



MULBERRY CRESCENT

BANBRIDGE



Kelly Brothers
BUILDING CONTRACTORS



Welcome Home

Take a breath, and enjoy the tranquility and beauty of this idyllic Co.Down community and see that Mulberry Crescent could be a great place to call home

Located on the edge of Banbridge town, with a variety of different house types, designed down to the last detail, offering buyers a fantastic family home. Energy efficient by design, these timberframe homes offer luxuriously modern comfort with minimal running costs

Whats more Mulberry Crescent is in a prime location, in close proximity to the A1 offering easy commuting to Belfast, Dublin and beyond.

A woman wearing a black and white striped t-shirt is smiling. She is holding a white mug in her left hand and has a newspaper open on her lap. The background is a soft-focus indoor setting.

Something **Special**

It goes without saying that a home in Mulberry Crescent would be ideal for not just first time buyers, but also second time buyers, growing families and those wanting to relax in this vibrant local community

With unrivalled transport links and an abundance of amenities on your doorstep, Banbridge is more than just a town, it's about enjoying a peaceful rural setting with the convenience of city centre living



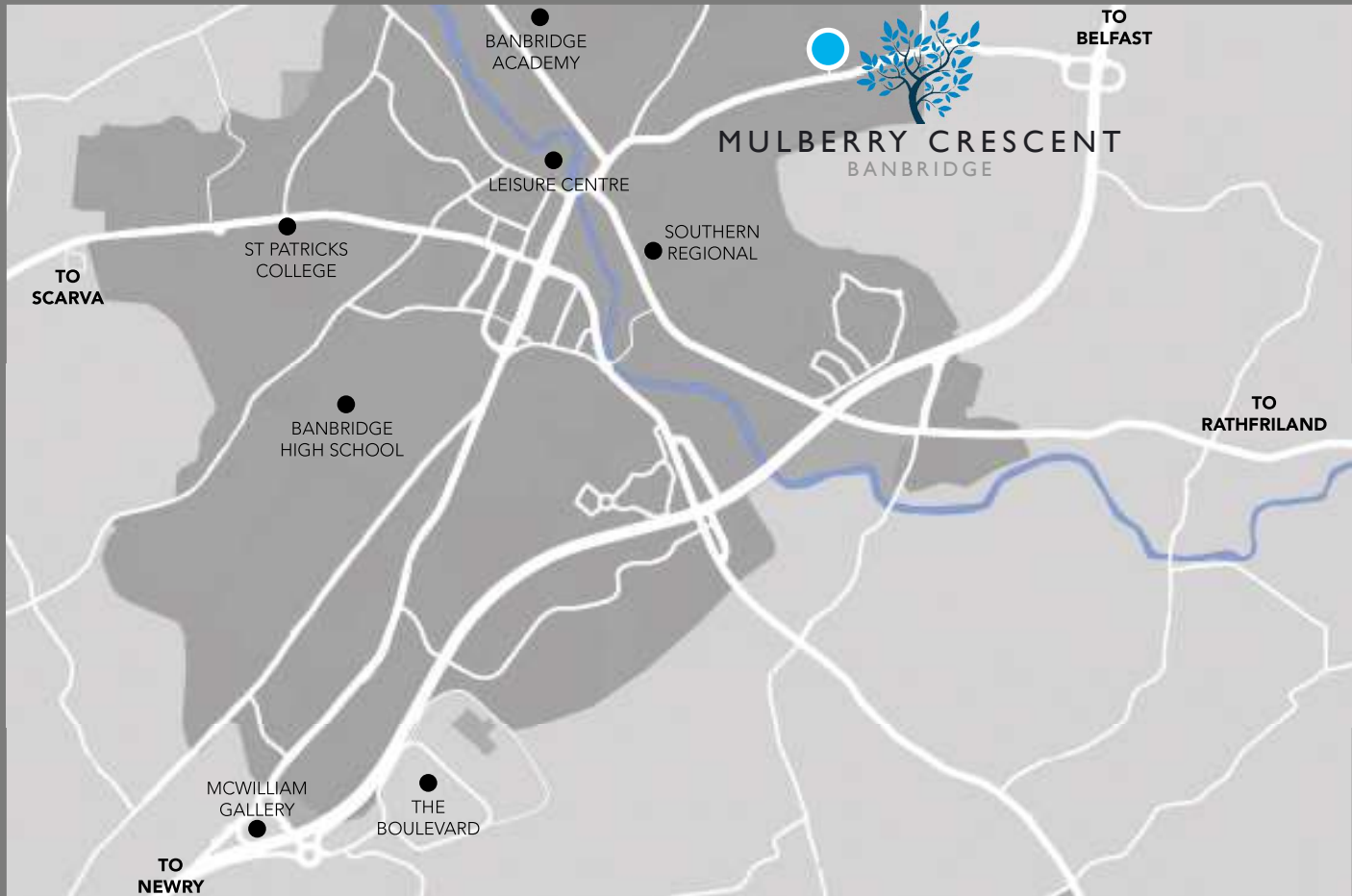
...on your **Doorstep**

Nestled away on the edge of Banbridge town, one of the most sought after areas in Co.Down, Mulberry Crescent is the ultimate place to call home

Not only is it close to the main A1 between Belfast and Dublin, but Banbridge town itself has a variety of cafes, restaurants, convenient stores, independent boutiques, schools and leisure facilities, with must-see award winning eateries



need to commute... **no problem**



Travelling distances to

Belfast.....24 miles
Dublin.....80 miles
Newry.....15 miles
Portadown.....12 miles

Belfast International Airport.....33 miles
George Best Airport28 miles
Dublin Airport.....74 miles
The Boulevard.....4 miles



Site Layout

SITE KEY

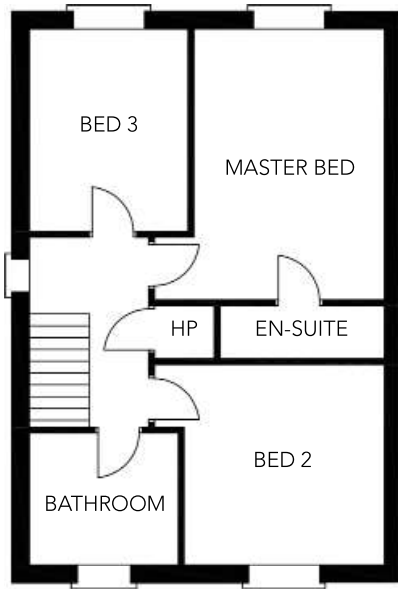
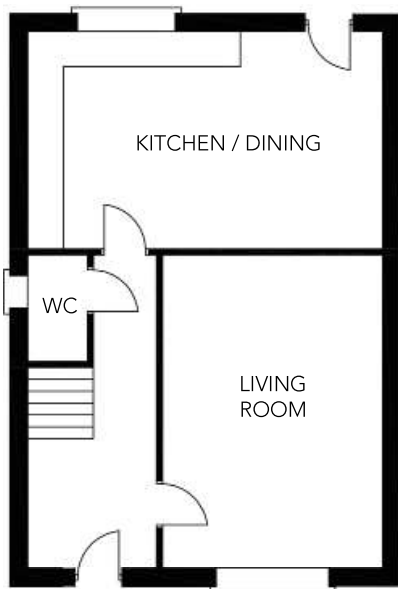
-  House Type S1
-  House Type S1A
-  House Type S1B
-  House Type S2

PHASE 2
(Future Development)





House Type S1



GROUND FLOOR

Entrance Hall	2.15m x 5.30m
Living Room	3.70m x 5.30m
Kitchen/Dining	6.00m x 3.70m
WC	1.00m x 1.90m

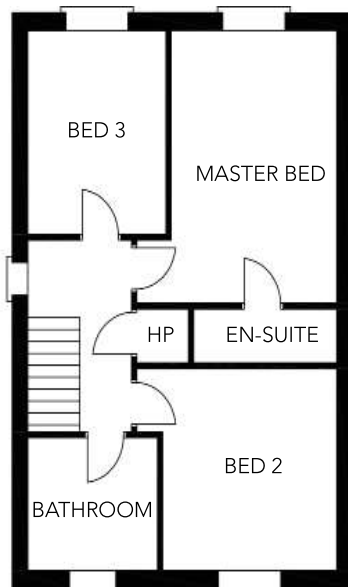
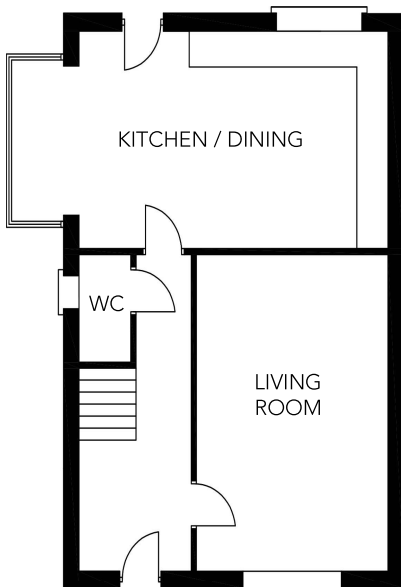
FIRST FLOOR

Master Bedroom	3.75m x 4.60m
En-Suite	2.57m x 0.90m
Bedroom 2	3.75m x 3.40m
Bedroom 3	2.70m x 3.40m
Bathroom	2.30m x 2.50m

Total Floor Area
1,184 ft² approx



House Type S1A



GROUND FLOOR

Entrance Hall	2.15m x 5.30m
Living Room	3.70m x 5.30m
Kitchen/Dining	6.90m x 3.70m
WC	1.00m x 1.90m

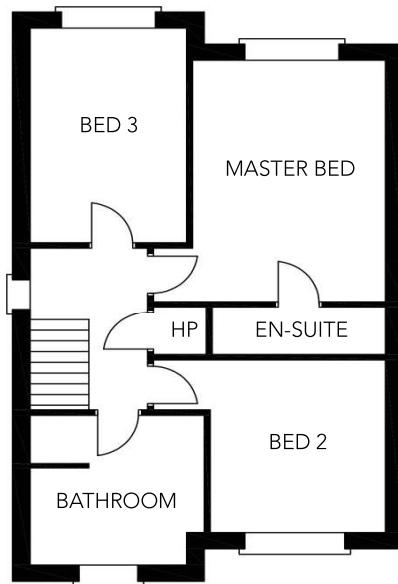
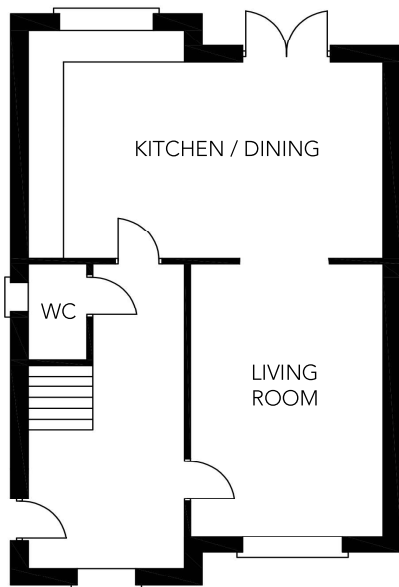
FIRST FLOOR

Master Bedroom	3.75m x 4.60m
En-Suite	2.60m x 0.90m
Bedroom 2	3.75m x 3.40m
Bedroom 3	2.70m x 3.40m
Bathroom	2.30m x 2.60m

Total Floor Area
1,206 ft² approx



House Type **S1B**



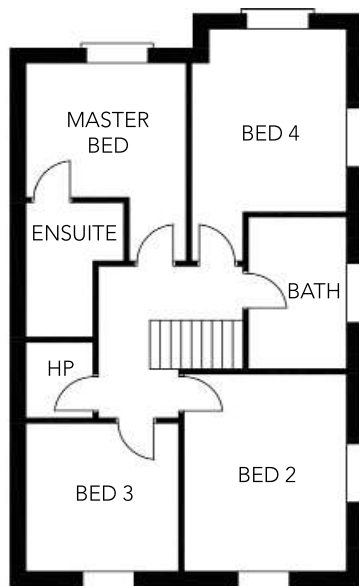
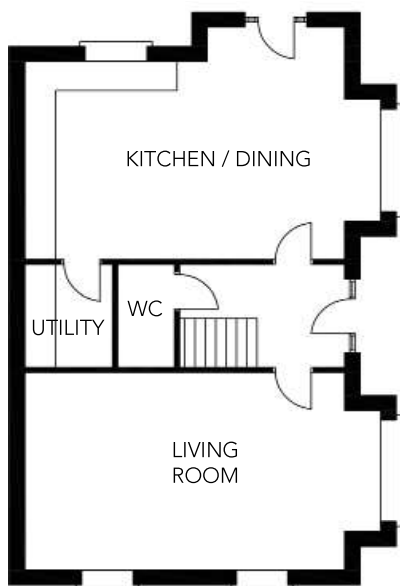
GROUND FLOOR

Entrance Hall	2.15m x 6.00m
Living Room	3.70m x 5.30m
Kitchen/Dining	6.00m x 4.25m
WC	1.00m x 1.90m

FIRST FLOOR

Master Bedroom	3.75m x 4.60m
En-Suite	2.90m x 0.90m
Bedroom 2	3.75m x 3.45m
Bedroom 3	2.70m x 4.10m
Bathroom	2.70m x 3.00m

Total Floor Area
1,227 ft² approx



GROUND FLOOR

Entrance Hall	2.10m x 3.90m
Living Room	4.00m x 7.20m
Kitchen/Dining	4.00m x 7.20m
Utility	2.10m x 1.70m
WC	2.10m x 1.10m

FIRST FLOOR

Master Bedroom	4.00m x 3.70m
En-Suite	2.50m x 1.80m
Bedroom 2	4.00m x 3.20m
Bedroom 3	3.00m x 3.50m
Bathroom	2.85m x 2.00m
Bedroom 4	3.90m x 3.00m

Total Floor Area
1,563 ft² approx

Turnkey Specification

INTERNAL FEATURES

Internal walls and ceilings painted along with the internal woodwork
Chamfered skirting and architrave
Panelled internal doors with quality ironmongery
Smoke, heat and carbon monoxide detectors
Additional cable left in roofspace for connection of digital TV aerial by your TV installer
Thermostatically controlled heating

KITCHEN

Choice of kitchen doors, handles, worktop colours with co-ordinating upstand and splashback to hob
Integrated electrical appliances to include hob and oven, extractor unit, fridge/freezer, and freestanding washer/dryer

BATHROOM, ENSUITE & WC

Contemporary white sanitary ware with chrome fittings
Thermostatically controlled shower in bathroom and ensuite
Splash back tile to bathroom, ensuite and downstairs cloakroom basins

FLOORING

Lounge, bedrooms, stairs and landing carpeted
Entrance hall, kitchen/dining, bathroom and ensuite floors tiled

HEATING

Gas fired central heating
Zoned heating with time clock in line with building control regulations

EXTERNAL FEATURES

High standard of floor, wall and loft insulation to ensure minimal heat loss
Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
Bitmac driveways
Coloured prefinished insulated composite front door
Front and Rear gardens topsoiled and seeded
Timber fencing and walling to boundaries (where appropriate)
External lighting to front door
Outside tap

SELECTIONS

All selections to be made from the builder's nominated suppliers only
All selections are from a pre-selected range and are subject to stage of construction

WARRANTY

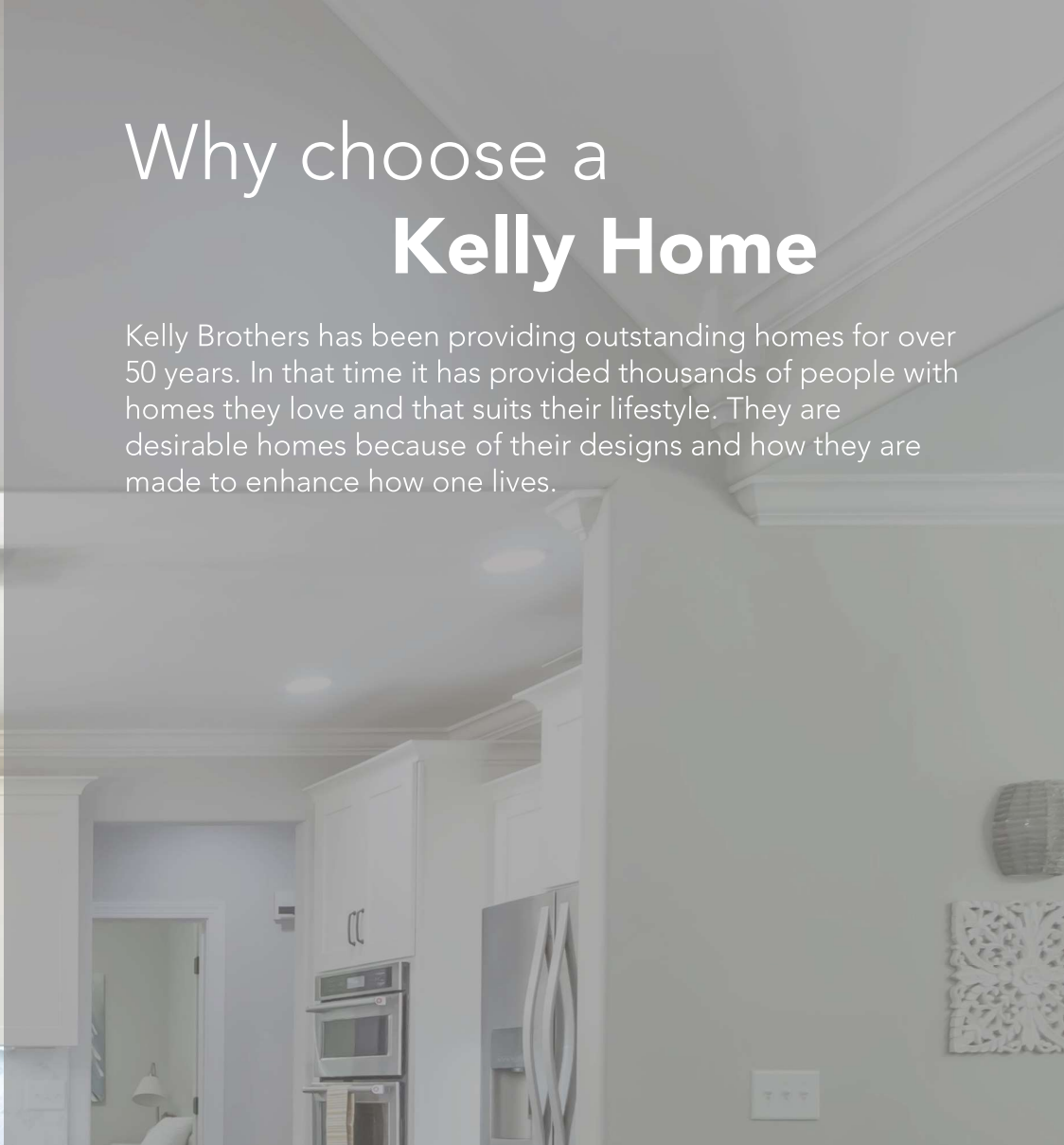
NHBC 10 year buildmark warranty





Why choose a **Kelly Home**

Kelly Brothers has been providing outstanding homes for over 50 years. In that time it has provided thousands of people with homes they love and that suits their lifestyle. They are desirable homes because of their designs and how they are made to enhance how one lives.





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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.