



LOCATION ~ STYLE ~ DESIGN

MAGHERAFELT

FARM LODGE



MULLAGHBOY LANE

A STUNNING DEVELOPMENT OF
QUALITY DETACHED HOMES

WELCOME

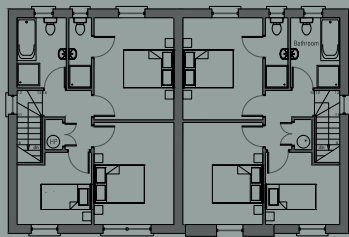
Located just off the Desertmartin Road in Magherafelt, Farm Lodge offers the ideal setting for buyers wishing to benefit from the beauty of the nearby countryside as well as the convenience and amenities on offer with just a short stroll to the town centre.



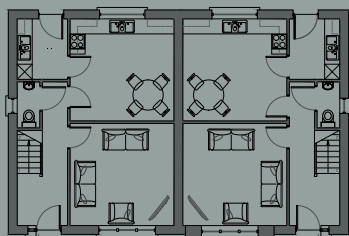
HOUSE TYPE / A *3 bed semi-detached*

Sites 3, 4, 5, 6, 8, 9, 11, 12, 16, 17, 18, 19, 20 & 21

FIRST FLOOR



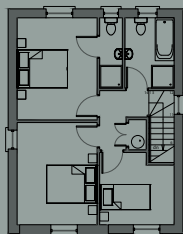
GROUND FLOOR



HOUSE TYPE / B *3 bed detached*

Sites 7 & 10

FIRST FLOOR



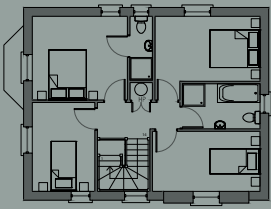
GROUND FLOOR



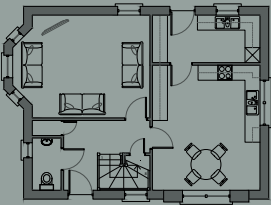
HOUSE TYPE / C *4 bed detached*

Sites 1 & 2

FIRST FLOOR



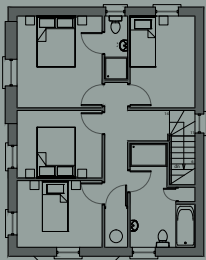
GROUND FLOOR



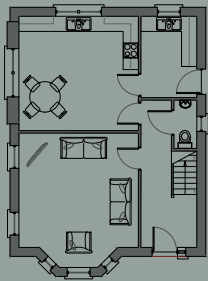
HOUSE TYPE / D *4 bed detached*

Site 15

FIRST FLOOR



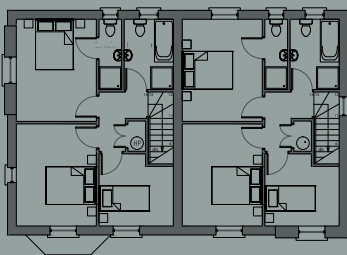
GROUND FLOOR



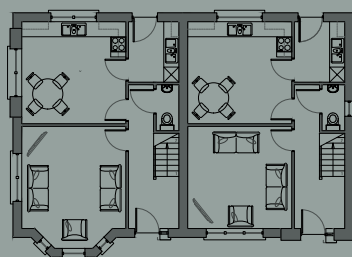
HOUSE TYPE / E *3 bed semi-detached*

Sites 13 & 14

FIRST FLOOR



GROUND FLOOR



SPECIFICATION

INTERNAL FINISHES

- Painted panel doors
- Deep moulded architrave and skirting
- Internal joinery work will be painted
- Comprehensive range of electrical, TV and telephone points
- Wired for intruder alarm
- Oil fired central heating
- Metal stove fire in living room
- A choice of kitchen door and work top colours will be available
- Tiling to — hall,kitchen, utility, down stairs toilet, bathroom and ensuite
- Carpet to — stairs, landing and bedrooms
- All bathrooms feature stylish sanitary ware and a choice of tiling options
- Appliances include — Oven, Hob and Extractor unit. Fridge freezer, Dish washer,washing machine and tumble dryer

EXTERNAL FINISHES

- Traditionally constructed external walls in brick and render
- UPVC wood grain windows and doors
- Paved pathways and tarmac drives
- Timber fencing to side and back boundaries
- Gardens to be topsoiled and seeded
- Common areas landscaped
- Come with planning for separate garage (this can be quoted for with Mullaghboy Construction)
- Houses come with 10 year NHBC warranty

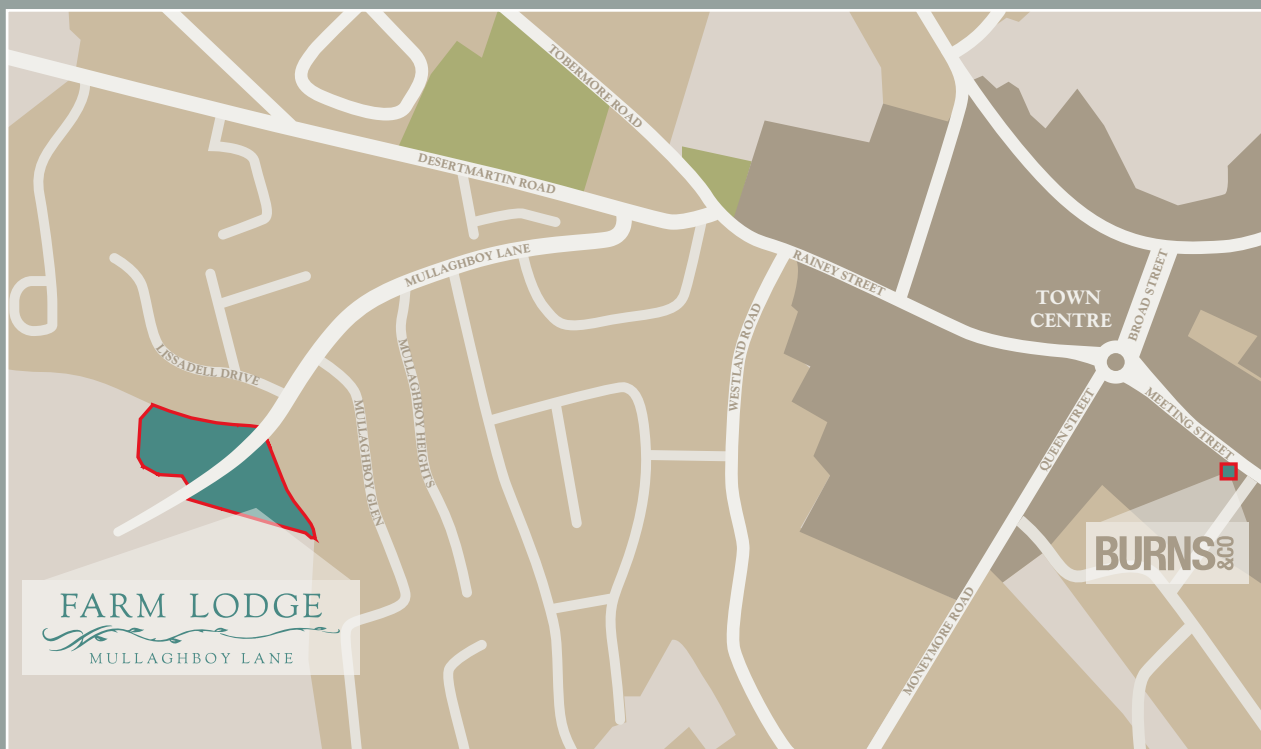


THE LOCATION

Schools, colleges, shops and recreational activities are in abundance within this popular mid-Ulster town and everything from angling and golfing to scenic walks and parks are available for the outdoor enthusiasts, as well as state-of-the-art recreational facilities.

In a town renowned for its relaxing coffee shops, top class bars and restaurants, entertainment is close to hand and Magherafelt also offers a range of quality independent shopping facilities, not to mention Meadowlane Shopping Centre.

This popular area has something to tempt a wide range of buyers – so whether you're a young professional commuting southeast to Belfast, or northwest to Derry, or a family wishing to enjoy the relaxed atmosphere and convenience of the surrounding area, there really is no better time to chose a home at Farm Lodge.



DEVELOPER

MULLAGHBOY
CONSTRUCTION CO. LTD

ARCHITECT

vision design
architecture renewable energy project management

SELLING AGENT

BURNS & CO

17 Meeting Street, Magherafelt, Co. L'Derry

T/028 7963 3719

burnshomes.co.uk

Mullaghboy Construction reserve the right to alter site plans and house specification at their discretion, this should be clarified with the sales agents, Burns & Co.

