



BRACKEN BAWN

MAGHERAFELT



FPMCCANNHOMES
DESIGNED FOR LIVING

FPMCCANNHOMES.COM



BRACKEN BAWN

MAGHERAFELT



Situated on the edge of Magherafelt, Bracken Bawn offers a picturesque countryside setting with the convenience of the town in close proximity. The first phase of Bracken Bawn offers 28 luxury homes comprising of eight detached, eighteen semi-detached and two terrace houses.

SITE PLAN

- THE BIRCH
- THE BRACKEN
- THE BRAMLEY
- THE BEECH
- THE
- BLACKTHORN
- THE BAY



AT FP MCCANN
HOMES, QUALITY
AND ATTENTION
TO DETAIL ARE AT
THE FOREFRONT
OF OUR ETHOS.



SPECIFICATION

Internal

- High quality kitchens offering a choice of doors, handles and worktops
- Integrated appliances to include oven, hob, fridge freezer and dishwasher
- Free standing appliances to include washing machine and tumble dryer
- Comprehensive electrical specification, including recessed downlights to kitchen and bathrooms
- Contemporary white sanitary ware fitted (where applicable)
- Choice of floor tiling to kitchen, dining, utility, hallway, WCs, bathroom and ensuite
- Choice of flooring to lounge, living rooms, bedrooms, stairs and landings
- Walls, ceiling and woodwork tastefully painted throughout
- Gas fired heating system
- Wood burning stove to lounge

External

- UPVC fascia and soffit
- High quality block paving on paths and patio area
- Bitmac driveway
- Turf laid gardens
- Perimeter wooden fence (rear and site boundaries)

Warranty

- 10 year NHBC structural warranty

Optional upgrades available

- See page 22

IN THE HEART OF MID-ULSTER

With easy access to the A31 Bypass and A6, Magherafelt provides excellent commuter links to the main cities of Derry/Londonderry and Belfast.

Magherafelt offers a wide range of amenities, including leading education facilities, state-of-the-art sports facilities, high street shopping, restaurants, cafes and bars. Sports clubs are also in abundance including athletics, cycling, football, GAA, golf, hockey, rugby and swimming clubs within close proximity to Bracken Bawn. Iniscarn and Reubens Glen Forests are a short drive away.

Recreation and Amenities

- Meadowbank Sports Arena - 0.7 miles
- Ronan Valley Golf Course - 0.9 miles
- Moyola Park Golf Course - 3.6 miles
- Magherafelt Leisure Centre - 0.5 miles
- Magherafelt Library - town centre
- The Jungle NI - 3.8 miles
- Reubens Glen Walk - 4.5 miles
- Ballyronan Marina - 4.6 miles
- Seamus Heaney Home Place - 5.4 miles
- Springhill National Trust - 6.1 miles
- Iniscarn Forest - 6.3 miles
- A wide range of high street shops, cafes, restaurants, bars and takeaways
- Weekly open air market

Education

- 4 Primary Schools
- 5 Secondary / Grammar Schools
- Northern Regional College



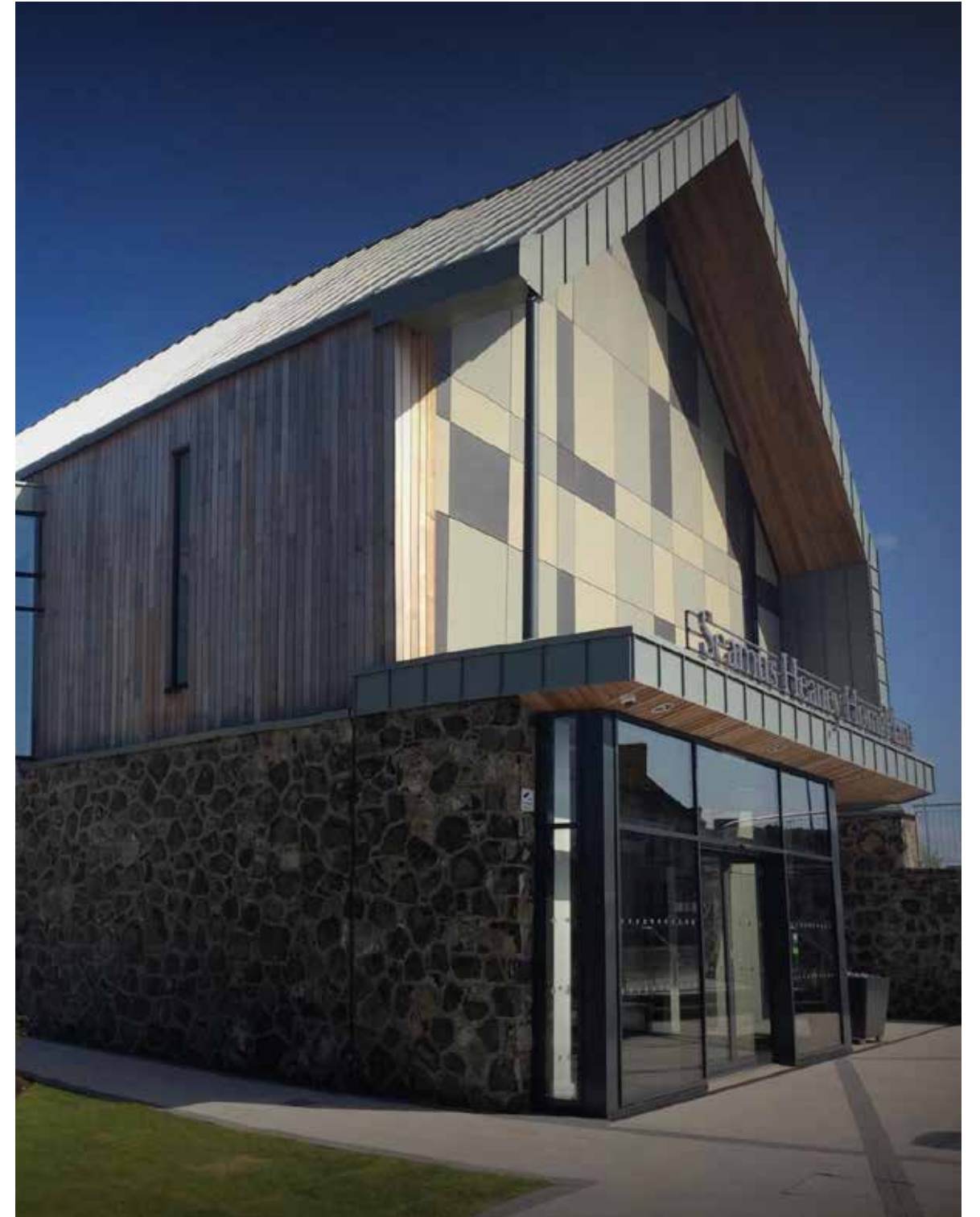
The Jungle NI



Leading education facilities



Meadowbank Sports Arena



Seamus Heaney Home Place

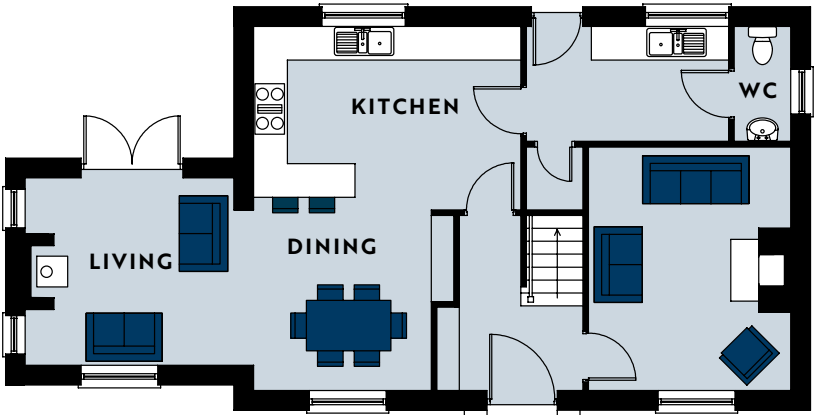
THE BIRCH



THE BIRCH

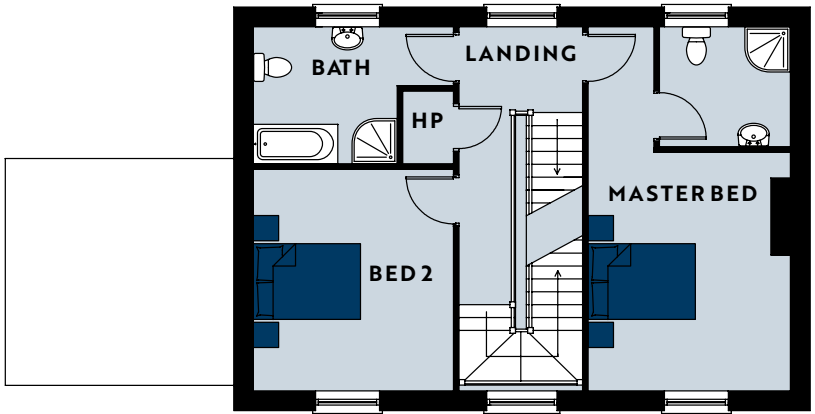


4 Bedroom Detached
Plots 3 and 5
Dwelling Total Area 1,810 sq. ft



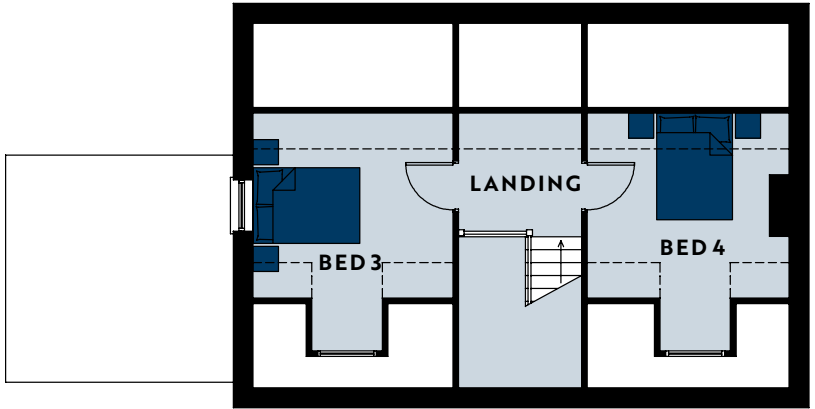
GROUND FLOOR

Kitchen/dining/living open plan with
utility and WC off
Lounge
Hall



FIRST FLOOR

Two bedrooms
Master bedroom with ensuite off
Bathroom



SECOND FLOOR

Two bedrooms

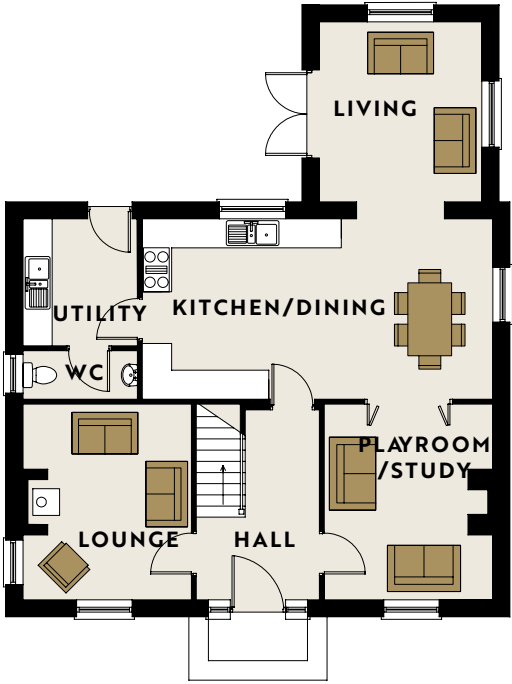
THE BRACKEN



THE BRACKEN

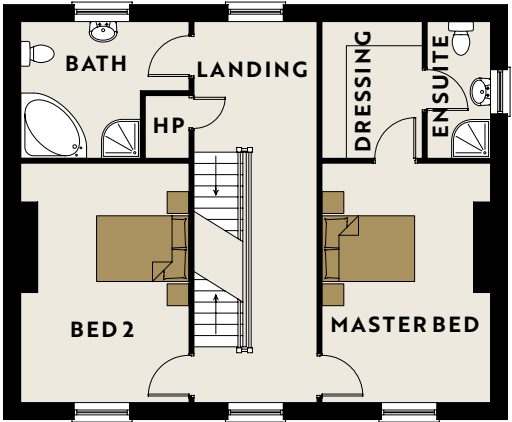


4 Bedroom Detached
Plots 1, 2, 4, 6, 7, 8
Dwelling Total Area 2,250 sq. ft



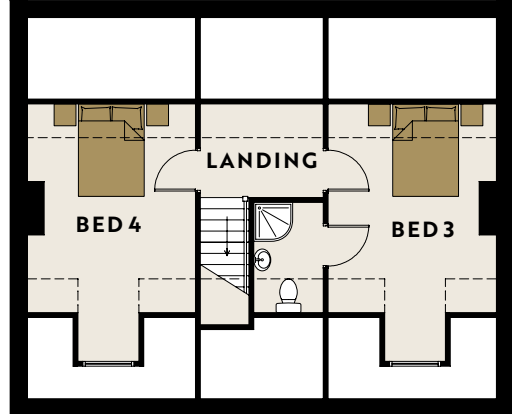
GROUND FLOOR

Kitchen/dining/living open plan with utility and WC off
Lounge
Playroom/study
Hall



FIRST FLOOR

Two bedrooms
Master bedroom with ensuite and dressing room off Bathroom



SECOND FLOOR

Two bedrooms, one with ensuite off

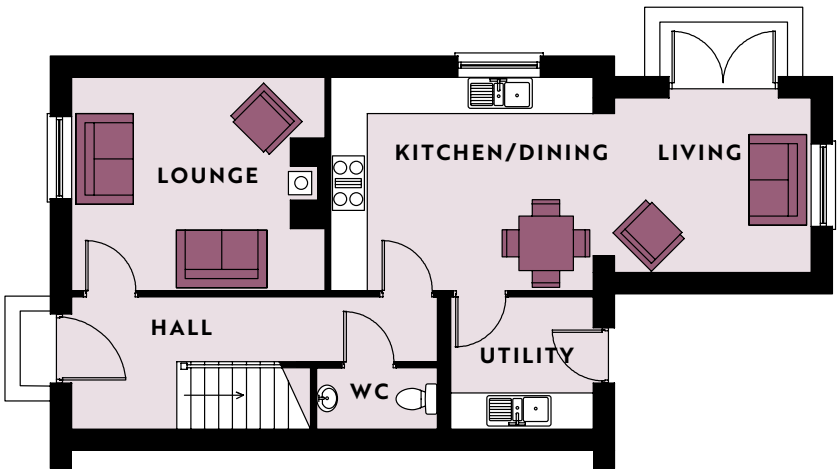
THE BRAMLEY



THE BRAMLEY

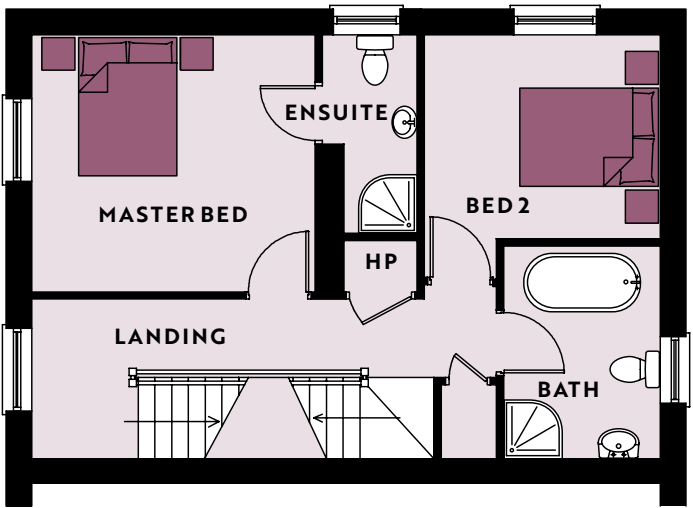


4 Bedroom Semi-Detached
Plots 9, 12, 13, 20, 21 and 24
Dwelling Total Area 1,560 sq. ft



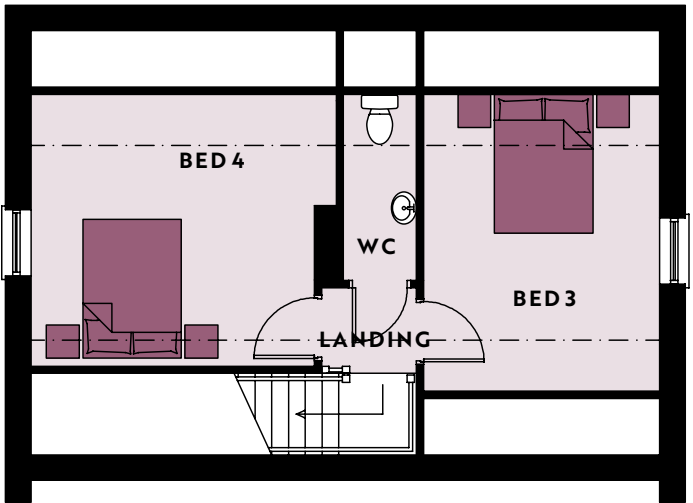
GROUND FLOOR

Kitchen/dining/living open plan with utility and WC off
Lounge
Playroom/study
Hall



FIRST FLOOR

Two bedrooms
Master bedroom with ensuite and dressing room off Bathroom



SECOND FLOOR

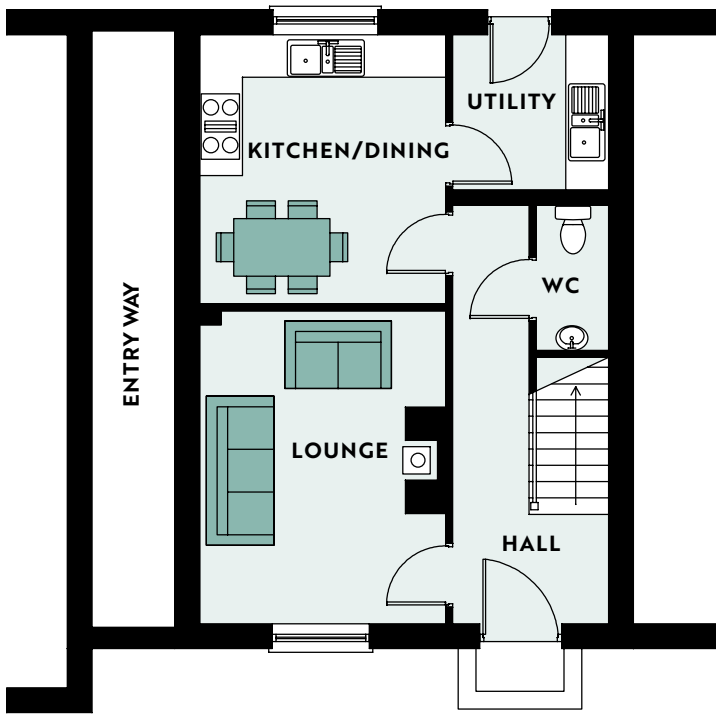
Two bedrooms, one with ensuite off

THE BEECH



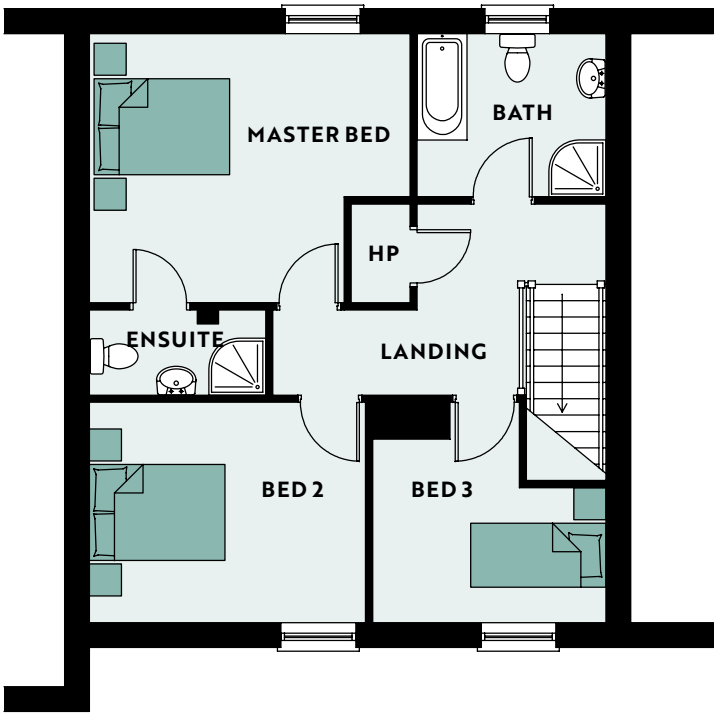
THE BEECH

3 Bedroom Terrace
Plots 26 and 27
Dwelling Total Area 1,160 sq. ft



GROUND FLOOR

Kitchen/dining
with utility off Lounge Hall with WC
off



FIRST FLOOR

Three bedrooms
Master bedroom with ensuite off
Bathroom

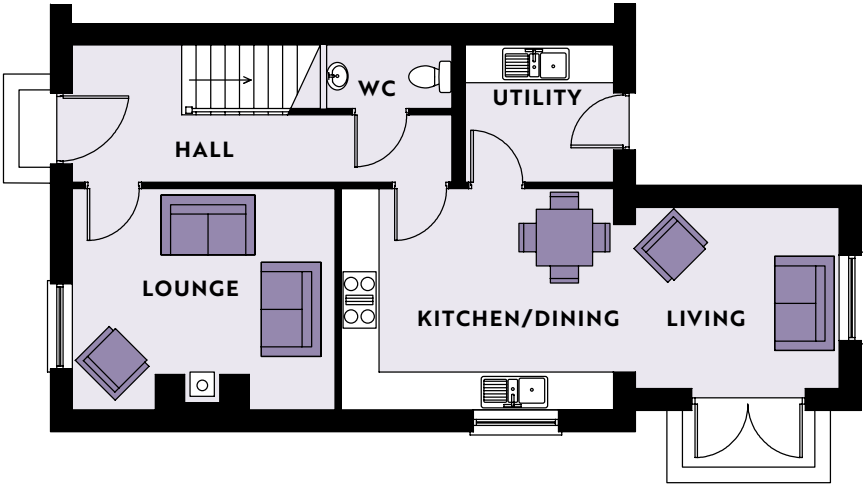
THE BLACKTHORN



THE BLACKTHORN

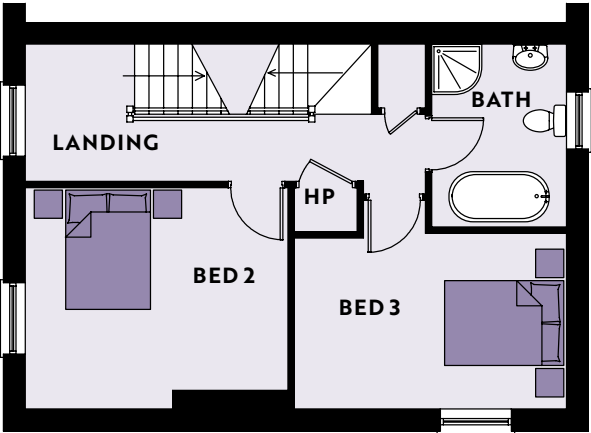


4 Bedroom Semi-Detached
Plots 10, 11, 14, 15, 18, 19, 22 and 23
Dwelling Total Area 1,530 sq. ft



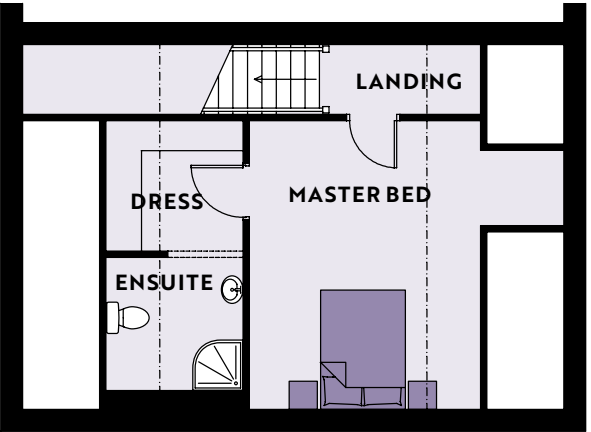
GROUND FLOOR

Kitchen/dining/living open plan
with utility off
Lounge
Hall with WC off



FIRST FLOOR

Two bedrooms
Bathroom



SECOND FLOOR

Master bedroom with ensuite and
dressing room off

THE BAY



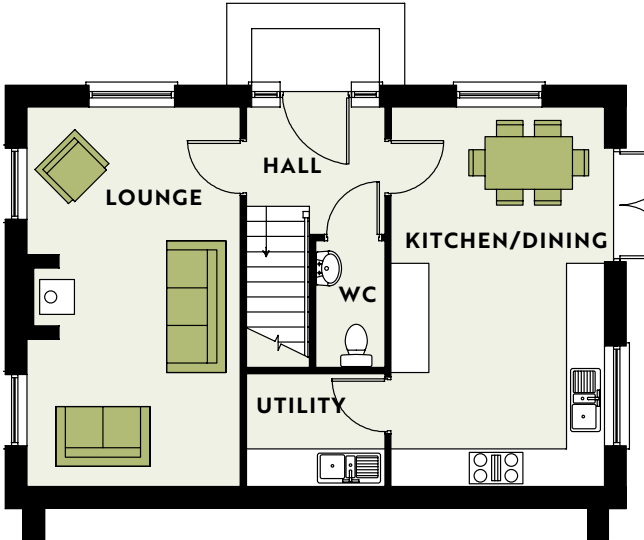
THE BAY



4 Bedroom Semi-Detached

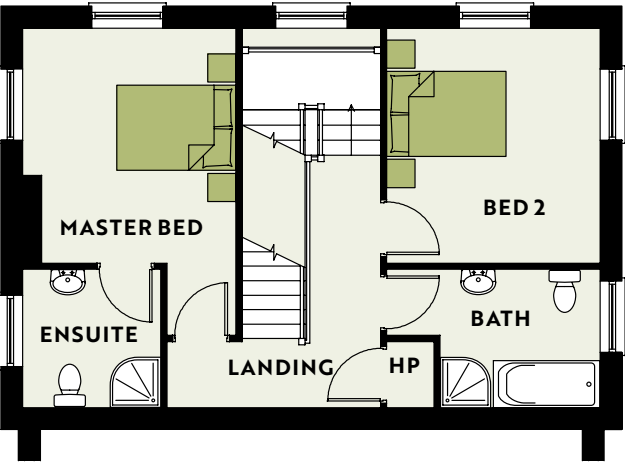
Plots 16, 17, 25, and 28

Dwelling Total Area 1,590 sq. ft



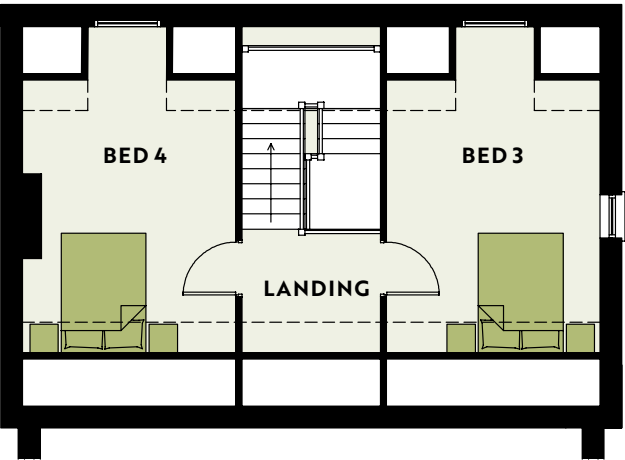
GROUND FLOOR

Kitchen/ dining/living open plan
with utility off
Lounge
Hall with WC off



FIRST FLOOR

Two bedrooms
Master bedroom with ensuite off
Bathroom



SECOND FLOOR

Two bedrooms with storage



BUILDING TO PASSIVE HOUSE STANDARDS



Meet the Builder

Setanta Construction was established in 1963 and constructs highly insulated homes. They have recently been certified as Passive House Designers, which means that they can assist with building more thermally energy-efficient homes. In 2017, Setanta construction won a national award for the construction of an energy efficient home.

Optional upgrades available at Bracken Bawn Various optional upgrades available at Bracken Bawn to get your home to Passive House Standards.

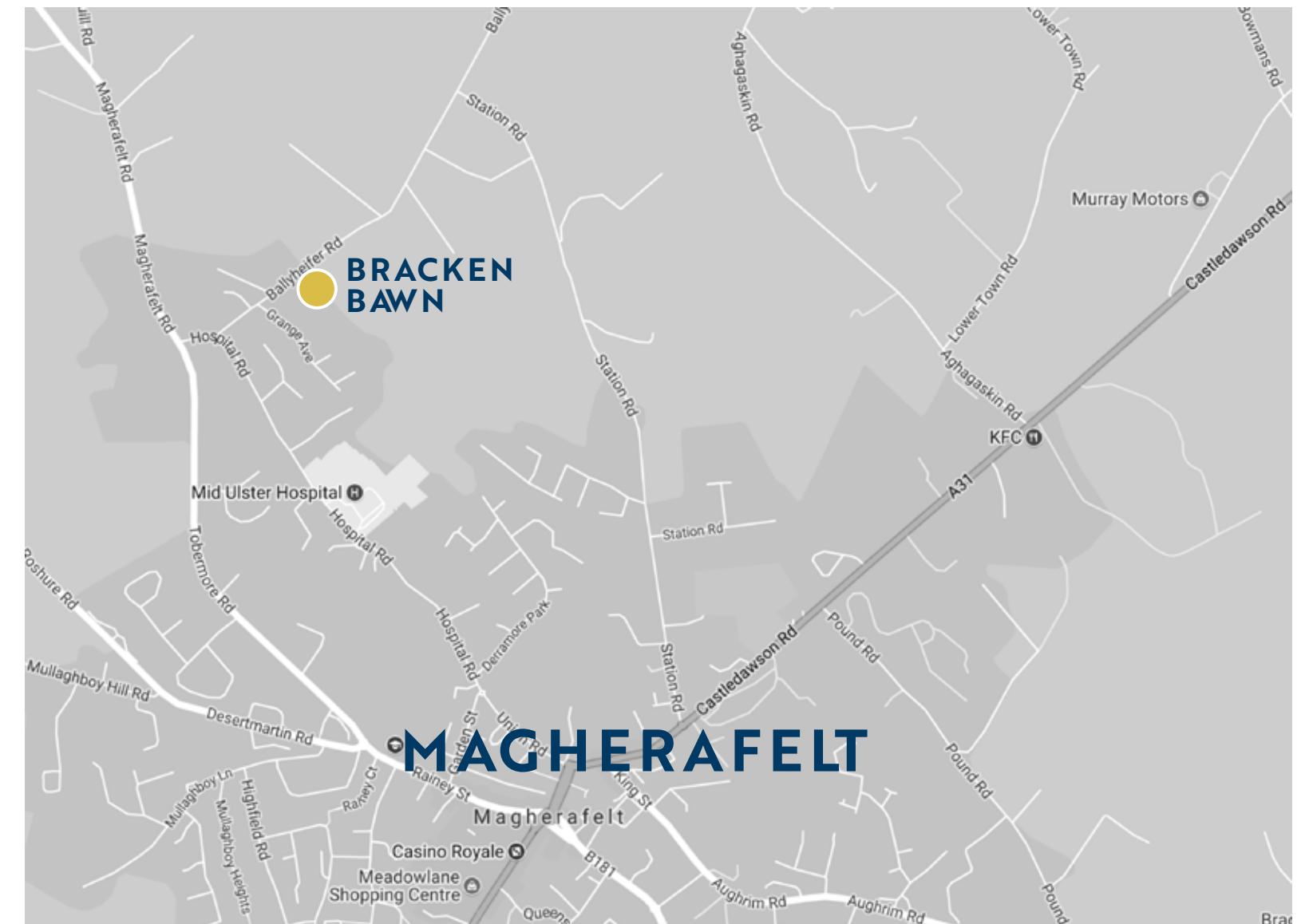
Costing available on request.

1. Insulation upgrade to further enhance U Value of walls to 0.15
2. Insulation upgrade to further enhance U Value of floor to 0.13
3. Insulation upgrade to further enhance U Value of roof to 0.13
4. Triple Glazing
5. Mechanical Heat Recovery Ventilation
6. Under floor heating to ground floor
7. Multi Zone (each room) heating



DIRECTIONS

From Magherafelt Town centre diamond roundabout, take the exit onto Broad Street, as you approach the mini-roundabout at the bottom of this street, turn left onto Union Road and continue onto Hospital Road. Turn right onto Ballyheifer Road (third turn on the right after the hospital) and take the second right onto the Bracken Bawn development.





f p m c c a n n h o m e s . c o m
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BURNS

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