LNG

LIOS NA GRÉINE

Lisnennan, Letterkenny, Co. Donegal

ROSEMOUNT HOMES

BER A3

DONEGAL
COOLEST PLACE ON THE PLANET 2017
NATIONAL GEOGRAPHIC TRAVELER

Market Square

Regional Culture Centre

Letterkenny Shopping Centre

Aura Leisure Centre, Letterkenny

Polestar Roundabout

Main Street

An Grianán Theatre

ROSEMOUNT HOMES

A NEW BEGINNING

Nestled along the grassy banks of the River Swilly and found in Ireland's most beautiful county, it's no surprise that the thriving town of Letterkenny has become such a sought-after place to live.

Whether it's hiking through the rugged paths of Mount Errigal or enjoying a family picnic in Glenveagh National Park, there's plenty to do just a short drive away.

Located on the semi-rural outskirts of Letterkenny and on the borders of Woodlands and Lisnennan, Lios Na Gréine is an exclusive development consisting of four beautiful A-rated energy efficient detached properties. Finished to turnkey specification, each home will benefit from four bedrooms, two reception rooms, a large kitchen and dining area, a separate utility room and landscaped gardens.

These new homes would be perfect for first or second-time buyers wishing to lay down roots in a tight-knit community with every convenience they could possibly need: from schools (Educate Together, Ballyraine NS, Illistrin NS, Scoil Mhuire Gan Smal, St Colmcilles Boys School, Woodlands NS) and sports facilities (Letterkenny Rugby Club, Letterkenny Golf Club, Aura Leisure Centre) to shops, eateries, art and culture, Letterkenny has it all, and more.

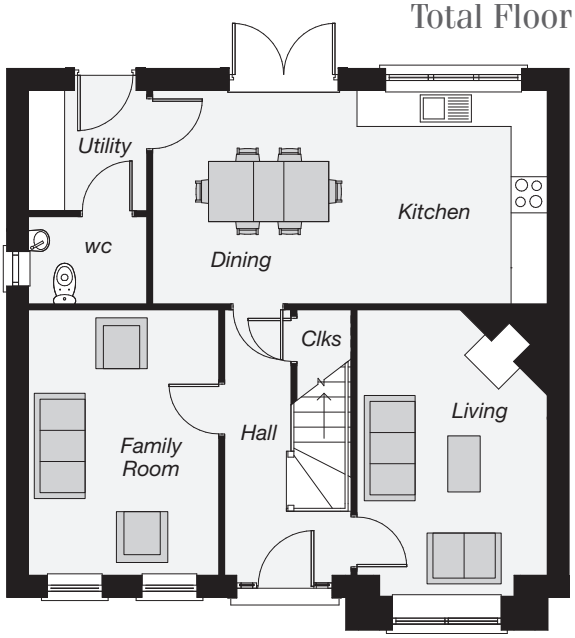
Computer Visual

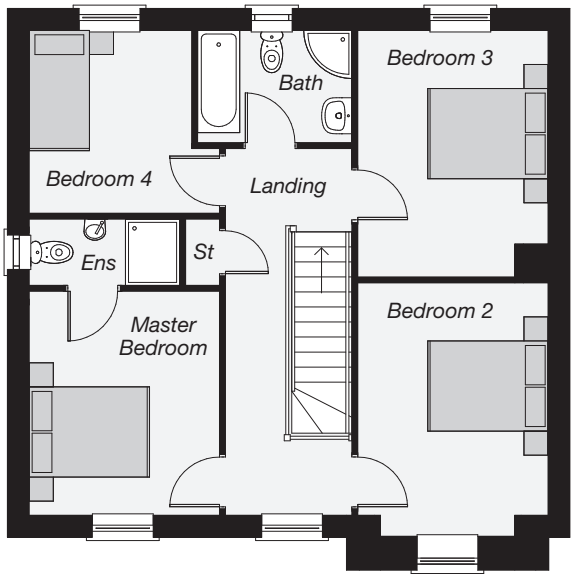
SITE LAYOUT

A-Rated Energy Efficient Homes

Total Floor Area: 1515 sq ft approx.

BER A3





GROUND FLOOR - SITE 30

ENTRANCE HALL	
LIVING *(Max, Inc. Bay)*	**15'6" x 10'4"**
FAMILY ROOM	**14'5" x 10'4"**
KITCHEN / DINING	**21'5" x 11'6"**
UTILITY ROOM	**6'6" x 6'4"**
WC	**6'4" x 4'7"**

FIRST FLOOR - SITE 30

MASTER BEDROOM	**12'6" x 10'5"**
ENSUITE	**8'2" x 3'6"**
BEDROOM 2 *(Max, Inc. Bay)*	**13'8" x 10'4"**
BEDROOM 3 *(Max)*	**13'4" x 10'4"**
BEDROOM 4 *(Max)*	**9'8" x 8'10"**
BATHROOM	**8'5" x 6'1"**

SPECIFICATION

Kitchen / Utility
- Choice of kitchen doors, work tops and handles
- Integrated electrical appliances to include electric hob & electric oven, extractor unit, fridge freezer, and dishwasher
- Plumbing / Electrical for purchaser's own free standing washing machine and tumble dryer in utility room
- Splash back between hob and extractor fan with worktop up-stands
- Concealed under unit lighting to kitchen units

Bathroom / Ensuite & WCs
- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower to bathroom and ensuite

Floor Covering
- Living room, bedrooms, stairs and landings carpeted with quality carpet and underlay
- Choice of floor tiling to hall, kitchen / dining, utility room, WC, bathroom, ensuite
- Full height tiling to shower enclosures in ensuite and bathroom
- Splash back tiling to bathroom, ensuite and WC

Heating
- Air sourced heat pump heating
- Thermostatically controlled aluminium radiators
- Zoned central heating system
- Wood burner inset stove in living room

Windows / Exterior Doors
- Triple glazed uPVC highly efficient windows
- Hardwood timber front doors with painted finish

Internal Features
- Internal Décor - walls and ceilings painted
- Moulded skirting and architrave painted white
- Pre-finished internal doors with contemporary ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets throughout including TV and telephone points
- Recessed LED spotlights to kitchen / dining, ensuite and bathroom
- Security alarm system

External Features
- Traditional masonry construction, painted render and stone cladding
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Tarmac driveways and concrete paths
- Front and rear gardens grassed with landscaping to selected areas
- 1800mm high timber fencing to rear and 1200mm high timber fencing to front between gardens
- External lighting to front and rear doors
- Outside water tap
- Landscaping to common areas
- An owners management company has been formed to organise the maintenance and upkeep of the common areas and pumping station in the development

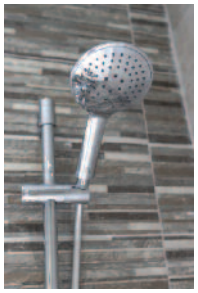
BER
- These homes benefit from an A3 BER rating

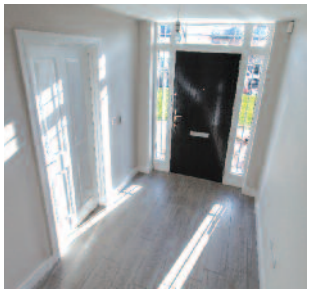
Warranty
- Homebond 10 year build-mark warranty cover

Images show turnkey finish for a previous Rosemount Homes development at Marlborough Manor, Carrickfergus

BER A3

HomeBond®





LOCATION MAP

AERIAL VIEW OF SITE

ROSEMOUNT HOMES

Traditional designs, built to the highest standards, in key locations. We recognise that our customers are at the core of our business and therefore, pride ourselves on providing the highest levels of customer service. You will be proud to call your home a Rosemount Home.

A diverse family owned private house builder, Rosemount Homes benefits from the management team of one of Northern Ireland's leading construction companies, with a wealth of experience in the local house building industry. Our aim is to grow to be the most respected in the industry.

We pride ourselves on our company values – Trust, Respect, Caring, Being Open, and Honest.

'Rosemount Homes are committed to quality construction and customer satisfaction in every home we build.'

ROSEMOUNT HOMES

In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent from the developer.

A DEVELOPMENT BY

ROSEMOUNT HOMES

www.rosemounthomes.com

SELLING AGENT

Sherry FitzGerald Rainey

45 Port Road, Letterkenny

074 **912 2211**

www.sfr.ie