



# SLOANEHILL

COMBER ROAD - KILLYLEAGH











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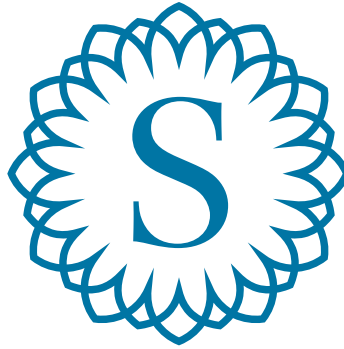
COMBER ROAD - KILLYLEAGH



Illustration shows sites 35 - 41







## ENJOY LIFE ON THE SHORES OF STRANGFORD LOUGH

Life at Sloanehill is all about balance. Choose a place that provides the space, the views, the opportunity and freedom to live your life as you've always wanted - everything falls in to place. The local area boasts several excellent golf courses including Mahee Island, a superb sailing club and many beautiful coastal walks along the shore.

There are two primary schools in the village along with several nurseries and grammar schools at nearby Downpatrick and Crossgar. The ideal location ensures that residents could not be better situated to enjoy all the superb facilities that this wonderful part of County Down has to offer. Experience the rare blend of a coastal community and all its benefits with the convenience to many major commercial hubs. You will realise the perfect work, rest and play balance, whether you are travelling the scenic commute to the city, wandering along the shoreline or strolling into the village.

IT'S CALLED QUALITY OF LIFE.









## A BEAUTIFUL CORNER OF COUNTY DOWN

Luxury 21st century living enveloped within the nostalgia and history of village life. Sloanehill blends traditional craftsmanship with modern luxury to create a truly unique and inspired living environment, establishing itself on the hill overlooking Killyleagh and Strangford in this idyllic coastal setting.

The meandering street layout, naturally contoured landscaping and traditional architecture are all designed to maximise the views. Each home has its own individual character, and behind these timeless facades are interiors that have been designed for modern family living.

LOVE WHERE YOU LIVE







# SPECIFICATION

## EXTERNAL FEATURES

- > Lawns top soiled and seeded
- > Rear garden to be enclosed with timber fencing and access via a secure gate
- > UPVC white double glazed windows
- > Outside water tap
- > Driveways to be finished in bitmac with paved patio area to rear of property

## INTERNAL FEATURES

- > Oil Fired Central Heating
- > Walls, ceilings, skirting and architrave painted throughout
  - > Oak internal doors with quality ironmongery
- > Comprehensive range of electrical points, sockets, television and telephone points
  - > Recessed down-lights to kitchen and bathroom
    - > Multi-fuel stove with hearth
  - > Entrance door with 5-point locking system
  - > Smoke, heat and CO2 detectors





## KITCHENS & UTILITY ROOMS

- > High-quality units with a choice of door, handle and worktop
- > Integrated appliances to include cooker, extractor hood, fridge/freezer and dishwasher

## BATHROOMS, ENSUITES AND WC'S

- > Contemporary sanitary ware with chrome fittings
- > Heated towel rail to bathroom and en-suite (where applicable)

## FLOOR COVERINGS & TILES

- > Choice of carpet or laminate flooring to lounge, bedrooms and landing
- > Ceramic tiled floor to hallway, kitchen/dining area, bathroom, en-suite and WC (where applicable)
- > Shower enclosure fully tiled
- > Main bathroom walls tiled half way, whilst ensuite & W.C. have tiled splashback only

## BUILDING WARRANTY

- > Each home will be issued with a 10-year Global Structural Warranty

## ENERGY EFFICIENT HOME

- > High Energy Efficiency Rating



# THE CADOGAN

4 Bed Detached - 1762 sq.ft.

Site No. 10



Exterior house imagery in this brochure is computer generated. The builder reserves the right to make changes during the build process. Purchasers should satisfy themselves of the exact finish of their property before purchasing.



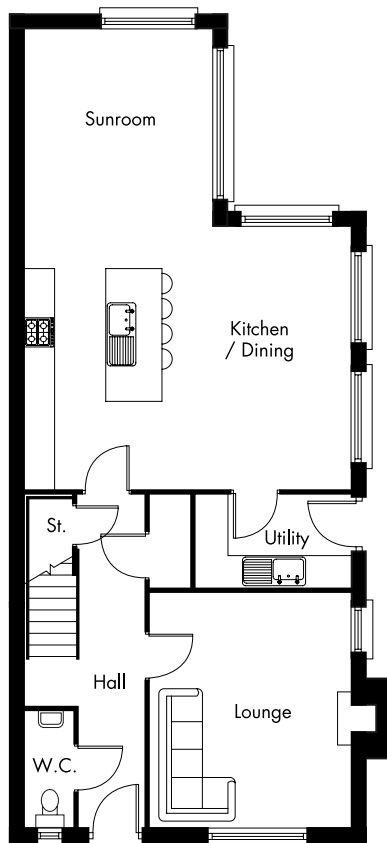
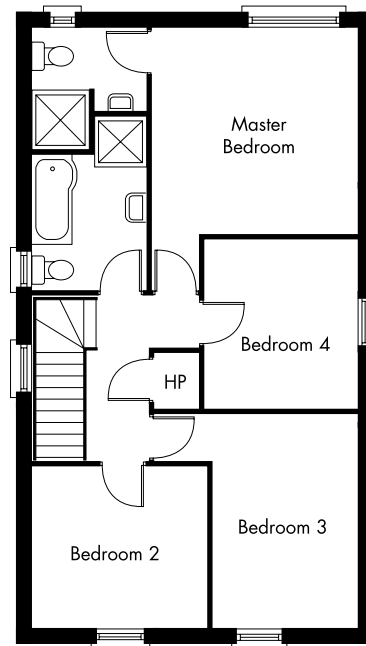
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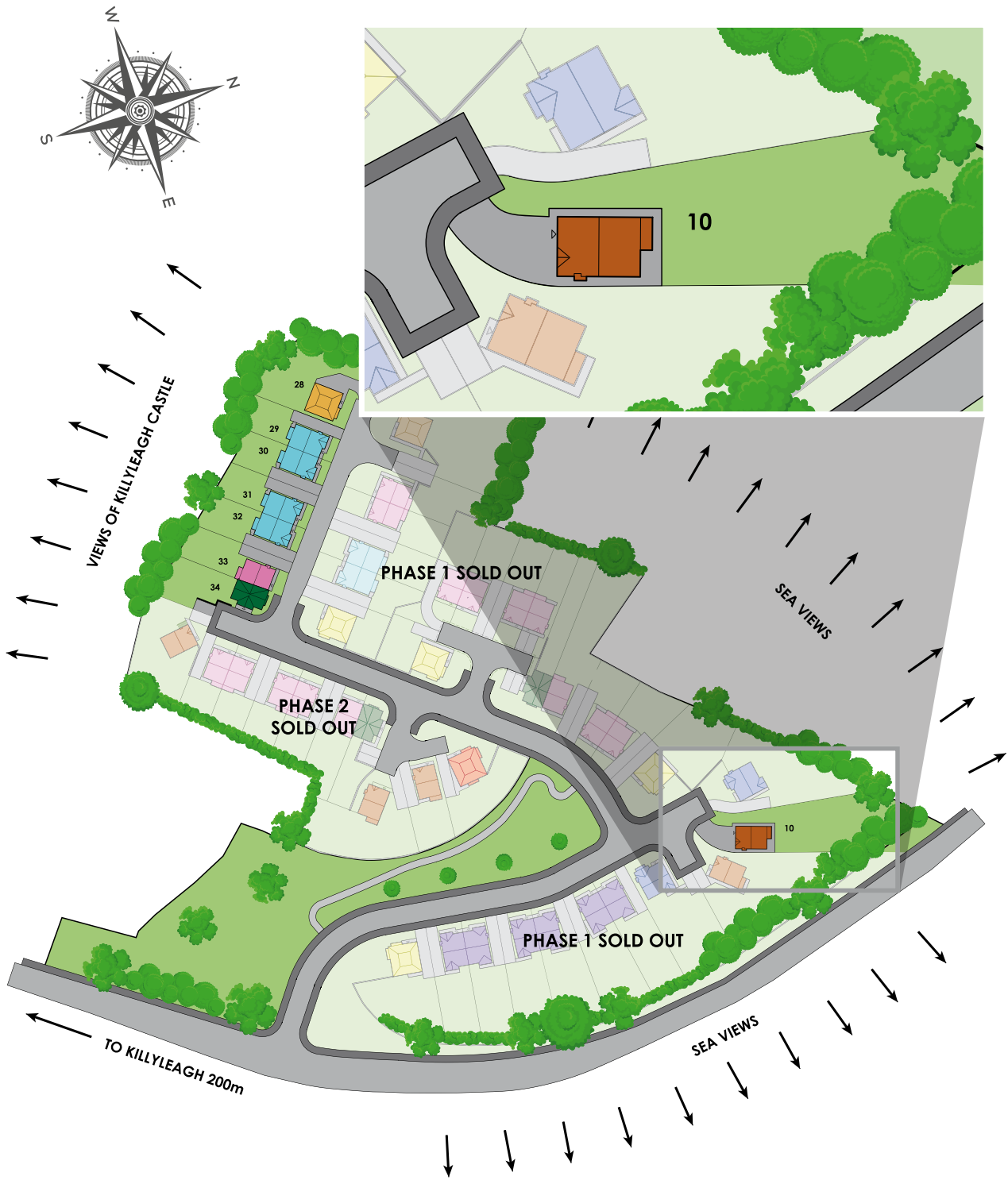
## First Floor

Master Bedroom	13'4" x 13'4" 4.06m x 4.06m
Ensuite	7'11" x 7'3" 2.41m x 2.2m
Bedroom 2	11'2" x 10'5" 3.41m x 3.18m
Bedroom 3	13'9" x 9'4" 4.18m x 2.85m
Bedroom 4	10'10" x 10'0" 3.31m x 3.05m
Bathroom	8'9" x 7'3" 2.66m x 2.20m










## Ground Floor

Lounge	15'0" x 12'11" 4.58m x 3.93m
Kitchen/Dining	20'10" x 16'10" 6.36m x 5.13m
Utility	10'0" x 5'11" 3.05m x 1.80m
Sunroom	12'6" x 12'0" 3.82m x 3.66m
W.C.	7'10" x 3'0" 2.38m x 0.92m



## SITE MAP

- |  |  |  |
|--|--|--|
|  THE VISCOUNT |  THE CADOGAN  |  THE LANYON |
|  THE KILOWEN  |  THE HAMILTON |  |
|  THE DUFFERIN |  THE ROWAN    |  |





## LOCATION MAP

### COMMUTING

Belfast by Car	39 minutes
Belfast by Bus	37 minutes
Newtownards	17 minutes
Comber	11 minutes

### WELL CONNECTED

Downpatrick	6 miles
Saintfield	37 mins
Comber	11 mins
Newtownards	15 mins

FOR MORE INFORMATION,  
CONTACT OUR SELLING AGENTS



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DEVELOPER



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