



TAMLIGHT MEADOWS

OMAGH



TAMLAGHT MEADOWS

OMAGH

TRADITIONAL TIMELESS DESIGNS,
BUILT TO THE HIGHEST STANDARDS,
IN A KEY LOCATION.

We recognise that our customers are at the core of our business and therefore, pride ourselves on providing not only the highest levels of customer service but the highest level of quality possible.

Tamlaght Meadows presents a truly unique location minutes away from Omagh Town Centre, you are superbly located for a wide choice of amenities including schools of all

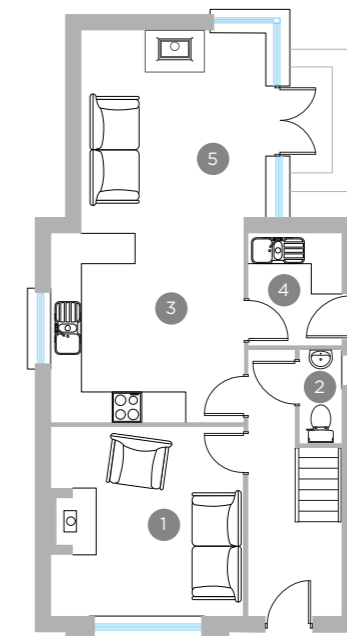
education levels, retail parks, restaurants, bars and a whole host of exciting leisure and entertainment facilities such as the Ulster American Folk Park and the Omagh Leisure Complex.

When you buy a Kernan home you can feel safe in the knowledge that it is built to the highest levels of design and quality with an uncompromising attention to detail and will have a high specification as standard.



THE ABBEY HOUSE

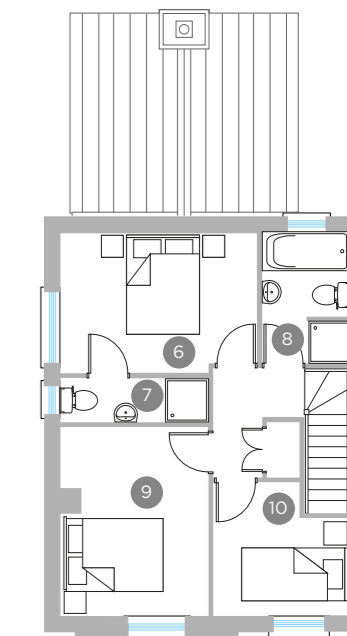
DETACHED
THREE BEDROOM



G

GROUND FLOOR

1. LOUNGE	4.1M X 4.1M
2. W.C.	1.0M X 2.0M
3. KITCHEN / DINER	4.1M X 4.1M
4. UTILITY	2.0M X 2.4M
5. SUN LOUNGE	4.0M X 4.0M



1

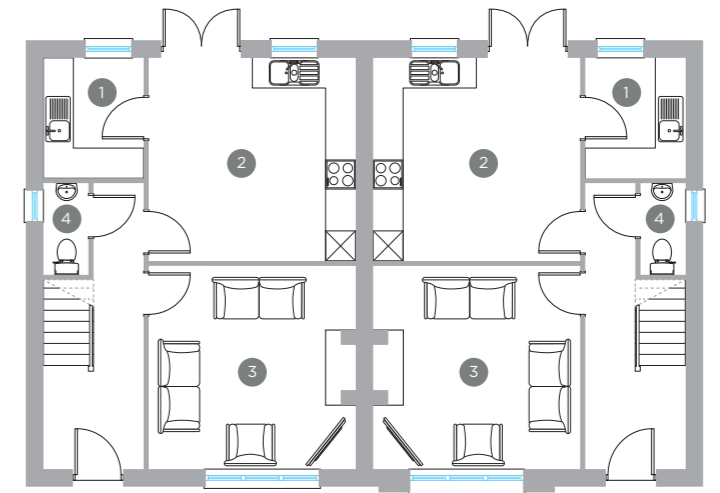
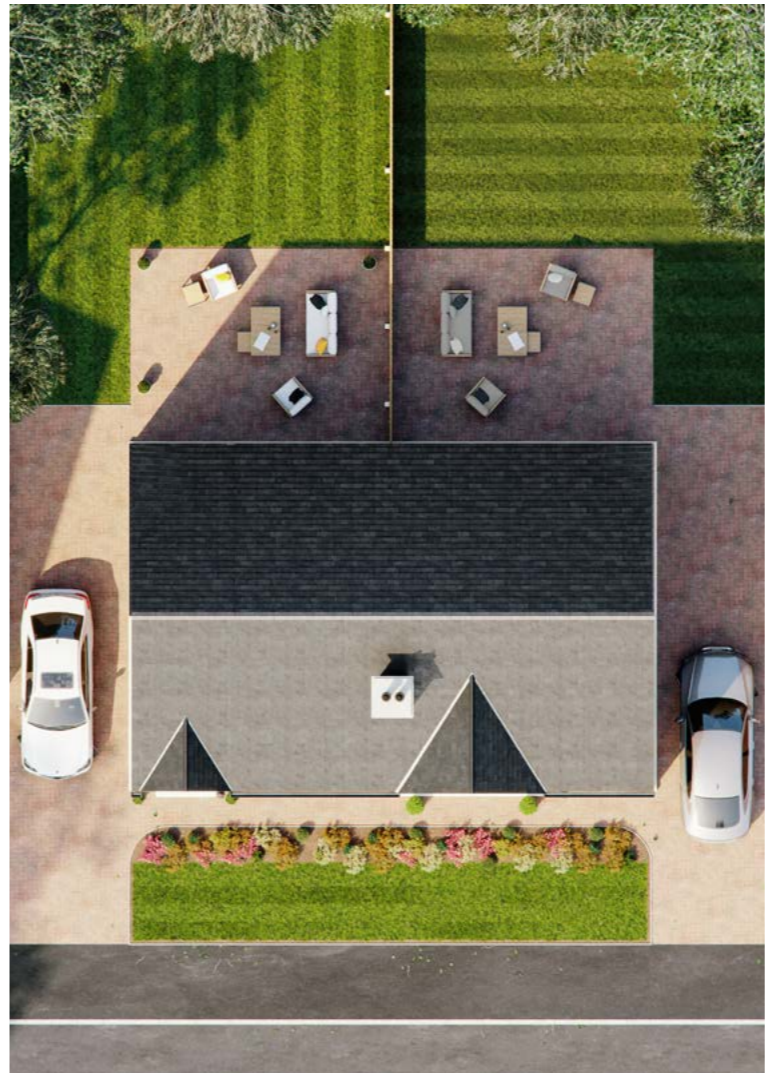
FIRST FLOOR

6. MASTER BEDROOM	4.2M X 3.0M
7. EN-SUITE	3.2M X 1.0M
8. BATHROOM	1.9M X 2.8M
9. BEDROOM 2	3.2M X 4.1M
10. BEDROOM 3	3.0M X 2.1M



THE COACH HOUSE

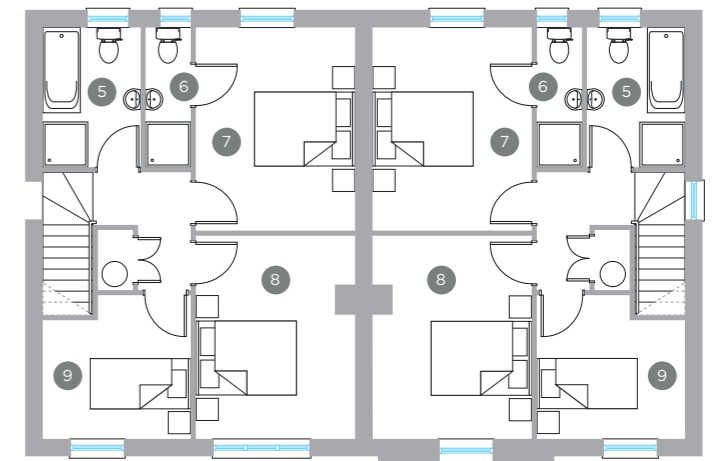
SEMI-DETACHED
THREE BEDROOM



G

GROUND FLOOR

1. UTILITY	2.4M X 2.0M
2. KITCHEN/DINING	4.1M X 4.1M
3. LOUNGE	4.0M X 4.1M
4. W.C.	1.8M X 0.9M



1

FIRST FLOOR

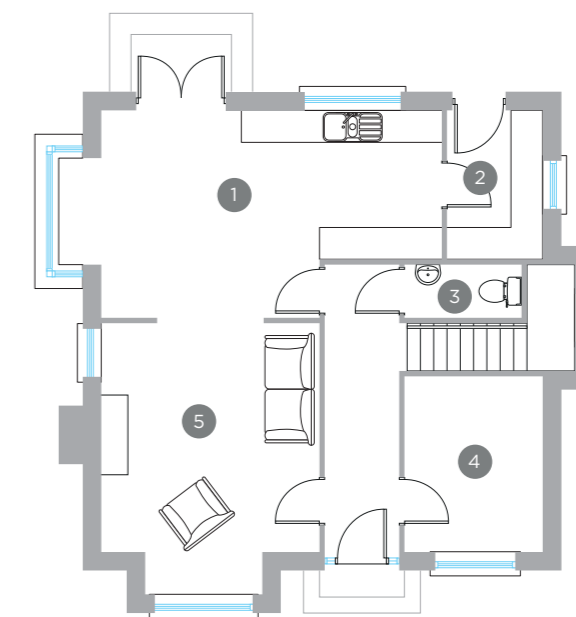
5. BATHROOM	2.8M X 2.0M
6. EN-SUITE	2.8M X 0.9M
7. MASTER BEDROOM	4.0M X 3.2M
8. BEDROOM 2	4.0M X 3.2M
9. BEDROOM 3	2.9M X 3.0M





THE MANOR HOUSE

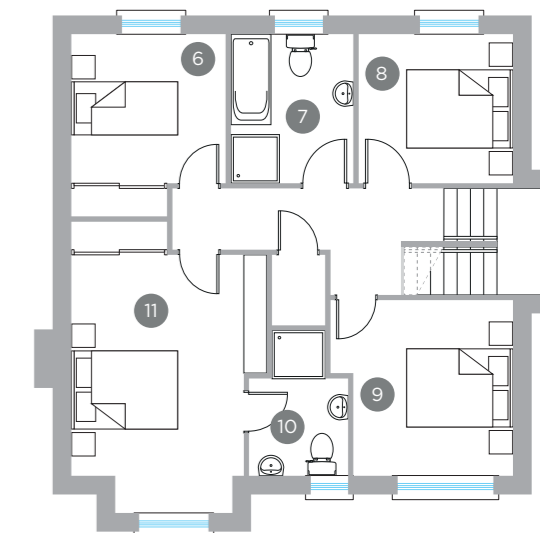
DETACHED
FOUR BEDROOM



G

GROUND FLOOR

1. KITCHEN / DINING	3.9M X 6.4M
2. UTILITY	2.8M X 1.8M
3. W.C.	1.0M X 2.2M
4. STUDY	3.3M X 2.6M
5. LOUNGE	4.3M X 4.1M



1

FIRST FLOOR

6. BEDROOM 4	2.8M X 2.9M
7. BATHROOM	2.8M X 2.3M
8. BEDROOM 3	2.8M X 2.9M
9. BEDROOM 2	3.3M X 3.0M
10. EN-SUITE	1.9M X 1.9M
11. MASTER BEDROOM	4.2M X 3.2M



TAMLAGHT MEADOWS
OMAGH

ATTENTION
TO DETAIL &
SUPERB BUILD
QUALITY



SPECIFICATION



TAMLAGHT MEADOWS
OMAGH

KITCHEN

- Choose your luxury kitchen finishes.
- Integrated appliances include electric hob, electric oven, fridge freezer and dishwasher.
- Low voltage recessed down lights.
- Concealed under unit lighting.
- Silestone worktop.
- Side action tap.

UTILITY ROOM

- High quality units with choice of door finishes, worktops and handles.
- Washer and Dryer.

SANITARY WARE

- White sanitary ware with quality chrome fittings to bathroom, ensuites and WC's.
- Anti-steam illuminated wall mirror to bathrooms and ensues.
- Low voltage down lights to main bathroom.

FLOORING

- Premium carpet and underlay in bedrooms, stairs and landing.
- Tiled floor to entrance hall, kitchen, WC, bathrooms and ensuite.
- Wall tiling to showers and splashbacks in bathroom and ensuite.

- Wooden floor to living room.

HEATING

- Gas central heating with instant hot water.
- Energy efficient boiler.
- Heated chrome towel rails to bathroom, ensuite and WC.
- Smart heating ready.

INTERNAL FINISHES

- Painted internal walls and ceilings in one color throughout.
- Solid internal doors.
- Comprehensive range of electrical sockets and switches.

- TV Points in each bedroom and living room.
- Mains smoke and carbon monoxide detectors.
- Wood burning stove with surround.
- Traditional style skirting with architrave and hockey stick.
- Fibre broadband ready.
- Alarm system optional.

EXTERNAL FINISHES

- Traditional finish tiled roof.
- uPVC coloured double glazed windows.
- Composite front door.
- Bitmac driveway.

- Paved patio areas and paths.
- Fully enclosed rear garden with gated access.
- External lighting at front and rear doors.
- Rear outside water supply.
- 10 year warranty.

HIGH SPECIFICATION AS STANDARD

10

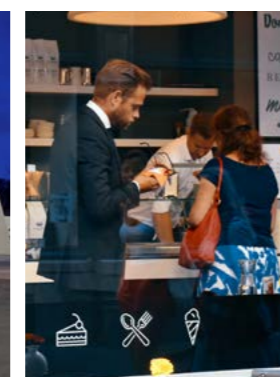
LESS THEN TEN MINUTES FROM YOUR NEW HOME AT TAMLAGHT MEADOWS



TAMLAGHT MEADOWS
OMAGH

Omagh has been undergoing a recent resurgence set to continue with the €350m Opportunity Omagh development planned for 2018/19. Opportunity Omagh will have hotels, cinemas, bowling alleys, leisure facility and office buildings all less than a 10-minute drive from Tamlaght Meadows.

LANDSCAPED GARDENS



LOCAL AREA

BOASTING COUNTRYSIDE LIVING IN TOWN

LOCATION

JUST 5 MINUTES FROM OMAGH TOWN CENTRE



A LOCATION
THAT SUITS A
BUSY FAMILY'S
LIFESTYLE...

- 1 HIGH STREET, TOWN CENTRE
- 2 OMAGH LEISURE COMPLEX
- 3 DROMORE ROAD RETAIL PARK
- TOWN BORDER
- TRANSLINK BUS



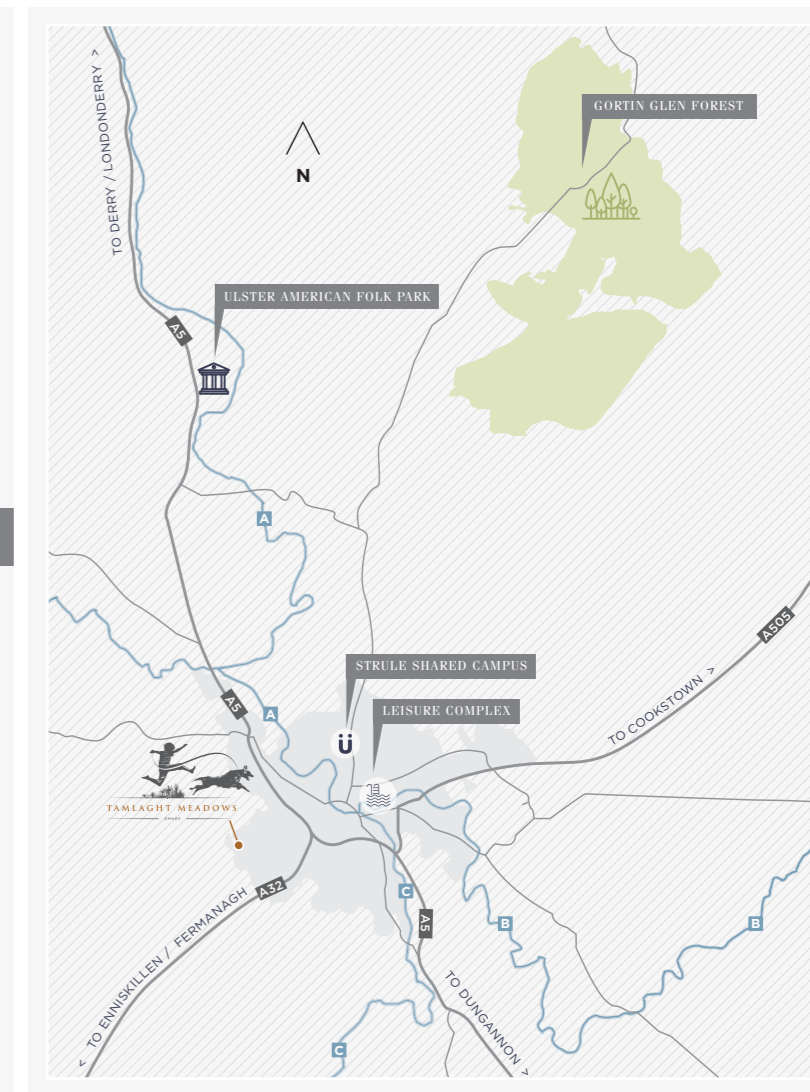
TIMES & DISTANCE

FROM TAMLAGHT MEADOWS

🕒							
15	10	10	30	35	40	40	50
MINUTES	MINUTES	MINUTES	MINUTES	MINUTES	MINUTES	MINUTES	MINUTES
3	1.2	1.3	24	24	23	23	30
MILES	MILES	MILES	MILES	MILES	MILES	MILES	MILES
🚗							

YOUR WORK,
SCHOOLS AND SOCIAL LIFE
ARE ALL ON YOUR DOORSTEP

ALL TIMES ARE APPROXIMATE AND MAY CHANGE DUE TO TRAFFIC CONDITIONS & TIME OF DAY.



A. STRULE RIVER B. CAMOWEN RIVER C. DRUMRAGH RIVER

SITE

TWENTY FIVE EXCLUSIVE PROPERTIES

THE ABBEY HOUSE



● DETACHED
THREE BEDROOM

THE COACH HOUSE

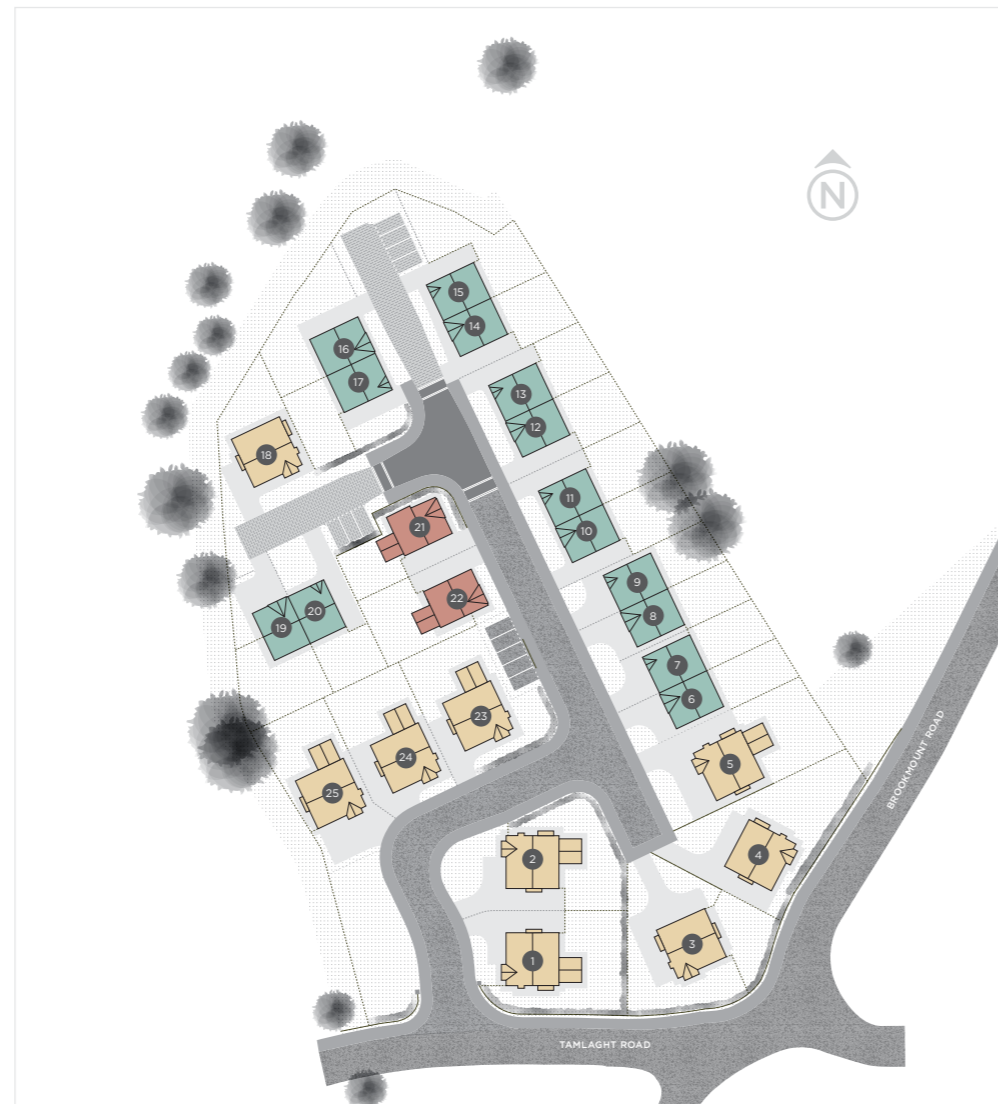


● SEMI-DETACHED
THREE BEDROOM

THE MANOR HOUSE



● DETACHED
FOUR BEDROOM



TAMLIGHT MEADOWS

OMAGH

DEVELOPER



Kernan Homes Ltd
Phone: 028 3774 7001
www.kernanhomes.com

SELLING AGENTS



Gaff Estates Ltd
Phone: 028 8765 8258
sales@gaffestates.com



O'Kane Bros LTD
Phone: 028 8224 7575
www.okanebrothers.co.uk

Disclaimer: These details are intended as a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. Any images used are for illustration purposes only and do not form part of any contract or warranty.

Design & CGI: propertybrochure.com



TAMLAGHT MEADOWS

OMAGH
