

SITE LAYOUT

- Housetype A (3 bed)
- Housetype B (4bed)



J.F Speers & Son
Auctioneers | Valuers | Estate Agents



Relocate
PROPERTY SERVICES

JF SPEERS & SON
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www.jfspeersandson.co.uk

MCKINLEY CONTRACTS LTD
TEL: 028 4175 2184
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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 slight alterations or amendments from the floorplans detailed within this brochure – confirmation of actual floorplan can be confirmed with McKinley Contracts Ltd prior to the property being reserved.



MAGHERY WAY
KILKEEL



AN EXCLUSIVE DEVELOPMENT OF
3 & 4 BEDROOM HOMES



MAGHERY WAY KILKEEL

Maghery Way is a new development of 13 homes situated just off the Newry Road in Kilkeel. Offering an exciting and unique collection of three & four bedroom semi-detached homes, in a popular & convenient location. All homes within the development come with a Master Bedroom En-suite as standard and in keeping with modern trends living rooms are fitted with a wood burning stove.

McKinley Contracts Ltd offer a high quality turnkey package which includes a stylish fitted kitchen & modern bathrooms throughout. NHBC registered McKinley Contracts Ltd have a reputation for constructing quality homes that offer comfortable modern living at the highest standard.

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

GENERAL FEATURES

- NHBC 10 year structural warranty
- Generous Turnkey Package
- Grey PVC Windows & Fascia Board
- High Energy Rated Homes fitted with insulated plasterboard as standard
- Futureproof Front Doors

INTERNAL

- Choice of quality kitchen and utility doors & worktops
- Appliances fitted to kitchens include hob/oven & fridge freezer
- Contemporary Bathrooms fitted with thermostatic shower
- Bathroom & kitchen floors tiled & partial tiling to walls
- Painted walls, ceiling & woodwork
- Internal pre finished oak doors & chrome handles
- Fitted with wood burning stove to living room
- Mains supply smoke, heat & carbon monoxide detectors
- Chrome Spotlights fitted in kitchen & living room
- Extensive electrical specification
- High Efficiency Condensing Boiler
- Larger House allows a choice of 4th Bedroom with En-Suite or 2nd Living Room & Utility

EXTERNAL

- Gardens finished with topsoil & fenced
- Tarmac finish to driveway
- Outside water tap
- External lighting to front & rear doors



FLOORPLANS

HOUSETYPE A (3 BED)

House type A

Kitchen/dining.....	6.075 x 3.362
Utility	2.363 x 1.600
Lounge	3.713 x 3.863
Master Bedroom	3.725 x 3.075
Bedroom 2	3.275 x 3.863
Bedroom 3	2.750 x 2.250
Bathroom.....	2.300 x 2.762

First Floor



Ground Floor



HOUSETYPE B (4 BED)

First Floor



Ground Floor



Lower Floor



House type B

Utility / Ensuite.....	1.698 x 1.889	Master Bedroom	3.563 x 3.000
Study / Bedroom 4	2.863 x 2.938	Bedroom 2	3.000 x 3.600
Kitchen/dining.....	4.698 x 3.000	Bedroom 3	2.650 x 2.600
Lounge.....	4.200 x 3.600	Bathroom.....	2.100 x 3.000

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