

*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)





# FARMLEIGH *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*



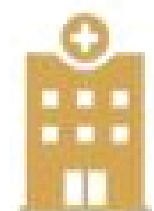
### Airports

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



### Beaches

Murvagh 8km  
Rossnowlagh 18km  
Bundoran 29km



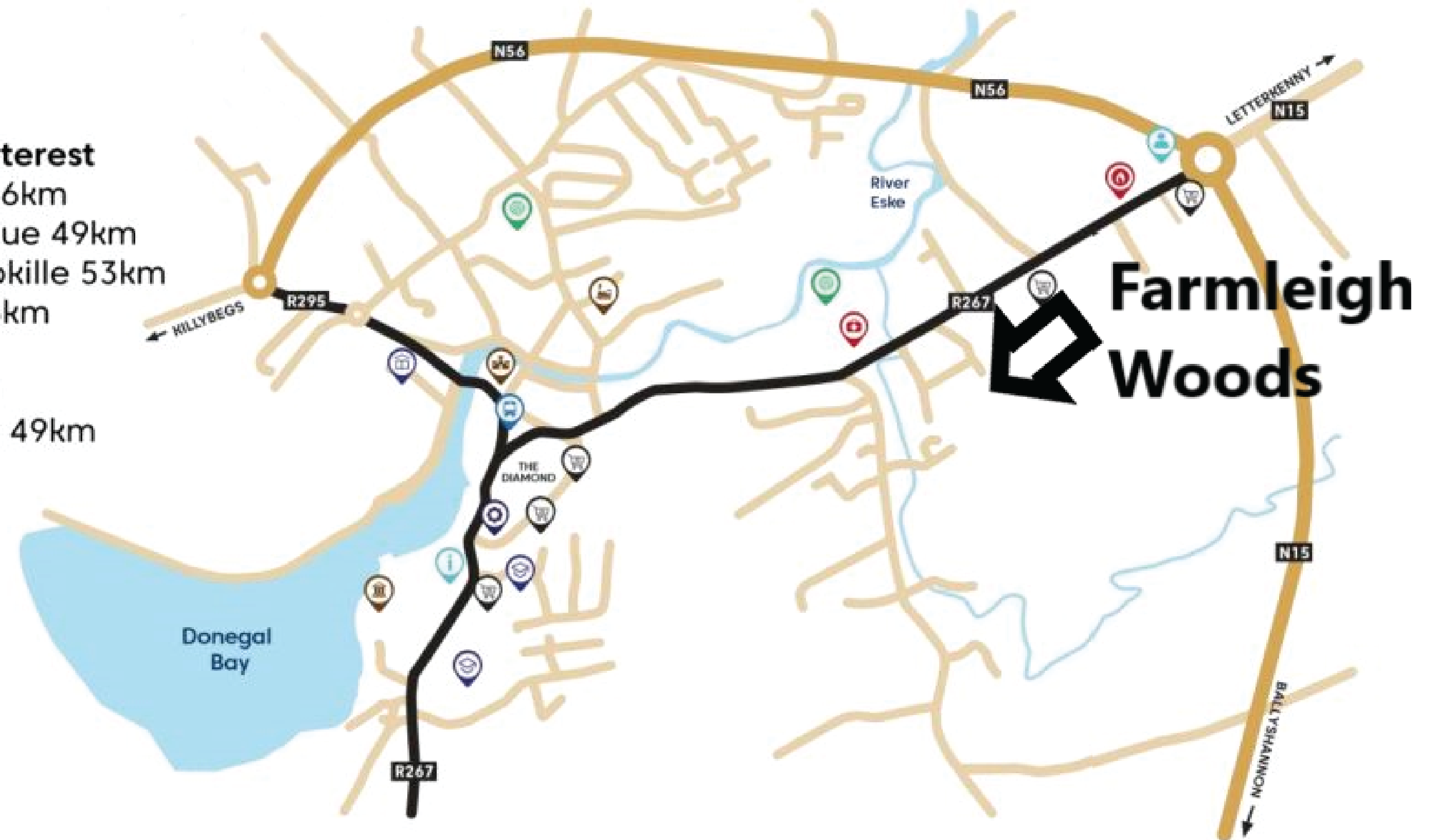
### Hospitals

Sligo University Hospital 65km  
Letterkenny University Hospital 49km



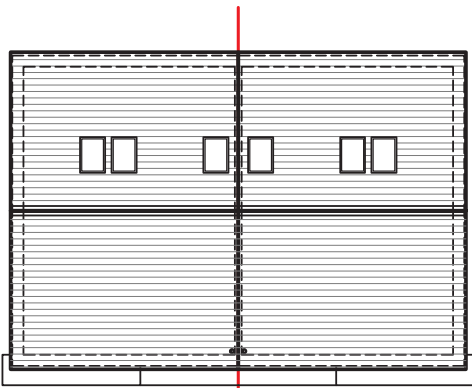
### Places of Interest

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

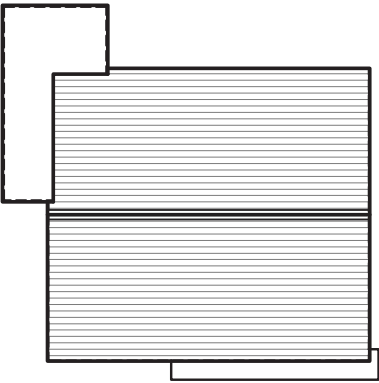


# FARMLEIGH WOODS

## SITE MAP LAYOUT



HOUSE TYPE A - SEMI-DETACHED  
5 Blocks - 10 no units



HOUSE TYPE E - DUPLEX  
1 Blocks - 2 no units

### LEGEND

- Private Gardens - Grass
- Grass Verge / Open Space - Grass
- Tarmac Footpath & Roadway
- Block Paving sets
- Acer Campestre - Field Maple 14-16cm Standard
- Lamp Standard Location Philips Unistreet light fitting
- Tactile paving



Site Layout  
(Phase 3)



# HOUSE TYPE

4 Bedroom Semi Detached Property

# SEMI-DETACHED PROPERTY



Ground Floor Plan



First Floor Plan



Second Floor Plan





## FARMLEIGH *Woods*

# 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 4-bedroom semi-detached homes, 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 A1, to include the following:

- Highly efficient A-Rated heat pump recovery system achieving superior levels of energy efficiency, comfort and reliability
- PV panels are installed to provide sustainable, energy-efficient power for each home.
- 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
- 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. PC 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 PC 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

- 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**

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