

ESTABLISHED 2018

Coneyville

FULL TURNKEY FINISH

Each house type within Coneyville benefits from a full turnkey finish which offers period interior features designed to complement modern living requirements. We have ensured that great attention to detail has been applied throughout using a combination of finishes, each complementary, but offering a level of individuality and variation to the overall development. The use of top quality materials give every house the feel of time honoured craftsmanship with all the advantages and convenience that a modern home offers.

Coneyville has been jointly designed by Newpark Homes and ACA Architecture, one of the foremost residential architectural practices in the region. This proven design team have nurtured a reputation for producing a consistently fresh and individual approach to their work and this is reflected in every project, no less so than in our last development ‘Lough Shore Manor’, in Enniskillen.

We have produced a development which is generous with green open space and landscaping which complements the Strule River to create a relaxed family friendly rural tone for home owners.

The new owners of Coneyville will have the satisfaction of knowing that a 10 year Buildmark warranty will be available from NHBC - which is responsible for setting the standards of the house-building industry. Our new homes are energy-efficient with gas combi boilers (instant hot water) and high levels of insulation, thereby reducing heat loss and your fuel bills. Our houses achieve energy-efficiency ratings far in excess of the average for Northern Ireland. Double glazing window locks, 3 point locking system to main doors, security, smoke, heat and carbon monoxide alarms are all installed throughout giving home owners peace of mind and also helping to reduce insurance premiums.

THE USE OF TOP QUALITY MATERIALS GIVE EVERY HOUSE THE FEEL OF TIME HONOURED CRAFTSMANSHIP

NEWPARK —HOMES—

Our commitment to quality and customer care has been shown in Newpark Homes recent developments at Lough Shore Manor Enniskillen, Carnhill in Irvinestown & Lockwood Court in Ballinamallard. We are proud to report that at a recent launch – the previously mentioned Lough Shore Manor Enniskillen – all homes sold out within three hours of release – further enhancing our reputation.

Newpark Homes invests much time and effort in carefully choosing sites and designing homes which are functional with generous living space, but at the same time are also beautifully finished both inside and out. Our objective is to build affordable, quality, stylish homes and we achieve this by appointing award winning Architects, Interior Designers and craftspeople.

With the growth of Newpark Homes, we established a highly experienced team who has a wealth of experience in the local housing and building industries. Our intention is to continue to grow as a respected and caring company who will go that extra mile to provide quality construction and customer satisfaction in every home built.

ONE OF NORTHERN IRELAND’S MOST UP AND COMING HOMEBUILDERS



Kinnago Bay, Donegal

LOCATION

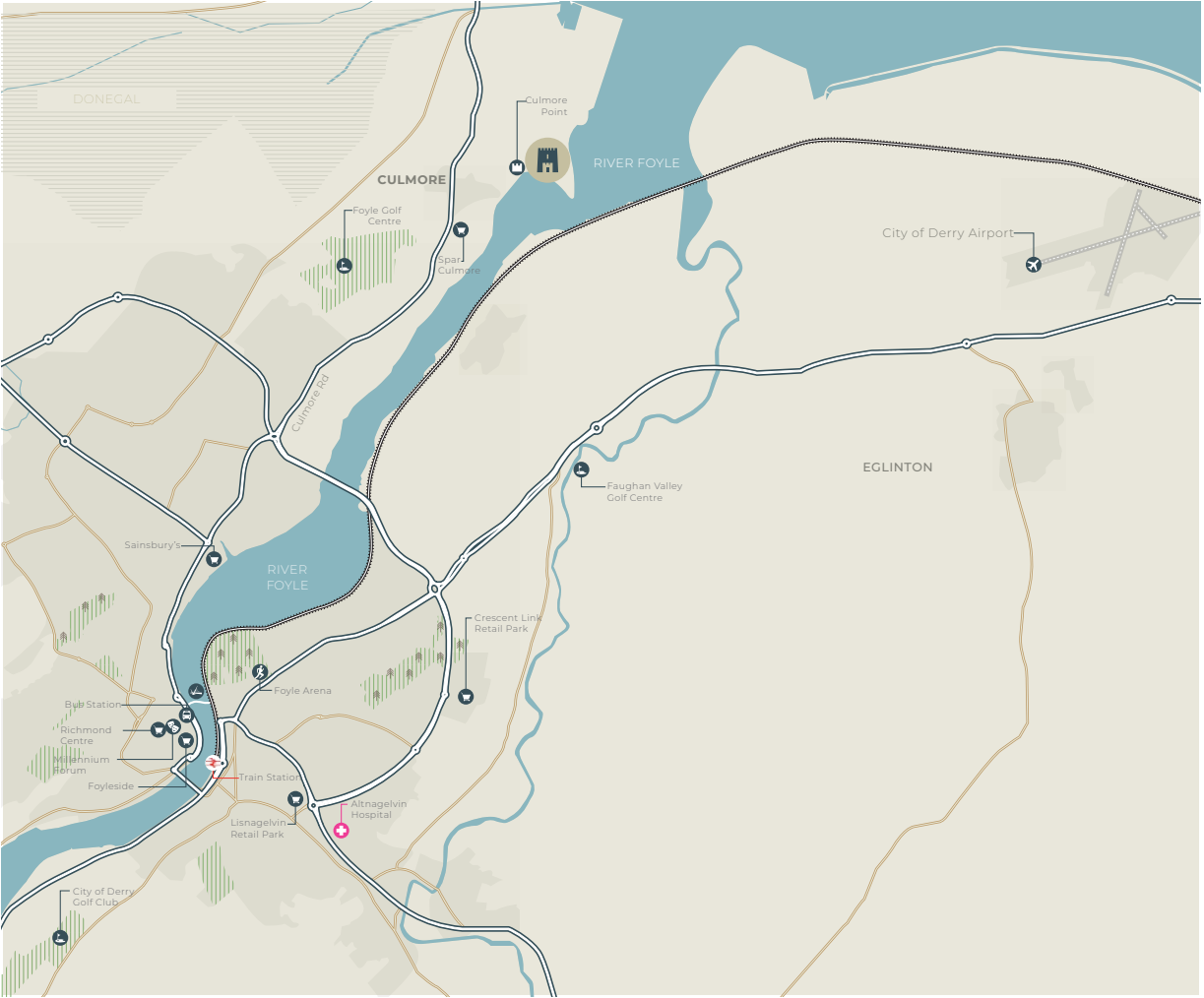


Built on the banks of the River Foyle, and nestled on the mouth of Lough Foyle in Culmore, Coneyville is an exciting new development of luxury family homes which come in a complete and comprehensive range of sizes, finishes and styles. Built to exacting standards Coneyville is situated in a semi rural location yet retains all the convenience one would expect to find in an out of town development. Enjoy the local amenities which include Culmore Country Park which is a great spot for the family to play or relax, Foyle Golf Centre whether you fancy the full 18 or would rather hit a few balls from the driving range. Perhaps the kids could join the local football team or karate club or go horse riding at Lenamore Stables.

For the hustle and bustle, turn left as you exit Coneyville and a short 10 minute drive will take you to the City of Derry / Londonderry, where one can avail of all the usual amenities a modern, and cultural city has to offer.

To unwind and relax on those sunny, Sunday afternoons turn right as you exit Coneyville. Within minutes you will hit the rolling hills of Co.Donegal, and a little bit further down the road you will find some of the finest Beaches Ireland has to offer.

SHOPS	DONEGAL	TOWN CENTRE
3	5	10
MINUTES	MINUTES	MINUTES



SITE PLAN (PHASE ONE)



HOUSE TYPES

- THE BURGESS**
PLOTS | 1 & 2
- THE CARMEN**
PLOTS | 5, 6, 9, 10, 13, 14, 17 & 18
- THE GREHAM**
PLOTS | 3, 4, 7, 8, 11, 12, 15, 16, 19 & 20



FINISHES



INTERNAL DÉCOR

- 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
- Gas heating system

KITHEN

- A choice of quality kitchen doors, work top colours and handles
- Integrated appliances to include cooker, hob, extractor hood and fridge/freezer
- Washing machines and tumble dryers are included

BATHROOM

- Contemporary white sanitary ware and chrome fittings
- Thermostatically controlled shower in bathroom and ensuite

FLOOR COVERS / TILING

- Ceramic floor tiling to kitchen/ dining areas
- Ceramic floor tiling to the hallway
- Ceramic floor tiling to bathrooms, ensuites and WCs (where appropriate)
- Shower enclosures fully tiled
- Splash back tiling to bathroom, ensuite and WC basins
- Carpet on living room, stairs, landing and bedrooms

EXTERIOR

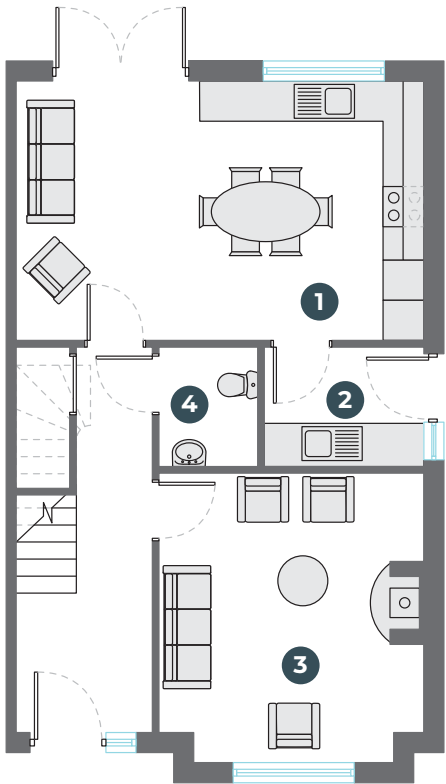
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Maintenance free uPVC energy efficient double glazing with lockable system (where applicable)
- Bitmac driveways and paved paths/patio
- Brick setts to rear patio area
- Rear gardens top soiled and sowed
- Front gardens landscaped in keeping with the rest of the development
- Timber fencing and walling to rear boundaries where appropriate
- External lighting to front and back door
- Outside water tap



THE CARMEN

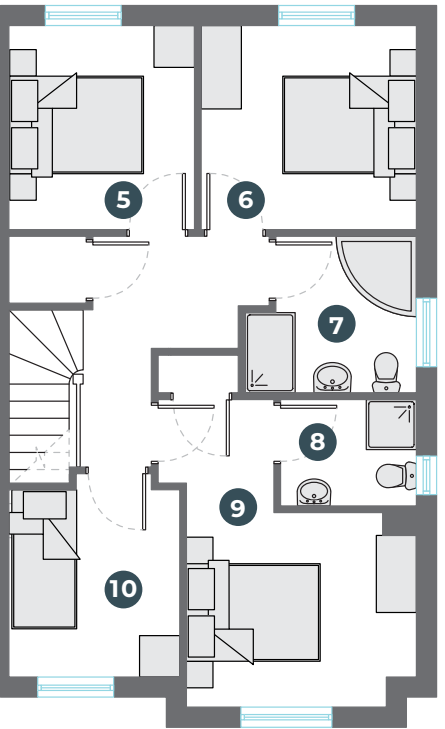
THE CARMEN

GROUND FLOOR



- 1. KITCHEN / DINING 6.1M X 3.9M
- 2. UTILITY 2.8M X 2.4M
- 3. LOUNGE 3.9M X 3.8M
- 4. WC 1.4M X 1.8M

FIRST FLOOR

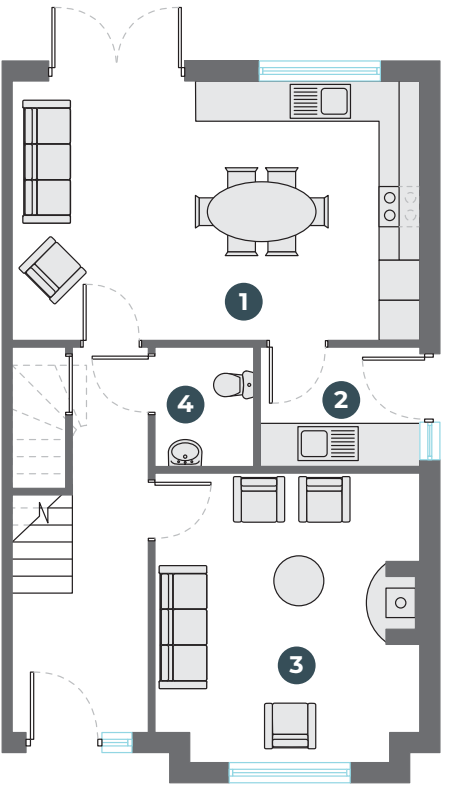


- 5. BEDROOM 4 2.5M X 2.8M
- 6. BEDROOM 2 3.2M X 3.1M
- 7. BATHROOM 2.6M X 2.3M
- 8. ENSUITE 2.0M X 1.6M
- 9. MASTER BEDROOM 3.4M X 4.6M
- 10. BEDROOM 3 2.8M X 3.1M



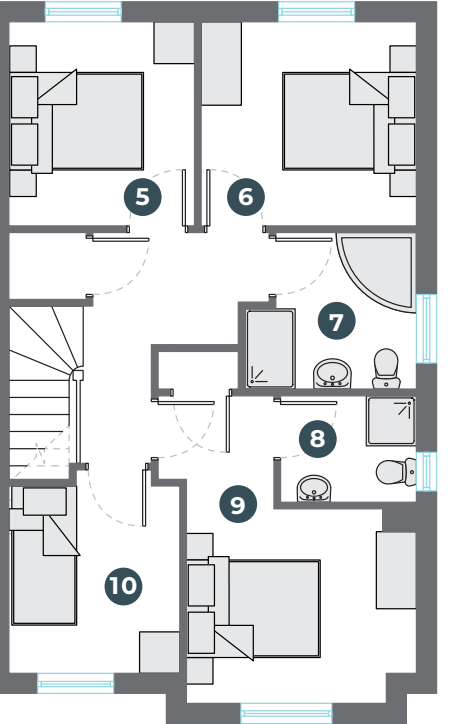
THE GREHAM

GROUND FLOOR



- 1. KITCHEN / DINING 6.1M X 3.9M
- 2. UTILITY 2.8M X 2.4M
- 3. LOUNGE 3.9M X 3.8M
- 4. WC 1.4M X 1.8M

FIRST FLOOR



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- 10. BEDROOM 3 2.8M X 3.1M



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DEVELOPER

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— HOMES —

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SELLING AGENT

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