



The Oaks

Located in the heart of the historic village of Bryansford, The Oaks will offer unrivalled detached, semi detached and townhouse homes by Clady Properties with uncompromising quality and attention to detail.

Bryansford is named after Brian Magennis, who's family controlled most of the land in South County Down in the 15th century, including the Tollymore Estate. Through family lineage the Tollymore Estate transferred from the Magennis family to the Hamilton family, and then to the Jocelyn/Roden family, who sold the park to the Ministry of Agricultural in 1941.

The Oaks is located just a short stroll from Tollymore Forest Park, a park of some 1600 acres, with direct access to the majestic Mourne Mountains and renowned throughout the province for its oasis of calm.

Being only a short drive from Newcastle, The Oaks will offer purchasers tranquil village living yet providing access to the many superb eating establishments and leisure pursuits in the area including golf at the world famous Royal County Down and an array of water-based pursuits.

## SPECIFICATION

### Roof

Natural slate

### Windows & Front Door

Grey PVC with double glazed units

Red composite 4-panel front door

### External Finish

PVC fascia with PVC black gutters and downpipes

External render is smooth painted white

Brick paving paths & driveways

Front & Rear gardens sown in grass

Rear gardens fully enclosed with 1800 high timber fencing

### Internal Joinery

Vertical T&G sheet effect doors painted white

100mm chamfered MDF skirting & architrave painted white

### Kitchen

Choice of traditional or contemporary styled kitchen in a choice of colours with soft close doors and drawers

Feature lighting to underside of wall units

Branded integrated appliances including electric oven, electric hob, extractor fan, fridge/freezer, plumbed for washing machine

### Lounge

Inglenook fireplace with electric stove

### Bathrooms & Ensuites

White sanitary ware with chrome fittings

Splashback tiling to wash hand basins

WC with soft close function

Chrome heated towel radiators

### Electrical Installation

Energy efficient LED fittings throughout

Pre-wired only security alarm system

Mains supply smoke & carbon monoxide detectors with battery backup

### Decoration

Painted internal walls & ceilings

### Flooring

Choice of tiled flooring to kitchen, bathrooms, downstairs WC & ensuite

Choice of carpeted flooring to bedrooms, stairs, landing & hall

### Heating

Oil fired central heating

Zoned heating

### Warranty

10 year warranty

# SITE 8



## HOUSE TYPE D

Total Sq Ft : 1830 Approx.

The Property Comprises:

Ground Floor

BEDROOM (1): 17' 2" x 13' 9" (5.23m x 4.19m) (max)

ENSUITE: 7' 6" x 5' 9" (2.29m x 1.75m) (max)

CLOAKS: 7' 5" x 4' 6" (2.26m x 1.37m)

UTILITY: 7' 9" x 5' 2" (2.36m x 1.57m)

WC: 7' 5" x 2' 11" (2.26m x 0.89m)

BEDROOM (2): 12' 11" x 11' 10" (3.94m x 3.61m)

First Floor

LIVING ROOM: 19' 10" x 9' 11" (6.05m x 3.02m)

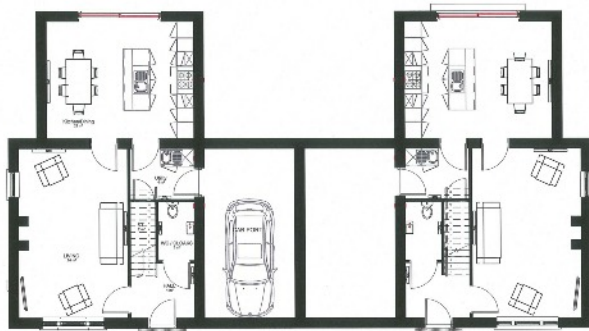
KITCHEN/DINING: 17' 2" x 13' 9" (5.23m x 4.19m)

BATHROOM: 8' 2" x 5' 11" (2.49m x 1.8m)

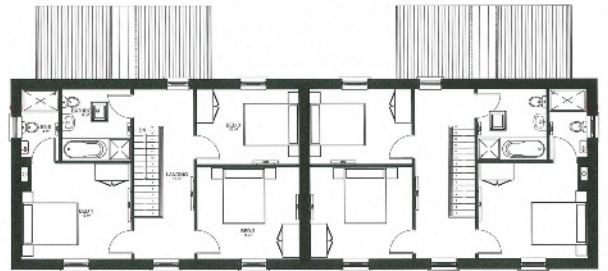
BEDROOM (3): 10' 11" x 9' 8" (3.33m x 2.95m)

BEDROOM (4): 12' 1" x 9' 10" (3.68m x 3m)

# SITES 11 & 12



GROUND FLOOR PLAN



FIRST FLOOR PLAN

## HOUSE TYPE F

Total Sq Ft : 1,310

The Property Comprises:

Ground Floor

CLOAKROOM: 06' 11" x 4' 3" (2.11m x 1.3m)

LIVING ROOM: 19' 10" x 12' 11" (6.05m x 3.94m)

KITCHEN WITH BREAKFAST AREA : 17' 5" x 13' 9"  
(5.31m x 4.19m)

UTILITY ROOM: 5' 11" x 7' 7" (1.8m x 2.31m)

First Floor

BATHROOM: 8' 4" x 8' 1" (2.54m x 2.46m)

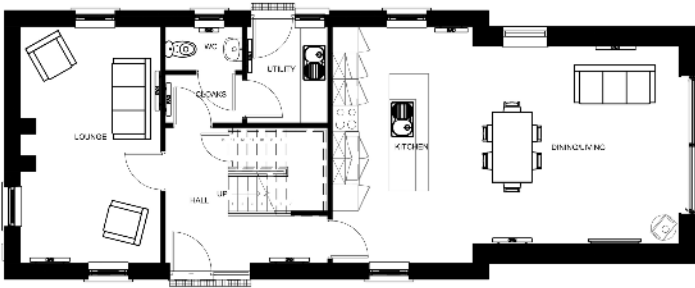
BEDROOM (1): 12' 10" x 11' 2" (3.91m x 3.4m)

ENSUITE SHOWER ROOM: 8' 4" x 4' 5"  
(2.54m x 1.35m)

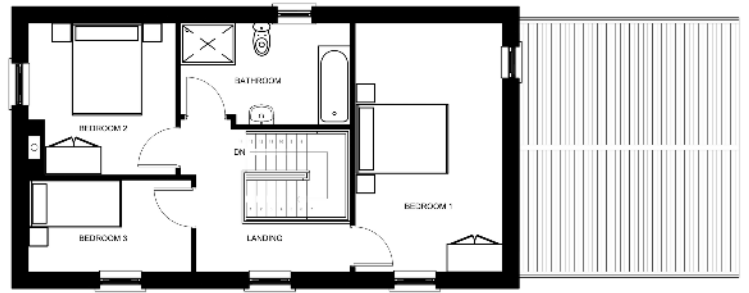
BEDROOM (2): 12' 1" x 10' 9" (3.68m x 3.28m)

BEDROOM (3): 12' 1" x 8' 9" (3.68m x 2.67m)

# SITE 14



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

## HOUSE TYPE C

Total Sq Ft :

The Property Comprises:

Ground Floor

LOUNGE: 17' 7" x 10' 6" (5.36m x 3.2m)

KITCHEN / LIVING / DINING 25' 11" x 17' 7"  
(7.9m x 5.36m)

UTILITY ROOM: 7' 3" x 6' 1" (2.21m x 1.85m)

CLOAKROOM: 5' 9" x 3' 3" (1.75m x 0.99m)

First Floor

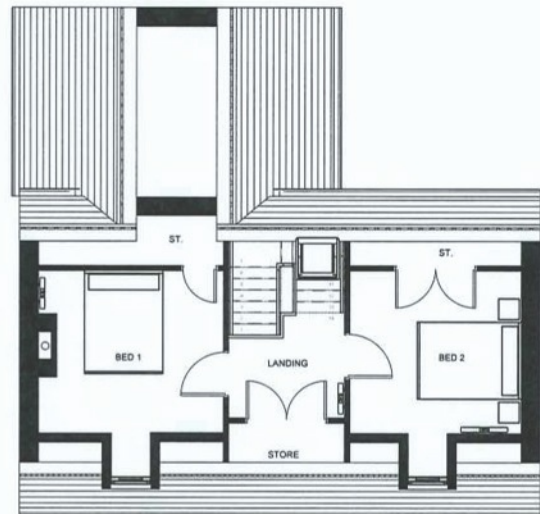
BEDROOM (1): 17' 7" x 10' 6" (5.36m x 3.2m)

BEDROOM (2): 10' 10" x 10' 6" (3.3m x 3.2m)

BEDROOM (3): 11' 8" x 6' 7" (3.56m x 2.01m)

BATHROOM: 12' 2" x 7' 3" (3.71m x 2.21m)

# SITE 15



## HOUSE TYPE G

Total Sq Ft : 1189 Approx.

The Property Comprises:

### Ground Floor

LOUNGE: 17' 5" x 11' 8" (5.31m x 3.56m)

KITCHEN/DINING: 17' 5" x 10' 11" (5.31m x 3.33m)

BATHROOM: 10' 9" x 6' 7" (3.28m x 2.01m)

BEDROOM (3): 10' 10" x 10' 6" (3.3m x 3.2m) (Max).

### First Floor

BEDROOM (1): 11' 8" x 10' 4" (3.56m x 3.15m)

BEDROOM (2): 10' 9" x 10' 4" (3.28m x 3.15m)

WC:



Location:

Hilltown Road, Bryansford.

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 Lisburn - 028 92 66 1700  
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