



SLATEQUARRY ROAD, CULLYHANNA

Carrig Moy

NOMINATED SUPPLIERS

Kitchen Supplier:

Fearon Bros,
41 Faughilletra Road, Jonesborough, Newry
Tel: 02830848693

Bathroom Supplier:

AJ Plumbing, Greenbank Ind Estate, Newry
Tel: 02830263348

Point Bath & Tile, Summerhill, Warrenpoint
Tel: 02841772220

Fireplace Supplier:

Modern Fireplaces, Cecil Street, Newry
Tel: 02830264185

Hillcrest Fireplaces:

Newry Road,
Mayobridge
Tel: 02830851438

PC Sum Allowance:

Kitchen - £2,000.00
Bathroom - £700.00
Fireplace - £500.00

SITEPLAN

- HOUSETYPE A
- HOUSETYPE B



LOCATION



Builder



Unit 7, Milltown Industrial Estate,
Warrenpoint BT34 3FN
Tel: 028 4175 2184
Email: noelmckinley@btconnect.com

Selling Agent



26 Newry St, Crossmaglen, Co. Armagh, BT35 9JH
Tel: (028) 30 868404 / (028) 30 868341
Fax: (028) 30 868404
Email: joe@joe-kernan.com www.joe-kernan.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate.

Carraig Way

SLATEQUARRY ROAD, CULLYHANNA

Carraig Way is a new development of exclusive 3 bedroom semi-detached homes situated in the unique country village of Cullyhanna, set in the hills of the southwest corner of South Armagh.

The perfect home with rural surroundings and the convenience of business and recreational facilities nearby, situated 12 miles west of Newry City all within easy reach for shopping and entertainment.

The South Armagh area delivers a variety of sporting and leisure activities to all, with its own 18 hole Golf Course, Local GAA, Hill walking, Equestrian, and Angling all on offer nearby.

Carraig Way is the latest development by Noel McKinley who has a reputation of building quality homes and will again feature all the builder's hallmarks of style, quality and attention to detail. NHBC certified with a number of successful developments completed in Warrenpoint, Hilltown and Mayobridge.

With only 22 of these sought after homes available we urge you to not miss this exciting opportunity to purchase one of these, which offer the modern lifestyle along with the taste of relaxing country life!

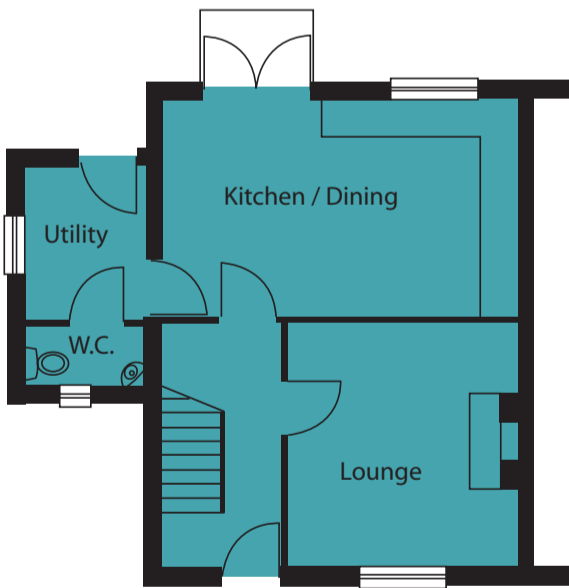


SPECIFICATION:

- NHBC 10 year Build Mark Warranty
- White PVC Double Glazed Windows
- Oil Fired Central Heating
- Hardwood 3-point locking front door
- Moulded skirting and architrave
- White panelled interior doors
- Outside lights to front and rear doors
- Brick paviour driveway
- All gardens top soiled and fenced



HOUSETYPE A

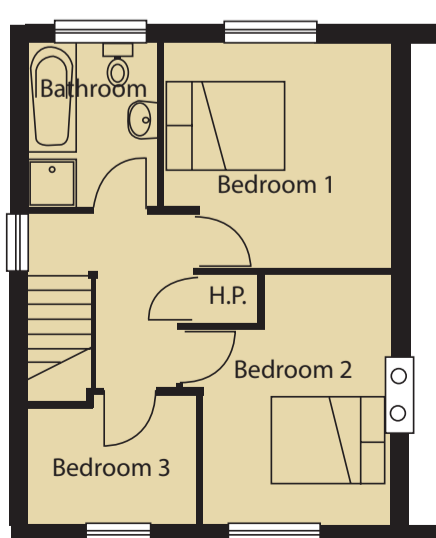


GROUND FLOOR

Kitchen / Dining: 5.65m x 3.45m
 Lounge: 3.65m x 3.83m
 Utility: 2.45m x 1.9m
 W.C.: 1.9m x 0.95m

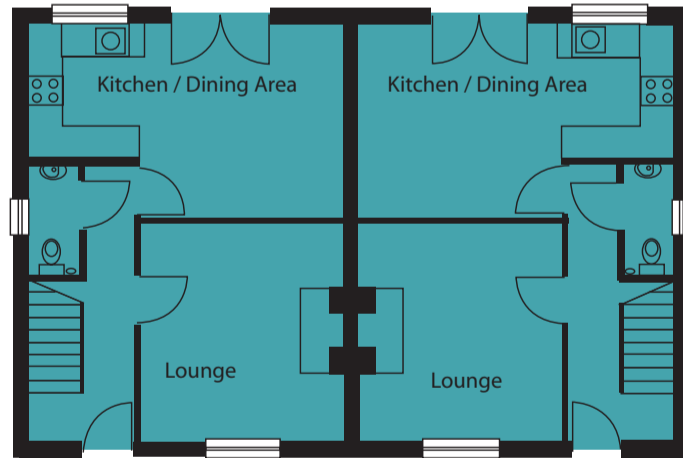
FIRST FLOOR

Bedroom 1: 3.55m x 3.45m
 Bedroom 2: 2.95m x 3.6m
 Bedroom 3: 1.8m x 2.6m
 Bathroom: 2.55m x 2.0m



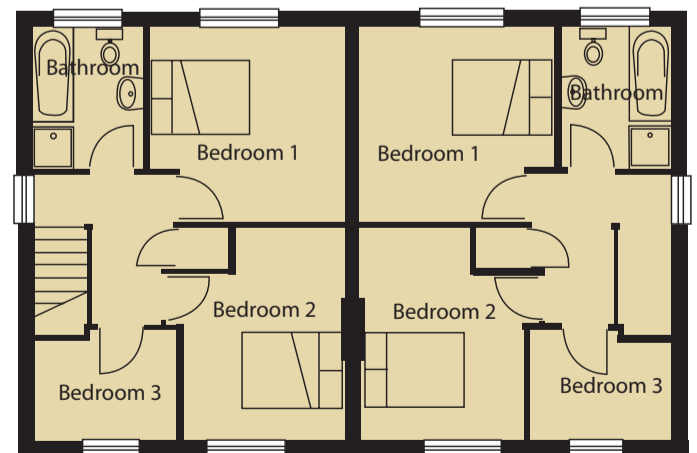
Carraig Way

HOUSETYPE B



GROUND FLOOR

Kitchen / Dining: 5.65m x 3.4m
 Lounge: 3.9m x 3.65m
 W.C.: 1.97m x 0.94m



FIRST FLOOR

Bedroom 1: 3.5m x 3.55m
 Bedroom 2: 3.85m x 2.95m
 Bedroom 3: 2.6m x 2.1m
 Bathroom: 2.98m x 2.0m