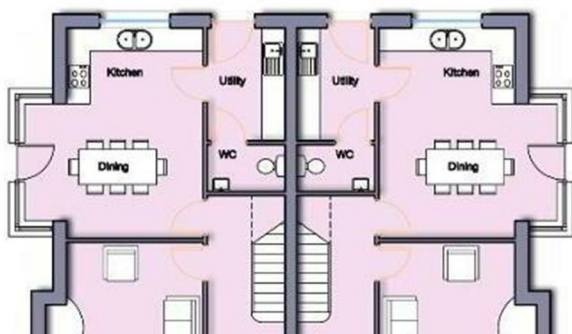


First Floor Plan



**3 Bed  
House - Semi-Detached  
located in Newmills**



**Postal 16 The Rowan  
Newmills  
Dungannon  
BT71 4FQ**



**Asking Price £240,000**

Take a moment to enjoy a breath of fresh air while admiring the beauty and tranquility of the open countryside, and it is so easy to see how "The Rowan" could become a great place to call home. Situated on the edge of the Village, no detail has been overlooked in the quest to ensure that the development would suit any buyers from first time home buyers to the established family looking for their forever home.

The Rowan is a stunning development of Georgian inspired Detached and Semi Detached homes. The thoughtfully designed houses incorporate many attractive features including the use of a natural stone and K Rend (where applicable).

The homes will be finished to an exceptionally high standard using high quality materials and workmanship. What's more, the versatility of this location speaks for itself - from young professionals making daily commute, to growing families or those wishing to downsize, The Rowan offers the perfect place for any buyer wishing to settle down.

These stylish family homes are within easy reach of Cookstown, Coalisland, Dungannon and M1 Motorway. Residents are within easy reach of local schools, towns, beautiful countryside and all of the sporting and recreational attractions of the local area.

The Developers, Firtree Developments Limited, have built their reputation on creating stylish homes, designed for modern living. The Rowan is situated in an ideal location, the sights and sounds of the countryside are on your doorstep. Boasting an impressive collection of detached and semi detached homes each finished to a high, exacting turnkey specification leaving homeowners with little to do but move in. The Rowan ticks all of the boxes on the search of a new home.

#### Bringing You Closer Together

The accessibility of this location boasts the perfect balance of relaxed country living and convenience with easy commuting distance to Belfast via the M1 Motorway. Enjoy a life in the peaceful village of Newmills, without compromising on convenience.

#### Why Choose A Firtree Developments Ltd Home?

Firtree Developments have built up a reputation of building outstanding desirable homes because of their designs, quality and attention to details. They are passionate about their clients being able to acquire their dream home which are both stylish both inside and out. They appreciate that buying your dream home is one of, if not the biggest financial investment you will ever make. With this in mind we want the experience of buying your dream home to be as enjoyable a journey for you as possible. Firtree Developments pride themselves on their ability to adapt to the changing demands of today's discerning purchasers.

#### ENVIRONMENTAL

Our new homes are energy-efficient with high levels of insulation thereby reducing heat loss and your lowering your fuel bills.

#### SAFETY & SECURITY

Double glazing windows locks, 3-point locking system to main doors, smoke, heat and carbon monoxide detectors.

#### NEW HOME WARRANTY

A 10 year Buildmark warranty will be available for all homes at The Rowan from NHBC which is responsible for setting the standards of the new house building industry.

#### YOUR NEW HOME

Owners have the satisfaction of knowing that Firtree Developments Ltd represents a team effort involving the dedication, commitment and expertise of our finest architects, craftsmen and Estate Agent. Owners will also benefit from a generous turnkey finish. Each of these stunning house types will include the following array of outstanding features:

#### EXTERNAL FEATURES:

Traditional Construction

Homes are constructed to the very latest SAP regulations with high insulation to walls, roof space and floors

Maintenance free UPVC energy efficient double glazing with lockable system (where appropriate)

Bitmac Driveway

Gardens to front and rear topsoiled and seeded

Timber privacy fencing and walling to boundaries (where applicable)

Feature lights to external walls

Outside tap

#### INTERNAL FEATURES:

Internal walls and ceilings painted along with internal woodwork

Contemporary skirting, architraves, and internal doors with chrome door furniture

Comprehensive range of electrical sockets, sockets for television and telephone  
Wired for security alarm  
Pre-wired for BT Openreach

#### KITCHEN

Choice of kitchen doors, worktops and handles  
Integrated electrical appliances to include dishwasher and fridge/freezer  
Built in oven, hob and extractor fan

#### BATHROOMS, EN-SUITE & CLOAK ROOM

Contemporary white sanitary ware with chrome fittings  
Thermostatically controlled shower in bathroom and electric shower in en-suite  
Chrome heated towel radiator in bathroom, en-suite and cloakroom  
Full heights tiling to shower enclosures  
Tiled splash backs to sinks and bath area

#### FLOORING

Choice of laminate wooden floor in lounge and bedrooms  
Staircase and landing carpeted  
Entrance hall, kitchen/dining area, utility room, cloakroom, en-suite and bathroom tiled  
Tiled garden room and sun rooms (where applicable)

#### HEATING

Oil fired central heating with high efficient condensing oil burner Zoned heating with clock in line with building control regulations Oil tank. Cast iron wood burning stove

#### A SAFE HOME

Wired for alarm. Mains powered smoke alarm. Mains powered carbon monoxide alarm

#### PAINTING

Painted moulded skirting boards and architraves. Walls and ceilings painted

#### OTHER

Oak doors with chrome door furniture. Excellent electrical specification. Gardens levelled, topsoiled and sown in grass seed. NHBC 10 year warranty

All homes come complete with a new turnkey style finish to include: Carpets, Wall & Floor Tiling, Bathroom Suite, Decoration and a choice of Kitchen Doors & Worktops.

#### DETACHED HOMES

Add a beautiful garden room or Sun Room to create a larger open plan kitchen, dining and living area. Bring the outdoor in and enjoy the extra space for entertaining or just relaxing.

#### DETACHED GARAGES

Detached Garages are available as an optional extra on most sites.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

## DIRECTIONS

## CONTACT

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