



*School Road/ Bingian, Newry,
Co. Down, BT34 2QH*



2 x Semi-Detached Dwellings

Guide Price: From £230,000



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Luxurious Family Homes in the Heart of Newry

Welcome to the exquisite new development by McGovern Construction Ltd., offering two stunning turnkey family homes designed for modern living. Nestled in the vibrant city of Newry, these homes seamlessly blend spacious interiors with urban convenience, providing the perfect balance for families seeking comfort and style.

Construction Features:

- **Walls:** Solid block construction, light dash plaster, and painted for durability and aesthetics.
- **Windows:** Elegant white PVC with Georgian-style double glazing, offering both insulation and charm.
- **Gutters, Fascia, and Downpipes:** White PVC for low maintenance and a sleek finish.
- **Outside Doors:** PVC doors ensuring security and energy efficiency.
- **Roof:** Adorned with classic black tiles, adding character to the exterior.
- **Driveway:** Tarmac finish for ease of maintenance and ample parking space.
- **Garden:** Lush grassed areas for outdoor enjoyment and relaxation.
- **Path:** Concrete finish surrounding the house, providing easy access.
- **Front Boundary Fence:** Black estate-style fencing enhancing privacy and curb appeal.

Internal Finishes:

- **Walls:** Expertly plastered for a smooth and elegant finish throughout.
- **Woodwork:** Pre-finished Whitewood adding a touch of sophistication.
- **Doors:** White pre-finished panelled doors for a contemporary look.
- **Bathroom Suite:** Crisp white fittings for a clean and modern aesthetic.
- **Generous £10,000 PC Sum** allocated for the supply and fitting of kitchen/utility units, allowing for customization to suit your taste and lifestyle.

House Type A – 4 Bed Semi-Detached

Spacious kitchen/dining area, perfect for family meals and entertaining.

Convenient utility room with toilet area for added functionality.

Relaxing living room providing a cozy retreat.

Versatile fourth bedroom/snug offering flexibility for various needs.

Three well-proportioned bedrooms including a luxurious ensuite.

Ample storage with a dedicated hot press.

Outside space ideal for outdoor dining and recreation.

House Type B – 3 Bed Semi-Detached

Stylish kitchen/dining area designed for culinary enthusiasts.

Separate utility room for laundry and storage convenience.

Additional toilet area for guests' comfort.

Inviting living room with ample natural light.

Master bedroom featuring an ensuite for added luxury.

Two comfortable bedrooms suitable for family or guests.

Dedicated hot press for organized storage solutions.

Don't miss the opportunity to make one of these exceptional homes your own. Contact us today to schedule a viewing and start your journey to luxurious family living in Newry!



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front elevation

house type A

house type B

House Tye A – 4 Bed Semi-Detached

Kitchen / Dining: 6100 x 3300

Utility including toilet area: 3450 x 1900

Living Room: 3900 x 4000

Bedroom 4 / Snug: 3550 x 2750

Bedroom 1: 3050 x 3300

Bedroom 2: 4000 x 3900

Bedroom 3 including ensuite: 5350 x 3550

Hotpress: 1800 x 1500

Outside Space: 2175 x 2950



first floor plan

house type A

house type B

House Type B – 3 Bed Semi-Detached

Kitchen / Dining: 4430 x 4300

Utility: 3000 x 1200

Toilet area: 2000 x 1000

Living Room: 3630 x 4000

Bedroom 1 including ensuite: 3330 x 6075

Bedroom 2: 3330 x 3125

Bedroom 3: 2300 x 2100

Hotpress: 1500 x 1100

Outside Space: 2300 x 3025



ground floor plan

house type A

house type B



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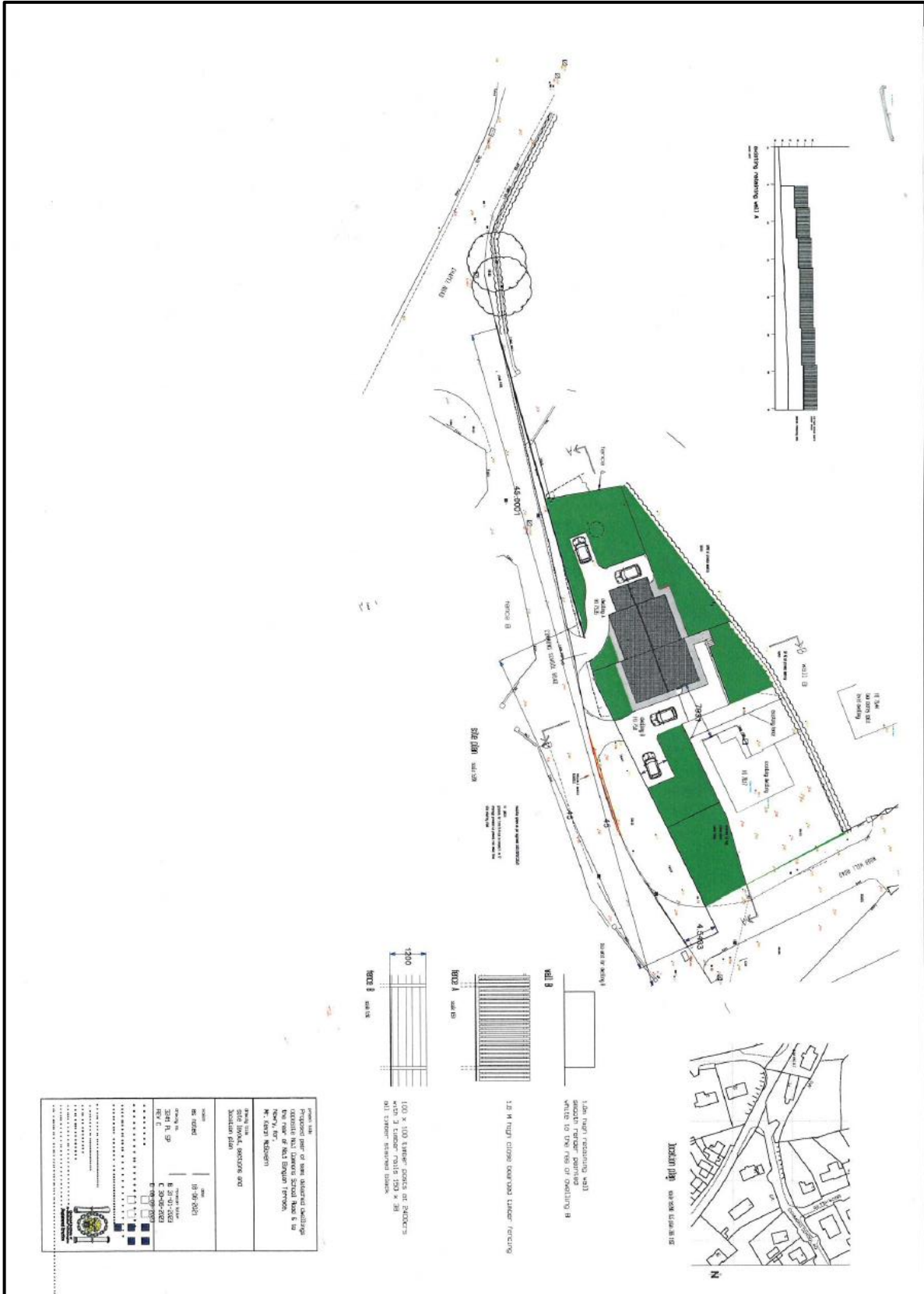




BEST
PROPERTY SERVICES

School Road/ Bingian, Newry,
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McG
McGovern Construction NI Ltd



<p>Proposed main or semi detached dwelling (existing) NCI, Down's School, Bore R. in the name of McE. Bingian, Newry, Co. Down (McE. Bingian)</p>	
<p>DATE OF ISSUE: 15/12/2014 DRAWN BY: J. O'NEILL CHECKED BY: J. O'NEILL APPROVED BY: J. O'NEILL</p>	<p>DATE OF ISSUE: 15/12/2014 DRAWN BY: J. O'NEILL CHECKED BY: J. O'NEILL APPROVED BY: J. O'NEILL</p>

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