



BRIDGEFORD





BRIDGFORD 



THE DEVELOPER

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Over the past 30 years, Tinnelly Construction have been synonymous with great construction, both locally in County Down, as well as across the UK and Ireland. They are now delighted to release this exclusive development of twenty one houses on the edge of Warrenpoint, a stones throw from the shores of Carlingford Lough.

THE SPECIFICATION

EXTERNAL

- 10 year structural warranty with ICW.
- Double glazed, lockable UPVC windows.
- Air source heat pump in all house types with underfloor heating on ground floor.
- High thermal insulation & energy efficiency rating.
- Gardens levelled, top soiled & seeded.
- UPVC fascia & soffit boards.
- SMA Tar driveway.
- Timber fencing to rear garden boundaries with Beech hedges.
- Traditional masonry construction with red brick finish
- Wall mounted feature light on front & rear doors.
- Composite front door and uPVC rear door.
- Rear step complete with red brick risers and Slieve Gullion stone slabs.
- Insulated roller garage door with remote control (House type C only).
- Galvanized black railings.

INTERNAL

- Wood burning stove including granite hearth.
- Engineered internal doors with chrome ironmongery.
- Ceramic floor tiling to kitchen/dining, utility room, bathroom, en-suite, W.C and entrance lobby.
- Ceramic wall tiling full walls of bathroom.
- 12mm Laminate Wood Flooring to lounge and carpets to bedrooms, stairs & landing.
- High speed internet.
- Smoke, heat and carbon monoxide alarms.
- Alarm system.
- CAT6 Cabling to every room.

KITCHEN & UTILITY

- Fitted kitchens by AX Board to include Quartz Countertops, Upstand and Backsplash.
- Integrated appliances where applicable to include glass touch control extractor fan, integrated fridge/freezer, oven, microwave, dishwasher and induction hob.
- Feature downlighters to kitchen.

BATHROOMS

- Supplied by Stevenson & Reid.
- Contemporary white sanitary ware with pro chrome fittings.
- All en-suites complete with thermostatic showers.
- Feature downlighters to main bathroom & ensuite.



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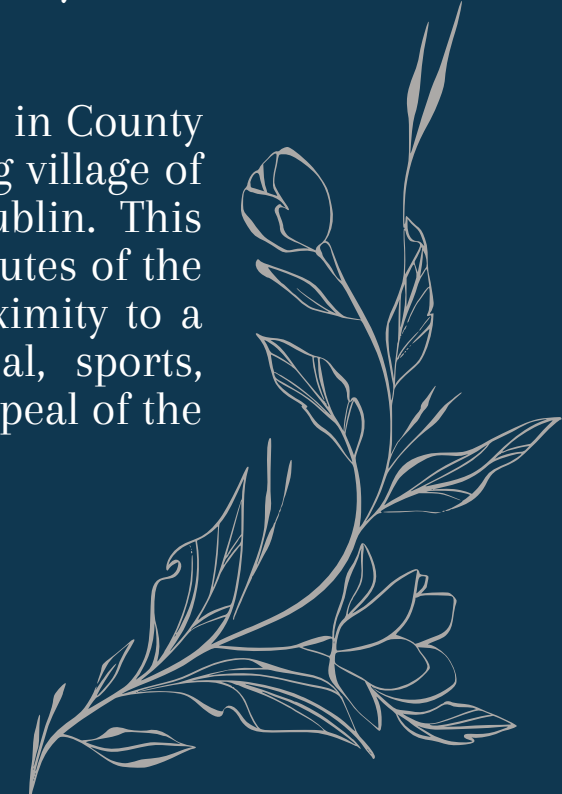


LUXURY AS STANDARD

Bridgeford presents beautifully designed four and five bedroom homes, completed to a high specification, turn-key finish with top quality craftsmanship across every aspect.

From superior internal and exterior finishes to the magnificent quality bathrooms, kitchens, tiling, flooring and solid fuel burning stoves, every home is built with comfort, style and elegance in mind.

Warrenpoint is a lifestyle haven on the shores of Carlingford Lough in County Down, 7 miles south east of Newry, 2.5 miles West of the enchanting village of Rostrevor and just a 60 minute drive from both Belfast and Dublin. This popular location offers a quiet community environment, within minutes of the bustling commercial centres. This prime location offers close proximity to a choice of excellent Primary and Secondary Schools, recreational, sports, leisure and shopping facilities adding to the already considerable appeal of the area.





THE BRIDGE

TYPE B - 4 BED SEMI - 1,780 SQFT

Site: 2

THE ROWAN

TYPE D - 4 BED SEMI - 2,180 SQFT

Site: 7, 8

PHASE I

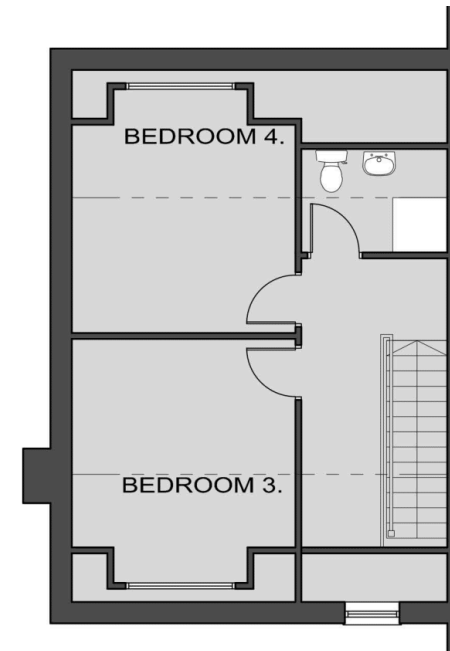
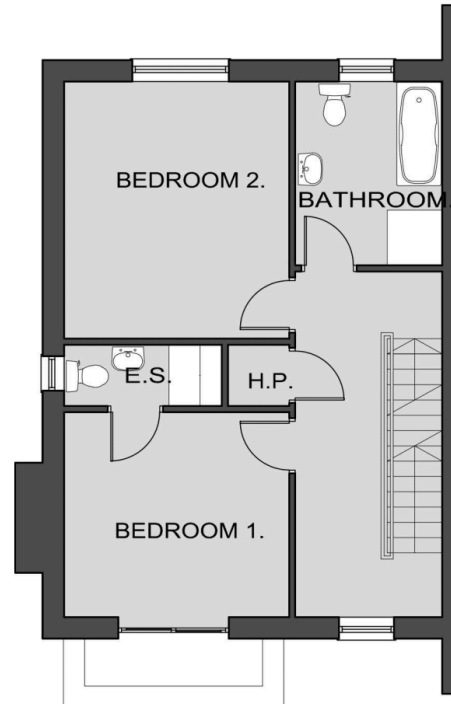
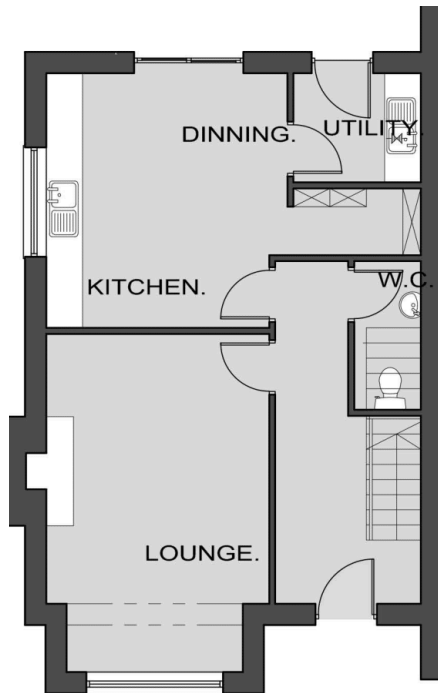




THE BRIDGE

TYPE B - 4 BED SEMI - 1,780 SQFT

Site: 2



Ground Floor

Lounge	3.60m x 5.50m
Kitchen/Dining	6.10m x 4.20m
W.C.	1.10m x 2.40m
Utility Room	2.10m x 1.80m

First Floor

Bedroom 1	3.60m x 4.30m
Bedroom 2	3.60m x 4.00m
Ensuite	2.50m x 1.00m
Hotpress	1.00m x 1.00m
Bathroom	2.40m x 3.00m

Second Floor

Bedroom 3	5.80 m x 3.60m
Bedroom 4	3.60m x 4.00m
W.C.	2.40m x 1.70m

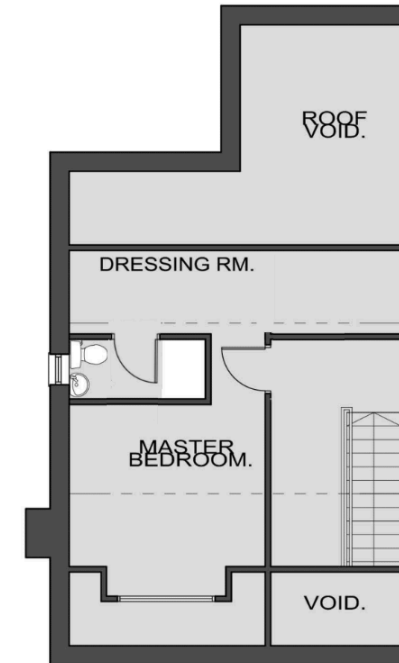
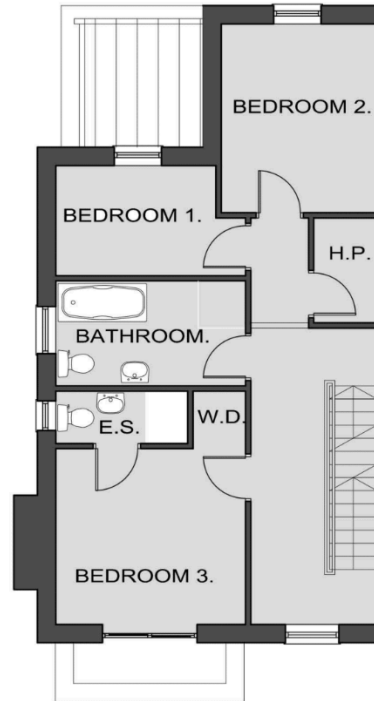
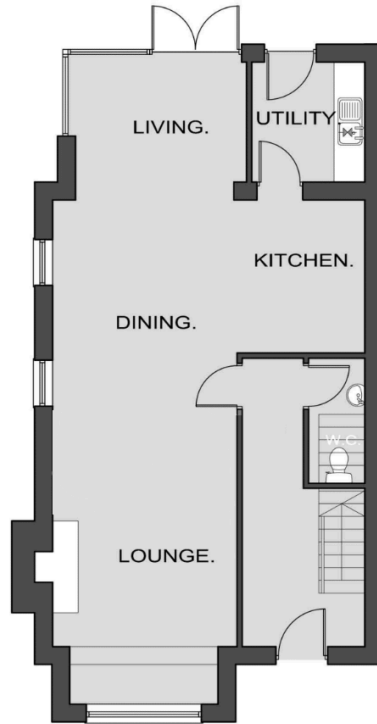
Note: all measurements are approximate and given at widest point.

THE ROWAN

TYPE D - 4 BED SEMI - 2,180 SQFT

Site: 7, 8

BRIDGEFORD



Ground Floor

Lounge	3.60m x 4.40m
Kitchen/Dining	6.10m x 8.10m
W.C.	1.10m x 2.40m
Cloakroom	1.50m x 1.00m
Utility Room	2.20m x 2.30m

First Floor

Bedroom 1	3.00m x 2.10m
Bedroom 2	2.90m x 3.60m
Bedroom 3	3.60m x 3.30m
Ensuite	2.50m x 1.00m
Wardrobes	1.00m x 1.20m
Hotpress	1.20m x 2.00m
Bathroom	3.60m x 2.00m

Second Floor

Master Bedroom	3.50m x 2.90m
Ensuite	2.50m x 1.50m
Dressing Room	3.60m x 1.50m
Storage	2.40m x 1.30m
VOID	2.40m x 1.30m
ROOF VOID	6.10m x 4.00m

Note: all measurements are approximate and given at widest point.

LIFE AT BRIDGEFORD



DRIVE TIMES

Warrenpoint Town Centre	2 Mins
Rostrevor Village Centre	4 Mins
Newry City Centre	15 Mins
Newry Train Station	23 Mins
Belfast Int Airport	71 Mins
Belfast City Airport	75 Mins
Dublin Airport	71 Mins

PLACES TO EAT

The Whistledown Hotel

With views for days

Diamonds Restaurant

A family favourite

Raymie's Seafood Bar

The finest fish from Carlingford Lough

Warrenpoint Golf Club

The 19th hole!

The Genoa

Fish n Chips and Italian Ice Cream

THINGS TO DO

Kilbroney Forest Park

Head for a hike or hire a bike

Carlingford Lough

Learn to sail or take a cruise on the Carlingford Ferry

Donaghaguy Reservoir

Take a stroll and watch the ducks

Sports

*Tennis, golf, equestrian, football, GAA
- all on your doorstep*

SCHOOLS

NURSERY

First Steps Daycare

61 Upper Dromore Road

Seaview Nursery

61 Great George's Street

PRIMARY

St Dallans Primary School

20 Clonallon Road

Dromore Road Primary School

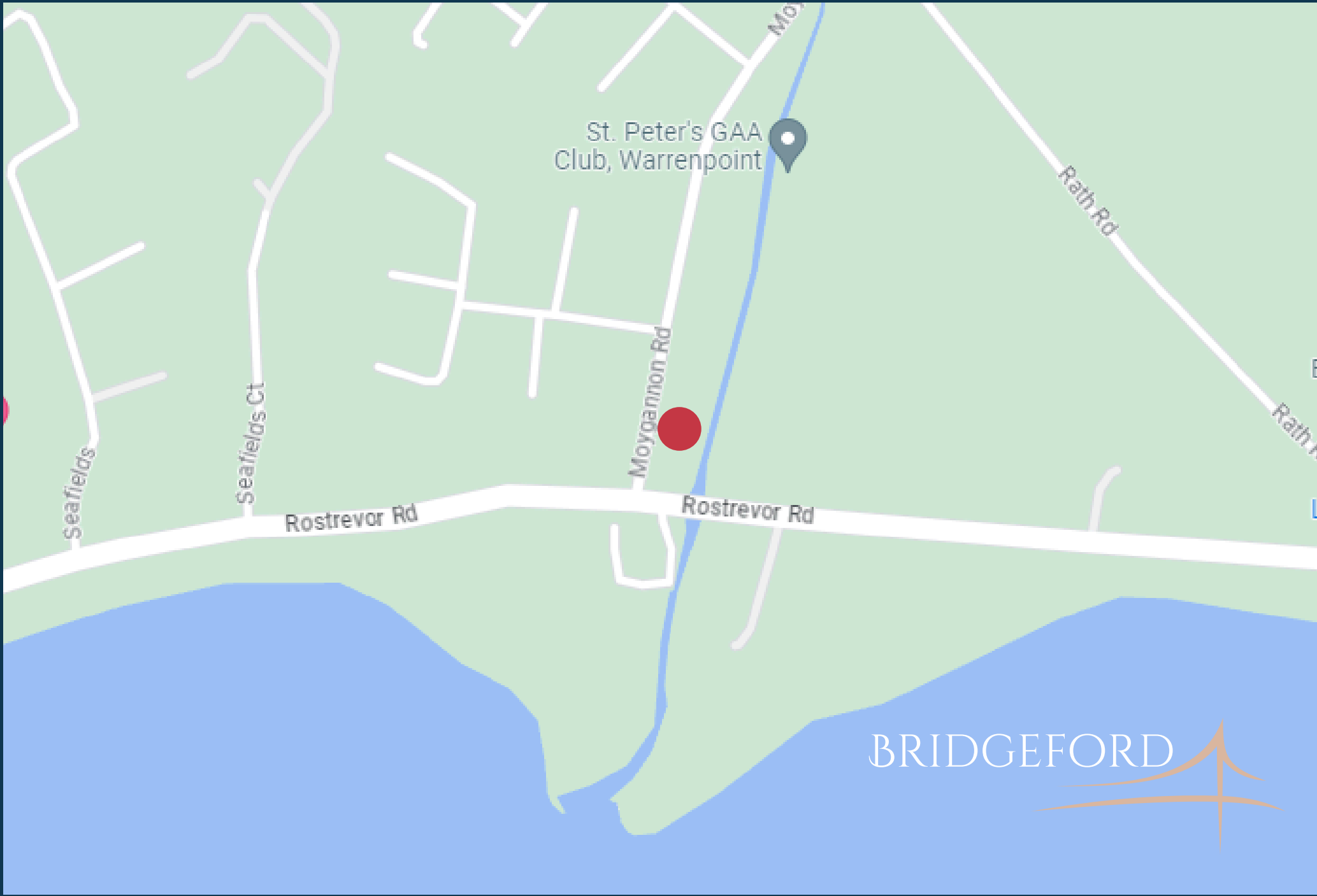
Upper Dromore Road

SECONDARY

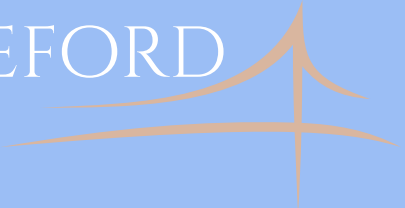
St Mark's High School

Upper Dromore Road

St. Peter's GAA Club, Warrenpoint



BRIDGEFORD





TINNELLY CONSTRUCTION LTD



Inspection of the site is strictly by private appointment. For further information please contact:



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Bradley
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