



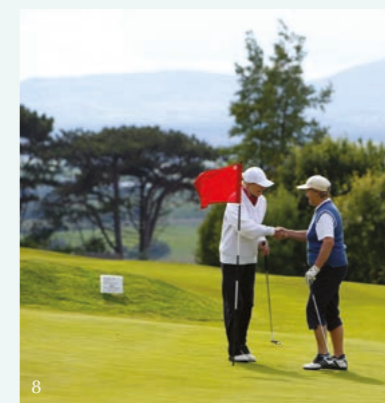
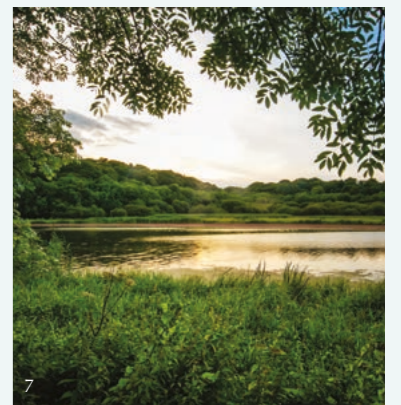
Dark Lane

DOWNPATRICK

NESTLED IN THE HEART
OF DOWNPATRICK
AND SURROUNDED BY AN
IDYLLIC COUNTRY SETTING



WELCOME TO
PARK LANE



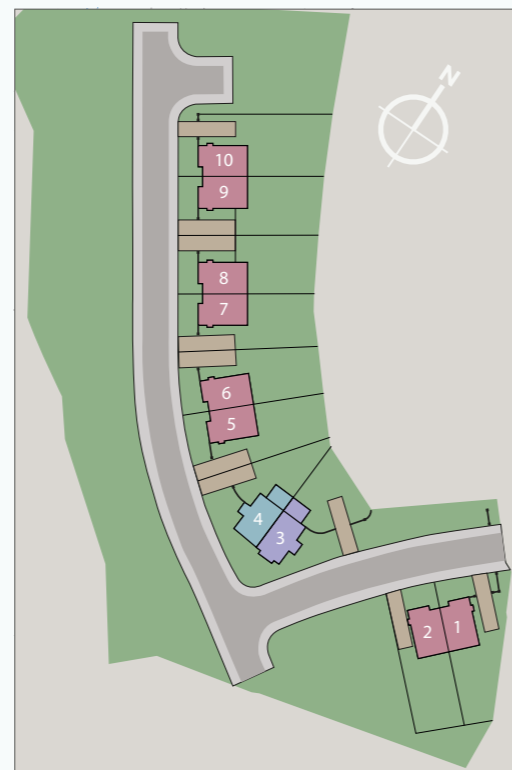
1 | Castle Ward Cycle Trail 2 | Audley's Castle 3 | Finnebrogue House
4 | Down Cathedral 5 | Saint Patrick Visitor Centre 6 | Inch Abbey
7 | Quoile River 8 | Downpatrick Golf Club 9 | Castle Ward



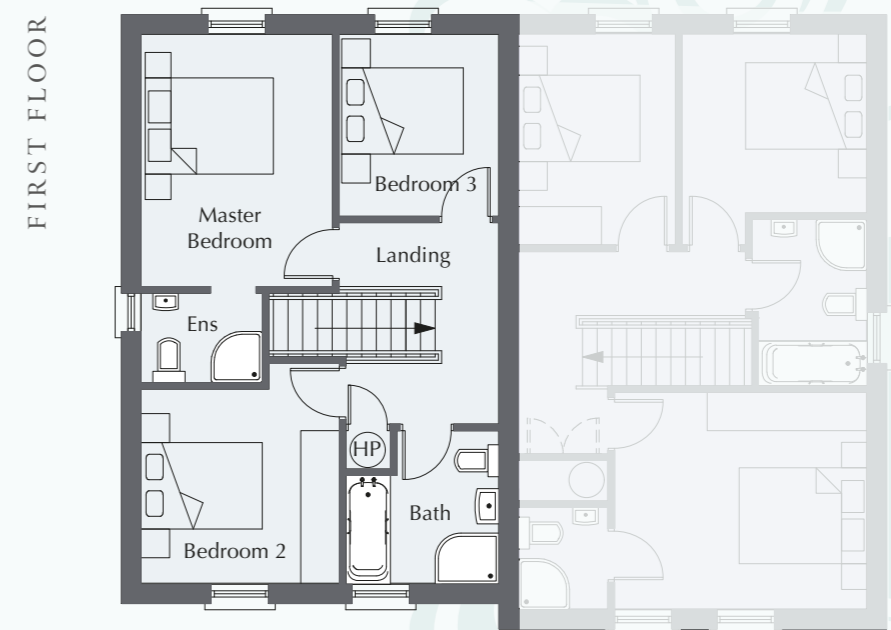
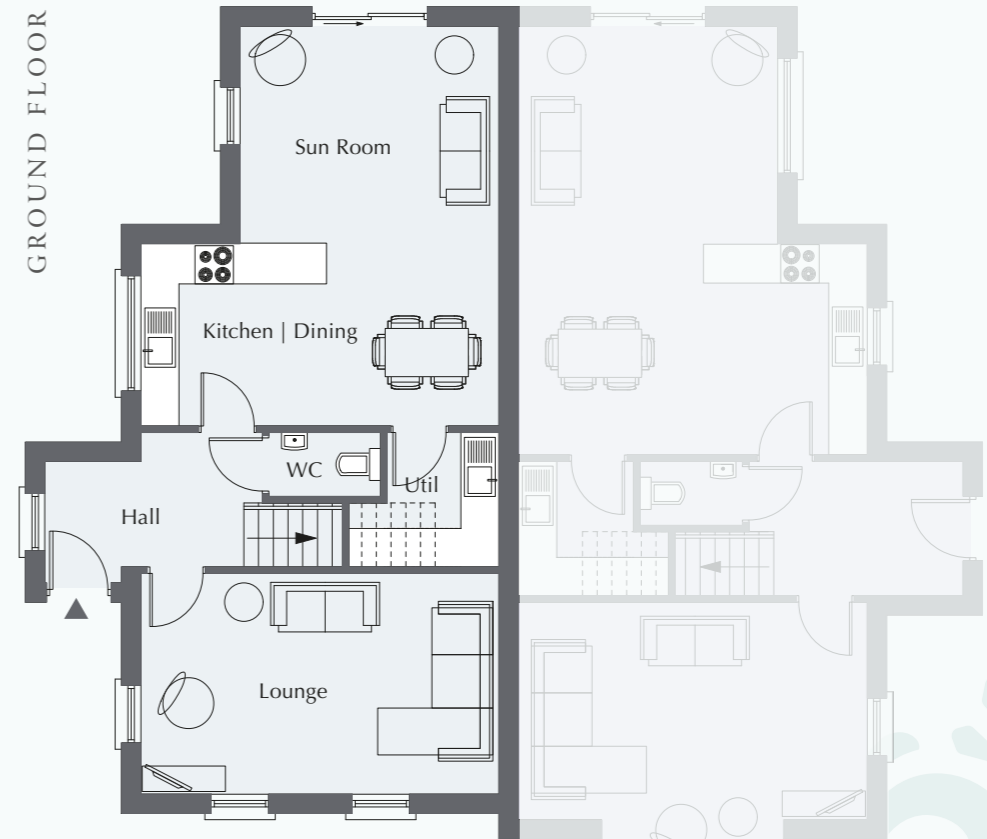
THE SOUTHWELL

3 BEDROOM SEMI DETACHED HOUSE

No. 4 - 1180 sq ft



SITE LAYOUT (not to scale)



| GROUND FLOOR | ft/in | meters |
|------------------|---------------|-------------|
| Entrance Hall | | |
| Kitchen Dining | 18'4" x 9'4" | 5.60 x 2.85 |
| Sun Room | 12'0" x 10'0" | 3.70 x 3.10 |
| Utility | 7'8" x 7'0" | 2.35 x 2.10 |
| Lounge | 18'4" x 11'4" | 5.60 x 3.45 |
| WC | 6'0" x 3'6" | 1.75 x 1.00 |

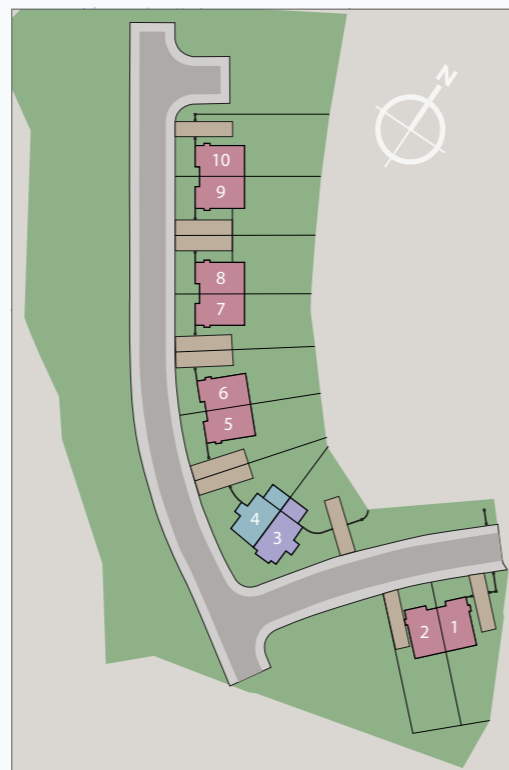
| FIRST FLOOR | ft/in | meters |
|----------------|---------------|-------------|
| Master Bedroom | 13'0" x 9'10" | 3.96 x 3.00 |
| Ensuite | 6'0" x 5'0" | 1.75 x 1.50 |
| Bedroom 2 | 11'6" x 10'2" | 3.50 x 3.10 |
| Bedroom 3 | 9'4" x 8'3" | 2.85 x 2.50 |
| Bathroom | 9'4" x 8'0" | 2.85 x 2.40 |



THE CLIFFORD

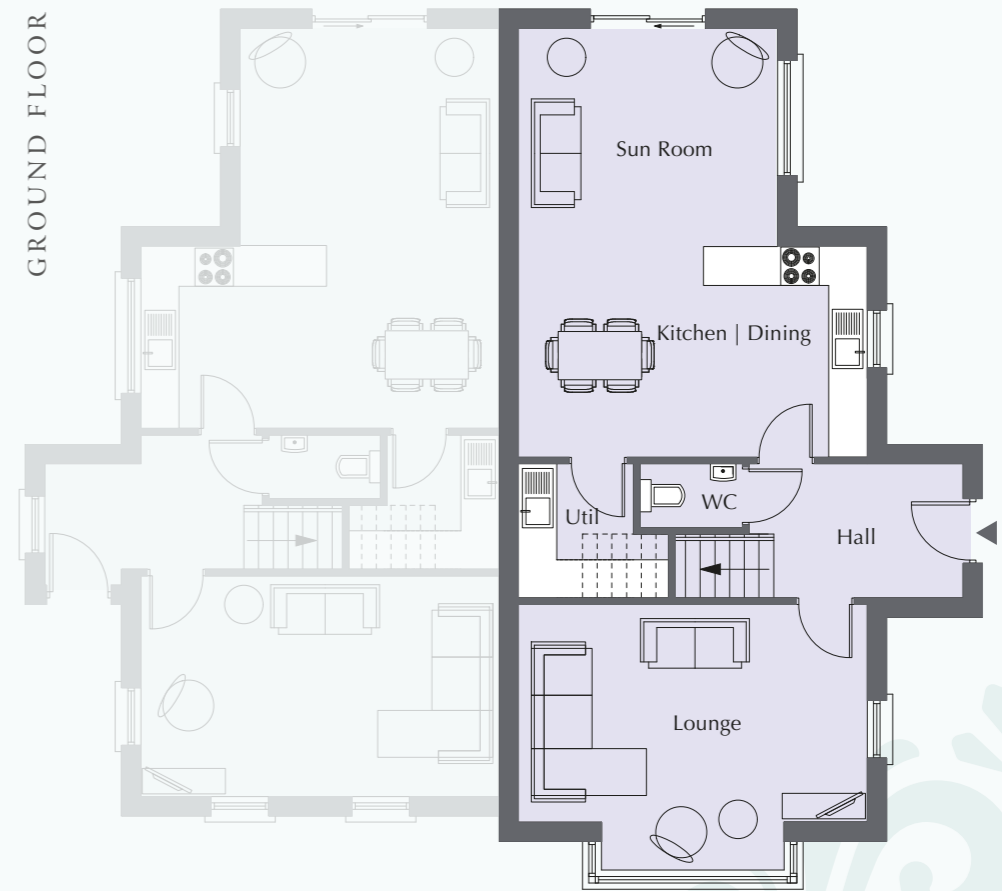
3 BEDROOM SEMI DETACHED HOUSE

No. 3 - 1262 sq ft

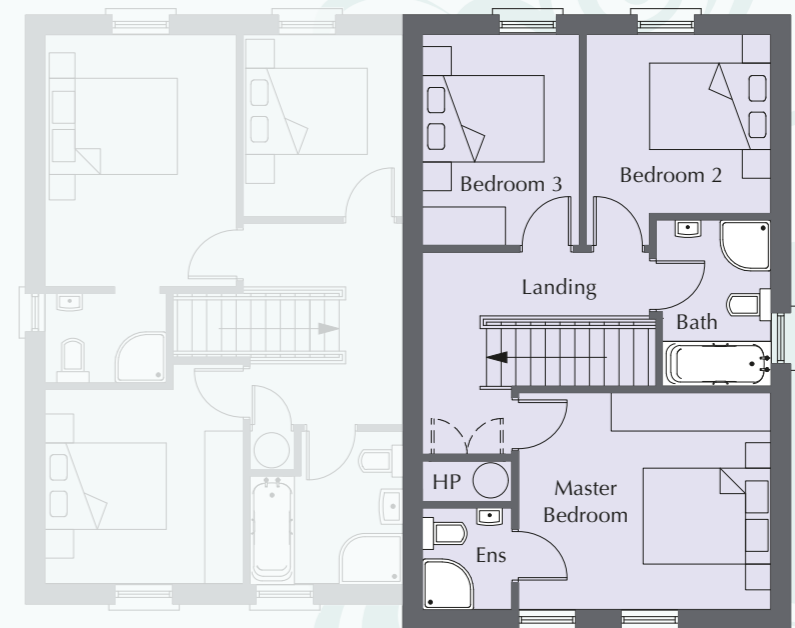


SITE LAYOUT (not to scale)

GROUND FLOOR



FIRST FLOOR



| GROUND FLOOR | ft/in | meters |
|------------------|---------------|-------------|
| Entrance Hall | | |
| Kitchen Dining | 18'3" x 10'9" | 5.55 x 3.30 |
| Sun Room | 12'0" x 10'0" | 3.70 x 3.10 |
| Utility | 7'9" x 6'11" | 2.35 x 2.10 |
| Lounge plus bay | 18'2" x 11'6" | 5.55 x 3.50 |
| WC | 6'0" x 5'0" | 1.75 x 1.10 |

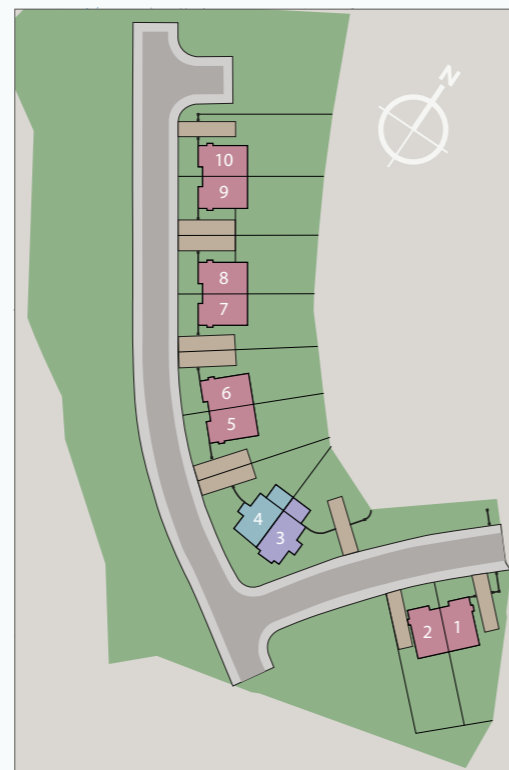
| FIRST FLOOR | ft/in | meters |
|----------------|---------------|-------------|
| Master Bedroom | 13'4" x 11'6" | 4.05 x 3.50 |
| Ensuite | 7'0" x 4'7" | 1.60 x 1.40 |
| Bedroom 2 | 10'10" x 9'6" | 3.30 x 2.90 |
| Bedroom 3 | 10'10" x 8'2" | 3.30 x 2.50 |
| Bathroom | 9'2" x 5'6" | 2.80 x 1.70 |



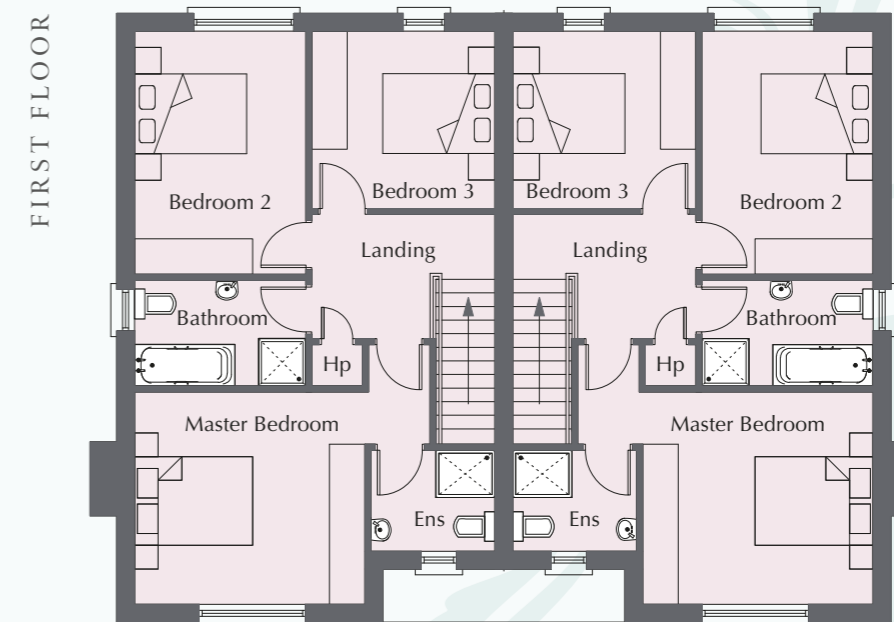
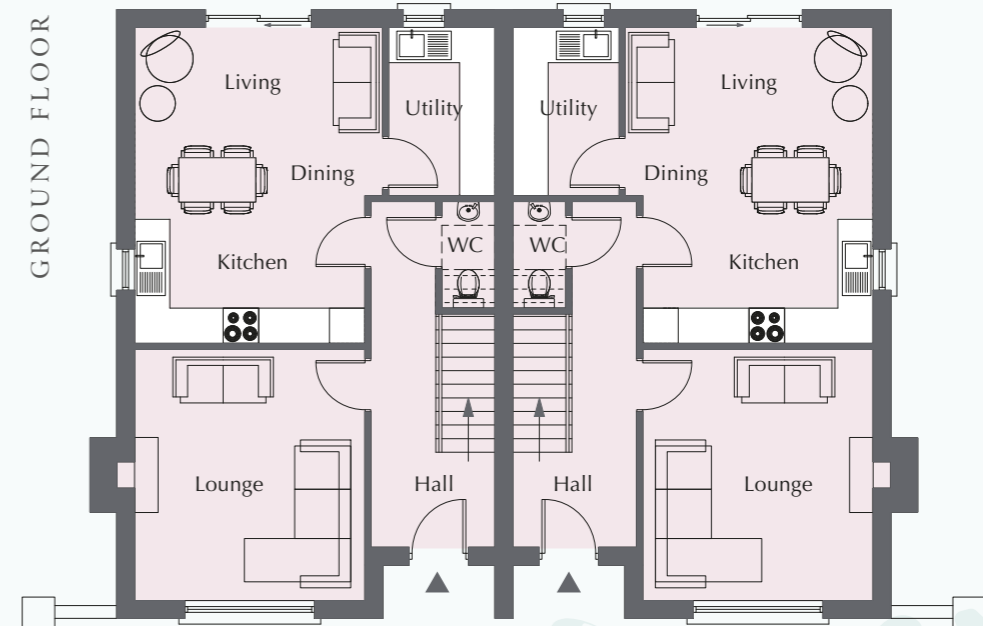
THE QUOILE

3 BEDROOM SEMI DETACHED HOUSE

Nos. 1|2|5|6|7|8|9|10 - 1250 sq ft



SITE LAYOUT (not to scale)



| GROUND FLOOR | ft/in | meters |
|---------------------------|----------------|-------------|
| Entrance Hall | | |
| Kitchen Dining Living | 17'6" x 13'9" | 5.35 x 4.20 |
| Utility | 9'6" x 6'0" | 2.85 x 1.80 |
| Lounge | 13'9" x 12'10" | 4.20 x 3.90 |
| WC | 6'0" x 3'0" | 1.80 x 0.90 |

| FIRST FLOOR | ft/in | meters |
|----------------|---------------|-------------|
| Master Bedroom | 12'9" x 12'0" | 3.90 x 3.60 |
| Ensuite | 7'3" x 5'7" | 2.20 x 1.70 |
| Bedroom 2 | 13'6" x 9'6" | 4.11 x 2.90 |
| Bedroom 3 | 10'2" x 9'10" | 3.10 x 3.00 |
| Bathroom | 8'3" x 5'8" | 2.50 x 1.75 |

DESIGNED
WITH YOU
IN MIND



Images shown for illustration purposes only

QUALITY SPECIFICATION

KITCHEN

- Modern quality fitted kitchen with a choice of doors and worktops.
- Kitchen appliances will include extractor, gas hob, double oven, integrated fridge/freezer and dishwasher
- Kitchen floor will be tiled with ceramic tiles
- Stainless steel sink with modern chrome mixer tap

BATHROOM, ENSUITE & WC

- Contemporary white sanitary ware with chrome fittings, shower mixer and glass shower screen to bathroom.
- Bathroom walls will be partially tiled around bath area with tiled splashback to basin.
- Contemporary white sanitary ware with chrome fittings, shower cubicle with thermostatic chrome shower, shower door and chrome heated towel rail to ensuite.
- Fully tiled floor and partially tiled walls to ensuite
- Modern sanitary ware to downstairs wc with tiled floor and splash back to basin

INTERNAL FEATURES

- Light Oak internal doors with modern chrome handles
- White painted skirting boards and architraves
- All painted woodwork will be undercoated and gloss finished in white. All walls will be finished in neutral matt emulsion and ceilings in white matt emulsion.
- White painted balustrades and handrails to stairs
- Bedrooms, stairs, landing and reception room will be carpeted with choice available.

EXTERNAL FEATURES

- High quality render finish with contrasting brick detailing where applicable
- Black concrete interlocking roof tiles
- Double glazed windows in uPVC frames
- Composite front door
- White uPVC double glazed patio doors
- Tarmac driveway
- Gardens laid in turfed lawns
- Vertical timber boarded fencing to rear, concrete kerb to front.

ELECTRICAL SPECIFICATION

- An extensive electrical specification will include low voltage recessed lights in kitchen, bathroom and en-suite, TV points in lounge and kitchen
- Wired for intruder alarm
- Mains heat and smoke detectors will be fitted to meet current regulations

HEATING

- Phoenix Natural Gas central heating with pressurised system
- Stove fitted to lounge (The Quoile only)

WARRANTY

- 10 year ICW warranty





WELL CONNECTED

- | | | | |
|--------------------|----------|-------------------|----------|
| - Belfast | 22 miles | - Newry | 30 miles |
| - Newtownards..... | 19 miles | - Bangor | 25 miles |
| - Comber | 12 miles | - Banbridge..... | 25 miles |
| - Lisburn | 20 miles | - Strangford..... | 7 miles |

SELLING AGENT



alexanderreidfrazer.com

DEVELOPED BY



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

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