



# TULLYDALE DRIVE

TULLYFRAME ROAD, ATTICALL



24 DETACHED & SEMI-DETACHED HOMES  
IN A STUNNING RURAL LANDSCAPE









# Contents

THE DEVELOPER	4
LOCATION MAP AND AMENITIES	5-7
SPECIFICATION	8-9
SITE MAP	10
HOUSE TYPES	11-13





## THE DEVELOPER

Conrad Developments is a reputable property development company based in County Down, known for its high-quality construction and attention to detail in residential projects. Led by Conrad Haughian, the company has operated for over two decades, building homes and residential communities that emphasise craftsmanship and modern design. They handle projects across Ireland. Their developments are recognized for quality finishes, aiming to cater to both style and durability for new homeowners.





# TULLYDALE DRIVE

TULLYFRAME ROAD, ATTICALL

## LOCAL AMENITIES

Nestled in the heart of the Mourne Mountains, the village of Atticall offers the perfect blend of scenic beauty and tranquil living. Surrounded by rolling hills and breathtaking landscapes, residents enjoy easy access to some of Northern Ireland's most stunning natural environments, including the nearby Mourne National Park and Slieve Donard, the highest peak in the region.

Atticall is a charming rural village with a close-knit community, yet it provides convenient access to nearby towns for shopping, dining, and entertainment. The village itself boasts local amenities including a primary school, post office, church, and a number of traditional pubs. A haven for outdoor enthusiasts, the area is perfect for walking, cycling, and exploring the great outdoors.

### LOCATION

Holy Cross Primary School  
St. Louis Grammar School  
Kilkeel High School  
St. Colman's College (Newry)  
Kilkeel Golf Club  
Kilkeel Leisure Centre  
Newry  
Belfast  
Dublin

### DISTANCE

0.2 miles  
3.4 miles  
4.6 miles  
20 miles  
4 miles  
4.3 miles  
19 miles  
45 miles  
83 miles







  
**TULLYDALE  
DRIVE**  
TULLYFRAME ROAD, ATTICALL



*Mourne Area  
of Outstanding  
Natural Beauty*





# TULLYDALE DRIVE

TULLYFRAME ROAD, ATTICALL



Whether you're an avid hiker or simply looking for a peaceful place to call home, Atticall offers an idyllic setting to enjoy nature, a vibrant community, and access to excellent local amenities and schools.

## Outdoor and Recreational Activities

Living in Atticall brings you closer to a world of outdoor adventures. The nearby Mourne Mountains provide an incredible backdrop for hiking, cycling, and sightseeing, with trails suitable for all ages and skill levels. Nature enthusiasts can explore Silent Valley Reservoir, just a short drive away, offering breathtaking views, picnic areas, and serene walking paths.

## Local Shops and Dining

Atticall is home to a few charming local stores for daily essentials, and nearby Kilkeel expands the shopping options with larger grocery stores, specialty shops, and a bustling local market. Dining choices in the surrounding area include cosy pubs, traditional Irish eateries, and quaint cafes, offering everything from hearty breakfasts to local seafood.

## Schools and Family Amenities

For families, Atticall is served by Atticall Primary School, a reputable local school that fosters a welcoming, community-focused environment. The wider area also offers access to secondary schools in Kilkeel and nearby towns, known for high educational standards and a range of extracurricular programs.

## Health and Community Services

Local healthcare is supported by nearby general practitioners, and more comprehensive medical services are available in Kilkeel. The community also has a strong local spirit, with events held at Atticall GAA club and community centres, where neighbours gather for sports, social activities, and cultural celebrations.

## Transport Links

Despite its rural location, Atticall enjoys easy access to major roads, connecting residents to Newry, Kilkeel, and beyond. Public transport options make commuting manageable, with regular bus services to surrounding areas, perfect for both daily needs and spontaneous trips.

## A True Village Community

Atticall Village combines a friendly, close-knit community with easy access to urban amenities, making it an ideal choice for those seeking a quieter lifestyle without sacrificing modern conveniences. Whether you're drawn to the scenic landscapes, the strong community ties, or the ease of living, Atticall offers a truly special place to call home.



# TULLYDALE DRIVE

TULLYFRAME ROAD, ATTICALL

## Specification

### External Features:

- > Beautifully designed homes by O'Callaghan Architects
- > 10 year warranty cover with ICW Group
- > Black on White Future Proof PVC insulated frame windows with double glazing
- > GRP classic composite front door and double glazed sidelight with hardwood frame in black
- > Wall mounted feature lighting on front and side door
- > Oil central heating
- > High Thermal Insulation & Energy Efficiency Rating
- > Solar panel system
- > Front and rear gardens levelled and seeded
- > Tarmac driveway and footpaths around property
- > Pebbled stones surrounding house
- > Timber fencing to rear garden boundaries
- > Powder coated black park railings to front

### Internal Features:

- > Engineered doors with chrome ironmongery
- > Utility room, kitchen / dining room, downstairs WC, bathroom and ensuite ceramic tiles.
- > Wired for high speed internet access
- > Comprehensive range of electrical sockets throughout including TV and telephone points
- > Wired for EV charger
- > Painted skirtings, architraves, stair handrails & balustrades
- > All internal walls and ceilings painted throughout
- > Wood burning stove with black granite hearth optional
- > Smoke, Heat & CO2 detectors as standard







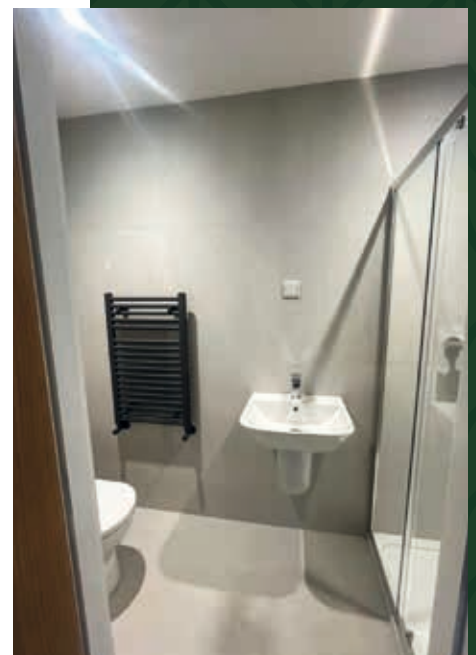
## Kitchen

- > Fitted kitchen by Collins Interiors
- > Cashmere painted doors- handleless with Gola aluminium rail
- > Walk-in pantry shelved out in Cambrian oak
- > Stainless steel undermounted bowl and half sink
- > Crystal white quartz worktop with polished edges
- > Quartz Upstand and Backsplash
- > Integrated appliances including built-in oven and hob, extractor hood, dishwasher, fridge freezer
- > Ash veneer floating shelves with LED lighting
- > Feature spotlights in kitchen



## Bathrooms, Ensuites & WC's

- > Contemporary white sanitary ware and chrome fittings
- > Florence Drench Shower in ensuite and main bathroom
- > Separate bath in main bathroom
- > Anthracite towel rail in ensuite and main bathroom
- > Bespoke bathroom cabinetry in ensuite and main bathroom
- > Feature spotlights in both ensuite and main bathroom





# Site Plan



## HOUSE TYPES:

- The Donard**  
 3 Bed - Detached, 1125 sq.ft.
- The Binnian**  
 3 Bed - Semi-detached, 1475 sq.ft.
- The Bearnagh**  
 3 Bed - Semi-detached, 1125 sq.ft.

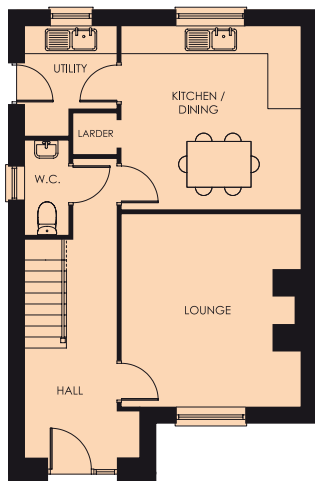


Site Map not to scale



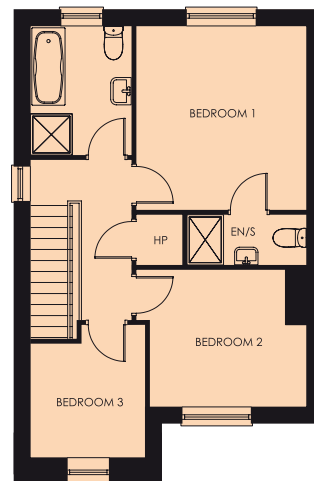
# The Donard

3 Bedroom Detached - 1125 Sq.ft.



## GROUND FLOOR

Lounge	13'9" x 12'9"	4.2m x 3.9m
Kitchen / Dining	13'1" x 12'9"	4.0m x 3.9m
Utility	6'6" x 5'2"	2.0m x 1.6m
W.C.	6'6" x 3'4"	2.0m x 1.0m

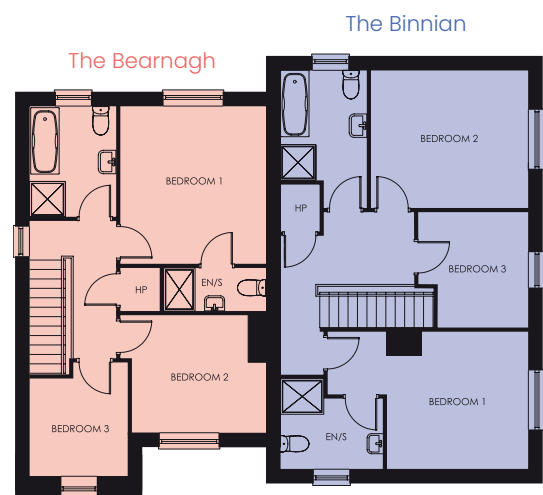


## FIRST FLOOR

Bedroom 1	13'3" x 11'11"	4.05m x 3.65m
Ensuite	8'6" x 3'4"	2.6m x 1.0m
Bedroom 2	12'11" x 10'11"	3.95m x 3.35m
Bedroom 3	9'4" x 8'0"	2.85m x 2.45m
Bathroom	9'0" x 7'1"	2.75m x 2.15m

# The Binnian

3 Bedroom Semi-detached - 1475 Sq.ft



## GROUND FLOOR

Lounge	20'8" x 11'8"	6.3m x 3.57m
Kitchen / Dining	20'8" x 11'5"	6.3m x 3.5m
Utility	9'7" x 6'10"	2.94m x 2.1m
W.C.	6'6" x 6'4"	2.0m x 1.94m

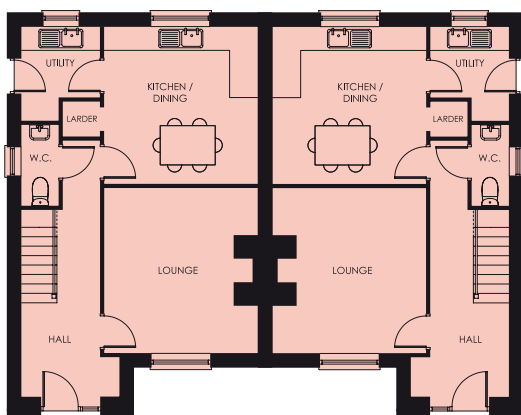
## FIRST FLOOR

Bedroom 1	13'5" x 11'5"	4.1m x 3.5m
Ensuite	8'6" x 6'6"	2.6m x 2.0m
Bedroom 2	13'1" x 11'5"	4.0m x 3.5m
Bedroom 3	9'7" x 9'2"	2.94m x 2.8m
Bathroom	10'5" x 7'2"	3.2m x 2.2m



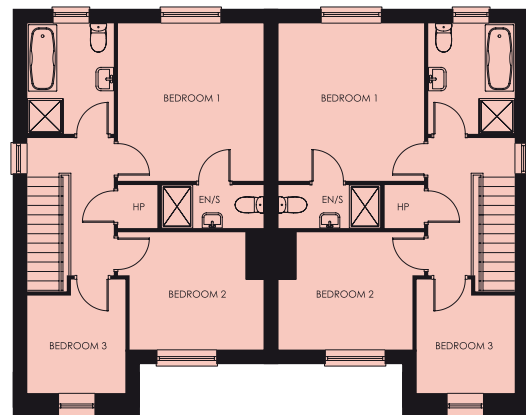
# The Bearnagh

3 Bedroom Semi-detached - 1125 Sq.ft



## GROUND FLOOR

Lounge	13'9" x 12'9"	4.2m x 3.9m
Kitchen / Dining	13'1" x 12'9"	4.0m x 3.9m
Utility	6'6" x 5'2"	2.0m x 1.6m
W.C.	6'6" x 3'4"	2.0m x 1.0m



## FIRST FLOOR

Bedroom 1	13'3" x 11'11"	4.05m x 3.65m
Ensuite	8'6" x 3'4"	2.6m x 1.0m
Bedroom 2	12'11" x 10'11"	3.95m x 3.35m
Bedroom 3	9'4" x 8'0"	2.85m x 2.45m
Bathroom	9'0" x 7'1"	2.75m x 2.15m







Developer

**CONRAD**  
developments ltd

Joint Selling Agents



57 Newcastle Street, Killeel, BT34 4AF

**tel: 028 4176 5207**

**mob: 07974 928115**

[www.amhaughian.com](http://www.amhaughian.com)



525 Lisburn Road, Belfast, BT9 7GQ

**tel: 028 9066 8888**

[www.simonbrien.com](http://www.simonbrien.com)

Site Map, Measurements and Artist's Impressions are for illustrative purposes only and may not be accurate. The builder reserves the right to change the brick and/or stone type plus the elevational finish as the site progresses. NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in preparing this marketing material, the purchaser must satisfy themselves regarding the description and measurements.