

CONTEMPORARY FAMILY LIVING

MONABOT PARK

SAUL ROAD • DOWNPATRICK

A SUPERB NEW DEVELOPMENT OF
3 AND 4 BEDROOM DETACHED
AND SEMI DETACHED FAMILY HOMES



MONABOT PARK

SAUL ROAD • DOWNPATRICK

Welcome to MONABOT PARK

modern family living in a truly convenient location, blending elements of traditional heritage with contemporary design.

These homes tastefully capture the essence of modern family living within easy reach of open countryside yet only a few minutes from the centre of Downpatrick. The traditional character of the exterior is carried through to the interiors - generous window heights and bright, spacious rooms combine with modern, comfortable open plan living to create the perfect family homes.



Tranquility leisure & history on your doorstep



- 1. Saul Church
- 2. Stableyard Tea Room, Castle Ward
- 3. Saint Patrick Visitor Centre
- 4. Downpatrick Golf Club
- 5. View of Down Cathedral from the Quoile River

The superb location offers unrivalled accessibility to a fantastic combination of amenities and activities. Local nursery, primary schools, shops and cafés are within a short walk, whilst an excellent range of secondary schools, supermarkets, sports and recreational facilities are also within easy reach.



THE INISHMAAN
1663 sq ft - 4 Bed Detached
Site no.1



THE JENKINS
1663 sq ft - 4 Bed Detached
Site nos. 14, 19



THE HOWTH
1438 sq ft - 3 Bed Detached
Site nos. 5, 6, 7, 8



THE GLENVEAGH
1269 sq ft - 3 Bed Detached
Site no.2



THE LYNCH
1438 sq ft - 3 Bed Detached
Site nos. 9, 12



**THE ENNIS
& THE FINN**
1163 sq ft - 3 Bed Semi Detached
Site nos. 3, 4, 10, 11, 15, 16, 17, 18



THE KNOCKMORE
1269 sq ft - 3 Bed Detached
Site no.13

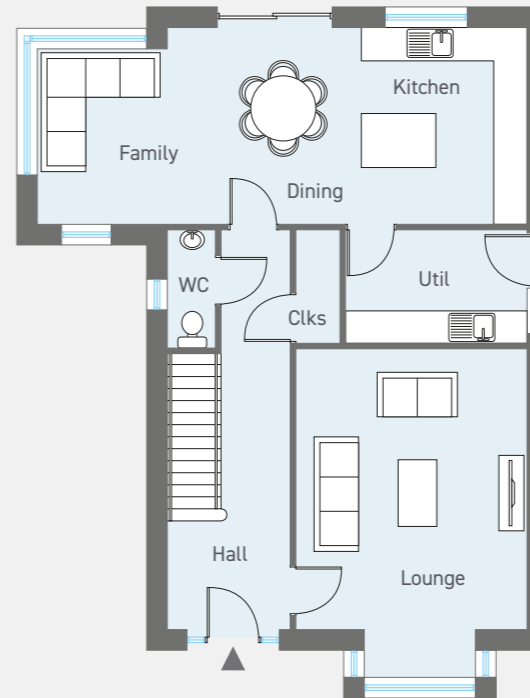
Aerial CGI of Monabot Park

CGI shown for illustration purposes only



THE INISHMAAN
4 Bedroom Detached Family Home
TOTAL FLOOR AREA 1663 sq ft
Site no.1

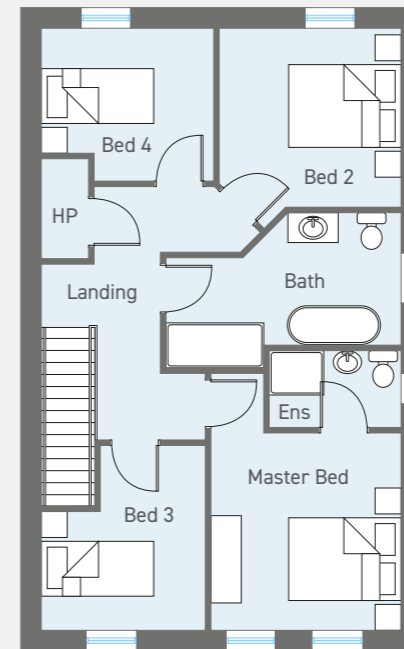
GROUND FLOOR



GROUND FLOOR

Reception Hall with WC and Cloaks	
Lounge (max)	
ft 16'9" x 13'9"	m 5.10 x 4.20
Kitchen Dining Family	
ft 29'5" x 11'8"	m 8.95 x 3.60
Utility	
ft 10'9" x 6'10"	m 3.30 x 2.10

FIRST FLOOR



FIRST FLOOR

Master Bedroom (max)	
ft 11'10" x 11'6"	m 3.60 x 3.50
Ensuite	
ft 7'9" x 4'5"	m 2.40 x 1.35
Bedroom 2	
ft 10'9" x 10'9"	m 3.30 x 3.30
Bedroom 3 (max)	
ft 11'2" x 9'10"	m 3.40 x 3.00
Bedroom 4	
ft 10'6" x 7'7"	m 3.20 x 2.30
Bathroom (max)	
ft 14'1" x 7'10"	m 4.30 x 2.40



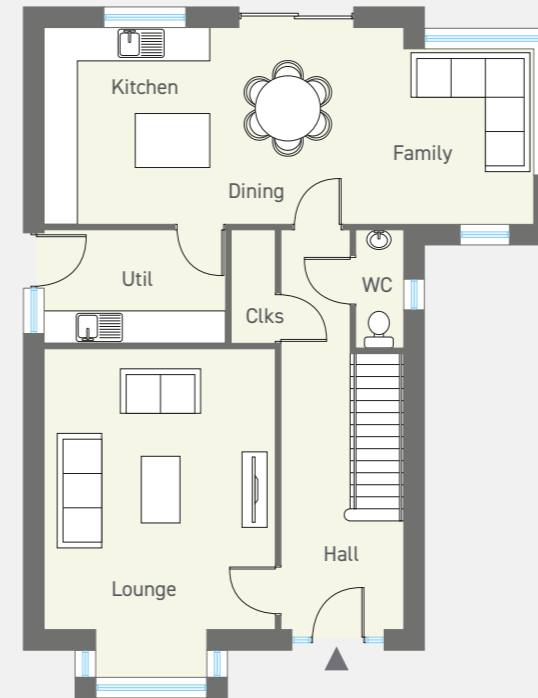
THE JENKINS

4 Bedroom Detached Family Home

TOTAL FLOOR AREA 1663 sq ft

Site nos. 14 | 19

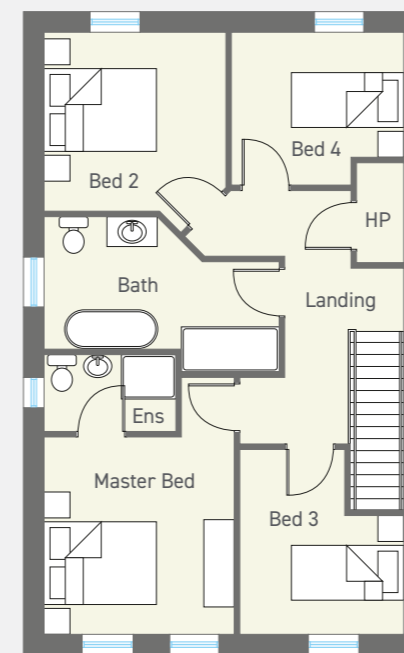
GROUND FLOOR



GROUND FLOOR

Reception Hall with WC and Cloaks	
Lounge (max)	
ft 16'9" x 13'9"	m 5.10 x 4.20
Kitchen Dining Family	
ft 29'5" x 11'8"	m 8.95 x 3.60
Utility	
ft 10'9" x 6'10"	m 3.30 x 2.10

FIRST FLOOR



FIRST FLOOR

Master Bedroom (max)	
ft 11'10" x 11'6"	m 3.60 x 3.50
Ensuite	
ft 7'9" x 4'5"	m 2.40 x 1.35
Bedroom 2	
ft 10'9" x 10'9"	m 3.30 x 3.30
Bedroom 3 (max)	
ft 11'2" x 9'10"	m 3.40 x 3.00
Bedroom 4	
ft 10'6" x 7'7"	m 3.20 x 2.30
Bathroom (max)	
ft 14'1" x 7'10"	m 4.30 x 2.40



THE HOWTH

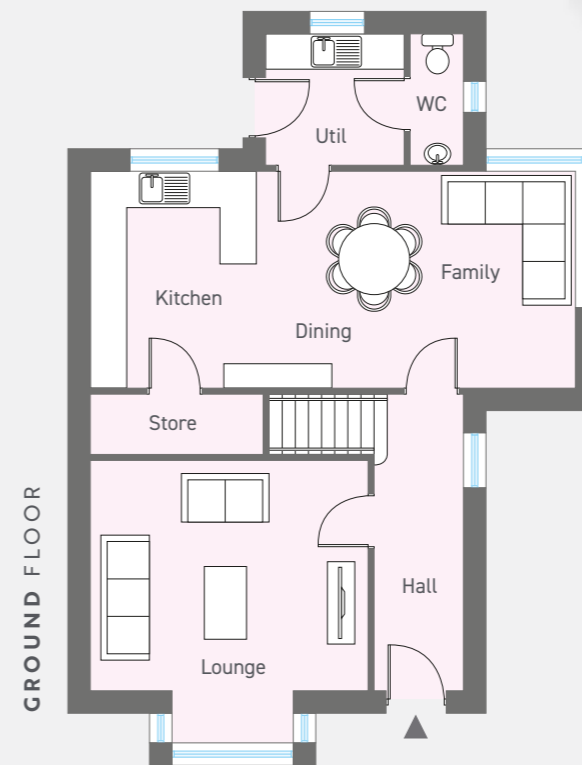
3 Bedroom Detached Family Home

TOTAL FLOOR AREA 1438 sq ft

Site nos. 5 | 6 | 7 | 8

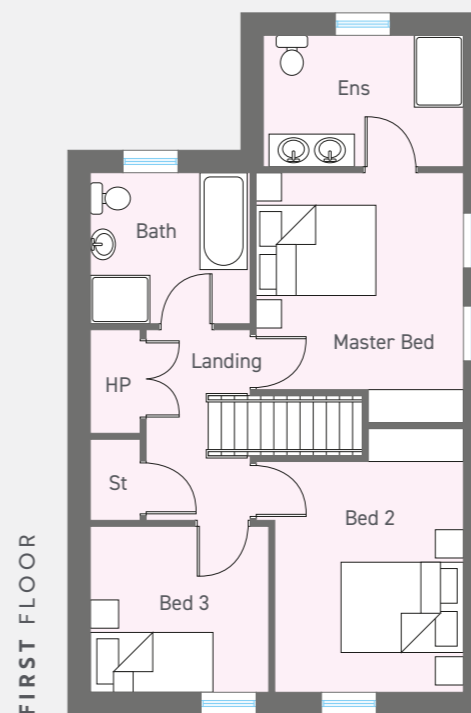


Site layout is not to scale



GROUND FLOOR

Hall		
Lounge (max)	ft 15'5" x 12'9"	m 4.70 x 3.90
Kitchen Dining Family	ft 26'8" x 11'8"	m 8.15 x 3.60
Utility	ft 7'10" x 7'3"	m 2.40 x 2.20
WC	ft 7'3" x 2'10"	m 2.20 x 0.90



FIRST FLOOR

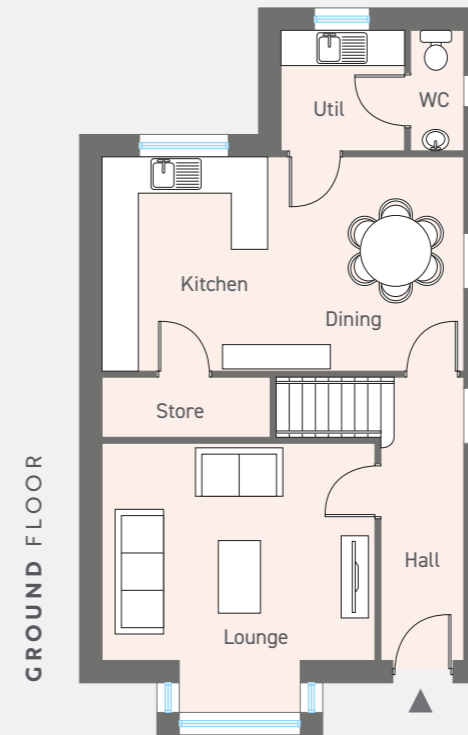
Master Bedroom (max)	ft 13'6" x 11'6"	m 4.15 x 3.50
Ensuite	ft 11'3" x 7'3"	m 3.40 x 2.20
Bedroom 2 (max)	ft 14'7" x 10'6"	m 4.45 x 3.20
Bedroom 3	ft 9'10" x 9'3"	m 3.00 x 2.80
Bathroom (max)	ft 8'10" x 8'2"	m 2.70 x 2.50



THE GLENVEAGH
3 Bedroom Detached Family Home
TOTAL FLOOR AREA 1269 sq ft
Site no. 2



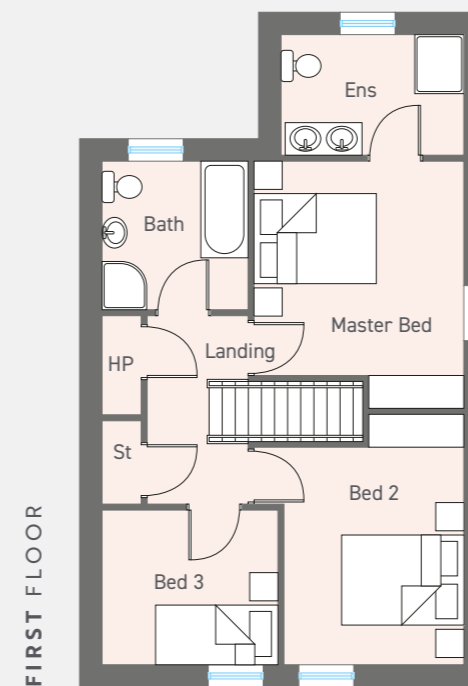
Site layout is not to scale



GROUND FLOOR

GROUND FLOOR

Reception Hall		
Lounge (max)	ft 15'1" x 11'10"	m 4.60 x 3.65
Kitchen Dining	ft 20'0" x 11'8"	m 6.10 x 3.60
Utility	ft 6'10" x 6'6"	m 2.10 x 2.00
WC	ft 6'6" x 2'10"	m 2.00 x 0.90



FIRST FLOOR

FIRST FLOOR

Master Bedroom (max)	ft 13'6" x 11'6"	m 4.15 x 3.50
Ensuite	ft 10'2" x 6'6"	m 3.10 x 2.00
Bedroom 2	ft 13'9" x 9'10"	m 4.20 x 3.00
Bedroom 3	ft 9'10" x 8'7"	m 3.00 x 2.60
Bathroom	ft 8'4" x 8'2"	m 2.55 x 2.50



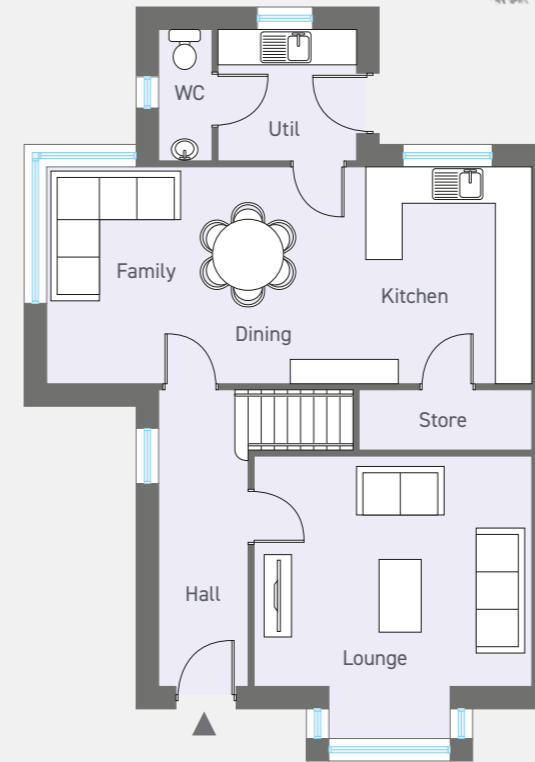
THE LYNCH

3 Bedroom Detached Family Home

TOTAL FLOOR AREA 1438 sq ft

Site nos. 9 | 12

GROUND FLOOR



GROUND FLOOR

Reception Hall

Lounge (max)

ft 15'5" x 12'9" m 4.70 x 3.90

Kitchen | Dining | Family

ft 26'8" x 11'8" m 8.15 x 3.60

Utility

ft 7'10" x 7'3" m 2.40 x 2.20

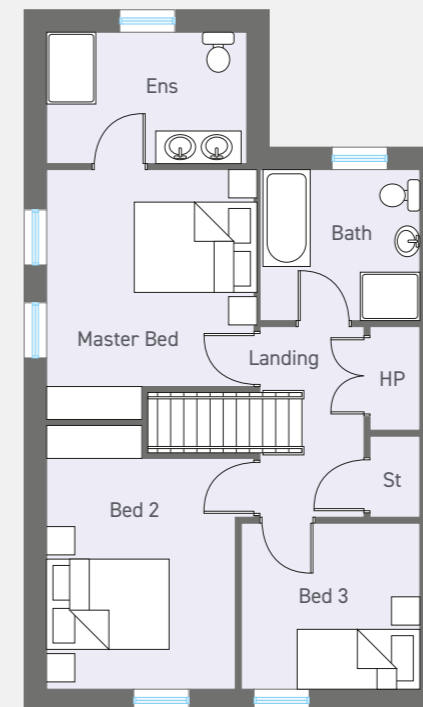
Store

ft 7'10" x 3'2" m 2.40 x 1.00

WC

ft 7'3" x 2'10" m 2.20 x 0.90

FIRST FLOOR



FIRST FLOOR

Master Bedroom (max)

ft 13'6" x 11'6" m 4.15 x 3.50

Ensuite

ft 11'3" x 7'3" m 3.40 x 2.20

Bedroom 2 (max)

ft 14'7" x 10'6" m 4.45 x 3.20

Bedroom 3

ft 9'10" x 9'3" m 3.00 x 2.80

Bathroom

ft 8'10" x 8'2" m 2.70 x 2.50



THE ENNIS & THE FINN

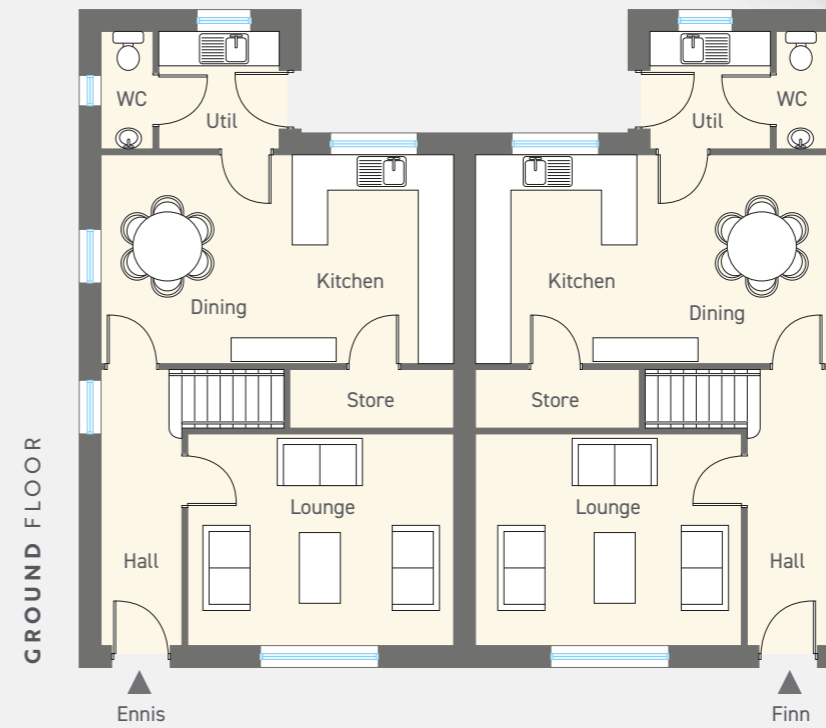
3 Bedroom Semi Detached Family Home

TOTAL FLOOR AREA 1163 sq ft

Site nos. 3 | 4 | 10 | 11 | 15 | 16 | 17 | 18



Site layout is not to scale



GROUND FLOOR

Reception Hall

Lounge

ft 15'1" x 11'10" m 4.60 x 3.65

Kitchen | Dining

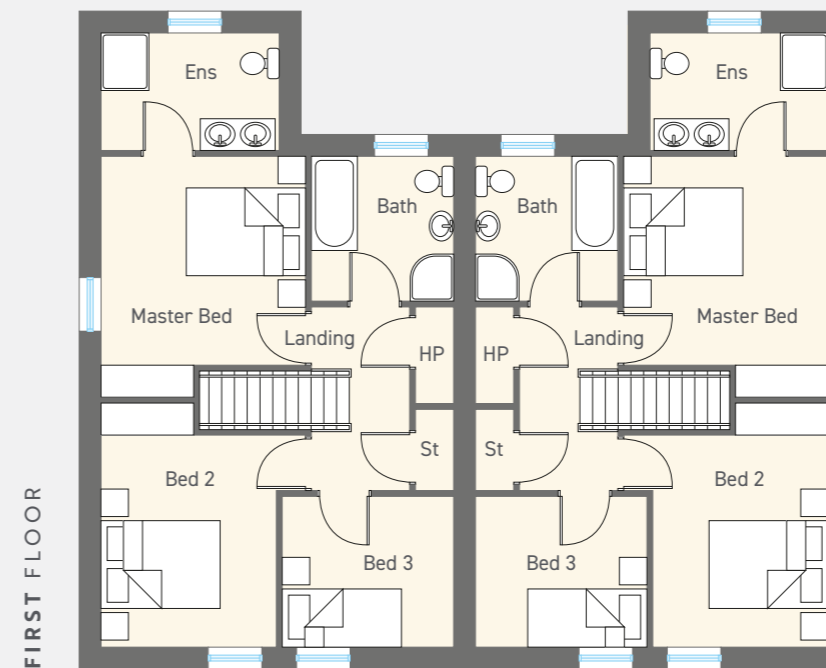
ft 20'0" x 11'8" m 6.10 x 3.60

Utility

ft 6'10" x 6'6" m 2.10 x 2.00

WC

ft 6'6" x 2'10" m 2.00 x 0.90



FIRST FLOOR

Master Bedroom

ft 13'6" x 11'6" m 4.15 x 3.50

Ensuite

ft 10'2" x 6'6" m 3.10 x 2.00

Bedroom 2

ft 13'9" x 9'10" m 4.20 x 3.00

Bedroom 3

ft 9'10" x 8'7" m 3.00 x 2.60

Bathroom

ft 8'2" x 8'2" m 2.50 x 2.50



THE KNOCKMORE

3 Bedroom Detached Family Home

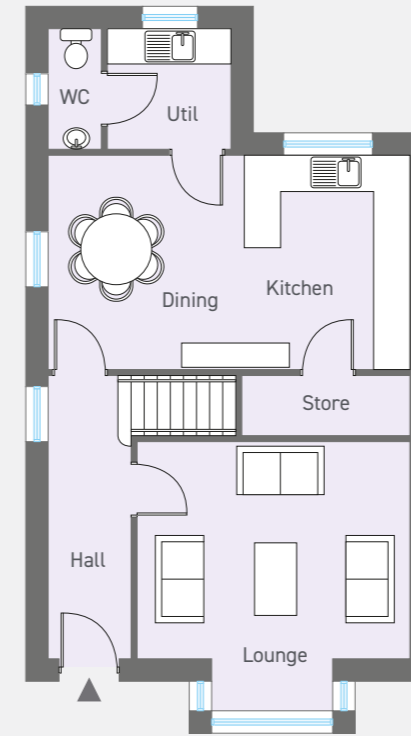
TOTAL FLOOR AREA 1269 sq ft

Site no. 13



Site layout is not to scale

GROUND FLOOR



GROUND FLOOR

Reception Hall

Lounge (plus bay)

ft 15'1" x 12'0" m 4.60 x 3.65

Kitchen | Dining

ft 20'0" x 11'9" m 6.10 x 3.60

Utility

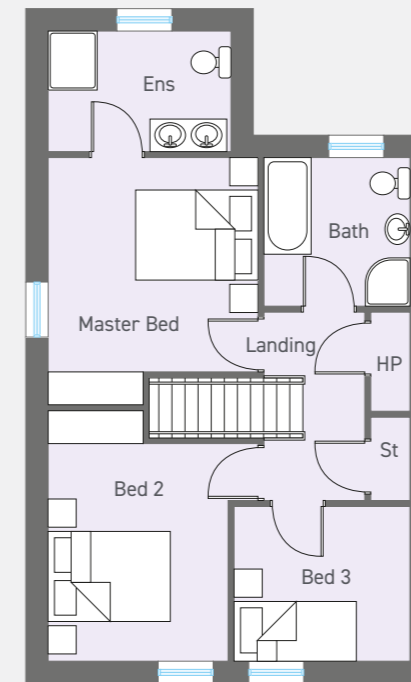
ft 6'6" x 6'9" m 2.00 x 2.10

Store

ft 6'6" x 3'0" m 2.00 x 0.90

WC

FIRST FLOOR



FIRST FLOOR

Master Bedroom

ft 13'8" x 11'6" m 4.15 x 3.50

Ensuite

ft 10'2" x 6'7" m 3.10 x 2.00

Bedroom 2

ft 13'8" x 9'9" m 4.20 x 3.00

Bedroom 3

ft 9'9" x 8'6" m 3.00 x 2.60

Bathroom

ft 8'4" x 8'3" m 2.55 x 2.50

CONTEMPORARY ELEGANCE

FEATURING AN ELEVATED LEVEL OF FINISH

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of luxury kitchen units, door handles and worktops
- Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling to kitchen and dining areas
- 4" worktop splashback
- Glass splashback (choice of colours) behind cooker

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Tiled splashback around bath and sinks





INTERNAL FINISHES

- Interior painted finish (colour tbc) to all walls, ceilings and woodwork
- Oak interior doors with quality ironmongery
- Moulded skirting and architrave
- Carpets to lounge, stairs, landing and bedrooms
- Contemporary recessed focal point electric fire
- Mains supply smoke and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for HDMI cables
- Oil fired central heating system with a high energy boiler
- Pressurised water system

EXTERNAL FINISHES

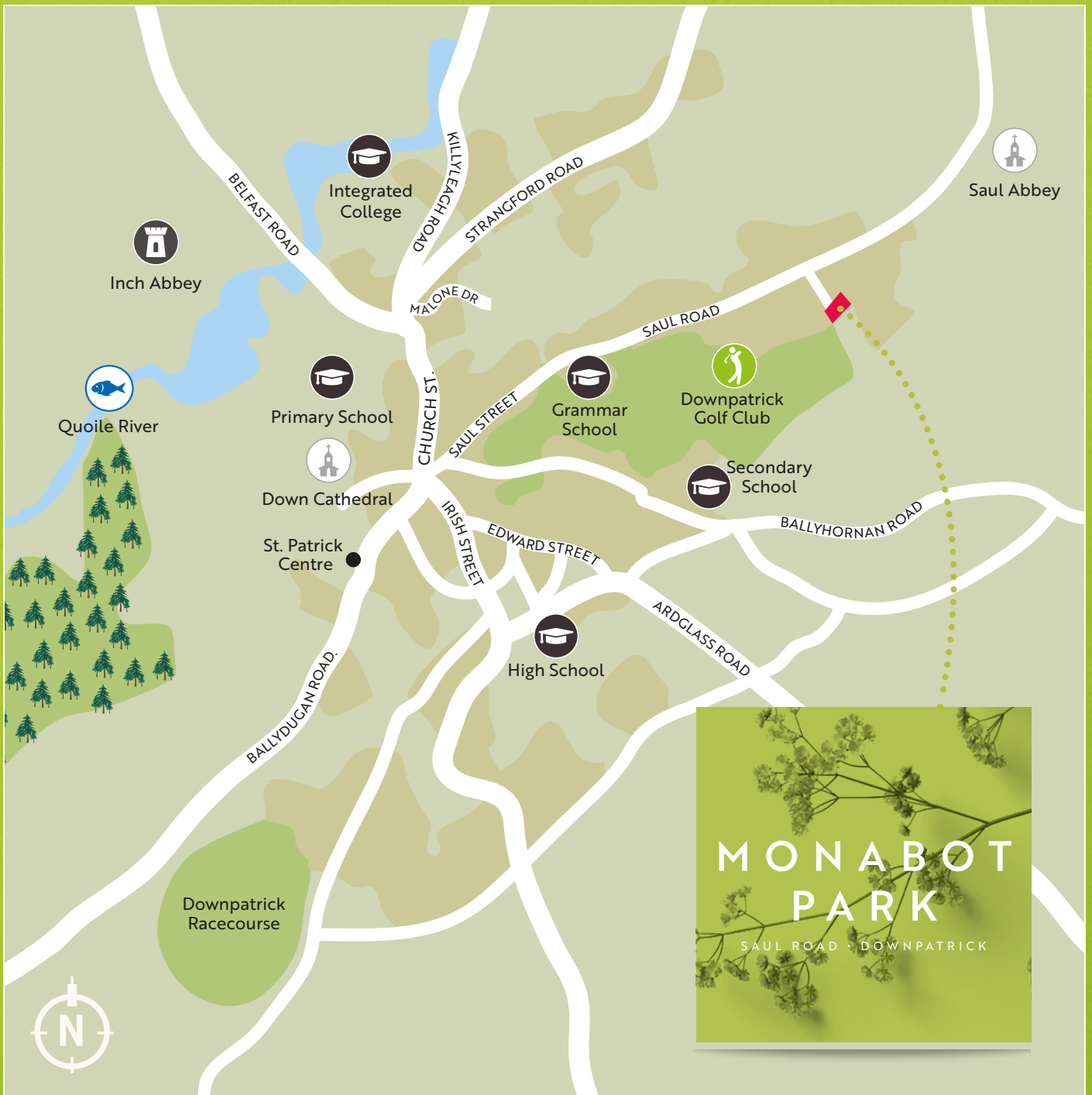
- 10 year warranty
- Front and rear gardens levelled and seeded
- Bitmac driveway
- Rear gardens to have perimeter vertical timber fencing
- A range of external finishes to include render and stonework to complement the traditional design
- Outside water tap
- PVC windows
- PVC composite door
- Feature light to front door



MONABOT PARK
SAUL ROAD • DOWNPATRICK



A beautiful quiet
location on the edge
of the town



JOINT SALES REPRESENTATION

DEVELOPED BY

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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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