



HARBOUR CLOSE

K I L K E E L



A Stunning Range of 3 & 4 Bedroom Homes with a Stylish Finish
Detached & Semi Detached Homes Available



HARBOUR CLOSE, KILKEEL

Harbour Close is an exciting and unique new development situated on the Harbour Road, Kilkeel. A delightful combination of detached & semi-detached homes offering homebuyer's quality and luxury that meets the needs of a modern lifestyle. These homes are superbly designed with 3 and 4 bedroom homes available.

This well sought after area offers purchasers the perfect location in the heart of Kilkeel, a popular and convenient setting for families and couples alike.

With a magnificent choice of quality kitchens, bathrooms, tiling & flooring our choice of turnkey partners will help to add the finishing touches to create your perfect new home.

NHBC registered McKinley Contracts Ltd have a reputation for constructing quality homes offering comfortable modern living at the highest standard.

Architecturally designed to ensure all homes are energy efficient offering a high energy rating to reduce the day to day running costs of your new home.

SPECIFICATION

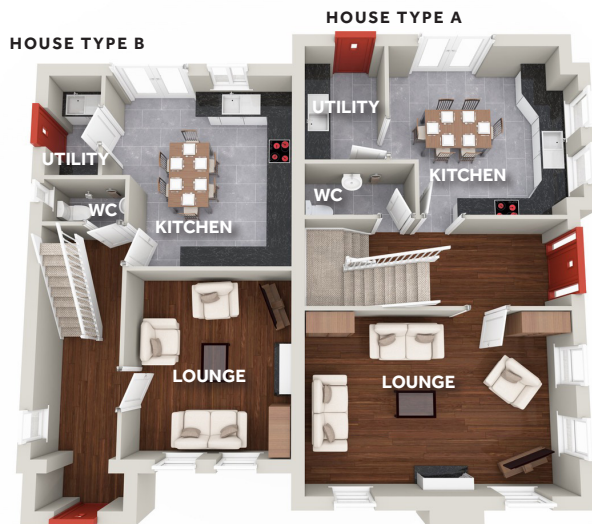
EXTERNAL FEATURES

- NHBC 10 year structural warranty
- High thermal insulation and energy efficiency rating
- Futureproof Front Doors
- Grey double glazed high performance PVC Windows
- Timber fencing to boundaries
- Gardens finished with topsoil & fenced
- Tarmac finish to driveway
- Outside water tap
- External lighting to front & rear doors

INTERNAL FEATURES

- High quality turnkey finish
- Choice of fully fitted quality kitchen/utility doors & worktops
- Kitchen appliances supplied & fitted - hob/oven & Fridge freezer
- Contemporary Bathrooms throughout fitted with thermostatic shower
- Painted walls, ceiling & woodwork
- Internal pre finished oak doors & chrome handles
- Fitted with wood burning stove to living room
- Chrome Spotlights fitted in kitchen & living room
- Extensive electrical specification
- High Efficiency Condensing Boiler
- Smoke, heat & CO2 detectors as standard
- Floor Tiling to kitchen/dining, utility room, bathroom, ensuite & WC
- Tiling to shower enclosures & splash backs to wash hand basins

HOUSETYPE A & B (SEMI-DETACHED)



HOUSE TYPE A

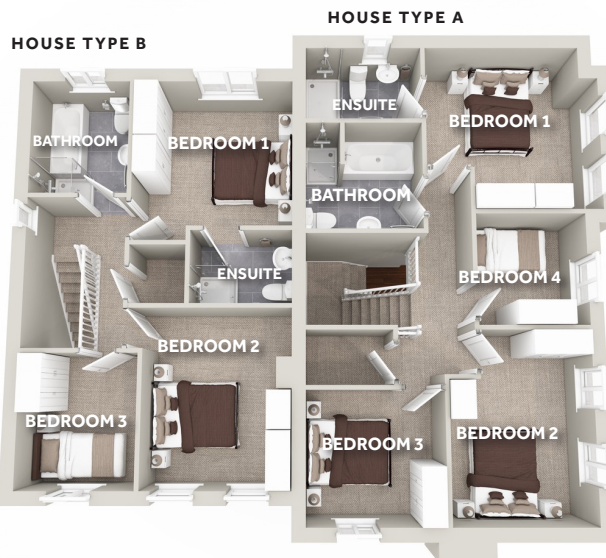
GROUND FLOOR

Lounge: 6m x 4.1m = 24.6 sqm
 Kitchen: 4.5m x 4.1m = 18.45 sqm
 Utility: 1.8m x 2.8m = 5 sqm
 W/C: 2.5m x 1.2m = 3 sqm

HOUSE TYPE B

GROUND FLOOR

Lounge: 3.8m x 4.25m = 16.1 sqm
 Kitchen: 4.4m x 4.6m = 20.2 sqm
 Utility: 1.25m x 2.45m = 3 sqm
 W/C: 1m x 1.9m = 1.9 sqm



HOUSE TYPE A

FIRST FLOOR

Bedroom 1: 3.8m x 3.7m = 14.06 sqm
 Ensuite: 2.5m x 1.7m = 4.25 sqm
 Bedroom 2: 2.9m x 2.8m = 8.12 sqm
 Bedroom 3: 3.0m x 4.1m = 12.3 sqm
 Bedroom 4: 2.3m x 2.4m = 5.5 sqm
 Bathroom: 2.5m x 2.3m = 5.75 sqm

HOUSE TYPE B

FIRST FLOOR

Bedroom 1: 3.3m x 3.6m = 11.88 sqm
 Ensuite: 1.5m x 2.1m = 3.15 sqm
 Bedroom 2: 3.8m x 3.1m = 11.78 sqm
 Bedroom 3: 2.8m x 2.5m = 7 sqm
 Bathroom: 1.7m x 2.1m = 3.57 sqm

HOUSETYPE C (DETACHED)



HOUSE TYPE C

GROUND FLOOR

Lounge:	3.5m x 4.3m = 15.05 sqm
Kitchen:	4.3m x 4m = 17.2 sqm
Utility:	1.2m x 2.9m = 3.48 sqm
W/C:	1m x 1.7m = 1.7 sqm

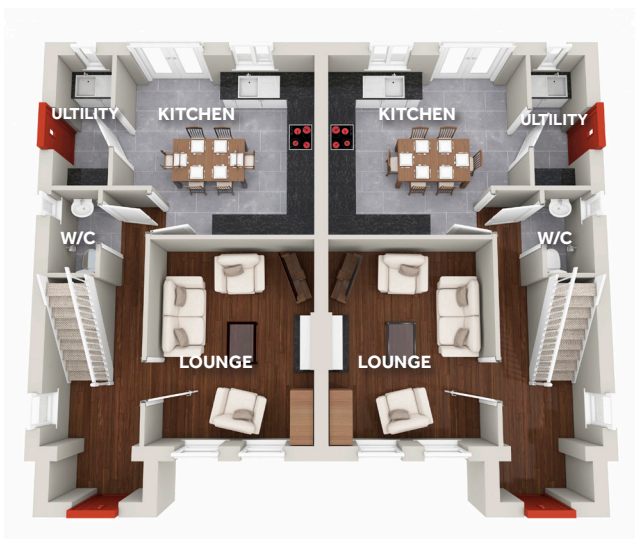


HOUSE TYPE C

FIRST FLOOR

Bedroom 1:	3.2m x 2.9m = 9.28 sqm
Bedroom 2:	3.2m x 3.7m = 11.84 sqm
Ensuite:	1.5m x 2.0m = 3 sqm
Bedroom 3:	2.3m x 2.05m = 4.07 sqm
Bathroom:	2.7m x 2.3m = 6.21 sqm

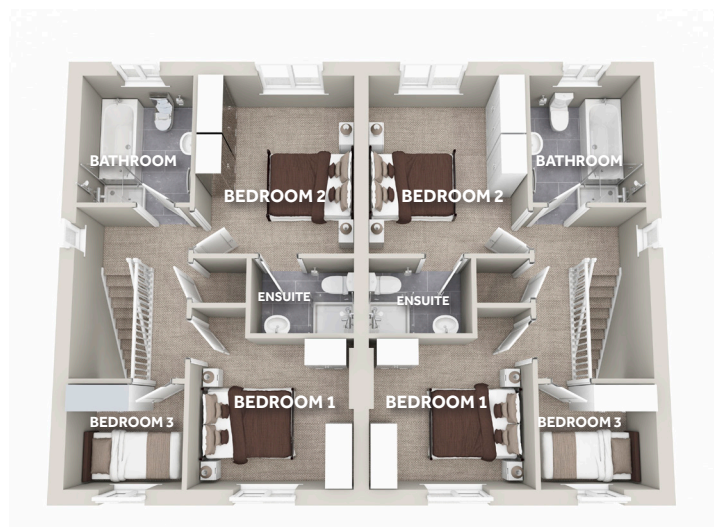
HOUSETYPE D (SEMI-DETACHED)



HOUSE TYPE D

GROUND FLOOR

Lounge:	3.5m x 4.3m = 15.05 sqm
Kitchen:	4.3m x 4m = 17.2 sqm
Utility:	1.2m x 2.9m = 3.48 sqm
W/C:	1m x 1.7m = 1.7 sqm



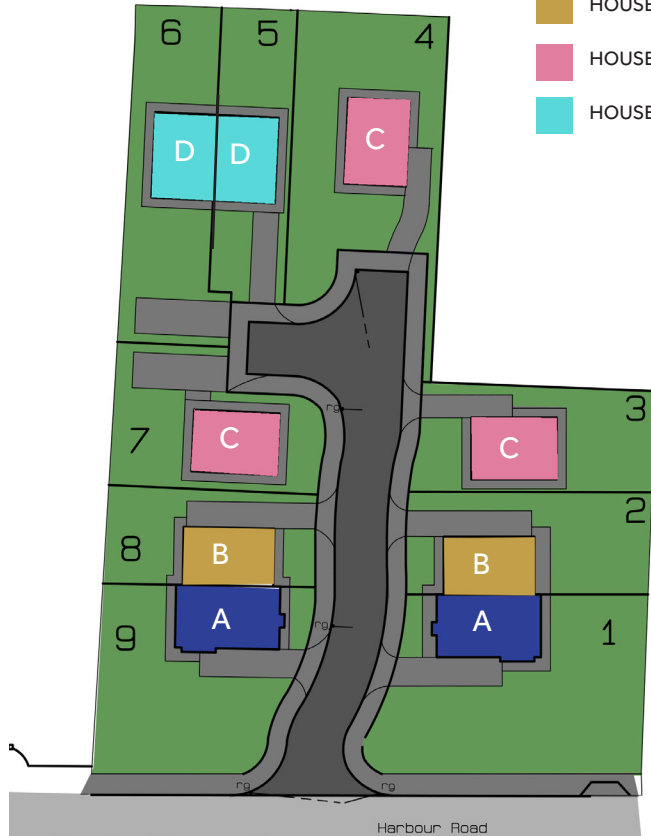
HOUSE TYPE D

FIRST FLOOR

Bedroom 1:	3.2m x 2.9m = 9.28 sqm
Bedroom 2:	3.2m x 3.7m = 11.84 sqm
Ensuite:	1.5m x 2.0m = 3 sqm
Bedroom 3:	2.3m x 2.05m = 4.07 sqm
Bathroom:	2.7m x 2.3m = 6.21 sqm

SITE PLAN

- HOUSETYPE A (4 BED SEMI-DETACHED)
- HOUSETYPE B (3 BED SEMI-DETACHED)
- HOUSETYPE C (3 BED DETACHED)
- HOUSETYPE D (3 BED SEMI-DETACHED)



LOCATION



J.F Speers & Son

Auctioneers | Valuers | Estate Agents



JF SPEERS & SON

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MCKINLEY CONTRACTS LTD

TEL: 028 4175 2184

www.mckinleycontracts.com

RELOCATE PROPERTY SERVICES

TEL: 02841761132

www.relocateni.com

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.