



**EDEN PARK**  
MAGHERAFELT





Polepatrick



Magherafelt Town Centre



Mary's Bar



Rainey Endowed School



Ronan Valley Golf Course

## LOCATION, LOCATION, LOCATION

Situated in the heart of Mid Ulster, equidistant from Northern Ireland's two largest cities, Magherafelt market town is the perfect location for young professionals and growing families.

It is the fulcrum of award-winning education in the province with no less than five exemplary secondary schools and a plethora of excellent primary schools, all within walking distance of the town centre.

As the sports and entertainment hub of the region, it provides an abundance of state-of-the-art sports facilities to cater for all sporting needs alongside a vibrant retail and entertainment experience, makes Magherafelt the envy of all large towns throughout the country.

Magherafelt's excellent transport links ensure a drive time of under 45 minutes to our two main cities and scenic Causeway Coast.



# EDEN PARK

Computer Generated Image indicative only



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## A BEAUTIFUL PLACE TO CALL HOME

Eden Park is a intimate family development of 38 luxury three and four bedroom traditional homes situated on the former Rainey School rugby pitches, a mere ten minute walk from Magherafelt Town Centre.

Its extremely desirable location represents the last premier family development site within the town in close proximity to the affluent Tobermore Road.

*With a nod to it's former use*, Eden Park (named after the famous home of the New Zealand All Blacks retains a sizeable open space 'pitch' area at its centre which will hopefully inspire future sporting generations.



The McCaw 2 4 7



Four Bed Detached

The Zinzan 1 6



Four Bed Detached

The Fitzpatrick 9 10 17 18 27 28



Three Bed Semi-Detached

The Umaga 12 13 22 23



Four Bed Semi-Detached

The Read 15 16 19 20 25 26 29 30



Three Bed Semi-Detached

The Collins 33 34 37



Three Bed Semi-Detached

The Lomu 3 5



Four Bed Detached

The Cullen 8 38



Three Bed Detached

The Carter 14 21 31



Four Bed Detached

The Kirwan 11 24



Four Bed Detached

The Nonu 32 35 36



Three Bed Semi-Detached

The information and images contained in this brochure are intended to convey the concept and vision for Eden Park. They are for guidance only as final construction design may alter from the CGI's shown. Please speak to FP McCann Homes for details about specific plots. This brochure does not form part of any contract nor does it form any representation or warranty in relation to the Developer, its employees, Agents or to Eden Park development or any related developments.



**THE MCCA W**  
 Plots 2 4 7  
 Four Bed Detached  
 circa. 1900 sq ft





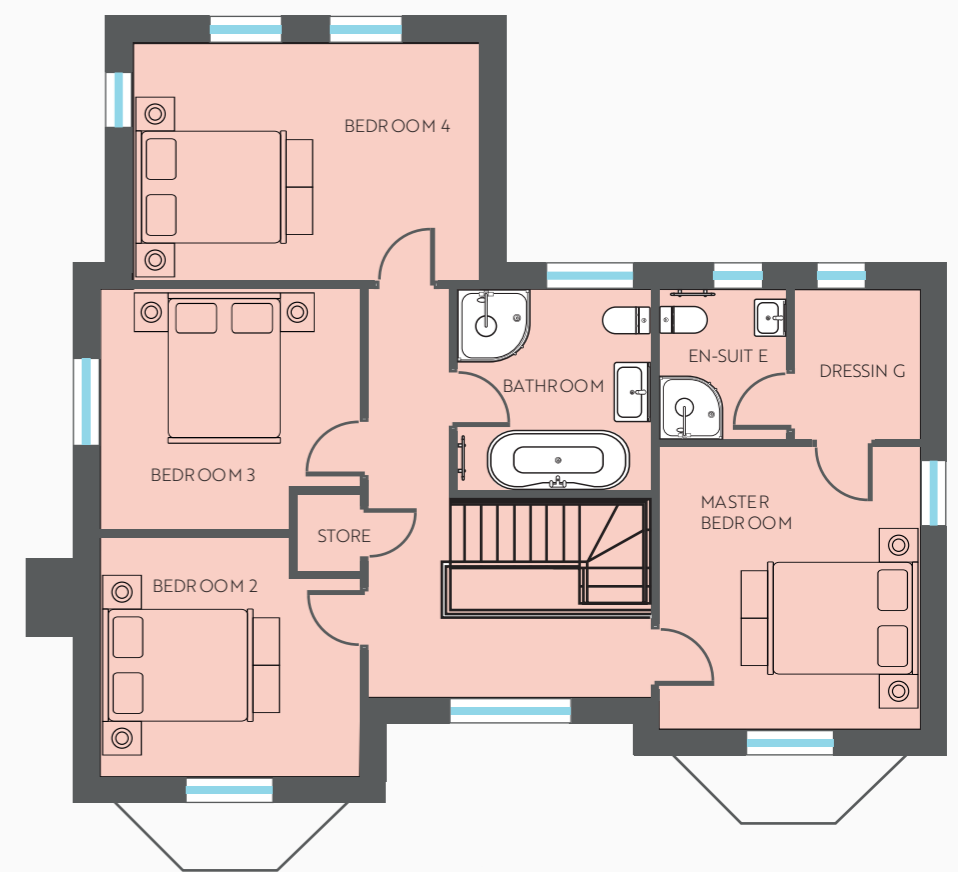
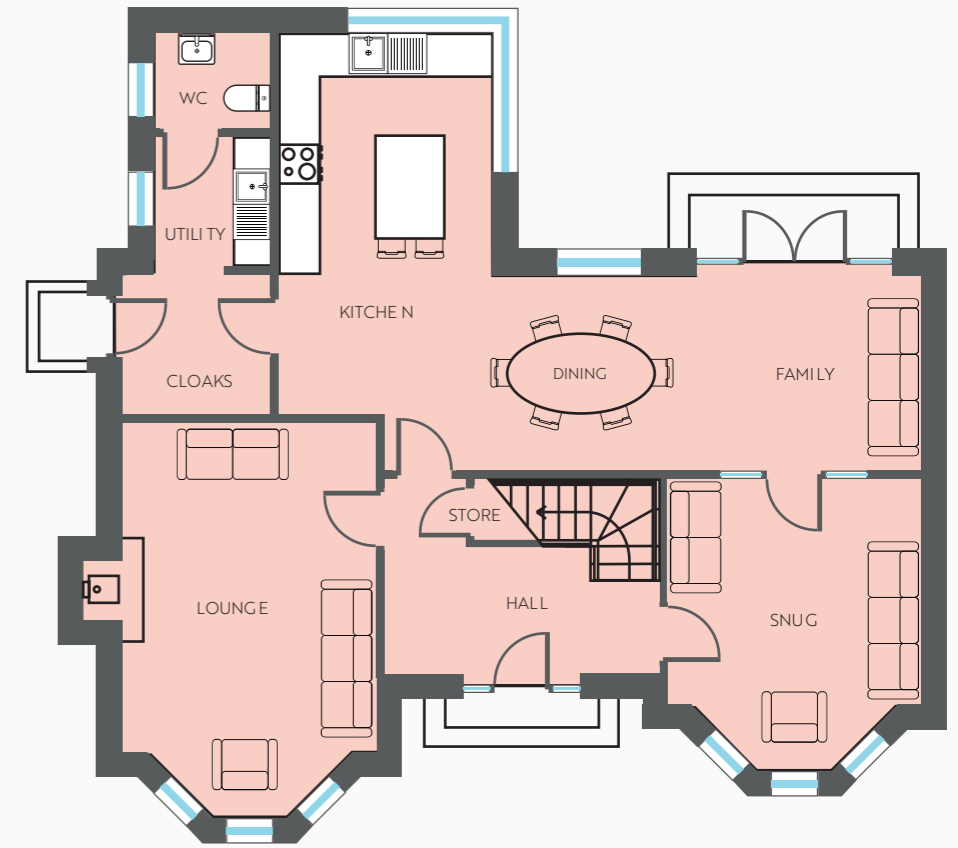
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# THE LOMU

Plots 3 5  
Four Bed Detached

circa.  
2000 sq ft

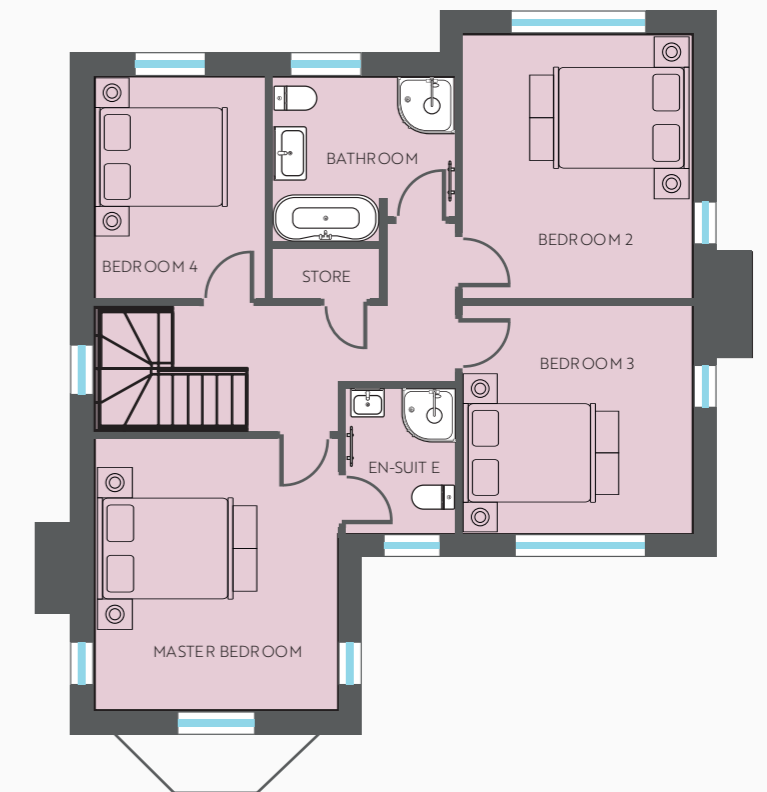
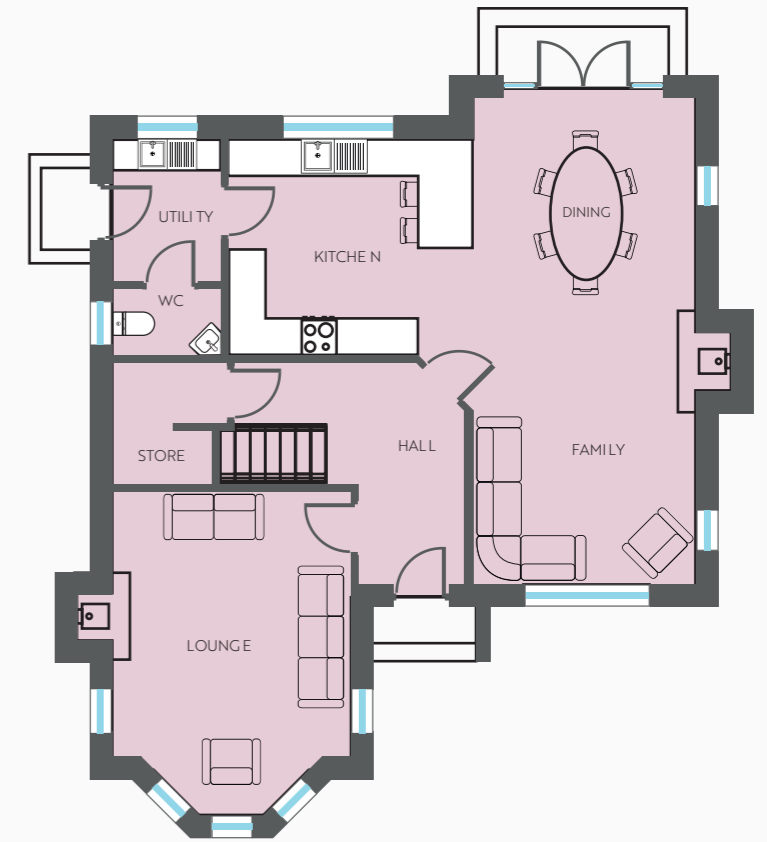




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**THE ZINZAN**  
 Plots 1 6  
 Four Bed Detached  
 circa. 1800 sq ft





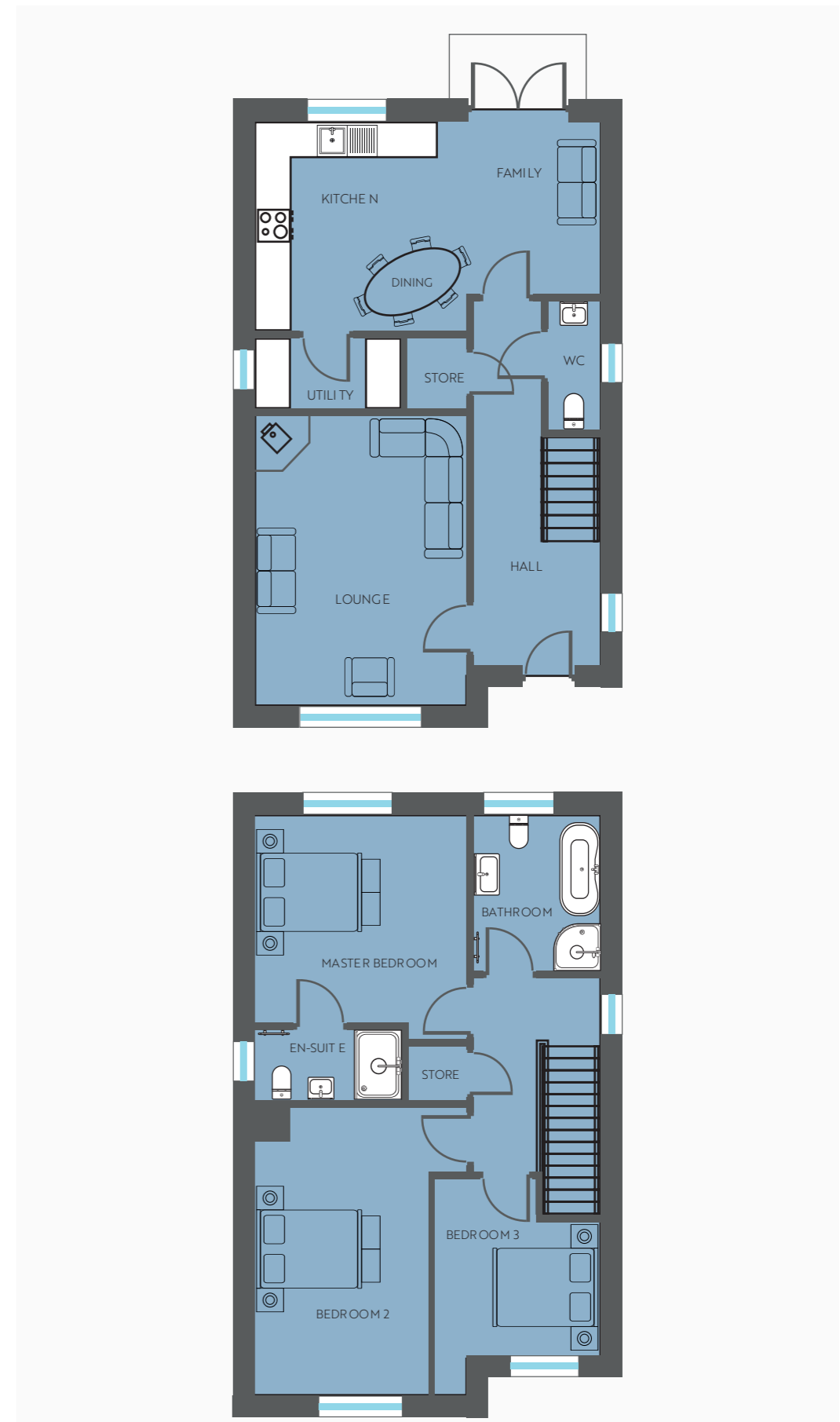
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# THE CULLEN

Plots 8 38  
Three Bed Detached

circa.  
1160 sq ft





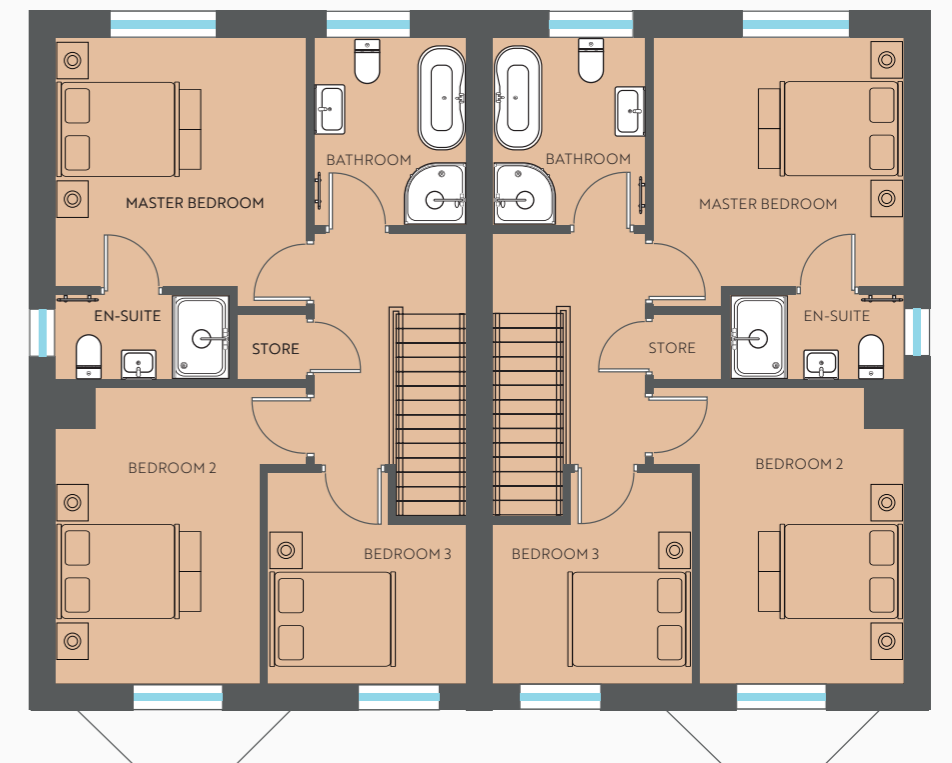
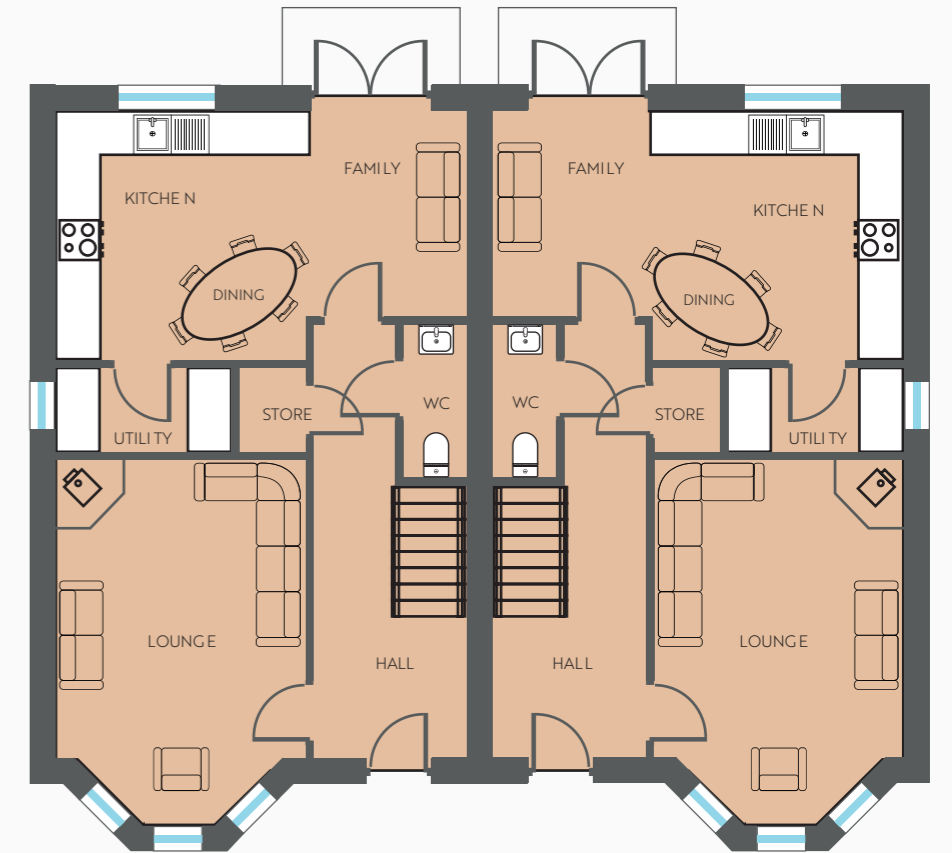


# THE FITZPATRICK

Plots 9 10 17 18 27 28

Three Bed Semi-Detached

circa.  
1110 sq ft

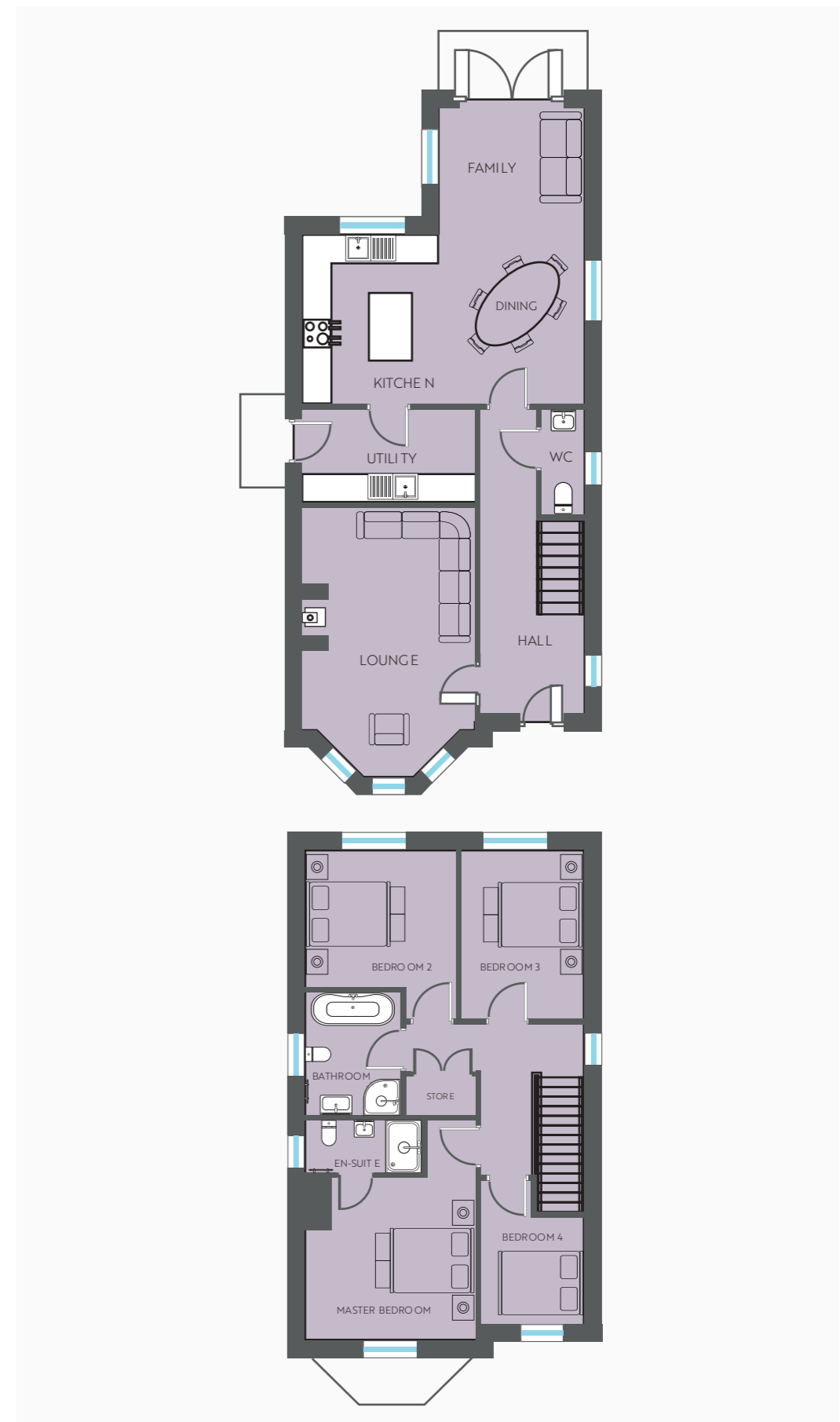




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**THE CARTER**  
 Plot 14 21 31  
 Four Bed Detached  
 circa.  
 1370 sq ft

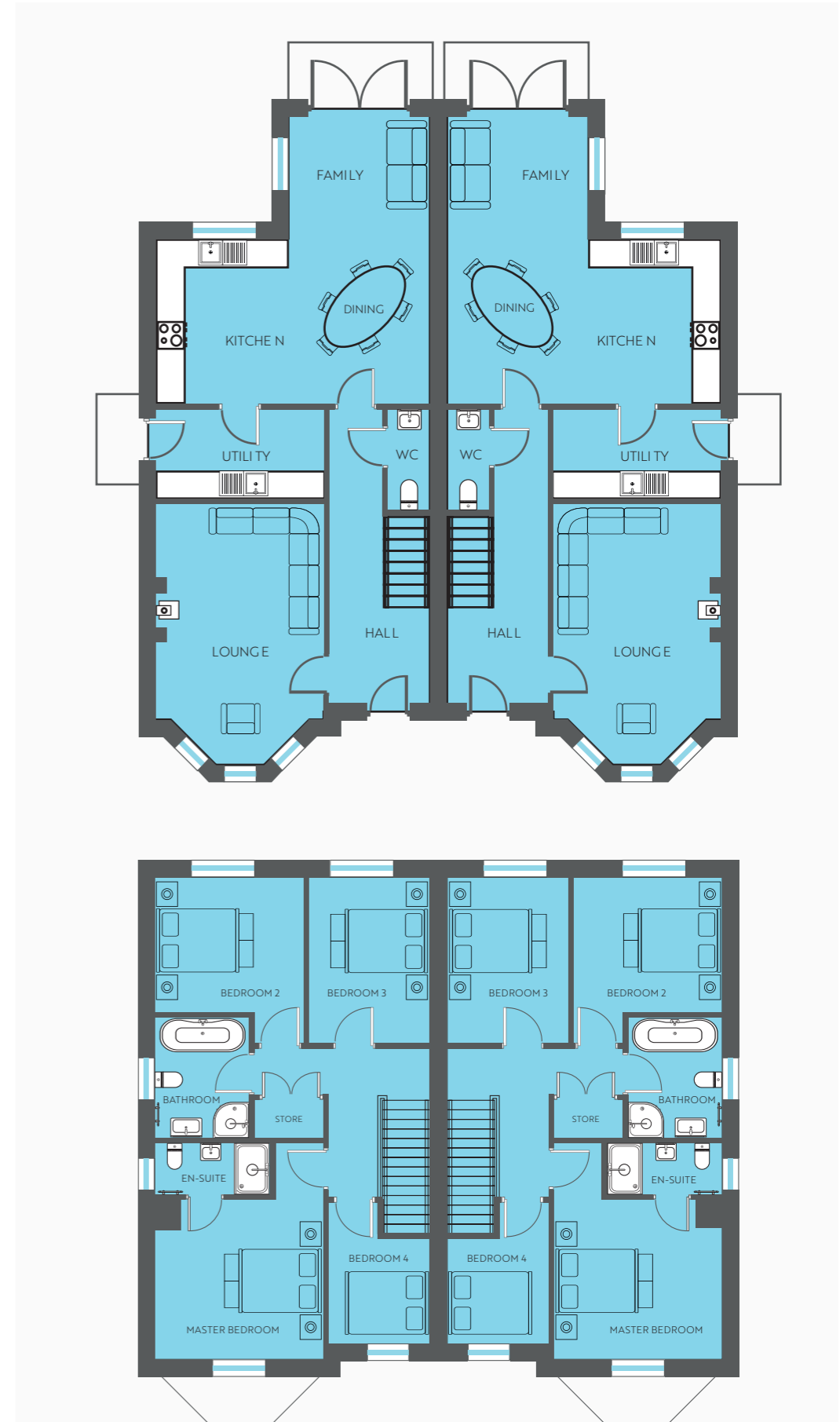




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**THE UMAGA**  
 Plot 12 13 22 23  
 Four Bed Semi-Detached  
 circa. 1370 sq ft

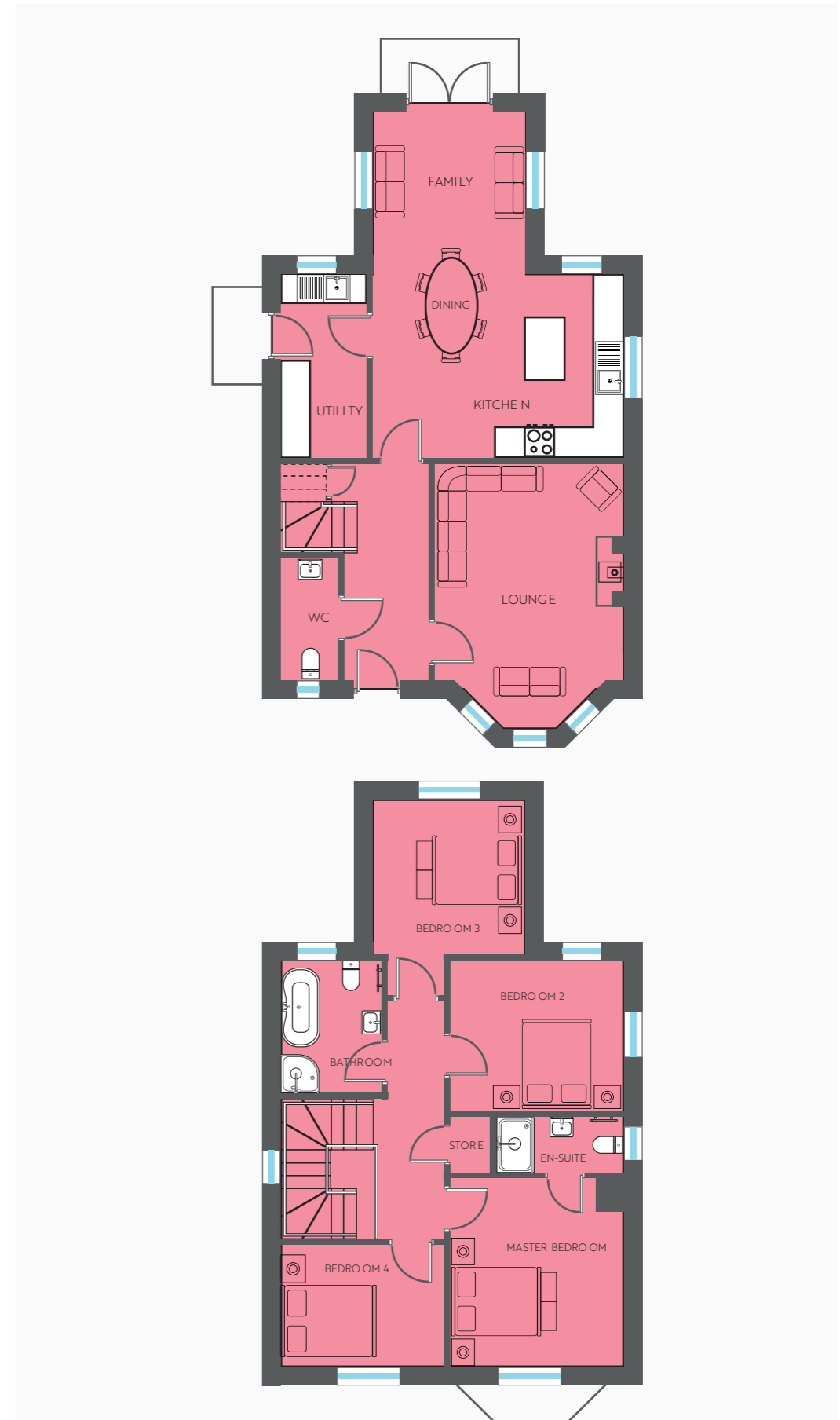




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**THE KIRWAN**  
 Plot 11 24  
 Four Bed Detached  
 circa.  
 1350 sq ft



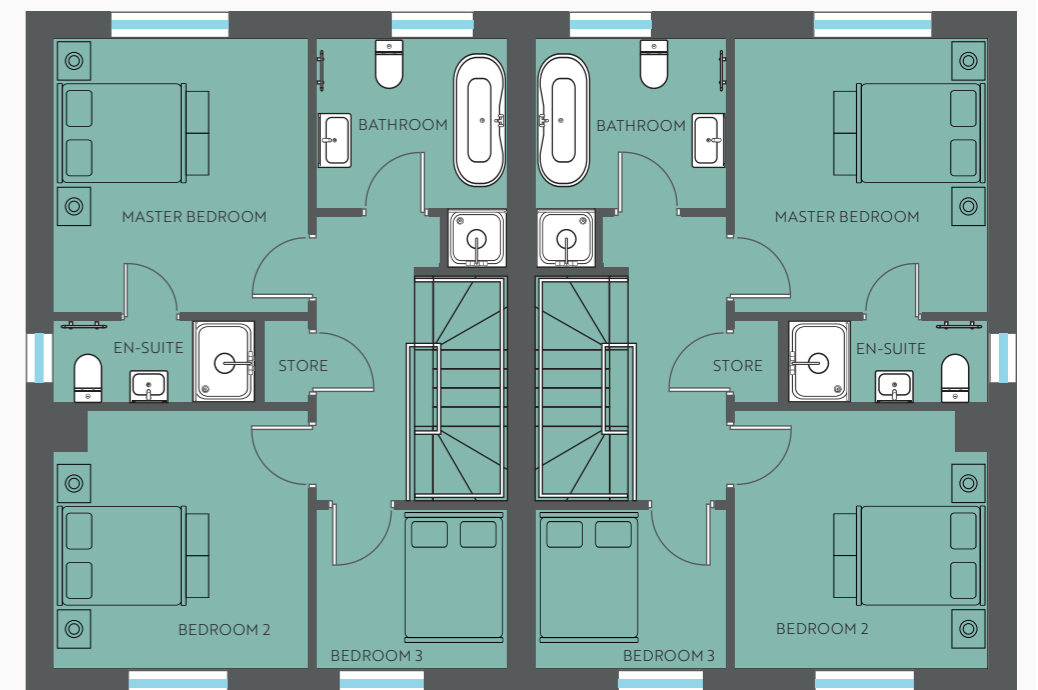
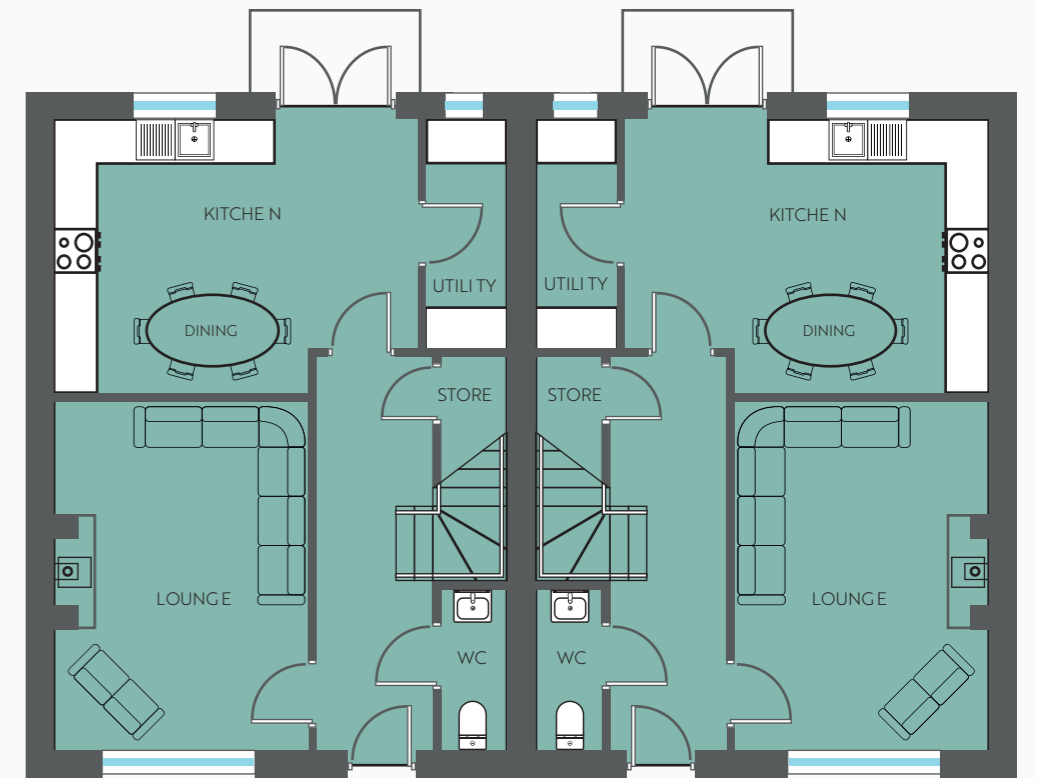


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# THE READ

Plot 15 16 19 20 25 26 29 30  
 Three Bed Semi-Detached  
 circa. 1100 sq ft



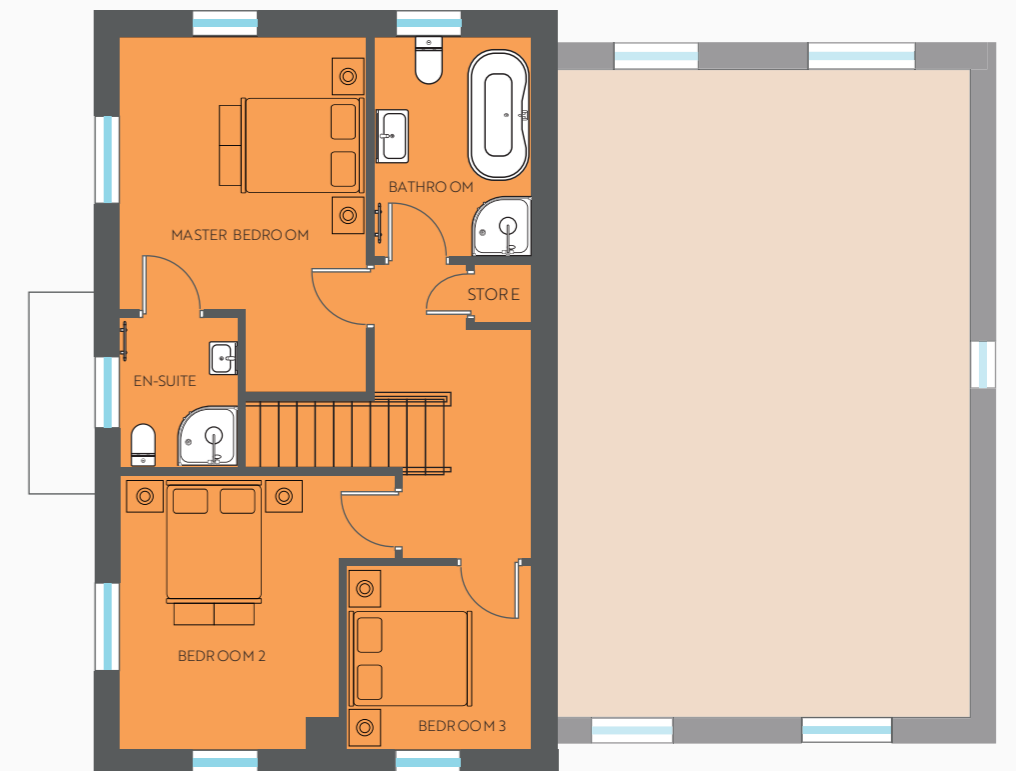
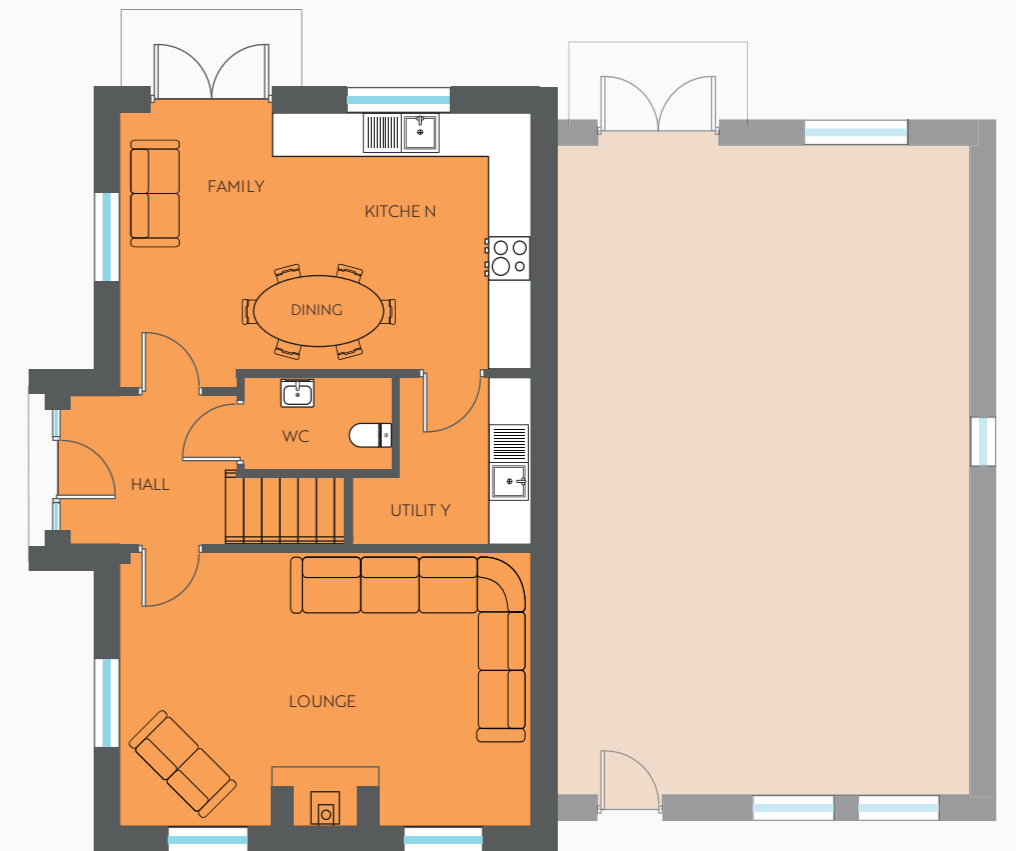


# THE NONU

Plot 32 35 36

Three Bed Semi-Detached

circa.  
1250 sq ft



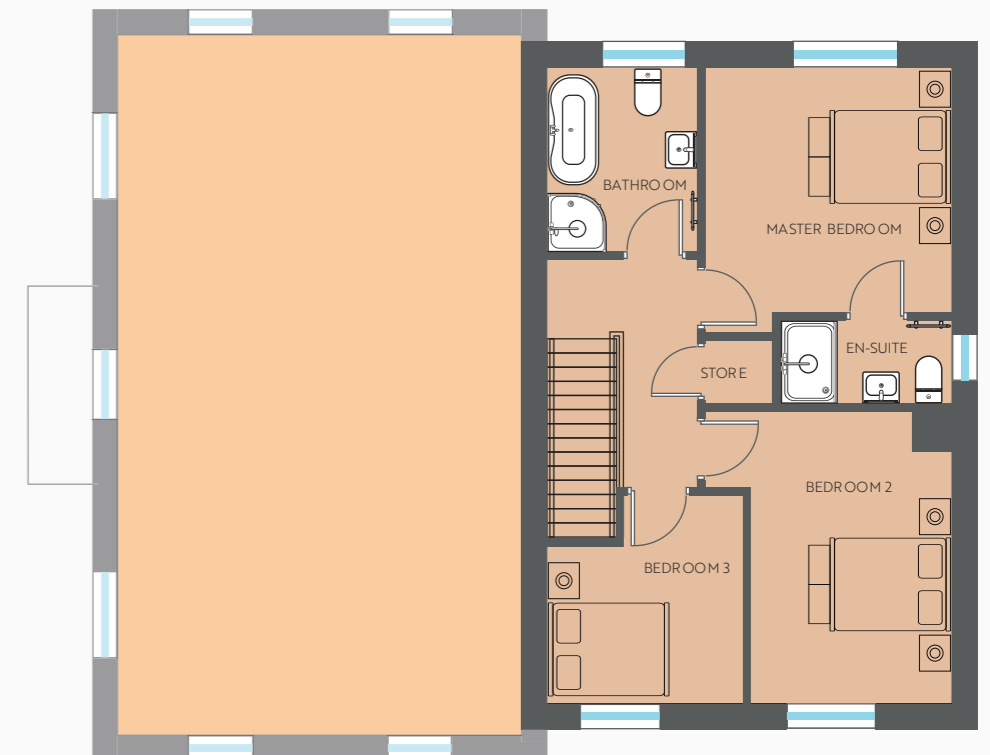
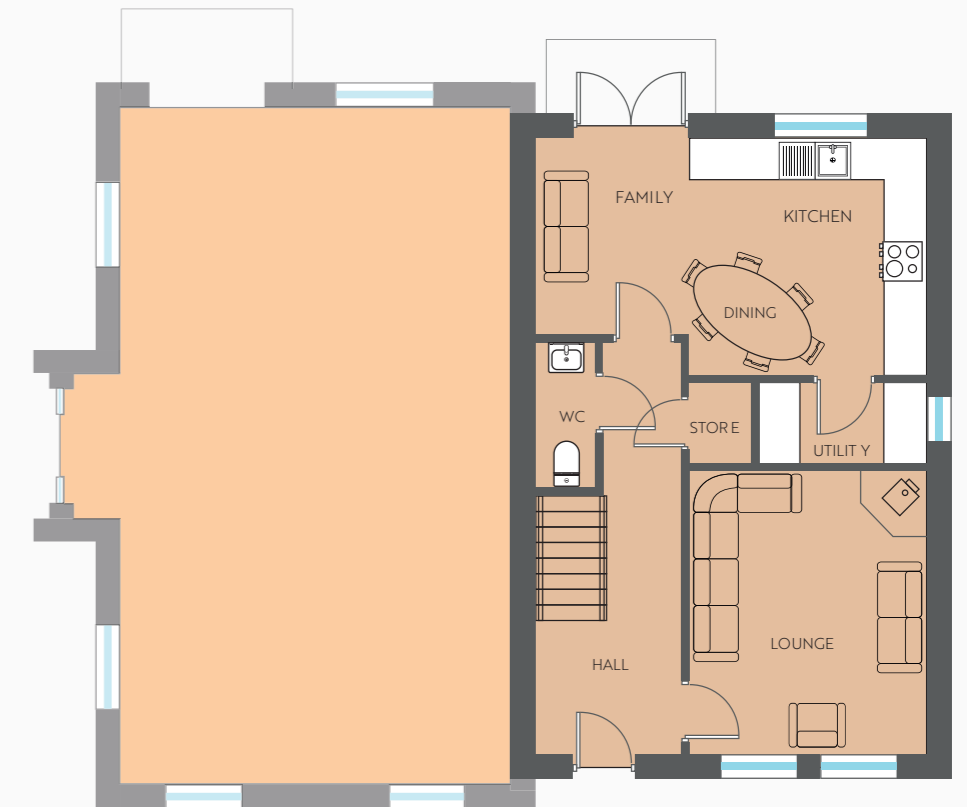


# THE COLLINS

Plot 33 34 37

Three Bed Semi-Detached

circa.  
1100 sq ft



## STYLISH INSIDE AND OUT

This exciting, turnkey development consists of generously proportioned three and four bedroom homes, designed with convenient, relaxed living in mind.

Clean lines, large windows, stylish interiors and premium quality finishes are a fantastic canvas upon which to create the home of your dreams.

Attention to detail is at the heart of what we do and our Eden Park development offers a modern, homely environment to enjoy.







## LUXURY TURN KEY SPECIFICATION

### KITCHEN & UTILITY

- High quality kitchen with a choice of doors, worktops and handles
- Stainless steel sink with chrome mixer tap
- Recessed downlights to kitchen
- Integrated appliances including ceramic hob, electric oven, fridge freezer, dishwasher, washing machine / tumble drier (in utility)

### BATHROOMS, ENSUITES & W.C.

- Deluxe sanitary ware with chrome fittings to bathrooms, en-suites and WC.
- Heated chrome towel radiators in bathrooms and ensuites
- Floating vanity sink units in bathrooms and ensuites
- Splashback tiling above all sinks
- Thermostatically controlled showers with chrome fittings

### FLOORING

- Choice of floor tiling to entrance hall, kitchen, family / dining, bathroom, en-suite and WC.
- Choice of laminate flooring or luxury carpet with high quality underlay to lounge
- Choice of luxury carpets with high quality underlay to stairs, landing and bedrooms

### INTERNALS

- Direct air intake wood burning stove
- Four panel Victorian style internal doors with bespoke chrome handles
- Full décor paint throughout (all walls and ceilings)
- USB charging points in kitchens and master bedrooms

### ENERGY EFFICIENCY

- Thermostatically controlled gas central heating ensuring lower energy bills
- High spec wall, floor and roof insulation insuring high quality thermal performance
- Clever zone heating via separate Ground and First Floor thermostats
- Energy efficient condensing boiler

### EXTERNALS

- Swish double glazed PVC windows, rear and French doors
- Composite front door
- Tobermore paved patio and pathways to every home
- Turf laid gardens to both front and rear
- Box hedging and planting on each plot
- Independently managed open space areas with extensive landscaping
- Premier close-board wooden fencing (rear gardens and site boundaries)
- Bitmac driveway
- External lighting to front and rear
- Outside tap

### WARRANTY

- Grade A1 NHBC registered builder with Ten year structural warranty.



## LOCATION

Eden Park is located within easy access to the A31 Bypass and A6, offering a convenient transport route to our two major cities, key airport and transport hubs and other major towns and destinations throughout Northern Ireland.

Belfast	45 minutes
Londonderry / Derry	45 minutes
Belfast International Airport	30 minutes
George Best Belfast City Airport	45 minutes
Cookstown	20 minutes
Ballymena	30 minutes
Causeway Coast	45 minutes

## LOCAL SCHOOLS

### PRIMARY

Gaelscoil an tSeanchai	0.7 miles
Holy Family Primary School	0.8 miles
Magherafelt Primary School	1.0 miles
Spires Integrated Primary School	1.5 miles

### SECONDARY

Rainey Endowed School	500 metres
Magherafelt High School	0.7 miles
St. Pius X College	0.8 miles
St. Mary's Grammar School	0.8 miles
Sperrin Integrated College	1.5 miles
Kilronan School	1.5 miles
St. Patrick's College, Maghera	8.5 miles

## WHERE WE LIVE MATTERS

An excellent local network of designated footpaths ensures all future Eden Park residents will benefit from easy walking access to Magherafelt town centre and local amenities. Excellent transport links provides convenient access to the surrounding countryside, as well as other local villages and towns.



Bracken Bawn, Magherafelt

## WHY FP MCCANN HOMES?

FP McCann has been building prestigious new homes in prime locations for many years and we are proud of the care and dedication to detail that goes into each and every one.

Having built thousands of homes throughout Northern Ireland we understand the complexities and difficulties in getting the job done right. Our strength lies in our people from experienced innovative architects and designers to the skilled meticulous craftspeople on site.

Quality is paramount at FP McCann Homes ensuring our superb and varied selection of stylish homes are an easy choice for the widest range of customers from first-time buyers to growing families.



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## MEET THE BUILDER

Established in 1963 the award-winning Setanta Construction are leaders in their field in building premium energy efficient homes. In September 2021, Setanta won the prestigious **UK Building Company of the Year** at The Federation of Master Builders' National Master Builder Awards.

As accredited Passive House Designers, they implement their knowledge, experience and skills into every development ensuring the thermal efficiency of all their home builds are second to none.

Over 50 years of home building experience has allowed them to construct and complete many styles of developments from timber frame to traditional build masonry construction. Recent local developments and national awards showcase their dedication, passion and performance for completing high quality modern homes.

EDEN PARK 37



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**FPMCCANNHOMES**

[www.fpmccannhomes.com](http://www.fpmccannhomes.com)

T: 028 7964 2558

E: [homes@fpmccann.co.uk](mailto:homes@fpmccann.co.uk)



**BURNS**

17 Meeting St, Magherafelt

028 7963 3719

[burnshomes.co.uk](http://burnshomes.co.uk)