

# House Type D (Site 8)



THIS IMAGE IS FOR ILLUSTRATIVE PURPOSES ONLY

## Proposed Elevations - Type D Type D Coolmaghery View Magheramason, BT47 2QG



Coolmaghery View is a new housing development located in Magheramason, on the outskirts of the City. This development offers a range of contemporary homes designed to blend modern living with a picturesque rural setting.

The homes in Coolmaghery View include townhouses, semi-detached, and detached houses, all built to high standards with modern finishes and features. Residents will benefit from the development's proximity to the City, providing easy access to the city's amenities, including shops, restaurants, and schools. Additionally, the location is convenient for commuting to nearby areas such as Strabane, making it an attractive option for families and professionals alike.

Each home in Coolmaghery View comes with premium fittings, such as modern kitchens with integrated appliances, quality fireplaces, and fully fitted bathrooms. The development also includes landscaped gardens, tarmac driveways, and high fencing for added privacy and security.

### No Price

### Viewing

Please contact our Homepage Estate Agents Office on 028 7187 6261

if you wish to arrange a viewing appointment for this property or require further information.



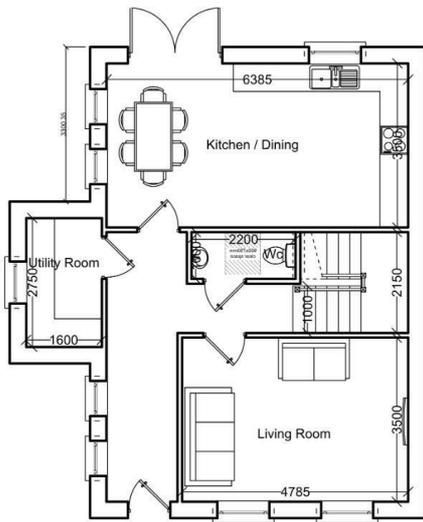
PROPOSED FRONT ELEVATION

- LARGE FAMILY HOME
- 1,328 SQ FT
- 4 BEDROOMS
- SEMI DETACHED
- OPEN PLAN KITCHEN / DINING AREA
- 3 BATHROOMS
- FULL TURNKEY FINISH WITH HIGH SPEC CHOICE OF FINISHES
- SOUGHT AFTER LOCATION

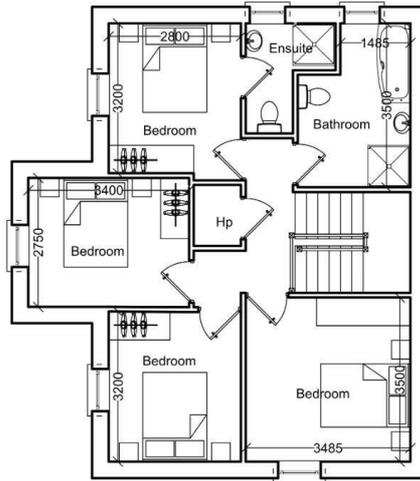
PROPOSED SIDE ELEVATION

PROPOSED REAR ELEVATION

**Floor Plan Type D**  
SITE 8



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

**FLOOR AREA**  
Circa 1,328 sq ft

*Coolmagheray View*  
MAGHERAMASON

This architectural perspective is for illustrative purposes only. The floor plan shown may vary from the actual finish on site. Plans are not to scale and measurements are approximate. Some measurements are taken to widest point.

**Energy Efficiency Rating**

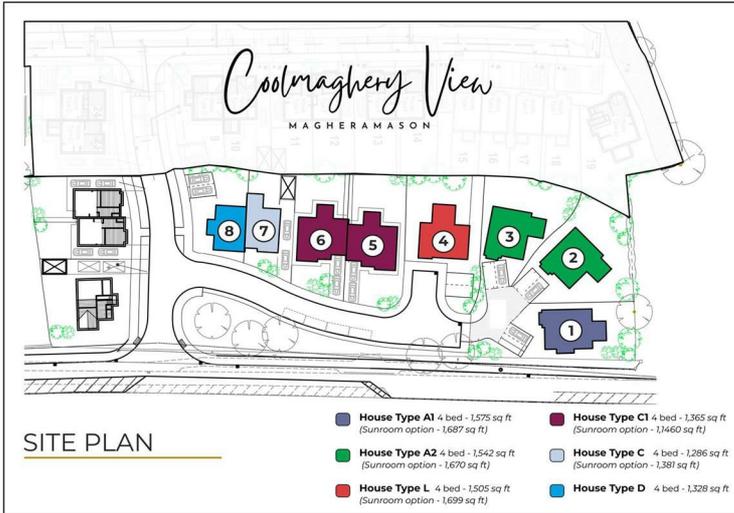
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**Northern Ireland** EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

**Northern Ireland** EU Directive 2002/91/EC



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