

*A sophisticated collection of beautifully designed homes.*



FARMLEIGH  
*Woods*



FARMLEIGH, ARDESKIN, OLD LAGHEY RD, DONEGAL TOWN, COUNTY DONEGAL

[www.edelquinn.ie](http://www.edelquinn.ie)







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*Woods*

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# DONEGAL *Has It All*

Donegal in the North West corner of Ireland

Donegal Town is a picturesque community located on the banks of the River Eske in South Donegal. The Town enjoys the best of what the county has to offer, wherein you will find no shortage of aesthetically stunning walkways, local sandy beaches and breath-taking mountain hiking routes which are well loved by locals and tourists alike.

The town carries with it an important sense of community, noticeable by a mere walkthrough the town centre. With an array of sporting clubs to include soccer, GAA, Rugby, Rowing and more, as well as the nightlife our famous bars have to offer, settling into Donegal Town is made easy by the passionate locals.

The town boasts some fabulous restaurants and local bars which not only provide a great source of employment in the town, but also maximize the recreational and social aspect Donegal offers. The Donegal Waterbus runs tours around Donegal Bay and offers insight into the area of land Donegal Town calls home. Donegal Castle also offers an historic and educational touch, as do the tours of the town run via the Castle, suiting anyone new to the town who wish to embellish themselves in the history and passion the locals know and convey.

Donegal hosts charity events and festivals throughout the year to include the Donegal Food Festival and other charitable walks/cycles/hikes.

The town has seen incredible investment in recent years as more and more people from home and abroad grow to learn of everything Donegal Town has to offer. The employment, aura and momentum this investment provides to the town have seen it become a real hotspot in the County over recent times.





# DESTINATIONS MAP

## *Donegal Town*



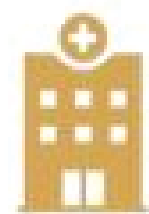
### Airports

- Belfast 175km
- City of Derry 90km
- Donegal Airport 68km
- Dublin 223km
- Knock 118km



### Beaches

- Murvagh 8km
- Rossnowlagh 18km
- Bundoran 29km



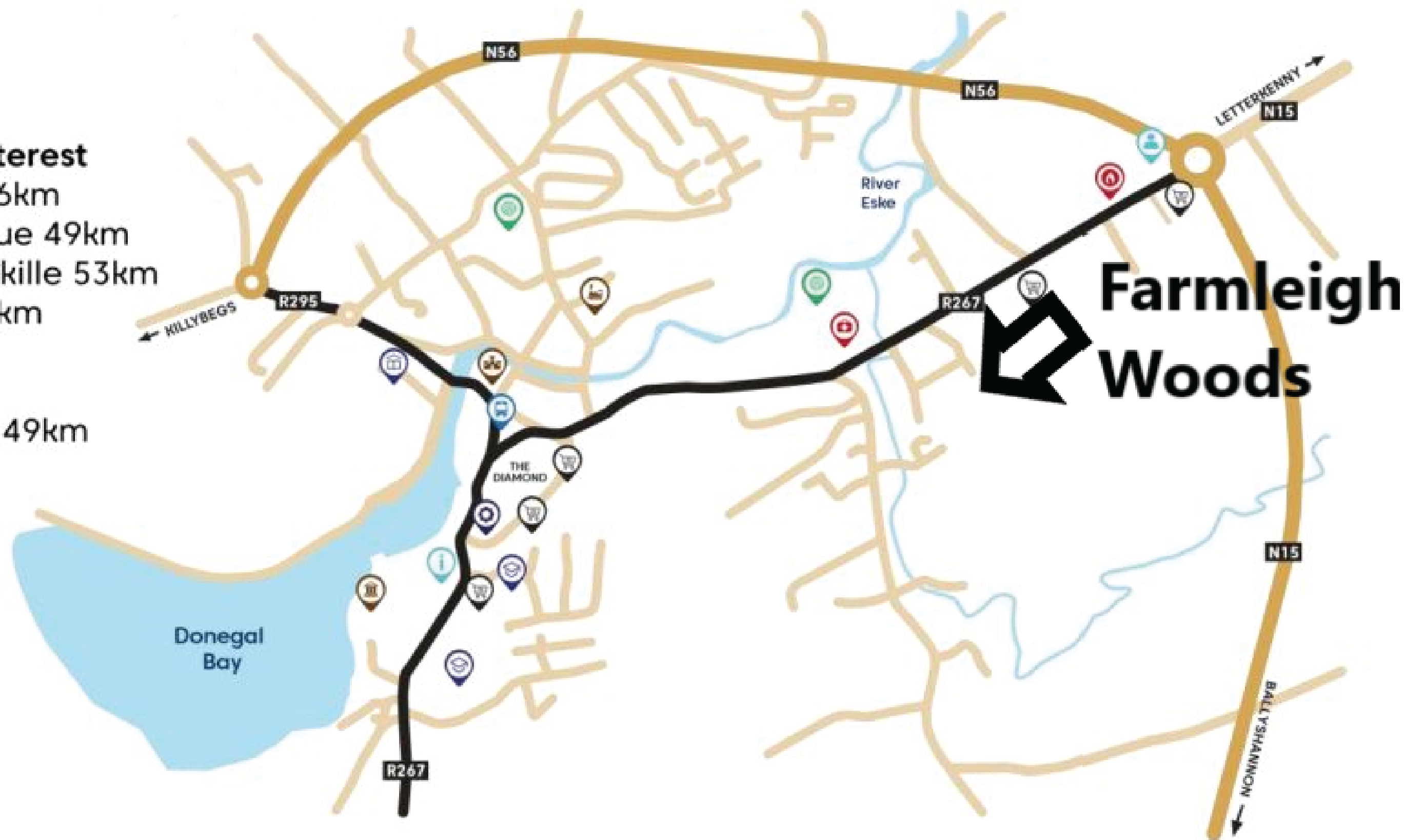
### Hospitals

- Sligo University Hospital 65km
- Letterkenny University Hospital 49km



### Places of Interest

- Lough Eske 6km
- Sliabh League 49km
- Glencolumbkille 53km
- Killybegs 28km
- Sligo 65km
- Derry 77km
- Letterkenny 49km





# FARMLEIGH WOODS

## SITE MAP LAYOUT



Site Layout





# HOUSE TYPES

- 5 Bedroom Detached Property
- 4 Bedroom Semi Detached Property
- 2 Bedroom Apartment
- 3 Bedroom Townhouse

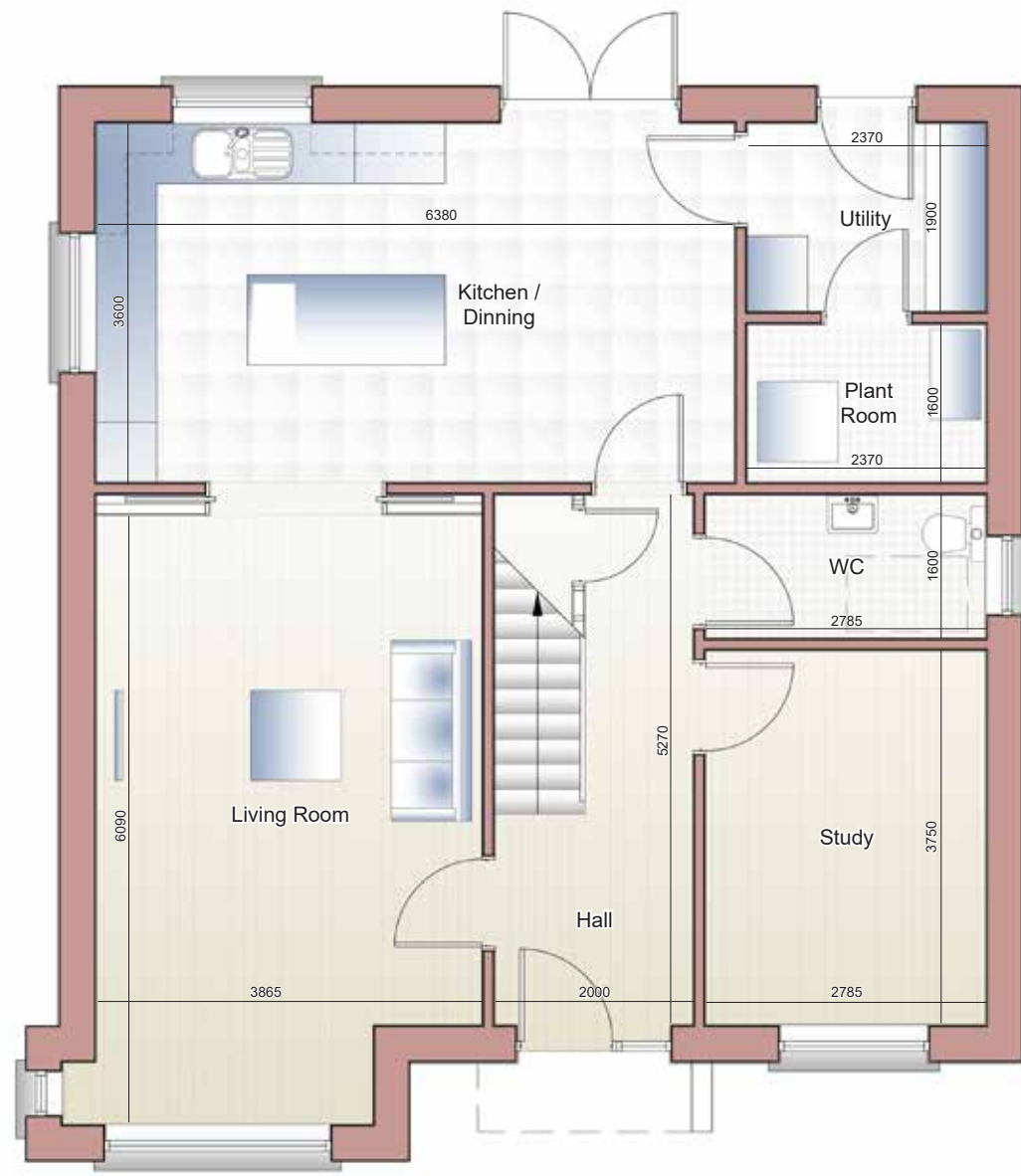




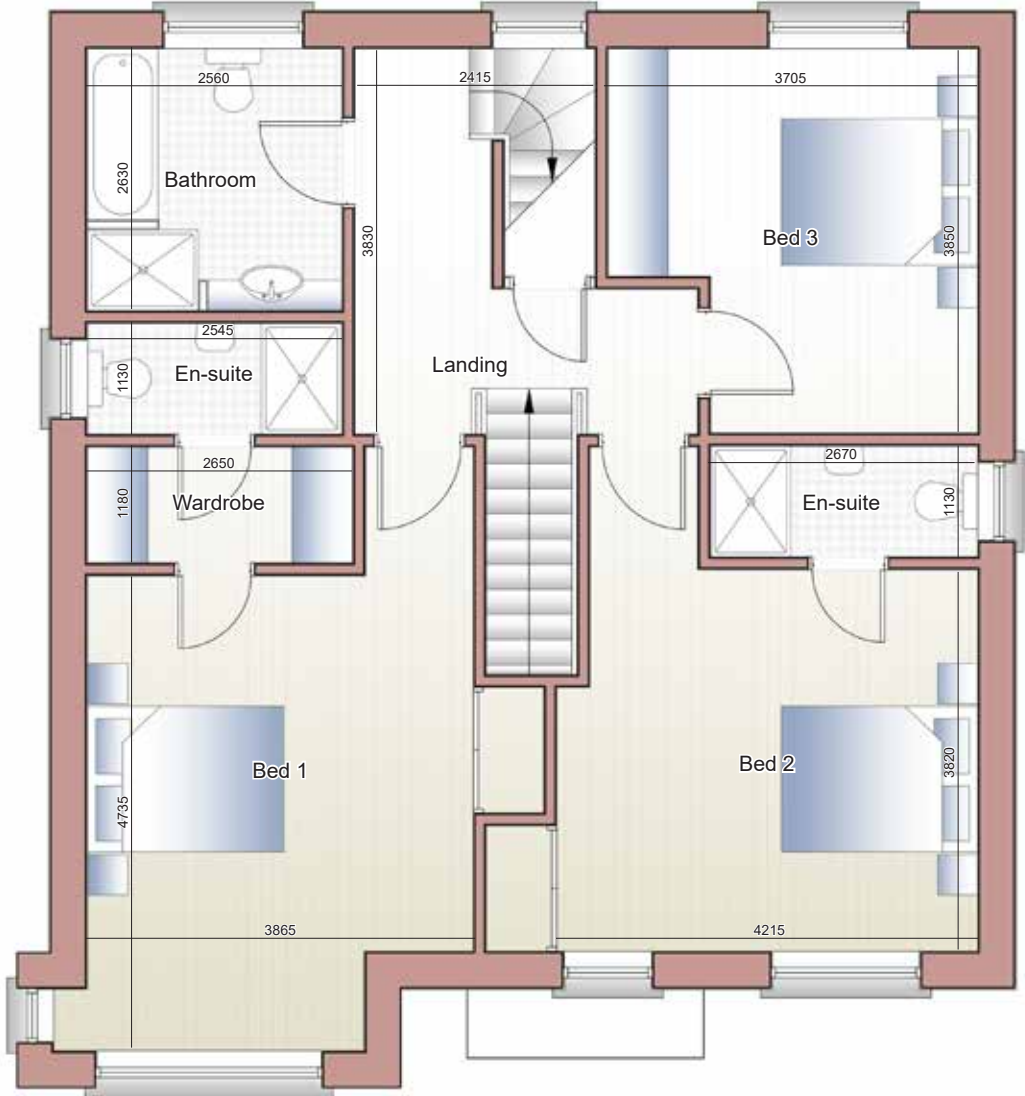
# DETACHED PROPERTY



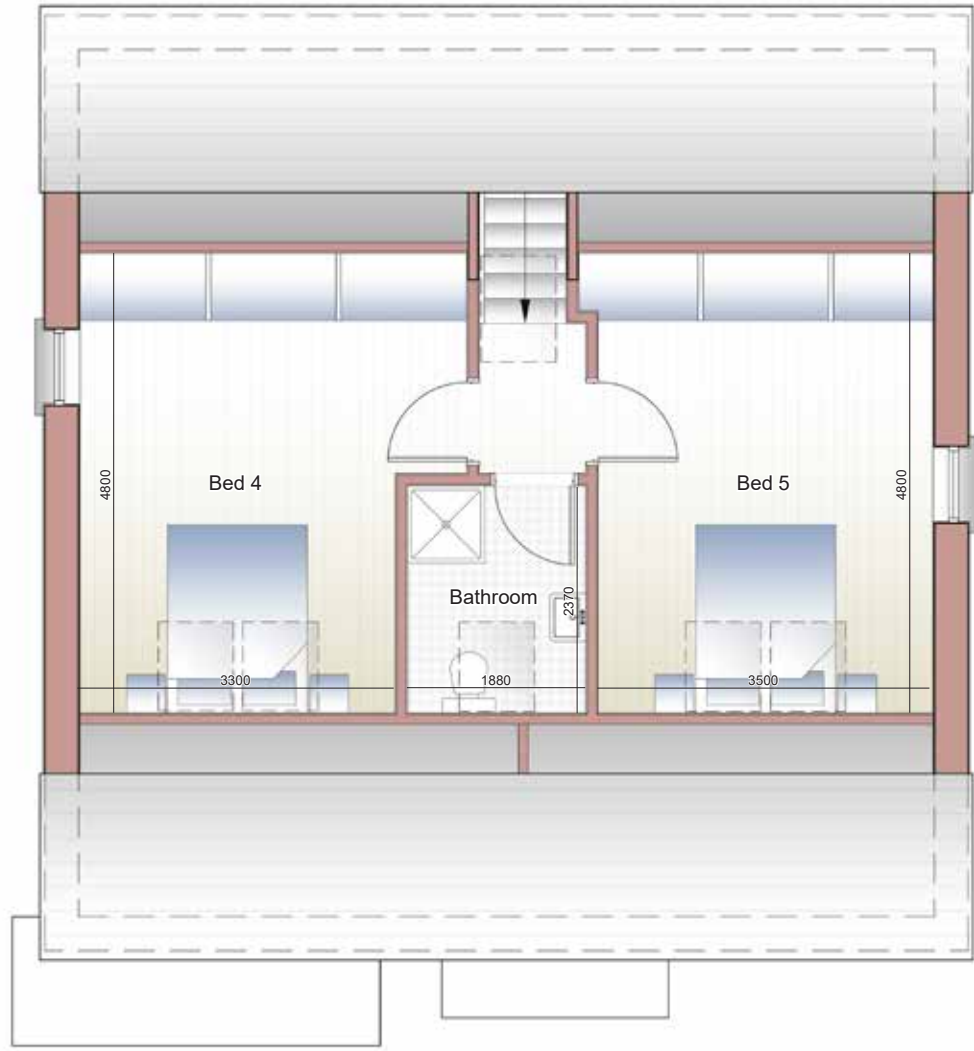
Ground Floor Plan



First Floor Plan



Second Floor Plan

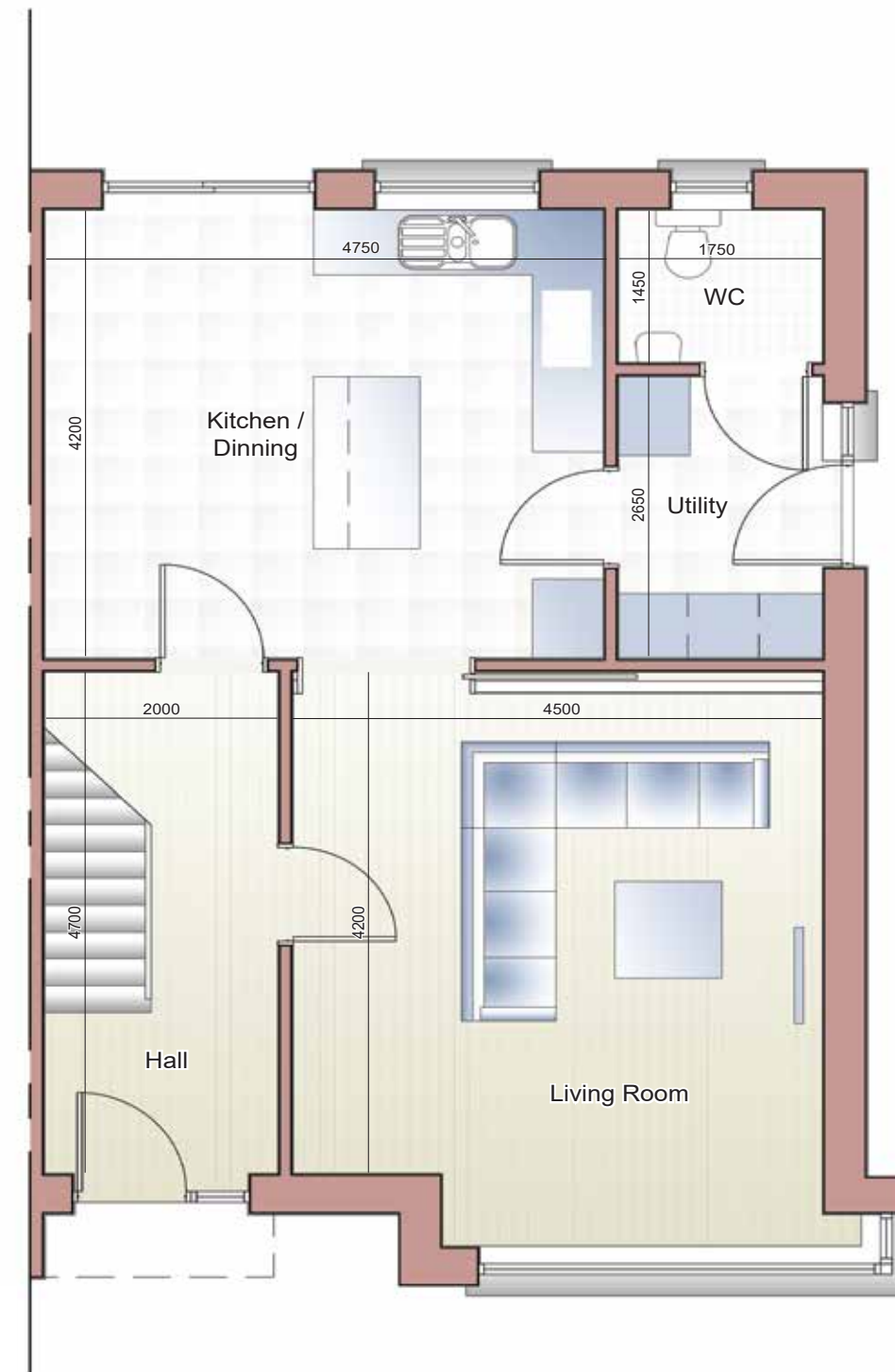




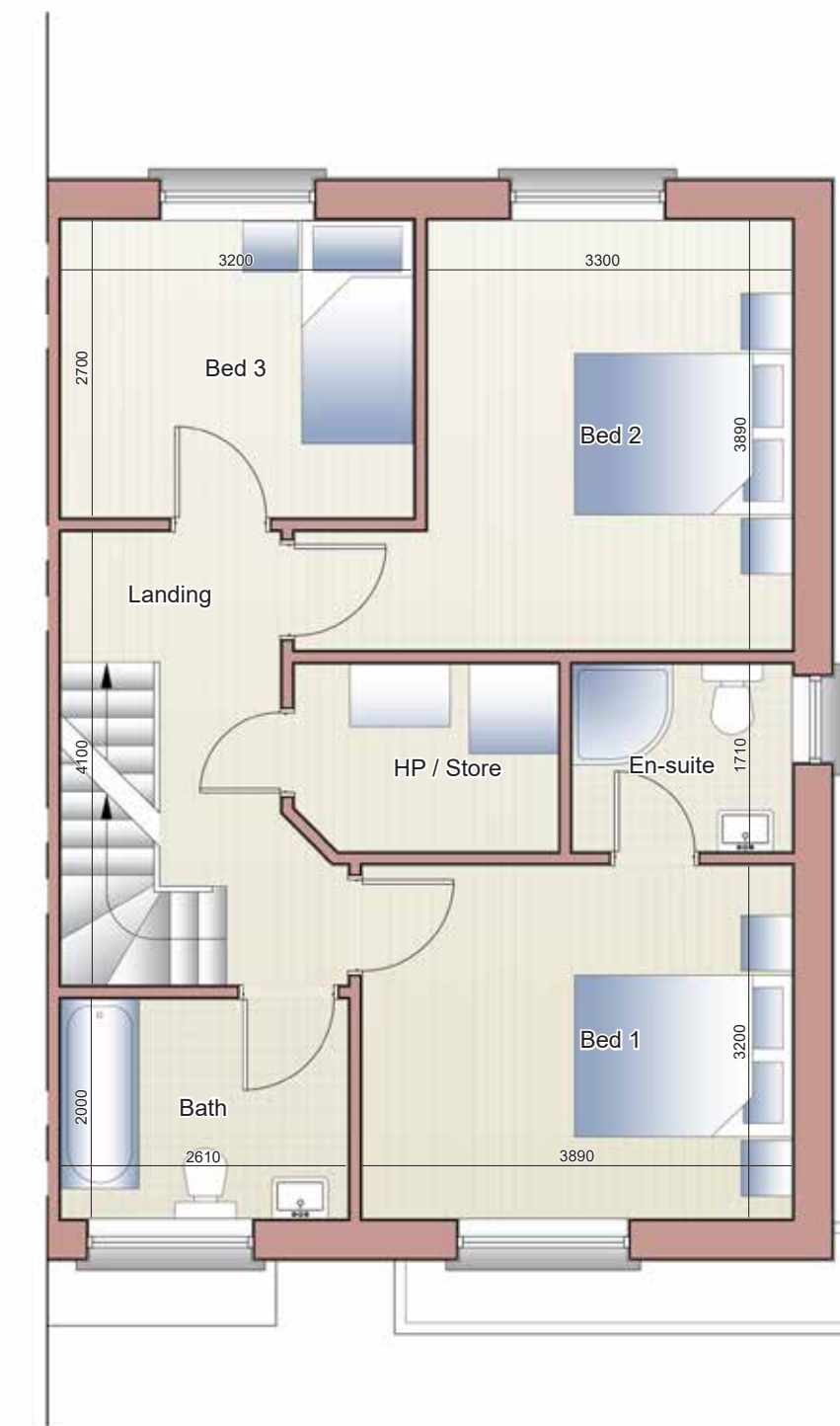
# SEMI-DETACHED PROPERTY



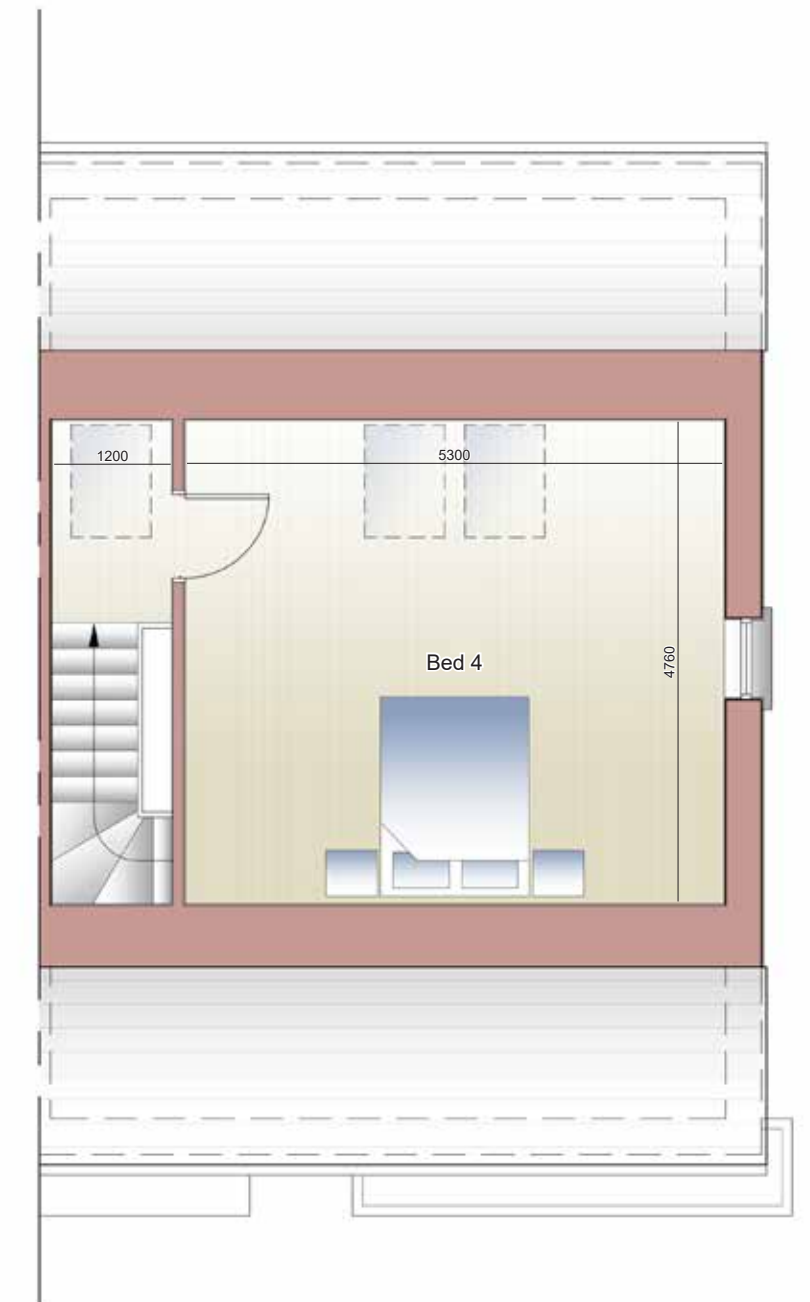
Ground Floor Plan



First Floor Plan



Second Floor Plan

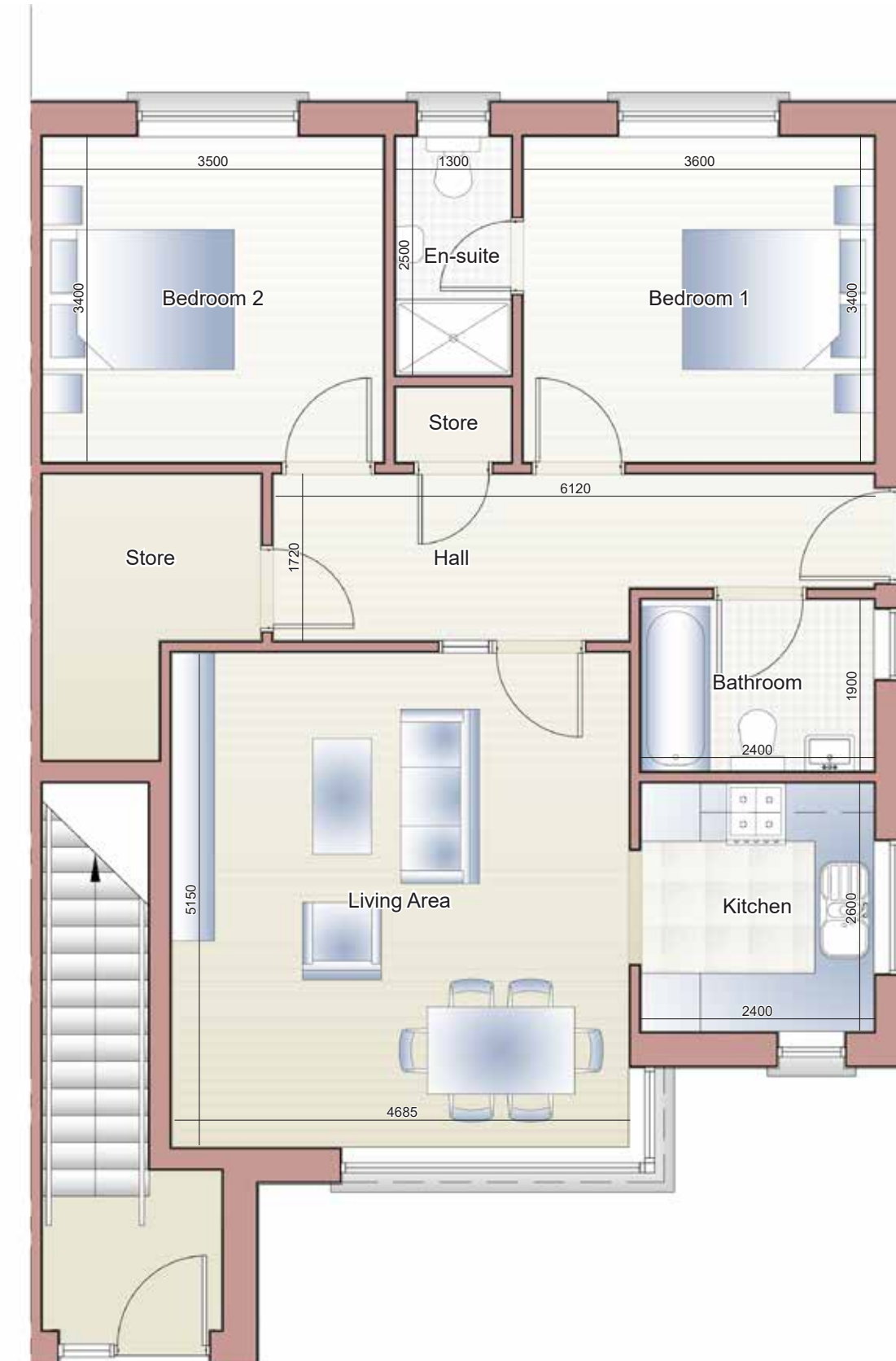




# GROUND FLOOR APARTMENT



Ground Floor Plan

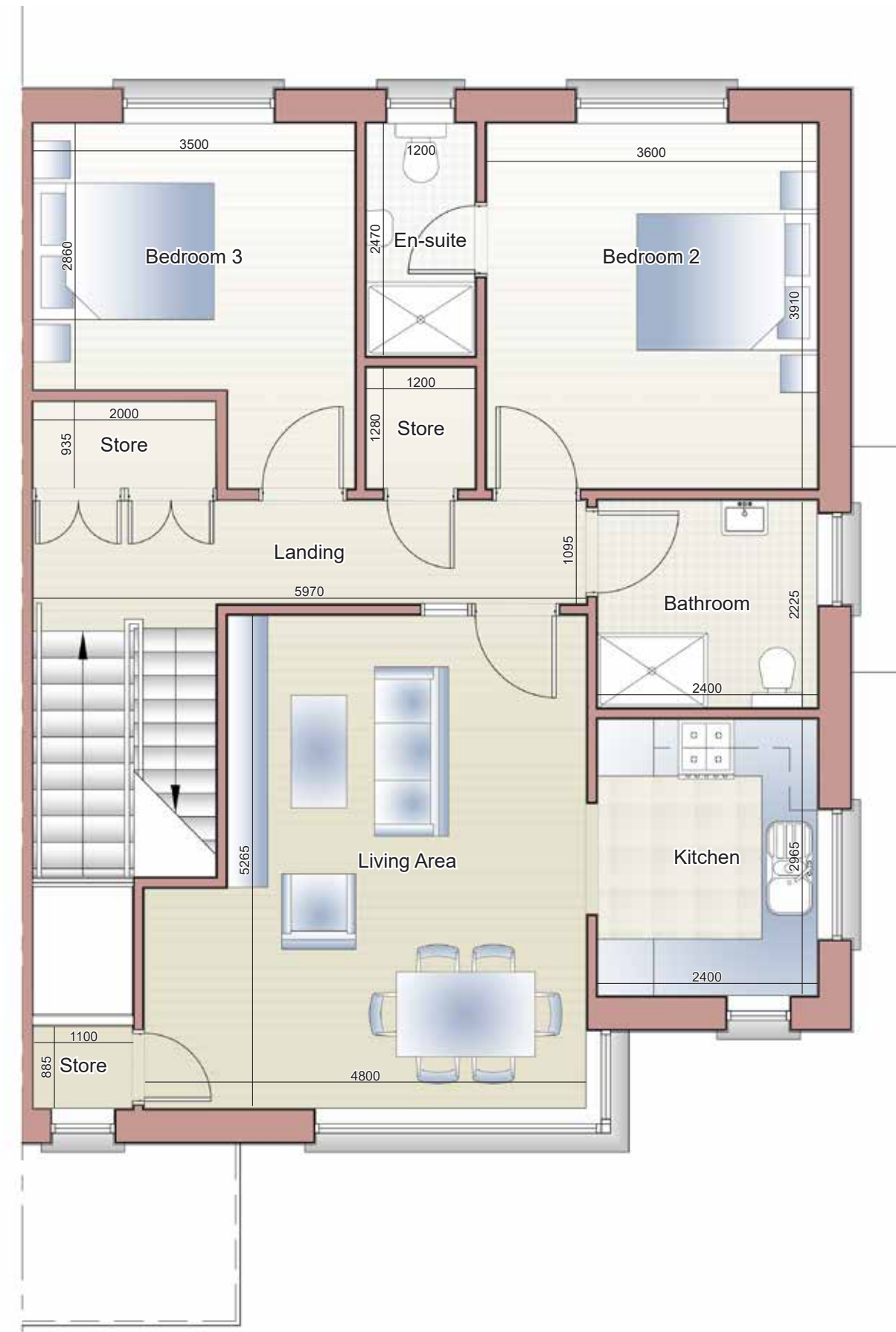




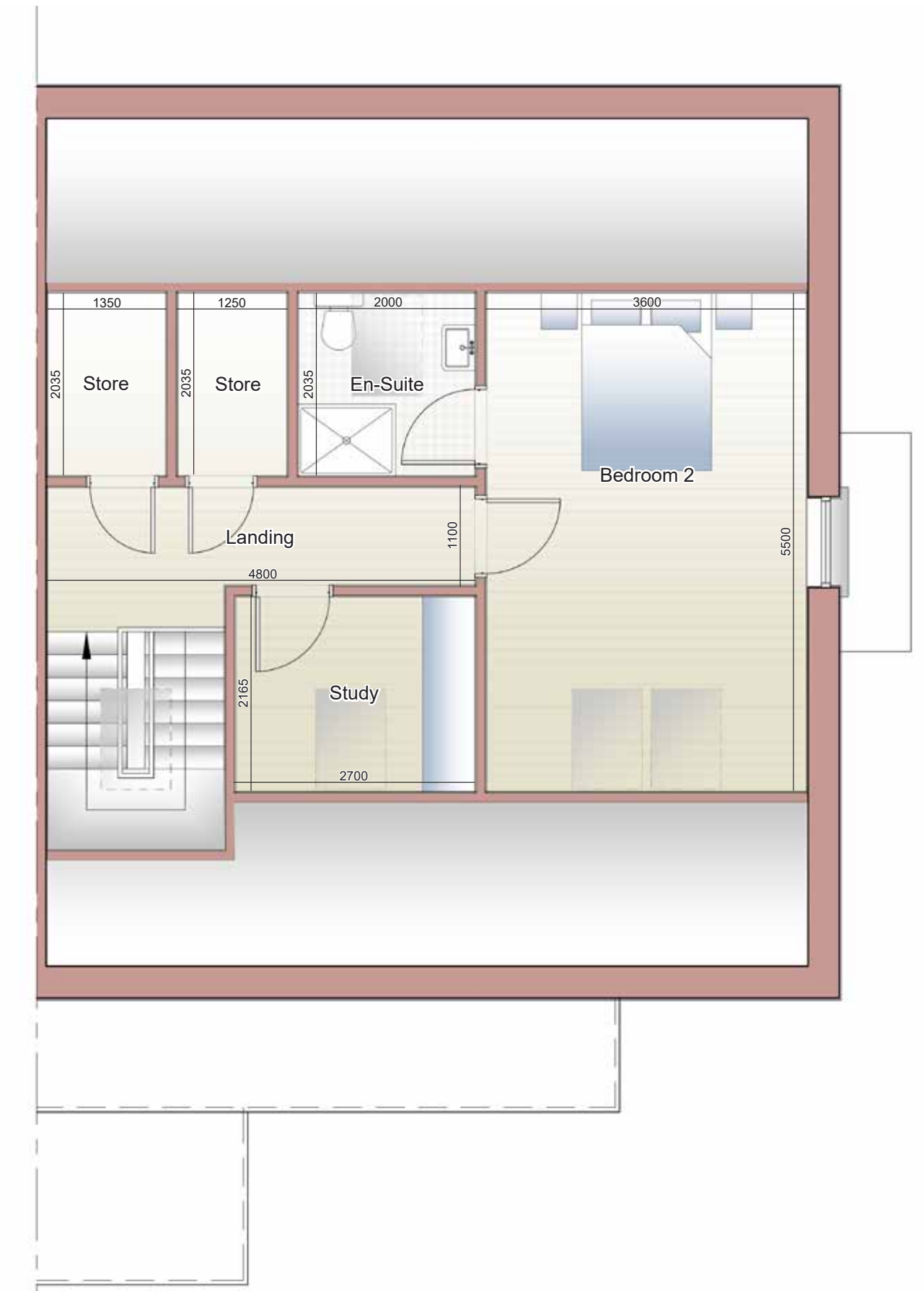
# TOWNHOUSE PROPERTY



First Floor Plan



Second Floor Plan







## WHO WE ARE

Edel Quinn Properties are proud to bring to the market Farmleigh Woods, a unique collection of superior A rated homes in the blissful Donegal Town of Southwest Donegal. Farmleigh Woods adds an ornate feel to an area engrossed in community spirit, vibrant socializing and perpetually aesthetically pleasing scenery. The development offers a range of high-end homes to include detached, semi-detached, duplex and apartment properties. Designed by the incredibly talented Paul Doherty Architects and built by the equally talented Tir Chonail Properties and Cassidy Construction., these homes are built to the highest of standards with every element of their design and formation examined to the utmost degree.

Farmleigh Woods will boast a collection 5 bedroom detached homes, 4-bedroom semi-detached homes, 3-bedroom duplex properties and 2-bedroom apartments, all located within 1.5km of Donegal Town centre, expertly merging privacy with convenience.

All houses run an air to water heating system which provides underfloor heating, and PC sums for high end kitchens designed to include granite worktops where applicable, ensuring that one is able to turn these beautifully designed properties into beautifully designed homes.





# FARMLEIGH WOODS SPECIFICATIONS:

## HEATING & ENERGY EFFICIENCY SPECIFICATION

Our homes will achieve an energy rating of A2, to include the following:

- Highly efficient A-Rated heat pump recovery system achieving superior levels of energy efficiency, comfort and reliability
- Areas within the houses are zoned and can be heated independently of each other providing greater energy efficiency and economy
- Excellent standard of wall, floor & roof insulation

## LIGHTING & ELECTRICAL SPECIFICATION

- Energy efficient, low cost electrical & lighting specification allowing for optimising the lighting functions throughout the houses
- Pre-wired for intruder alarm and P.V Solar Panels
- TV points to all rooms (excluding bathrooms & utility) provided throughout each home
- Smoke, carbon monoxide alarms and heat detectors are fitted as standard
- Bulkhead lighting to external doors & power socket for external use

## INTERNAL JOINERY & IRONMONGERY

- Choice of Superior panel doors fitted throughout with matching skirtings, architraves and fitted with brushed chrome ironmongery
- Quality timber stairs





# FARMLEIGH WOODS SPECIFICATIONS:

## KITCHEN

- Superior quality bespoke kitchens by Cherrymore Kitchens. P.C. Sums allocated to include centre islands (where applicable)
- Granite worktops in Detached and Sem-detached units
- Appliances NOT included

## BATHROOMS

- Choice of Luxury Designer Tiles – Tiling P.C Sums allocated
- Contemporary white suites are standard in all bathrooms with sleek modern fittings
- Large walk-in showers are fitted in ensuites with pressurized shower systems

## WINDOWS & DOORS

- Passive Triple Glazed 0.8W/m<sup>2</sup>k U Value, uPVC windows with child safety catches and external doors with 3 point locking mechanism from Lynch Windows

## WALL FINISHES & PAINT

- All walls and ceilings in our homes will be finished with a neutral paint color throughout





# FARMLEIGH WOODS SPECIFICATIONS:

## EXTERNAL

- E.V. Car Charging Point to front of Properties
- Low maintenance, high quality external finishes of modern Burnt Larch and coloured render Cladding.
- Maintenance free Aluminium fascia, soffits and rainwater goods
- Large paved patio area to rear of homes
- Side gates fitted on the side passages of semi-detached and duplex units
- Rear gardens will be raked & seeded with high close boarded fencing
- External tap fitted as standard
- Tarmacadam finish to driveways with in curtilage parking to accommodate 2 cars per house

## GENERAL

- 10 year structural guarantee with Home Bond
- Help to buy scheme
- Concrete floor slabs to ground and first floors with concrete block internal walls to ground and first floor levels



# CONTACT INFORMATION



EDEL QUINN  
PROPERTIES

**EDEL QUINN PROPERTIES**

Tel: 074 97 25720

Email: [info@edelquinn.ie](mailto:info@edelquinn.ie)

[www.edelquinn.ie](http://www.edelquinn.ie)

