



DAWSON'S HILL

CASTLEDAWSON



FPMCCANNHOMES





CASTLEDAWSON



Ditty's Bakery



Moyola Bridge



Moyola Park Golf Club



The Thatch Bar & Restaurant



Moyola Park Country Estate

LOCATION, LOCATION, LOCATION

The picturesque village of Castledawson is the perfect location for young professionals and growing families with its green open spaces, award winning Moyola Golf Course and riverside walks along the Moyola River.

With two exemplary primary schools adjacent to the site and six distinguished secondary schools in nearby Magherafelt and Maghera, Dawson's Hill is extremely well catered for educationally.

Its excellent transport links, being equidistant between our two main cities, ensures an average drive time to either of less than 45 minutes.



Computer Generated Image indicative only

A BEAUTIFUL PLACE TO CALL HOME

Dawson’s Hill is an intimate modern development of eighteen luxury three and four bedroom contemporary homes in the heart of Castledawson village, well connected via excellent transport links and surrounded by beautiful countryside.



The Eleanor 1 2 3 4 5



Four Bed Detached

The Arthur 15 16



Three Bed Detached

The Arabella 7 9 11 13 18



Three Bed Semi-Detached

The Joshua 10 12 17



Three Bed Semi-Detached

The Charles 6 14



Three Bed Semi-Detached

The William 8



Three Bed Detached

The information and images contained in this brochure are intended to convey the concept and vision for Dawson's Hill. They are for guidance only as final construction design may alter from the CGI's shown. Please speak to FP McCann Homes for details about specific plots. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its employees, Agents or to Dawson's Hill development or any related developments.



Computer Generated Image indicative only

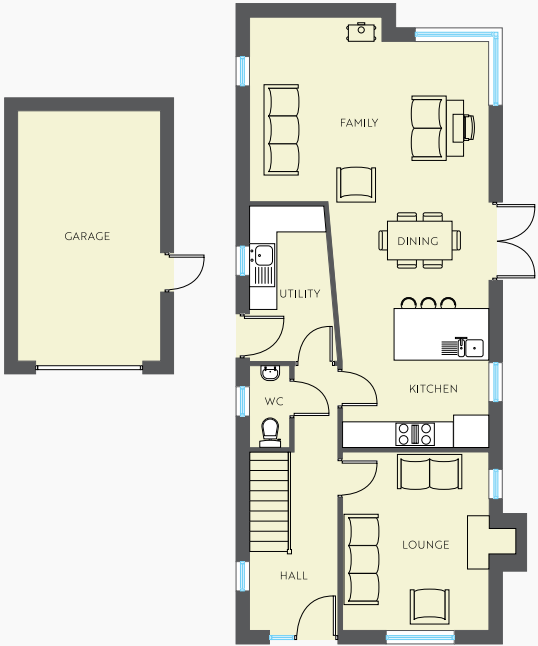


THE ELEANOR

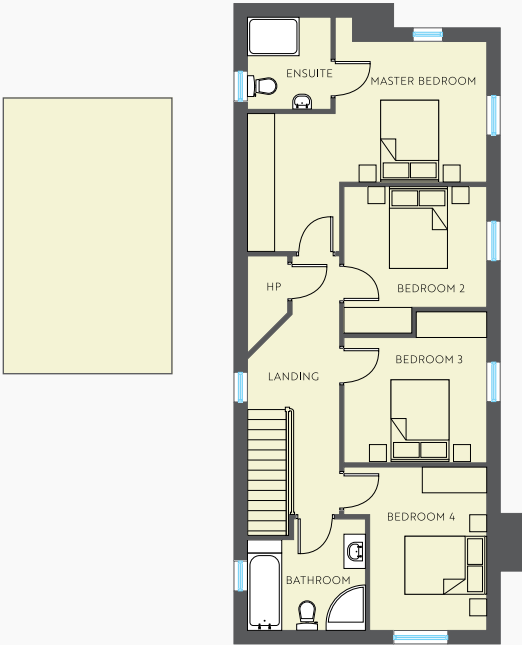
Plots 1 2 3 4 5

Four Bed Detached

1667sq ft



GROUND FLOOR	ft/in	m
Lounge	13'6" x 11'1"	4.1 x 3.4
Kitchen Dining	17'4" x 12'2"	5.3 x 3.7
Family	18'2" x 13'6"	5.5 x 4.1
Utility	11'9" x 5'7"	3.6 x 1.7



FIRST FLOOR	ft/in	m
Master Bedroom	18'1" x 10'7"	5.5 x 3.3
Ensuite	6'11" x 6'4"	2.1 x 1.9
Bedroom 2	11'9" x 9'2"	3.6 x 2.8
Bedroom 3	11'9" x 11'6"	3.6 x 3.5
Bedroom 4	12'5" x 11'9"	3.7 x 3.6
Bathroom	9'0" x 8'6"	2.7 x 2.5



Computer Generated Image indicative only

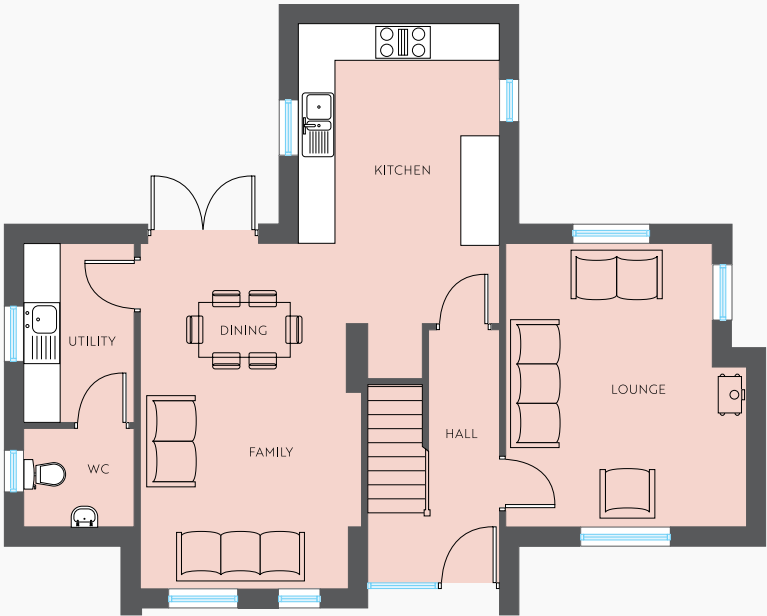


THE ARTHUR

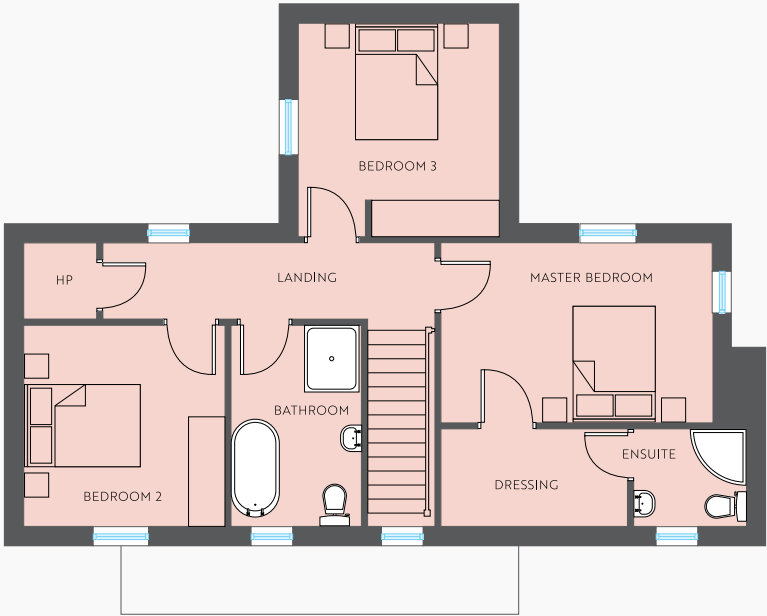
Plots 15 16

Three Bed Detached

1477sq ft



GROUND FLOOR	ft/in	m
Lounge	15'3" x 11'1"	4.6 x 3.4
Kitchen	11'9" x 11'8"	3.6 x 3.3
Dining Family	18'6" x 11'2"	5.7 x 3.4
Utility	9'7" x 6'0"	2.9 x 1.8



FIRST FLOOR	ft/in	m
Master Bedroom	14'5" x 9'7"	4.4 x 2.9
Dressing	10'0" x 5'3"	3.1 x 1.6
Ensuite	6'1" x 5'3"	1.8 x 1.6
Bedroom 2	10'9" x 10'9"	3.3 x 3.3
Bedroom 3	11'6" x 10'8"	3.5 x 3.3
Bathroom	10'9" x 7'0"	3.3 x 2.1



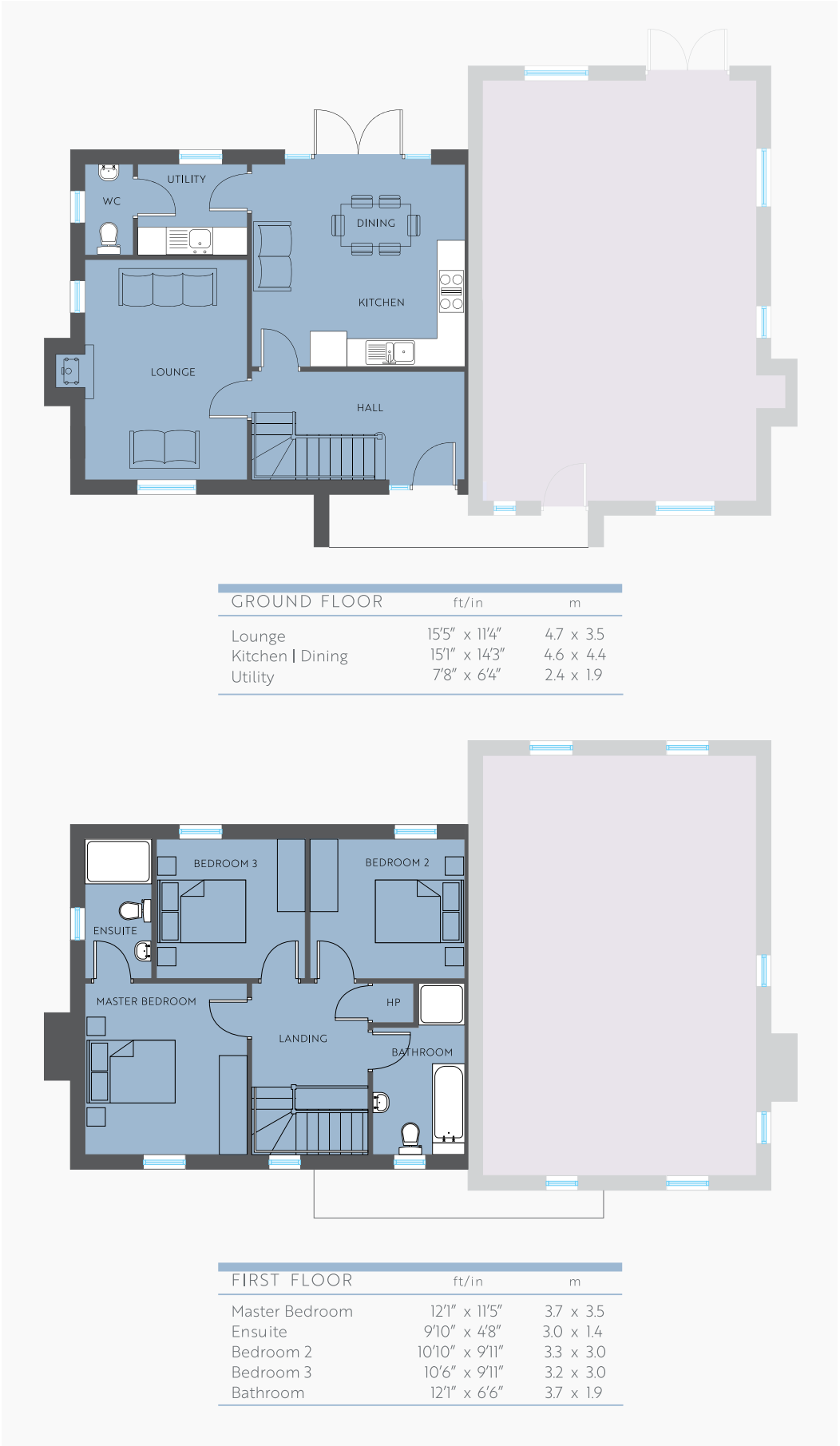
Computer Generated Image indicative only



THE ARABELLA

Plots 7 9 11 13 18

Three Bed Semi-Detached 1192sq ft





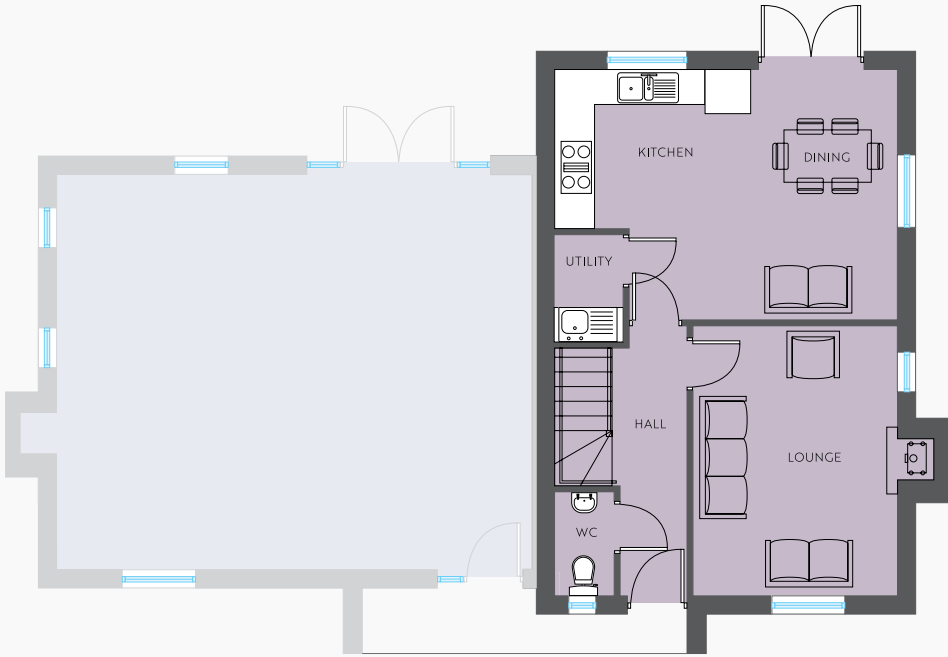
Computer Generated Image indicative only



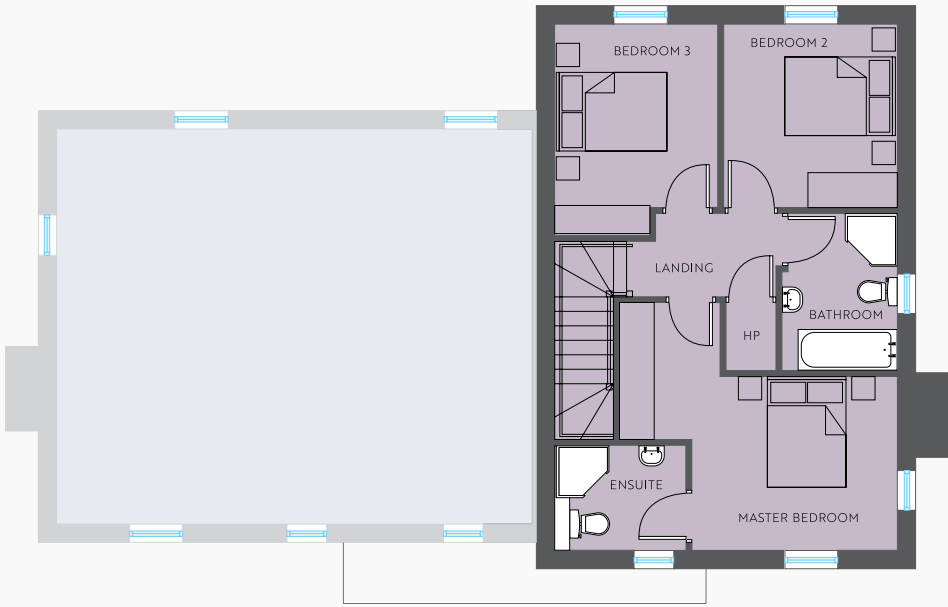
THE JOSHUA

Plots 10 12 17

Three Bed Semi-Detached 1144sq ft



GROUND FLOOR	ft/in	m
Lounge	15'2" x 11'6"	4.6 x 3.5
Kitchen Dining	19'3" x 14'2"	5.9 x 4.3
Utility	5'8" x 4'5"	1.8 x 1.4



FIRST FLOOR	ft/in	m
Master Bedroom	19'5" x 14'3"	5.9 x 4.3
Ensuite	7'5" x 5'10"	2.3 x 1.8
Bedroom 2	10'4" x 9'8"	3.2 x 2.9
Bedroom 3	11'10" x 9'2"	3.6 x 2.8
Bathroom	8'10" x 6'6"	2.7 x 1.9

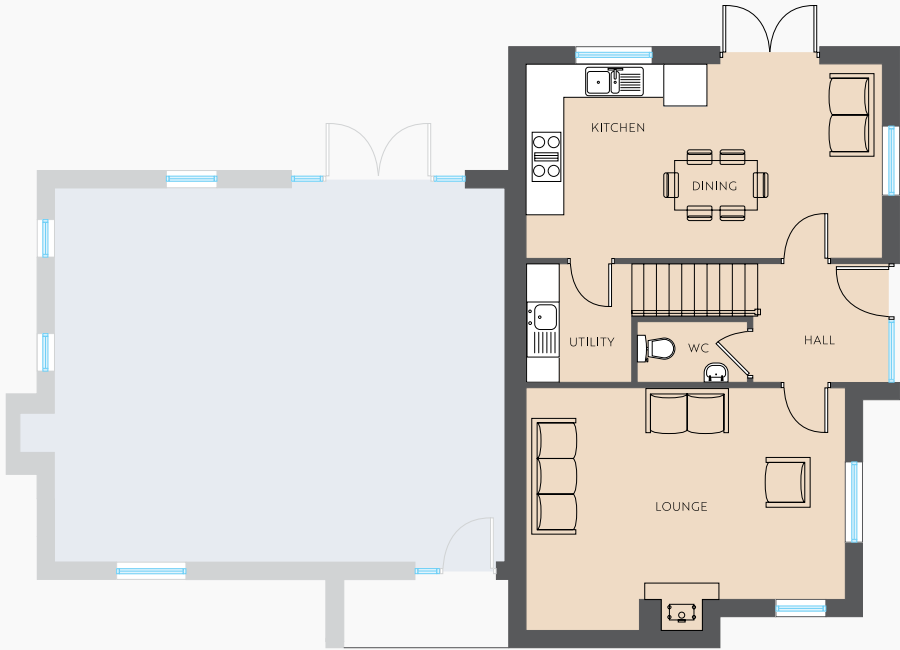


Computer Generated Image indicative only

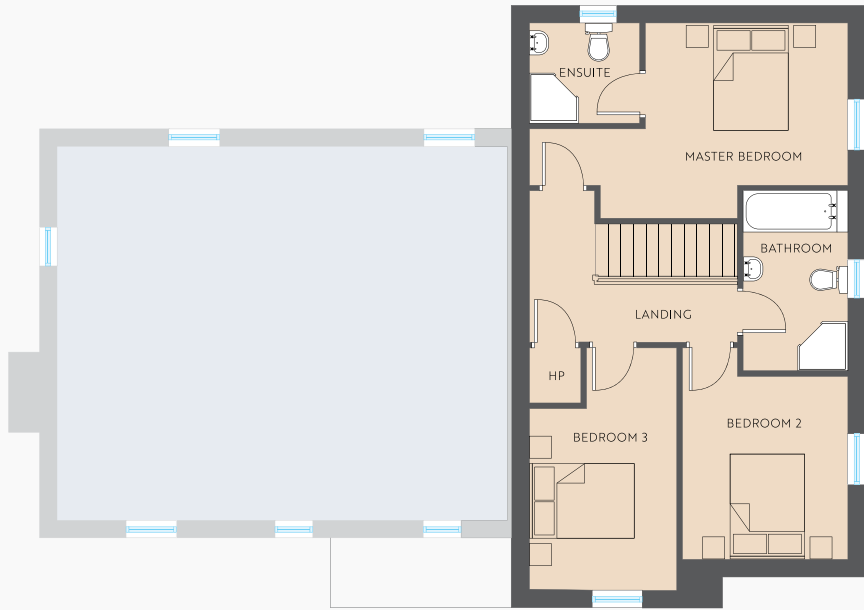


THE CHARLES

Plots 6 14
Three Bed Semi-Detached 1287sq ft



GROUND FLOOR	ft/in	m
Lounge	18'10" x 14'4"	5.7 x 4.4
Kitchen Dining	21'1" x 11'6"	6.4 x 3.5
Utility	7'0" x 6'3"	2.1 x 1.9



FIRST FLOOR	ft/in	m
Master Bedroom	11'1" x 10'9"	3.6 x 2.9
Ensuite	6'6" x 5'10"	2.0 x 1.8
Bedroom 2	10'10" x 9'10"	3.3 x 3.0
Bedroom 3	10'10" x 8'9"	3.3 x 2.7
Bathroom	10'7" x 6'3"	3.3 x 1.9



Computer Generated Image indicative only

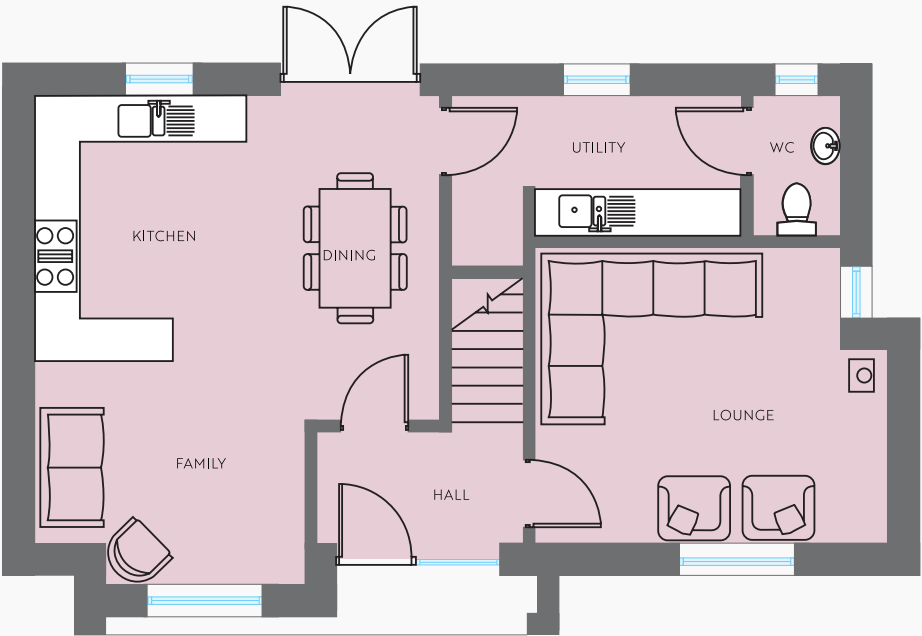


THE WILLIAM

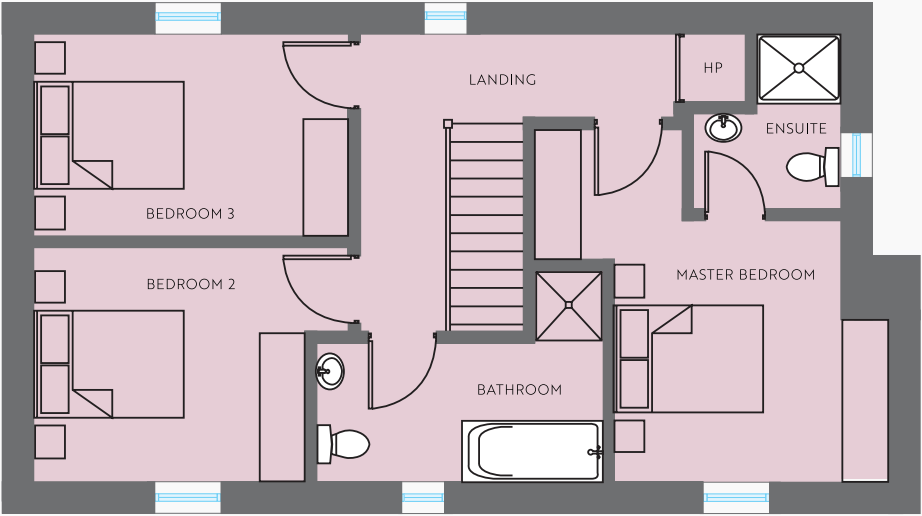
Plot 8

Three Bed Detached

1262sq ft



GROUND FLOOR	ft/in	m
Lounge	14'9" x 12'4"	4.5 x 3.8
Kitchen Dining	16'10" x 13'9"	5.2 x 4.2
Family	11'4" x 6'1"	3.5 x 1.8
Utility	12'2" x 5'9"	3.7 x 1.8



FIRST FLOOR	ft/in	m
Master Bedroom	11'6" x 10'11"	3.5 x 3.3
Ensuite	7'4" x 6'7"	2.3 x 2.0
Bedroom 2	11'4" x 9'10"	3.5 x 3.0
Bedroom 3	13'2" x 8'6"	4.0 x 2.6
Bathroom	10'7" x 5'11"	3.3 x 1.8

STYLISH INSIDE AND OUT

Finished to a turnkey specification, this exciting development consists of three and four bedroom homes all generously proportioned and well designed with easy and relaxed living in mind.

Clean lines, large windows, stylish interior fittings and neutral tones make these homes a fantastic canvas for adding your own style and creating the home of your dreams.

Attention to detail both internally and externally ensure that Dawson's Hill living will be pure satisfaction within a stylish contemporary environment.





LUXURY TURN KEY SPECIFICATION

KITCHEN & UTILITY

- High quality kitchen with a choice of doors, worktops and handles
- Stainless steel sink with chrome mixer tap
- Recessed downlights to kitchen
- Integrated appliances including ceramic hob, electric oven, glass hood extractor fan, fridge freezer, dish washer, washing machine / tumble drier (in utility)

BATHROOMS, ENSUITES & W.C.

- Deluxe sanitary ware with chrome fittings to bathrooms, ensuites and W.C.
- Heated chrome towel radiators in bathrooms and ensuites
- Vanity sink units in bathrooms and ensuites
- Splashback tiling above all sinks
- Aqualla vado thermostatically controlled showers with chrome fittings

FLOORING

- Choice of floor tiling to entrance hall, kitchen, family / dining, bathroom, ensuite and W.C.
- Choice of laminate flooring or luxury carpet with high quality underlay to lounge
- Choice of luxury carpets with high quality underlay to stairs, landing and bedrooms

INTERNALS

- Multi-fuel wood burning stove
- Oil central heating and energy efficient boiler
- Contemporary solid internal doors with bespoke chrome handles
- Full décor paint throughout (all walls and ceilings)
- USB charging points in kitchens and master bedrooms

EXTERNALS

- Swish grey double glazed PVC windows, front, rear and French doors
- Tobermore paved patio and pathways to every home
- Turf laid gardens to both front and rear
- Box hedging and planting on each plot
- Independently managed open space areas with extensive landscaping
- Premier close-board wooden fencing (rear gardens and site boundaries)
- Bitmac driveway
- External lighting to front and rear
- Outside tap

WARRANTY

- Grade A1 NHBC registered builder with Ten year structural warranty.

*UPGRADES AVAILABLE THROUGHOUT ALL HOMES



LOCATION

Dawson's Hill is located less than half a mile from the new upgraded A6 road to Belfast which provides direct access and significantly shorter travels times to our two major cities, key airport and transport hubs and other major towns and destinations throughout Northern Ireland.

Belfast	35 minutes
Londonderry / Derry	45 minutes
Belfast International Airport	25 minutes
George Best Belfast City Airport	35 minutes
Magherafelt	5 minutes
Cookstown	20 minutes
Ballymena	20 minutes
Causeway Coast	45 minutes

LOCAL SCHOOLS

PRIMARY

New Row Primary School	50 metres
Castledawson Primary School	500 metres
Magherafelt Primary School	2.2 miles
Anahorish Primary School	2.5 miles
Holy Family Primary School	2.7 miles

SECONDARY

Sperrin Integrated College	2.2 miles
St Mary's Grammar School	2.3 miles
Rainey Endowed School	3.0 miles
Magherafelt High School	3.1 miles
St Pius X College	3.2 miles
Kilronan School	3.4 miles
St Patricks College, Maghera	7.0 miles

WHERE WE LIVE MATTERS

An excellent local network of designated footpath / cycleways ensures all future Dawson's Hill residents will benefit from easy cycle and walking access to local villages and towns alongside the beautiful surrounding countryside. Significant recent upgrades in provision including the Castledawson Roundabout Foot and Cycle Bridge also allows convenient and safe access to Magherafelt and beyond.



WHY FP MCCANN HOMES?

FP McCann has been building prestigious new homes in prime locations for many years and we are proud of the care and dedication to detail that goes into each and every one.

Having built thousands of homes throughout Northern Ireland we understand the complexities and difficulties in getting the job done right. Our strength lies in our people from experienced innovative architects and designers to the skilled meticulous craftspeople on site.

Quality is paramount at FP McCann Homes ensuring our superb and varied selection of stylish homes are an easy choice for the widest range of customers from first-time buyers to growing families.



MEET THE BUILDER

Established in 1963 the award winning Setanta Construction are leaders in their field in building prestigious energy efficient homes.

As accredited Passive House Designers, they implement their knowledge, experience and skills into every development ensuring the thermal efficiency of all their home builds are second to none.

Over 50 years of home building experience has allowed them to construct and complete many styles of developments from timber frame to traditional build masonry construction. Recent local developments and national awards showcase their dedication, passion and performance for completing high quality modern homes.



FPMCCANNHOMES

www.fpmccannhomes.com

T: 028 7964 2558

E: homes@fpmccann.co.uk



BURNS

17 Meeting St, Magherafelt
028 7963 3719
burnshomes.co.uk

WINTON
—&CO—

35a Church Street, Magherafelt
028 7930 1889
wintonandco.com