



BRYANSFORD VILLAGE

The Oaks

NEWCASTLE





Located in the heart of the historic village of Bryansford, The Oaks will offer unrivalled detached, semi detached and townhouse homes by Clady Properties with uncompromising quality and attention to detail.

Bryansford is named after Brian Magennis, who's family controlled most of the land in South County Down in the 15th century, including the Tollymore Estate. Through family lineage the Tollymore Estate transferred from the Magennis family to the Hamilton family, and then to the Jocelyn/Roden family, who sold the park to the Ministry of Agricultural in 1941.

The Oaks is located just a short stroll from Tollymore Forest Park, a park of some 1600 acres, with direct access to the majestic Mourne Mountains and renowned throughout the province for its oasis of calm.

Being only a short drive from Newcastle, The Oaks will offer purchasers tranquil village living yet providing access to the many superb eating establishments and leisure pursuits in the area including golf at the world famous Royal County Down and an array of water-based pursuits.

SPECIFICATION

Roof

Natural slate

Windows

Aluminium grey double glazed windows & hardwood vertical panel front door

External Finish

Render finished in rough cast painted white

Grey aluminium gutter and downpipes

Brick paving paths & driveways

Front & Rear gardens sown in grass

Rear gardens fully enclosed with 1800 high timber fencing

Internal Joinery

Oak veneer pre finished doors with chrome ironmongery

100mm chamfered MDF skirting & architrave painted white

Kitchen

Choice of traditional or contemporary styled kitchen in a choice of colours with soft close doors and drawers

Feature lighting to underside of wall units

Branded integrated appliances including electric oven, electric hob, extractor fan, fridge/freezer, plumbed for washing machine

Lounge

Inglenook fireplace with electric stove

Bathrooms & Ensuites

White sanitary ware with chrome fittings

Splashback tiling to wash hand basins

WC with soft close function

Chrome heated towel radiators

Electrical Installation

Energy efficient LED fittings throughout

Pre-wired only security alarm system

Mains supply smoke & carbon monoxide detectors with battery backup

Decoration

Painted internal walls & ceilings

Flooring

Choice of tiled flooring to kitchen, bathrooms, downstairs WC & ensuite

Choice of carpeted flooring to bedrooms, stairs, landing & hall

Heating

Oil fired central heating

Zoned heating

Warranty

10 year warranty

SITE 1



GROUND FLOOR PLAN

Ground Floor

ENTRANCE HALL:

LOUNGE: 19' 10" x 12' 7" (6.05m x 3.84m)

KITCHEN/DINING: 22' 0" x 16' 11" (6.71m x 5.16m) (max).

UTILITY ROOM: 11' 8" x 5' 10" (3.56m x 1.78m)

WC: 6' 2" x 3' 11" (1.88m x 1.19m)

House Type A

Ground Floor: 761 sq ft

First Floor: 736 sq ft

Garage: 215 sq ft

Total Sq Ft : 1712 Approx.



FIRST FLOOR PLAN

First Floor

LANDING:

BEDROOM (1): 12' 10" x 11' 2" (3.91m x 3.4m)

ENSUITE SHOWER ROOM: 8' 4" x 4' 5" (2.54m x 1.35m)

BEDROOM (2): 12' 1" x 10' 9" (3.68m x 3.28m)

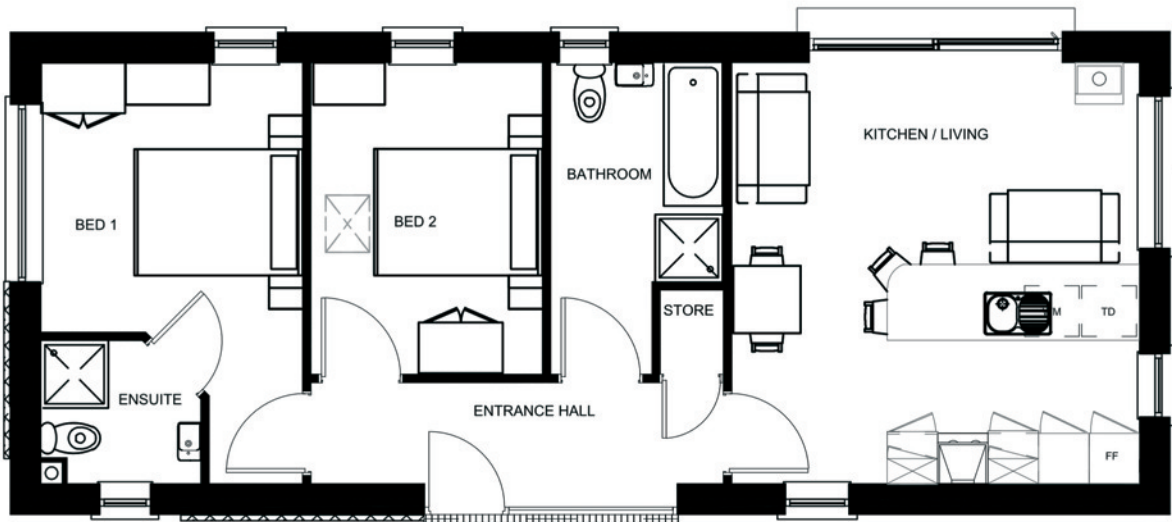
BEDROOM (3): 12' 1" x 8' 9" (3.68m x 2.67m)

BATHROOM: 8' 4" x 8' 1" (2.54m x 2.46m)

Outside

GARAGE: 16' 4" x 13' 1" (4.98m x 3.99m)

SITE 2



GROUND FLOOR PLAN

Ground Floor

ENTRANCE HALL:

KITCHEN/LIVING: 16' 5" x 15' 11" (5m x 4.85m)

BEDROOM (1): 16' 5" x 10' 2" (5m x 3.1m) (max).

ENSUITE SHOWER ROOM: 6' 3" x 5' 7" (1.91m x 1.7m)
(max).

BEDROOM (2): 12' 2" x 9' 0" (3.71m x 2.74m)

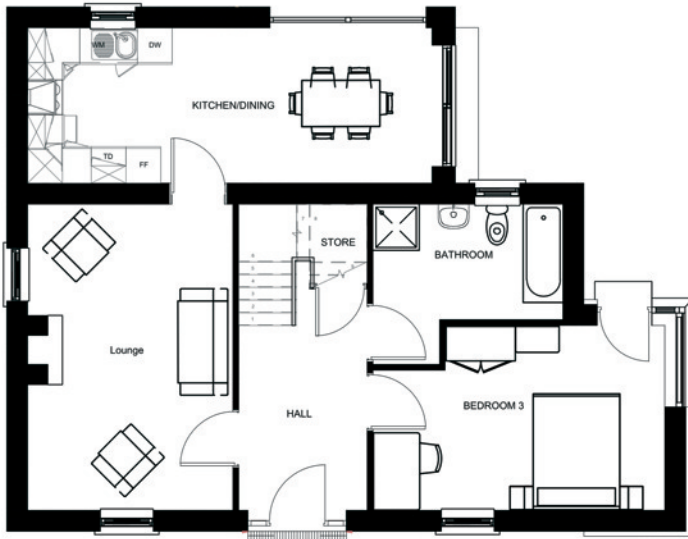
BATHROOM: 12' 2" x 6' 8" (3.71m x 2.03m) (max).

STORE: 3' 3" x 2' 6" (0.99m x 0.76m)

House Type B

Total Sq Ft : 703 Approx.

SITE 3



GROUND FLOOR PLAN

Ground Floor

ENTRANCE HALL:

LOUNGE: 17' 5" x 11' 8" (5.31m x 3.56m)

KITCHEN/DINING: 22' 11" x 8' 10" (6.98m x 2.69m)

BEDROOM (3): 16' 7" x 10' 6" (5.05m x 3.2m) (max)

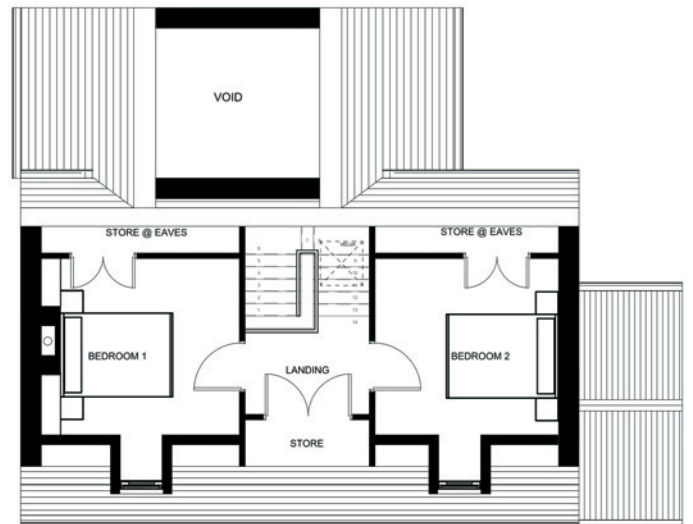
BATHROOM: 10' 9" x 6' 7" (3.28m x 2.01m)

First Floor

LANDING:

BEDROOM (1): 11' 8" x 10' 4" (3.56m x 3.15m)

BEDROOM (2): 10' 9" x 10' 4" (3.28m x 3.15m)



FIRST FLOOR PLAN

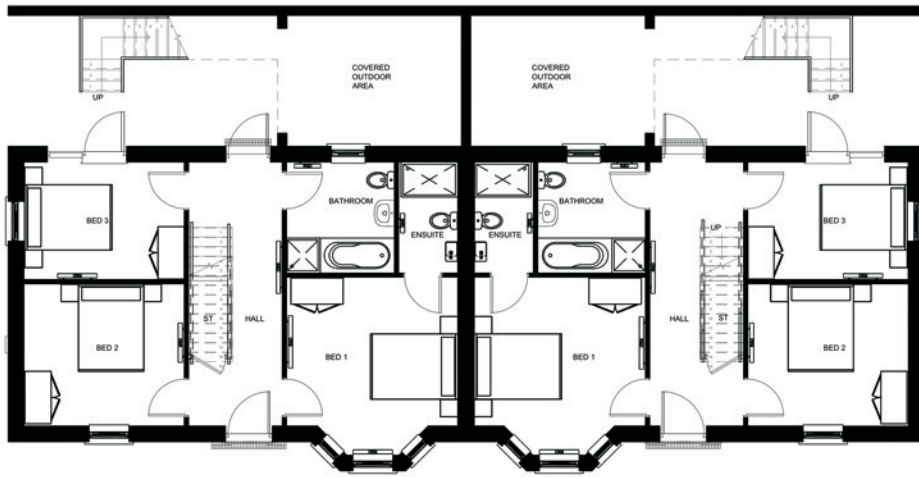
House Type G1

Ground Floor: 818 sq ft

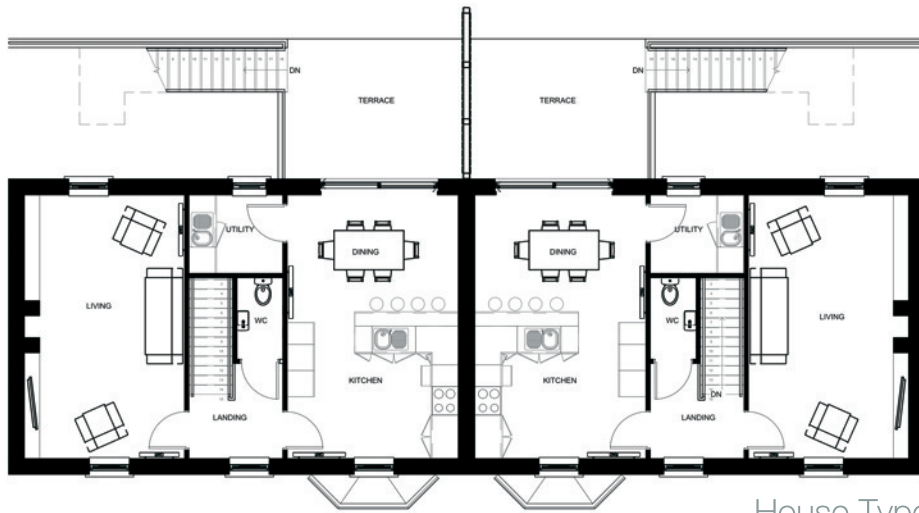
First Floor: 456 sq ft

Total Sq Ft : 1274 Approx.

SITE 4



GROUND FLOOR PLAN



FIRST FLOOR PLAN

House Type H1

Ground Floor

ENTRANCE HALL:

BATHROOM: 8' 4" x 8' 1" (2.54m x 2.46m)

BEDROOM (1): 13' 5" x 12' 10" (4.09m x 3.91m) (max).

ENSUITE: 8' 4" x 4' 5" (2.54m x 1.35m)

BEDROOM (2): 12' 1" x 10' 9" (3.68m x 3.28m)

BEDROOM (3): 12' 1" x 8' 9" (3.68m x 2.67m)

First Floor

LANDING:

LIVING ROOM: 19' 10" x 11' 7" (6.05m x 3.53m)

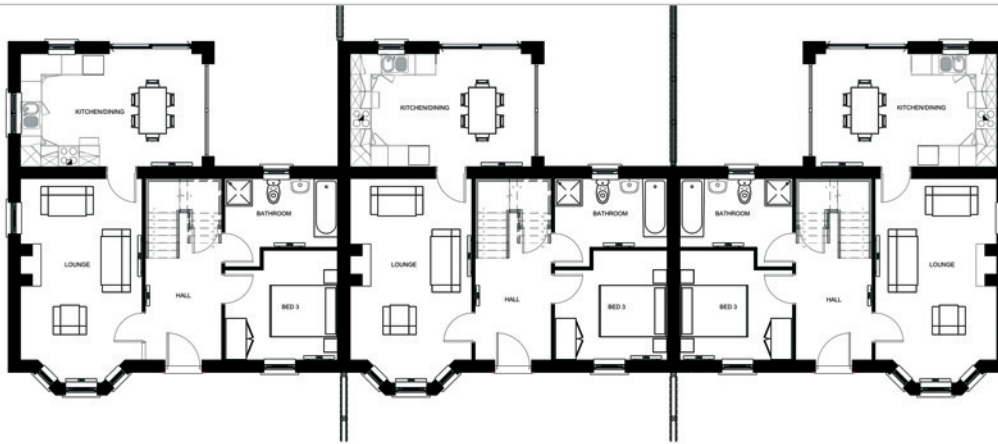
KITCHEN/DINING: 19' 10" x 12' 11" (6.05m x 3.94m)

UTILITY ROOM: 7' 7" x 5' 11" (2.31m x 1.8m)

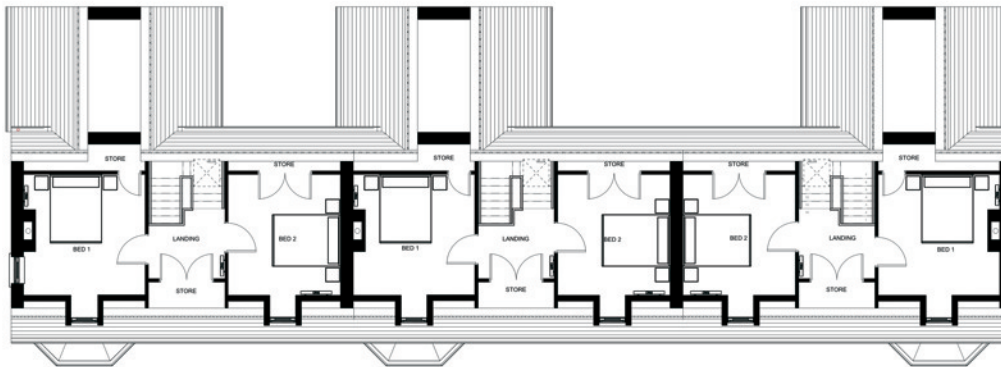
WC: 6' 7" x 3' 11" (2.01m x 1.19m)

Ground Floor: 661 sq ft
 First Floor: 644 sq ft
 Total Sq Ft : 1305 Approx.

SITE 27



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Ground Floor

ENTRANCE HALL:

LOUNGE: 17' 5" x 11' 8" (5.31m x 3.56m)

KITCHEN/DINING: 17' 5" x 10' 11" (5.31m x 3.33m)

BEDROOM (3): 10' 10" x 10' 6" (3.3m x 3.2m) (max).

BATHROOM: 10' 9" x 6' 7" (3.28m x 2.01m)

First Floor

LANDING:

BEDROOM (1): 11' 8" x 10' 4" (3.56m x 3.15m)

BEDROOM (2): 10' 9" x 10' 4" (3.28m x 3.15m)

House Type J

Ground Floor: 745 sq ft

First Floor: 456 sq ft

Total Sq Ft : 1201 Approx.



To confirm your booking a deposit of £2,000 of which £1,000 non-refundable.

Location:

Hilltown Road, Bryansford.

TEMPLETON ROBINSON

Lisburn Road - 028 90 66 3030
Ballyhackamore - 028 90 65 0000
Lisburn - 028 92 66 1700
North Down - 028 90 42 4747
www.templetonrobinson.com

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