



# CAMOWEN AVENUE

OMAGH

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AN EXCLUSIVE COLLECTION OF 3 & 4 BEDROOM HOMES IN THE HEART OF OMAGH

**FERMAC**  
Properties.ltd

**SBS**  
DEVELOPMENTS

ISSUE DATE:  
APRIL, 2024

# Welcome to Camowen

## Omagh's premier private residential development

Here you will enjoy **peace of mind, convenience, warmth and love.**

### Peace of Mind

We've been building our homes for over 30 years using local trades, and traditional bricks & blocks.

### Convenience

Over the years our homes have evolved and moved with the times, so from the carpet underlay you can feel underfoot to the improved thermal details you can't, we do the little things well.

### Warmth

Our homes are built using the very latest thermal materials and cold reduction details, so you can be confident of keeping your home warm and comfortable all year round.

### Love

Peace of Mind, Convenience and Warmth will make you absolutely **love** your new home. It will also give you time to spend with the ones you **love**.

**Forever starts here...**



Take some time now to view our house-types, site layout, specification, extras and **why you should choose us to build your brand new forever home.**

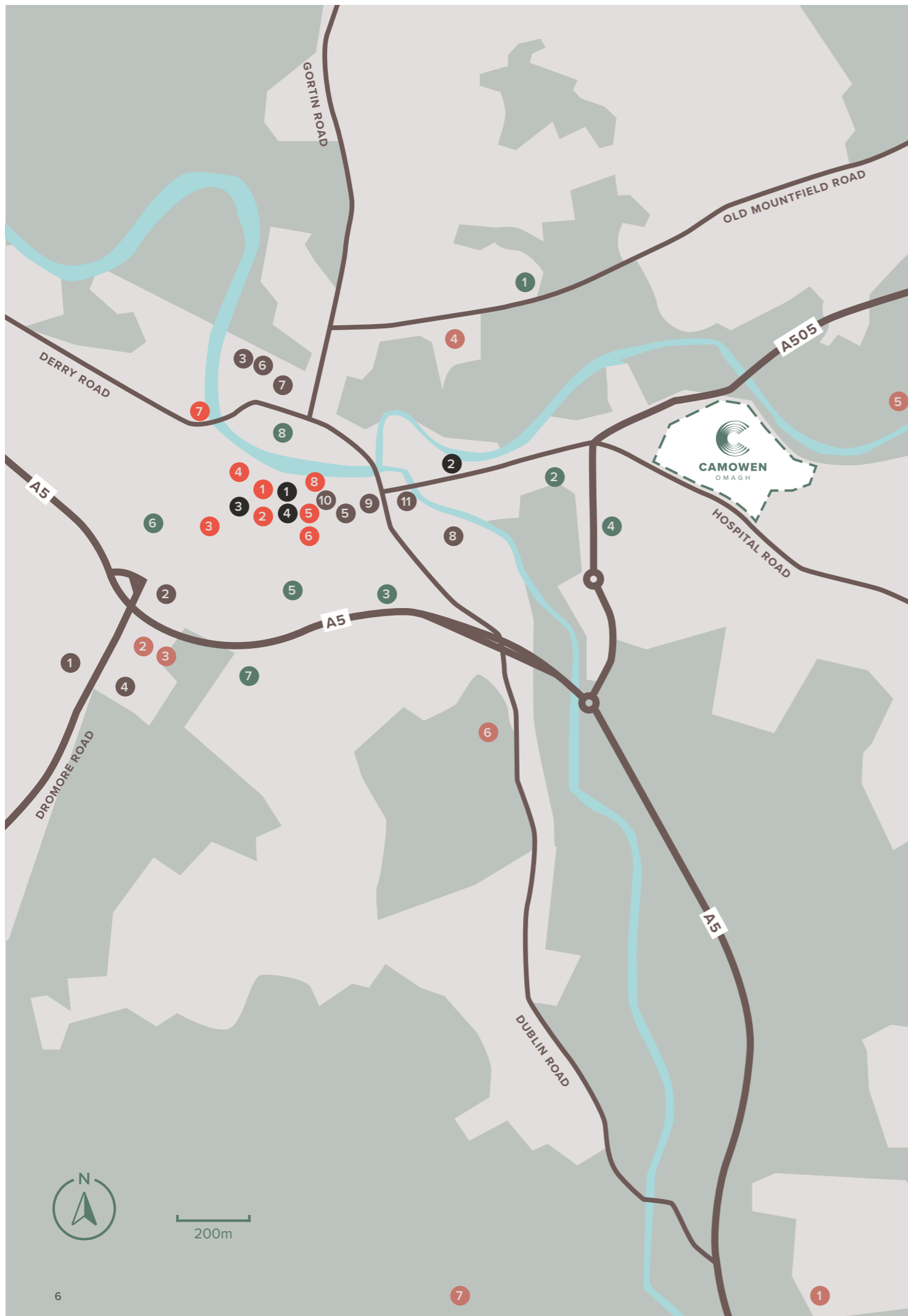
If you're new to Omagh, then you're in for a lovely surprise. At over 400 years old, Omagh Town is steeped in tradition. It is known for arts, music, wonderful outdoor spaces and all of the educational and sporting facilities you could want. The people are strong, proud and resilient and Omagh thrives as a result.

# Life In And Around Omagh

Omagh is all about quality of life and a better pace of life. No rushing, no rush hour, just more time with the people you love and more time to do the things that you enjoy. So, whether that's reading a book in your cosy new home, or heading out for some exhilarating outdoor activities, Omagh has what you need.

Well placed in the West, Omagh is close to many beautiful outdoor spaces, the Sperrins, the beauty of Donegal and all still just over an hour from Belfast.

# A Perfect Location



## Bars & Restaurants

- 1 The Kitchen
- 2 Number 19
- 3 Sally's
- 4 Grants
- 5 Rue
- 6 Seán Óg's
- 7 The Copper Tap
- 8 The Aviary

## Education

- 1 Gibson Primary School
- 2 Omagh County Primary School
- 3 Omagh Academy
- 4 Omagh High School
- 5 CBS Omagh
- 6 Loreto Convent Grammar
- 7 Sacred Heart College
- 8 South West College

## Sports & Leisure

- 1 Source Gym
- 2 Crossfit Omagh
- 3 Chalk Fitness
- 4 Omagh Leisure Complex
- 5 Lovers Retreat
- 6 Omagh Golf Club
- 7 Black Fort Driving Range

## Shopping

- 1 Asda
- 2 Lidl
- 3 M&S
- 4 Home Bargains
- 5 Primark
- 6 Next
- 7 River Island
- 8 Dunnes Stores
- 9 She Boutique
- 10 Omagh Craft Collective
- 11 The Ivy Boutique

## Coffee

- 1 The Little Sparrow
- 2 Alchemist
- 3 Serendipity Artisan Cafe Bar
- 4 Bob & Berts



# On Your Doorstep At Camowen



## Just A Few Minutes Walk

Whether it's an evening walk through Lovers Retreat forest after a long day, a stroll to the Leisure Complex for a workout, or a Saturday afternoon trip to town for some shopping and a movie, everything you need to relax is just a short walk from Camowen. Likewise, a variety of day-care, primary and secondary schools nearby means a short walk for you and your little ones when you can, or a short drive when you can't.



## Just A Few Minutes Drive

Camowen is the perfect starting point for a daily commute, or a day trip for some fresh air. So whether you're heading for a windy walk in the Sperrins, a surf in Bundoran or a boat trip on Lough Erne, Camowen is the perfect place for you and yours.



## Sports & Recreation Facilities

Where to start? Mountain biking and hiking in the Sperrins? Check! Golfing round the corner? Check! Water sports and fishing in Lough Erne? Check! Surfing Donegal? Check! All of the ball sports you could ever want on your doorstep?! Check, Check Check! And many more, so whatever your interest, you will find something to get you moving!



## Schools and Colleges

With too many nursery, primary and secondary schools to mention, you will have plenty of choice to find the right education for your children to grow and develop their education for later life.

# Why choose a Fermac Home



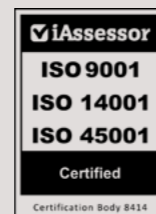
## Two Year Snag Warranty

Each home comes with a full 2 Year Defect Snag Warranty. So if your home develops a qualifying issue, all you need to do is let us know and we will do our best to have your issue rectified as soon as reasonably possible. Sensible exclusions apply to this cover, such as minor settlement/drying, appliances (manufacturer warranties still apply), damage/wear & tear etc, but we believe you'll find these are all sensible and fair.



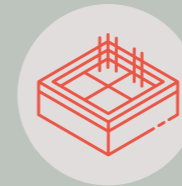
## Deposit Protection and Ten Year Structural Warranty

All contract deposits (up to 10%) are fully insured while your home is being built. Once finished, your home also benefits from a Ten Year Structural Warranty against inherent or structural issues. However, we are A1 rated by the warranty provider (NHBC), proving our long term relationship, excellent build quality and extremely low claims level.



## Dual Independent Inspection

All homes are independently inspected by both Building Control and NHBC during all key stages of construction.



Foundation & Drainage



Walls & Roofs



Wiring & Plumbing



Plastering & Joinery



Final Finishes

# The Fermac Finish



STANDARD TO ALL DETACHED

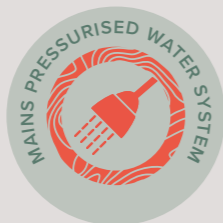


STANDARD TO THE PANACEA, THE FLORENCE & THE NIGHTINGALE



STANDARD TO THE HARBOUR, THE CHERISH, THE AGNES & THE JONES

STANDARD TO ALL HOMES



## Other Internal Features

High efficiency gas boiler

Zoned Heating

High security front & back door

TV points to all living areas

Plentiful double sockets to all living areas and bedrooms

Mirror points to main and en-suite bathrooms

Burglar Alarm

Oak Finish/Glazed shaker doors throughout

Contemporary sanitary ware and taps

Video Doorbell

CAT 6 to smallest bedroom and 2nd reception (if applicable)

## Other External Features

Outside lights front and rear

Turfed front and sown rear garden

External water tap

Feature Planting (where applicable)

## Personalise Your Home



Kitchen Finishes



Floor & Wall Tiling



Carpets (inc. Underfelt)

## Purchaser Extras

Detached Garage

Sunroom

EV Car Charge Point

Wireless, Phone App Based Heating Controls

Loft Ladder & Floored Loft Area (where possible)

Additional Garden Fencing

Additional Turfing to rear or side gardens

Additional Sockets or Spotlights

Free-standing Bath (main bathroom only, where possible)

Bathroom Vanity Units (pre-selected range)

Costs and availability can be discussed with Fermac after Booking

# Your Garage



Floor Area  
3.3m x 6.0m (Internally)

## Your Garage Includes:

- Painted exteriors
- Painted interiors (including floors)
- Roller shutter
- uPVC side door and window
- Strip light to ceiling
- 2 Double sockets

\* Garage and sunroom availability are subject to construction stage, contract status and price agreement.\*

## Interested?

Discuss availability with our selling agents today.



028 8224 2772  
www.mclernonestateagents.com



028 7187 6261  
homepageonline.co.uk

# Your Sunroom



Floor Area (The Panacea, The Florence & The Nightingale)

3.1m x 3.25m (10ft 2" x 10ft 8")

Floor Area (The Harbour, The Cherish, The Agnes & The Jones)

2.9m x 3.25m (9ft 6" x 10ft 8")

## Your Sunroom Includes:

- Tiled floors
- Argon gas filled glazing
- Insulated roof and walls
- Sockets and spot-lights
- TV Point

\* Garage and sunroom availability are subject to construction stage, contract status and price agreement.\*

## Interested?

Discuss availability with our selling agents today.



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## The Panacea (HTA)

4 Bedroom Detached House

Plot 145

This uncompromising home offers 4 generous double bedrooms, together with open plan lounge, cosy den/study and spacious kitchen/dining. This is the ideal home for those who want to give everyone their own private spaces, but also have space to have everyone together, even the in-laws!



## Ground Floor

### 1. KITCHEN/DINING

8.1m x 4.3m  
(26'1" x 14'1")

### 2. FAMILY ROOM

3.9m x 3.1m  
(12'9" x 10'0")

### 3. LOUNGE

5.0m x 4.1m  
(16'5" x 13'6")

### 4. UTILITY

2.3m x 1.6m  
(5'3" x 7'6")



## First Floor

### 1. MASTER BEDROOM

4.3m x 4.1m  
(14'1" x 13'6")

### 2. BEDROOM 2

3.3m x 4.1m  
(10'1" x 13'6")

### 3. BEDROOM 3

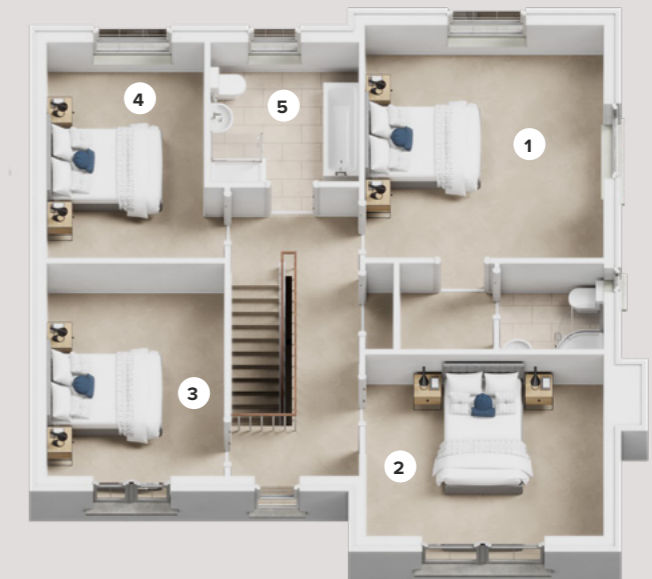
3.8m x 3.1m  
(12'9" x 10'0")

### 4. BEDROOM 4

2.7m x 4.0m  
(8'1" x 13'0")

### 5. BATHROOM

2.5m x 2.6m  
(8'4" x 8'6")





## The Florence (HTB)

4 Bedroom Detached House

Plots 105, 112, 137, 146, 152, 164



This generous home offers 4 spacious bedrooms, a family sized lounge, den/study and a large kitchen/dining. This is the ideal home for the large growing family. Its intelligent ground-floor design means that you and yours can be nearby when you want to, but feels worlds apart when you need some space!

## Ground Floor

### 1. KITCHEN/DINING

6.1m x 3.6m  
(20'1" x 11'9")

### 2. LOUNGE

4.7m x 4.0m  
(15'5" x 13'2")

### 3. SNUG

2.4m x 2.1m  
(7'8" x 6'8")

### 4. UTILITY

1.8m x 2.7m  
(6'0" x 8'10")



## First Floor

### 1. MASTER BEDROOM

3.9m x 4.6m  
(9'11" x 13'2")

### 2. BEDROOM 2

3.3m x 2.9m  
(10'9" x 9'4")

### 3. BEDROOM 3

2.8m x 2.7m  
(9'2" x 8'10")

### 4. BEDROOM 4

2.2m x 3.6m  
(12'11" x 7'8")

### 5. BATHROOM

2.2m x 2.9m  
(7'2" x 9'7")





## The Nightingale (HTC)

4 Bedroom Detached House

Plots 138, 142, 144, 148, 151, 161



This generous home offers 4 spacious bedrooms, a family sized lounge, den/study and a large kitchen/dining. This is the ideal home for the large growing family. Its intelligent ground-floor design means that you and yours can be nearby when you want to, but feels worlds apart when you need some space!

## Ground Floor

1. **KITCHEN**  
6.1m x 3.4m  
(20'1" x 11'0")
2. **LOUNGE**  
4.0m x 4.7m  
(13'2" x 15'5")
3. **SNUG**  
2.2m x 2.2m  
(7'0" x 7'4")
4. **UTILITY**  
1.8m x 2.7m  
(8'10" x 6'0")



## First Floor

1. **MASTER BEDROOM**  
3.9m x 4.6m  
(9'11" x 13'2")
2. **BEDROOM 2**  
3.1m x 2.9m  
(10'3" x 9'4")
3. **BEDROOM 3**  
2.8m x 2.7m  
(9'2" x 8'10")
4. **BEDROOM 4**  
2.2m x 3.6m  
(12'11" x 7'4")
5. **BATHROOM**  
2.2m x 2.7m  
(7'2" x 8'10")





## The Harbour (HTD)

4 Bedroom Detached House

Plots 141, 143, 147, 162, 163



4 bedroom detached home...this is the dream for most of us. 4 bedrooms and 4 outside walls to call your own. Light-filled, energy efficient and generously proportioned throughout, this home has everything you need and many things you just want!

## Ground Floor

1. **KITCHEN/DINING**  
5.2m x 3.6m  
(17'0" x 11'9")
2. **LOUNGE**  
4.5m x 3.8m  
(12'6" x 14'8")
3. **UTILITY**  
1.6m x 3.3m  
(5'5" x 10'9")



## First Floor

1. **MASTER BEDROOM**  
4.6m x 3.4m  
(14'11" x 11'0")
2. **BEDROOM 2**  
2.5m x 3.5m  
(8'0" x 11'4")
3. **BEDROOM 3**  
3.3m x 2.7m  
(10'9" x 8'11")
4. **BEDROOM 4**  
3.5m x 2.0m  
(11'3" x 6'6")
5. **BATHROOM**  
2.2m x 2.0m  
(7'2" x 6'6")





## The Cherish (HTF)

3 Bedroom Detached House

Plots 106, 107, 117, 120, 126, 127, 128, 129,

139, 140, 149, 150



Premium living in a detached package. This beautifully finished 3 bedroom home offers 3 ample bedrooms (master ensuite), as well as a generous kitchen/dining AND utility. So whether you're a young family or right-sizing, this is a fantastic future-proof home.

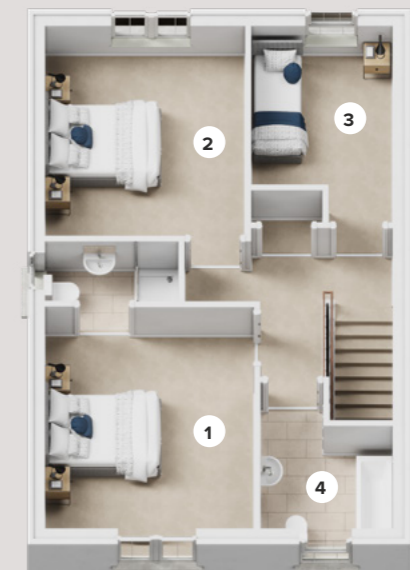
## Ground Floor

1. **KITCHEN/DINING**  
5.9m x 4.1m  
(19'5" x 13'3")
2. **LOUNGE**  
5.9m x 3.7m  
(12'6" x 12'1")
3. **UTILITY**  
1.7m x 2.1m  
(5'6" x 6'11")



## First Floor

1. **MASTER BEDROOM**  
3.6m x 4.1m  
(11'8" x 13'3")
2. **BEDROOM 2**  
3.5m x 3.8m  
(11'6" x 12'6")
3. **BEDROOM 3**  
2.4m x 2.8m  
(7'10" x 9'5")
4. **BATHROOM**  
2.3m x 1.9m  
(7'4" x 6'0")





## The Agnes (HTH)

3 Bedroom Semi-detached House

Plots 80, 102, 103, 104, 108, 109, 110, 113,

114, 115, 116, 118, 119, 121, 122, 124, 125, 130,

132, 133, 134



Premium living without the premium costs. This beautifully finished 3 bedroom home offers 3 ample bedrooms (master ensuite), as well as a generous kitchen/dining AND utility. So whether you're a young family or right-sizing, this is a fantastic future-proof home.

## Ground Floor

1. **KITCHEN/DINING**  
6.0m x 3.7m  
(19'6" x 12'2")
2. **LOUNGE**  
5.7m x 3.7m  
(18'9" x 12'3")
3. **UTILITY**  
1.7m x 2.1m  
(5'6" x 6'11")



## First Floor

1. **MASTER BEDROOM**  
3.6m x 4.1m  
(11'10" x 13'3")
2. **BEDROOM 2**  
3.4m x 3.3m  
(11'3" x 10'8")
3. **BEDROOM 3**  
2.4m x 3.2m  
(7'11" x 9'10")
4. **BATHROOM**  
2.8m x 2.2m  
(9'2" x 7'4")





## The Jones (HTH1)

3 Bedroom Semi-detached House

Plots 79, 101, 111, 131, 135



Premium living without the premium costs. This beautifully finished 3 bedroom home offers 3 ample bedrooms (master ensuite), as well as a generous kitchen/dining AND utility. So whether you're a young family or right-sizing, this is a fantastic future-proof home.

## Ground Floor

1. **KITCHEN/DINING**  
5.3m x 3.9m  
(17'2" x 12'11")
2. **LOUNGE**  
5.3m x 4.3m  
(17'2" x 14'0")
3. **UTILITY**  
1.5m x 2.2m  
(4'11" x 7'1")



## First Floor

1. **MASTER BEDROOM**  
4.1m x 2.9m  
(13'3" x 9'7")
2. **BEDROOM 2**  
2.8m x 3.2m  
(9'2" x 10'6")
3. **BEDROOM 3**  
3.2m x 2.7m  
(10'7" x 9'1")
4. **BATHROOM**  
2.8m x 2.0m  
(9'2" x 6'4")



# Site Plan



● **The Panacea (HTA)**

4 Bedroom Detached House

Plot 145

● **The Florence (HTB)**

4 Bedroom Detached House

Plots 105, 112, 137, 146, 152, 164

● **The Nightingale (HTC)**

4 Bedroom Detached House

Plots 138, 142, 144, 148, 151, 161

● **The Harbour (HTD)**

4 Bedroom Detached House

Plots 141, 143, 147, 162, 163

● **The Cherish (HTF)**

3 Bedroom Detached House

Plots 106, 107, 117, 120, 126, 127, 128, 129, 139,

140, 149, 150

● **The Agnes (HTH)**

3 Bedroom Semi-detached House

Plots 80, 102, 103, 104, 108, 109, 110, 113, 114, 115,

116, 118, 119, 121, 122, 124, 125, 130, 132, 133, 134

● **The Jones (HTH1)**

3 Bedroom Semi-detached House

Plots 79, 101, 111, 131, 135





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