

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.





1

# Tranquility leisure & history on your doorstep



2



3



4



5

- 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.



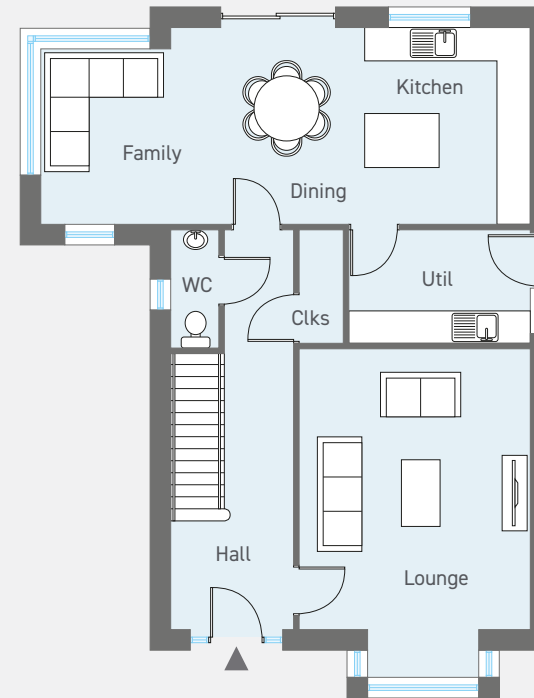


**THE INISHMAAN**  
4 Bedroom Detached Family Home  
TOTAL FLOOR AREA 1663 sq ft  
Site no.1



Site layout is not to scale

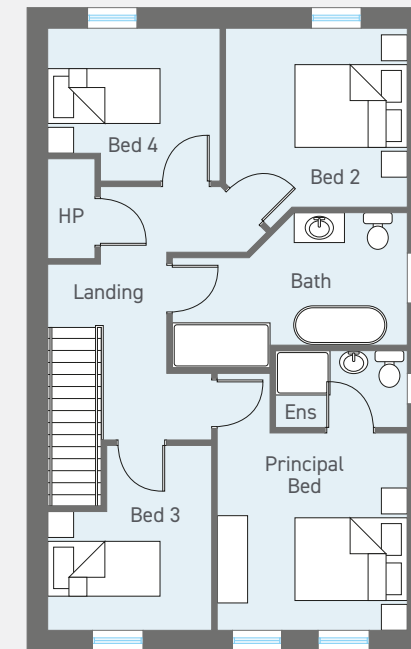
**GROUND FLOOR**



**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**

Principal 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

CGI shown for illustration purposes only. Floor plans are not to scale





## THE JENKINS

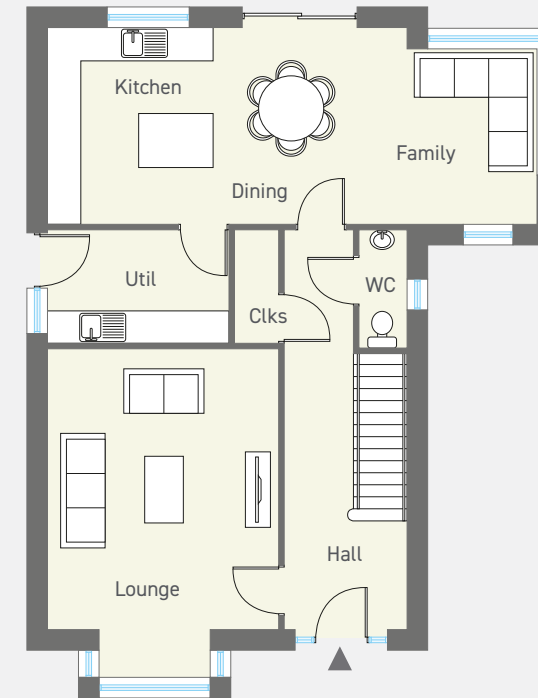
4 Bedroom Detached Family Home

TOTAL FLOOR AREA 1663 sq ft

Site no. 19



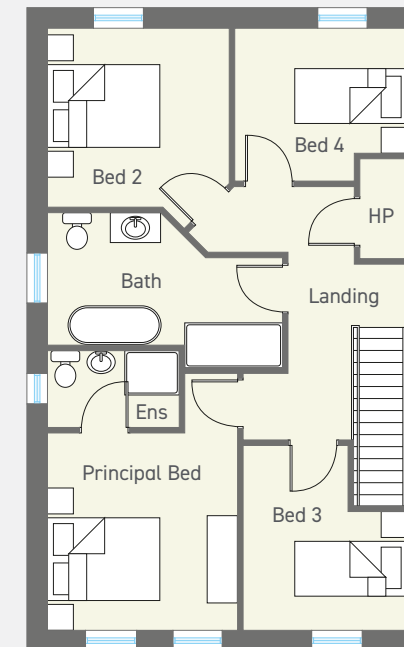
### GROUND FLOOR



### 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

Principal 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

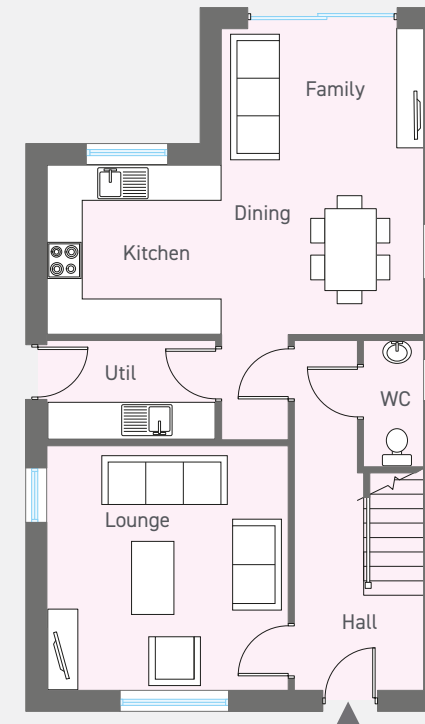
TOTAL FLOOR AREA 1260 sq ft

Site nos. 5 | 6 | 7 | 8 | 9



Site layout is not to scale

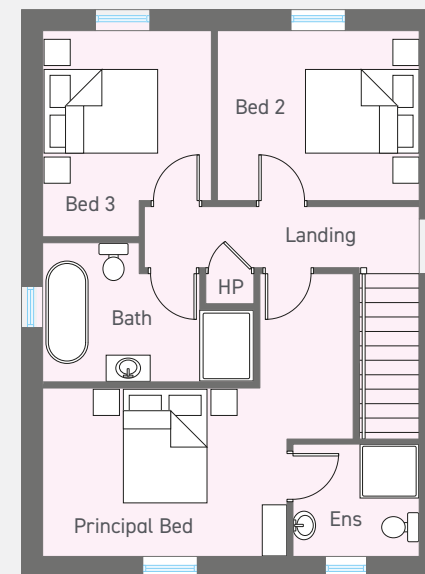
GROUND FLOOR



### GROUND FLOOR

Reception Hall with separate WC	
Lounge	
ft 13'4" x 13'3"	m 4.06 x 4.01
Kitchen   Dining	
ft 20'7" x 9'3"	m 6.30 x 2.82
Family	
ft 11'0" x 7'5"	m 3.36 x 2.26
Utility	
ft 9'2" x 5'5"	m 2.80 x 1.65

FIRST FLOOR



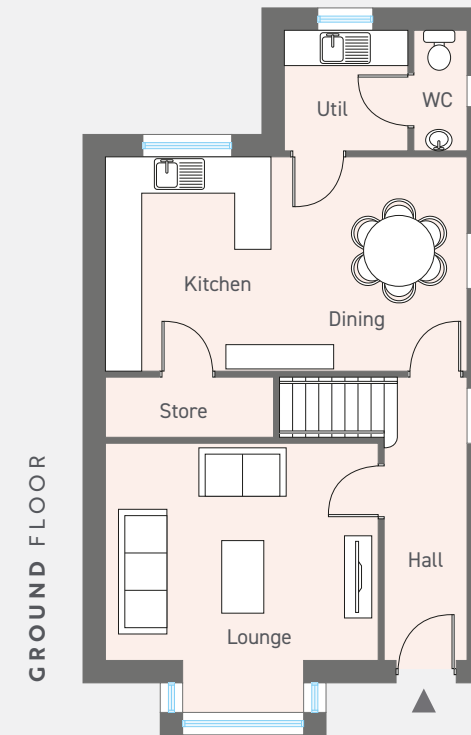
### FIRST FLOOR

Principal Bedroom	
ft 13'4" x 9'2"	m 4.06 x 2.80
Ensuite	
ft 6'9" x 6'1"	m 2.10 x 1.85
Bedroom 2	
ft 11'3" x 9'2"	m 3.42 x 2.80
Bedroom 3	
ft 11'0" x 9'4"	m 3.35 x 2.82
Bathroom	
ft 11'6" x 7'7"	m 3.51 x 2.31



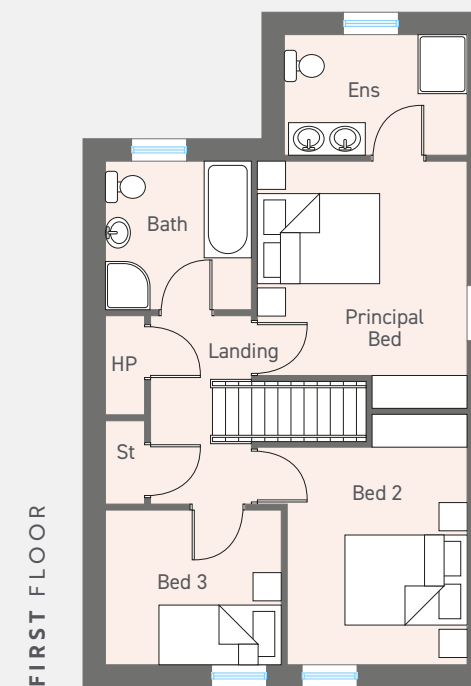


**THE GLENVEAGH**  
3 Bedroom Detached Family Home  
TOTAL FLOOR AREA 1269 sq ft  
Site no. 2



**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**

Principal 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



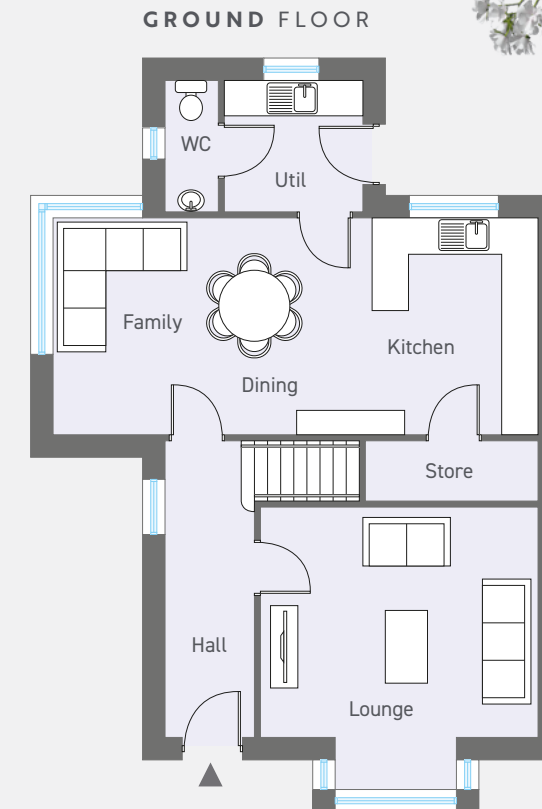


## THE LYNCH

3 Bedroom Detached Family Home

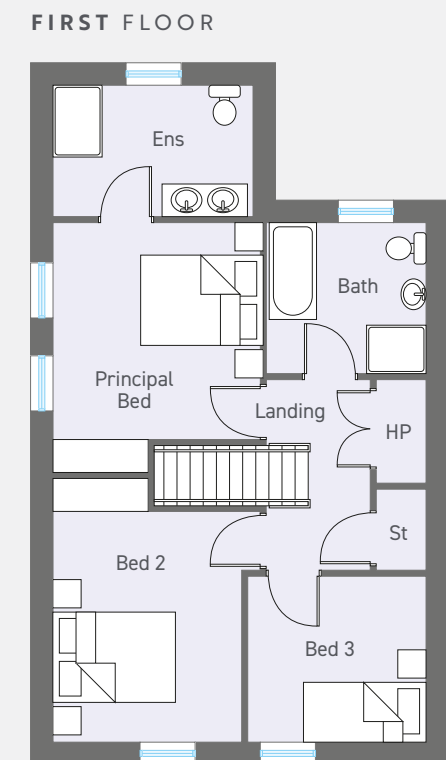
TOTAL FLOOR AREA 1438 sq ft

Site no. 12



**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**

Principal 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



# 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



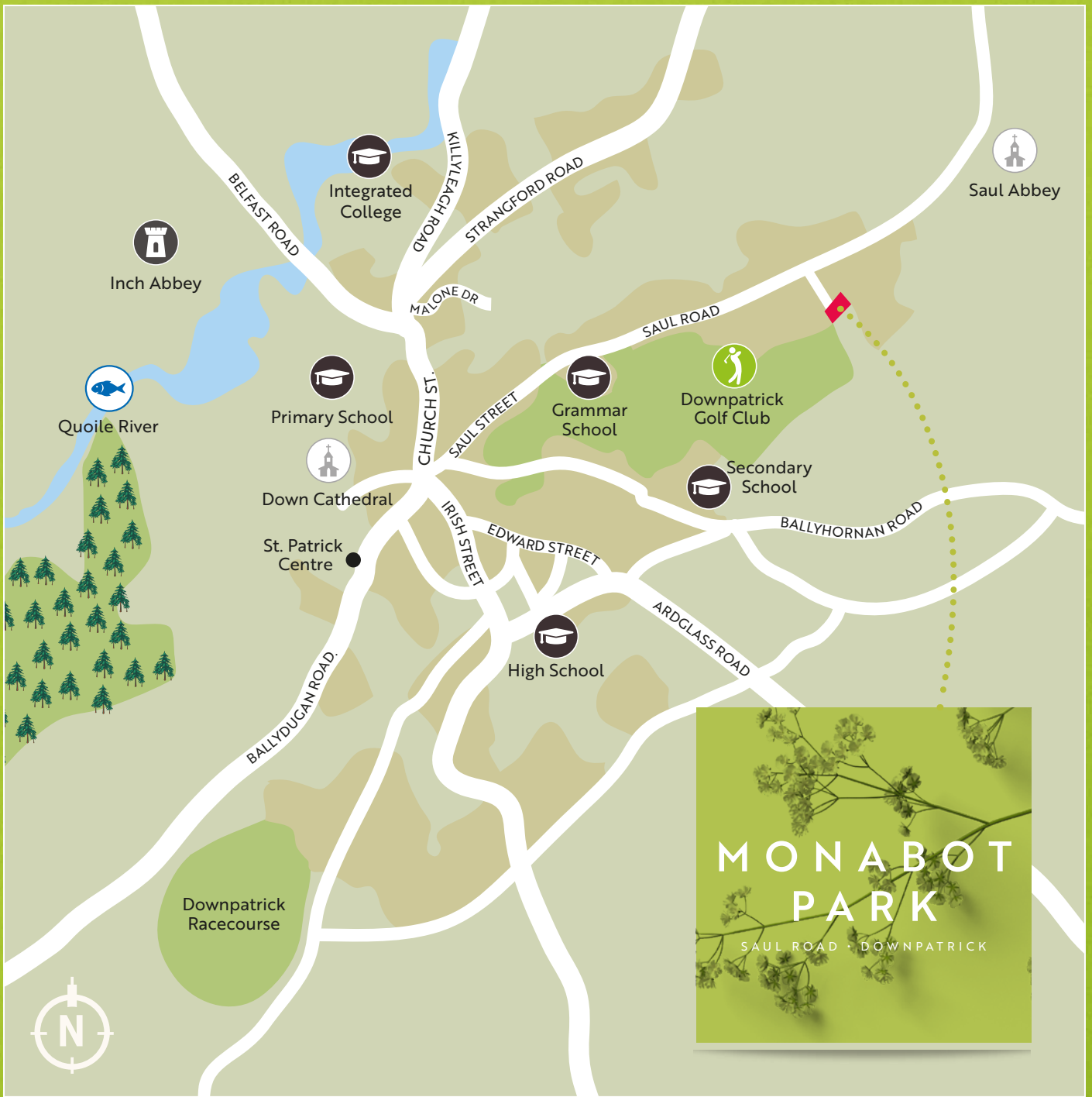


MONABOT PARK  
SAUL ROAD • DOWNPATRICK



A beautiful quiet  
location on the edge  
of the town





JOINT SALES REPRESENTATION

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