



TIRQUIN

MEADOWS

— COUNTRY LIVING, PERFECTLY CONNECTED —

WHO WE ARE...

Coleman Construction are a family run construction company based in Mid Ulster. From our humble beginnings as a small surfacing contractor, we have grown into an award-winning property developer operating across Northern Ireland. We specialise in the design and construction of Private housing schemes, Commercial projects and Luxury Developments.

Our team are dedicated and hardworking with a wealth of experience in the construction industry, and were recently awarded Affordable Development of the year by PropertyPal.



**WE CALL IT AWARD
WINNING ... YOU CAN
CALL IT HOME**

YOUR NEW HOMES SPECIFICATION

General Specification

- Energy efficient Timber framed homes with solar panels
- Predicted EPC Class A
- Gas Central Heating
- Smoke, heat and CO2 detectors
- BT Openreach FTP Fitted
- Range of electrical sockets throughout
- Externally accredited 10-year structural warranty

Finishes

- Choice of flooring to stairs & landing, living room and bedrooms
- Choice of tiled floors to hallway, kitchen & bathrooms
- Chrome ironmongery throughout
- Choice of paint throughout from approved list
- Focal point wall in living room with Electric Fire or stove depending on house type

External Features

- Coloured rendered exterior with brick base
- Black concrete roof tiles
- Adequate surfaced parking areas to all homes.
- Bitmac paths around dwelling
- Soiled and seeded lawn areas
- Bespoke horizontal timber fencing to rear garden boundaries.
- High performance composite front doors with five-point locking system
- Double glazed high performance lockable uPVC windows.



Kitchen

- Fully fitted kitchen with options of doors, handles and Laminate worktops (Quartz included depending on house type)
- Integrated appliances including built-in oven and hob extractor hood and fridge freezer
- Spotlights as standard
- Worktop upstand
- Stainless upstand behind hob
- Under unit lighting as standard

Bathroom

- Contemporary sanitaryware with chrome fittings
- Vanity unit sinks
- Back to wall toilets
- Choice of tiled floor to ceiling splashback behind sink
- Chrome Towel rail
- White bath and shower enclosure with Chrome glass door where applicable
- Spotlights as standard



PHOTO GALLERY

