



Set along the banks of the River Lagan, Donaghcloney's history is deep-rooted in the linen industry, and the village has retained the same tight-knit community that once centred around the thrumming mill, drawing people to work from near and far.

And still today, many young families and professional couples are choosing to call Donaghcloney their home, attracted by the unique village atmosphere, the slow pace of life, and the beautiful rural setting of this quaint town land, not to mention its prime location for commuting, being within easy reach of both the M1 and A1.

The village also benefits from a range of local amenities including a family-run butchers, post office, grocery store, doctor's surgery and primary school, as well as a very active and well-respected cricket club founded in the late 1800s. The River Lagan is also a favourite fishing spot for local anglers, whilst water sports' enthusiasts can enjoy kayaking down the meandering stretch of water between Donaghcloney and Dromore.

The Nicholson Green development is now well established within Donaghcloney and it has established a great feeling of community within the village. Sales in recent years have been extremely popular and we're delighted to present another release to the market. A mix of semi-detached and detached homes finished to a 'turn key specification'.

Prices from  
£122,500

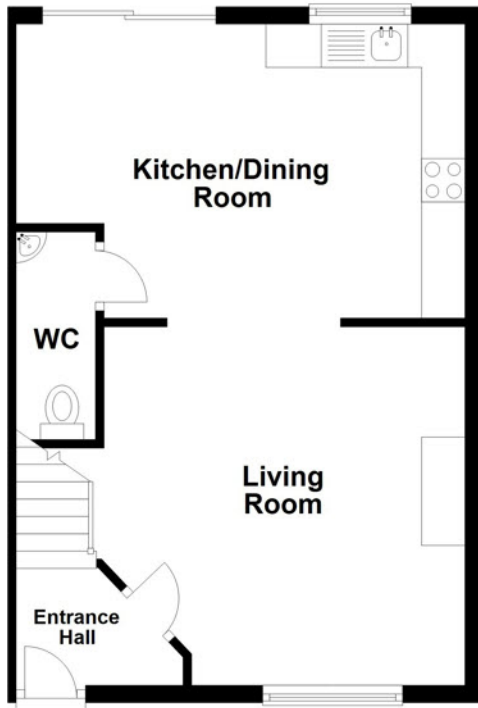
Nicholson Green,  
Main Street,  
Donaghcloney,  
BT66 7UY

Viewing by  
appointment with  
& through agent  
028 9266 1700

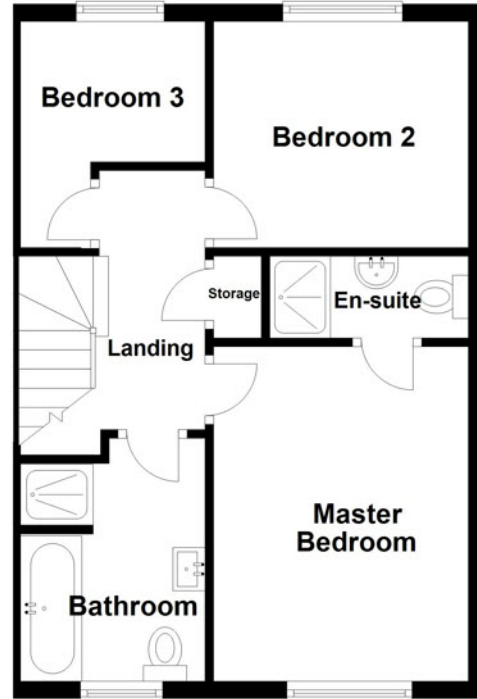
- Luxury Kitchen with choice of Door, Work Surfaces and handles. Integrated Appliances to include Oven, Hob, Dishwasher, Extractor Hood and Fridge/Freezer, Recessed Spot Lighting and Space for Washer/Drier
- Luxury Bathroom, Ensuite Shower Room and Cloakroom with contemporary white sanitary ware, Chrome Fittings, Recessed Spot Lighting, Full height tiling to shower enclosures and Splash back to Bath and Wash hand basins
- Oil Fired Central Heating System with Pressurised Hot Water from High Efficiency Condensing Combi Boiler/Compact Wood Burning Stove to be Installed in the Lounge of Each House
- Internal Decoration to Walls and Ceilings
- Mains Supply Smoke Detectors
- Bevelled / Moulded Skirtings and Architraves
- Oak Doors with Quality Ironmongery
- Floor Coverings Included
- Comprehensive Range of Electrical Sockets and Switches
- uPVC Double Glazed Windows and Doors with Lockable System
- Tarmac Driveway
- Gardens to be Laid in Grass Seed
- Seamless Aluminium Gutters
- Outside Tap
- Boundary Fencing
- External Lighting to Front and Rear



## Site 93 & 94



**Ground Floor**

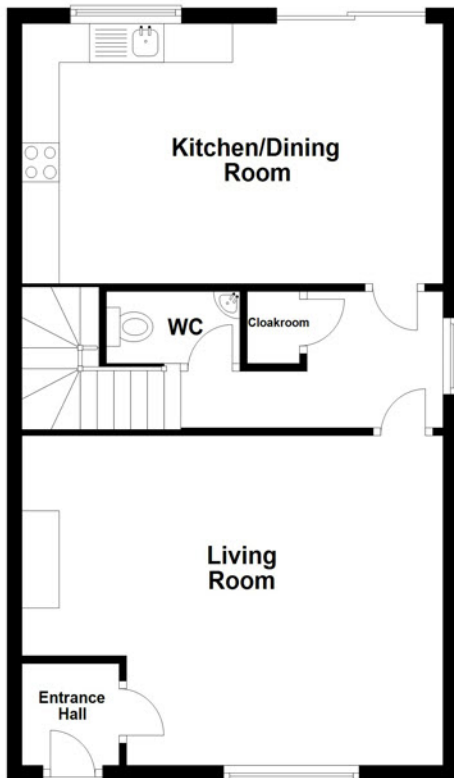


**First Floor**

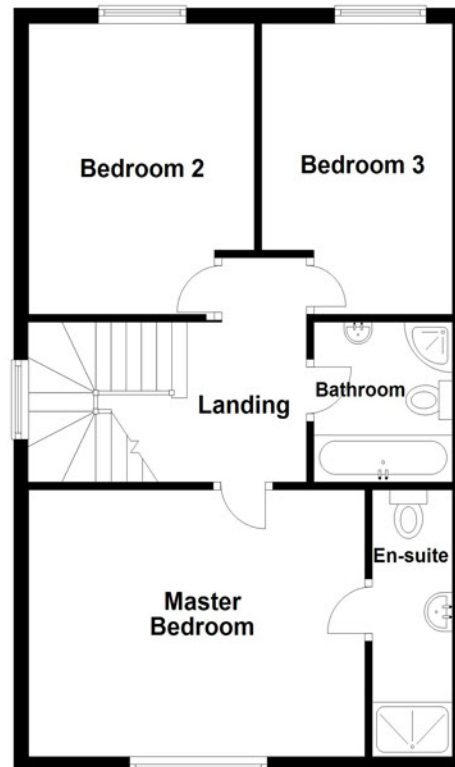
This plan is for illustrative purposes only.  
Plan produced using PlanUp.

**Site 93/ 94, Nicholson Green, Donaghcloney**

**Ground Floor**



**First Floor**



This plan is for illustrative purposes only.  
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**Site 95 , Nicholson Green, Donaghcloney**





Site	House Type	Approximate	Price
91	Semi-detached	3 Bedroom	£122,500
92	Semi-detached	3 Bedroom	BOOKED
93	Semi-detached	3 Bedroom	BOOKED
94	Semi-detached	3 Bedroom	£122,500
95	Detached	3 Bedroom	BOOKED

*In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc.*

*All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.*

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## Location:

Heading through Donaghcloney Village towards the Cricket Ground, Nicholson Green is on the right hand side.



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