

# Ballymoney Road

KILCOO



7 Beautifully Designed Homes  
Situated in the Heart of Kilcoo Village

## THE DEVELOPMENT

McKinley Contracts presents 7 beautifully designed homes situated in the heart of Kilcoo village. These homes have been completed to a high specification, turn-key finish with top quality craftsmanship across every aspect.

### *Homes in the heart of the village.....*

Set in an ideal location in Kilcoo Village within walking distance to all local amenities and adjacent to the local primary school.

**Castlewellan** – 4 miles

**Hilltown** – 5 miles

**Newcastle** – 8 miles

**Newry** – 15 miles

This unique, superbly designed development offers home buyers superior quality and style!

NHBC registered McKinley Contracts Ltd has a reputation for constructing quality homes offering comfortable modern living at the highest standard. Architecturally designed to ensure homes are efficient to run with high levels of insulation thereby reducing heat loss and your fuel bills.

We offer customers their choice in key decisions with finish and specification for their new home. With over 40 years experience McKinley Contracts prides itself on offering affordable, quality homes.

## SPECIFICATION

### GENERAL FEATURES

- 10 year NHBC structural warranty
- Entrance door with 5 point locking system
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing
- Mains supply smoke, heat and carbon monoxide detectors

### INTERNAL FEATURES

- High Quality Turnkey Finish
- Oil fired boiler heating system
- Engineered Internal doors with chrome ironmongery
- Extensive electrical specification to include pre-wire for BT and Sky
- Internal walls, ceilings and woodwork painted in neutral colours
- A choice of quality kitchen doors, worktop colours & handles
- Appliance package included with kitchen for hob/oven & Fridge/Freezer
- Contemporary white sanitary ware in Bathroom, Ensuite & WC
- Tiled Floor areas to Kitchen, Utility & WC, Bathroom & Ensuite Floors, Shower Enclosures & Splashbacks
- Choice of floor coverings

### EXTERNAL FEATURES

- External lighting to front and rear door
- Outside water tap
- All front and back gardens left topsoil
- Driveways to be finished in bitmac
- Maintenance free uPVC fascia and soffit



*Your home, your way.....*







# The Oak

**DETACHED** 3 Bedroom - 1,091 SQFT

## GROUND FLOOR

Kitchen: 5.80m x 3.70m  
 Living: 3.25m x 3.30m  
 Utility: 1.70m x 2.25m  
 Cloaks: 1.00m x 1.70m  
 W/C: 1.00m x 1.70m

## FIRST FLOOR

Master Bed: 3.25m x 3.60m  
 Ensuite: 2.10m x 1.90m  
 Bed 2: 3.10m x 3.25m  
 Bed 3: 2.60m x 3.15m  
 Bathroom: 2.00m x 2.00m

**Option:** Garage (price on request)



**GROUND FLOOR**



**FIRST FLOOR**

# The Elm

**SEMI DETACHED** 3 Bedroom - 1,087 SQFT

## GROUND FLOOR

Kitchen: 5.40m x 3.70m  
 Living: 3.25m x 3.25m  
 Utility: 1.70m x 2.25m  
 Cloaks: 1.00m x 1.70m  
 W/C: 1.00m x 1.70m

## FIRST FLOOR

Master Bed: 3.35m x 3.40m  
 Ensuite: 2.10m x 1.90m  
 Bed 2: 3.10m x 3.25m  
 Bed 3: 2.30m x 3.75m  
 Bathroom: 2.00m x 2.00m

**Option:** Garage (price on request)



**GROUND FLOOR**



**FIRST FLOOR**

## SITE & LOCATION PLAN



## DEVELOPER



**MCKINLEY CONTRACTS LTD**  
TEL: 028 4175 2184  
mckinleycontracts.com

## ESTATE AGENTS

**McVeigh**  
PROPERTY SERVICES

**MCVEIGH PROPERTY SERVICES**  
TEL: 028 3025 6387  
mcveighpropertyservices.com

**pd** PROPERTY DIRECTIONS

**PROPERTY DIRECTIONS**  
TEL: 0345 222 1100  
propertydirections.com

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**GENERAL NOTE FOR ALL NEW HOMES BROCHURES:** Following the introduction of the Misdescriptions Act, we are obliged to inform you of the following. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact and do not constitute any part of an offer or contract. The seller does not make or give nor do we or our employees have any authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property.

If there is any point which is of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially, where statements have been made by us to the effect that the information provided has not been verified.

**3D FLOORPLANS:** 3D floorplans / artist's impressions are not to scale

**ARTIST'S IMPRESSIONS / 3D FLOORPLANS:** The sketches in this brochure are artist's impressions only. Any landscaping, furniture, fencing or cars shown on the artists impression are not included in the purchase price of the property. These particulars are given on the understanding that they will not be constructed as part of a contract lease agreement. The information given is believed to be correct, but we give no guarantee as to its accuracy and enquires must satisfy themselves as to the description and measurements.

### Please note

Properties within the development may have alterations or amendments from the houseplans detailed within this brochure.

McKinley Contracts reserves the right to vary specification to a similar quality.

Booking deposit reserves property, minimum 10% deposit due within 4 weeks of property being reserved.

Contracts to be signed & returned within 4 weeks.

No amendments or extras will be completed until contracts & deposit is received.