



Coolreaghs

— MANOR —

Cookstown



Coolreaghs Manor

An exquisite new development of modern homes within easy walking distance of the hustle and bustle of the thriving Town centre and with beautiful open countryside close to hand, Coolreaghs Manor boasts a collection of stunning detached and semi-detached homes.

The modern yet charming design appeals to a range of potential purchasers.

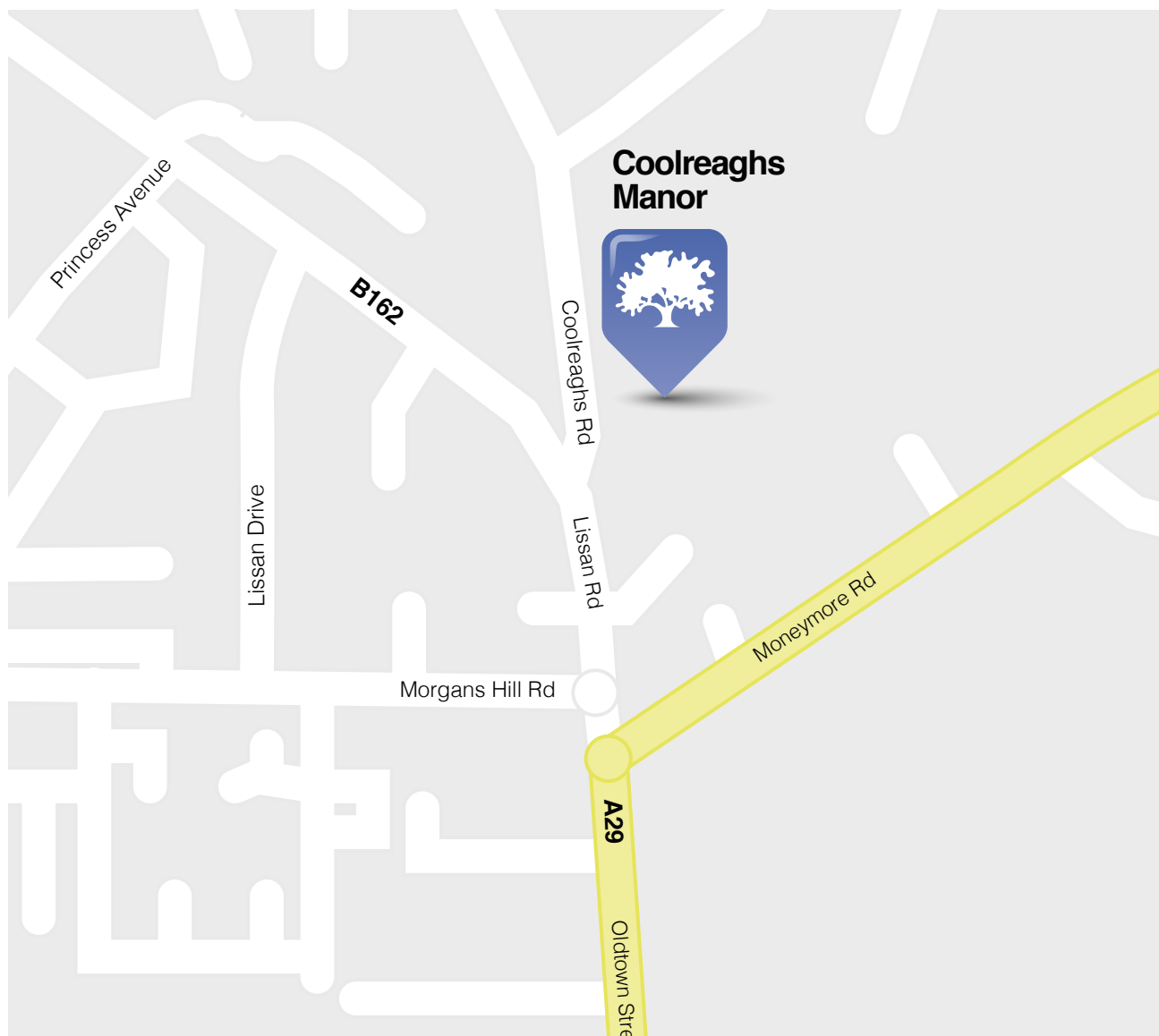
Each home comes finished to the highest specification turnkey package and each purchaser can personalise their new home from a range of beautiful finishes. If you are looking to embrace the benefits of an idyllic location with all the modern amenities you need on your door step, Coolreaghs Manor is the ideal address....

Location

Set on the popular Coolreaghs Road, this exclusive new development 'Coolreaghs Manor' offers the convenience of Urban living yet is only a short stroll to open countryside.

Located in the heart of Mid Ulster, Cookstown is easily connected to the main transport routes throughout the province and offers places of interest such as a Lissan House, Killymoon Castle & Drum Manor Forest Park.

One of the largest towns in County Tyrone Cookstown is renowned for its thriving Saturday market and offers a wide range of amenities including high street shopping, restaurants, bars and cafes. With state of the art sports facilities and offering four primary schools, two secondary schools, South West College and Loughry College of Agriculture, Food and Rural Enterprise, Cookstown really is the place to live.



Specification

- High U Value Timber frame construction
- Ergon filled uPVC Double Glazed Windows
- 10 Year NHBC Structural Warranty
- Composite Front Door
- Self Coloured Render to all exteriors in various colours
- Quality black metal railings to various locations
- Front lawns turfed, rear gardens raked and seeded
- Tarmac Driveways
- High spec paved footpaths with generous patio to rear
- Composite canopy above Front Door
- Mains Gas Heating Source
- Gas Combi Boiler enabling instant hot water throughout
- Solid Internal White Contemporary Style Doors
- Deep 6" White Contemporary Skirting with 4" matching Architrave
- High quality Satin Chrome Ironmongery
- Fully Painted interior walls and all woodwork
- Electric Fire with Fireplace surround and hearth
- LED downlighters to open plan Kitchen, Dining, Living area
- Low Energy lighting throughout
- External Lighting to front and rear patio doors
- Generous provision of power sockets, BT and TV points throughout
- CAT 6 cabling to all TV points for Smart TV
- 1ST Fix Alarm cabling installed
- Large Shower Enclosure to both Ensuite and Main Bathroom with Rainhead Shower
- Backlit Vanity Mirrors to all bathroom wash hand basins
- Vanity Units to both Main Bathroom and Ensuite
- High Spec Contemporary Sanitaryware throughout

All appliances installed including

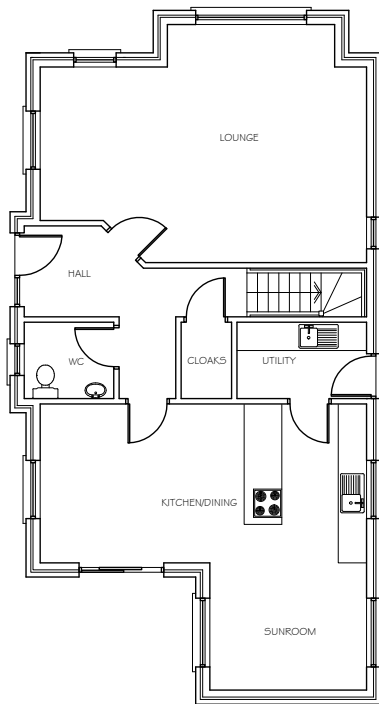
- Integrated Fridge Freezer
- Built in Oven, Hob and Extraction Hood
- Built in Microwave
- Integrated Dishwasher
- Washing Machine
- Tumbledryer

Personalise your home.....

- Selection of Beautiful Floor Tiles for Kitchen/Dining, Hallway, WC, Bathrooms
- Choice of Stunning Wall Tiles for Shower Enclosures, Bath and Sink Splashbacks
- Choice of Modern and Traditional Kitchen doors in a range of colours
- Choice of Kitchen Worktops and upstands
- Choice of Kitchen Handles
- Choice of Composite Kitchen Sink colour
- Choose from a range of colours from our stunning Carpet Range for Bedrooms, Landing and Stairs
- Choice of Quality Laminate flooring to Living Room including underlay

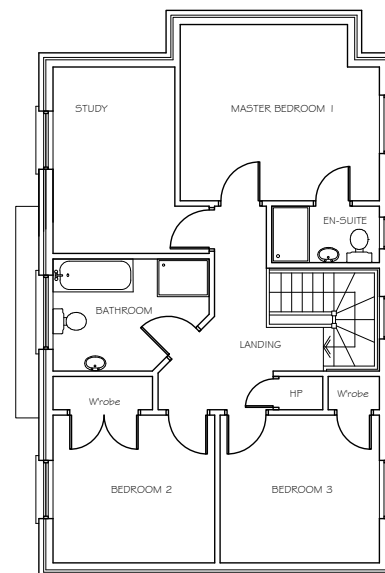
House Type A

Spacious 3 Bedroom Detached Home with Study



GROUND FLOOR PLAN

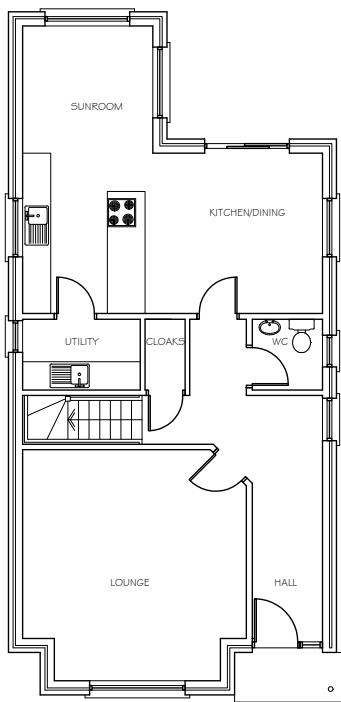
Total Floor Area 162.5 sq m (1,749 sq ft)



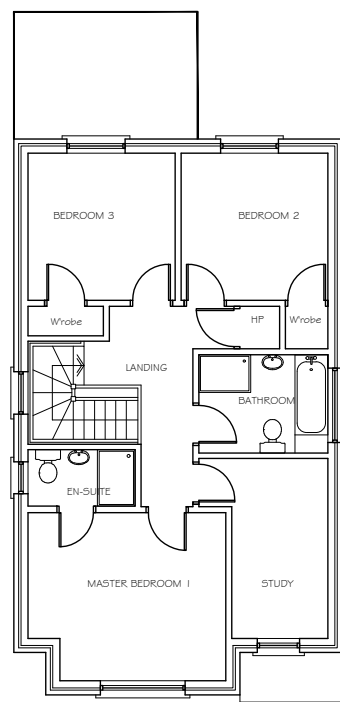
FIRST FLOOR PLAN

House Type B

Beautiful 3 Bedroom Detached Home with Study



GROUND FLOOR PLAN

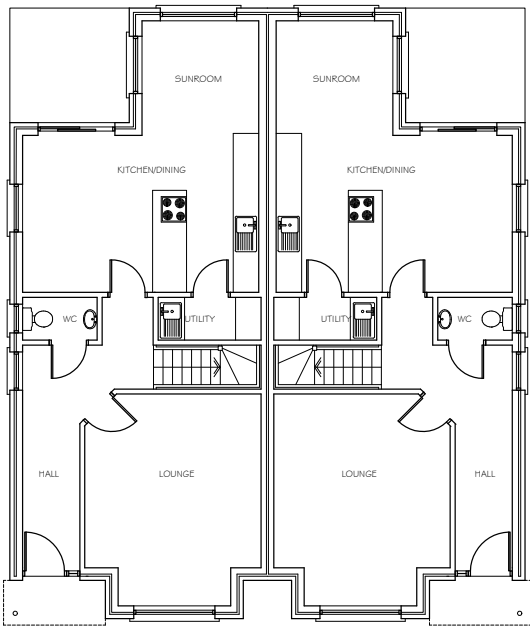


FIRST FLOOR PLAN

Total Floor Area 144.7 sq m (1,557 sq ft)

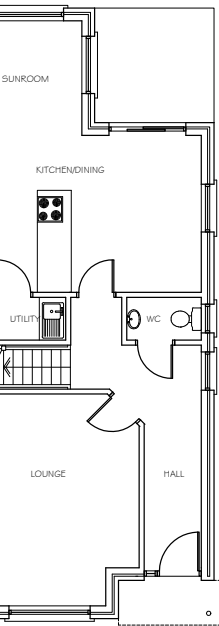
House Type C

Spacious 3 Bedroom Semi Detached Home



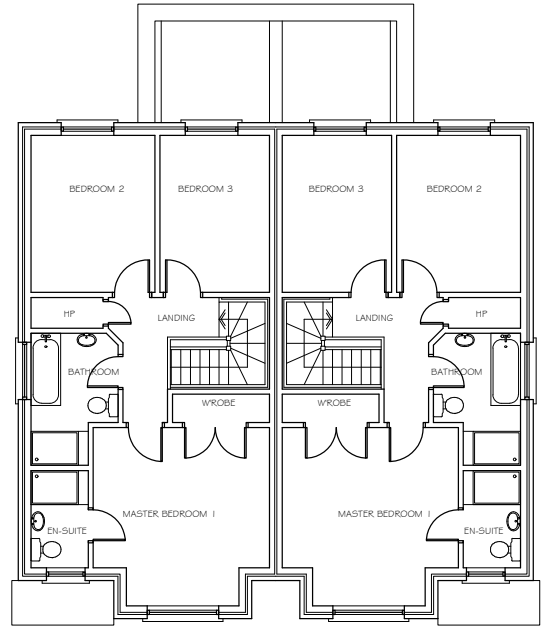
GROUND FLOOR PLAN

Total Floor Area 126.5 sq m (1,362 sq ft)



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Total Floor Area 126.5 sq m (1,362 sq ft)

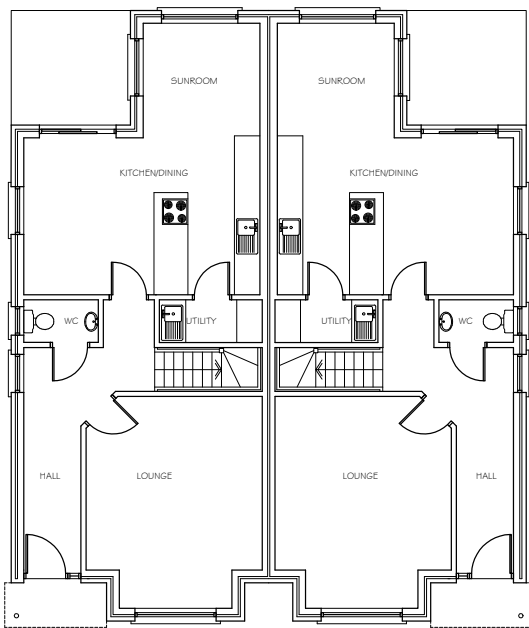


FIRST FLOOR PLAN

FIRST FLOOR PLAN

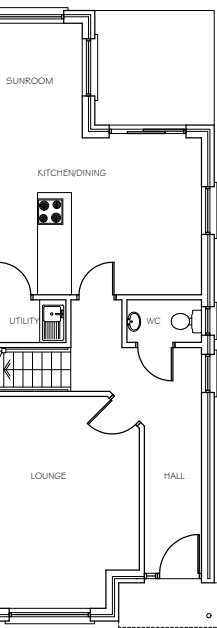
House Type D

Generous 3 Bedroom Semi Detached Home with Study



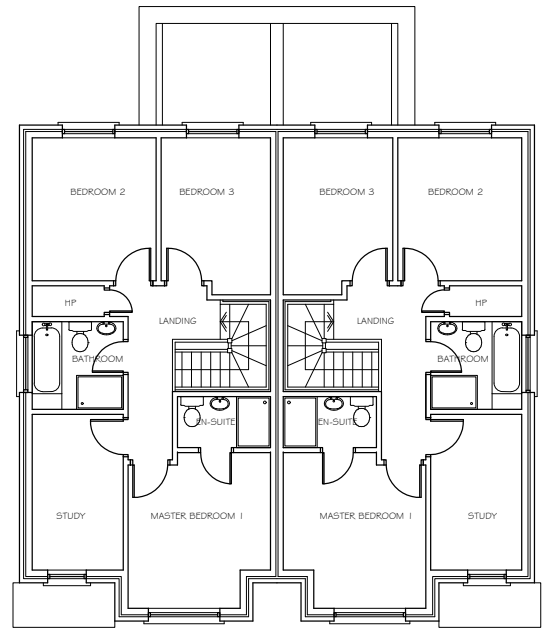
GROUND FLOOR PLAN

Total Floor Area 126.5 sq m (1,362 sq ft)



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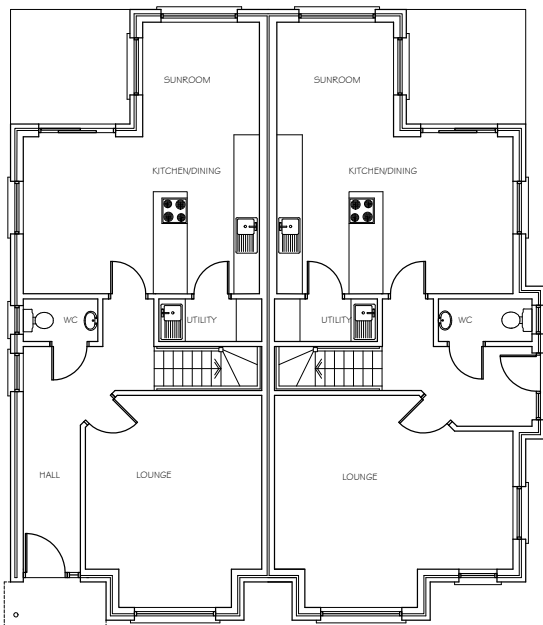


FIRST FLOOR PLAN

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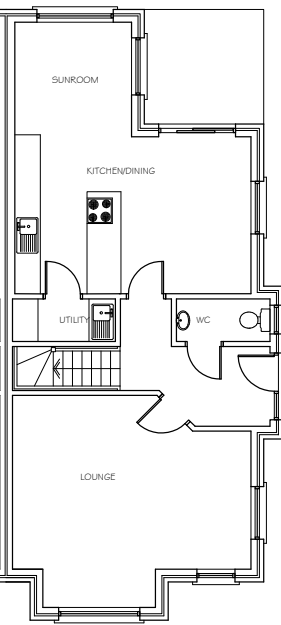
House Type E

Dual Fronted 3 Bedroom Semi Detached Homes



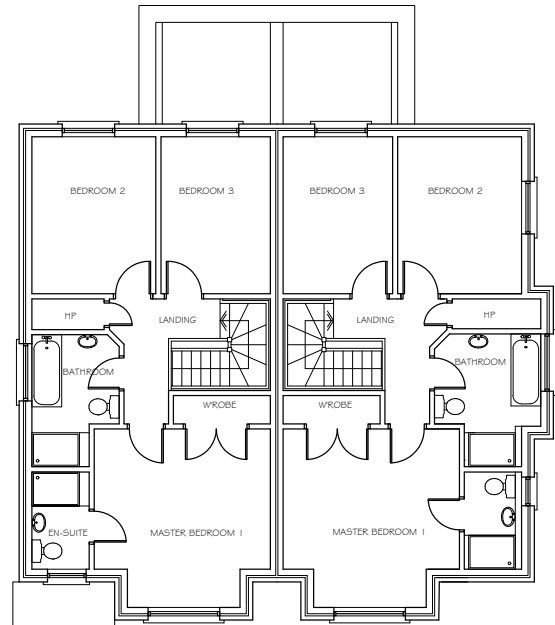
GROUND FLOOR PLAN
HOUSE TYPE C

Total Floor Area 125.7 sq m (1,372 sq ft)



GROUND FLOOR PLAN
HOUSE TYPE E

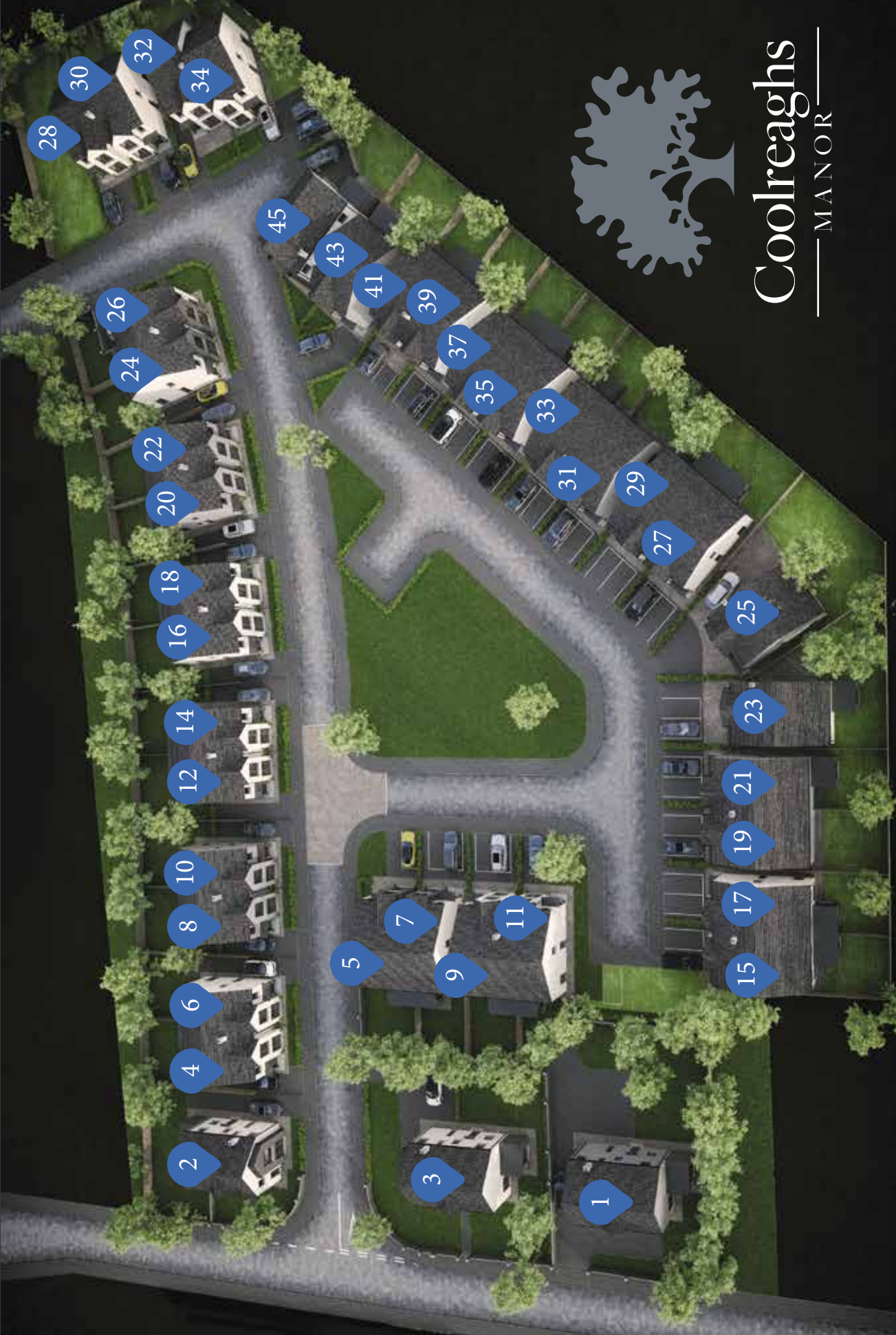
Total Floor Area 129.2 sq m (1,391 sq ft)



FIRST FLOOR PLAN
HOUSE TYPE C

FIRST FLOOR PLAN
HOUSE TYPE E





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These details are intended as a guide and do not form any part of a contract. Details of the design and materials used may vary. Please confirm the final layout and specification with your Solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal shall constitute part of any contract. Any images used are for illustration purposes only. Site plan, layout, finishes and details are subject to change

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