

BURREN *View*



BURREN HILL, WARRENPOINT



16 BEAUTIFUL FAMILY HOMES
DESIGNED FOR MODERN LIVING

A scenic view of a lake with swans and a white text box containing promotional text for Burren View. The background shows a calm lake with several swans and their cygnets. The sky is blue with light clouds, and the foreground is a grassy bank. The text box is centered and contains five paragraphs of text.

Burren View offers sixteen beautifully designed family homes designed for modern day family living.

This prestigious development is situated in the heart of the highly sought after village of Burren and within close proximity to the seaside haven of Warrenpoint and bustling city of Newry.

With community at the very heart of the village, Burren View is within walking distance to the local primary school, shop and community hub.

Excellent transport links provide easy access to a wider network of schools and amenities, as well as the A1/M1 dual carriageway between Belfast and Dublin being less than 10 minutes away.

The perfect place for you and your family to grow – Burren View

THE HOMES

This exclusive collection of homes in Burren View offer seclusion in a private rural setting.

Each property is designed to reflect the needs of modern family living with well thought out room layouts, floor plans and high specification finishes throughout.

A selection of house types offer the additional extra of an optional sunroom**, perfect for providing that extra bit of living space for family needs or entertaining with family and friends.

Working with our long term suppliers these homes offer high-quality fixtures and fittings throughout, to allow for easy maintenance and ensure comfortable family living.

We offer purchasers a choice in key decisions with the finish and specification of their new homes which means each home in the development will be unique as you stay at the forefront of designing your new home to reflect your style, making it your dream home.

Our new homes are energy efficient with high levels of insulation thereby reducing heat loss and your fuel bills. They achieve a high energy efficiency rating thus reducing day to day fuel bills.

***Option available on 'The Corrags' House type*

Add a beautiful sun room to create a larger open plan kitchen, living, dining area.



SPECIFICATIONS

External

- 10 Year NHBC Structural Warranty
- Thermoshield entrance door with 5 point locking system
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Maintenance free uPVC fascia and soffit
- Driveways to be finished in bitmac
- Feature external lighting to front & rear doors
- Outside tap
- Timber Fencing to rear and adjoining gardens

Internal

- High Quality Turnkey Finish
- Oil Fired Central Heating
- Underfloor Heating to Ground Floor
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- USB sockets to selected rooms
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Mains Supply smoke, heat and carbon monoxide detectors
- Internal walls, ceilings and woodwork painted in neutral colours
- Internal Doors - Pre Finished oak doors with Chrome ironmongery
- Option of wiring left for future Electric Vehicle Charging Point
- Electric Point for Future Fire



SPECIFICATIONS

Kitchen

A choice of quality kitchen doors, worktops and handles from nominated suppliers

Integrated Appliance Package - includes hob, oven & fridge freezer

Feature Downlights to Kitchen

Selection available from nominated supplier.

Bathrooms

Ensuites & WC's Contemporary white sanitary ware with chrome fittings .

Heated chrome towel rail in main bathroom.

Thermostatically controlled showers in main bathroom and ensuite.

Feature downlights to main bathroom and ensuite.

Selection available from nominated supplier.

Floor/Tiling Finishes

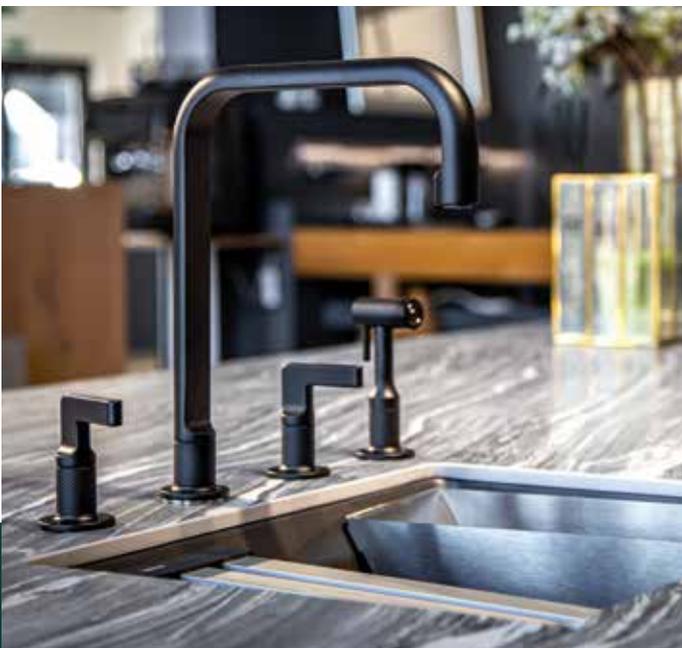
Choice of ceramic floor tiling to kitchen, dining area, utility, bathroom, ensuite and WC.

Tiling to shower enclosures.

Splash back tiling to bath, wash hand basins.

Carpets to lounge, family room, stairs, landing and bedrooms.

Selection available from nominated supplier.



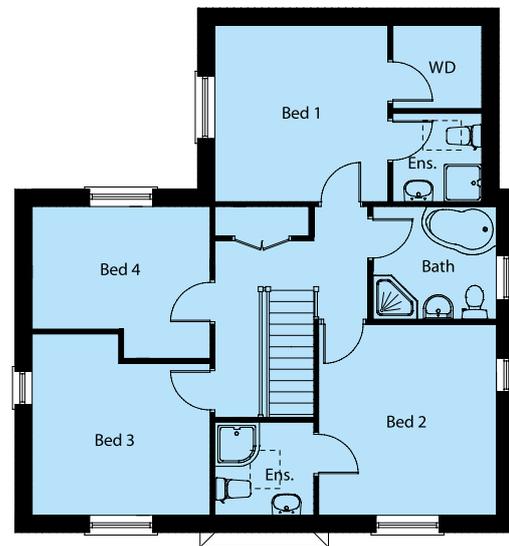


The MILL
4 Bed Detached
1705 sq.ft.



Ground Floor :

Lounge:	6.3m x 3.6m	20'8" x 11'10"
Living Room:	4.4m x 3.6m	14'5" x 11'10"
Kitchen / Dining:	5.4m x 3.6m	17'8" x 11'10"
Utility Room:	2.0m x 1.8m	6'7" x 5'11"
W.C.:	1.8m x 1.2m	5'11" x 3'11"



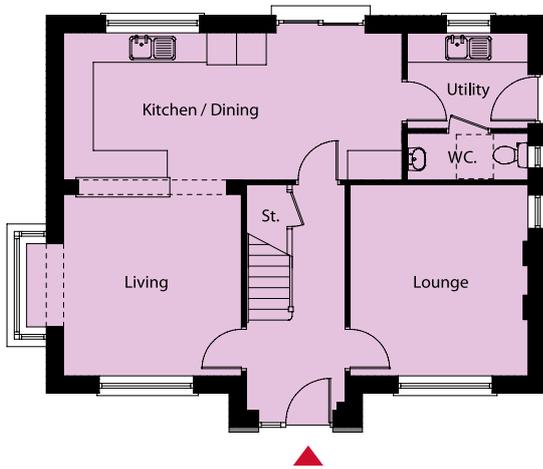
First Floor :

Bedroom 1:	3.6m x 3.6m	11'10" x 11'10"
En-suite:	1.8m x 1.8m	5'11" x 5'11"
Wardrobe:	1.8m x 1.7m	5'11" x 5'7"
Bedroom 2:	3.9m x 3.6m	12'9" x 11'10"
En-suite:	2.0m x 1.9m	6'7" x 6'3"
Bedroom 3:	3.7m x 3.6m	12'2" x 11'10"
Bedroom 4:	3.6m x 3.1m	11'10" x 10'2"
Bathroom:	2.5m x 2.3m	8'2" x 7'6"



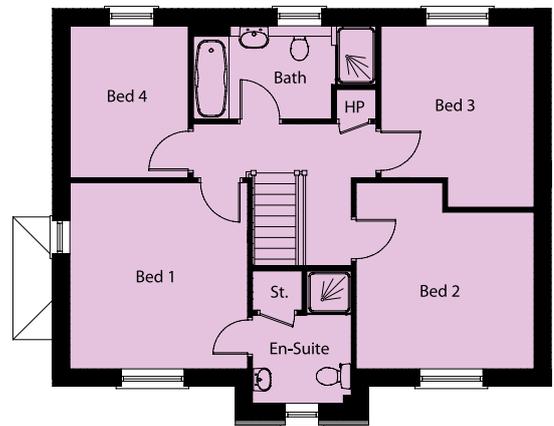
The CORRAGS
 4 Bed Detached
 1460 sq.ft.

PLEASE NOTE: Sites 8 & 12 have no side bay window in the Living Room.



Ground Floor :

Lounge:	3.9m x 3.6m	12'10" x 11'10"
Living Room:	3.7m x 3.6m	12'2" x 11'10"
Kitchen / Dining:	6.85m x 3.0m	22'6" x 9'10"
Utility Room:	2.2m x 1.95m	7'3" x 6'5"
W.C.:	2.2m x 0.95m	7'3" x 3'1"



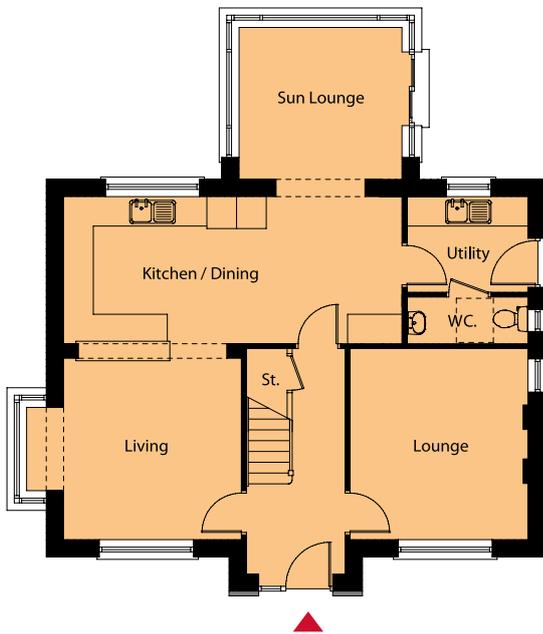
First Floor :

Bedroom 1:	3.8m x 3.6m	12'6" x 11'10"
En-suite:	2.0m x 1.8m	6'7" x 5'11"
Bedroom 2:	3.8m x 3.6m	12'6" x 11'10"
Bedroom 3:	3.7m x 3.1m	12'10" x 10'2"
Bedroom 4:	3.1m x 2.4m	10'2" x 7'10"
Bathroom:	2.8m x 1.9m	9'2" x 6'3"



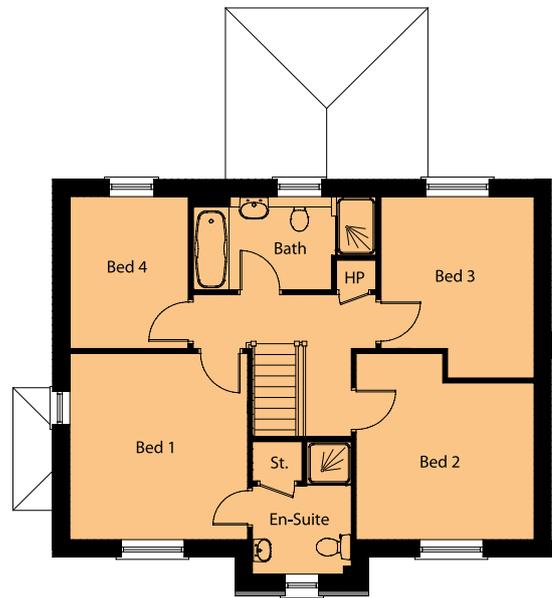
The CORRAGS
 4 Bed Detached with Sunroom
 1567 sq.ft.

PLEASE NOTE: Sites 5 & 15 have no side bay window in the Living Room.



Ground Floor :

Lounge:	3.9m x 3.6m	12'10" x 11'10"
Living Room:	3.7m x 3.6m	12'2" x 11'10"
Kitchen / Dining:	6.85m x 3.0m	22'6" x 9'10"
Sun Lounge:	3.3m x 3.1m	10'10" x 10'2"
Utility Room:	2.2m x 1.95m	7'3" x 6'5"
W.C.:	2.2m x 0.95m	7'3" x 3'1"

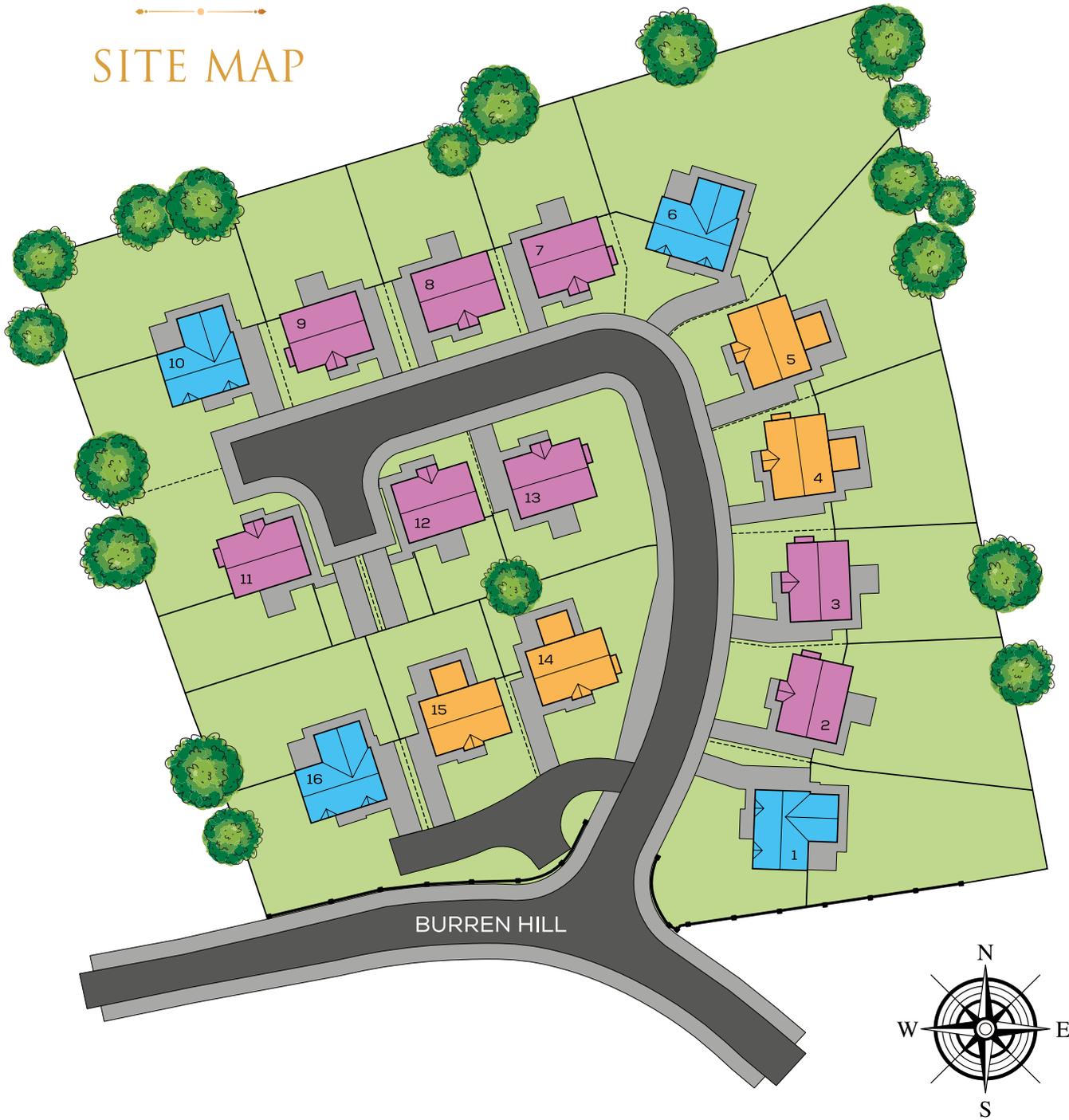


First Floor :

Bedroom 1:	3.8m x 3.6m	12'6" x 11'10"
En-suite:	2.0m x 1.8m	6'7" x 5'11"
Bedroom 2:	3.8m x 3.6m	12'6" x 11'10"
Bedroom 3:	3.7m x 3.1m	12'10" x 10'2"
Bedroom 4:	3.1m x 2.4m	10'2" x 7'10"
Bathroom:	2.8m x 1.9m	9'2" x 6'3"

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SITE MAP



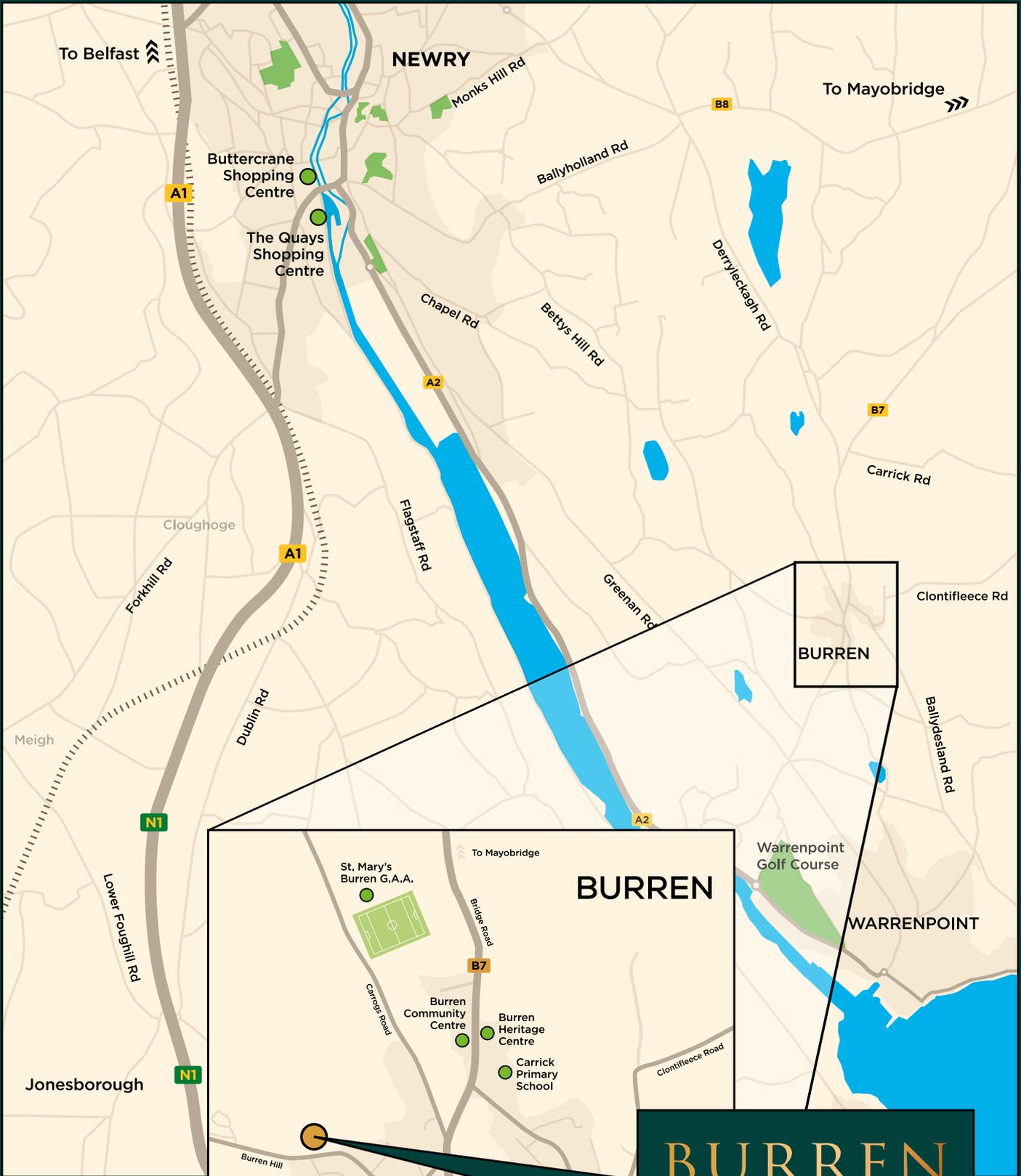
SITE MAP KEY

 **The MILL**
4 Bed Detached
1705 sq.ft.

 **The CORRAGS**
4 Bed Detached
1460 sq.ft.

 **The CORRAGS**
4 Bed Detached with Sunroom
1567 sq.ft.

Sunroom Option available subject to Statutory Approvals



BURREN *View*

TRAVEL TIMES

5
MINS

Warrenpoint
5 mins drive

10
MINS

Rostrevor
10 mins drive

15
MINS

Hilltown
15 mins drive

15
MINS

Newry
15 mins drive

NEARBY AREAS OF INTEREST

Donaghaguy Waterworks

Kelly's Golf Centre

Burren GAA

Burren Play Park

Warrenpoint Golf Club

Kilbroney Forest Park, Rostrevor

Horse Riding at Narrow Water, Warrenpoint

The Quays & Buttercrane Shopping Centres, Newry

Warrenpoint Town Football Club

Developer



Tel: 028 4175 2184

mckinleycontracts.com

McKinley Contracts Ltd.

With over 35 years' experience NHBC registered McKinley Contracts Ltd have a reputation for constructing quality, stylish homes.

We pride ourselves in our relationships with our customers offering key decisions with finish and specification in your new home.



Registered

Joint Selling Agents



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PLEASE NOTE:

Properties within the development may have alterations to amendments from the house plans detailed within this brochure.

McKinley Contracts Ltd reserves the right to vary the specification to a similar quality.

£2,000 Booking Deposit Required to Reserve Property. 15% Deposit due within 6 weeks of property being reserved.

Contracts to be signed within 6 weeks otherwise deposit may be forfeited and property placed back on market.

NO AMENDMENTS OR EXTRAS WILL BE COMPLETED UNTIL CONTRACTS ARE RECEIVED.

These particulars are issued on the understanding that they will not be construed as forming part of any contract. They are for guidance purposes only. Measurements are proposed and may vary during the construction process and maps are not drawn to scale. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. 3D illustrations and photographs are for illustrative purpose only.