



THE COPSE

CLOYFIN ROAD · COLERAINE

A SMALL SECLUDED DEVELOPMENT OF
CONTEMPORARY HOMES



CGI shown for illustration purposes only

WELCOME TO THE COPSE

contemporary new homes in beautiful seclusion,
only minutes from the town centre.

THE COPSE
CLOYFIN ROAD · COLERAINE



YOU ARE HERE!

The Cope takes its name from the beautiful cople of mature trees that form a focal point within this new development.

This secluded haven featuring a range of house types is the perfect place to connect with nature, yet is only a 5 - 10 minute walk from the town centre, shops, schools and Coleraine Station.

These modern homes feature high specification kitchens and bathrooms with open plan living areas which allow freedom and flexibility for the modern family.

Put down your roots at The Cope and discover what the wonderful Causeway Coast has to offer.

- 1. Portstewart Strand & Golf Course
- 2. West Strand, Portrush
- 3. River Bann
- 4. Surfers at Portrush
- 5. Watersports, Coleraine
- 6. The Harbour Bar, Portrush

BEAUTIFULLY SECLUDED,
BUT PERFECTLY POSITIONED
RIGHT IN THE HEART OF THINGS!



RETAIL THERAPY

- Town Centre.....0.8 miles
- The Diamond.....0.9 miles
- Tesco.....0.9 miles
- M & S.....1.0 mile

OUT & ABOUT

- Coleraine Station.....0.5 miles
- Portrush.....3.7 miles
- Portstewart.....3.8 miles
- Derry.....27 miles
- Ballymena.....26 miles
- Belfast.....51 miles

THE SCHOOL RUN

- North Coast Int. College.....0.2 miles
- Ballysally PS.....0.6 miles
- Millburn PS.....0.3 miles
- St Malachy's PS.....1.4 miles
- St John's PS.....1.9 miles
- Coleraine Grammar School.....2.1 miles
- Loreto College.....2.4 miles
- Harpurs Hill PS.....1.0 mile



Site Layout & Location Map - not to scale



THE ALDER



THE ASH



THE BEECH



THE ELM



THE OAK



THE SYCAMORE



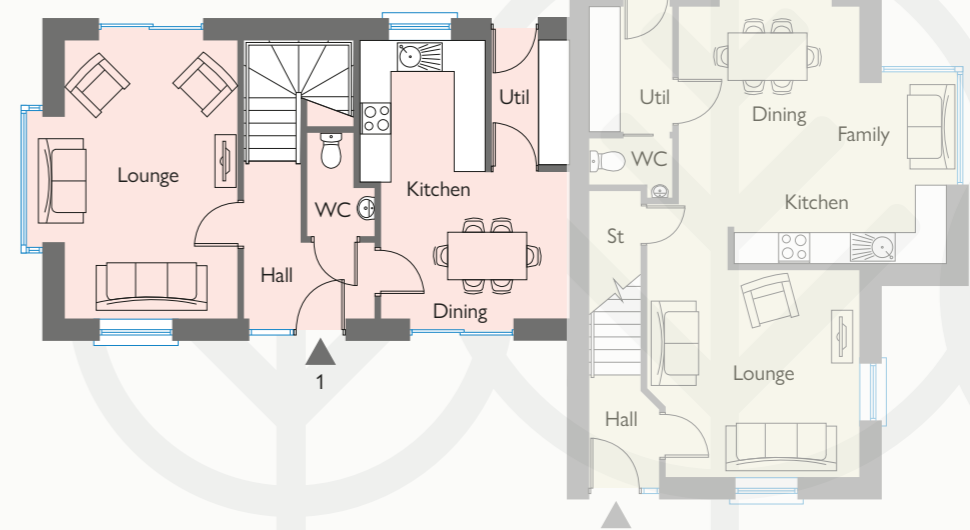
THE GOWAN



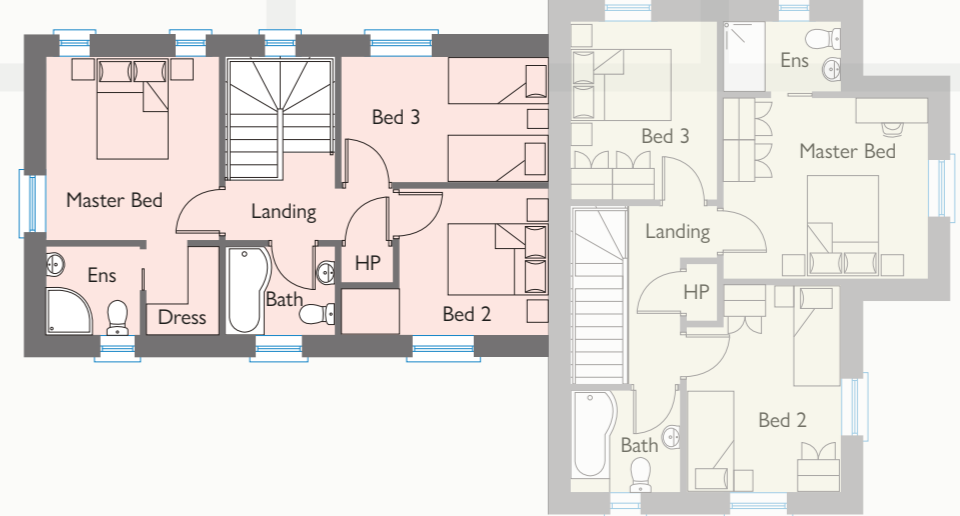
THE BIRCH



GROUND FLOOR



FIRST FLOOR



SITE NO.
1

3 BEDROOM SEMI DETACHED FAMILY HOME

GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft	17'5" x 10'10"	m 5.30 x 3.30
Kitchen Dining	ft	17'5" x 11'10"	m 5.30 x 3.60
Utility	ft	7'10" x 4'11"	m 2.37 x 1.50

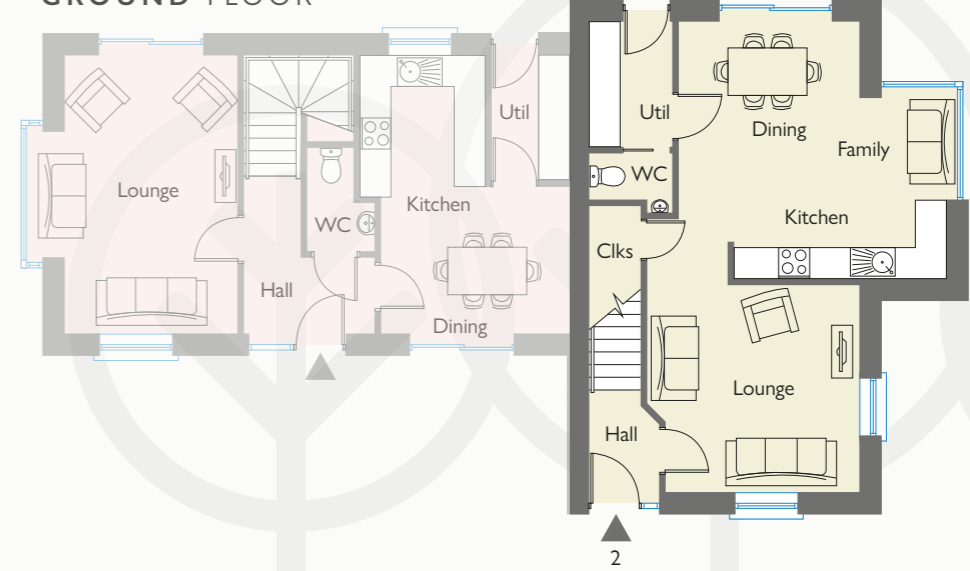
FIRST FLOOR

Master Bedroom	ft	11'6" x 10'10"	m	3.50	x	3.30
Ensuite	ft	5'11" x 5'7"	m	1.80	x	1.70
Dressing	ft	5'7" x 4'7"	m	1.70	x	1.40
Bedroom 2	ft	9'5" x 9'2"	m	2.90	x	2.80
Bedroom 3	ft	13'2" x 7'11"	m	4.00	x	2.40
Bathroom	ft	6'11" x 5'7"	m	2.10	x	1.70

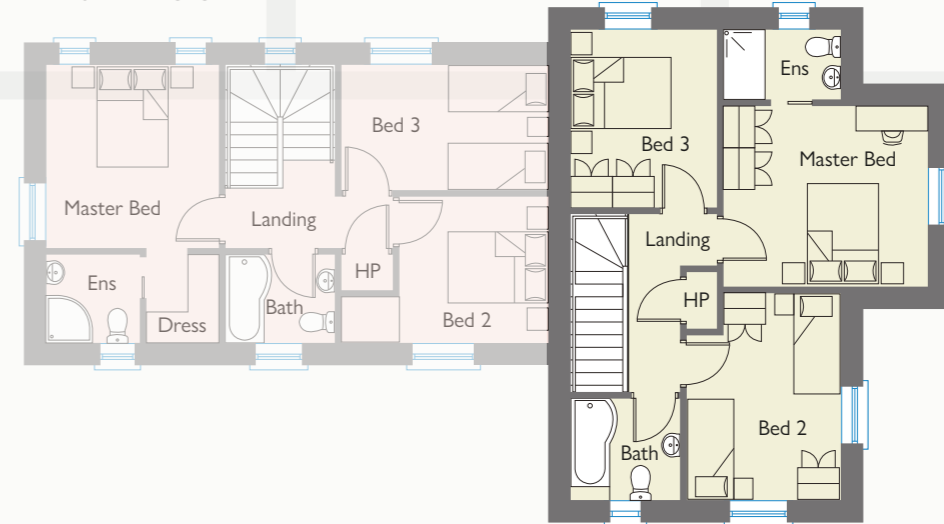
THE ASH



GROUND FLOOR



FIRST FLOOR



SITE NO.
2

3 BEDROOM SEMI DETACHED FAMILY HOME (C2)

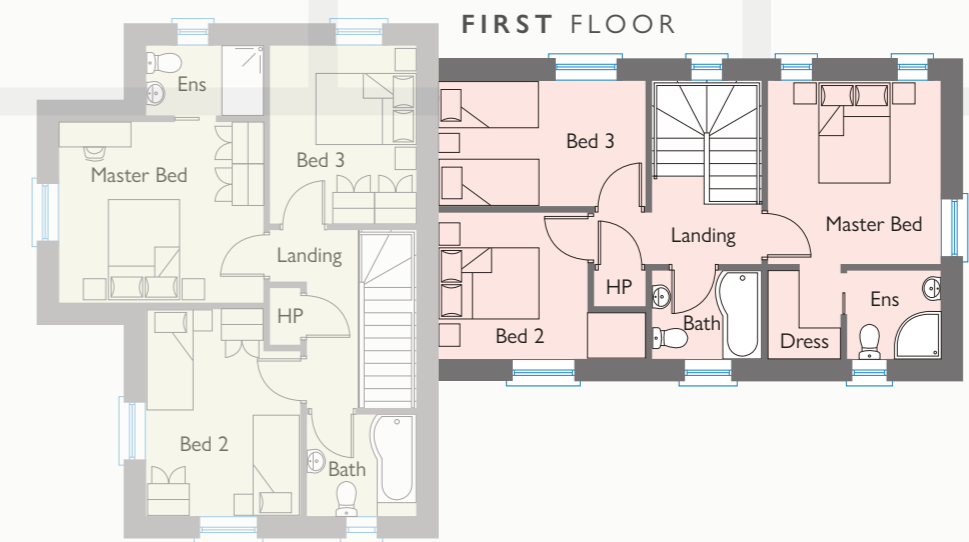
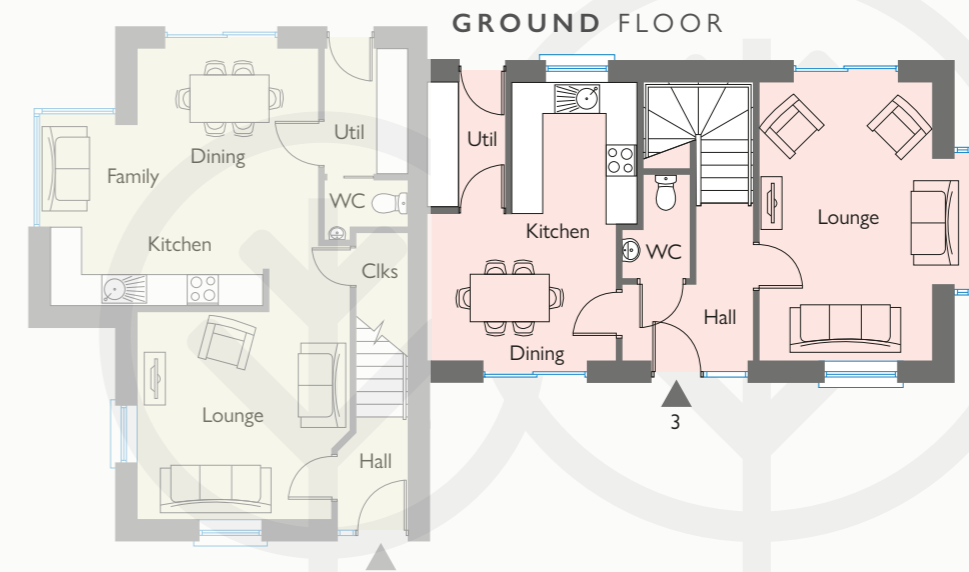
GROUND FLOOR

Entrance Hall			
Lounge	ft 13'4" x 12'11"	m 4.05 x 3.94	
Kitchen Dining Family	ft 16'8" x 16'1"	m 5.10 x 4.90	
Utility	ft 7'11" x 5'3"	m 2.40 x 1.60	
WC			

FIRST FLOOR

Master Bedroom	ft 12'10" x 11'4"	m 3.90 x 3.45
Ensuite	ft 7'5" x 4'5"	m 2.25 x 1.35
Bedroom 2	ft 13'0" x 9'8"	m 3.95 x 2.95
Bedroom 3	ft 11'2" x 9'2"	m 3.40 x 2.80
Bathroom	ft 6'11" x 6'5"	m 2.10 x 1.95

THE ALDER



SITE NO.
3

3 BEDROOM SEMI DETACHED FAMILY HOME

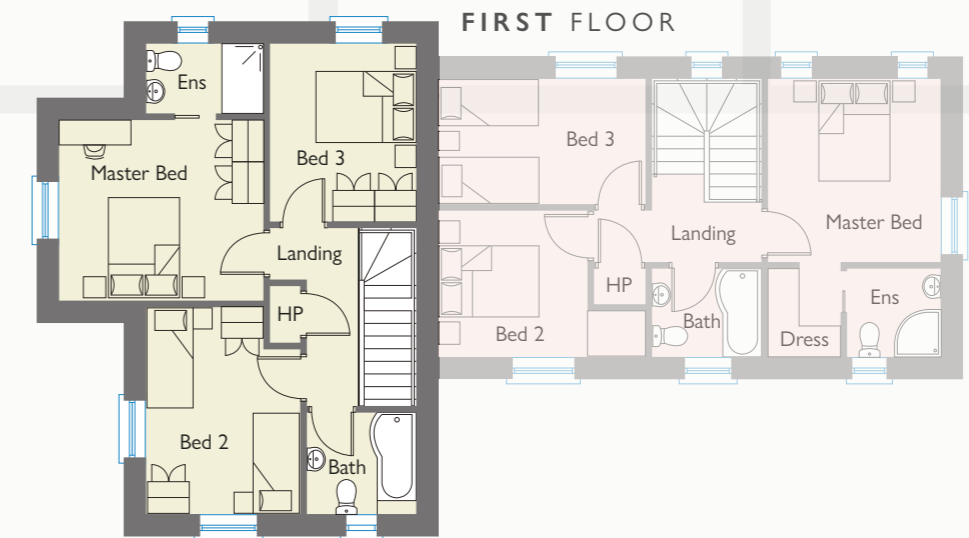
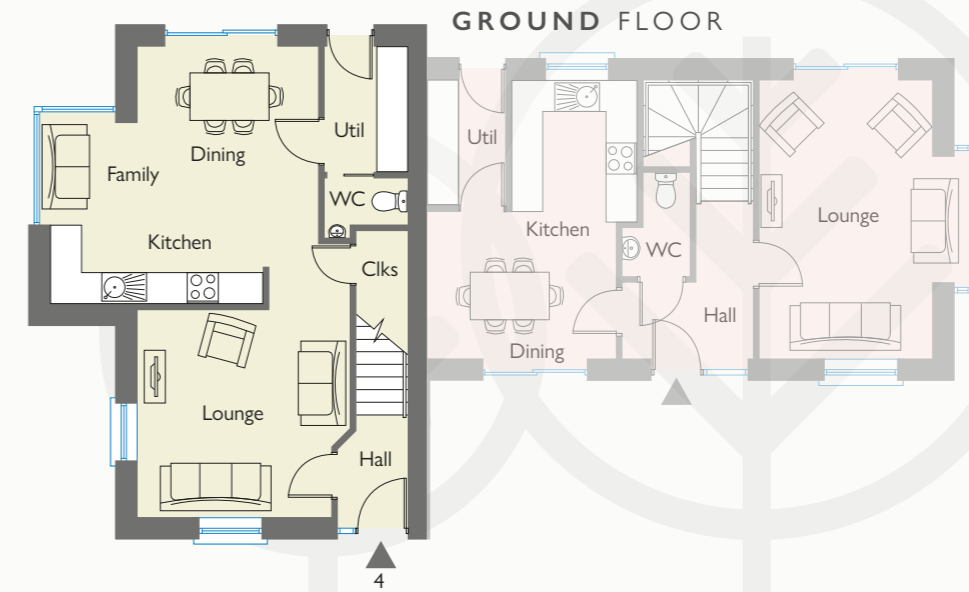
GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft 17'5" x 10'10"	m 5.30 x 3.30	
Kitchen Dining	ft 17'5" x 11'10"	m 5.30 x 3.60	
Utility	ft 7'10" x 4'11"	m 2.37 x 1.50	

FIRST FLOOR

Master Bedroom	ft 11'6" x 10'10"	m 3.50 x 3.30
Ensuite	ft 5'11" x 5'7"	m 1.80 x 1.70
Dressing	ft 5'7" x 4'7"	m 1.70 x 1.40
Bedroom 2	ft 9'5" x 9'2"	m 2.90 x 2.80
Bedroom 3	ft 13'2" x 7'11"	m 4.00 x 2.40
Bathroom	ft 6'11" x 5'7"	m 2.10 x 1.70

THE ASH



SITE NO.
4

3 BEDROOM SEMI DETACHED FAMILY HOME

GROUND FLOOR

Entrance Hall			
Lounge	ft 13'4" x 12'11"	m 4.05 x 3.94	
Kitchen Dining Family	ft 16'8" x 16'1"	m 5.10 x 4.90	
Utility	ft 7'11" x 5'3"	m 2.40 x 1.60	
WC			

FIRST FLOOR

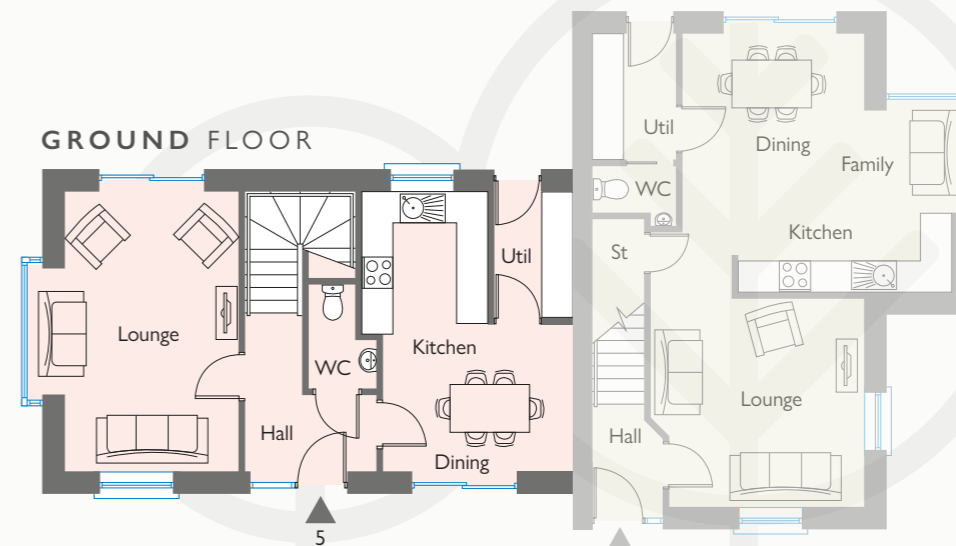
Master Bedroom	ft 12'10" x 11'4"	m 3.90 x 3.45
Ensuite	ft 7'5" x 4'5"	m 2.25 x 1.35
Bedroom 2	ft 13'0" x 9'8"	m 3.95 x 2.95
Bedroom 3	ft 11'2" x 9'2"	m 3.40 x 2.80
Bathroom	ft 6'11" x 6'5"	m 2.10 x 1.95



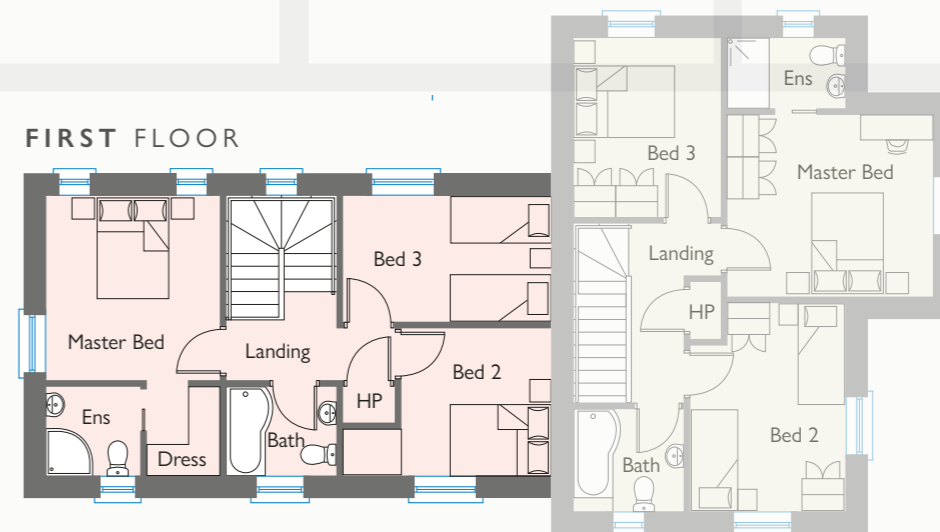
THE ALDER



GROUND FLOOR



FIRST FLOOR



SITE NO.
5

3 BEDROOM SEMI DETACHED FAMILY HOME

GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft	17'5" x 10'10"	m 5.30 x 3.30
Kitchen Dining	ft	17'5" x 11'10"	m 5.30 x 3.60
Utility	ft	7'10" x 4'11"	m 2.37 x 1.50

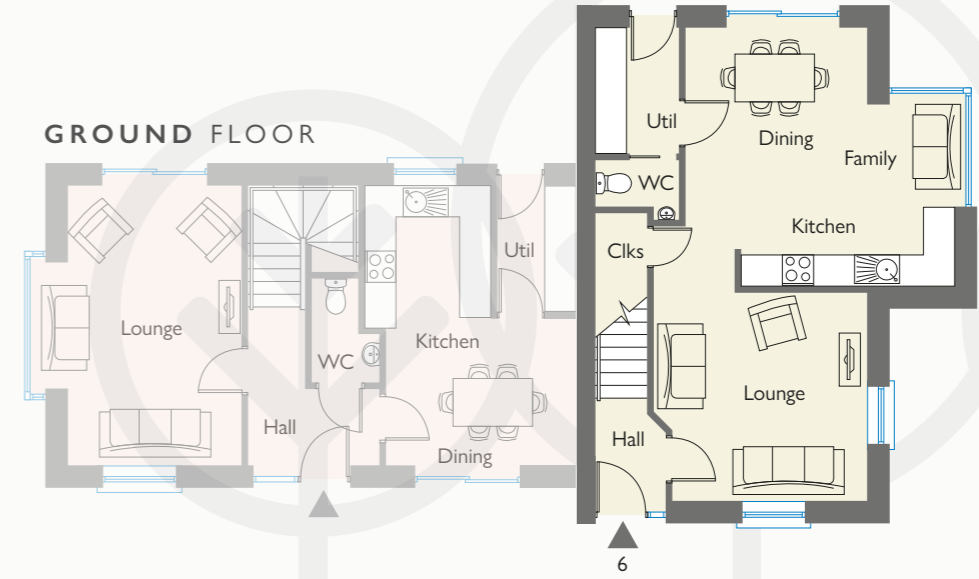
FIRST FLOOR

Master Bedroom	ft	11'6" x 10'10"	m	3.50	x	3.30
Ensuite	ft	5'11" x 5'7"	m	1.80	x	1.70
Dressing	ft	5'7" x 4'7"	m	1.70	x	1.40
Bedroom 2	ft	9'5" x 9'2"	m	2.90	x	2.80
Bedroom 3	ft	13'2" x 7'11"	m	4.00	x	2.40
Bathroom	ft	6'11" x 5'7"	m	2.10	x	1.70

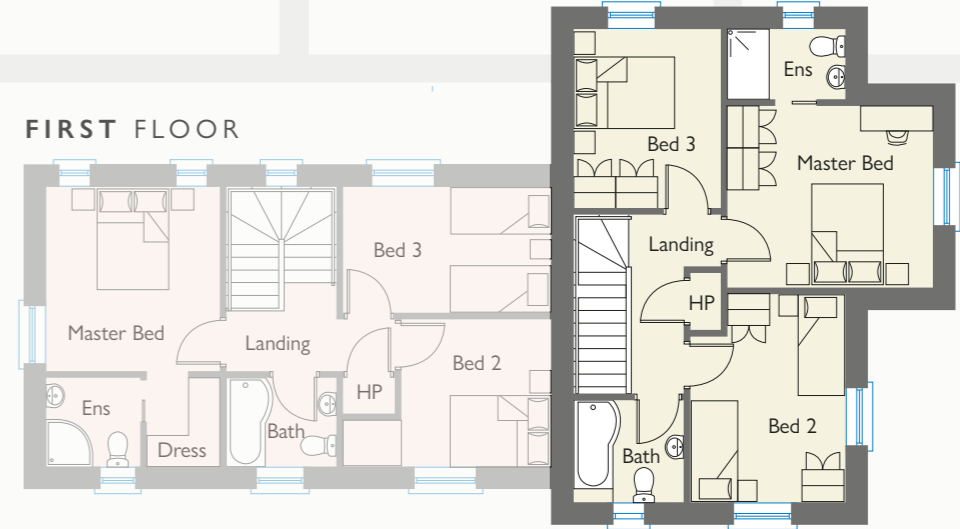
THE ASH



GROUND FLOOR



FIRST FLOOR



SITE NO.
6

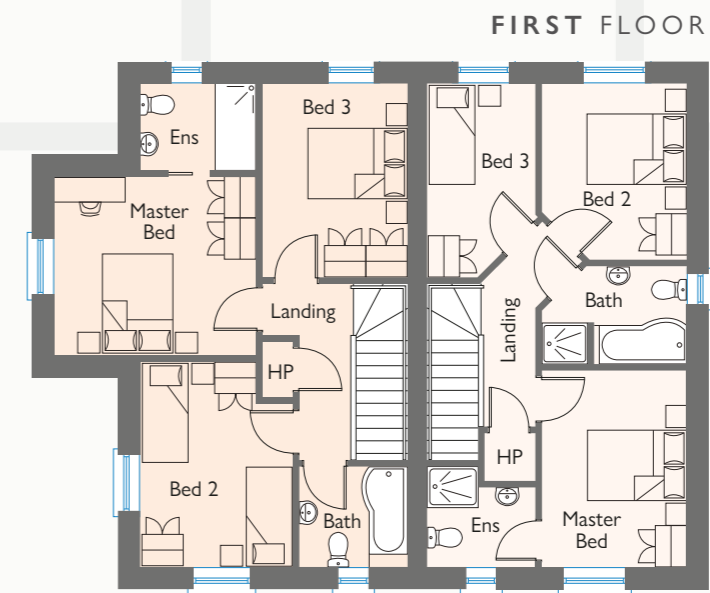
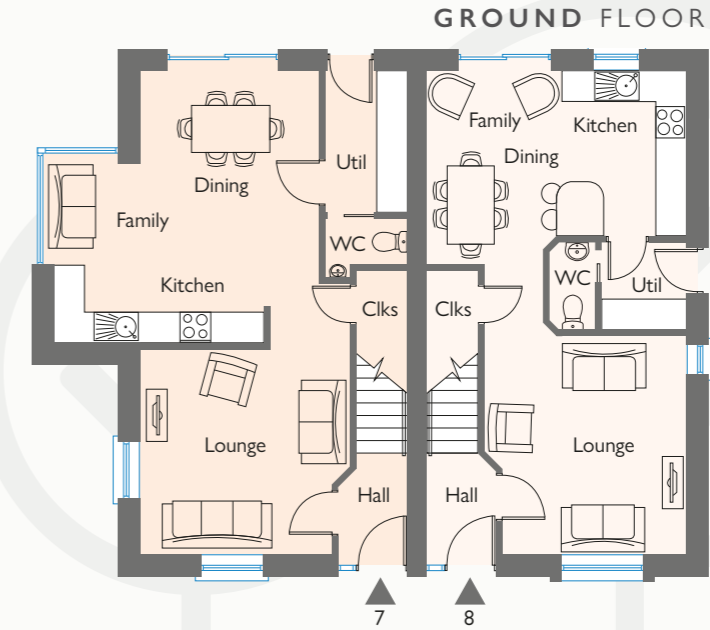
3 BEDROOM SEMI DETACHED FAMILY HOME

GROUND FLOOR

Entrance Hall			
Lounge	ft	13'4" x 12'11"	m 4.05 x 3.94
Kitchen Dining Family	ft	16'8" x 16'1"	m 5.10 x 4.90
Utility	ft	7'11" x 5'3"	m 2.40 x 1.60
WC			

FIRST FLOOR

Master Bedroom	ft	12'10" x 11'4"	m	3.90 x 3.45
Ensuite	ft	7'5" x 4'5"	m	2.25 x 1.35
Bedroom 2	ft	13'0" x 9'8"	m	3.95 x 2.95
Bedroom 3	ft	11'2" x 9'2"	m	3.40 x 2.80
Bathroom	ft	6'11" x 6'5"	m	2.10 x 1.95



GROUND FLOOR - 7

Entrance Hall				
Lounge	ft	13'4" x 12'11"	m	4.05 x 3.94
Kitchen Dining Family	ft	17'3" x 16'8"	m	5.24 x 5.10
Utility	ft	9'0" x 5'3"	m	2.74 x 1.60
WC				

GROUND FLOOR - 8

Entrance Hall				
Lounge	ft	13'9" x 12'10"	m	4.20 x 3.90
Kitchen Dining	ft	16'5" x 12'3"	m	5.00 x 3.74
Utility	ft	5'7" x 5'5"	m	1.70 x 1.65
WC				

FIRST FLOOR - 7

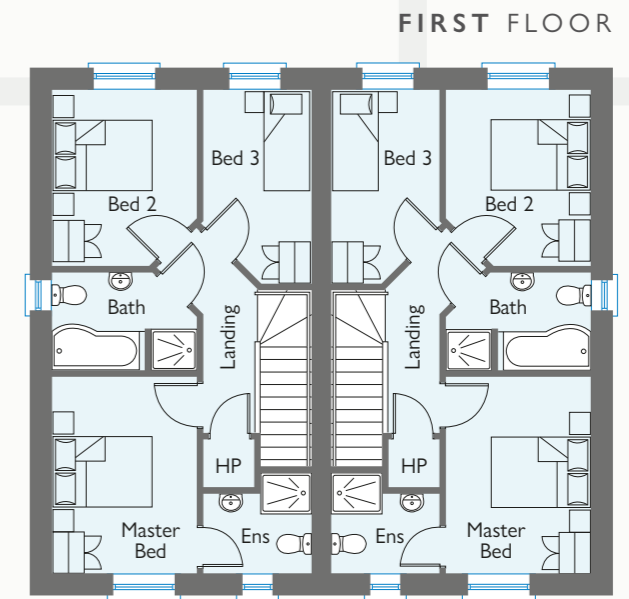
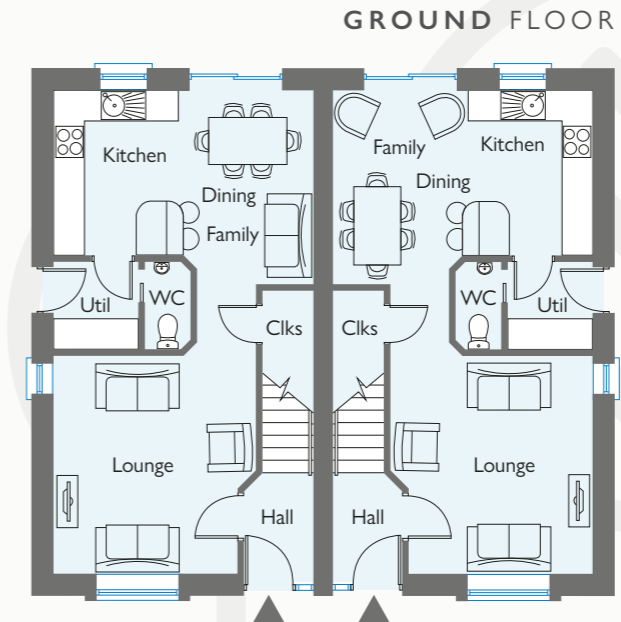
Master Bedroom	ft	12'10" x 11'4"	m	3.90 x 3.45
Ensuite	ft	7'5" x 5'7"	m	2.25 x 1.69
Bedroom 2	ft	13'0" x 9'8"	m	3.95 x 2.95
Bedroom 3	ft	12'3" x 9'2"	m	3.74 x 2.80
Bathroom	ft	6'11" x 6'5"	m	2.10 x 1.95

FIRST FLOOR - 8

Master Bedroom	ft	12'5" x 9'2"	m	3.79 x 2.80
Ensuite	ft	6'11" x 6'5"	m	2.10 x 1.95
Bedroom 2	ft	11'2" x 9'2"	m	3.40 x 2.80
Bedroom 3	ft	12'3" x 6'11"	m	3.74 x 2.10
Bathroom	ft	9'2" x 6'3"	m	2.80 x 1.90

SITE Nos.
7 & 8

3 BEDROOM SEMI DETACHED FAMILY HOME



SITE NOS.
9 - 18

3 BEDROOM SEMI DETACHED FAMILY HOME

GROUND FLOOR

Entrance Hall			
Lounge	ft 13'9" x 12'10"	m 4.20 x 3.90	
Kitchen Dining	ft 16'5" x 12'3"	m 5.00 x 3.74	
Utility	ft 5'7" x 5'5"	m 1.70 x 1.65	
WC			

FIRST FLOOR

Master Bedroom	ft 12'5" x 9'2"	m 3.79 x 2.80
Ensuite	ft 6'11" x 6'5"	m 2.10 x 1.95
Bedroom 2	ft 11'2" x 9'2"	m 3.40 x 2.80
Bedroom 3	ft 12'3" x 6'11"	m 3.74 x 2.10
Bathroom	ft 9'2" x 6'3"	m 2.80 x 1.90

ENJOY A SUPERBLY
DESIGNED, SUSTAINABLE
LIVING ENVIRONMENT

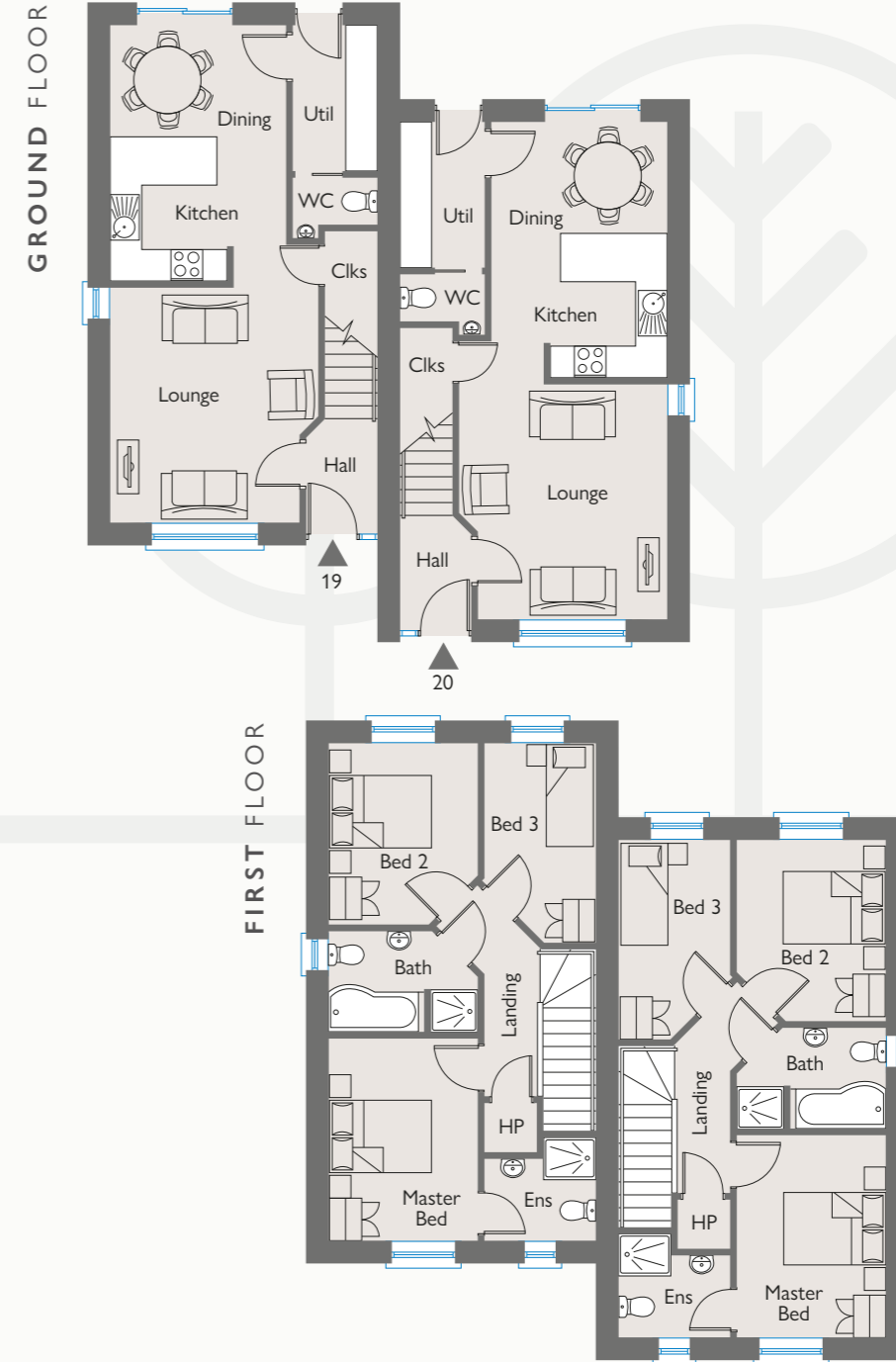


THE OAK



SITE NOS.
19 & 20

3 BEDROOM SEMI DETACHED FAMILY HOME

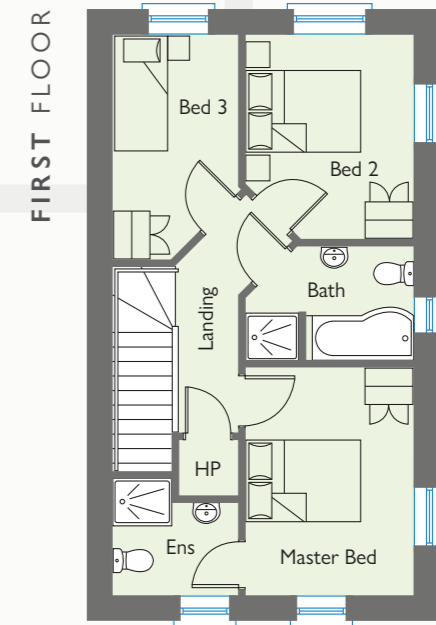
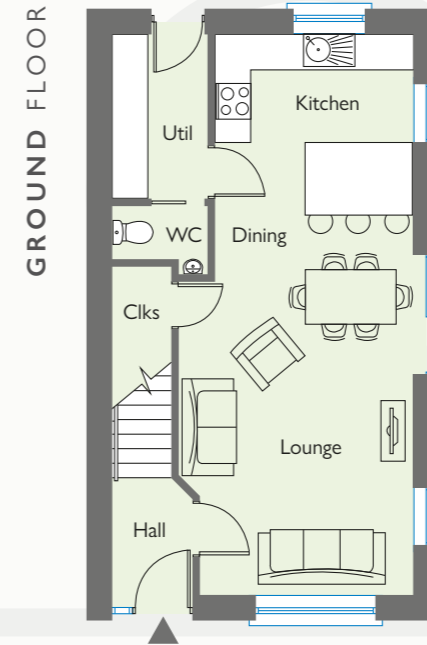


GROUND FLOOR

Entrance Hall			
Lounge	ft 14'5" x 12'10"	m 4.40 x 3.90	
Kitchen Dining	ft 15'9" x 10'10"	m 4.79 x 3.30	
Utility	ft 9'0" x 5'3"	m 2.74 x 1.60	
WC			

FIRST FLOOR

Master Bedroom	ft 12'5" x 9'2"	m 3.79 x 2.80
Ensuite	ft 6'11" x 6'5"	m 2.10 x 1.95
Bedroom 2	ft 11'2" x 9'2"	m 3.40 x 2.80
Bedroom 3	ft 12'3" x 6'11"	m 3.74 x 2.10
Bathroom	ft 9'2" x 6'3"	m 2.80 x 1.90



SITE NO.
21

3 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

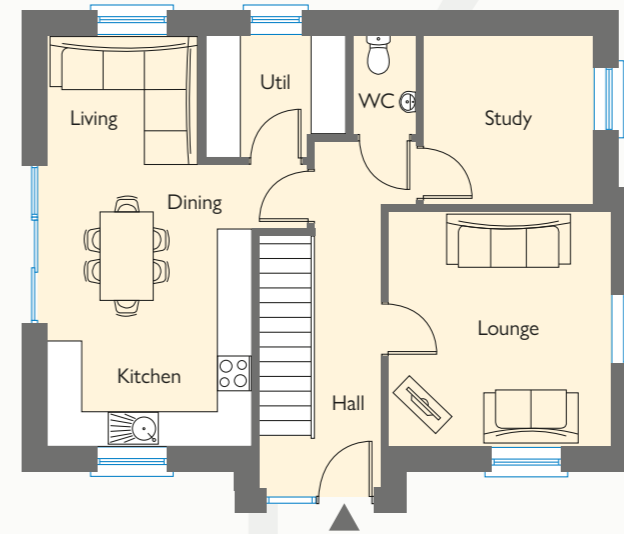
Entrance Hall			
Lounge Kitchen Dining	ft	30'6" x 11'8"	m 9.29 x 3.55
Utility	ft	9'0" x 5'3"	m 2.74 x 1.60
WC			

FIRST FLOOR

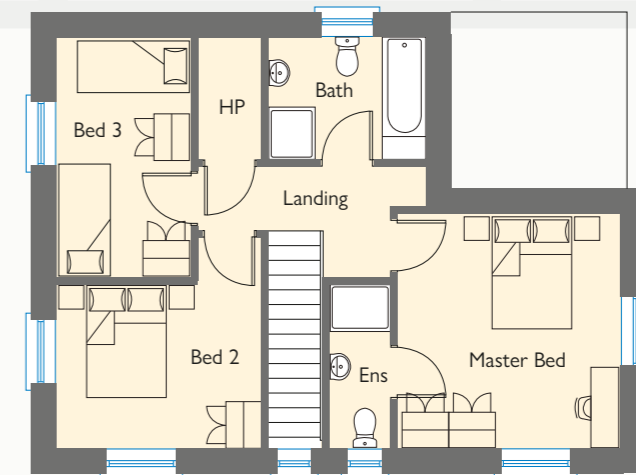
Master Bedroom	ft	12'5" x 9'2"	m	3.79	x	2.80
Ensuite	ft	6'11" x 6'5"	m	2.10	x	1.95
Bedroom 2	ft	11'2" x 9'2"	m	3.40	x	2.80
Bedroom 3	ft	12'3" x 6'11"	m	3.74	x	2.10
Bathroom	ft	9'2" x 6'3"	m	2.80	x	1.90



GROUND FLOOR



FIRST FLOOR



SITE NO.
22

3 BEDROOM DETACHED FAMILY HOME

GROUND FLOOR

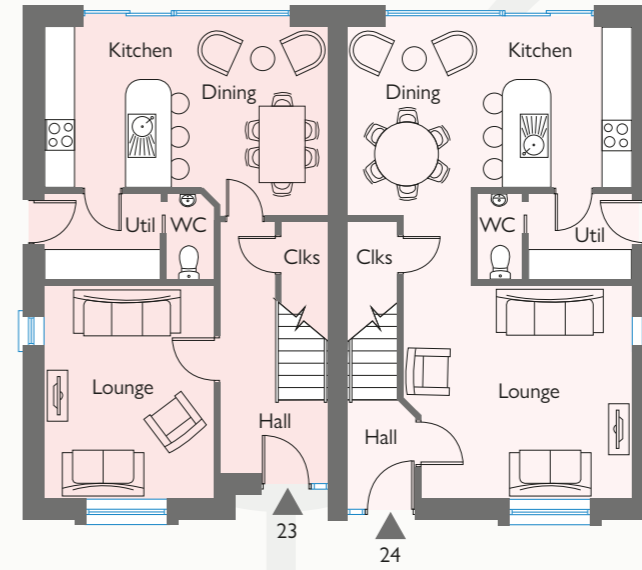
Entrance Hall with separate WC			
Lounge	ft	13'2" x 12'6"	m 4.00 x 3.80
Kitchen Dining Living	ft	23'0" x 11'6"	m 7.00 x 3.50
Study	ft	9'6" x 9'6"	m 2.90 x 2.90
Utility	ft	7'11" x 6'11"	m 2.40 x 2.10

FIRST FLOOR

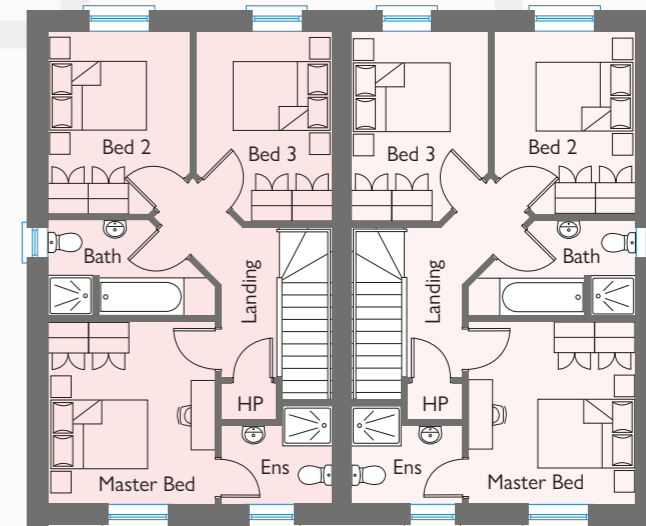
Master Bedroom	ft	13'2" x 12'6"	m	4.00	x	3.80
Ensuite	ft	9'2" x 3'5"	m	2.80	x	1.05
Bedroom 2	ft	11'6" x 9'2"	m	3.50	x	2.80
Bedroom 3	ft	13'6" x 7'7"	m	4.10	x	2.30
Bathroom	ft	8'10" x 6'11"	m	2.69	x	2.10



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR - 23

Entrance Hall with separate Cloakroom			
Lounge	ft	13'9" x 11'0"	m 4.20 x 3.35
Kitchen Dining	ft	18'5" x 12'3"	m 5.60 x 3.74
Utility	ft	7'7" x 5'7"	m 2.30 x 1.70
WC			

FIRST FLOOR - 23

Master Bedroom	ft	11'9" x 10'10"	m 3.59 x 3.30
Ensuite	ft	7'3" x 6'5"	m 2.20 x 1.95
Bedroom 2	ft	11'10" x 9'2"	m 3.60 x 2.80
Bedroom 3	ft	12'3" x 8'10"	m 3.74 x 2.70
Bathroom	ft	10'10" x 6'3"	m 3.30 x 1.90

GROUND FLOOR - 24

Entrance Hall with separate Cloakroom			
Lounge	ft	14'9" x 13'9"	m 4.50 x 4.20
Kitchen Dining	ft	18'5" x 12'3"	m 5.60 x 3.74
Utility	ft	6'9" x 5'7"	m 2.05 x 1.70
WC			

FIRST FLOOR - 24

Master Bedroom	ft	11'9" x 10'10"	m 3.59 x 3.30
Ensuite	ft	7'3" x 6'5"	m 2.20 x 1.95
Bedroom 2	ft	11'10" x 9'2"	m 3.60 x 2.80
Bedroom 3	ft	12'3" x 8'10"	m 3.74 x 2.70
Bathroom	ft	10'10" x 6'3"	m 3.30 x 1.90

SITE NOS.
23 - 24

3 BEDROOM SEMI DETACHED FAMILY HOME

A CAREFULLY CONSIDERED SPECIFICATION

KITCHENS & UTILITY ROOMS

- Contemporary kitchens with choice of kitchen units, door handles and worktops
- Integrated appliances in kitchen to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Plumbed for washer / dryer
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling to kitchen area
- Upstand to worktops

BATHROOMS, ENSUITES AND WCS

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Fully tiled shower enclosures
- Thermostatically controlled showers
- Heated chrome towel radiator to bathroom and ensuite
- Splash back tiling to bathroom and ensuite wash hand basins

INTERNAL FEATURES

- High thermal insulation and energy efficiency rating
- Wood handrail to stairs with white painted spindles
- Interior painted finish to all walls and ceilings
- Panelled interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets to lounge, stairs, landing and bedrooms
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches
- Wired for satellite TV
- Gas fired central heating with high efficiency boiler

EXTERNAL FEATURES

- Tarmac driveway
- Gardens topsoiled and sown out
- Fencing in appropriate locations
- Double glazed high performance uPVC windows
- GRP composite front door with locking system
- Paved patio area to rear
- Exterior light to rear door

WARRANTY

10 year Global Home Warranty



The developer reserves the right to change the specification at any time

Kitchens and
bathrooms
designed around
your lifestyle



Photography shown for illustration purposes only



PUT DOWN YOUR
ROOTS AND ENJOY
THIS WONDERFUL
NEW COMMUNITY



SALES REPRESENTATION BY:



028 7034 4433
philiptweedie.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP21. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.

B L O C K
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