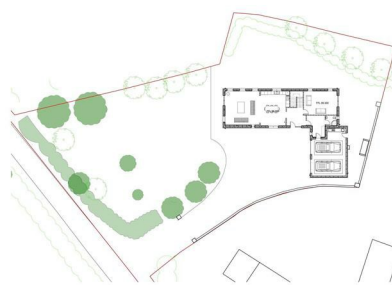




10	PROJECT TITLE New Dwelling For	SITE ADDRESS Rear of 120 Monlough Road Saintfield	DRAWING NAME Concept Draft 5 Render	DATE DRAWN 28/10/2022 DRAWN BY CK	Conor McKenna Architect	DRAWING NUMBER YY SK3
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118 MONLOUGH ROAD

Saintfield Saintfield BT24 7EU

- Detached New Build Contemporary Home
- Generous pc sums
- 4 Bedrooms ,2 Ensuite
- 2 Walk in Wardrobes
- Bathroom
- W.C
- Living room
- Kitchen/ Living/ Dining Area
- Study
- Landscaped Gardens

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

Asking Price £675,000

118 Monlough Road

Saintfield, Saintfield, BT24 7EU



Specification

- *£40,000 PC Sum
- *High level of insulation and airtightness
- *Beam Mechanical ventilation
- *Maintenance free UPVC black energy efficient windows
- *8 Flush solar panels 3.48kw
- *Oil heating with under floor heating downstairs and radiators upstairs
- *Fully Painted White throughout
- *2 Patio areas of off both living room
- *Juliette balcony to main bedroom
- *Rio Brazilian Slate roof
- *Black barn style metal cladding and white painted render finish
- *Gardens sewn and landscaped where required
- *Outside tap
- *Aluminium seamless gutter and black UPVC downspouts
- *Garage with Black roller doors
- *Mains supply smoke alarms and heat detectors
- *USB sockets in living areas, bedrooms and study
- *Cat 6 cabling in living area, bedrooms and study
- *Wired for alarm system
- *External Lighting to all ground floor doors
- *LED Spotlights to living areas
- *Utility area plumbed for washing machine and space for condensing tumble dryer
- *Garage plumbed for utility area

Buyer Options

- Options to add EV charger (will be wired as standard)
- Option to add electric or Bioethanol fires to living areas
- Option to add automatic garage doors (will be wired as

standard)
Option to add Battery storage

Hallway

20'10" x 10'9" (6.35m x 3.28m)
Window to front, stairs, open plan, door to:

Kitchen/ Living/ Dining Area

20'9" x 38'1" (6.35m x 11.61m)
Four windows to rear, window to side, two windows to front, 6'3" x 11'1" (1.90m x 3.39m)
sliding door, door to:

Living Room

14'2" x 19'5" (4.32m x 5.93m)
Two windows to rear, sliding door, door to:

Utility Room

12'10" x 7'11" (3.92m x 2.41m)
Door to:

WC

6'3" x 6'9" (1.90m x 2.06m)
Window to side.

Galleried Landing

17'3" x 31'1" (5.25m x 9.47m)
Window to front.

Bedroom 1

13'2" x 19'7" (4.01m x 5.96m)
Window to rear, window to side, door to:

En-suite

Window to side.

Walk-in Wardrobe

Door to:

Bedroom 2

10'2" x 11'5" (3.10m x 3.49m)
Window to rear, door to:

Bedroom 3

10'2" x 11'5" (3.10m x 3.49m)
Window to rear, door to:

Study

Window to front, open plan, door to:

Bathroom

Door to:

Bedroom 4

13'11" x 14'1" (4.25m x 4.30m)
Window to rear, two sliding doors, door to:

Walk-in Wardrobe

Door to:

En-suite

Door.

Double Garage

28'5" x 19'8" (8.65m x 6.00m)
TwoUp and over door, door.

Outside



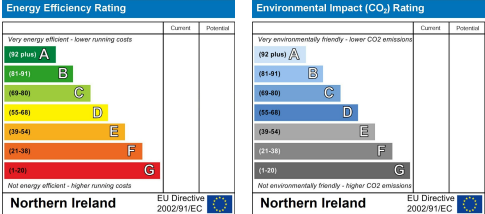
Directions



Floor Plan



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