



Maghera
Developments



The Tower
at maghera

Welcome Home



*Render for illustrative purposes only

More than Just a Developer,
We are home builders.

M-DEV

Maghera
Developments



We at Maghera Developments, have over 20 years of experience delivering high quality homes to an exceptional level of finish.

We have recently been awarded “**Best Bespoke Home Builder - Northern Ireland**” in the BUILD Awards 2022 and “**Bespoke Homebuilder of the year**” in the Corporate Live Wire Magazine Innovation & Excellence Awards 2022 for our most recent Development in Newcastle, Co. Down, “The Corragh”.

This project is our latest development of beautifully finished homes in a much sought after area and offers a once in a lifetime opportunity to own a home right in the heart of Maghera village.

Find out more about us: www.maghera-developments.com

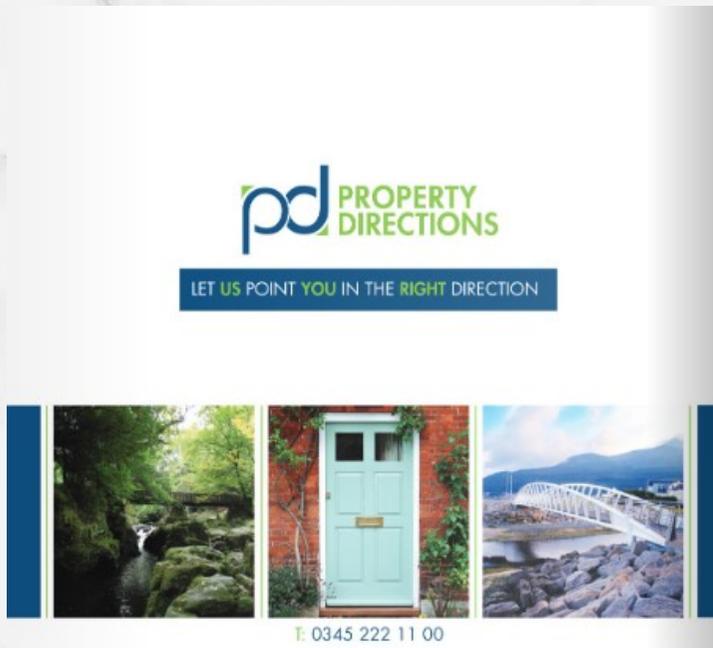
Our Agent: Property Directions



Established in 2003 by Terry Cowan and Eugene Jennings, Property Directions is a recognised brand in the area and has two established high street locations in Newcastle and Castlewellan.

Property Directions also have in house mortgage advisors available at both of their Main Street branches. If you are thinking of buying, you can speak to one of their advisors who can help you set your budget.

Fully accredited and with nearly 20 years of experience, Property Directions are one of the largest estate agents in the area.



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Maghera Village - Co. Down



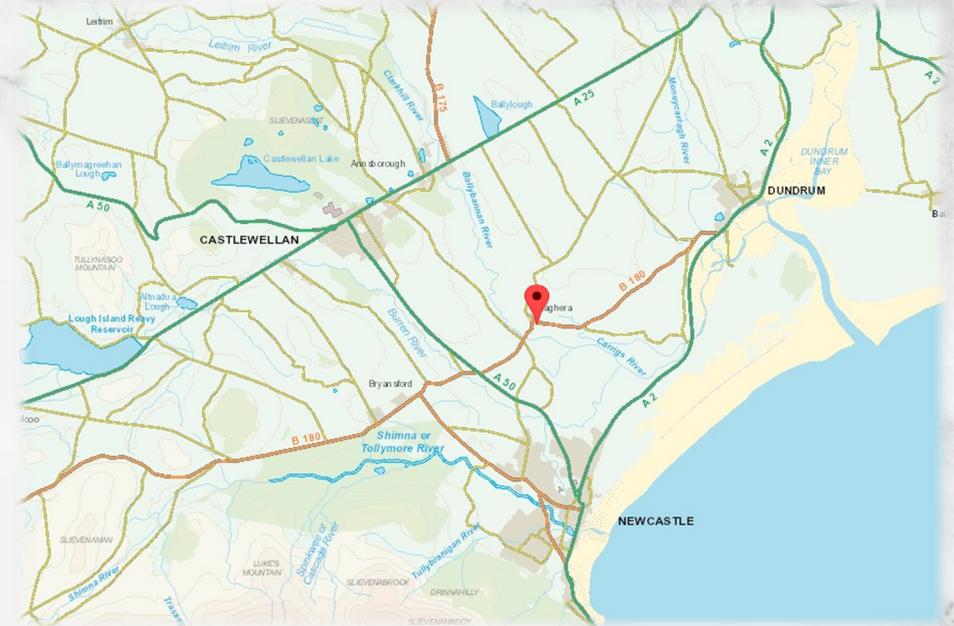
The Tower, situated on the Carnacaville Road in the heart of the picturesque village of Maghera Co. Down is a great opportunity to own a beautiful home in this quaint area nestled between the local towns of Newcastle, Castlewellan & Dundrum.



Travel Distances

Newcastle Town Centre	2.7 Miles
Castlewellan Town Centre	3.3 Miles
Dundrum Town Centre	2.7 Miles
Tesco Store (Newcastle)	2.3 Miles
Downpatrick Town Centre	11.5 Miles
Newry (City Centre)	20.8 Miles
Belfast (City Centre)	31.2 Miles

The Site



Renders for illustrative purposes only

Site Background

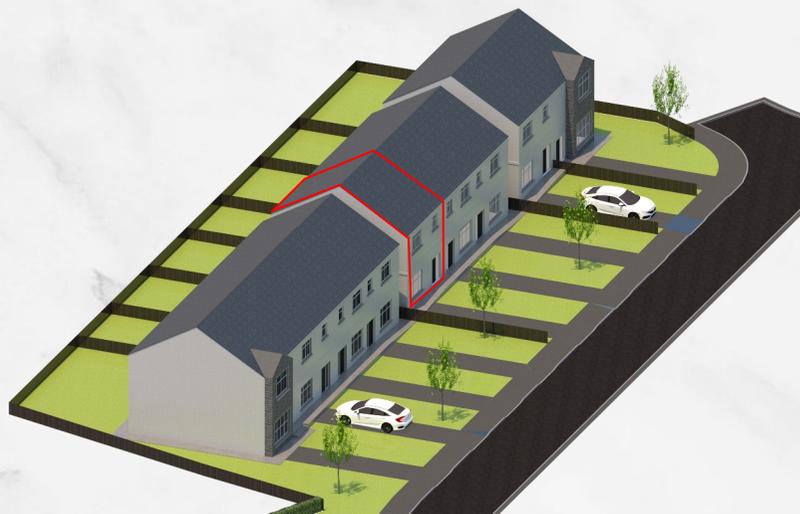


The tower takes its name from the old ruins of Maghera Round tower located approx. 400m south west from our site.

It is believed that St. Domangard (or Donard) founded a monastery here in the early Christian period c.500 AD. He lived as a hermit on nearby Sliabh Slángha mountain which is now known as Slieve Donard, so named after St. Domangard.

The tower, which is built from rough uncoursed granite field-stones, is believed to have fallen in the 18th century as a result of storm damage. All we see today is a 5.4 metre high stump with a large breach on the eastern side of the tower.

HOUSE TYPE (A)



Dimensions noted below are indicative and may vary

Ground Floor

Entrance Hall	2.25m x 6.1m
Living Room	4.9m x 3.5m
Kitchen / Dining	5.8m x 5.4m

First Floor

Master Bed	5.15m x 3.31m
Ensuite	2.1m x 1.55m
Bedroom 1	3.61m x 2.63m
Bedroom 2	3.61m x 3.18m
Bedroom 3	3.03m x 2.49m
Bathroom	2.25m x 2.1m



Ground Floor Plan

First Floor Plan

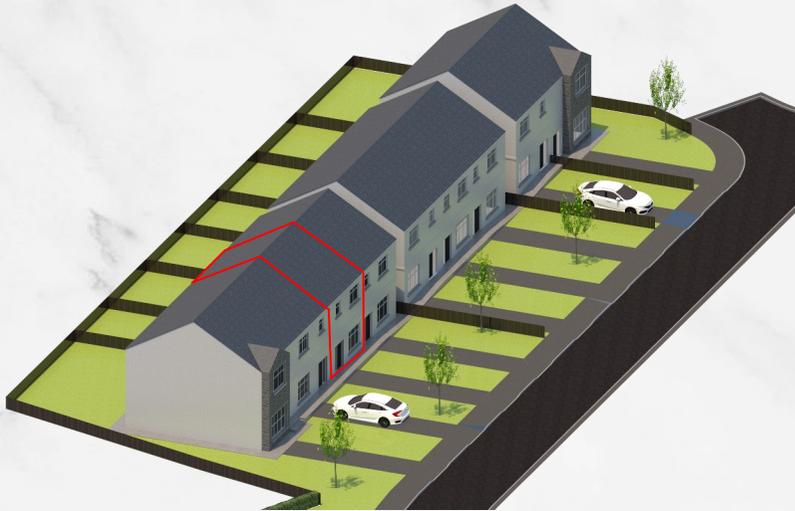
Site: 9

4 Bedroom family home



Site: 9

HOUSE TYPE (C)



Ground Floor Plan

First Floor Plan

Ground Floor

Living Room	4.48m x 3.52m
Kitchen / Dining	5.88m x 5.12m

First Floor

Master Bed	5.87m x 3.51m
Bedroom 1	2.25m x 3.57m
Bedroom 2	2.52m x 3.57m

Site: 11

3 Bedroom family home



Site: 11



These properties have been designed to the highest standards of finish, but everyone has their own tastes. As such there are a few options for the following features at each property.

Kitchen

Standard Laminate Worktop:	Included (Options Available**)
Solid Worktop:	From: £2,100.00* Extra (Options Available**)
Worktop Style/Colour:	See Samples in Show-House**

Single Piece Cupboard Doors:	Included (Colour Choices Available**)
5 Piece Cupboard Doors:	From: £600.00* Extra (Options Available**)
Cupboard Colours:	See Samples in Show-House**

Additional Extras

Cornice to Livingroom & Hall	£759.00
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Flooring

Ground Floor (Living Room & Hall)	Laminate Wood - Included
Kitchen / GF W/C / Master Bath / Ensuite	Tiles - Included (2x Style Choices**)
Stairs / FF Landing / Master Bed	Carpet - Included (4x Colour Choices**)
2x FF Standard Bedrooms	Laminate Wood—Included

Sanitary Wear

Suite to Master Bathroom	Included
Suite to Ensuite	Included
Toilet & Sink to GF W/C	Included

* Prices subject to change due to ongoing increases in the industry

** Samples of options available are viewable in show house

Show House

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