

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.

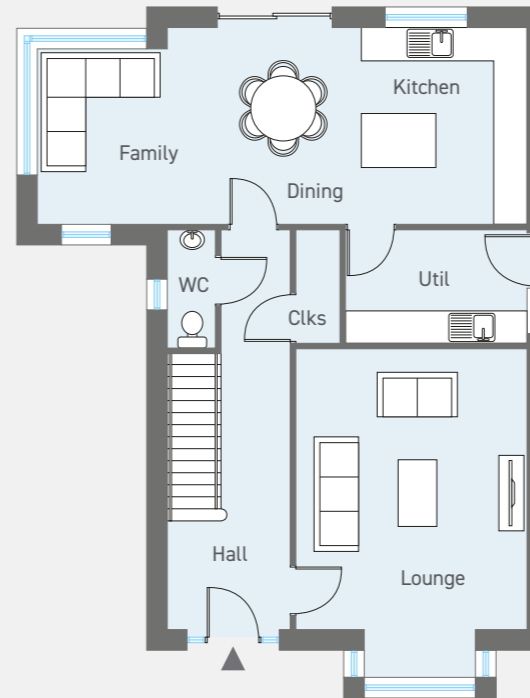


**THE INISHMAAN**  
4 Bedroom Detached Family Home  
TOTAL FLOOR AREA 1663 sq ft  
Site no.1



Site layout is not to scale

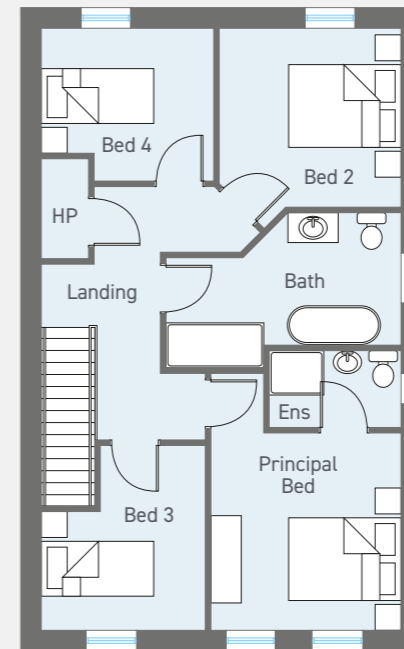
GROUND FLOOR



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

Principal 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

CGI shown for illustration purposes only. Floor plans are not to scale



## THE JENKINS

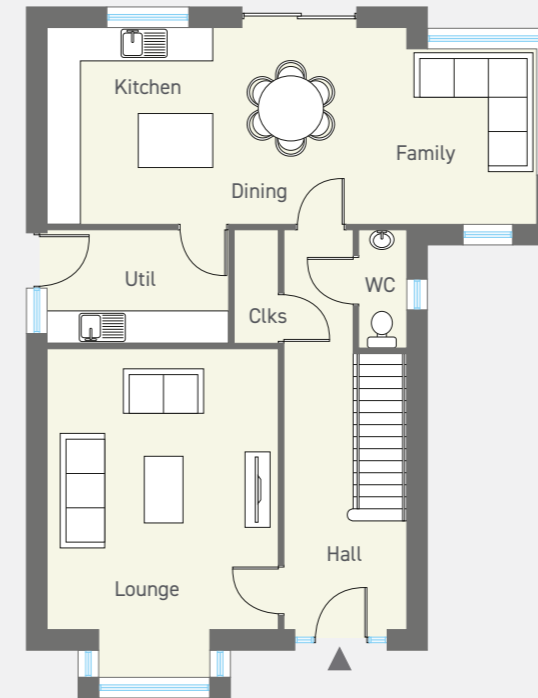
4 Bedroom Detached Family Home

TOTAL FLOOR AREA 1663 sq ft

Site no. 19



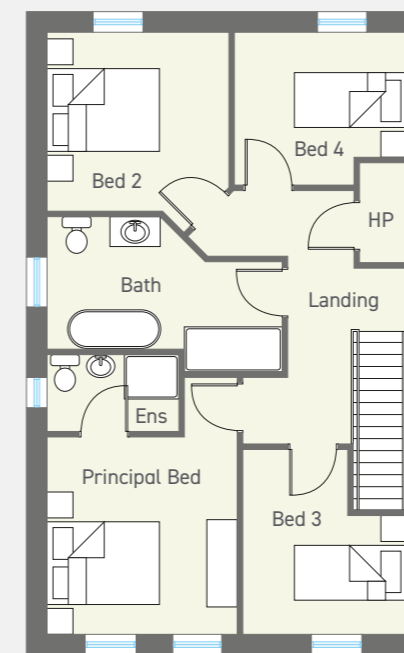
### GROUND FLOOR



### 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

Principal 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

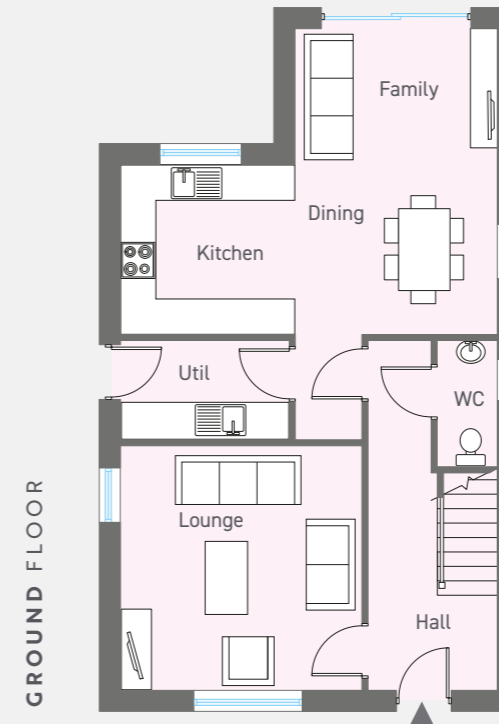
3 Bedroom Detached Family Home

TOTAL FLOOR AREA 1260 sq ft

Site nos. 5 | 6 | 7 | 8 | 9

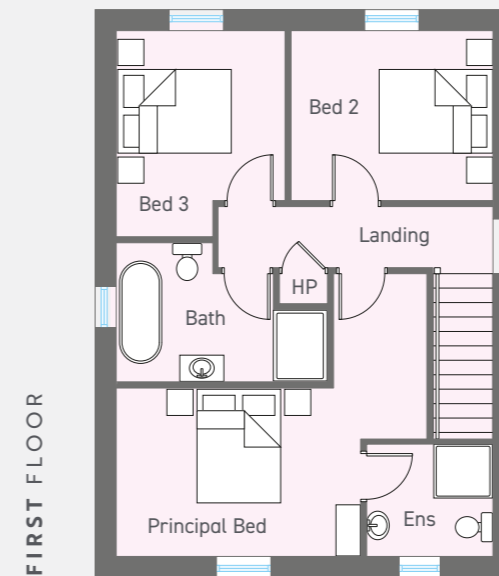
# MONABOT PARK

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### GROUND FLOOR

Reception Hall with separate WC	
Lounge	
ft 13'4" x 13'3"	m 4.06 x 4.01
Kitchen   Dining	
ft 20'7" x 9'3"	m 6.30 x 2.82
Family	
ft 11'0" x 7'5"	m 3.36 x 2.26
Utility	
ft 9'2" x 5'5"	m 2.80 x 1.65



### FIRST FLOOR

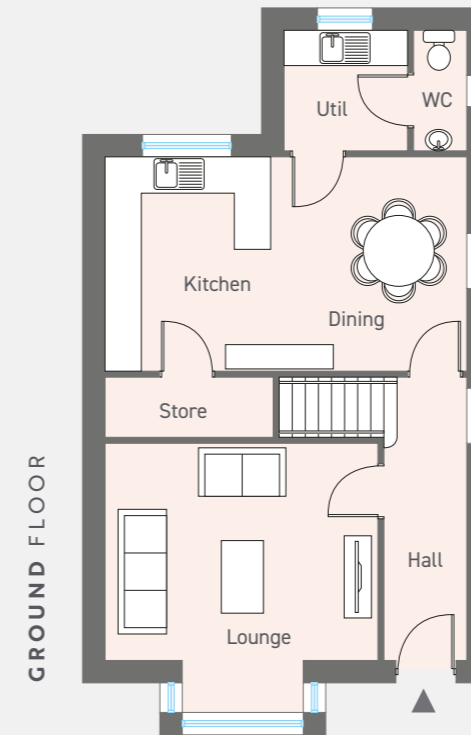
Principal Bedroom	
ft 13'4" x 9'2"	m 4.06 x 2.80
Ensuite	
ft 6'9" x 6'1"	m 2.10 x 1.85
Bedroom 2	
ft 11'3" x 9'2"	m 3.42 x 2.80
Bedroom 3	
ft 11'0" x 9'4"	m 3.35 x 2.82
Bathroom	
ft 11'6" x 7'7"	m 3.51 x 2.31



**THE GLENVEAGH**  
3 Bedroom Detached Family Home  
TOTAL FLOOR AREA 1269 sq ft  
Site no. 2



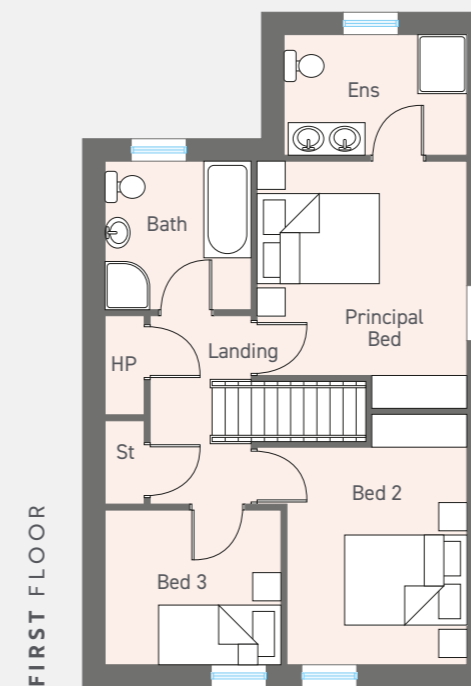
Site layout is not to scale



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**

Principal 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

CGI shown for illustration purposes only. Floor plans are not to scale



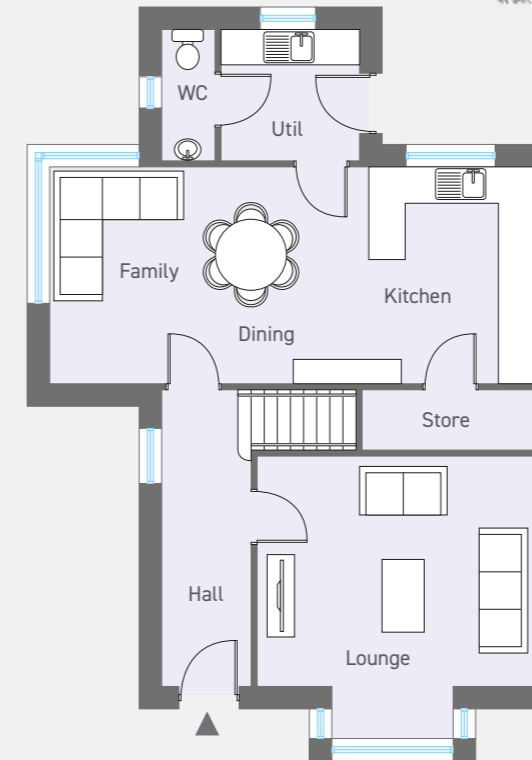
## THE LYNCH

3 Bedroom Detached Family Home

TOTAL FLOOR AREA 1438 sq ft

Site no. 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

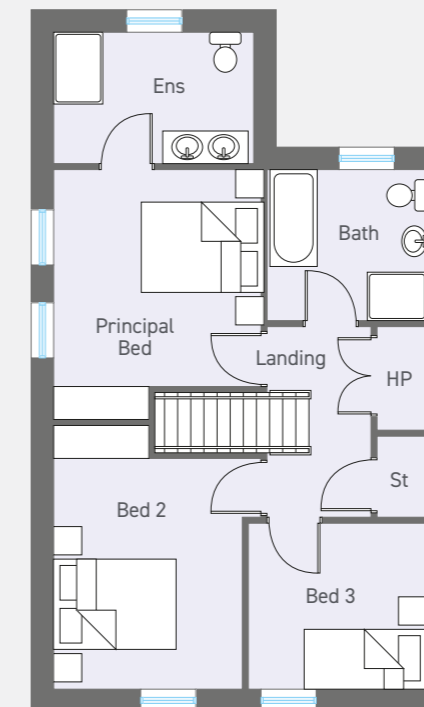
Store

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

Principal 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



# 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

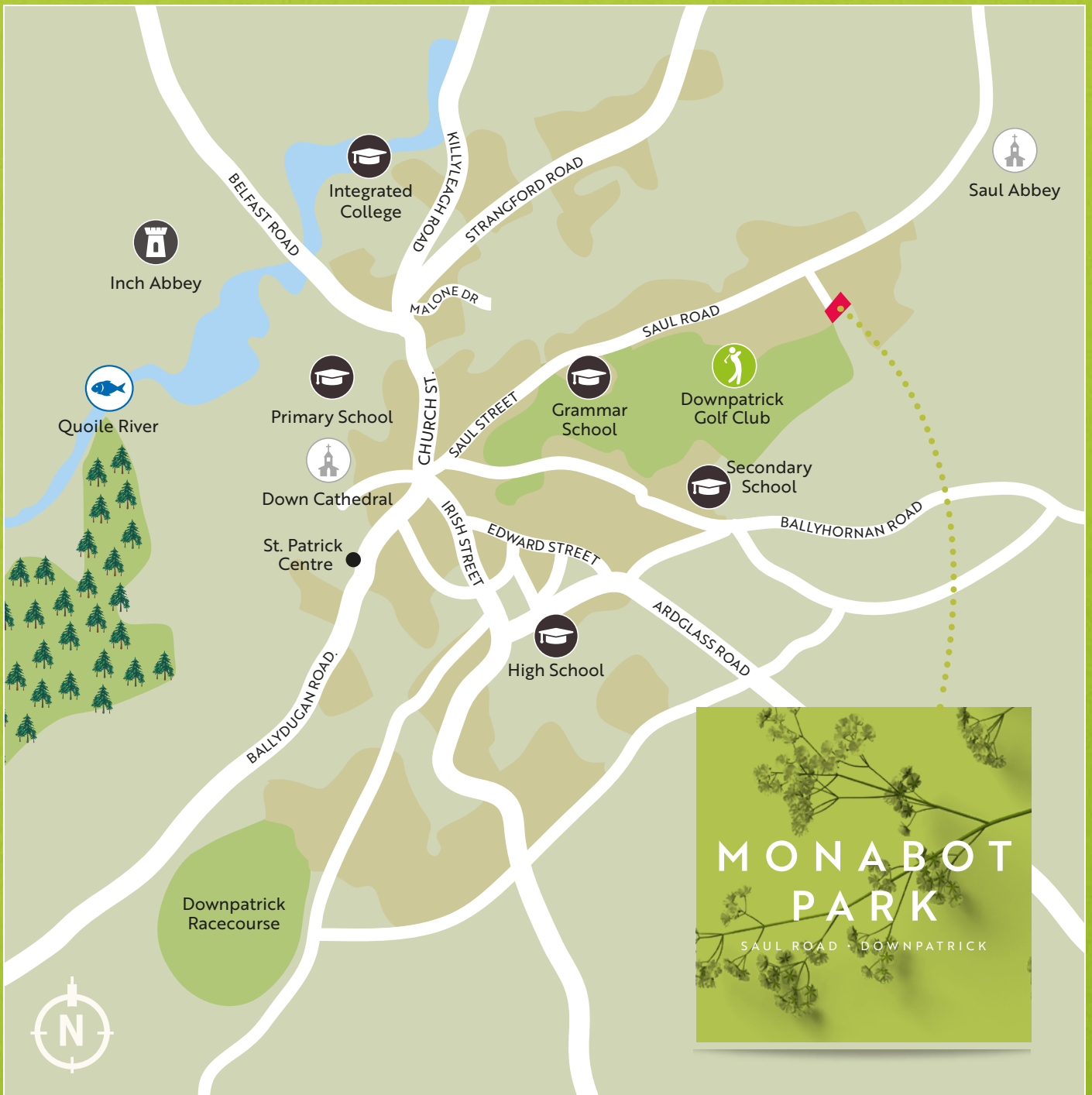
- 10 year warranty
- Front and rear gardens levelled and seeded
- Bitmac driveway
- Rear gardens to have perimeter vertical timber fencing
- A range of external finishes to include render and stonework to complement the traditional design
- Outside water tap
- PVC windows
- PVC composite door
- Feature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



MONABOT PARK  
SAUL ROAD • DOWNPATRICK



A beautiful quiet  
location on the edge  
of the town



JOINT SALES REPRESENTATION

DEVELOPED BY

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REID & FRAZER**

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**B L O C K**  
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