

LOUGH SHORE MANOR

LOUGHSHORE ROAD • ENNISKILLEN



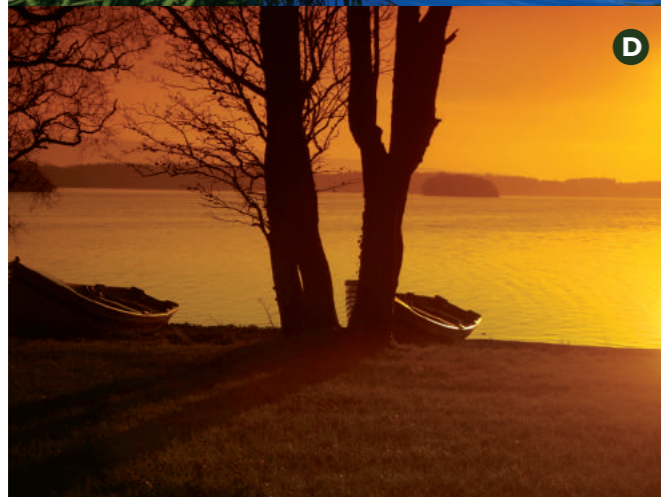
A



B



C



D



E



Lough Shore Manor is a development of quality semi detached homes located off Loughshore Road a short distance from Enniskillen town centre.

This area has long been established as one of the most sought after Co. Fermanagh due to its close proximity to Lough Erne and the town centre. With this in mind, Newpark Developments have invested much time and effort into designing homes which are both functional and aesthetically pleasing. Combine this with generous living spaces which meet the needs of modern lifestyles and you get homes which are beautiful, both inside and outside.

For those interested in sporting, leisure and recreational facilities, the location of Lough Shore Manor could not be better. There are several excellent Golf Courses including Lough Erne Golf Resort and superb sailing on the lakes along with many beautiful walks and paths along the shoreline. There are a number of excellent primary schools, nurseries, and grammar schools Enniskillen town.

The ideal location on the shores of Lough Erne ensures that residents could not be better situated to enjoy all the superb facilities that this wonderful part of Fermanagh has to offer:

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- A** Sunset on Lough Erne
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- B** Enniskillen Golf Club
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- C** Enniskillen Castle
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- D** Lough Erne
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- E** Devenish Island
-

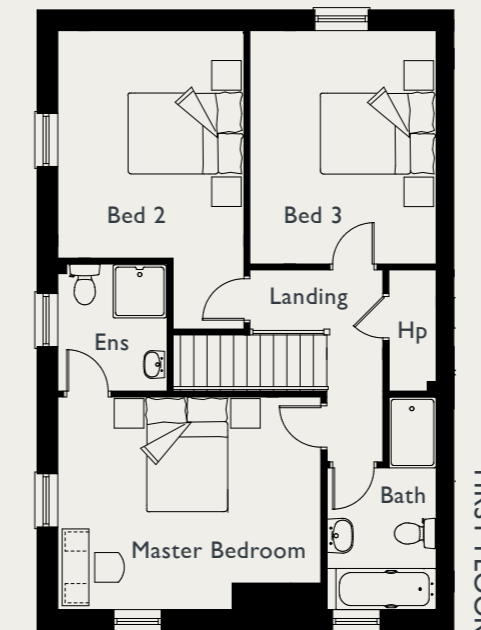
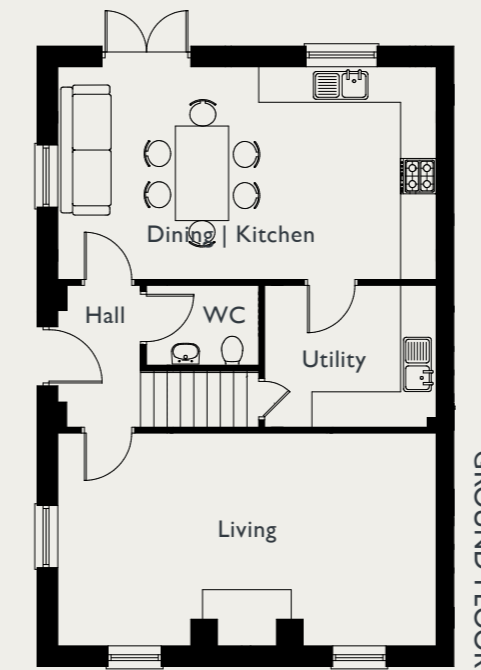


THE DEVENISH A

3 BEDROOM | SEMI DETACHED | Total Floor Area 1350 sq ft

THE DEVENISH A

Total Floor Area 1350 sq ft



GROUND FLOOR

Living	20'11" x 11'9"
Dining Kitchen	20'11" x 11'9"
Utility	9'6" x 7'11"
WC	6'2" x 4'5"

FIRST FLOOR

Master Bedroom	14'7" x 11'9"
Ensuite	6'0" x 7'0"
Bedroom 2	10'4" x 12'7"
Bedroom 3	10'4" x 12'11"
Bathroom	12'0" x 6'0"

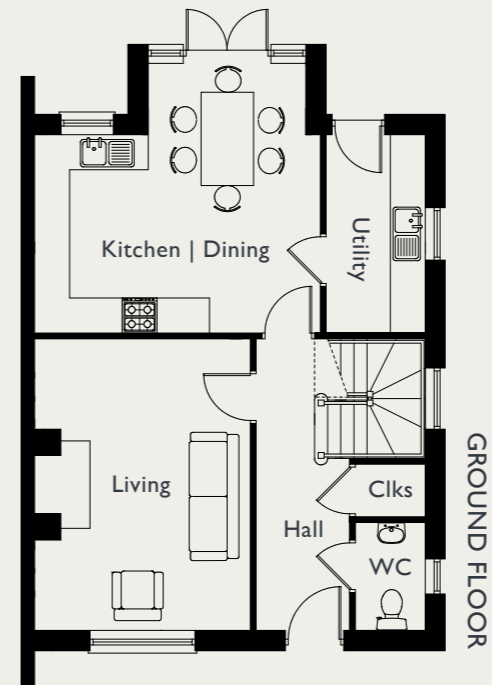


THE DEVENISH B

3 BEDROOM | SEMI DETACHED | Total Floor Area 1260 sq ft

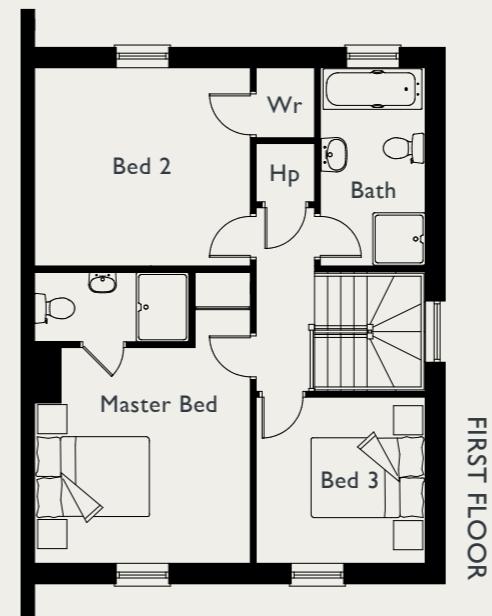
THE DEVENISH B

Total Floor Area 1260 sq ft



GROUND FLOOR

Living	16'4" x 12'1"
Kitchen Dining	16'0" x 15'1"
Utility	5'6" x 11'1"
WC	6'0" x 3'11"
Clockroom	3'11" x 2'11"



FIRST FLOOR

Master Bedroom	12'1" x 12'1"
Ensuite	8'8" x 3'11"
Bedroom 2	12'1" x 11'1"
Bedroom 3	9'6" x 9'4"
Bathroom	11'1" x 5'10"

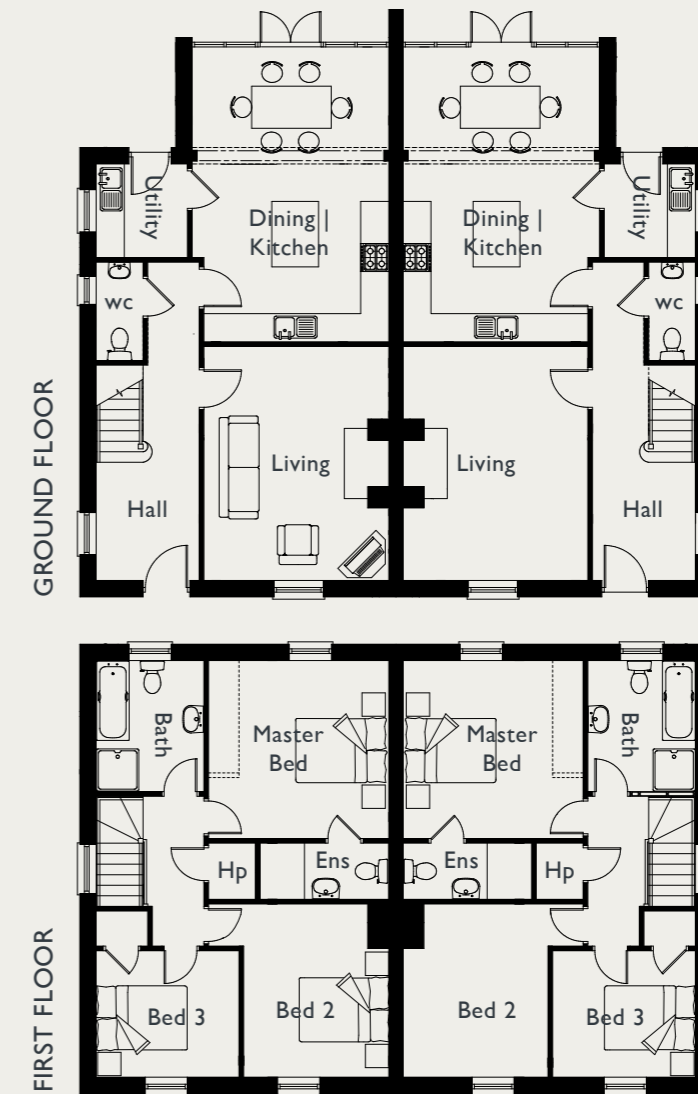


THE MONEA

3 BEDROOM | SEMI DETACHED | Total Floor Area 1300 sq ft

THE MONEA

Total Floor Area 1300 sq ft



GROUND FLOOR

Living	16'4" x 12'11"
Dining Kitchen	20'8" x 13'9"
Utility	6'6" x 6'4"
WC	6'10" x 3'3"

FIRST FLOOR

Master Bedroom	12'7" x 12'5"
Ensuite	9'0" x 3'11"
Bedroom 2	12'1" x 10'2"
Bedroom 3	10'0" x 8'10"
Bath	9'2" x 7'6"

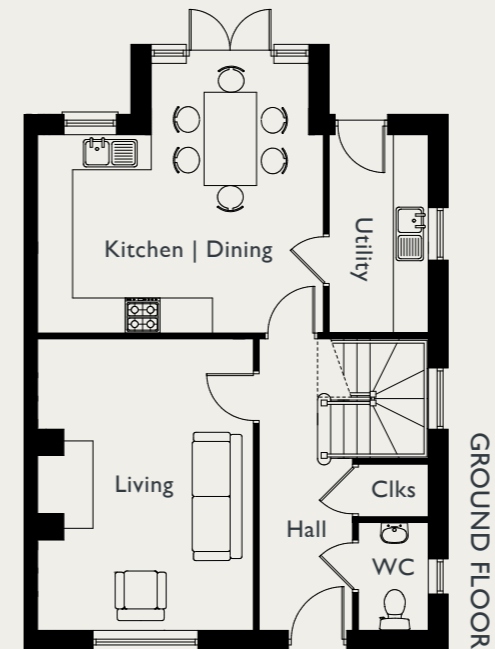


THE COOLE

3 BEDROOM | SEMI DETACHED | Total Floor Area 1260 sq ft

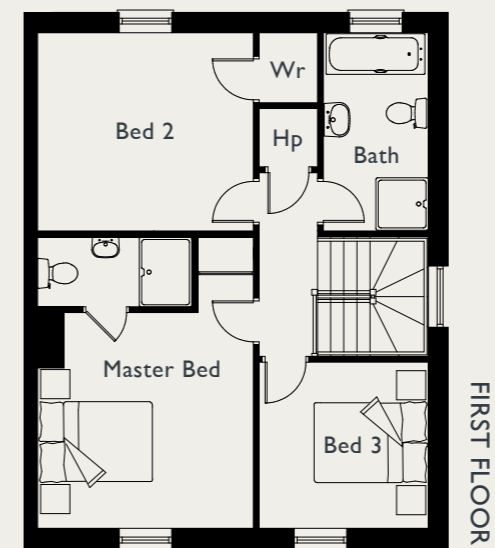
THE COOLE

Total Floor Area 1260 sq ft



GROUND FLOOR

Living	16'4" x 12'1"
Kitchen Dining	16'0" x 15'1"
Utility	5'6" x 11'1"
WC	6'0" x 3'11"
Clockroom	3'11" x 2'11"



FIRST FLOOR

Master Bedroom	12'1" x 12'1"
Ensuite	8'8" x 3'11"
Bedroom 2	12'1" x 11'1"
Bedroom 3	9'6" x 9'4"
Bathroom	11'1" x 5'10"



SPECIFICATION

INTERNAL FEATURES

- Internal decor, walls and ceilings painted along with the internal woodwork
- Moulded skirting boards and architrave
- Modern internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets
- Connection sockets for BT and terrestrial channels
- Fibre optic broadband in place
- Provision made for future satellite connections
- Oil fired central heating
- Thermostatically Controlled Radiators
- Zoned Security Alarm

KITCHENS

- A choice of quality kitchen doors, work top colours and handles
- Integrated appliances to include gas hob, electric oven, extractor unit, fridge/freezer and dishwasher
- Washing machines and tumble dryers are included. Depending on house type these can be stand alone units or combined washer/dryers
- Energy efficient downlighting to ceilings

BATHROOMS AND ENSUITES

- Contemporary white sanitary ware with chrome fittings

- Thermostatically controlled shower over bath in bathroom with screen door
- Thermostatically controlled shower in ensuite
- Energy efficient downlighting to ceilings

FLOOR COVERS AND TILING

- Ceramic floor tiling to kitchen/ dining areas
- Ceramic floor tiling to bathrooms, ensuites and WCs (where appropriate)
- Full height tiling to shower enclosures and around baths
- Splash back tiling to bathroom, ensuite and WC basins

EXTERNAL FEATURE

- Traditional cavity walls and finished in a range of brick, render and stone
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing with lockable system (where applicable)
- Bitmac/brick pavior driveways
- Maintenance free composite front doors
- Rear gardens top soiled
- Front gardens landscaped in keeping with the rest of the development
- Extensive landscaping to common areas
- Timber fencing and walling to rear boundaries where appropriate
- Feature external lighting to front door

10 Year CRL warranty 

Images are for illustrative purposes only





LOCATION

Enniskillen	5 minutes
Lough Erne Golf Resort	5 minutes
Lough Erne	1 minute



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