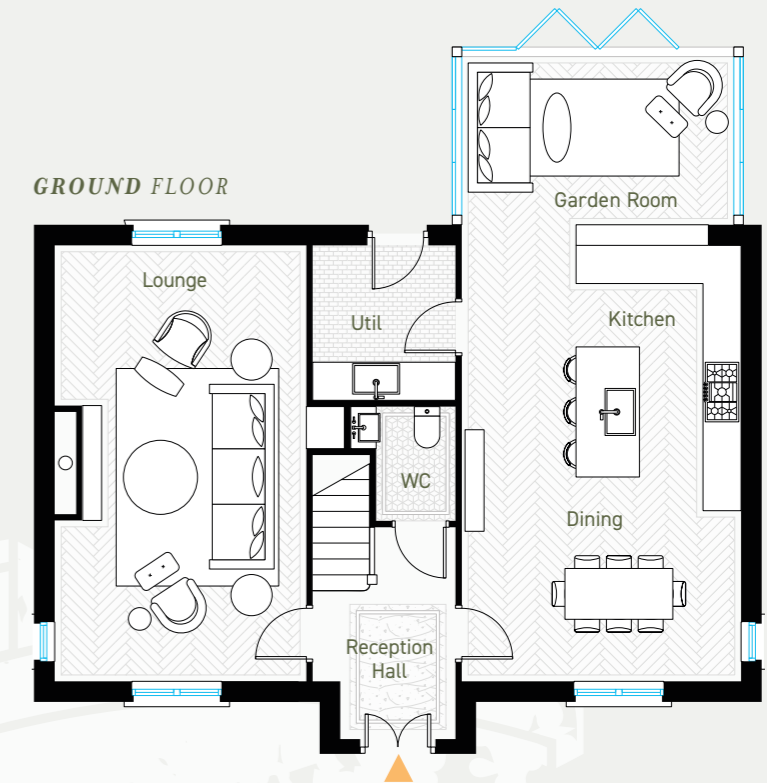
THE BREHON - SITES 2 & 4



Total Floor Area: 1647 sq ft approx.



THE BREHON, 4 Bedroom Detached - Floor Plans



GROUND FLOOR

Reception Hall with separate WC				
Lounge	ft	22'7"	x	13'2"
	m	6.90	x	4.00
Kitchen Dining (max)	ft	22'7"	x	14'3"
	m	6.90	x	4.35
Garden Room	ft	14'2"	x	8'2"
	m	4.30	x	2.50
Utility	ft	7'9"	x	7'4"
	m	2.40	x	2.25

FIRST FLOOR

Principal Bedroom (max)	ft	14'3"	x	14'1"	m	4.35	x	4.30
Ensuite	ft	7'9"	x	3'9"	m	2.40	x	1.20
Bedroom 2	ft	13'9"	x	13'2"	m	4.20	x	4.00
Ensuite	ft	7'3"	x	3'7"	m	2.20	x	1.10
Bedroom 3 (max)	ft	14'3"	x	8'3"	m	4.35	x	2.50
Bedroom 4	ft	9'2"	x	8'6"	m	2.80	x	2.60
Bathroom (max)	ft	10'2"	x	6'7"	m	3.10	x	2.00



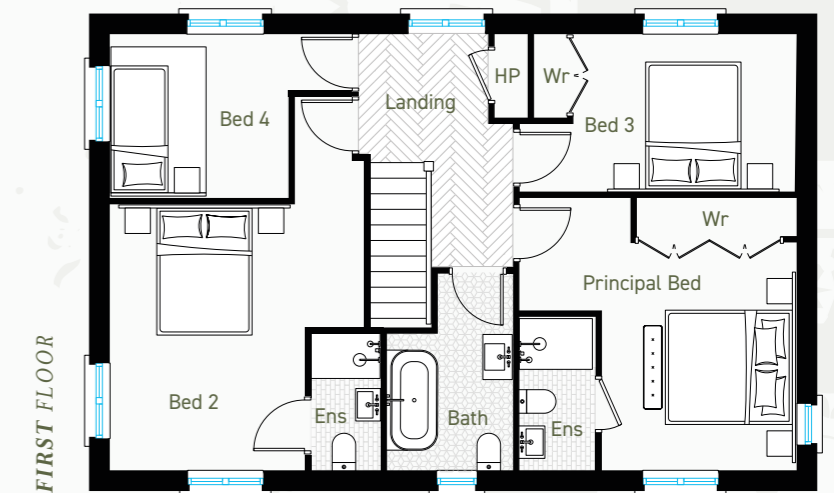
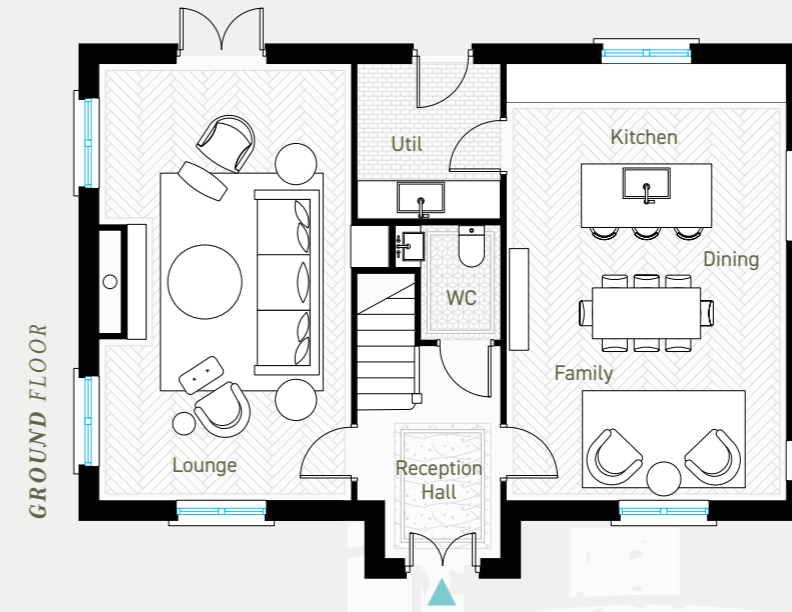
THE CONNELLAN - SITE 5 & 6



Total Floor Area: 1614 sq ft approx.



THE CONNELLAN, 4 Bedroom Detached - Floor Plans



GROUND FLOOR

Reception Hall with separate WC					
Lounge	ft	22'7"	x	13'2"	m 6.90 x 4.00
Kitchen Dining Family (max)	ft	22'7"	x	14'3"	m 6.90 x 4.35
Utility	ft	7'9"	x	7'4"	m 2.40 x 2.25

FIRST FLOOR

Principal Bedroom (max)	ft	14'3"	x	14'1"	m 4.35 x 4.30
Ensuite	ft	7'9"	x	3'9"	m 2.40 x 1.20
Bedroom 2	ft	13'9"	x	13'2"	m 4.20 x 4.00
Ensuite	ft	7'3"	x	3'7"	m 2.20 x 1.10
Bedroom 3 (max)	ft	14'3"	x	8'3"	m 4.35 x 2.50
Bedroom 4	ft	9'2"	x	8'6"	m 2.80 x 2.60
Bathroom (max)	ft	10'2"	x	6'7"	m 3.10 x 2.00



THE DONOVAN - SITE 3



THE DONOVAN, 4 Bedroom Detached - Floor Plans



Total Floor Area: 1995 sq ft approx.

VIRTUAL TOUR



GROUND FLOOR

Reception Hall with separate Cloakroom								
Lounge	ft	18'4"	x	12'5"	m	5.60	x	3.80
Kitchen Dining	ft	20'1"	x	11'9"	m	6.10	x	3.60
Garden Room	ft	18'1"	x	8'2"	m	5.50	x	2.50
Utility	ft	8'6"	x	6'10"	m	2.57	x	2.10
WC	ft	8'6"	x	4'8"	m	2.57	x	1.45
Garage	ft	19'4"	x	10'7"	m	5.90	x	3.25

FIRST FLOOR

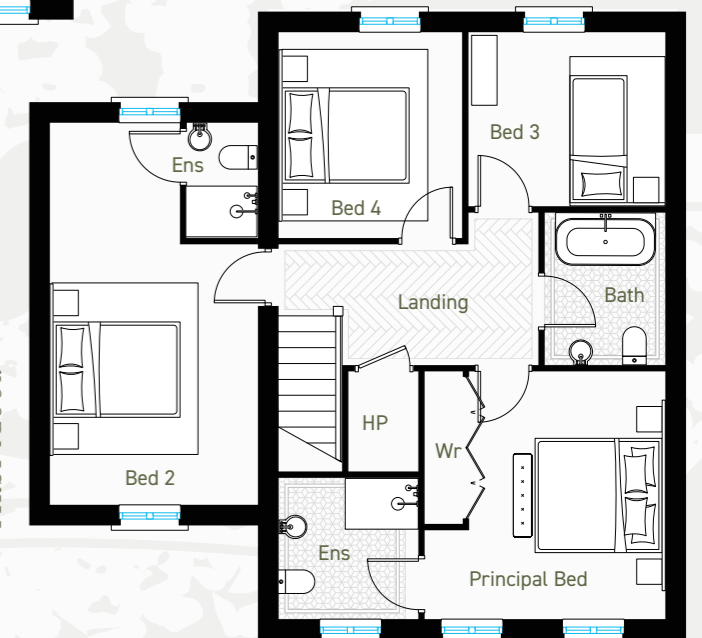
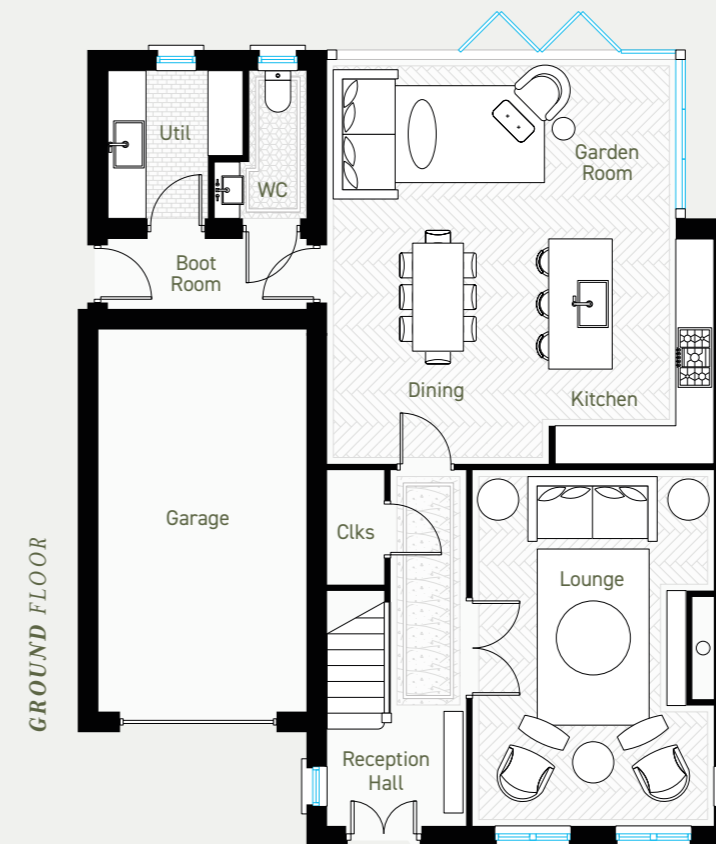
Principal Bedroom	ft	12'8"	x	12'6"	m	3.90	x	3.80
Ensuite	ft	7'3"	x	7'2"	m	2.20	x	2.19
Bedroom 2	ft	19'7"	x	10'7"	m	6.00	x	3.24
Ensuite	ft	5'11"	x	3'7"	m	1.80	x	1.10
Bedroom 3	ft	10'2"	x	9'0"	m	3.10	x	2.75
Bedroom 4	ft	10'6"	x	9'6"	m	3.20	x	2.89
Bathroom	ft	7'8"	x	6'2"	m	2.35	x	1.89



THE DONOVAN (A) - SITE 8



THE DONOVAN (A), 4 Bedroom Detached - Floor Plans



Total Floor Area: 1995 sq ft approx.

VIRTUAL TOUR



GROUND FLOOR

Reception Hall with separate Cloakroom					
Lounge	ft	18'4"	x	12'5"	m 5.60 x 3.80
Kitchen Dining	ft	20'1"	x	11'9"	m 6.10 x 3.60
Garden Room	ft	18'1"	x	8'2"	m 5.50 x 2.50
Utility	ft	8'6"	x	6'10"	m 2.57 x 2.10
WC	ft	8'6"	x	4'8"	m 2.57 x 1.45
Garage	ft	19'4"	x	10'7"	m 5.90 x 3.25

FIRST FLOOR

Principal Bedroom	ft	12'8"	x	12'6"	m 3.90 x 3.80
Ensuite	ft	7'3"	x	7'2"	m 2.20 x 2.19
Bedroom 2	ft	19'7"	x	10'7"	m 6.00 x 3.24
Ensuite	ft	5'11"	x	3'7"	m 1.80 x 1.10
Bedroom 3	ft	10'2"	x	9'0"	m 3.10 x 2.75
Bedroom 4	ft	10'6"	x	9'6"	m 3.20 x 2.89
Bathroom	ft	7'8"	x	6'2"	m 2.35 x 1.89



DESIGNED WITH YOU IN MIND

QUALITY SPECIFICATION

KITCHEN AND UTILITY

- Luxury Kitchen with a choice of door styles and colours from a chosen designer
- Quartz worktops in a choice of colours
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include gas hob, electric oven and hood, fridge freezer and dishwasher
- LED down lights
- Choice of floor tiling
- Quality utility units with choice of door finishes, worktops and handles (where applicable)
- Plumbed space for washing machine and tumble drier

BATHROOM, ENSUITE AND WC

- Contemporary white sanitary ware with quality chrome fittings to Bathrooms, Ensuites and WCs
- Thermostatically controlled shower to Ensuite
- Shower enclosures will be fully tiled with a choice of tiling
- Tiled splash backs to wash hand basins and baths with a choice of tiling
- Tiled floor to Bathroom, Ensuite and WC with a choice of tiling
- Heated chrome towel rails to bathroom and ensuites
- LED down lights

FLOORING

- Carpet and underlay in Lounge, Bedrooms, Hall, stairs and landing
- Tiled floor to Kitchen, Dining, Garden Room, Utility, Bathroom, Ensuite and WC



HEATING

- Gas fired central heating
- Energy efficient boiler
- Woodburning stove available as an optional extra

INTERNAL FINISHES

- Painted internal walls and ceilings
- Feature painted internal doors with chrome lever handles
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Mains smoke and carbon monoxide detectors
- Wifi access points

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas
- Front and rear external lighting
- Black guttering and downpipes
- Sliding sash double glazed windows to front elevation in uPVC with 3 heritage colours
- Panelled front door finished in complementary colours
- Outside water supply
- Open space with landscaping for all residents
- A management company will be formed to organise the upkeep and wellbeing of the development
- 10 year structural warranty





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AT THE END
OF A BUSY
DAY*

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