



LOUGH VIEW MEADOWS

Enniskillen



WHAT MATTERS TO YOU, MATTERS TO US



THE PERFECT OPPORTUNITY

Lough View Meadows is the perfect opportunity for families, couples and professional individuals to own a beautifully finished home in a setting that offers the charm of a countryside feel combined with the ease of town living. The idyllic and ideal location on the western shores of Lough Erne ensures that residents can easily avail of being close to all the facilities

and amenities within Enniskillen town centre together with having all the superb activities this part of Northern Ireland has on its doorstep. Whether the likes of fishing, sailing, golfing, hiking or walking interest you - or maybe just a relaxing stroll through the romantic town centre in Enniskillen - there are endless opportunities to get out and explore all that County Fermanagh has to

offer. Some of the local attractions that are close by are Culcagh Mountain's "Stairway to Heaven" boardwalk, Marble Arch Caves Global Geopark, Castle Coole Estate and being only a five minute drive from the luxurious 5 star Lough Erne Golf Resort makes Lough View Meadows the perfect place to call home.

BEAUTIFULLY FINISHED HOMES IN A SETTING THAT OFFERS THE CHARM
OF A COUNTRYSIDE FEEL COMBINED WITH THE EASE OF TOWN LIVING.



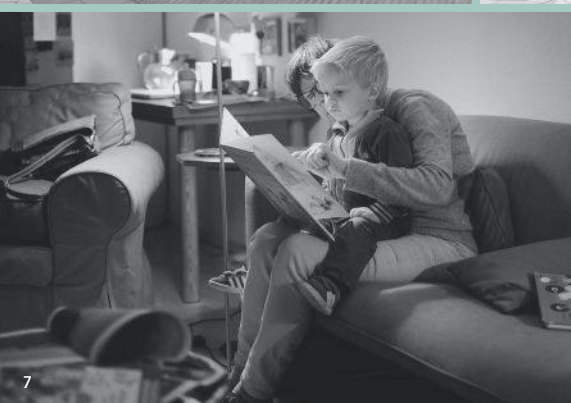
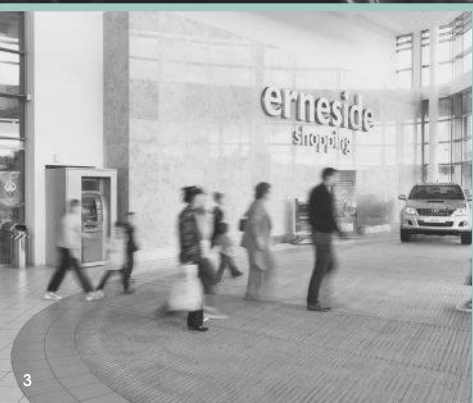
Cuilcagh Boardwalk, Cuilcagh Legnabrocky Trail

LOCATION

- | | | | | | | | |
|----------------------------|-------------------|----------------|------------------|-------------------|---------------------|-----------------|----------------|
| 2
MIN | 3
MIN | 3
MIN | 4
MIN | 5
MIN | 6
MIN | 6
MIN | 10
MIN |
| TRANSLINK 59
FRIARS WAY | PORTORA
CASTLE | TOWN
CENTRE | CASTLE
MUSEUM | LEISURE
CENTRE | ERNESIDE
COMPLEX | ASDA &
TESCO | GOLF
COURSE |



We understand that buying a home is one of the biggest steps in your life, so choose a lifestyle in a superior home with leisure activities, quality schools and all the facilities and amenities you could wish for on your doorstep, and be surrounded by some of the most beautiful scenery in Northern Ireland



1. Sailing on Lough Erne 2. Castle Enniskillen 3/4 . Erneside Shopping Centre 5. Enjoying life 6. Manor House Country Hotel Enniskillen 7. Bedtime story 8. Enniskillen Golf Club 9. Dining out 10. Enniskillen Leisure Centre



LOUGH VIEW
MEADOWS

D1-THE WESLEY

1800 sq ft
4 BEDROOM
DETACHED

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



LOUGH VIEW
MEADOWS

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
- Gas heating system
- Thermostatically Controlled Radiators
- Positive input ventilation system.
- USB sockets
- Zoned Security Alarm
- Choice of stove.

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
- Splash back tiling to bathroom, ensuite and WC basins

FLOOR COVERS AND TILING

- Ceramic floor tiling to kitchen/dining areas
- Carpet to all other rooms/hallways not tiled.
- Ceramic floor tiling to bathrooms, ensuites and WCs (where appropriate)
- Full height tiling to shower enclosures and around baths

EXTERNAL FEATURES

- 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)
- Tarmac driveways (where suitable)
- Maintenance free composite front doors
- Rear gardens top soiled
- Front gardens landscaped in

- keeping with the rest of the development
- Door bell
- Outside tap
- Brick sets to rear patio doors.
- Extensive landscaping to common areas

- Timber fencing and walling to rear boundaries where appropriate
- Feature external lighting to front door

D2A - THE CROM



D2A - THE CROM



LOUGH VIEW
MEADOWS

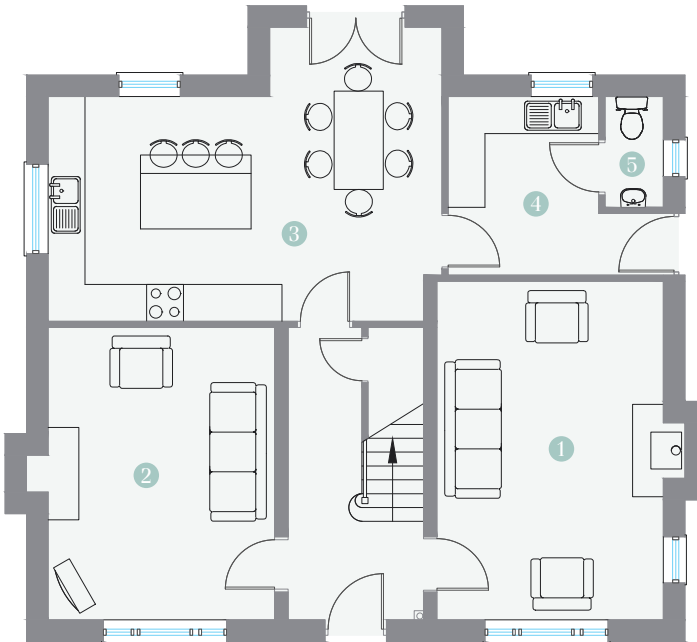
D2A - THE CROM

1,900 sq ft
4 BEDROOM
DETACHED

G

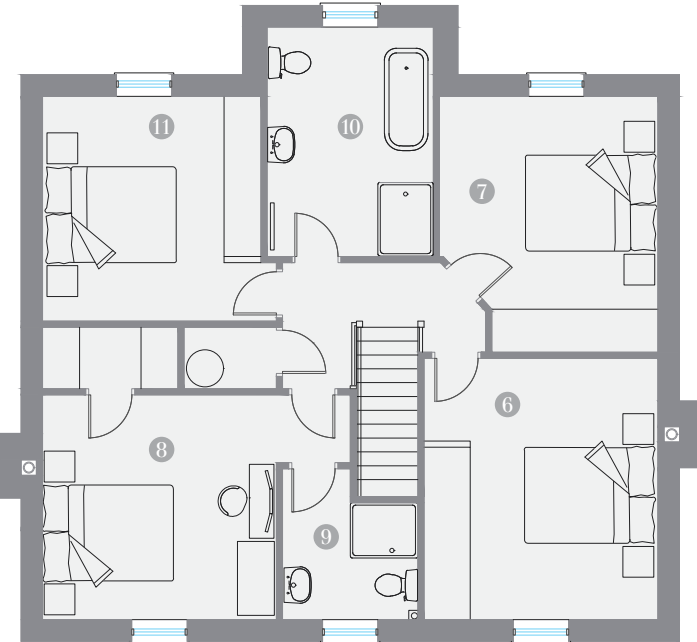
LEVEL

1



GROUND FLOOR

- | | |
|---------------------|-------------------|
| 1. LOUNGE | 3.7m x 5.5m |
| 2. LIVING | 3.7m x 4.8m |
| 3. KITCHEN / DINING | 6.1m x 4.8m (Max) |
| 4. UTILITY | 2.5m x 2.9m |
| 5. WC | 1.0m x 1.8m |



FIRST FLOOR

- | | |
|-------------------|-------------------|
| 6. BEDROOM 2 | 3.8m x 4.3m |
| 7. BEDROOM 3 | 3.6m x 4.2m (Max) |
| 8. MASTER BEDROOM | 3.8m x 3.7m |
| 9. ENSUITE | 2.2m x 2.5m (Max) |
| 10. BATHROOM | 2.7m x 3.7m |
| 11. BEDROOM 4 | 3.6m x 3.7m |



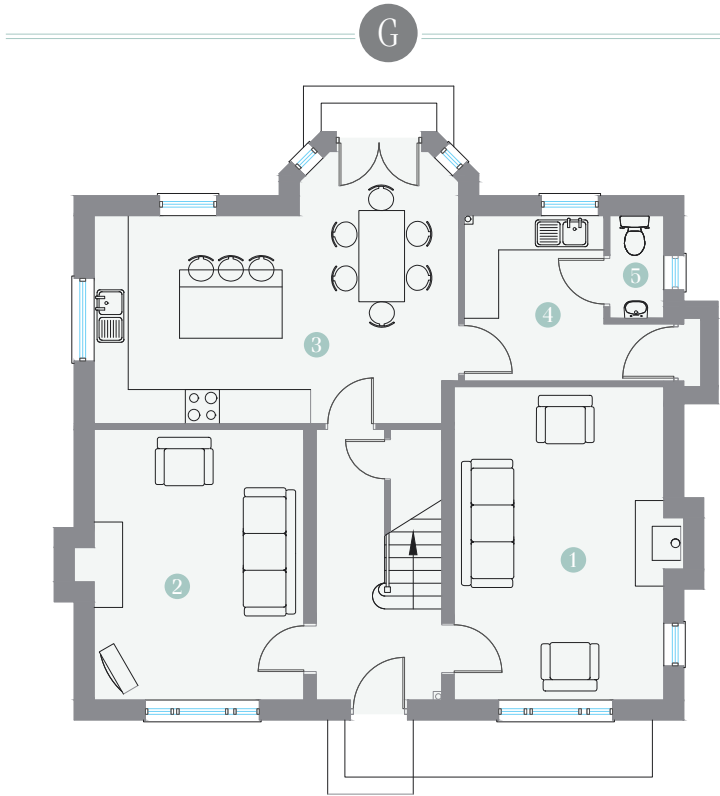
D2B - THE TULLY

D2B - THE TULLY



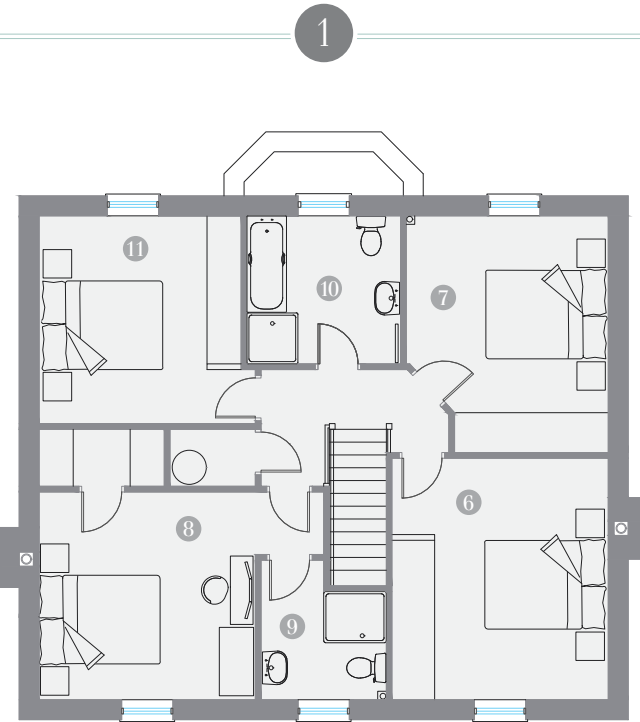
D2B - THE TULLY

1,900 sq ft
4 BEDROOM
DETACHED



GROUND FLOOR

- | | |
|---------------------|-------------------|
| 1. LOUNGE | 3.7m x 5.5m |
| 2. LIVING | 3.7m x 4.8m |
| 3. KITCHEN / DINING | 6.1m x 4.8m (Max) |
| 4. UTILITY | 2.5m x 2.9m |
| 5. WC | 1.0m x 1.8m |



FIRST FLOOR

- | | |
|-------------------|-------------------|
| 6. BEDROOM 2 | 3.8m x 4.3m |
| 7. BEDROOM 3 | 3.6m x 4.2m (Max) |
| 8. MASTER BEDROOM | 3.8m x 3.7m |
| 9. ENSUITE | 2.2m x 2.5m (Max) |
| 10. BATHROOM | 2.7m x 2.6m |
| 11. BEDROOM 4 | 3.6m x 3.7m |

S3B(1) - THE COLES





LOUGH VIEW
MEADOWS

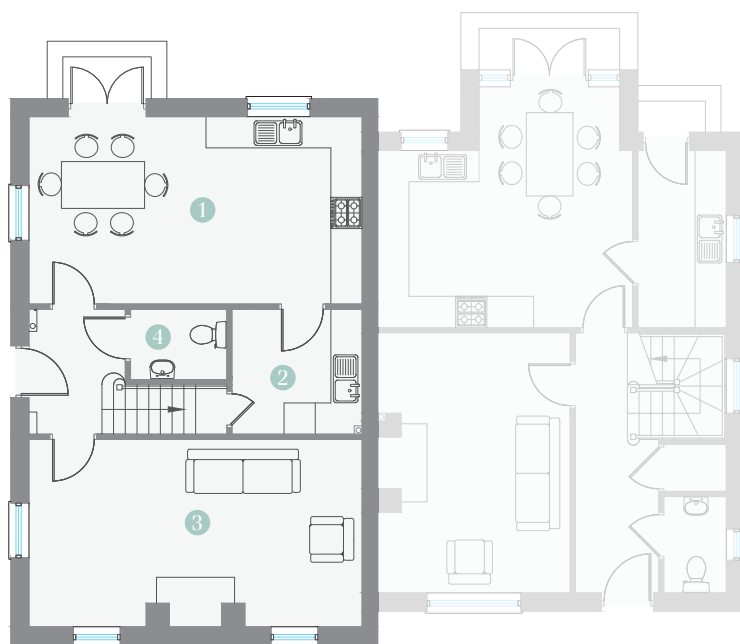
S3B⁽¹⁾ - THE COLES

1,350 sq ft
4 BEDROOM
SEMI-DETACHED

G

LEVEL

1



GROUND FLOOR

- | | |
|---------------------|-------------|
| 1. KITCHEN / DINING | 6.4m x 3.6m |
| 2. UTILITY | 2.5m x 2.4m |
| 3. LOUNGE | 6.4m x 3.6m |
| 4. WC | 1.9m x 1.4m |

FIRST FLOOR

- | | |
|-------------------|-------------------|
| 5. BEDROOM 2 | 3.3m x 2.9m |
| 6. MASTER BEDROOM | 3.5m x 4.0m (Max) |
| 7. ENSUITE | 1.9m x 2.2m (Max) |
| 8. BEDROOM 4 | 2.8m x 2.6m |
| 9. BEDROOM 3 | 3.5m x 3.6m |
| 10. BATHROOM | 1.9m x 2.7m |



S3B⁽²⁾ - THE BALFOUR

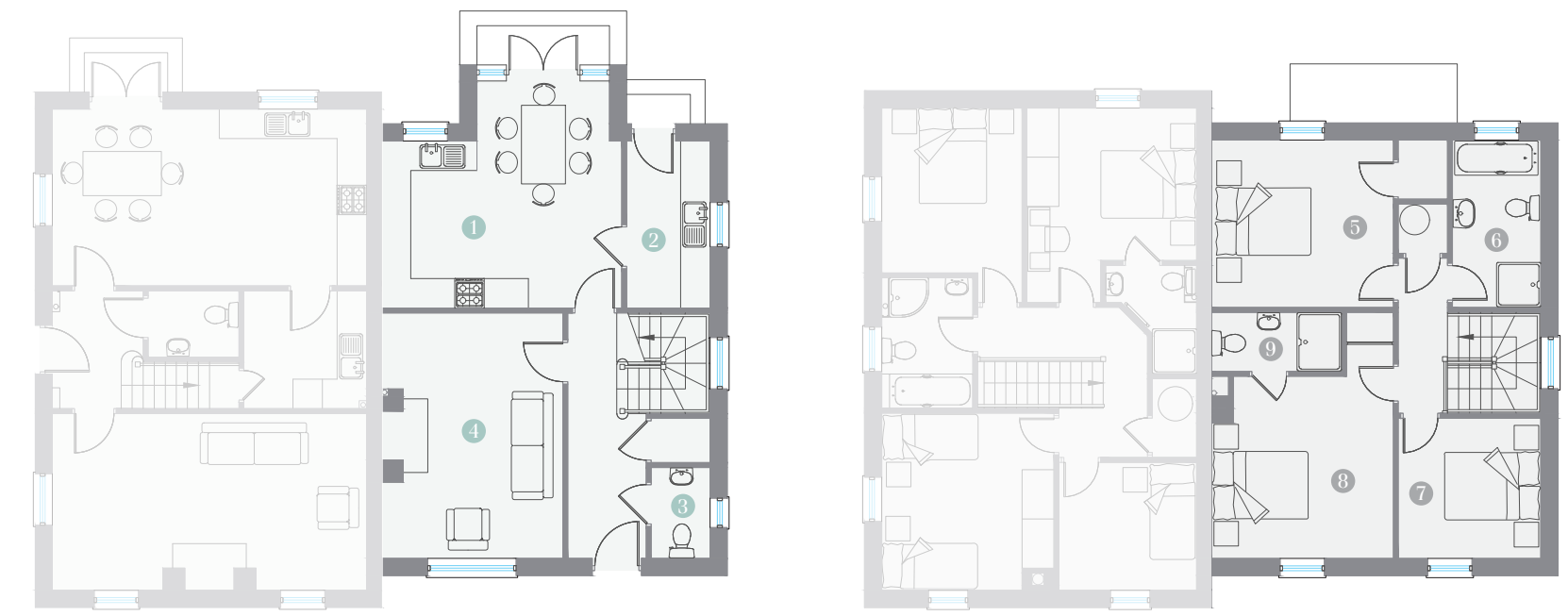
S3B⁽²⁾ - THE BALFOUR



S3B⁽²⁾ - THE BALFOUR

1,260 sq ft
3 BEDROOM
SEMI-DETACHED

G LEVEL 1



GROUND FLOOR

- | | |
|---------------------|-------------------|
| 1. KITCHEN / DINING | 4.9m x 4.6m (Max) |
| 2. UTILITY | 1.7m x 3.4m |
| 3. WC | 1.2m x 1.9m |
| 4. LOUNGE | 3.7m x 5.0m |

FIRST FLOOR

- | | |
|-------------------|-------------|
| 5. BEDROOM 2 | 3.7m x 3.4m |
| 6. BATHROOM | 1.8m x 3.4m |
| 7. BEDROOM 3 | 2.9m x 2.9m |
| 8. MASTER BEDROOM | 3.7m x 3.7m |
| 9. ENSUITE | 2.7m x 1.2m |



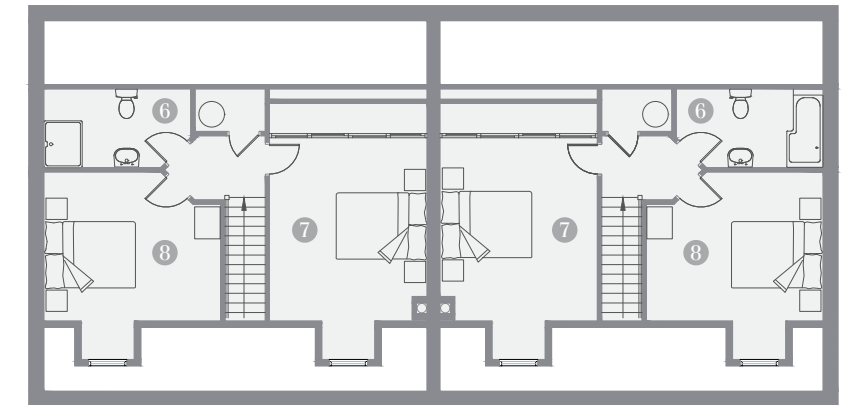
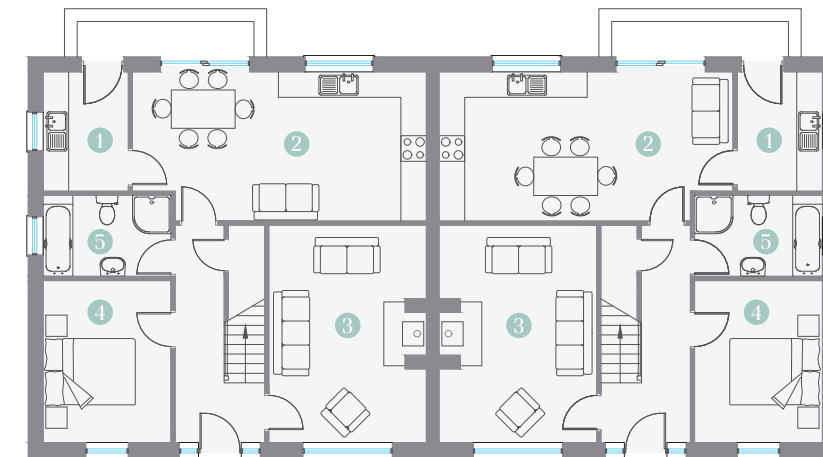
S4 - THE BELLE ISLE

1,380 sq ft
3 BEDROOM
SEMI-DETACHED

G

LEVEL

1



GROUND FLOOR

- | | |
|---------------------|-------------------|
| 1. UTILITY | 2.0m x 2.8m |
| 2. KITCHEN / DINING | 6.9m x 3.5m (Max) |
| 3. LOUNGE | 3.7m x 5.1m |
| 4. MASTER BEDROOM | 3.0m x 3.8m |
| 5. BATHROOM | 3.0m x 1.9m |

FIRST FLOOR

- | | |
|----------------|-------------------|
| 6. SHOWER ROOM | 1.9m x 3.5m |
| 7. BEDROOM 2 | 3.7m x 4.3m |
| 8. BEDROOM 3 | 4.2m x 3.5m (Max) |

S4 - THE BELLE ISLE



LOUGH VIEW
MEADOWS

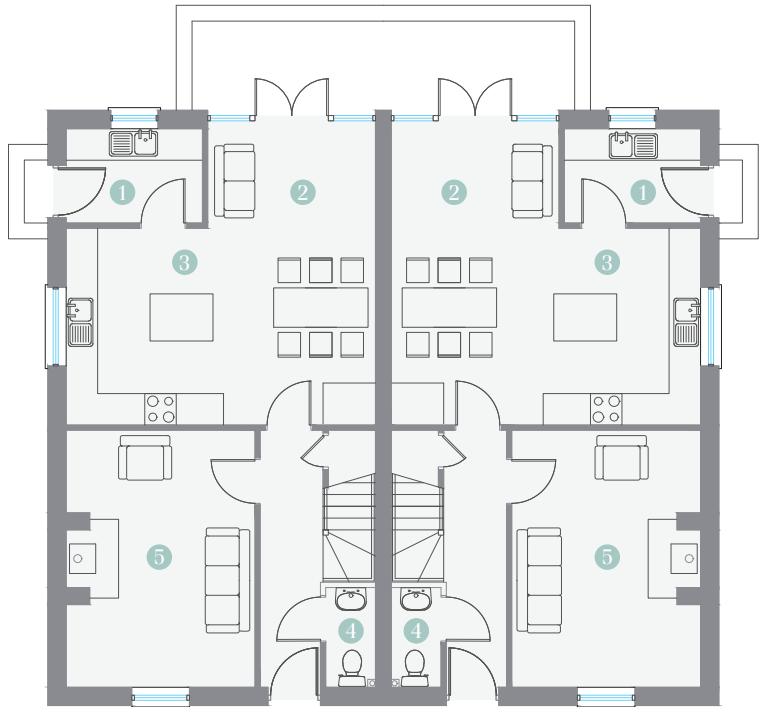
S5 - THE ERNE

1,215 sq ft
3 BEDROOM
SEMI-DETACHED

G

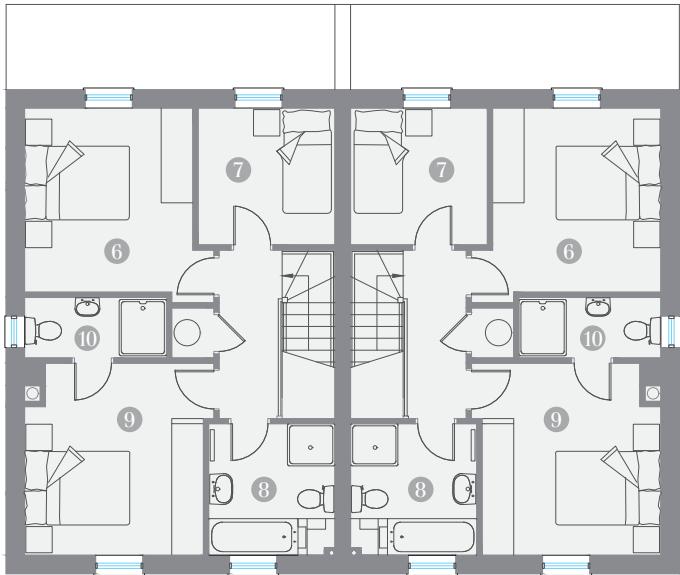
LEVEL

1



GROUND FLOOR

- | | |
|---------------------|-------------|
| 1. UTILITY | 2.6m x 1.8m |
| 2. SNUG | 3.2m x 2.1m |
| 2. KITCHEN / DINING | 5.9m x 3.8m |
| 3. WC | 1.0m x 1.9m |
| 5. LOUNGE | 3.6m x 4.9m |



FIRST FLOOR

- | | |
|-------------------|-------------|
| 6. BEDROOM 2 | 3.2m x 3.5m |
| 7. BEDROOM 3 | 2.6m x 3.6m |
| 8. BATHROOM | 2.4m x 2.5m |
| 9. MASTER BEDROOM | 3.4m x 3.7m |
| 10. ENSUITE | 2.7m x 1.2m |



LOUGH VIEW MEADOWS

Enniskillen

DEVELOPER

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— HOMES —

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