



KILMAKARDLE ROAD

DUNGANNON
BT70 2UF

Alskea 

Multi-Award Winning Home Builders:

"We respect our clients and homebuyers, and it is our goal to hand them not just a new house, but a superbly built home they can be proud of."

Martin Brannigan; MD & Founder of Alskea

Alskea

With a rapidly expanding portfolio of work in the residential sector, Alskea has gained an exceptional reputation for building high quality turnkey homes. Since it's inception, Alskea has been the proud winner of numerous awards and to this day, the company is continuing to meet the high standards expected by every discerning purchaser.

What can you expect from your new home in Kilmakardle Road?

Quality: A finely crafted and beautiful home constructed by a dedicated and experienced team, who pay great attention to detail and take pride in their work.

Security: With intruder alarms, locking windows and a multi-locking front door, homeowners can benefit from peace of mind.

Efficiency: Oil-fired central heating with high output radiators and a large capacity hot water cylinder.

Warranty: The industry leaders in Buildmark cover; NHBC will provide a ten-year warranty for all homes in Kilmakardle Road.

After Sales: Homeowners will experience a second to none after sales service, and Alskea staff will deal with any queries or issues that may arise in a friendly, efficient and professional manner.

Our Awards

NHBC

Supreme Award Winner
2023

Regional Award Winner
2020, 2022, 2023, 2024

NHBC

Pride in the Job Awards
NHBC Pride in the Job
2014, 2016, 2017, 2018, 2019,
2020, 2021, 2022, 2023, 2024, 2025



Master Builder Awards
including Medium & Small
Renovation and Heritage
2012, 2015, 2017,
2019, 2021, 2025



Construction Excellence Award
Private Housing Project
of the Year 2022

Telegraph
PROPERTY
AWARDS

Belfast Telegraph
Property Awards
Winners 2019, 2022, 2023, 2024



Cromlyn Wood, Royal Hillsborough



Oakfield Park, Jordanstown

All within easy reach:

The best of modern living by multi-award winning Alskea.

This spacious and versatile detached 4 bedroom home, with 2 reception areas and garage, is sure to appeal to those seeking an enviable new home in a highly sought-after rural setting.

Perfect for professionals or a dream family home.



Dungannon Golf Club



The Linen Green,
Moygashel



The Brewer's House



The Lower House, Dungannon



Dungannon Park



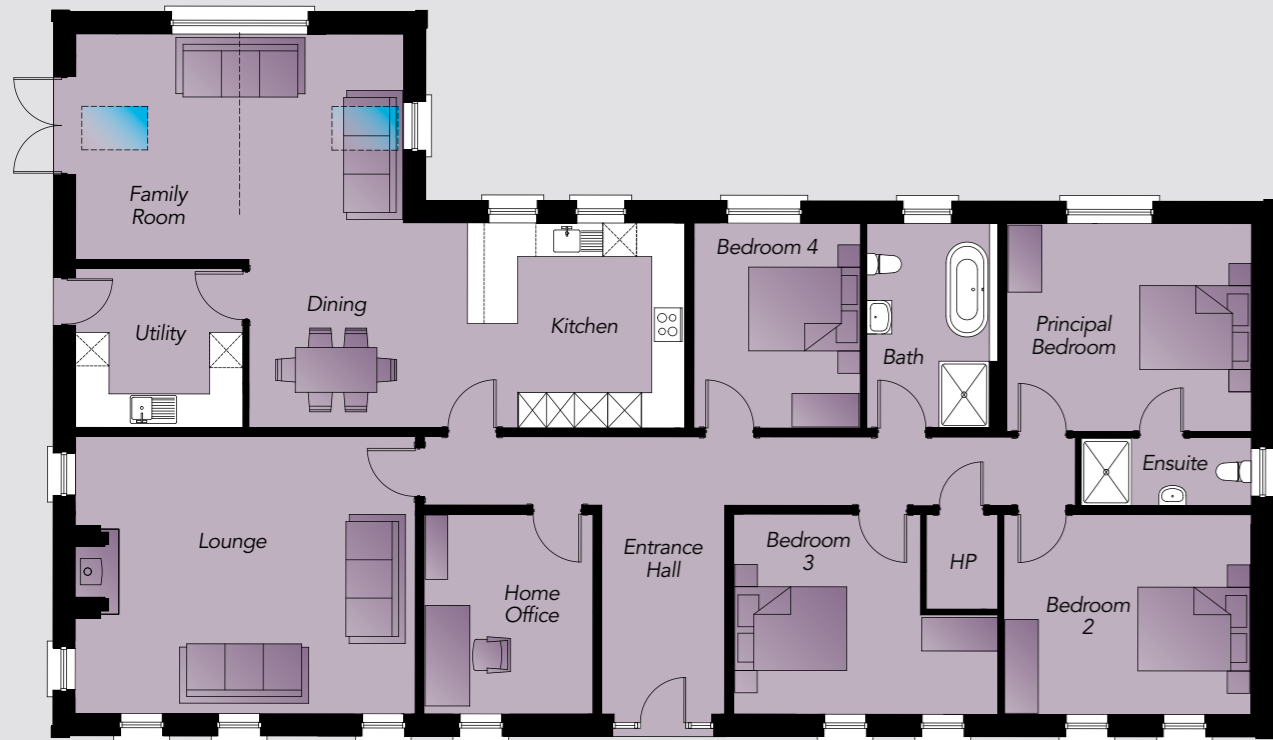
Lady Ishbel Pace, Belvoir Park, Belfast

Stylish,
spacious,
and rooted
in nature

A versatile Alskea
bungalow with room
to grow, just outside
Donaghmore.



Computer Visual

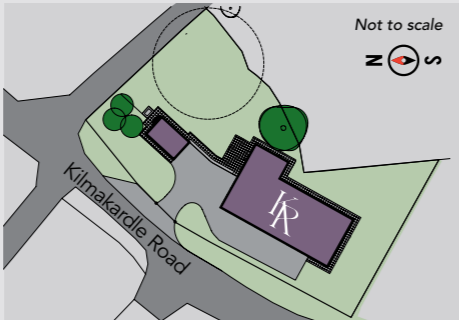


MEASUREMENTS

Entrance Hall		Principal Bed	14'4" x 12'2"
Lounge	20'0" x 16'3"	Ensuite	10'0" x 4'0"
Family Room	19'3" x 13'3"	Bedroom 2	14'5" x 11'7"
Kitchen / Dining	25'6" x 12'0"	Bedroom 3 (max)	15'5" x 11'7"
Utility Room	9'8" x 9'5"	Bedroom 4	12'0" x 9'8"
Home Office	11'7" x 10'7"	Bathroom	12'0" x 7'7"

TOTAL FLOOR AREA: 2,228 ft²

SITE LAYOUT





Computer Visual

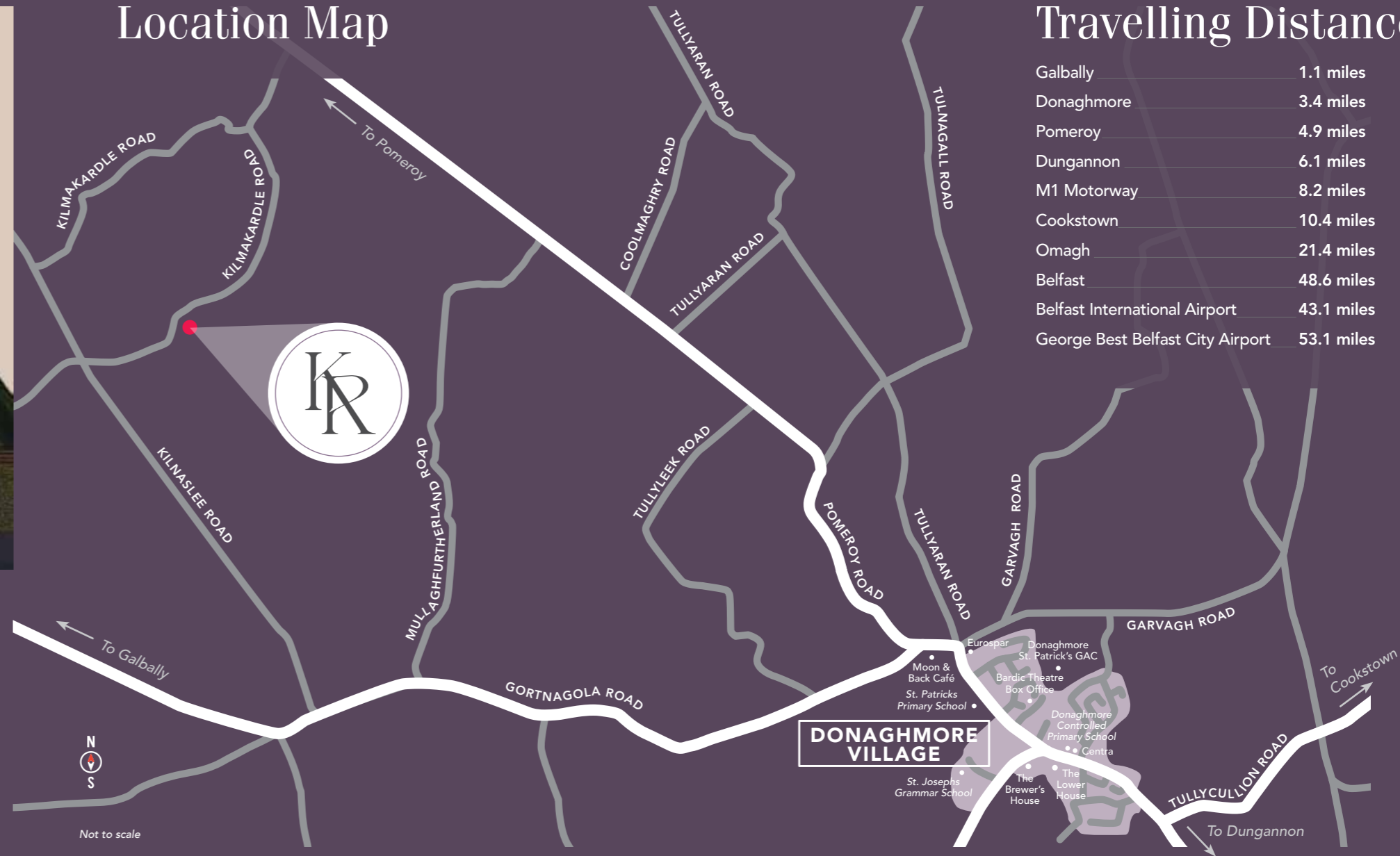


Computer Visual

Award-winning design
meets rural tranquillity


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Location Map



Luxury Specification:

KITCHEN

- High quality units with choice of traditional / contemporary painted doors with a range of colours and stainless-steel handles.
- Choice of quartz worktop, upstand and splashback.
- Soft closing drawers and doors.
- Branded integrated appliances to include; 5 zone induction hob, eye level electric single oven, combination microwave oven, tall fridge and freezer, dishwasher and canopy extractor.
- Contemporary chrome monoblock tap.
- 1.5 bowl undermounted stainless steel sink.
- Undercounter soft close pull-out waste bin.

UTILITY ROOM

- High quality units with choice of traditional / contemporary doors with a range of colours, laminate worktops, upstands and stainless-steel handles.
- Range of low level and tall housing storage units.
- Single bowl stainless steel sink and taps.
- Plumbed for free standing washing machine and tumble dryer or washer.

BATHROOMS & ENSUITES

- High quality contemporary white sanitary ware.
- 4 piece contemporary bathroom suite.
- Large inset feature mirror above bath.
- Low profile shower trays and toughened glass doors and panels throughout.

- Free standing bath.
- Wall hung vanity units.
- Thermostatic bar showers with dual head: rain drench and separate hand held fitting.
- LED mirror light in Bathroom & Ensuite.

FLOORING & TILES

- Choice of premium quality floor tiles to Entrance Hall, Kitchen / Dining, Family Room, Bathroom, Ensuite and Utility.
- Choice of high quality timber laminate or carpet to Lounge and Bedrooms.
- Choice of full height tiling to shower enclosures.
- Choice of quality wall tiles to feature areas in Bathroom, Ensuite.

HEATING & VENTILATION

- Oil-fired central heating with high output radiators.
- Heated chrome towel rail to Bathroom and Ensuite.
- Wood fired stove in Living with granite hearth and decorative surround.
- Electric powered stove in Family Room.
- Large capacity hot water cylinder.

INTERNAL

- All walls to be painted.
- Ceilings and woodwork to be painted white.
- Classical moulded skirting boards and architrave with hockey stick.
- White painted internal doors with quality brushed stainless-steel ironmongery.
- Pre-wired for BT Fibre Optic.

- Comprehensive range of electrical light fittings and electrical sockets throughout as well as TV points in Living Room, Family Room and Bedrooms (x1 double socket with USB port), data point in the Living room for main BT connection and a light fitting in the roofspace.
- Recessed downlighters to open plan Kitchen / Dining / Family, Bathroom and Ensuite.
- Mains operated smoke, heat and carbon monoxide detectors.
- Fully installed security alarm.

SMART TECHNOLOGY

- Heatmiser app-controlled heating system with digital thermostats

ENERGY EFFICIENCY

- Renewable energy technology with a photovoltaic panelled system. The black panels will be installed flush within the garage roof resulting in a sleek and unimposing finish. The panels are connected to a high specification string inverter which converts energy generated by the panels into usable electricity within the home.

EXTERNAL

- Traditional cavity wall construction with Webber rendered walls, raised render window surround and precast front door surround.
- Feature lighting to front and rear.
- Dual colour woodgrain uPVC double glazed windows with integral bars (black external frames and white internal frames).

- Black roof tile.
- Black uPVC soffits, fascia and bargeboards.
- Black seamless aluminium guttering and extruded aluminium downpipes.
- Natural non-slip Tobermore flags around house and patio areas.
- External power socket.
- Vertical boarded timber fencing to rear and side gardens.
- External water tap.
- Black (white internal frame) composite front door with multi-lock system.
- Bitmac driveways.
- Landscaping plan to include hedging, lawns to front and rear gardens.
- Black painted D rail fence at the front.
- Black metal posts with gates.

GARAGE

- Traditional cavity wall construction with Webber rendered walls.
- Dual colour woodgrain uPVC double glazed windows with integral bars (black external frames and white internal frames).
- uPVC side service door (black external frames and white internal frames).
- Black aluminium roller door.
- Black seamless aluminium guttering and extruded aluminium downpipes.
- Light fitting and x2 double sockets internally.
- Black roof tile.

WARRANTY

- NHBC 10-year Warranty

NHBC



Image from previous show home at Oakfield Park



Image from previous show home at Oakfield Park



Image from previous show home at Oakfield Park



Image from previous show home at Cromlyn Wood



Image from previous show home at Cromlyn Wood

SALES REPRESENTATION BY



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Alskea

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