



**126 Main Road
Cloughey
Newtownards, BT22 1HZ**

**Asking Price Of
£249,950**

- New Build Detached Home
- Five Bedrooms, Inc. Master Ensuite
- Sunroom
- Utility Room
- Integral Garage
- Modern Turnkey Finish
- Ten Year NHBC Warranty
- Coastal Views
- Excellent Location
- Constructed by Dynes Bros.



3 The Square
Ballynahinch
BT24 8AE

49 - 51 Market Street
Downpatrick
BT30 6LP

3 Newry Street
Banbridge
BT32 3EA

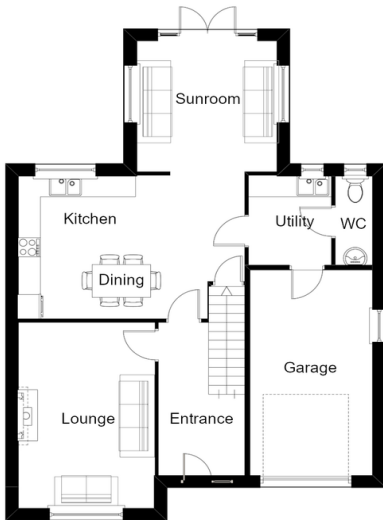
Sales and lettings:
info@quinnestateagents.com
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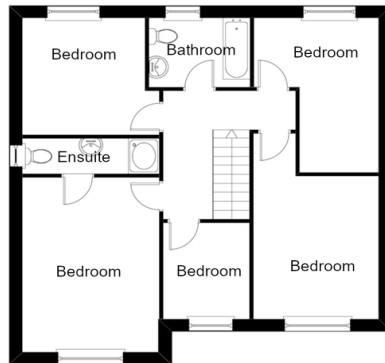
T 028 9756 4400

T 028 4461 2100

T 028 4062 2226



Ground Floor



First Floor

We are delighted to present to the market this modern detached newly built home which is currently under construction by award winning local builders, The Dynes Bros. Due to be completed late summer, this fantastic home offers views as far as the Isle on Man and is within a short distance of scenic walks, Kirkistown Castle Golf Club as well as fantastic schools and local shops.

TURNKEY FINISH

The property will be completed to a turnkey standard including fully fitted utility room and kitchen with oven, hob and extractor hood. The bathroom, ensuite and WC are fitted with white sanitary ware and tiled in moisture exposed areas. Walls, ceilings and woodwork will be painted, and floors will be either tiled, carpeted or floored with a high-quality wood. Purchasers who secure the property at an early stage will have an opportunity to tailor the finish to their needs. Advanced choices of materials may however be subject to an additional cost.

EXTERNAL FINISH

Externally the property will be completed to include wooden boundary fence, tarmac driveway and the rear garden will be soiled and sowed in grass.

OPTIONAL EXTRAS

Optional extras are available to any potential purchaser at an additional cost; however some are only available if the property is at the appropriate stage of development to facilitate. Some extras often considered by purchasers are a wood burning stove, additional integrated kitchen appliances, intruder alarm, electric garage door, electric gates, artificial grass, and upgrades to internal finishes. Other optional extras will be considered upon request.

NHBC WARRANTY

A huge advantage of purchasing a newly built home from an NHBC registered builder is that it comes with an extended 10-year warranty which covers all the major structural elements of your home. Full details can be found at nhbc.co.uk

IMAGES

Please note that the artist impressions have been completed as accurately as possible but may be subject to change during the construction phase. Other images are from recently completed projects to provide a potential purchaser an insight into the high-quality finishes offered by Dynes Bros.



Terms & Conditions

Please note that these particulars do not constitute an offer or contract of sale. Any prospective purchaser should satisfy themselves by inspection of the property. None of the appliances or Installations have been tested in any way whatsoever. It is our recommendation that a purchaser should fully satisfy themselves by way of survey by an appropriate expert. We would also like to advise that our measurements are taken from the widest points of each room.

Valuation/Mortgage Service

As part of our service we would remind Vendors and potential purchasers that we have a Mortgage Broker available at this branch. If you are thinking of selling, we would be happy to carry out a free market appraisal of your property.