

CONTEMPORARY FAMILY LIVING

MONABOT PARK

SAUL ROAD • DOWNPATRICK

A SUPERB NEW DEVELOPMENT OF
3 AND 4 BEDROOM DETACHED
AND SEMI DETACHED FAMILY HOMES



MONABOT PARK

SAUL ROAD • DOWNPATRICK

Welcome to MONABOT PARK

modern family living in a truly convenient location, blending elements of traditional heritage with contemporary design.

These homes tastefully capture the essence of modern family living within easy reach of open countryside yet only a few minutes from the centre of Downpatrick. The traditional character of the exterior is carried through to the interiors - generous window heights and bright, spacious rooms combine with modern, comfortable open plan living to create the perfect family homes.



Tranquility leisure & history on your doorstep



- 1. Saul Church
- 2. Stableyard Tea Room, Castle Ward
- 3. Saint Patrick Visitor Centre
- 4. Downpatrick Golf Club
- 5. View of Down Cathedral from the Quoile River

The superb location offers unrivalled accessibility to a fantastic combination of amenities and activities. Local nursery, primary schools, shops and cafés are within a short walk, whilst an excellent range of secondary schools, supermarkets, sports and recreational facilities are also within easy reach.



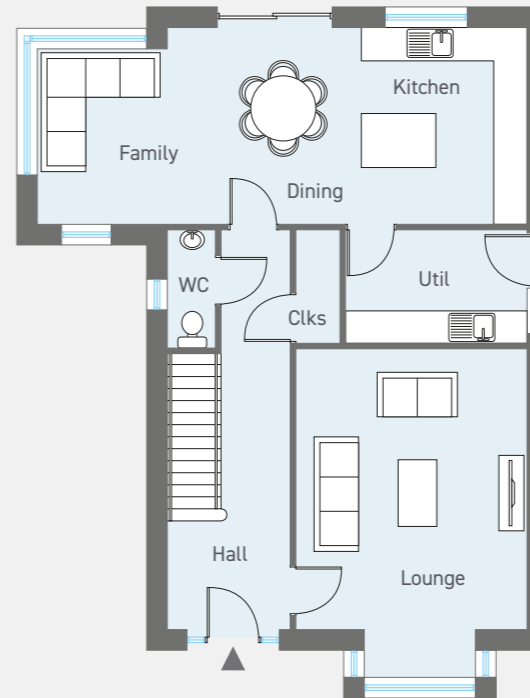
Aerial CGI of Monabot Park



THE INISHMAAN
4 Bedroom Detached Family Home
TOTAL FLOOR AREA 1663 sq ft
Site no.1



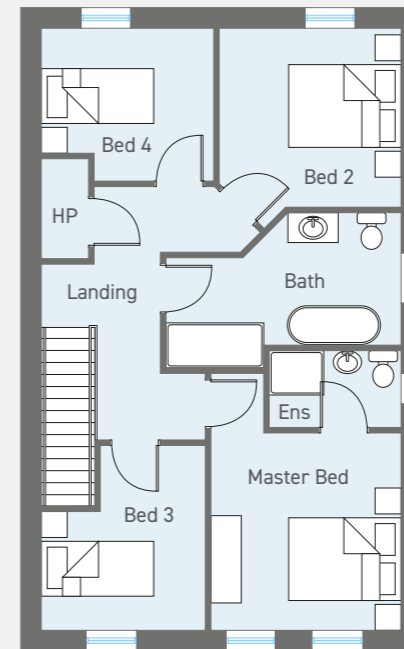
GROUND FLOOR



GROUND FLOOR

Reception Hall with WC and Cloaks	
Lounge (max)	
ft 16'9" x 13'9"	m 5.10 x 4.20
Kitchen Dining Family	
ft 29'5" x 11'8"	m 8.95 x 3.60
Utility	
ft 10'9" x 6'10"	m 3.30 x 2.10

FIRST FLOOR



FIRST FLOOR

Master Bedroom (max)	
ft 11'10" x 11'6"	m 3.60 x 3.50
Ensuite	
ft 7'9" x 4'5"	m 2.40 x 1.35
Bedroom 2	
ft 10'9" x 10'9"	m 3.30 x 3.30
Bedroom 3 (max)	
ft 11'2" x 9'10"	m 3.40 x 3.00
Bedroom 4	
ft 10'6" x 7'7"	m 3.20 x 2.30
Bathroom (max)	
ft 14'1" x 7'10"	m 4.30 x 2.40



THE JENKINS

4 Bedroom Detached Family Home

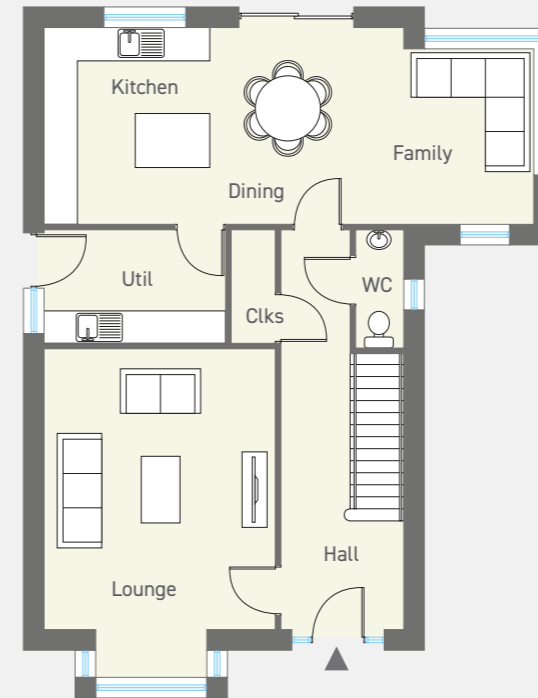
TOTAL FLOOR AREA 1663 sq ft

Site nos. 14 | 19



Site layout is not to scale

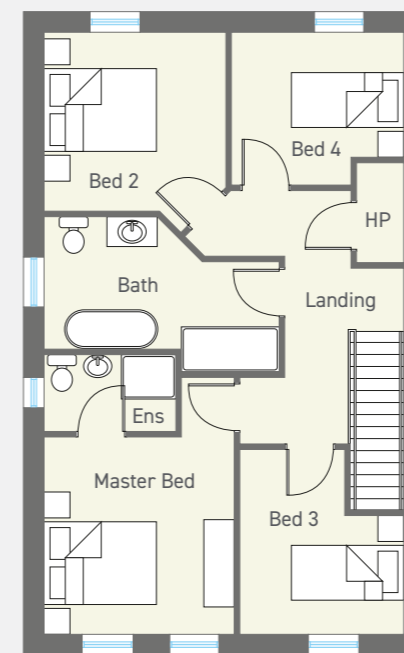
GROUND FLOOR



GROUND FLOOR

Reception Hall with WC and Cloaks	
Lounge (max)	
ft 16'9" x 13'9"	m 5.10 x 4.20
Kitchen Dining Family	
ft 29'5" x 11'8"	m 8.95 x 3.60
Utility	
ft 10'9" x 6'10"	m 3.30 x 2.10

FIRST FLOOR



FIRST FLOOR

Master Bedroom (max)	
ft 11'10" x 11'6"	m 3.60 x 3.50
Ensuite	
ft 7'9" x 4'5"	m 2.40 x 1.35
Bedroom 2	
ft 10'9" x 10'9"	m 3.30 x 3.30
Bedroom 3 (max)	
ft 11'2" x 9'10"	m 3.40 x 3.00
Bedroom 4	
ft 10'6" x 7'7"	m 3.20 x 2.30
Bathroom (max)	
ft 14'1" x 7'10"	m 4.30 x 2.40

MONABOT PARK

SAUL ROAD • DOWNPATRICK



THE HOWTH

3 Bedroom Detached Family Home

TOTAL FLOOR AREA 1438 sq ft

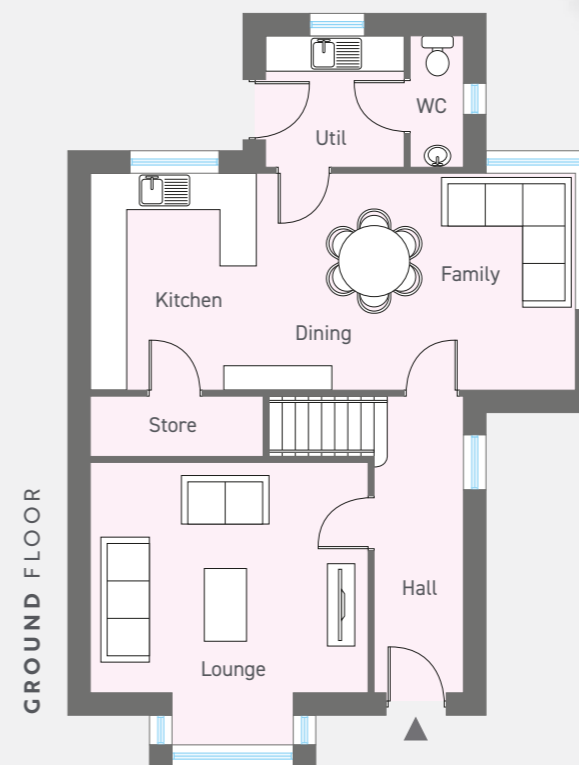
Site nos. 5 | 6 | 7 | 8



Site layout is not to scale

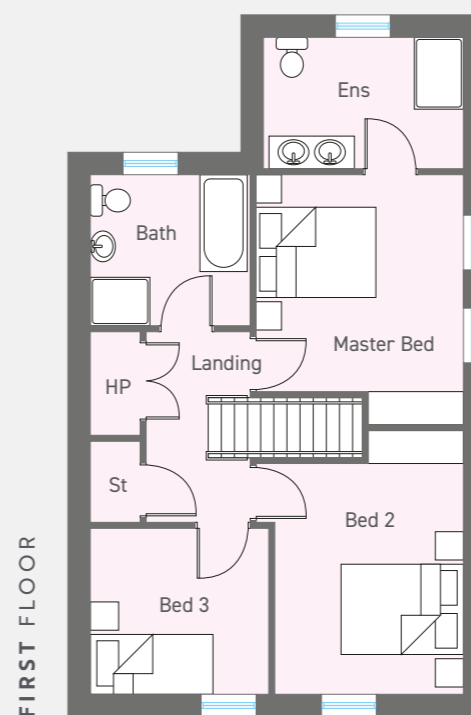
MONABOT PARK

SAUL ROAD • DOWNPATRICK



GROUND FLOOR

Hall		
Lounge (max)	ft 15'5" x 12'9"	m 4.70 x 3.90
Kitchen Dining Family	ft 26'8" x 11'8"	m 8.15 x 3.60
Utility	ft 7'10" x 7'3"	m 2.40 x 2.20
WC	ft 7'3" x 2'10"	m 2.20 x 0.90



FIRST FLOOR

Master Bedroom (max)	ft 13'6" x 11'6"	m 4.15 x 3.50
Ensuite	ft 11'3" x 7'3"	m 3.40 x 2.20
Bedroom 2 (max)	ft 14'7" x 10'6"	m 4.45 x 3.20
Bedroom 3	ft 9'10" x 9'3"	m 3.00 x 2.80
Bathroom (max)	ft 8'10" x 8'2"	m 2.70 x 2.50



THE GLENVEAGH

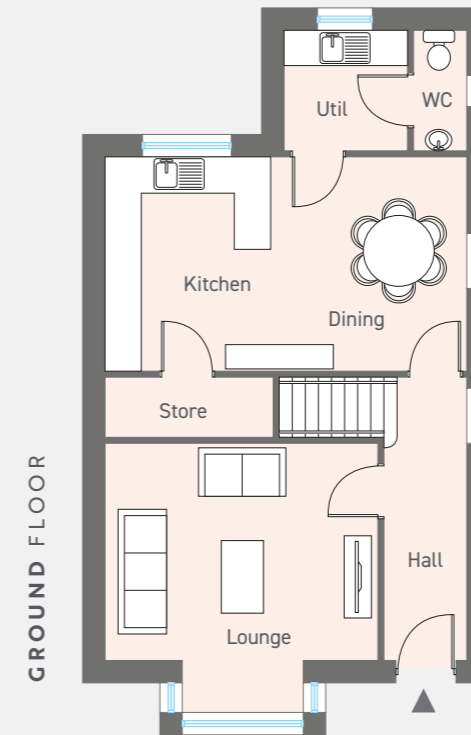
3 Bedroom Detached Family Home

TOTAL FLOOR AREA 1269 sq ft

Site no. 2



Site layout is not to scale



GROUND FLOOR

GROUND FLOOR

Reception Hall

Lounge (max)

ft 15'1" x 11'10" m 4.60 x 3.65

Kitchen | Dining

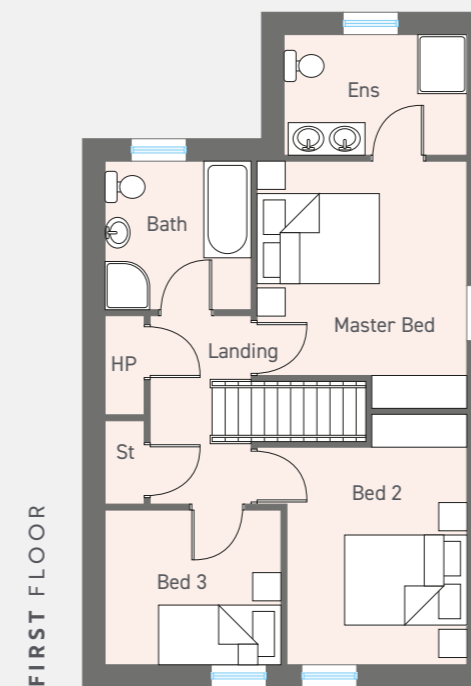
ft 20'0" x 11'8" m 6.10 x 3.60

Utility

ft 6'10" x 6'6" m 2.10 x 2.00

WC

ft 6'6" x 2'10" m 2.00 x 0.90



FIRST FLOOR

FIRST FLOOR

Master Bedroom (max)

ft 13'6" x 11'6" m 4.15 x 3.50

Ensuite

ft 10'2" x 6'6" m 3.10 x 2.00

Bedroom 2

ft 13'9" x 9'10" m 4.20 x 3.00

Bedroom 3

ft 9'10" x 8'7" m 3.00 x 2.60

Bathroom

ft 8'4" x 8'2" m 2.55 x 2.50



THE LYNCH

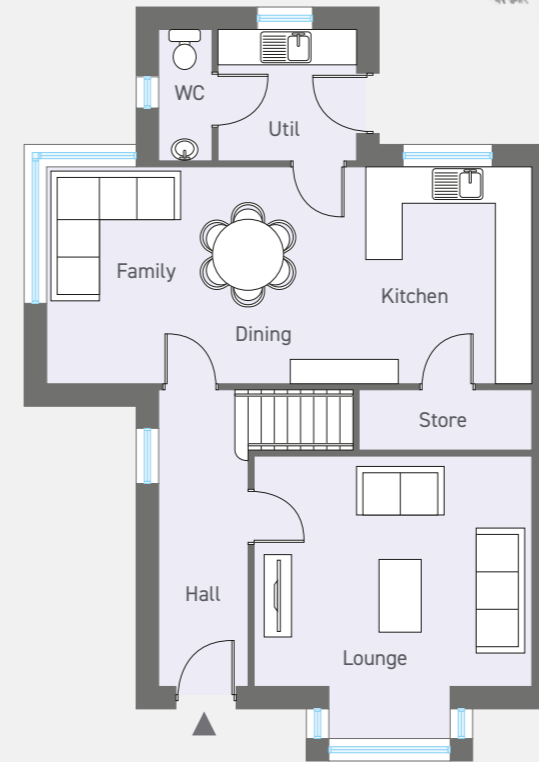
3 Bedroom Detached Family Home

TOTAL FLOOR AREA 1438 sq ft

Site nos. 9 | 12



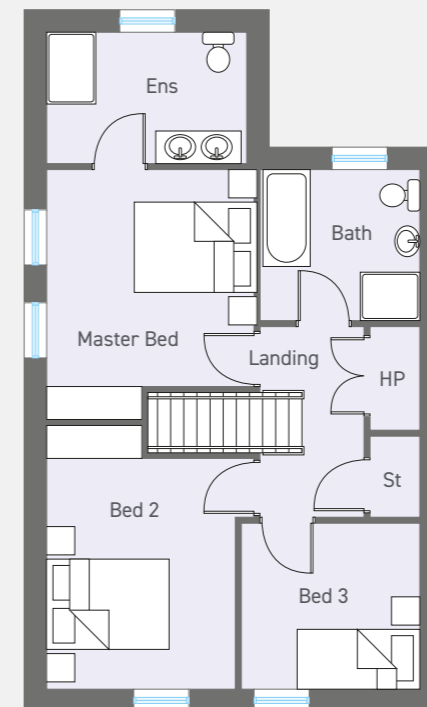
GROUND FLOOR



GROUND FLOOR

Reception Hall		
Lounge (max)	ft 15'5" x 12'9"	m 4.70 x 3.90
Kitchen Dining Family	ft 26'8" x 11'8"	m 8.15 x 3.60
Utility	ft 7'10" x 7'3"	m 2.40 x 2.20
Store	ft 7'10" x 3'2"	m 2.40 x 1.00
WC	ft 7'3" x 2'10"	m 2.20 x 0.90

FIRST FLOOR



FIRST FLOOR

Master Bedroom (max)	ft 13'6" x 11'6"	m 4.15 x 3.50
Ensuite	ft 11'3" x 7'3"	m 3.40 x 2.20
Bedroom 2 (max)	ft 14'7" x 10'6"	m 4.45 x 3.20
Bedroom 3	ft 9'10" x 9'3"	m 3.00 x 2.80
Bathroom	ft 8'10" x 8'2"	m 2.70 x 2.50



THE ENNIS & THE FINN

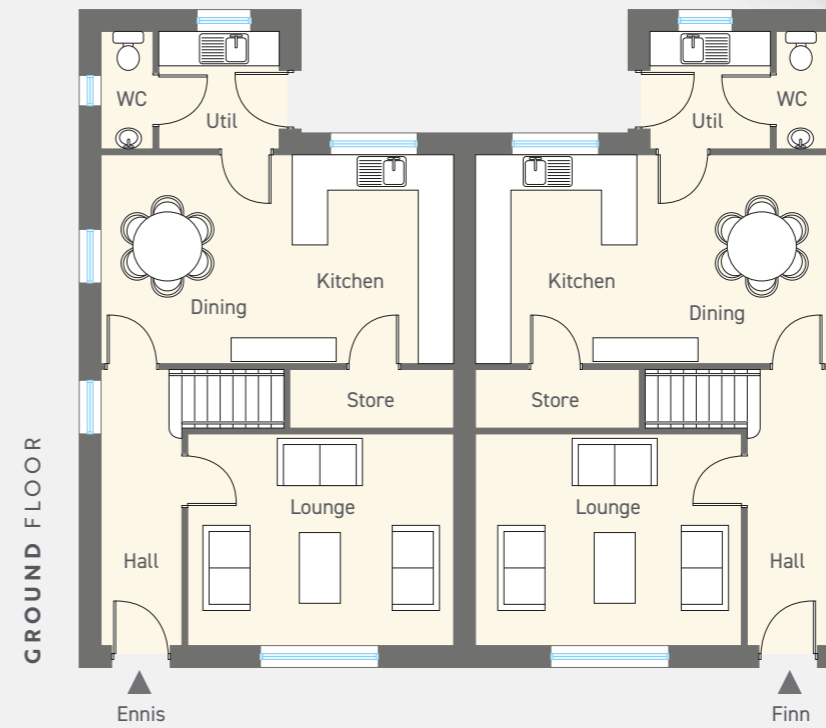
3 Bedroom Semi Detached Family Home

TOTAL FLOOR AREA 1163 sq ft

Site nos. 3 | 4 | 10 | 11 | 15 | 16 | 17 | 18



Site layout is not to scale



GROUND FLOOR

Reception Hall

Lounge

ft 15'1" x 11'10" m 4.60 x 3.65

Kitchen | Dining

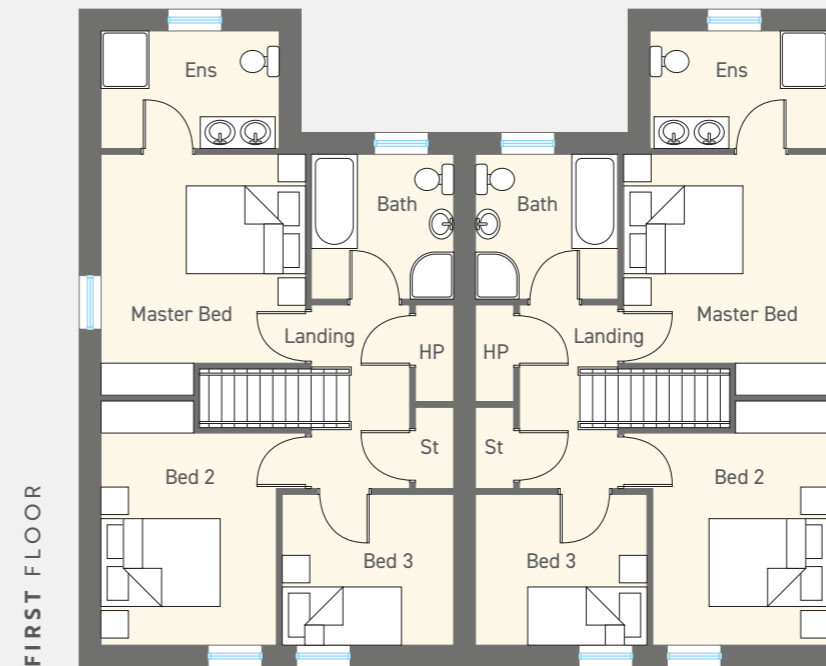
ft 20'0" x 11'8" m 6.10 x 3.60

Utility

ft 6'10" x 6'6" m 2.10 x 2.00

WC

ft 6'6" x 2'10" m 2.00 x 0.90



FIRST FLOOR

Master Bedroom

ft 13'6" x 11'6" m 4.15 x 3.50

Ensuite

ft 10'2" x 6'6" m 3.10 x 2.00

Bedroom 2

ft 13'9" x 9'10" m 4.20 x 3.00

Bedroom 3

ft 9'10" x 8'7" m 3.00 x 2.60

Bathroom

ft 8'2" x 8'2" m 2.50 x 2.50



THE KNOCKMORE

3 Bedroom Detached Family Home

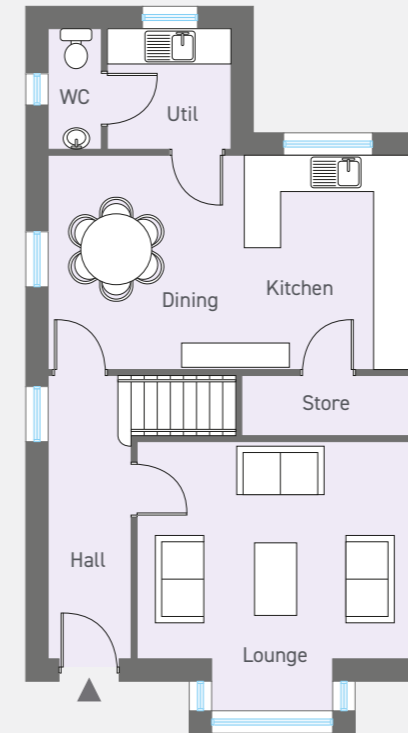
TOTAL FLOOR AREA 1269 sq ft

Site no. 13



Site layout is not to scale

GROUND FLOOR



GROUND FLOOR

Reception Hall

Lounge (plus bay)

ft 15'1" x 12'0" m 4.60 x 3.65

Kitchen | Dining

ft 20'0" x 11'9" m 6.10 x 3.60

Utility

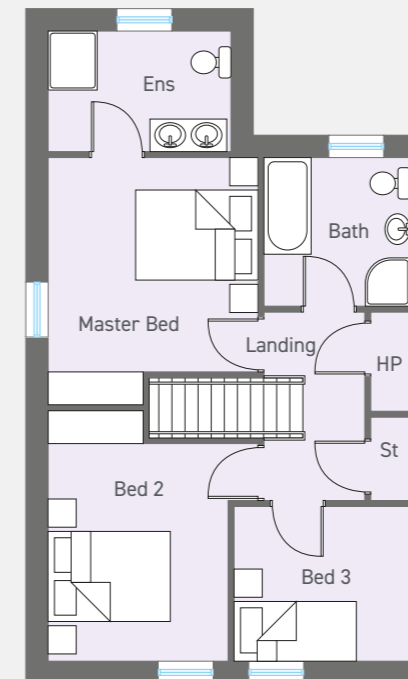
ft 6'6" x 6'9" m 2.00 x 2.10

Store

ft 6'6" x 3'0" m 2.00 x 0.90

WC

FIRST FLOOR



FIRST FLOOR

Master Bedroom

ft 13'8" x 11'6" m 4.15 x 3.50

Ensuite

ft 10'2" x 6'7" m 3.10 x 2.00

Bedroom 2

ft 13'8" x 9'9" m 4.20 x 3.00

Bedroom 3

ft 9'9" x 8'6" m 3.00 x 2.60

Bathroom

ft 8'4" x 8'3" m 2.55 x 2.50

CONTEMPORARY ELEGANCE

FEATURING AN ELEVATED LEVEL OF FINISH

KITCHENS & UTILITY ROOMS

- Contemporary kitchen with choice of luxury kitchen units, door handles and worktops
- Integrated appliances in kitchen to include hob, electric oven, extractor hood, fridge freezer and dishwasher
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling to kitchen and dining areas
- 4" worktop splashback
- Glass splashback (choice of colours) behind cooker

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Tiled splashback around bath and sinks





INTERNAL FINISHES

- Interior painted finish (colour tbc) to all walls, ceilings and woodwork
- Oak interior doors with quality ironmongery
- Moulded skirting and architrave
- Carpets to lounge, stairs, landing and bedrooms
- Contemporary recessed focal point electric fire
- Mains supply smoke and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV
- Wired for HDMI cables
- Oil fired central heating system with a high energy boiler
- Pressurised water system

EXTERNAL FINISHES

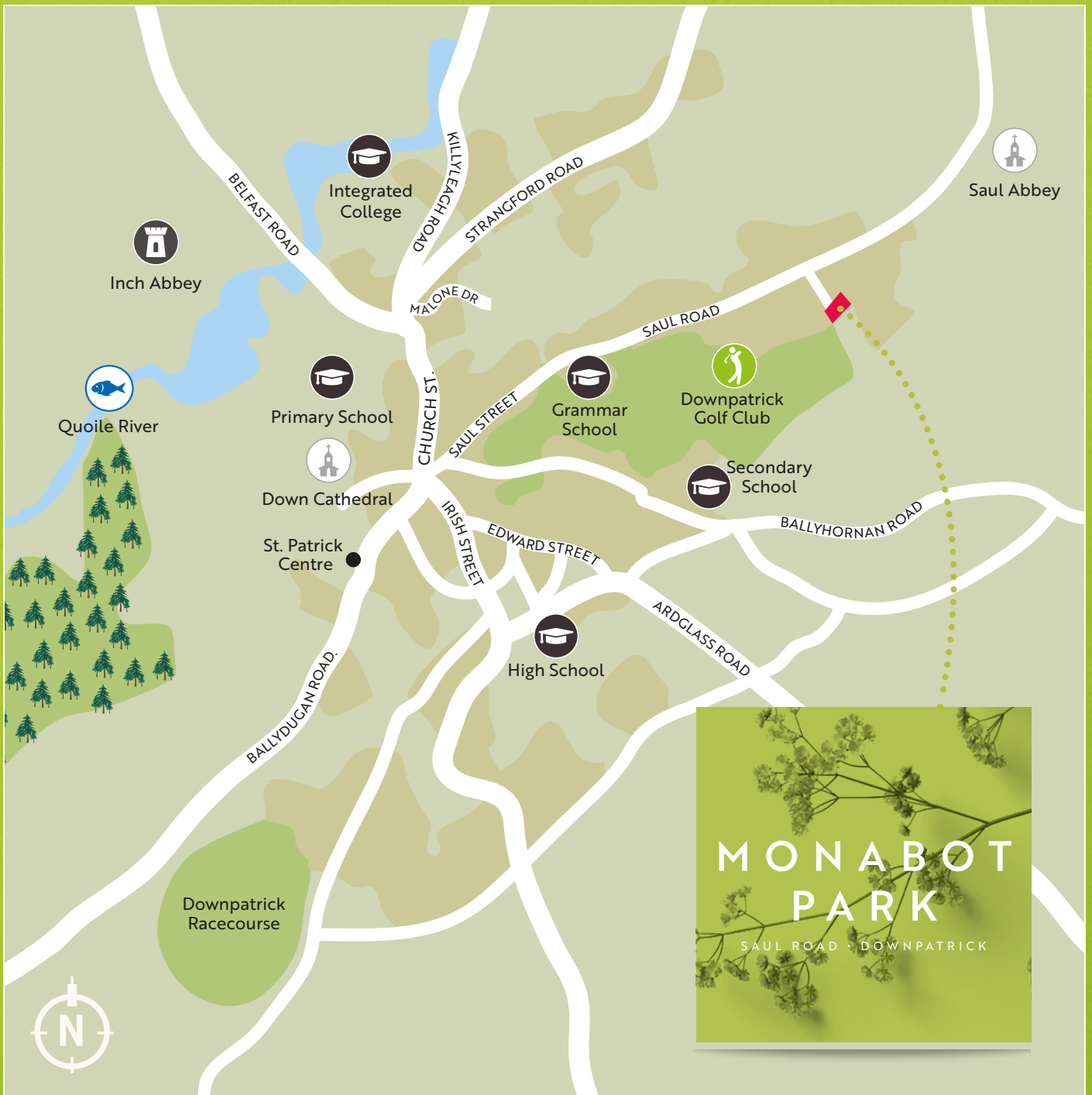
- 10 year warranty
- Front and rear gardens levelled and seeded
- Bitmac driveway
- Rear gardens to have perimeter vertical timber fencing
- A range of external finishes to include render and stonework to complement the traditional design
- Outside water tap
- PVC windows
- PVC composite door
- Feature light to front door



MONABOT PARK
SAUL ROAD • DOWNPATRICK



A beautiful quiet
location on the edge
of the town



SELLING AGENT

DEVELOPED BY

**ALEXANDER
REID & FRAZER**

028 4461 9966

alexanderreidfraser.com

kap properties

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B L O C K
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