
KENVARRA
COLERAINE
BEAUTIFUL FAMILY HOMES

A PEACEFUL SANCTUARY IN WHICH
TO APPRECIATE ALL THAT
WATERSIDE LIVING HAS TO OFFER

Gortin Glen Lakes

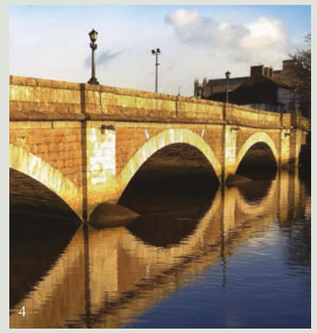
K

WELCOME TO KENVARRA


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1 | Somerset Forest 2 | Coleraine Town Hall 3 | Coleraine Town Centre
4 | River Bann 5 | Coleraine Marina


4
7



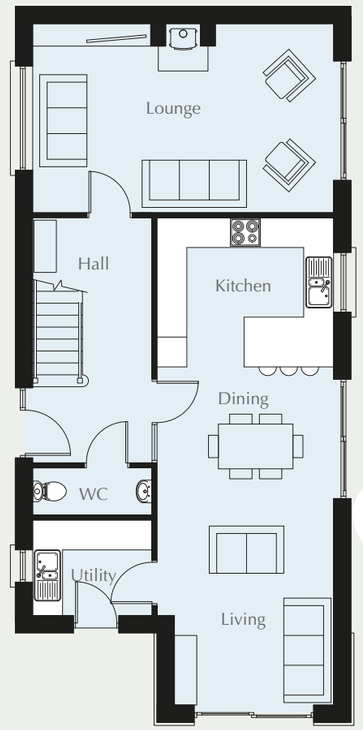
THE KINGFISHER

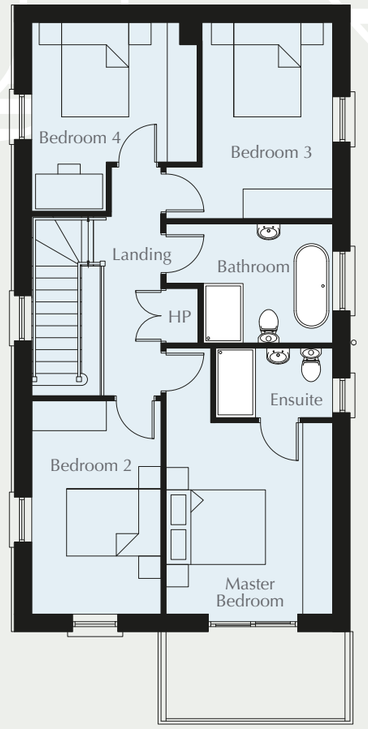
4 BEDROOM DETACHED FAMILY HOME

No. 4 - 1611 sq ft



SITE LAYOUT (not to scale)





GROUND FLOOR	ft/in	meters
Entrance Hall with separate WC		
Kitchen | Dining | Living	32′2″ x 10′5″	9.80 x 3.20
Utility	8′2″ x 6′3″	2.50 x 1.92
Lounge	19′9″ x 12′5″	6.05 x 3.80

FIRST FLOOR	ft/in	meters
Master Bedroom	12′6″ x 10′10″	3.85 x 3.35
Ensuite	7′7″ x 4′6″	2.35 x 1.40
Bedroom 2	14′1″ x 8′5″	4.29 x 2.60
Bedroom 3	12′10″ x 8′6″	3.95 x 2.62
Bedroom 4	12′5″ x 10′9″	3.80 x 3.32
Bathroom	10′10″ x 7′9″	3.35 x 2.40

CGIs are for illustrative purposes only and finishes may vary on site

Plans are not to scale and all dimensions are approximate



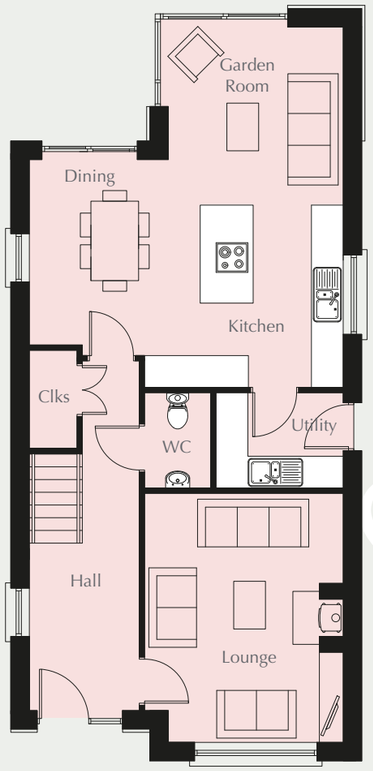
THE MOORHEN

4 BEDROOM DETACHED FAMILY HOME

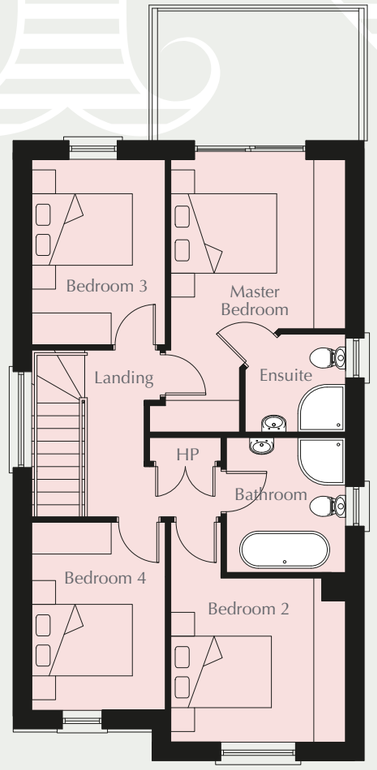
Nos. 5|6 - 1458 sq ft



SITE LAYOUT (not to scale)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	ft/in	meters
Entrance Hall with separate WC		
Kitchen | Dining max	19′4″ x 14′1″	5.92 x 4.30
Garden Room	10′8″ x 7′1″	3.30 x 2.15
Utility	7′9″ x 5′9″	2.40 x 1.80
Lounge	15′4″ x 12′3″	4.70 x 3.75

FIRST FLOOR	ft/in	meters
Master Bedroom max	??′?″ x ??′?″	?.?? x ?.??
Ensuite	??′?″ x ??′?″	?.?? x ?.??
Bedroom 2	10′8″ x 10′5″	3.30 x 3.20
Bedroom 3	??′?″ x ??′?″	?.?? x ?.??
Bedroom 4	10′9″ x 8′3″	3.32 x 2.52
Bathroom	8′7″ x 7′4″	2.65 x 2.26

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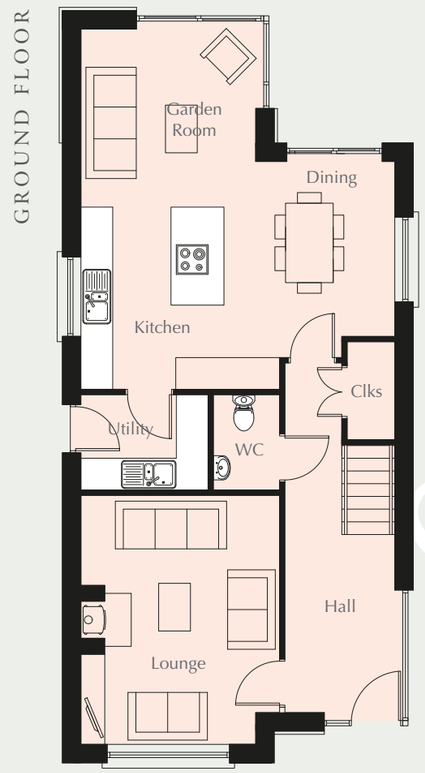
THE OSPREY

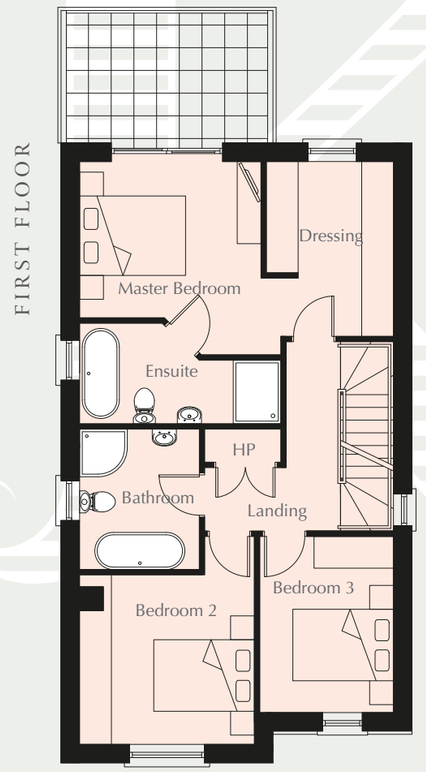
4 BEDROOM DETACHED FAMILY HOME

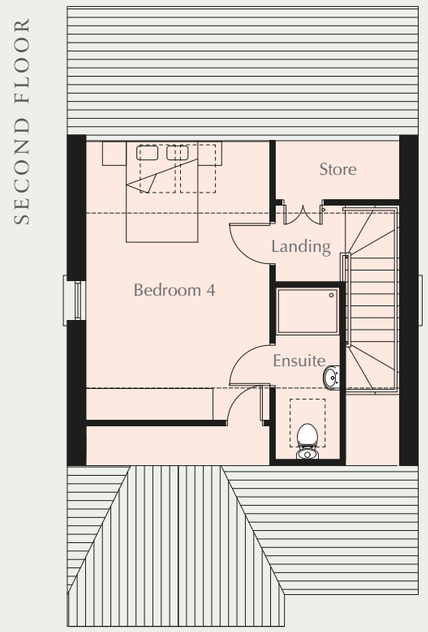
No. 7 - 1794 sq ft



SITE LAYOUT (not to scale)







GROUND FLOOR	ft/in	meters
Entrance Hall with separate WC		
Kitchen | Dining max	19′4″ x 14′1″	5.92 x 4.30
Garden Room	10′8″ x 7′1″	3.30 x 2.15
Utility	7′9″ x 5′9″	2.40 x 1.80
Lounge	15′4″ x 12′3″	4.70 x 3.75

FIRST FLOOR	ft/in	meters
Master Bedroom max	19′4″ x 11′10″	5.92 x 3.65
Dressing	7′9″ x 6′9″	2.40 x 2.10
Ensuite	12′5″ x 6′2″	3.80 x 1.90
Bedroom 2	10′8″ x 10′5″	3.30 x 3.20
Bedroom 3	10′9″ x 8′3″	3.32 x 2.52
Bathroom	8′7″ x 7′4″	2.65 x 2.26

SECOND FLOOR	ft/in	meters
Bedroom 4	17′3″ x 11′4″	5.26 x 3.47
Ensuite	10′7″ x 4′0″	3.25 x 1.22
Store	7′7″ x ??′?″	2.35 x ?.??

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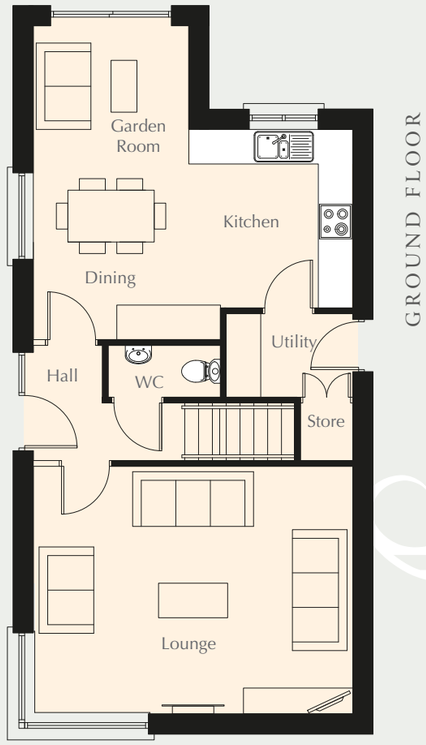
THE SANDPIPER

4 BEDROOM DETACHED FAMILY HOME

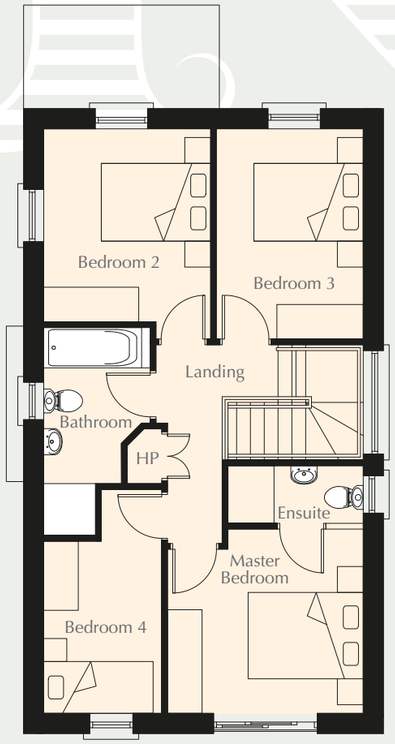
No. 1 - 1265 sq ft



SITE LAYOUT (not to scale)



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR	ft/in	meters
Entrance Hall with separate WC		
Kitchen | Dining	18′2″ x 11′10″	5.55 x 3.65
Garden Room	8′9″ x 5′9″	2.70 x 1.80
Utility	8′7″ x 7′2″	2.65 x 2.80
Lounge	18′2″ x 14′1″	5.55 x 4.30

FIRST FLOOR	ft/in	meters
Master Bedroom	11′2″ x 10′5″	3.40 x 3.20
Ensuite	7′7″ x 3′3″	2.35 x 1.00
Bedroom 2	11′10″ x 9′5″	3.65 x 2.90
Bedroom 3	11′10″ x 8′4″	3.65 x 2.55
Bedroom 4	9′8″ x 6′7″	2.99 x 2.05
Bathroom	11′9″ x 6′1″	3.61 x 1.85

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Images shown for illustration purposes only

QUALITY SPECIFICATION

KITCHEN

- Contemporary range of kitchen finishes with choice of doors and worktops
- Kitchen appliances to include hob, oven, fridge freezer and washing machine
- Fully tiled floor
- Upstand between worktop and high level units

SANITARY WARE

- Modern white sanitary ware to bathrooms, ensuites and WCs
- Fully tiled floor
- Fully tiled shower enclosures and splash backs to sinks and baths

INTERNAL DETAILING

- Pre finished Oak internal doors with contemporary door furniture
- Bevelled and painted skirting boards and architraves
- Painted balustrades and handrails to stairs
- Wired for alarm system
- Walls and ceilings painted in emulsion
- Quality carpet to bedrooms, reception room, hall, stairs and landing
- Wood burning stove
- Excellent level of floor, walls and roofspace insulation to latest Building Control regulations

EXTERNAL FINISHES

- Gas fired central heating
- Double glazed windows in uPVC frames
- Composite front and rear door with 5 point locking system
- Aluminium guttering and PVC downpipes
- Landscaped front and rear gardens
- Tarmac driveways
- Timber fencing to rear boundaries

WARRANTY

- Global Homes 10 year warranty

GLOBAL
Home Warranties Limited



WELL CONNECTED

Coleraine Town Centre	1.6	miles	Giant's Causeway	12.0	miles
Portstewart	3.0	miles	Ballymena	28.0	miles
Portrush	5.0	miles	Derry	30.0	miles
Portballintrae	8.5	miles			

SELLING AGENT

DEVELOPED BY

Philip Tweedie AND COMPANY

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