

ARMAGH ROAD
NEWRY



A NEW DEVELOPMENT
BY
A&R HORIZON DEVELOPMENTS AND CLOUGHANNA CONTRACTS

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2 SEMI-DETACHED PROPERTIES



GUIDE PRICE £178,000



BUILDING HOMES

The ethos of our construction is not to build houses but create homes, your home. With this development, we are creating two stunning, modern homes with the feel and warmth of country chalets.

Each property boasts a timber frame construction, clad in masonry block, with a smooth render giving clean lines and frames to each of the windows.

Our timber frame homes are constructed to the highest standards exceeding building control requirements. With underfloor heating throughout the ground floor and spacious open plan layouts, our homes are designed for living with your comfort and safety as our focus.

These properties are available to purchase off plan giving the unique opportunity to add your own touches (e.g. floor finishes / kitchen layout) before you move in*.



All of the windows are double-glazed UPvc, with composite front doors. We aim to achieve level entry to as many doors as practicably possible on all our projects. These properties boast beautiful dormer windows with gorgeous views to suit.

Internal walls and ceilings are insulated and plasterboarded depending on location for acoustic purposes.

All our homes have a mist coated finish to the interior walls and ceilings, providing a smooth and durable surface ready to receive your personalised decoration.

As standard, we always complete the exterior of your new home with a laid lawn, kerbing, tarmac and decorative paving.

GROUND FLOOR PLANS

Dwelling No.1

ENTRANCE HALL	-	4.275m	x	2.650m
CLOAKROOM	-	1.400m	x	1.300m
LIVING ROOM	-	5.500m	x	3.600m
KITCHEN / DINING	-	7.000m	x	4.100m
UTILITY	-	2.875m	x	2.750m
WC	-	2.000m	x	1.300m

Dwelling No.2

ENTRANCE HALL	-	4.275m	x	2.650m
CLOAKROOM	-	1.300m	x	0.850m
LIVING ROOM	-	4.750m	x	4.100m
KITCHEN / DINING	-	5.850m	x	5.500m
UTILITY	-	2.875m	x	2.750m
WC	-	2.000m	x	1.300m



DWELLING No. 1

DWELLING No. 2



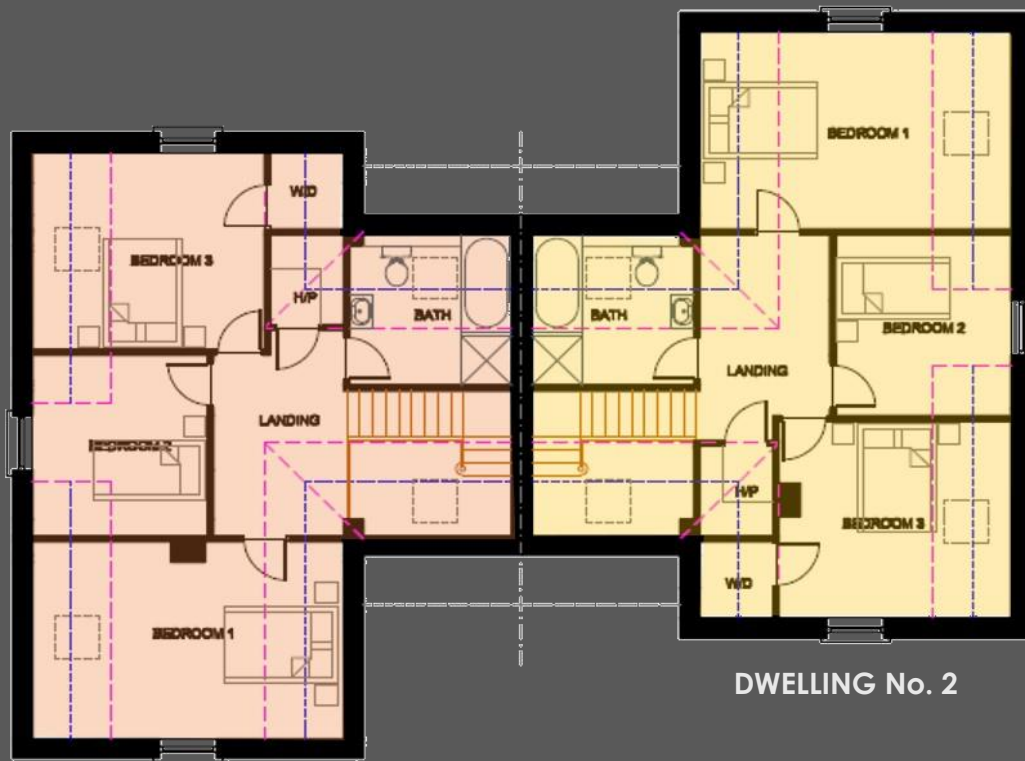
FIRST FLOOR PLANS

Dwelling No.1

LANDING	-	3.750m	x	2.350m
BATHROOM	-	2.875m	x	2.750m
HOTPRESS	-	1.650m	x	1.300m
BEDROOM 1	-	5.500m	x	3.600m
BEDROOM 2	-	3.300m	x	3.100m
BEDROOM 3	-	4.100m	x	3.600m
° WARDROBE	-	1.400m	x	1.300m

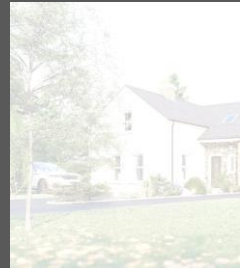
Dwelling No.2

LANDING	-	3.750m	x	2.300m
BATHROOM	-	2.875m	x	2.750m
HOTPRESS	-	1.650m	x	1.300m
BEDROOM 1	-	5.500m	x	3.600m
BEDROOM 2	-	3.300m	x	3.100m
BEDROOM 3	-	4.100m	x	3.600m
° WARDROBE	-	1.400m	x	1.300m



DWELLING No. 1

DWELLING No. 2



TURNKEY SPECIFICATION

We are offering these properties with a full turnkey specification. In addition to the below, we have a number of options available to upgrade and personalise your home*

Included within the turnkey specification:

- Highly insulated energy efficient home, aiming to achieve an EPC Rating of B84
- Gas combi-boiler
- Under floor heating throughout the ground floor, radiators to first floor
- Double glazed uPVC windows
- Composite Front Door
- Fitted kitchen
- Downstairs flooring
- Modern sanitaryware
- Modern chamfered edge skirting and architraves
- Quality mexicano style internal doors
- Chrome Ironmongery
- Double sockets
- Carpets to first floor areas
- Exterior lights
- Kerbed and tarmac driveway
- Garden lawns
- Fencing to site boundary

Also available:

Solar Thermal DHW Panel

A small upgrade that has a major environmental benefit providing nearly free hot water.

Network Package

We can offer a smart home by providing a cabled network of Cat5e cabling to each room and to key appliances, such as your oven, hob and microwave. Perfect for creating your home network and reducing the need for WIFI within the home.



Doors

Your home will be finished in a stunning Mexicano style Oak door complimented with a modern chamfered edge deep skirting and architrave painted Whimbourne white. A further option at no extra cost is our pre finished veneered door, complimented by chamfered edge skirting and architrave.

Both a chamfered edge and traditional ogee detail MDF skirting and architrave are available as standard.



Flooring

We pride ourselves in selecting the best quality and value products for our flooring with careful consideration to the area, style and most importantly, the efficiency of the chosen floor covering with regards our installed under-floor heating.

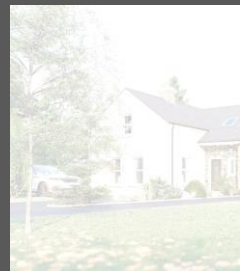
For these properties, we have chosen the classic engineered oak floor as a feature with a continuous run from hall into the open plan living, dining, kitchen. The properties boast a tiled utility area and carpets to the first floor area.



Contemporary Bathrooms

Our properties come finished with modern, contemporary sanitary-ware. We use multi panel shower panels for our shower and bath backsplashes for easy cleaning and next to zero maintenance. They are almost guaranteed leak free and come in a range of colours and textures.





UPGRADES

Once we have exchanged contracts there are a number of upgrades available to you, which allow you to personalise your home before moving in. To take advantage of as many upgrades / opportunities for personalisation as possible we advise you to exchange contracts and leave the deposit as early in the build process as possible. At this point, our team will be able to advise which upgrades are available given the stage of the build. Following review with our design team, we will be able to provide a price list for your exact requirements. The following are examples of the changes that you can make throughout the process.

Architrave / Skirting style and door furniture

Our properties are finished with a modern, chamfered edge architrave and skirting to match however if you have a specific profile you'd like installed, this can be arranged. Similarly, there are thousands of door handles and furniture available on the market, if you'd like a specific one, we can order and install them.

Kitchen style and worktop material

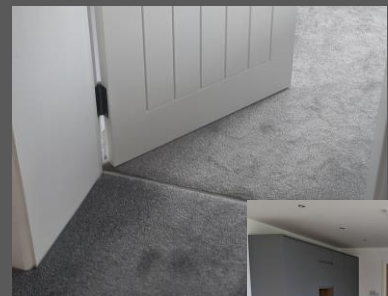
Our flat panel cabinet door with chrome handles are the most popular and are installed as standard however if you would prefer to upgrade to a shaker style door, gloss finish or other, this can be arranged with our specialist supplier. Similarly, our 40mm thick laminate worktops can be elevated to stone worktops. Our properties are sold without kitchen appliances however, at this stage we can arrange for appliances to be purchased and installed with your kitchen.

Downstairs flooring and carpets for upstairs

Our flooring is chosen to complement the underfloor heating to give your home the best energy and comfort rating available. However, we understand that design is personal and have a range of options available to choose. Our properties are sold with carpets to the first floor but we know this is a very personal choice. We can arrange for your choice of carpet to be installed as part of the build process.

Sanitaryware

Our bathroom designs are modern, contemporary however if you would like something more specific, our design team would be happy to order in the specific units that you would like.





COMPLETION

Your home will be complete with an Energy Performance Certificate, Building Control Completion Certificate and Global Home Warranty.

Energy Performance Certificate

An Energy Performance Certificate is required for properties when constructed, sold or let. The Energy Performance Certificate provides details on the energy performance of the property and any improvements.



Global Homes Warranty

Global Homes provide Structural Defect Insurance which is a specialist insurance product that provides cover for new build properties that are less than ten years old. It protects the home owner for a period of ten years against defects in the design, workmanship, material or the components of the property against destruction or physical damage.

Building Control Completion Certificate

Building Control is responsible for ensuring that the Building Regulations, a set of construction standards laid down by Parliament, are enforced in your local Council. The standards include requirements on health, structural stability, fire safety, energy conservation and accessibility. Building Control issue a Certificate of Completion once it is satisfied that all necessary Building Regulations have been adhered to.



Home Demonstration

A home demonstration will take place on the day you move in (or a suitable alternative) by one of our team where you will have the opportunity to ask any questions and advise any snagging related items.





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Sale agreed upon a signed unconditional contract and deposit, upon which the property will be removed from public sale.

All images and text are indicative of fixtures, fittings and finishes and are for illustrative purposes only.

Floor Plan, Layout drawings and Artist impression are indicative and for illustrative purposes only.

Upgrades to the full turnkey specification and/or alterations to the build will be quoted upon a signed unconditional contract, deposit and signed & counter signed change order by both contractor and client.