



**IVEAGH HALL**  
TOLLYMORE ROAD, NEWCASTLE

CONTEMPORARY LIVING





# IVEAGH HALL

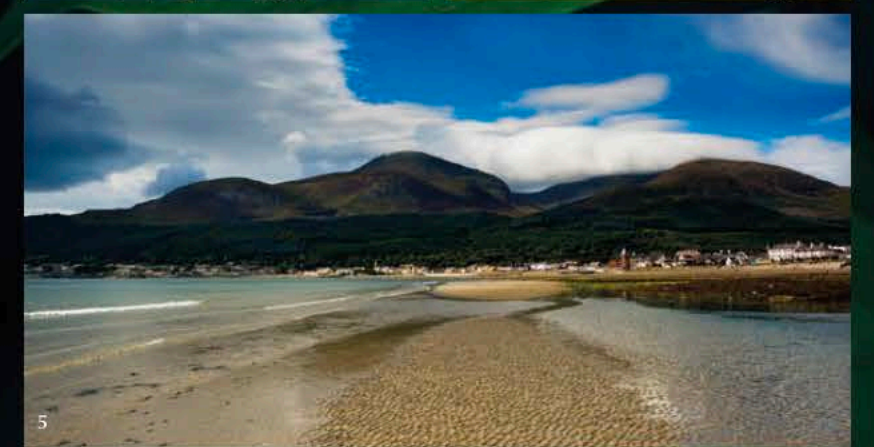
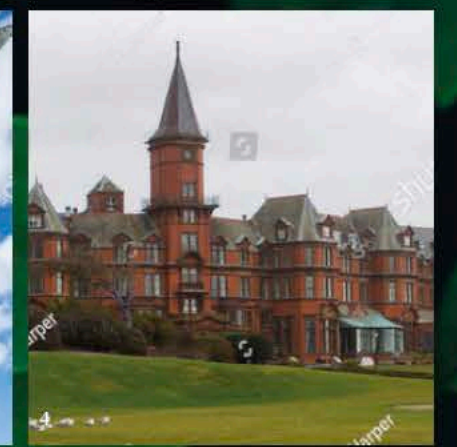
TOLLYMORE ROAD

Welcome to IVEAGH Hall - an outstanding collection of 4 bedroom detached family homes in an idyllic location only a few minutes walk from the town centre and on the fringe of Tollymore Forest Park.

These stylish homes feature modern architectural detailing on the outside, with bright and contemporary interiors. The open plan kitchen living areas have been designed with freedom and flexibility in mind for all the family.

Step outside and discover what makes this part of County Down so special - Donard Park, Royal County Down Golf Course, bike trails, the Mournes, Newcastle town centre, beach and much more.

Breathe in the fresh air, discover everything that this area has to offer and become part of an established community.



1. Murlough National Nature Reserve 2. Newcastle Beach 3. Newcastle art installation  
4. Slieve Donard Hotel 5. Mountains of Mourne 6. Tollymore Forest Park





**THE SHIMNA**  
4 BEDROOM DETACHED HOUSE



**THE BURREN**  
4 BEDROOM DETACHED HOUSE



**THE CROOB**  
4 BEDROOM DETACHED HOUSE



**THE CROOB- SP**  
4 BEDROOM DETACHED HOUSE



**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 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
- Toscana 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 SHIMNA

4 BEDROOM DETACHED HOUSE

Site nos. 2, 4, 5, 8, 12, 15, 18, 20

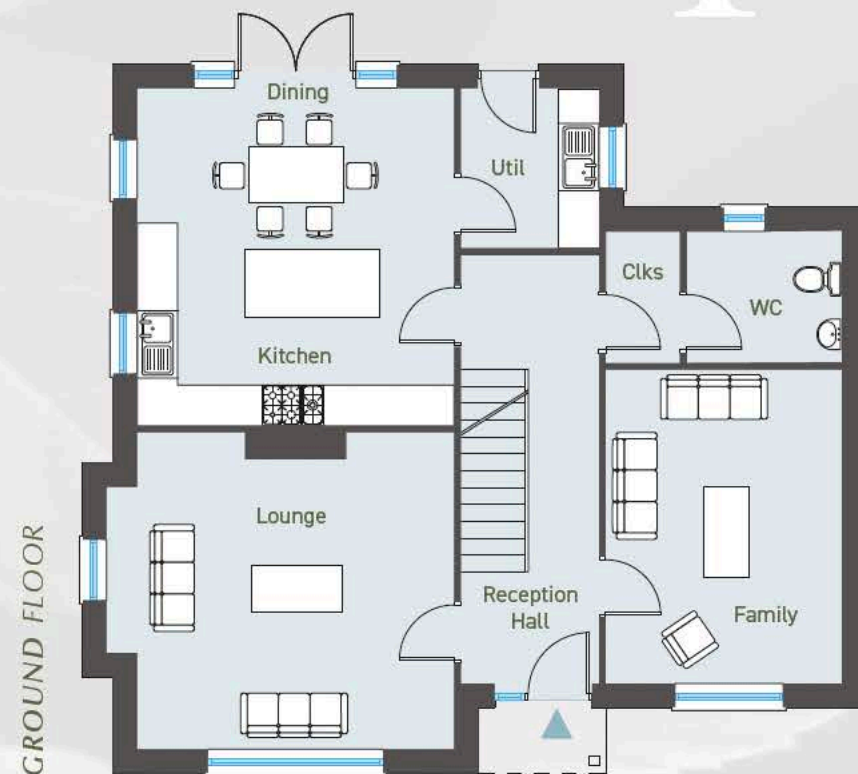
Total Floor Area - 1864 sq ft approx

Note: Site nos. 4, 5, 8 and 15 will be a handed version of this CGI



SITE LAYOUT (not to scale)

CGIs are for illustrative purposes only and finishes may vary on site



GROUND FLOOR	ft/in	meters
Reception Hall with separate Cloakroom & WC		
Lounge (plus bay)	15'5" x 14'9"	4.70 x 4.50
Family	15'3" x 11'6"	4.65 x 3.50
Kitchen   Dining	17'1" x 15'4"	5.20 x 4.70
Utility	7'10" x 6'8"	2.40 x 2.05

FIRST FLOOR	ft/in	meters
Principal Bedroom (max)	13'2" x 12'6"	4.00 x 3.85
Ensuite	8'2" x 6'3"	2.50 x 1.90
Bedroom 2	11'6" x 9'9"	3.50 x 3.00
Bedroom 3	11'2" x 10'9"	3.40 x 3.30
Bedroom 4	15'1" x 10'9"	4.60 x 3.30
Bathroom	11'6" x 8'6"	3.50 x 2.60

Note: Site nos. 4, 5, 8 and 15 will be handed versions of these plans

Plans are not to scale and all dimensions are approximate





# THE BURREN

4 BEDROOM DETACHED HOUSE

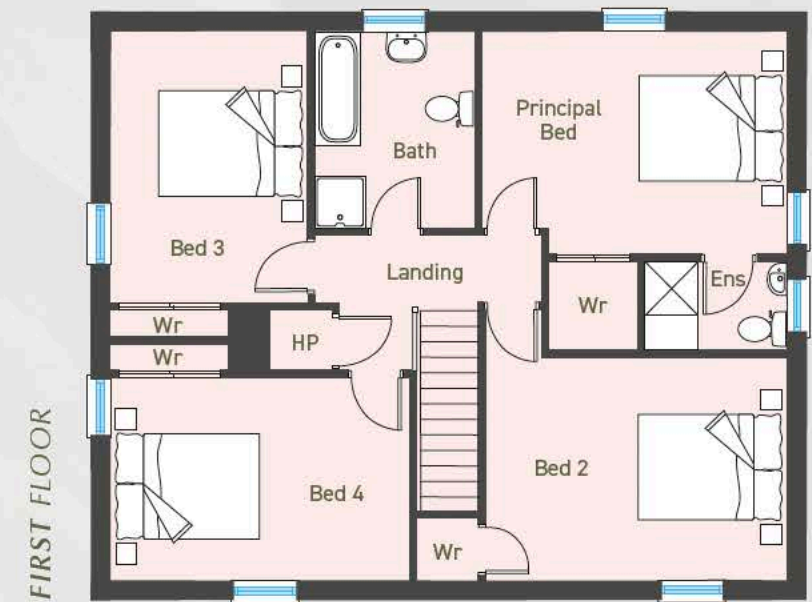
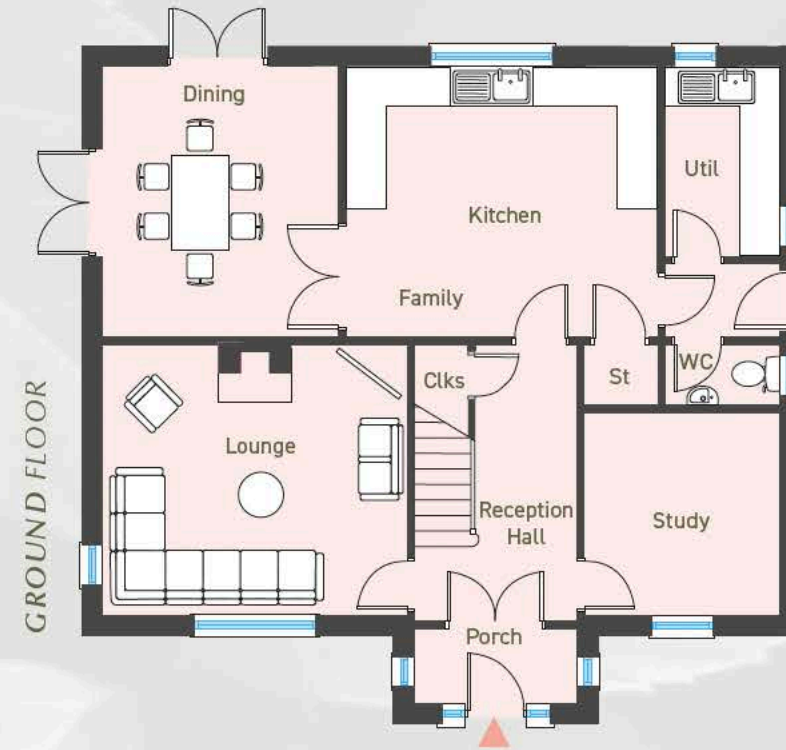
Site nos. 3, 6, 9, 10, 11, 13, 17, 19, 21

Total Floor Area - 1748 sq ft approx

Note: Site nos. 6 and 17 will be a handed version of this CGI



SITE LAYOUT (not to scale)



GROUND FLOOR	ft/in	meters
Porch & Reception Hall with separate Cloakroom		
Lounge	14'9" x 13'2"	4.50 x 4.00
Study	9'7" x 9'6"	2.95 x 2.90
Kitchen / Family	15'1" x 13'2"	4.60 x 4.00
Dining Room	13'2" x 11'6"	4.00 x 3.50
Utility	9'2" x 5'6"	2.80 x 1.70
WC		

FIRST FLOOR	ft/in	meters
Principal Bedroom	14'9" x 10'9"	4.50 x 3.30
Ensuite	7'1" x 4'3"	2.15 x 1.30
Bedroom 2	14'6" x 10'9"	4.40 x 3.30
Bedroom 3	13'2" x 9'6"	4.00 x 2.90
Bedroom 4	14'9" x 9'9"	4.50 x 3.00
Bathroom	9'4" x 7'10"	2.84 x 2.40

Note: Site nos. 6 and 17 will be a handed version of these plans





# THE CROOB

4 BEDROOM DETACHED HOUSE

Site nos. 7, 14, 16

Total Floor Area - 2400 sq ft approx

Note: Site nos. 7 and 16 will be a handed version of this CGI



SITE LAYOUT (not to scale)

CGIs are for illustrative purposes only and finishes may vary on site



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	ft/in	meters	FIRST FLOOR	ft/in	meters
Reception Hall with separate cloakroom			Principal Bedroom	15'6" x 12'6"	4.75 x 3.80
Lounge	16'1" x 12'8"	4.90 x 3.90	Dressing Room	12'6" x 7'5"	3.80 x 2.27
Study	15'8" x 12'6"	4.80 x 3.80	Ensuite	12'6" x 5'2"	3.80 x 1.57
Kitchen   Dining	20'4" x 12'8"	6.20 x 3.91	Bedroom 2	13'7" x 12'9"	4.15 x 3.91
Family (into bay)	19'7" x 15'8"	6.00 x 4.80	Bedroom 3	12'6" x 13'7"	3.91 x 4.15
Utility	12'6" x 8'3"	3.80 x 2.50	Bedroom 4	12'8" x 10'9"	3.90 x 3.30
WC			Bathroom	12'8" x 8'3"	3.91 x 2.50

Note: Site nos. 7 and 16 will be a handed version of these plans

Plans are not to scale and all dimensions are approximate





# THE CROOB - SP

4 BEDROOM DETACHED HOUSE

Site nos. 1, 22

Total Floor Area - 2422 sq ft approx

Note: Site no. 1 will be a handed version of this CGI



SITE LAYOUT (not to scale)

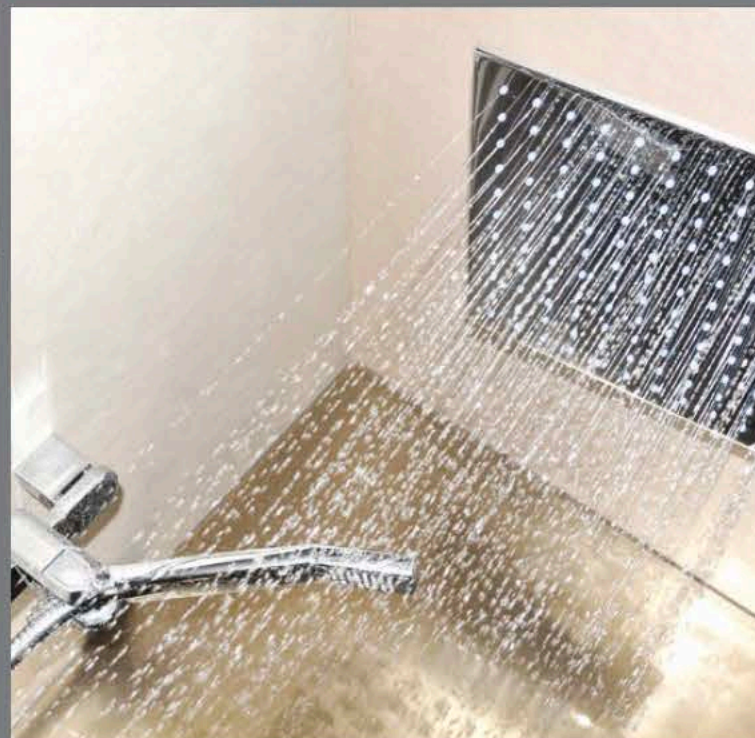


	ft/in	meters		ft/in	meters
<b>GROUND FLOOR</b>			<b>FIRST FLOOR</b>		
Reception Hall with separate cloakroom			Principal Bedroom	15'6" x 12'6"	4.75 x 3.80
Lounge	16'1" x 12'8"	4.90 x 3.90	Dressing Room	12'6" x 7'5"	3.80 x 2.27
Study	15'8" x 12'6"	4.80 x 3.80	Ensuite	12'6" x 5'2"	3.80 x 1.57
Kitchen   Dining	20'4" x 12'8"	6.20 x 3.91	Bedroom 2	13'7" x 12'9"	4.15 x 3.91
Family (into bay)	19'7" x 15'8"	6.00 x 4.80	Bedroom 3 (into bay)	15'7" x 13'7"	4.80 x 4.15
Utility	12'6" x 8'3"	3.80 x 2.50	Bedroom 4	12'8" x 10'9"	3.90 x 3.30
WC			Bathroom	12'8" x 8'3"	3.91 x 2.50

Note: Site no. 1 will be a handed version of these plans



DESIGNED  
WITH YOU  
IN MIND



## QUALITY SPECIFICATION

### KITCHEN

- Quality units with a choice of traditional / contemporary doors in a range of colours and stainless steel handles
- Quartz worktop with upstand
- Soft closing drawers and doors
- Integrated appliances to include ceramic hob, high level single oven, microwave combi, fridge/freezer and dishwasher
- Contemporary chrome monoblock tap
- 1.5 low profile stainless steel sink

### UTILITY

- Choice of traditional / contemporary doors with a range of colours, laminate worktops and matching handles
- Range of low level and tall housing storage units
- Plumbed for washing machine / condensing dryer

### BATHROOMS, ENSUITES & WC

- Contemporary Bathroom suites & white sanitaryware
- Back to wall WC
- Low profile shower trays and toughened glass doors
- Vanity unit (Bathroom & Ensuite)
- Feature wall mirror with lighting in Ensuite
- Thermostatic bar showers with dual head: rain drench and separate handheld
- Chrome heated towel rails to Bathroom, Ensuite & WC

### FLOORING & TILES

- LVT flooring to Entrance Hall, Living Room
- Ceramic floor tiles to Kitchen / Dining, Utility Room & WC
- Carpet to Study/Lounge & Bedrooms
- Carpet to stairs & landing
- Ceramic floor tiles to upstairs Bathroom & Ensuite
- Tiled shower enclosures
- Splashback to WHB in WC

### INTERNAL

- Instant gas heating system
- All walls to be painted white throughout
- Ceilings and woodwork painted white
- Moulded skirting boards and architraves
- Charnwood stove
- Comprehensive range of electrical light fittings and sockets to include USB sockets. TV points in Kitchen / Dining Room, Living Room & Principal Bedroom.
- Telephone / Data point for main BT & Virgin Media connection
- Energy saving LED downlights and ceiling pendants where applicable
- 40mm traditional white 4 panel doors
- Mains operated smoke detectors
- Alarm system available (optional extra)

### EXTERNAL

- Stone facades
- Feature lighting to front & rear doors
- Grey double glazed windows
- Seamless aluminium gutters
- Black front door with 5-point multi-lock system
- UPVC downpipes
- Flagging to paths
- External power socket
- EV charging point
- External water tap to rear garden
- Bitmac driveways
- Lawns sown out to front and rear garden areas
- Landscaping plan to include plants & trees (where applicable)

### WARRANTY / SERVICE CHARGES

- NHBC 10 year warranty

A letter / supplier information sheet will be sent to all purchasers once a house is successfully booked. Specification is for guidance purposes only and can be subject to change. Images shown for illustration purposes only.





**IVEAGH HALL**  
TOLLYMORE ROAD, NEWCASTLE

SELLING AGENT

**pd** PROPERTY  
DIRECTIONS

**0345 222 1100**  
propertydirections.com

DEVELOPER

**KCD**  
HOMES

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

**B L O C K**  
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