

The developers, P.J. Treacy & Sons Ltd., have an excellent reputation for creating quality new residential communities. Purchasers of College Park Lane developments can be assured of a superb product that will offer exceptional capital appreciation in years to come.




COLLEGE PARK LANE

KEY FEATURES

- Traditional Construction consisting of Facing Brick & Painted Render Finish
- Extensive Insulation to Floor, Walls & Roof
- Maintenance-Free PVC Windows
- Oil-Fired Central Heating System coupled with Wood Burning Stove
- Positive Input Ventilation System
- Separate Utility Room
- Ensuite off Master Bedroom
- Rear French Doors opening onto Patio Area
- Front & Rear Gardens, Topsoiled & Seeded
- Maintenance Free uPVC Fascia, Soffit & Guttering
- Internal Paint Finish to all Woodwork, Walls & Ceilings
- High Quality Fitted Bathroom Ensuite & Downstairs WC
- Quality Fitted Kitchen with Extractor Fan
- Wall & Floor Tiling to all Bathrooms
- High Standard Electrical Specifications including Wiring for Sky TV
- Tarmac Driveway
- 10 Year NHBC Guarantee

PROFESSIONAL TEAM



Builders: P.J. Treacy & Sons Ltd

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Inspiré Architectural Design

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028 6632 8282



CHARTERED SURVEYORS, AUCTIONEERS & ESTATE AGENTS LLP
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028 6632 0456



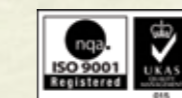
028 6632 5553



COLLEGE PARK LANE

CHANTERHILL ENNISKILLEN BT74 6GF

An Exclusive Development of
Luxury Detached & Semi-Detached Homes
by P.J. Treacy & Sons Ltd.





A range of detached and semi-detached homes all built to the highest standards of craftsmanship.

To offer you a beautiful setting for your new home, College Park Lane is elegantly situated overlooking College Playing Fields to give you a peaceful tranquil lifestyle.

P.J. Treacy & Sons Ltd. College Park Lane Development offers you exclusive luxury built detached and semi-detached homes in the very popular Tempo Road area of Enniskillen.

College Park Lane Homes are situated within 10 minutes walking distance from Enniskillen's main shopping area. An excellent location with easy access to schools, including the new Devenish College as well as the new South West Acute Hospital so the home owner is within easy reach of everything Enniskillen has to offer. College Park Lane consists of a range of detached and semi-detached homes all built to the highest standards of craftsmanship.

Every care has been taken in the planning, layout and selection of raw materials. Treacy's realise that a home's surroundings are just as important. To offer you a beautiful setting for your home, College Park Lane is elegantly situated to give you a peaceful and tranquil lifestyle. With customer care and entitlement to choice in mind each purchaser is offered a choice of fitted kitchen units together with bathroom wall & floor tiles.



HOUSE TYPE A
Detached 3 bedroom 1170 sqft

HOUSE TYPE B
Semi Detached 3 bedroom 1093 sqft

HOUSE TYPE B +
Extra Large Mid Terrace 3 bedroom 1227 sqft

HOUSE TYPE C
Detached 3 bedroom 1193 sqft

Site Layout Plan





HOUSE TYPE A

Detached 3 bedroom 1170 sqft

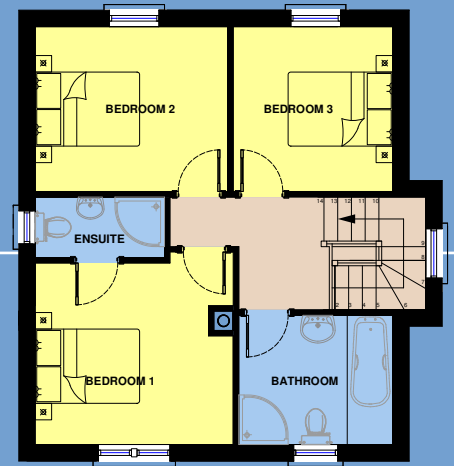
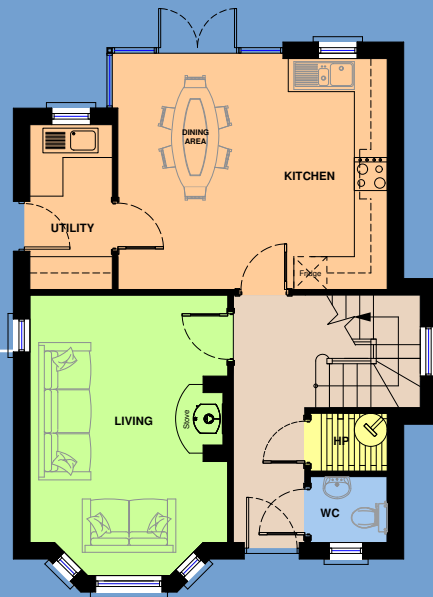
Ground Floor Plan

Living Room: 4.5m x 3.6m (14'9" x 11'9")
(with an additional Bay Window)

Kitchen/Dining: 4.9m x 4.2m (16'0" x 13'9")

Utility: 3.0m x 1.5m (9'10" x 4'11")

Hallway: 4.5m x 1.3m (14'9" x 4'3")



First Floor Plan

Bedroom 1: 3.6m x 3.3m (11'9" x 10'9")

Bedroom 2: 3.5m x 3.0m (11'5" x 9'10")

Bedroom 3: 3.0m x 2.9m (9'10" x 9'6")

Bathroom: 2.8m x 2.35m (9'2" x 7'8")





HOUSE TYPE B+
 Extra Large Mid Terrace
 3 Bedroom 1227sqft

Ground Floor Plan

Living Room: 4.5m x 3.6m (14'9" x 11'9")
 Kitchen: 3.0m x 1.8m (9'10" x 5'10")
 Dining/Kitchen: 4.2m x 3.1m (16'0" x 13'9")
 Utility: 3.0m x 1.5m (9'10" x 4'11")
 Hallway: 4.5m x 1.3m (14'9" x 4'3")



First Floor Plan

Bedroom 1: 3.6m x 3.3m (11'9" x 10'9")
 Dressing: 2.9m x 1.4m (11'9" x 10'9")
 Bedroom 2: 4.4m x 3.0m (14'5" x 9'10")
 Bedroom 3: 3.5m x 3.0m (11'5" x 9'10")
 Bathroom: 2.8m x 2.35m (9'2" x 7'8")



HOUSE TYPE B
 Detached 3 bedroom 1093 sqft



Ground Floor Plan

Living Room: 4.5m x 3.6m (14'9" x 11'9")
 Kitchen: 3.0m x 1.8m (9'10" x 5'10")
 Dining/Kitchen: 4.2m x 3.1m (16'0" x 13'9")
 Utility: 3.0m x 1.5m (9'10" x 4'11")
 Hallway: 4.5m x 1.3m (14'9" x 4'3")

First Floor Plan

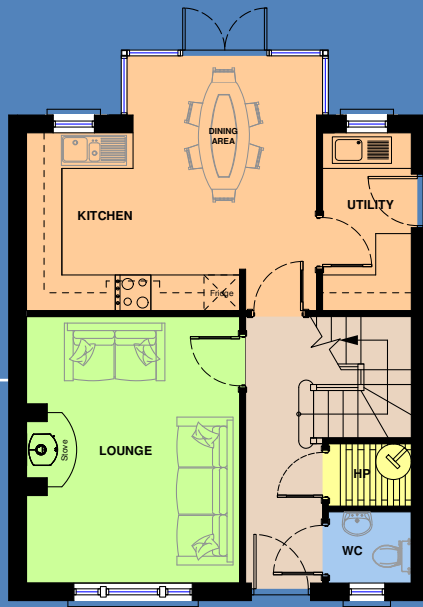
Bedroom 1: 3.6m x 3.3m (11'9" x 10'9")
 Bedroom 2: 3.5m x 3.0m (11'5" x 9'10")
 Bedroom 3: 3.0m x 2.9m (9'10" x 9'6")
 Bathroom: 2.8m x 2.35m (9'2" x 7'8")





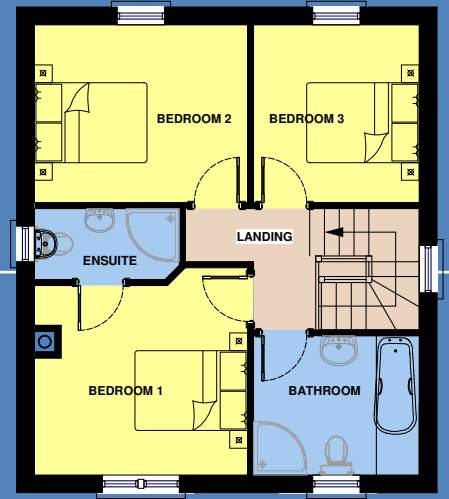
HOUSE TYPE C

Detached 3 bedroom 1093 sqft



Ground Floor Plan

- Living Room: 4.5m x 3.6m (14'9" x 11'9")
- Kitchen: 3.0m x 1.8m (9'10" x 5'10")
- Dining/Kitchen: 4.2m x 3.1m (16'0" x 13'9")
- Utility: 3.0m x 1.5m (9'10" x 4'11")
- Hallway: 4.5m x 1.3m (14'9" x 4'3")



First Floor Plan

- Bedroom 1: 3.6m x 3.3m (11'9" x 10'9")
- Bedroom 2: 3.5m x 3.0m (11'5" x 9'10")
- Bedroom 3: 3.0m x 2.9m (9'10" x 9'6")
- Bathroom: 2.8m x 2.35m (9'2" x 7'8")

