



MOURNE VIEW

Moor Road, Castlewellan

AN EXCLUSIVE 3133 sq ft DETACHED FAMILY HOME
FEATURING A LUXURY SPECIFICATION AND BREATHTAKING VIEWS

MOURNE VIEW

DISCOVER YOUR BEAUTIFUL RURAL IDYLL

This exquisite new family home is set in an outstanding rural location, surrounded by County Down's beautiful rolling countryside and features breathtaking views of the Mourne Mountains. Mourne View features elegant modern interiors that reflect the very best in contemporary design.

AC Rice Contracts have an excellent reputation for building quality homes and have invested much time and effort into creating living spaces and a specification which is over and above the normal offering - this unrivalled specification will introduce a whole new choice of stylish family living to this wonderful rural setting.





MOURNE VIEW - Aerial View

5 Bedroom Detached Family Home | TOTAL FLOOR AREA: 3133 Sq Ft



MOURNE VIEW - Rear Garden & Patio Area

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MOURNE VIEW

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GROUND FLOOR

Entrance Hall	
Lounge	
ft 14'9" x 11'9"	m 4.5 x 3.6
Kitchen	
ft 14'9" x 14'1"	m 4.5 x 4.3
Dining / Family	
ft 27'10" x 15'5"	m 4.7 x 8.5
Utility	
ft 15'1" x 5'6"	m 4.6 x 1.7
Study	
ft 11'9" x 10'2"	m 3.6 x 3.1
Bedroom 2	
ft 12'9" x 11'9"	m 3.9 x 3.6
Ensuite	
ft 11'9" x 4'3"	m 3.6 x 1.3
Bedroom 3	
ft 12'9" x 11'9"	m 3.9 x 3.6
Ensuite	
ft 8'6" x 3'7"	m 2.6 x 1.1

FIRST FLOOR

Master Bedroom	
ft 20'8" x 13'9"	m 6.3 x 4.2
Dressing Room	
ft 16'8" x 7'6"	m 5.1 x 2.3
Ensuite	
ft 14'5" x 10'2"	m 4.4 x 3.1
Sauna	
ft ??'?" x ??'?"	m ??? x ???
Bedroom 4 / Office	
ft 12'9" x 11'9"	m 3.9 x 3.6
Bedroom 5	
ft 12'9" x 11'9"	m 3.9 x 3.6
Ensuite	
ft 8'6" x 3'7"	m 2.6 x 1.1

GROUND FLOOR

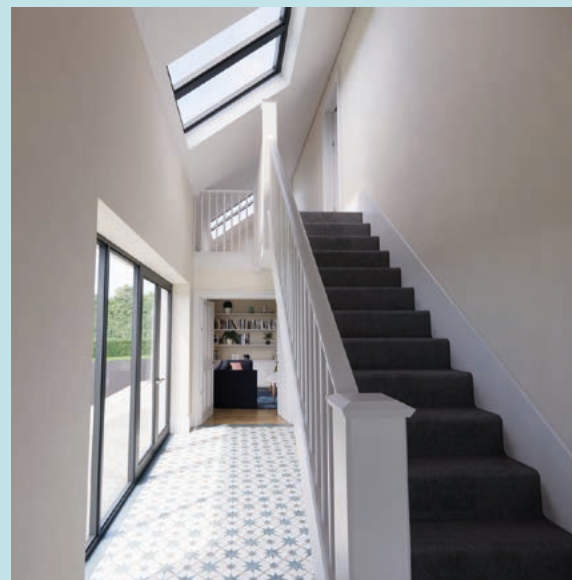


FIRST FLOOR



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

MOURNE VIEW, MOOR ROAD, CASTLEWELLAN



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A SUPERIOR SPECIFICATION FOR YOUR LUXURY LIVING SPACE

KITCHEN

Premium fitted kitchen individually designed and tailored to suit your requirements

Stone worktops in a choice of colours

Cabinet doors available in a choice of colours with either contemporary or traditional finishes

Appliances to include electric hob with downdraft extractor, integrated oven, warming drawer and combination microwave, built in dishwasher and fridge freezer

UTILITY

Choice of units and worktops, incorporating washing machine and tumble dryer

SANITARY WARE

Choose from an excellent range of quality, contemporary white sanitary ware, vanity units, cabinets and brassware

Taps can be wall or sink mounted

Push button operated WCs with concealed cisterns and soft closing seats

Sower enclosures and bath areas will be fully tiled

INTERNAL DECOR

All walls and ceilings will be painted in emulsion and we welcome your input for colour and choice of paint finishes

Doors, skirting boards and architraves will be painted to your specification

FLOORING

Stairs, landing and first floor bedrooms will be carpeted in a choice of colours with underlay

Bathroom, ensuite and WC floors will be fully tiled

Entrance hall and all other downstairs living areas will be fully tiled

ELECTRICAL

Quality feature lighting throughout with energy efficient LED illumination

5 amp light / power ring to kitchen living area

Hard wired security alarm

TV points, cat 6 and USB charging points to all living areas and bedrooms

HEATING

Air source heat pump and associated controls

Underfloor heating to ground floor

Aluminium radiator system to first floor

Mechanical heat recovery ventilation system

STAIRCASE

European white oak newels, handrail and base rails with square profile spindles

Balustrading options are available for the staircase and upper landing

EXTERNAL

Granite sills

Composite front door set

uPVC windows in anthracite / white frames

Aluminium sliding doors to patio area

Outside water taps and power sockets

LANDSCAPING

Gardens graded and seeded

Detached garage

Plastered internal walls



For further information visit AC Rice Contracts website - www.acricecontracts.co.uk

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SELLING AGENT:



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