
SAUL MANOR

SAUL ROAD • DOWNPATRICK

CONTEMPORARY FAMILY HOMES



CONTEMPORARY BUT CLASSICALLY
REFINED, SAUL MANOR IS A DEVELOPMENT
THAT IS SENSITIVELY INTEGRATED WITHIN A
TRANQUIL, LANDSCAPED SETTING

Computer generated images are for illustrative purposes only and finishes may vary on site

CONTEMPORARY FAMILY HOMES

SAUL MANOR | SAUL ROAD | DOWNPATRICK



Down Cathedral



Saint Patrick Visitor Centre



Inch Abbey



Downpatrick Steam Train



Saul Church

EXPERIENCE THE PERFECT BALANCE OF ACCESSIBILITY AND ESCAPISM - MODERN LIVING WITH ABUNDANT GREEN SPACE

The exclusive Saul Manor homes are contemporary in design, offering residents bright, luxurious living spaces with substantial private gardens and green space, ideal for outdoor entertaining.

Steeped in history, Downpatrick has continued to prosper and is now one of the main commuter towns to Belfast, whilst retaining much of its original character, heritage and charm. Recognised as one of Ireland's most ancient towns, prominent historical sites including St Patrick's Church and Inch Abbey sit comfortably alongside a bustling hub of

restaurants, cafes and established artisan and craft outlets.

Education is very well catered for in the area with a number of excellent primary and post-primary schools to choose from. For those who love the outdoors, Downpatrick is a superb location to enjoy many picturesque and challenging cycling and walking routes, golfing at St Patrick's Golf Club and other recreational pursuits such as racing at the famous Downpatrick Race Course.

Choosing a Saul Manor home is choosing convenient living with a keen sense of heritage.



Downpatrick Golf Club

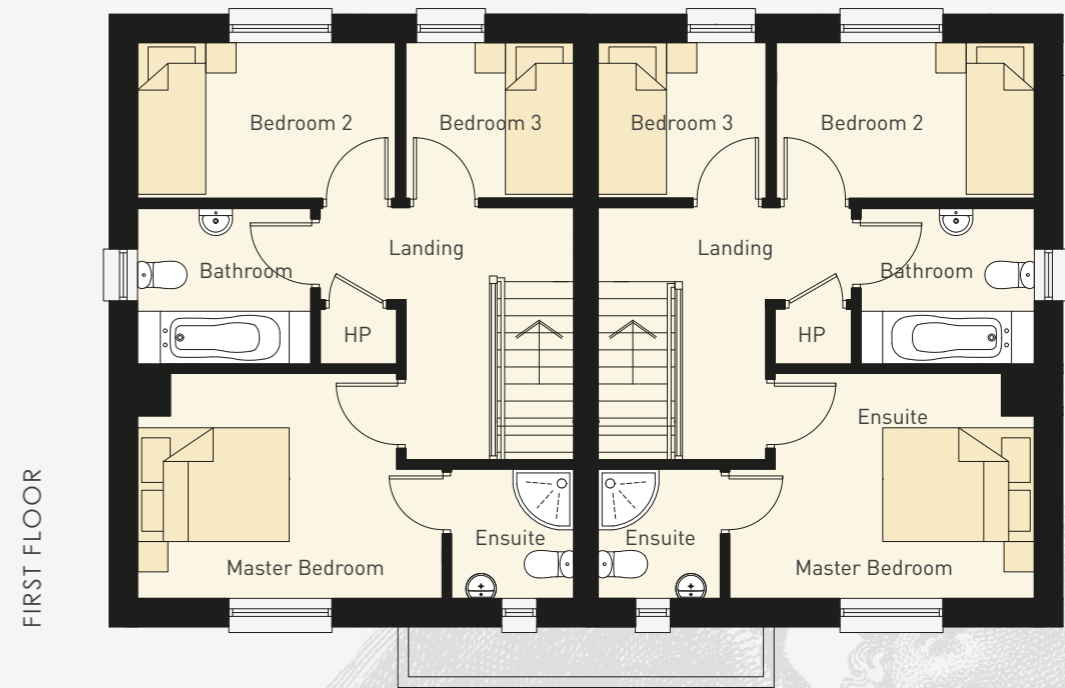
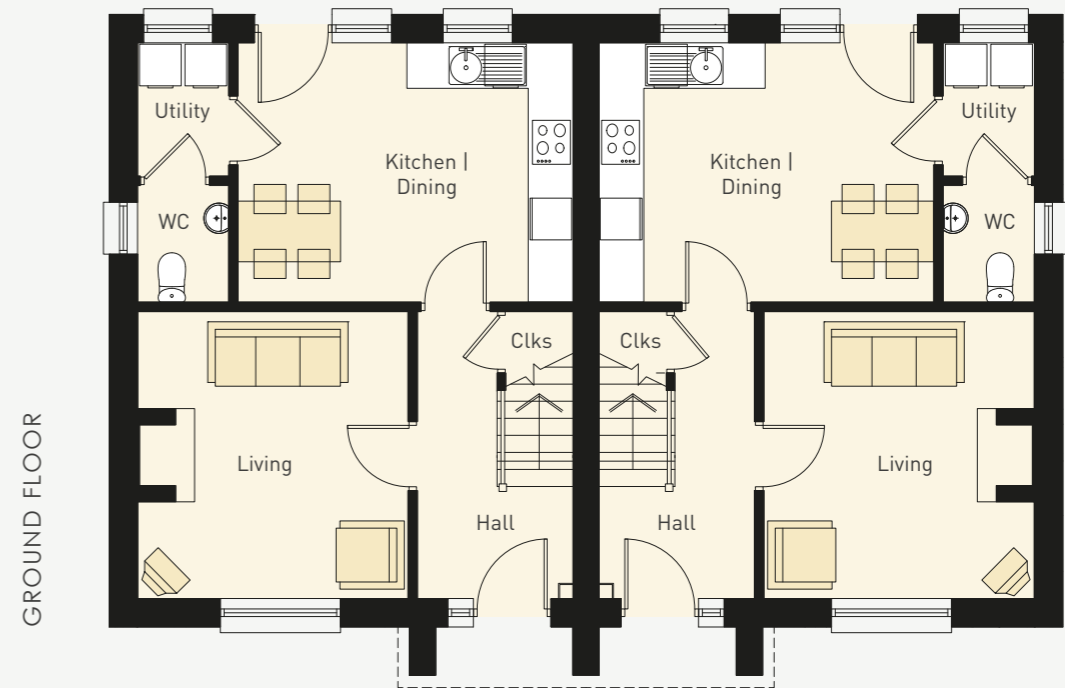


THE FARINGDON | Nos. 4, 5, 6, 7, 8, 9, 10 & 11 | 900 sq ft approx



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THE FARINGDON | 3 Bedroom Semi Detached 7



GROUND FLOOR

Entrance Hall with Cloaks		
Kitchen Dining	14'6" x 11'3"	4.45 x 3.44
Utility	5'9" x 4'0"	1.79 x 1.22
Living	12'5" x 11'8"	3.81 x 3.59
WC	5'1" x 4'0"	1.56 x 1.22

FIRST FLOOR

Master Bedroom	13'2" x 9'7"	4.03 x 2.97
Ensuite	5'7" x 5'3"	1.73 x 1.61
Bedroom 2	11'2" x 6'8"	3.41 x 2.06
Bedroom 3	7'3" x 6'8"	2.22 x 2.06
Bathroom	7'5" x 6'7"	2.29 x 2.04

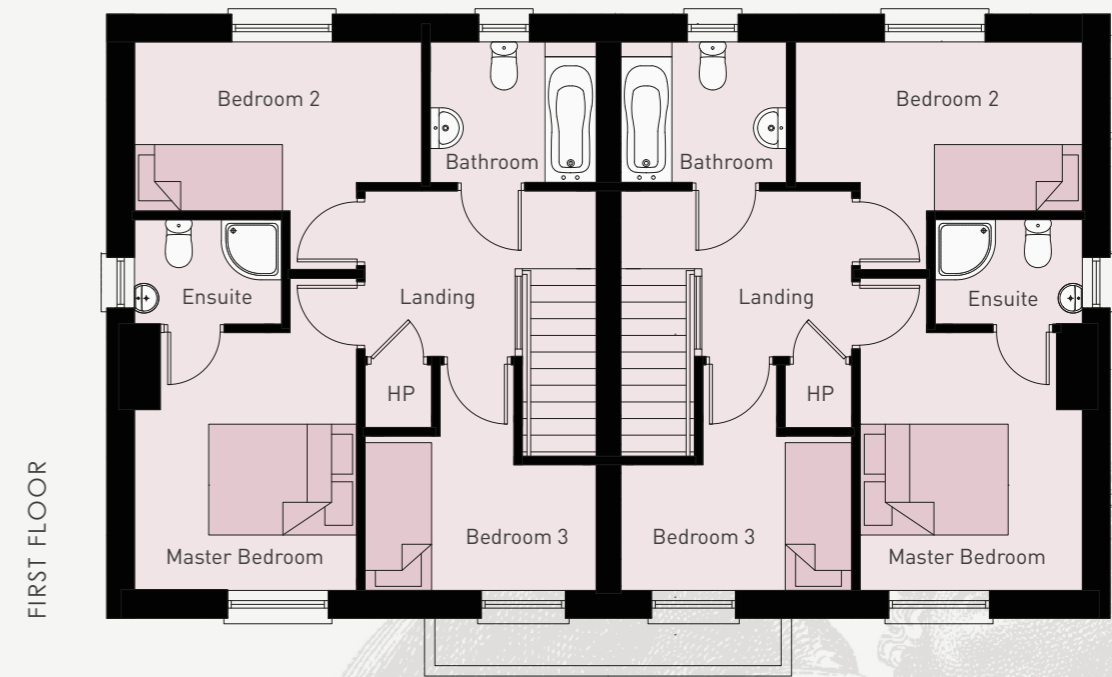
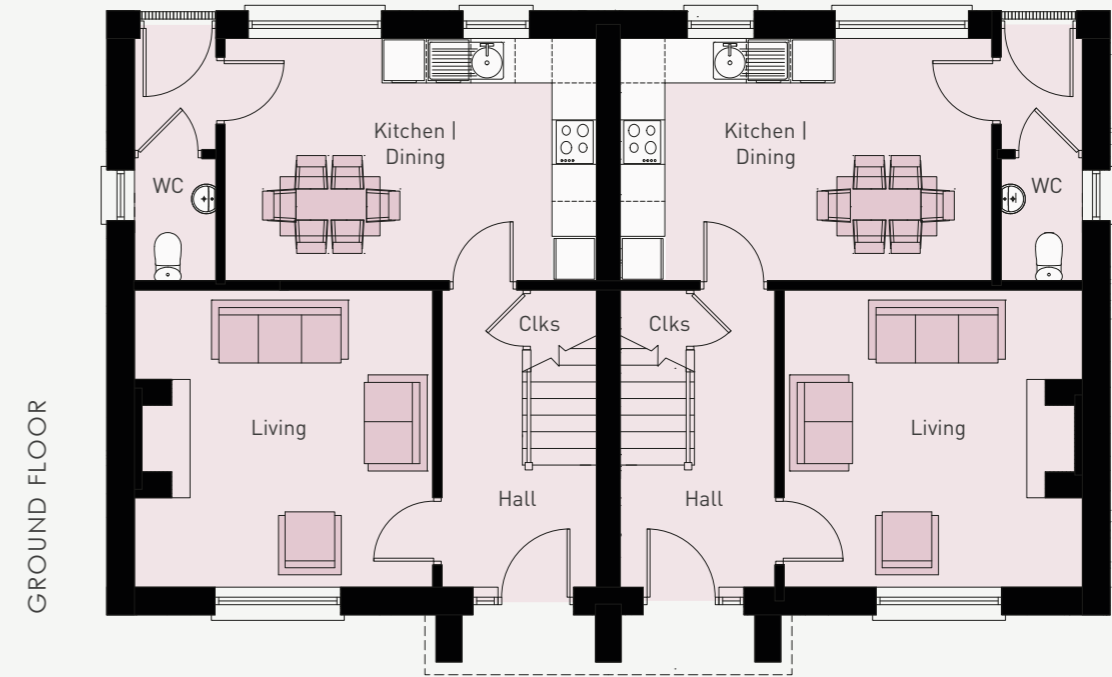
Plans are not to scale and all dimensions are approximate



THE ALBANY | Nos. 12, 13, 14 & 15 | 998 sq ft approx



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GROUND FLOOR

Entrance Hall with Cloaks		
Kitchen Dining	16'2" x 10'8"	4.94 x 3.30
Utility	5'3" x 4'0"	1.63 x 1.22
Living	13'3" x 13'3"	4.05 x 4.04
WC	5'1" x 4'0"	1.56 x 1.22

FIRST FLOOR

Master Bedroom	11'4" x 9'10"	3.48 x 3.01
Ensuite	6'6" x 4'6"	2.00 x 1.41
Bedroom 2	12'7" x 10'0"	3.87 x 3.05
Bedroom 3	10'2" x 6'9"	3.11 x 2.10
Bathroom	7'4" x 6'4"	2.26 x 1.95

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THE HARBERTON | No. 1 | 1150 sq ft approx



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GROUND FLOOR

Entrance Hall with Cloaks + WC		
Kitchen Family max	21'5" x 14'0"	6.55 x 4.25
Living Dining	20'9" x 10'3"	6.35 x 3.11

FIRST FLOOR

Master Bedroom	10'7" x 10'3"	3.24 x 3.13
Ensuite	8'0" x 3'3"	2.47 x 1.10
Bedroom 2	10'3" x 9'10"	3.11 x 3.00
Bedroom 3 max	10'5" x 10'3"	3.20 x 3.11
Bathroom max	10'3" x 5'8"	3.12 x 1.75

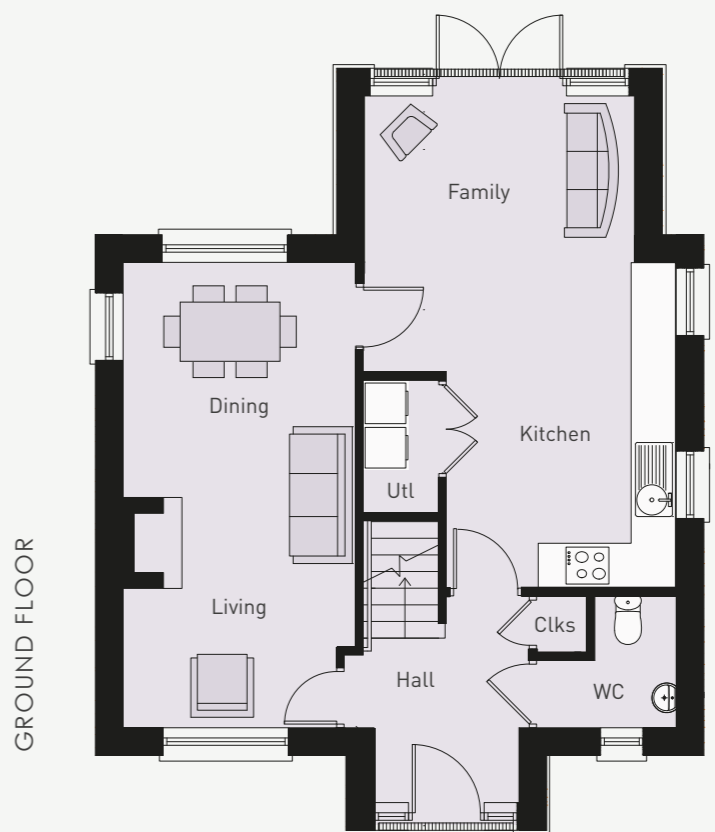
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THE HARTFORD | Nos. 2, 3, 16 & 17 | 1123 sqft approx



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GROUND FLOOR		FIRST FLOOR	
Entrance Hall with Cloaks + WC		Master Bedroom	10'5" x 10'2" 3.22 x 3.11
Kitchen Family max	21'7" x 13'9" 6.61 x 4.25	Ensuite	6'6" x 3'6" 2.02 x 1.10
Dining Living	20'7" x 10'3" 6.31 x 3.16	Bedroom 2	11'4" x 10'3" 3.49 x 3.16
		Bedroom 3	10'3" x 8'9" 3.15 x 2.72
		Bathroom	10'5" x 5'7" 3.22 x 1.76

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UNCOMPROMISING
STYLE

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SPECIFICATION

TOUCHES OF QUALITY

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 FEATURES

- > 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
- > Wood burning stove with hearth in living room
- > Mains supply smoke and heat detectors
- > Carbon monoxide detector in living room
- > Comprehensive range of electrical sockets, switches, TV and telephone points
- > Wired for satellite TV
- > Wired for HDMI cables
- > Wired for security alarm
- > Oil fired central heating system with a high energy boiler
- > Pressurised water system

EXTERNAL FEATURES

- > Beautifully designed homes by JNP Architects
- > 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

A management company will be formed by the developer and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained.

AT SAUL MANOR, OUR HOUSE IS YOUR HOME



JOINT SELLING AGENTS

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