

## LOCATION MAP



# The Valley

Tullymacreeve Road, Mullaghbawn



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AN EXCLUSIVE DEVELOPMENT OF LUXURIOUS SEMI-DETACHED  
HOMES SET IN A RURAL PART OF SOUTH ARMAGH

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# The Valley

Tullymacreeve Road, Mullaghbawn

Set on the Tullymacreeve Road on the edge of Mullaghbawn, 'The Valley' offers architecturally designed homes with spacious living accommodation suitable for families & couples alike. Finished to an extremely high specification all properties have an en-suite off the master bedroom and utility rooms as standard and will be built to the highest standards to offer eco energy efficient homes, functional & economical to run.

This new and exclusive development is set in the perfect rural location in the village of Mullaghbawn, at the foot of the Slieve Gullion mountain, convenient to Newry, Dundalk, Forkhill & Crossmaglen.

The developer Noel McKinley Building Contractors is NHBC registered, having more than 25 years experience in the construction industry and has built up a reputation of building quality homes. All properties will feature the builders attention to detail and hallmarks of style previously demonstrated in the completed developments in Warrenpoint, Cullyhanna, Mayobridge & Hilltown.

## STANDARD SPECIFICATION

- Traditional Construction
- High Specification Wall , Loft & Floor Insulation
- High Pressurised Heating System
- Energy Efficient Boiler – oil fired central heating
- PVC double glazing
- Hardwood 3 Point Locking Front & Rear Doors
- Outside Lights to Front & Rear Entrances
- Brick Pavier Driveway
- Outside Tap to Rear
- Maintenance Free PVC guttering & fascia boards
- Private off street parking
- Gardens levelled & top soiled
- NHBC Registered



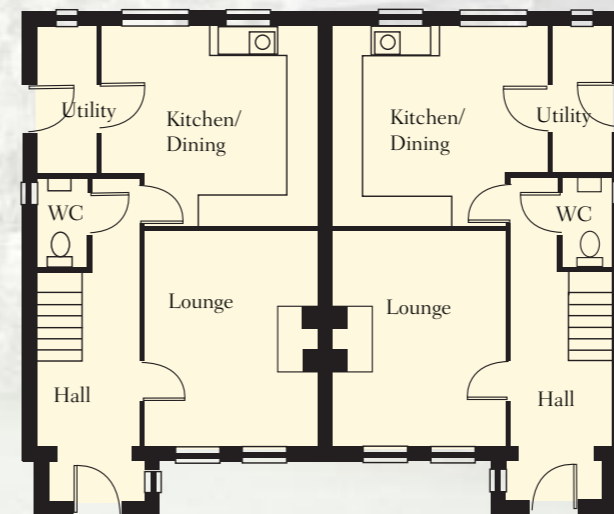
### INTERNAL SPECIFICATION

- Choice of Quality kitchen doors, worktops & handles
- Quality bathrooms fitted to main bathroom, ensuite, downstairs w/c
- Showers fitted with chrome enclosures
- Choice of Fireplace
- Generous Electrical Specification
- Moulded Skirtings & Architraves
- Pine Doors Throughout

### VARIOUS TURNKEY OPTIONS AVAILABLE

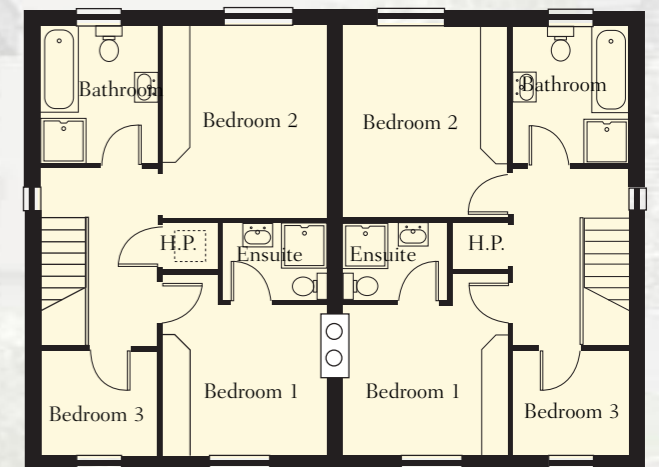
- Painting of internal walls & ceilings
- Tiling to floors & bathroom
- Fitted Kitchen Appliances
- Carpet to Stairs & landing
- Wooden Floors to Living areas & Bedrooms

## SITEPLAN



### GROUND FLOOR

Kitchen / Dining Area.....4.34m x 4.0m  
 Utility..... 2.80m x 1.20m  
 Lounge..... 3.49m x 4.20m  
 W.C.....1.80m x 1.00m



### FIRST FLOOR

Master Bedroom.....3.24m x 3.20m  
 Ensuite.....1.50m x 2.00m  
 Bedroom 2.....3.75m x 3.20m  
 Bedroom 3: .....2.30m x 2.05m  
 Bathroom.....2.70m x 2.30m