



BRYANSFORD VILLAGE

The Oaks

NEWCASTLE





Located in the heart of the historic village of Bryansford, The Oaks will offer unrivalled detached, semi detached and townhouse homes by Clady Properties with uncompromising quality and attention to detail.

Bryansford is named after Brian Magennis, who's family controlled most of the land in South County Down in the 15th century, including the Tollymore Estate. Through family lineage the Tollymore Estate transferred from the Magennis family to the Hamilton family, and then to the Jocelyn/Roden family, who sold the park to the Ministry of Agricultural in 1941.

The Oaks is located just a short stroll from Tollymore Forest Park, a park of some 1600 acres, with direct access to the majestic Mourne Mountains and renowned throughout the province for its oasis of calm.

Being only a short drive from Newcastle, The Oaks will offer purchasers tranquil village living yet providing access to the many superb eating establishments and leisure pursuits in the area including golf at the world famous Royal County Down and an array of water-based pursuits.

SPECIFICATION

Roof

Natural slate

Windows & Front Door

Grey PVC with double glazed units

Red composite 4-panel front door

External Finish

PVC fascia with PVC black gutters and downpipes

External render is smooth painted white

Brick paving paths & driveways

Front & Rear gardens sown in grass

Rear gardens fully enclosed with 1800 high timber fencing

Internal Joinery

Vertical T&G sheet effect doors painted white

100mm chamfered MDF skirting & architrave painted white

Kitchen

Choice of traditional or contemporary styled kitchen in a choice of colours with soft close doors and drawers

Feature lighting to underside of wall units

Branded integrated appliances including electric oven, electric hob, extractor fan, fridge/freezer, plumbed for washing machine

Lounge

Inglenook fireplace with electric stove

Bathrooms & Ensuites

White sanitary ware with chrome fittings

Splashback tiling to wash hand basins

WC with soft close function

Chrome heated towel radiators

Electrical Installation

Energy efficient LED fittings throughout

Pre-wired only security alarm system

Mains supply smoke & carbon monoxide detectors with battery backup

Decoration

Painted internal walls & ceilings

Flooring

Choice of tiled flooring to kitchen, bathrooms, downstairs WC & ensuite

Choice of carpeted flooring to bedrooms, stairs, landing & hall

Heating

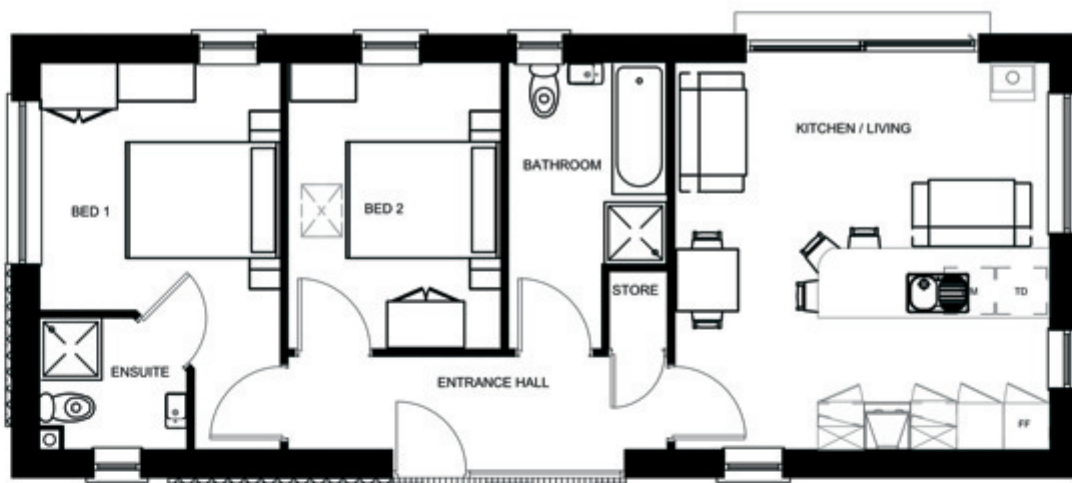
Oil fired central heating

Zoned heating

Warranty

10 year warranty

SITE 2



GROUND FLOOR PLAN

House Type B

Total Sq Ft : 703 Approx.

The Property Comprises:

Ground Floor

ENTRANCE HALL:

KITCHEN/LIVING: 16' 5" x 15' 11" (5m x 4.85m)

BEDROOM (1): 16' 5" x 10' 2" (5m x 3.1m) (max).

ENSUITE SHOWER ROOM: 6' 3" x 5' 7" (1.91m x 1.7m) (max).

BEDROOM (2): 12' 2" x 9' 0" (3.71m x 2.74m)

BATHROOM: 12' 2" x 6' 8" (3.71m x 2.03m) (max).

STORE: 3' 3" x 2' 6" (0.99m x 0.76m)

SITE 6



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ground Floor

BEDROOM (1): 17' 2" x 13' 9" (5.23m x 4.19m) (max)

ENSUITE: 7' 6" x 5' 9" (2.29m x 1.75m) (max)

CLOAKS: 7' 5" x 4' 6" (2.26m x 1.37m)

UTILITY: 7' 9" x 5' 2" (2.36m x 1.57m)

WC: 7' 5" x 2' 11" (2.26m x 0.89m)

BEDROOM (2): 12' 11" x 11' 10" (3.94m x 3.61m)

GARAGE: 19' 10" x 11' 7" (6.05m x 3.53m)

First Floor

LIVING ROOM: 19' 10" x 9' 11" (6.05m x 3.02m)

KITCHEN/DINING: 17' 2" x 13' 9" (5.23m x 4.19m)

BATHROOM: 8' 2" x 5' 11" (2.49m x 1.8m)

BEDROOM (3): 10' 11" x 9' 8" (3.33m x 2.95m)

BEDROOM (4): 12' 1" x 9' 10" (3.68m x 3m)

House Type D

Total Sq Ft : 1830 Approx.

SITE 7



GROUND FLOOR PLAN



FIRST FLOOR PLAN

House Type D

Total Sq Ft : 1830 Approx.

Ground Floor

BEDROOM (1): 17' 2" x 13' 9" (5.23m x 4.19m)
(max)

ENSUITE: 7' 6" x 5' 9" (2.29m x 1.75m) (max)

CLOAKS: 7' 5" x 4' 6" (2.26m x 1.37m)

UTILITY: 7' 9" x 5' 2" (2.36m x 1.57m)

WC: 7' 5" x 2' 11" (2.26m x 0.89m)

BEDROOM (2): 12' 11" x 11' 10" (3.94m x 3.61m)

GARAGE: 19' 10" x 11' 7" (6.05m x 3.53m)

First Floor

LIVING ROOM: 19' 10" x 9' 11" (6.05m x 3.02m)

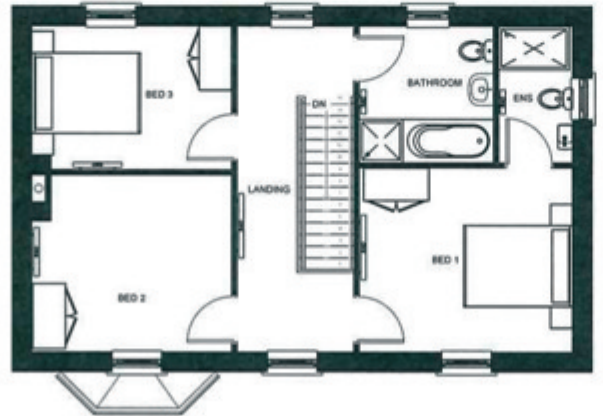
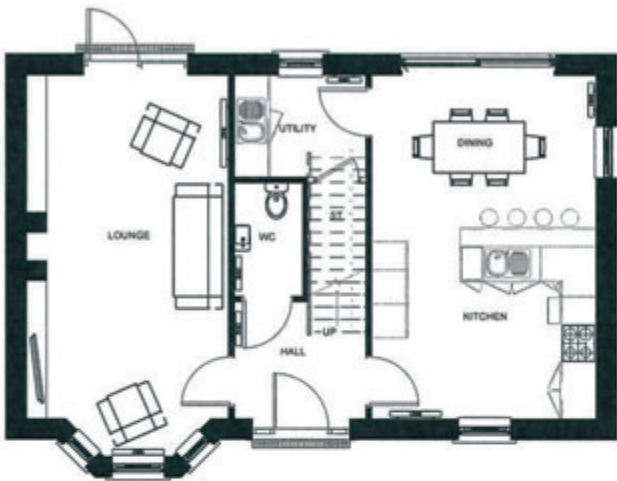
KITCHEN/DINING: 17' 2" x 13' 9" (5.23m x 4.19m)

BATHROOM: 8' 2" x 5' 11" (2.49m x 1.8m)

BEDROOM (3): 10' 11" x 9' 8" (3.33m x 2.95m)

BEDROOM (4): 12' 1" x 9' 10" (3.68m x 3m)

SITE 23



House Type H

Total Sq Ft : 1305 Approx.

Ground Floor

ENTRANCE HALL:

LIVING ROOM: 19' 10" x 11' 7" (6.05m x 3.53m)

KITCHEN/DINING: 19' 10" x 12' 11" (6.05m x 3.94m)

UTILITY ROOM: 7' 7" x 5' 11" (2.31m x 1.8m)

WC: 6' 7" x 3' 11" (2.01m x 1.19m)

First Floor

LANDING:

BATHROOM: 8' 4" x 8' 1" (2.54m x 2.46m)

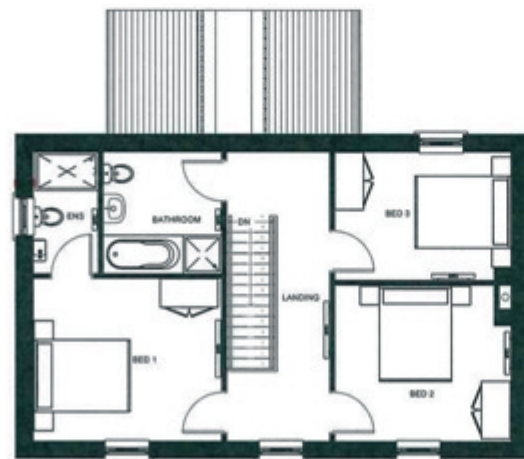
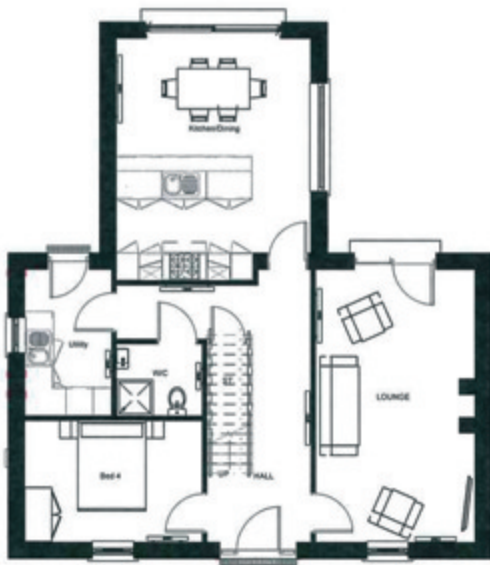
BEDROOM (1): 13' 5" x 12' 10" (4.09m x 3.91m)
(max).

ENSUITE: 8' 4" x 4' 5" (2.54m x 1.35m)

BEDROOM (2): 12' 1" x 10' 9" (3.68m x 3.28m)

BEDROOM (3): 12' 1" x 8' 9" (3.68m x 2.67m)

SITE 24 & 25



House Type E

Total Sq Ft : 1712 Approx.

Ground Floor

ENTRANCE HALL:

LOUNGE: 19' 10" x 12' 7" (6.05m x 3.84m)

KITCHEN/DINING: 22' 0" x 16' 11" (6.71m x 5.16m) (max).

UTILITY ROOM: 11' 8" x 5' 10" (3.56m x 1.78m)

WC: 6' 2" x 3' 11" (1.88m x 1.19m)

BEDROOM (4): 12' 11" x 8' 10" (3.94m x 2.69m)

First Floor

LANDING:

BEDROOM (1): 12' 10" x 11' 2" (3.91m x 3.4m)

ENSUITE SHOWER ROOM: 8' 4" x 4' 5" (2.54m x 1.35m)

BEDROOM (2): 12' 1" x 10' 9" (3.68m x 3.28m)

BEDROOM (3): 12' 1" x 8' 9" (3.68m x 2.67m)

BATHROOM: 8' 4" x 8' 1" (2.54m x 2.46m)



To confirm your booking a deposit of £2,000 of which £1,000 non-refundable.

Location:

Hilltown Road, Bryansford.



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Lisburn - 028 92 66 1700
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