



ROSSSES GATE

A LUXURY DEVELOPMENT
OF MODERN HOMES



Rosses Gate is a high-quality development located on the Clooney Road, Derry-L'Derry.

This luxury, modern development features energy-efficient detached, semi-detached and town houses with a carefully crafted, landscaped site layout.

The developers, South Bank Square, maintain exacting standards, ensuring homeowners have both a comfortable and luxurious living experience in a high quality new home.

Location

Choose your new home at Rosses Gate and you'll be living in an attractive environment on the edge of the City with open countryside on your doorstep. Rosses Gate is superbly located within close proximity of a range of top quality schools and colleges. It is also within easy reach of Altnagelvin Hospital and the Foyle Arena as well as various shopping options at Crescent Link and Lisnagelvin Retail Park. Derry City Centre, and all the services it has to offer, is approximately three miles from the development.

This ideal location has immediate access to the A2 Road at Gransha which connects you easily with County Donegal to the North and eastwards towards Eglinton, Limavady and Coleraine. The site also facilitates easy access to the new A6 dual carriageway at

Drumahoe and in future years the A6 will merge with the A2 close to Rosses Gate.



TURNKEY SPECIFICATION



Main Structure & External Features

- Highly energy efficient Timber Frame construction
- PVA Fascia and Soffits
- PVC guttering and downpipes
- Highly efficient and low maintenance PVC Double Glazed Windows and Doors
- The entrance door is a modern composite door with polished chrome ironmongery complete with a 3-point locking system
- Fibre Broadband
- Tarmac Driveways
- Boundary fencing and walls
- Feature landscaping

Internal Features

- Contemporary Oak internal doors with chrome ironmongery
- Bevelled MDF skirtings and architraves in a white satin finish
- Ceilings painted white
- Walls painted in a contemporary neutral colour scheme
- Tiled floors to the Hall, Kitchen, Dining Area, WC, Bathroom and En Suite
- Carpets to the Living Room
- High quality carpets with underlay to the Living Room, Stairs, Landing and Bedrooms*
- Mains wired smoke and heat detectors
- Generous supply of electrical sockets and low energy lighting throughout
- High efficiency combination Gas Boiler
- Thermostatically controlled radiators

* Houses with open plan Living Room/Kitchen will have tiling to the Living Room floor.

Kitchens

Kitchens at Rosses Gate feature a modern design complete with high quality doors, handles and worktops. Integrated appliances include: electric hob & oven, extractor fan, dishwasher, fridge freezer and washer dryer.

Bathrooms & Ensuites

Rosses Gate bathrooms, ensuites and WCs feature contemporary white sanitaryware complemented with quality chrome fittings. All homes come complete with a feature showerbath, matching screen and thermostatically controlled shower in the main bathroom, as well as a thermostatically controlled shower in the ensuite. A chrome heated towel rail is included in both the bathroom and ensuite.

Splashback tiling is installed in the WC, bathroom and ensuite, with full-height tiling in the shower enclosure in the ensuite and shower-bath in the main bathroom.

Energy Efficiency

The development is environmentally friendly, with energy-efficient timber-frame construction, high levels of floor, wall and roofspace insulation and homes built to building regulation standards.





THE ROE

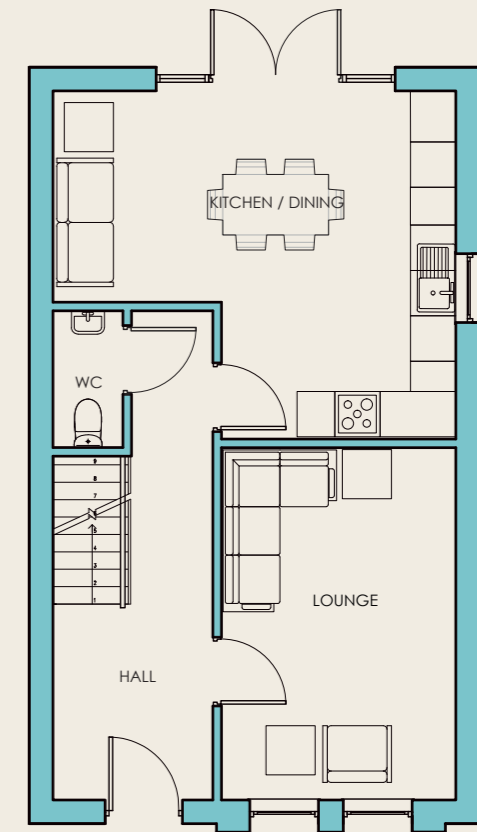
THE ROE

(99.8 SQ M/ 1074 SQ FT)



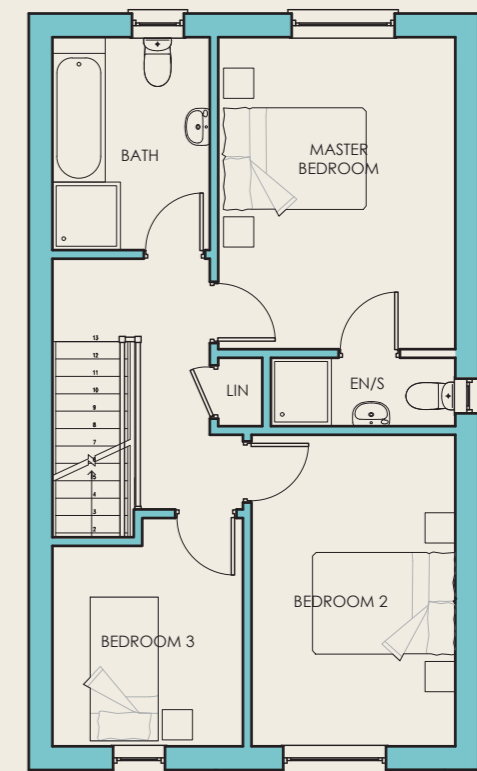
GROUND FLOOR

Kitchen/Dining
5.3m X 4.1m/ 17'4 X 13'5
Lounge
3.1m X 4.7m/ 10'1 X 15'2



FIRST FLOOR

Master Bedroom
3.1m X 4.1m/ 10'2 X 13'5
Bedroom 2
2.7m X 4.1m/ 8'9 X 13'5
Bedroom 3
2.5m X 3.0m/ 8'2 X 9'9
Bathroom
2.8m X 2.1m/ 9'2 X 6'9



THE FOYLE

(100SQ M/ 1076 SQ FT)



THE FOYLE

Type A

GROUND FLOOR

Kitchen/Dining
5.5m X 4.7m/ 17'11 X 15'4
Lounge
3.2m X 4.2m/ 10'6 X 13'8

FIRST FLOOR

Master Bedroom
3.3m X 4.2m/ 10'8 X 13'9
Bedroom 2
2.7m X 4.0m/ 8'9 X 13'0
Bedroom 3
2.7m X 3.1m/ 8'9 X 10'2
Bathroom
2.6m X 2.1m/ 8'7 X 6'10

Type B

GROUND FLOOR

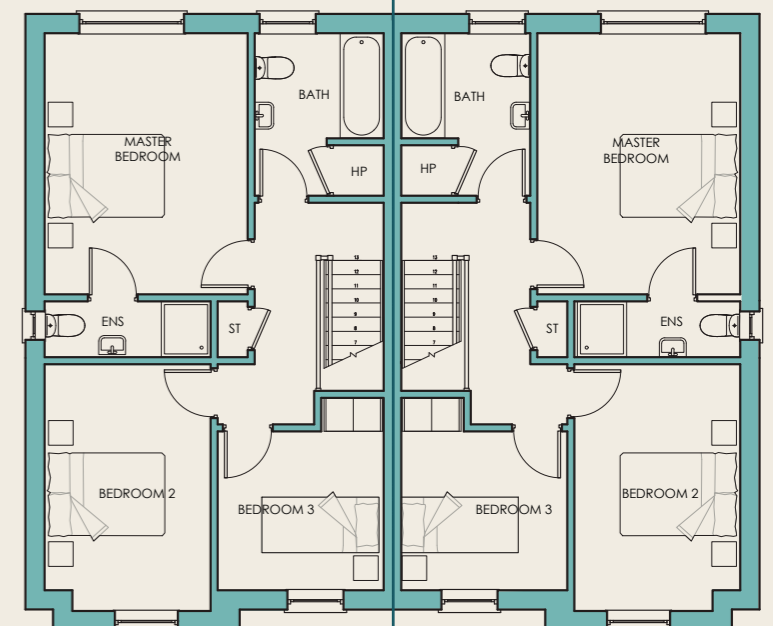
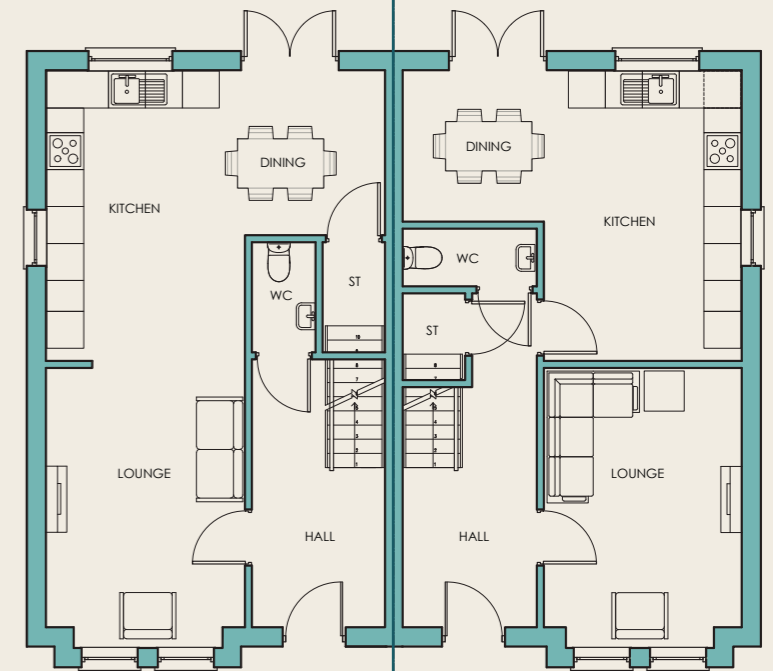
Kitchen/Dining
5.5m X 4.7m/ 17'11 X 15'4
Lounge
3.2m X 4.2m/ 10'5 X 13'10

FIRST FLOOR

Master Bedroom
3.3m X 4.2m/ 10'8 X 13'9
Bedroom 2
2.7m X 4.0m/ 8'9 X 13'0
Bedroom 3
2.7m X 3.1m/ 8'9 X 10'2
Bathroom
2.6m X 2.1m/ 8'7 X 6'10

Type A
Open Plan Living
Room / Kitchen

Type B
Separate Living
Room / Kitchen



THE FINN

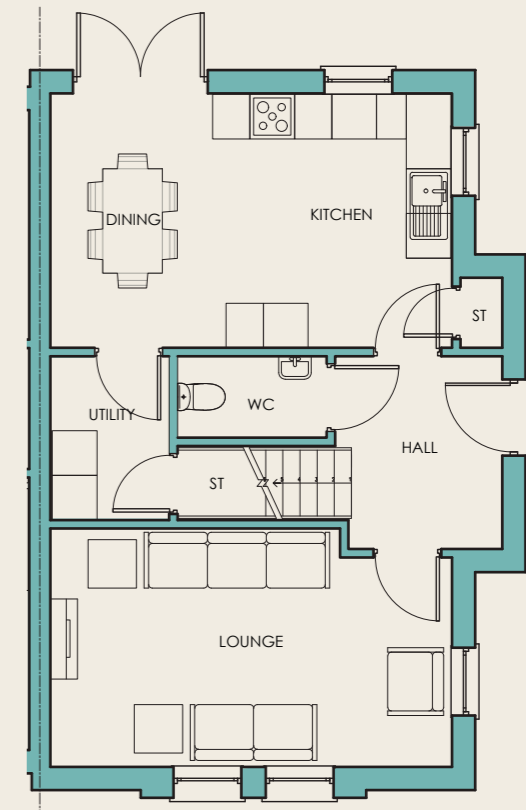
(102 SQ M/ 1098 SQ FT)



THE FINN

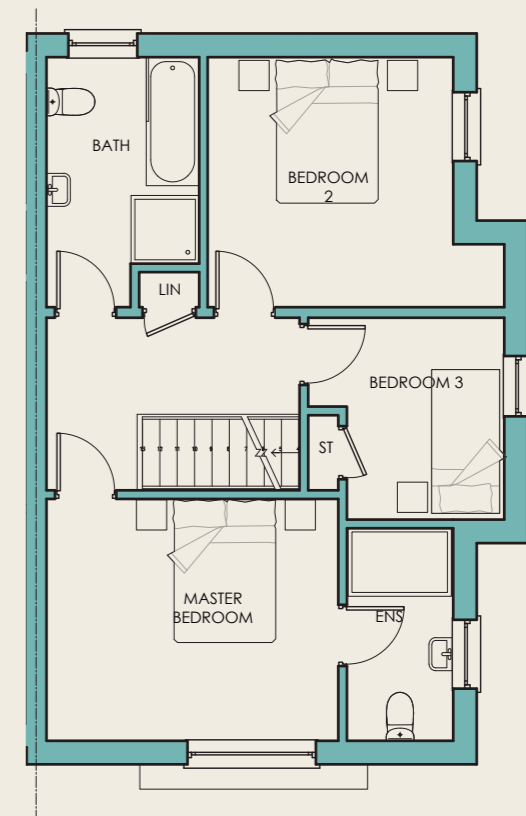
GROUND FLOOR

- Kitchen/Dining
5.3m X 3.4m/ 17'6 X 11'1
- Lounge
3.1m X 5.3m/ 10'5 X 17'6
- Utility
1.5m X 2.1/ 5'2 X 7'2



FIRST FLOOR

- Master Bedroom
3.1m X 3.8m/ 10'5 X 12' 7
- Bedroom 2
3.3m X 3.2m/ 10'9 X 10'7
- Bedroom 3
3.2m X 3.3m/ 10'7 X 10'9
- Bathroom
2.0m X 3.2m/ 6'7 X 10'7



THE BANN

(105 SQ M/ 1130 SQ FT)



THE BANN

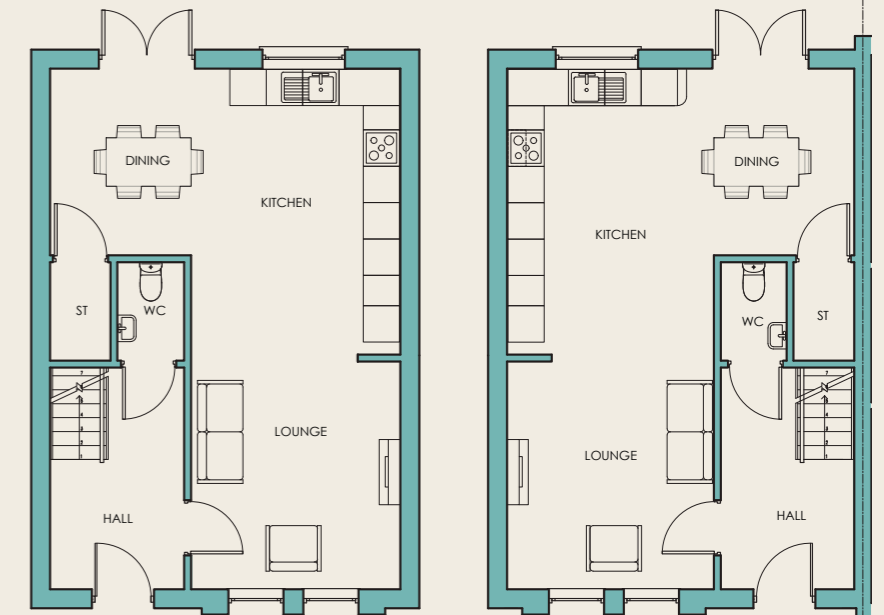
Option 1

GROUND FLOOR

Kitchen/Dining
5.7m X 4.7m/ 18'9 X 15'4
Lounge
3.4m X 3.7m/ 11'3 X 12'3

FIRST FLOOR

Master Bedroom
3.9m X 4.8m/ 12'9 X 15'8
Bedroom 2
3.5m X 2.8m/ 11'6 X 9'3
Bedroom 3
2.7m X 2.8m/ 9'1 X 9'3
Bathroom
2.6m X 2.2m/ 8'7 X 7'4



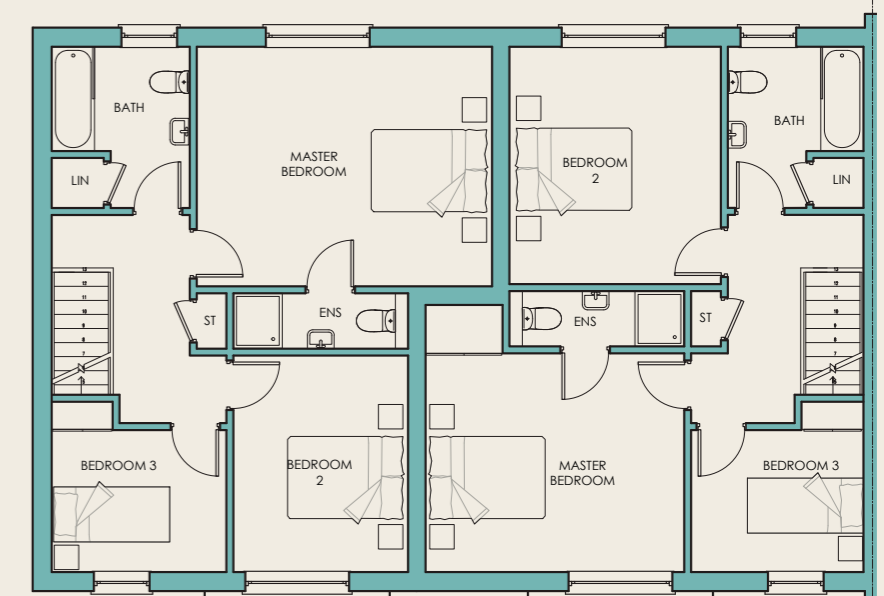
Option 2

GROUND FLOOR

Kitchen/Dining
5.3m X 3.4m/ 17'6 X 11'1
Lounge
3.1m X 5.3m/ 10'5 X 17'6
Utility
1.5m X 2.1/ 5'2 X 7'2

FIRST FLOOR

Master Bedroom
3.1m X 3.8m/ 10'5 X 12' 7
Bedroom 2
3.3m X 3.2m/ 10'9 X 10'7
Bedroom 3
3.2m X 3.3m/ 10'7 X 10'9
Bathroom
2.0m X 3.2m/ 6'7 X 10'7





THE MOYOLA

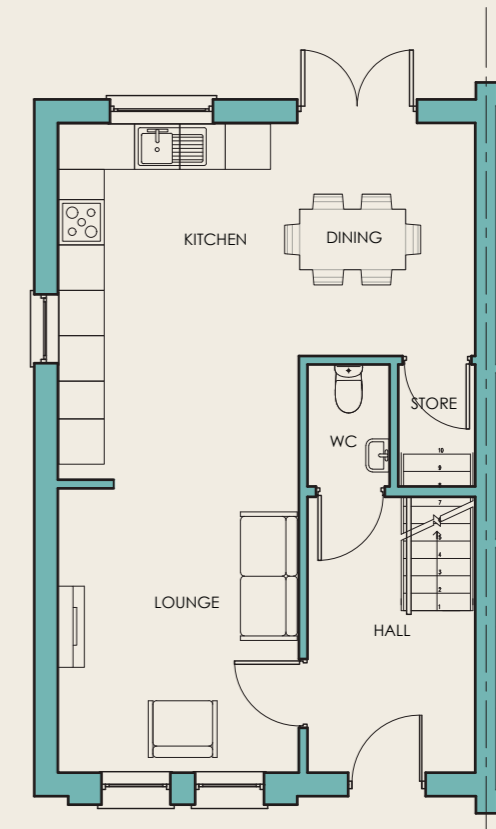
THE MOYOLA

(95 SQ M/ 1023 SQ FT)



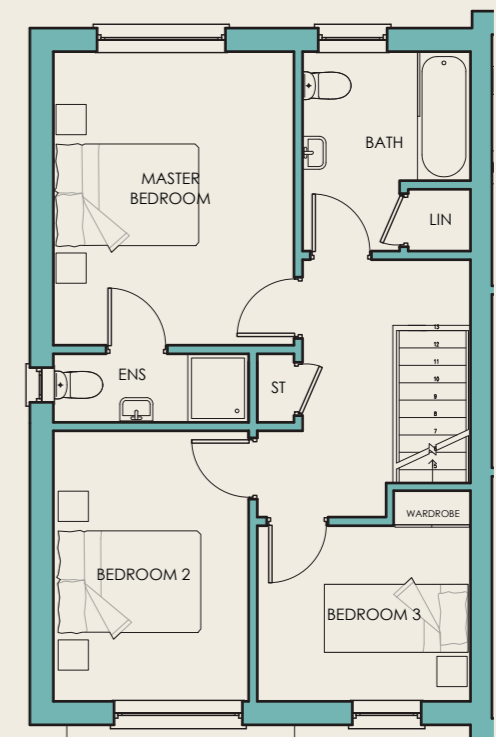
GROUND FLOOR

- Kitchen/Dining
5.5m X 4.7m/ 18'0 X 15'4
- Lounge
3.7m X 3.1m/ 12'3 X 10'4
- Utility
1.5m X 2.1/ 5'2 X 7'2





FIRST FLOOR

- Master Bedroom
3.1m X 3.8m/ 10'5 X 12' 7
- Bedroom 2
3.3m X 3.2m/ 10'9 X 10'7
- Bedroom 3
3.5m X 2.5m/ 11'7 X 8'5
- Bathroom
2.2m X 2.6m/ 7'3 X 8'7



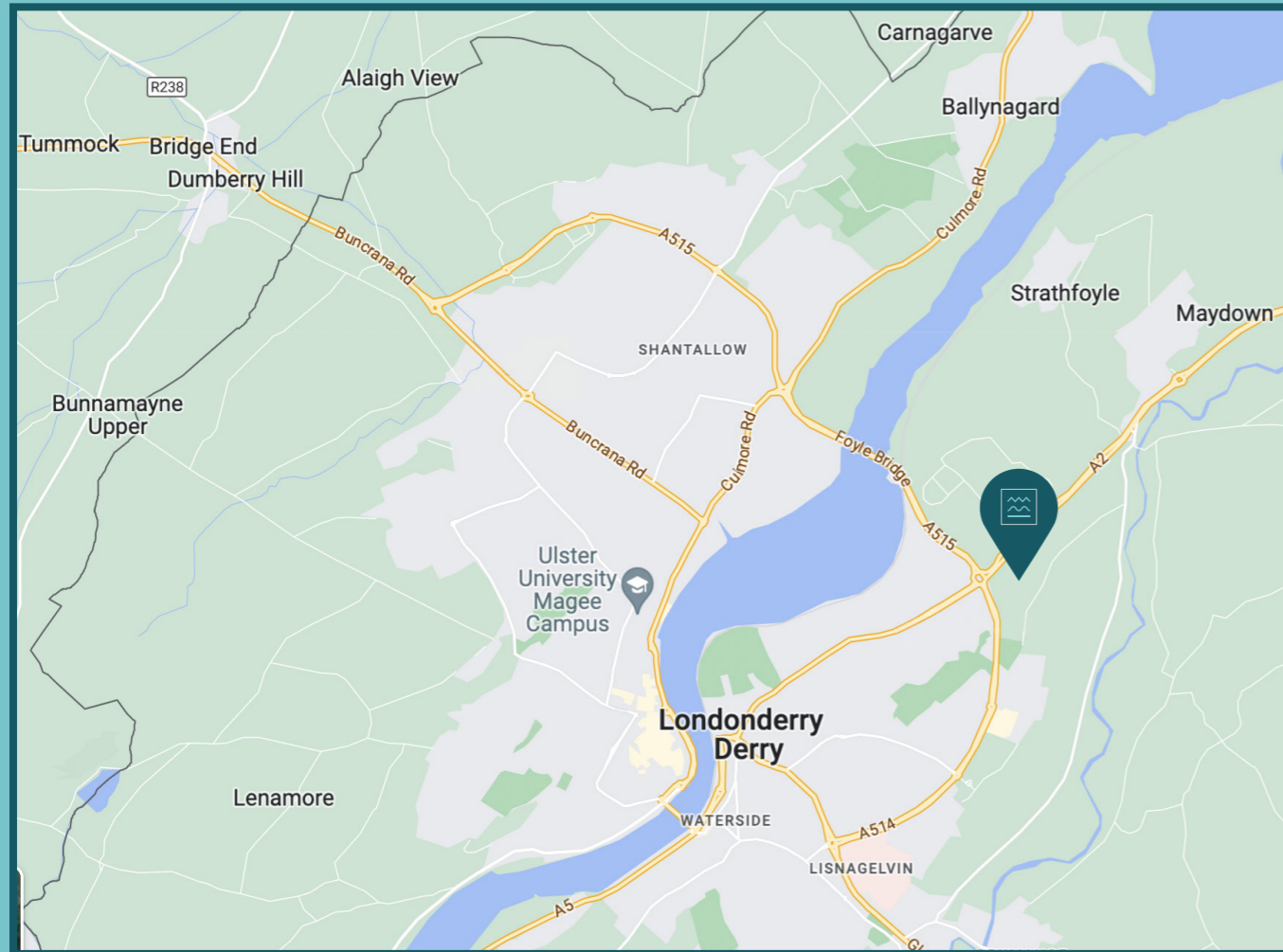
SITE MAP



	M - The Roe		M2 - The Finn		M4 - The Moyola
	M1 - The Foyle		M3 - The Bann		



TRAVEL TIMES



Distances to amenities:

City Centre	3.2 Miles
City of Derry Airport	5.3 Miles
Train Station	2.9 Miles
Waterside Greenway	0.5 Miles
Crescent Link Shopping	1.0 Miles
Ebrington & St Columb's Park	1.6 Miles
Foyle Arena	1.6 Miles
Altnagelvin Hospital	2.2 Miles
Eglinton Village	3.1 Miles



OUR PROMISE

Your home is covered by the Global Home Warranties 10 year Structural Warranty and the Consumer Code for Home Builders gives protection and rights to purchasers of new homes.



10 YEAR STRUCTURAL WARRANTY

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