



DRUM MANOR

DRUMLEGAGH, NEWTOWNSTEWART



MEET | DRUM MANOR | DRUMLEGAGH

Drum Manor presents the perfect fusion of substance and style for all homebuyers. Situated off the sought after Drumlegagh Church Road. Residents will enjoy a property that fits seamlessly into leafy surroundings while presenting homes defined by modern architectural style and the highest build quality.

Perfect for growing families or those looking to upgrade to a stylish new home in a prime location nestled between Newtownstewart and Omagh, with the quiet calm of the countryside.

What makes these homes such a special place to live is its accessibility to a vast array of amenities and activities that contribute to a superb lifestyle experience. Residents can unwind in the great outdoors in the heart of the countryside, those who enjoy a busy lifestyle are only a 10-mile commute to Omagh town which provides a variety of amenities, including shops, restaurants, bars, banks and a leisure complex.

The more practical necessities are well catered for with easy access to all major road networks making commuting easy for those who like to travel.

| SITES 1-5 |

This development comprises of five Detached Properties Circa 2130 Sq.Ft / 198 Sq.M

| ABOUT THE DEVELOPER |

Building new homes of quality, style, and value, S&DS Construction Ltd offers a fresh approach based on understanding what home buyers really want in a new home. S&DS Construction Ltd has a commitment to deliver exceptional quality, value and a personal service that is second to none which has been recognised when they received the NHBC pride in the Job quality award and then went on to win the seal of excellence award. Since then, S&DS Construction have gone on to become the overall regional award winners throughout Northern Ireland and the Isle of Man. This has shown the recognition by judges that S&DS Construction are in the top 1% of site managers in the U.K.

Every S&DS Construction Ltd development is created with care and meticulous attention to detail by a team of designers and architects, skilled craftsmen, and dedicated tradesmen to ensure all customers enjoy exceptional homes and living spaces. From high specification internal finishes to low maintenance, modern exteriors each home is carefully designed. What is more, all their homes are constructed using the latest energy efficient technology to ensure they are kinder to the environment and will reduce energy costs for residents both now and in the future.



| TURNKEY SPECIFICATION |

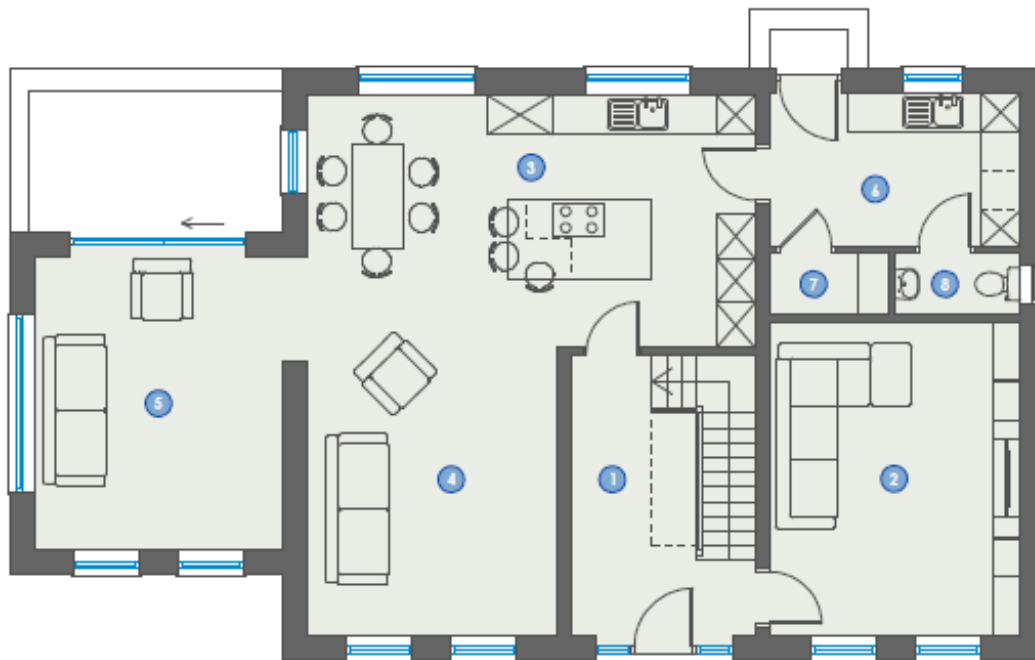
Each property will be finished to a high standard turnkey finish including

- Spacious modern layouts
- High quality finishes throughout
- Energy efficient
- Generous gardens and private parking
- A peaceful setting with convenient access to local amenities
- Green mortgages- Energy Rating A proving lower rates
- Renewable PV solar panels - Solis Miniseriers Inverter green energy device converts the energy from solar panels into electricity for your home. Save up to £500/year on electricity
- CCTV cameras installed
- Underfloor ground heating
- NHBC 10-year warranty





| Ground Floor |



| Ground Floor |

- | | |
|---------------------|-------------|
| 1- Entrance Hall | 2.8m x 4.3m |
| 2- Lounge | 3.8m x 4.3m |
| 3- Kitchen & Dining | 6.8m x 3.8m |
| 4- Living | 3.8m x 4.4m |
| 5- Family Room | 3.8m x 4.5m |
| 6- Utility Room | 3.8m x 2.3m |
| 7- Cloaks | 1.8m x 0.9m |
| 8- W.C | 1.9m x 0.9m |

| First Floor |



| First Floor |

- 9- Master Bedroom** 3.9m x 3.5m
- 10- Robes** 2.3m x 2.1m
- 11- En-Suite** 1.7m x 2.4m
- 12- Hot Press** 1.5m x 1.8m
- 13- Bedroom 2** 3.3m x 2.8m
- 14- Bathroom** 2.3m x 2.8m
- 15- Bedroom 3** 3.2m x 3.9m
- 16- Bedroom 4** 3.9m x 3.4m

SITE PLAN



DRUMMANOR

VIEWINGS

Viewings of these properties are strictly by appointment.

There will be no access to the site without prior arrangement.

BOOKINGS

To secure your new home, we require a booking fee of £1,000 via Cheque or Bankers Draft made payable directly to the developer. (S&DS Construction Ltd.)



MODERN | DRUM MANOR | QUALITY

MORTGAGE & PROPERTY PLUS Ltd

Estate Agents & Mortgage Broker | Tel: 028 8224 6538
11 Campsie Road, Omagh | www.mortgageandpropertyplus.com