



HAWTHORN — GROVE —

LUXURY DETACHED HOMES & APARTMENTS
STRABANE



A STUNNING RANGE OF 4 BEDROOM DETACHED HOMES AND 2 BEDROOM APARTMENTS IDEALLY LOCATED JUST A 5 MINUTE DRIVE FROM STRABANE TOWN CENTRE

MCGETTIGAN HOMES are delighted to announce the release of the second phase of "HAWTHORN GROVE" one of the most exclusive developments in recent times, to come to the market, enjoying spectacular views of the surrounding areas and the Donegal hills.

This highly sought after address is ideally situated in a quiet and mature setting with idyllic surroundings, providing a high quality homes for the discerning buyer.

Classic Georgian Architecture combined with contemporary style come together in abundance to present these "FANTASTIC "energy efficient homes with a difference.

Each home benefits from generous floor space including well-proportioned bedrooms offering versatility when it comes to modern lifestyle requirements with a high level of innovative features including unique master bedroom suites with walk-in dressing rooms and Ensuite.

Hawthorn Grove off the Derry Road, Strabane represents a unique opportunity to acquire a home in a fantastic location in one of the most sought after areas of Strabane. Within easy distance of all the local amenities on offer. Shops, schools and numerous leisure activities are all on your doorstep, the fantastic transport links provide ease of access whatever your destination. This exclusive development provides safety and security for all your family in what is sure to become the premier address in town.

APARTMENTS



LUXURY 2 BED APARTMENTS FINISHED TO AN EXCELLENT SPECIFICATION

APARTMENT 22

Kitchen/Living - 5.6M X 4.9M
 Bedroom 1 - 3.3M X 4.15M
 Bedroom 2 - 2.9M X 4.25M
 Bathroom - 3.2M X 1.9M
 Balcony - 8.0M X 2.8M

APARTMENT 20

Kitchen/Living - 4.5M X 5.4M
 Bedroom 1 - 3.1M X 4.4M
 Bedroom 2 - 3.2M X 3.2M
 Bathroom - 3.0M X 1.9M
 Balcony - 2.9M X 2.8M

APARTMENT 14

Kitchen - 4.7M X 2.3M
 Living - 4.3M X 3.6M
 Bedroom 1 - 3.3M X 2.9M
 Bedroom 2 - 3.3M X 2.5M
 Bathroom - 3.0M X 1.9M

APARTMENT 24

Kitchen - 3.1M X 3.6M
 Living - 4.6M X 4.5M
 Bedroom 1 - 3.4M X 3.7M
 Bedroom 2 - 3.2M X 4.15M
 Bathroom - 2.5M X 2.2M

APARTMENT 18

Kitchen - 3.1M X 3.6M
 Living - 4.6M X 4.5M
 Bedroom 1 - 3.4M X 3.7M
 Bedroom 2 - 3.2M X 4.15M
 Bathroom - 2.5M X 2.2M

APARTMENT 16

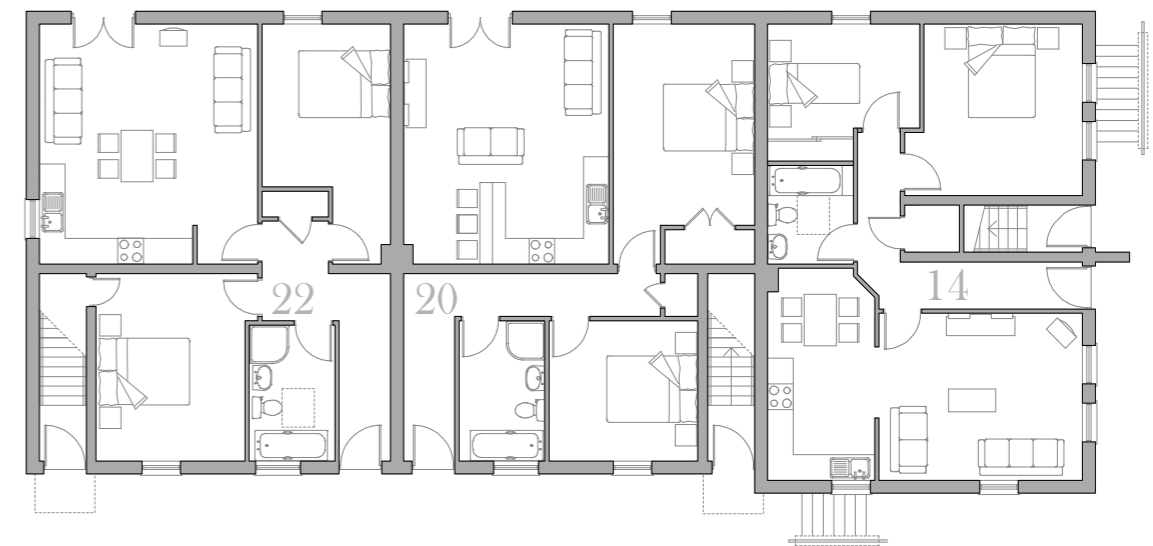
Kitchen - 3.25M X 4.0M
 Living - 4.0M X 5.15M
 Bedroom 1 - 3.75M X 4.1M
 Bedroom 2 - 3.35M X 2.8M
 Bathroom - 2.7M X 1.8M

The property comprises of private access leading to entrance hallway, well-proportioned open plan living/kitchen area two generous bedrooms, master and main bathroom.

The exterior of the building is completed in maintenance free red brick Tobermore paving and tarmac parking areas. This Development enjoys a private enclosed court yard,

ideal for entertaining on those beautiful summer days with an abundance of shrubs, trees and plants. Low running and maintenance costs offer fantastic value for money in this exclusive development.

With this incredibly high specification finish enjoy 5 star luxury living every day!

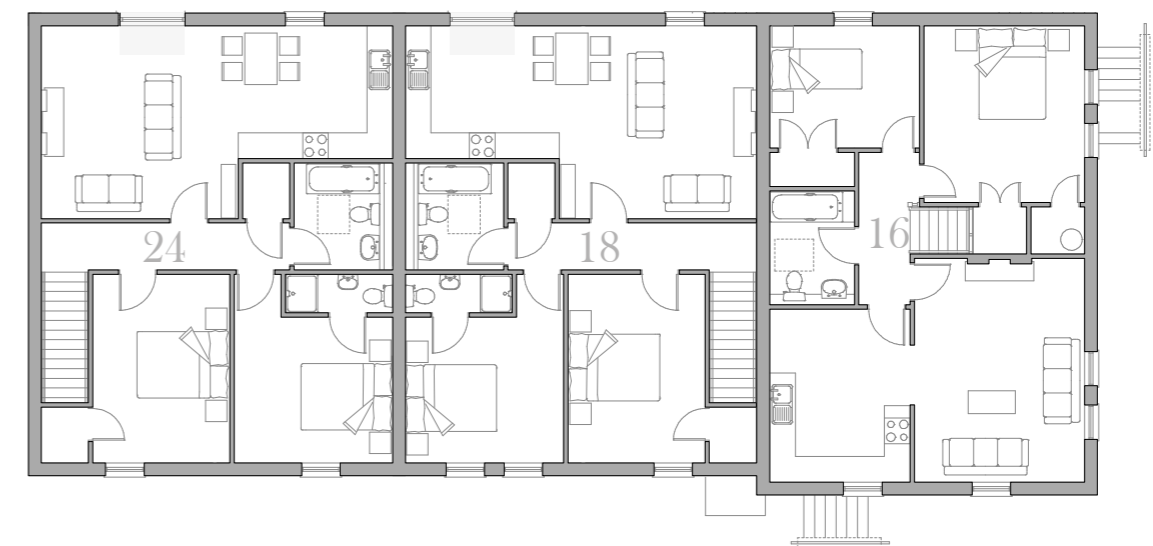


NOW ON RELEASE!!

Six luxury duplex apartments each enjoying its own individual access, set within this stunning development in Strabane's most sought after area. Enjoying prime elevated panoramic views of the surrounding countryside.

These homes which are currently under construction will offer bright,

spacious living accommodation, including all mod cons, mains gas heating, uPVC treble glazing, a choice of internal finish, premium kitchens (including appliances), luxury bathrooms, flooring and tiling all leading to an outstanding high spec finish, ideal for modern day living.



TRADITIONAL ARCHITECTURE
WITH A MODERN TWIST

Expertly designed by architects of renown, ACA Architecture, Hawthorn is bringing a truly innovative leap in quality to the built environment of the Strabane.

On the outside carefully selected red brick grey stone perfectly contrast the cream render providing giving a modern twist on traditional architecture that will make a striking statement for many years to come.

Internally each room had been carefully considered to maximise light and space. The use of different materials combined with cleverly designed layouts deliver the perfect combination of practicality and style.

Combination of modern clean line architecture with traditional practicality



4 BED DETACHED

SPECIFICATION

CONSTRUCTION

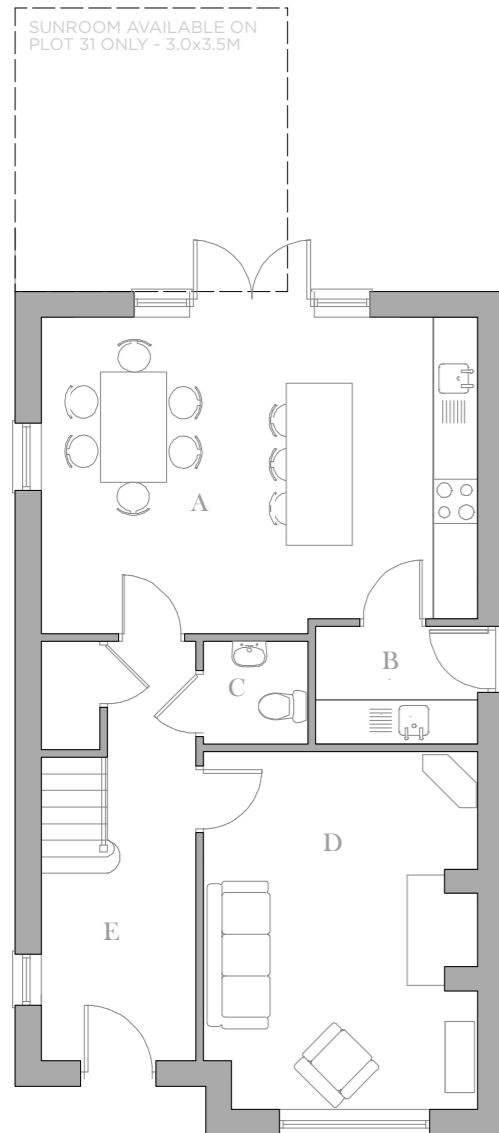
- Traditionally built cavity wall construction with trussed rafter roof and black flat tiles.
- Larger 150mm cavities with 'Silverfil' full fill cavity insulation to provide optimum heat retention for your home.
- Increased air tightness and insulation in walls and floors to provide
- Additional insulation between internal floors and walls where needed to minimise heat transfer between rooms.
- Acoustic insulation in all stud partition walls.
- First floors constructed of engineered joists with 22mm thick flooring to minimise movement and shrinkage.
- Party walls constructed in 300mm cavity concrete block with minimum 25mm sand cement render on both sides to reduce noise and energy transfer between blocks.
- Mains gas for all your hot water and heating requirements.

INTERNAL

- Solid '4 panel' internal doors 40mm thick with marble effect handles.
- Moulded skirting and architrave painted white to complement contemporary feel
- USB charger points to kitchen and main bedroom.
- Mechanical ventilation to provide clean fresh air throughout your house.
- Smoke and carbon dioxide detectors.
- Generous electrical specification to provide tv point and three double sockets to each bedroom, pre wired for sky tv and virgin media to send signal around your home four double sockets to living room
- Built in wardrobes to some house types
- Mains gas with energy efficient combi-boiler providing instant hot water on demand.
- Wood burning stove and hearth to living room. Fitted utility rooms for additional storage.
- Impressive choice of designer kitchens and worktops.
- Bathrooms and en-suite with stylish sanitary ware.
- Fantastic selection of tiling and wooden floors options to personalise your home to your exact taste.

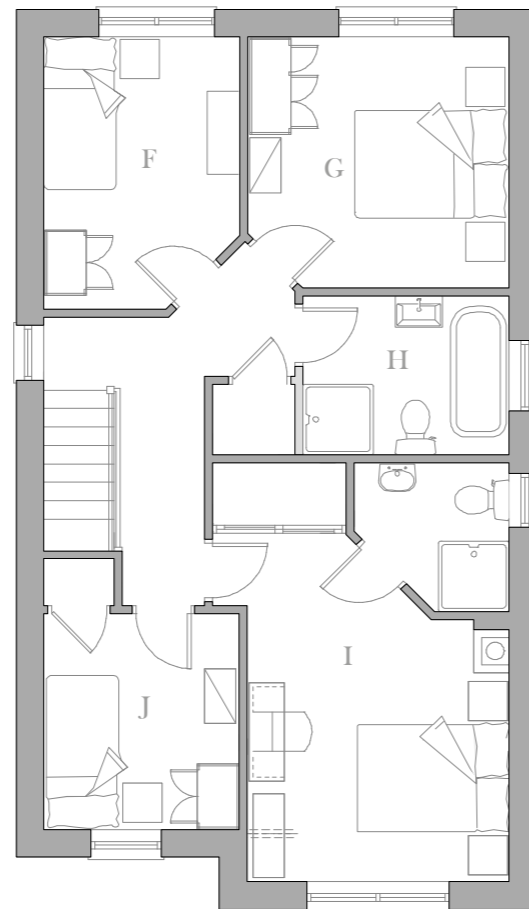
EXTERNAL

- Composite front door in 90mm frame to match windows.
- Argon filled triple glazed windows in anthracite frames.
- External lights to all external doors.
- Black PVC rainwater goods.
- Mixture of traditional red brick and K-rend waterproof render
- Front and back gardens levelled and sown out.
- Private back garden space with boundary fencing to perimeter.
- Selected areas of brick paving to provide path around house.
- External water tap to garden.
- Tobermore 'Heather' paving around house
- Bitmac driveways.



GROUND FLOOR

- A. KITCHEN / DINING - 4.3M X 5.9M
- B. UTILITY - 2.2M X 1.5M
- C. WC - 1.4M X 1.4M
- D. LIVING ROOM - 3.7M X 4.9M
- E. HALLWAY - 5.7M X 2.1M



FIRST FLOOR

- F. BEDROOM 1 - 2.5M X 3.5M
- G. BEDROOM 2 - 3.3M X 3.2M
- H. BATHROOM - 2.6M X 2.0M
- I. MASTER BEDROO 3 + ENSUITE - 5.3M x 3.3M
- J. BEDROOM 4 - 2.5M x 2.7M



KEY

- AVAILABLE -
- SOLD -



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: Urban 3D - Propertybrochure.com



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