

Tim Martin
.co.uk



NEW DEVELOPMENT
9C & 9D Catherine Street
Killyleagh
BT30 9QQ

Asking Price
£179,950

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In The Course Of Construction

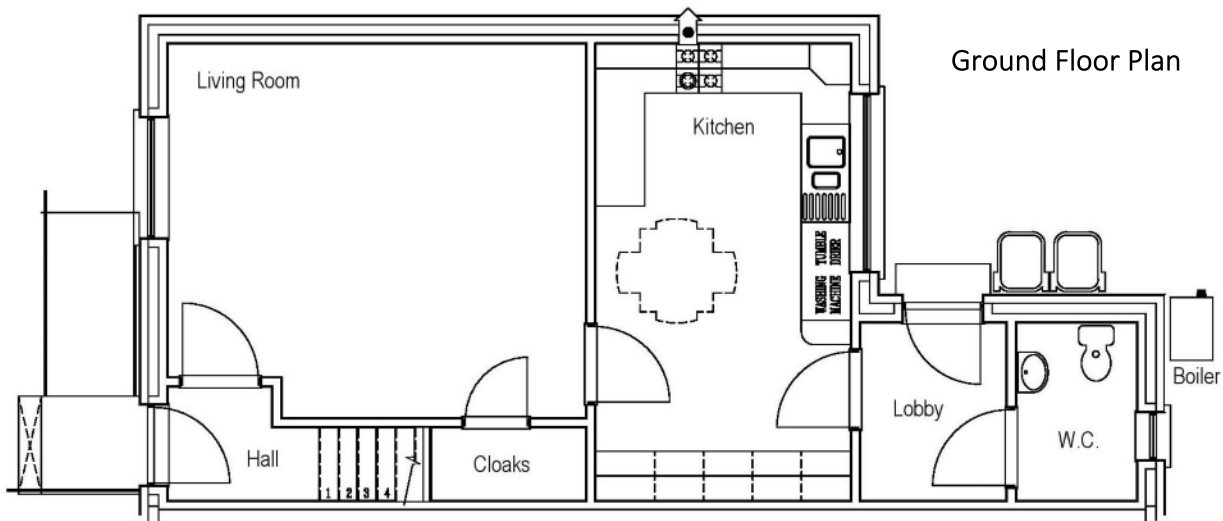
Tucked away in this courtyard style development, these two new build semi-detached homes are situated in the heart of Killyleagh village, close to Strangford Lough. Completion is anticipated in June/July 2021.

The properties will boast a fantastic finish throughout with superbly appointed accommodation, to suit a range of purchasers, from the first time buyer to the young family or those looking to downsize. The properties will be fitted with oil fired central heating, double glazing and an excellent level of insulation to ensure lower running costs. The ground floor will comprise of a spacious lounge, modern fitted kitchen with casual dining area, utility area with separate WC, whilst four excellent sized bedrooms, including the master bedroom with en suite shower room and a modern fitted bathroom, are located over the first and second floors. Outside, the properties will enjoy a driveway to the front and gardens to the rear.

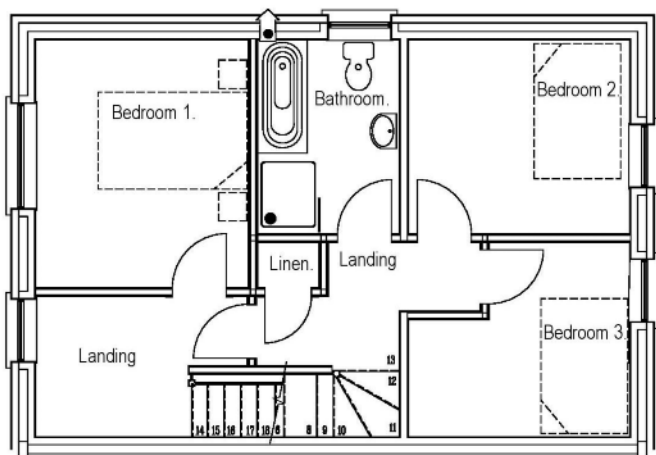
Everything that Killyleagh has to offer is on your doorstep, including local boutiques, bakery, coffee shops and eateries, whilst Strangford Lough is only a short stroll away, where you can enjoy a fantastic range of water sports and coastal walks. Delamont Country Park and Finnebrogue Woods with Fodder Farm Shop and Cafe are a short drive away, offering beautiful walking trails and seasonal events, for all ages. For those wishing to commute, Downpatrick, Newtownards, Dundonald and Belfast are all easily accessible by both car and public transport.

FLOOR PLANS

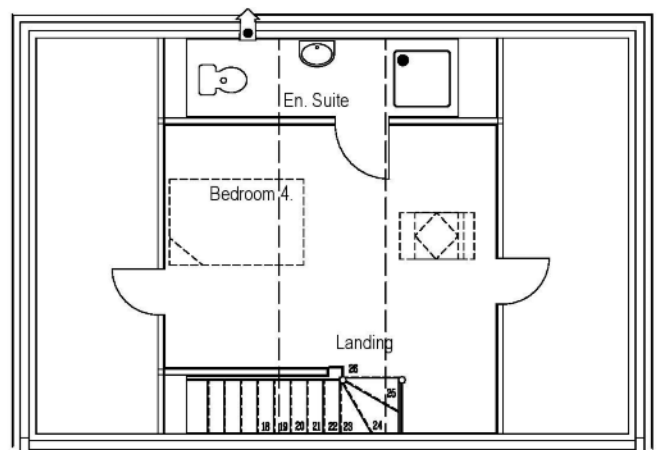
For Illustrative Purposes Only



First Floor Plan



Second Floor Plan



ACCOMMODATION

ENTRANCE HALL

LOUNGE 5.13m (16'10) x 4.78m (15'8)

Ample power points; tv aerial connection points; under stairs storage cupboard; choice of flooring (porcelain tiles or Carpet),

KITCHEN / DINING AREA 5.79m (19'0) x 3.53m (11'7)

Modern fitted kitchen (to be fitted) with an excellent range of high and low level cupboards and drawers, incorporating 1½ tub stainless steel sink unit; integrated cooker/hob and extractor fan over; space for fridge/freezer.

UTILITY ROOM 2.54m (8'4) x 2.44m (8')

Space and plumbing for washing machine; access to side/rear.

WC 2.57m (8'5) x 1.22m (4')

Modern white suite (to be fitted) comprising wc and wash hand basin.

FIRST FLOOR LANDING

Potential study area.

HOTPRESS

BEDROOM 1 3.71m (12'2) x 3.07m (10'1)

Ample power points; tv aerial connection point.

BATHROOM 2.72m (8'11) x 1.98m (6'6)

Modern white suite (to be fitted) comprising bath; separate shower; wc and wash hand basin.

BEDROOM 2 3.51m (11'6) x 2.64m (8'8)

Ample power points; tv aerial connection point.

BEDROOM 3 3.51m (11'6) x 3.05m (10') Maximum Measurements

Ample power points; tv aerial connection point.

STAIRS LEADING TO:-

BEDROOM 4 4.39m (14'5) x 3.66m (12')

Ample power points; tv aerial connection points; access to under eaves storage; Velux window.

EN SUITE SHOWER ROOM 3.81m (12'6) x 1.07m (3'6)

Modern white suite (to be fitted) comprising, separate shower cubicle; wc; pedestal wash hand basin.

OUTSIDE

Driveway to front; dedicated parking for 2 cars; paved patio area; gardens to rear.

BRIEF SPECIFICATION

External

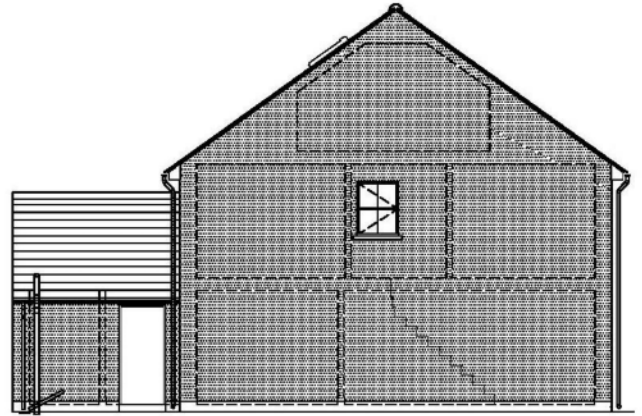
External Walls	Traditional Build With Painted Pebble Dash Exterior
Roof	Slate Tiled
Windows	Double Glazed Windows In Wooden Frames
External Doors	Wooden
Driveway	Stone Standing Area For 2 Cars At Front Of Each House
Porch Lighting	External Lighting To Front Door Area
Gardens	Paved Patio Area And Gardens Top Soiled

Internal

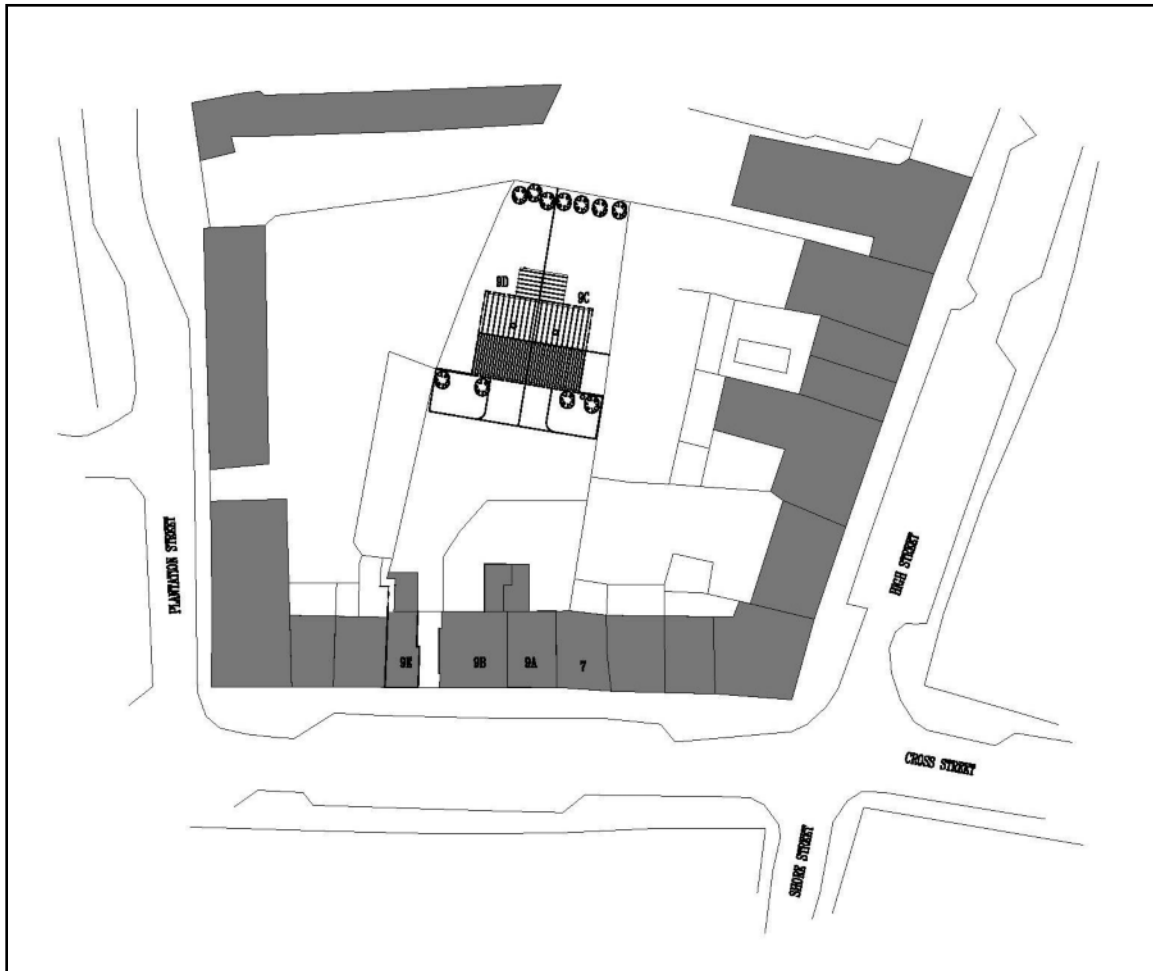
Heating	Oil Fired Central Heating With Oil Fired Boiler And Bunded Oil Tank.
Doors	Contemporary Oak Finished Internal Fire Proofed Doors Throughout, Fitted With Quality Chrome Or Brass Door Furniture And Door Closures/Intumescent Fire Protection.
Skirting / Architraves	5" Moulded Edge Skirting And 3" Architrave Painted In White Gloss Painted.
Paintwork	Internal walls And Ceilings Painted With Emulsion Paint.
Detectors	Mains Smoke And Carbon Monoxide Sensors Will Be Fitted.
Electrical	A comprehensive Range Of Electrical Sockets, Switches, TV And Telephone Points Will Be Installed.
Insulation	High Standard of Floor, Wall And Loft Insulations To Ensure Minimum Heat Loss, In Line With Current Building Control Requirements.
Flooring	Carpet - Hall, Stairs, Landing, Lounge And Bedrooms Tiled - Kitchen, Utility And WC Laminate - First Floor Bathroom And Second Floor En Suite



REAR ELEVATION
SCALE 1:100



(9D) ELEVATION
SCALE 1:100



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