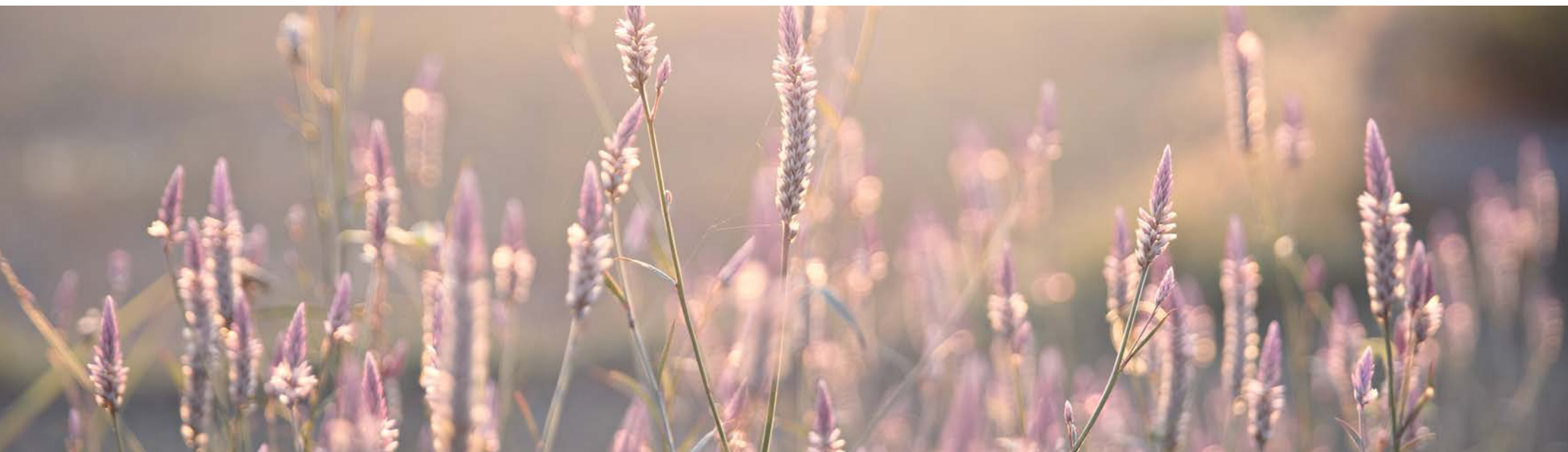


KILLYBRACK MEADOWS

CIRCULAR ROAD, OMAGH



TWO, THREE AND FOUR BEDROOM HOMES
DETACHED | SEMI-DETACHED | APARTMENTS





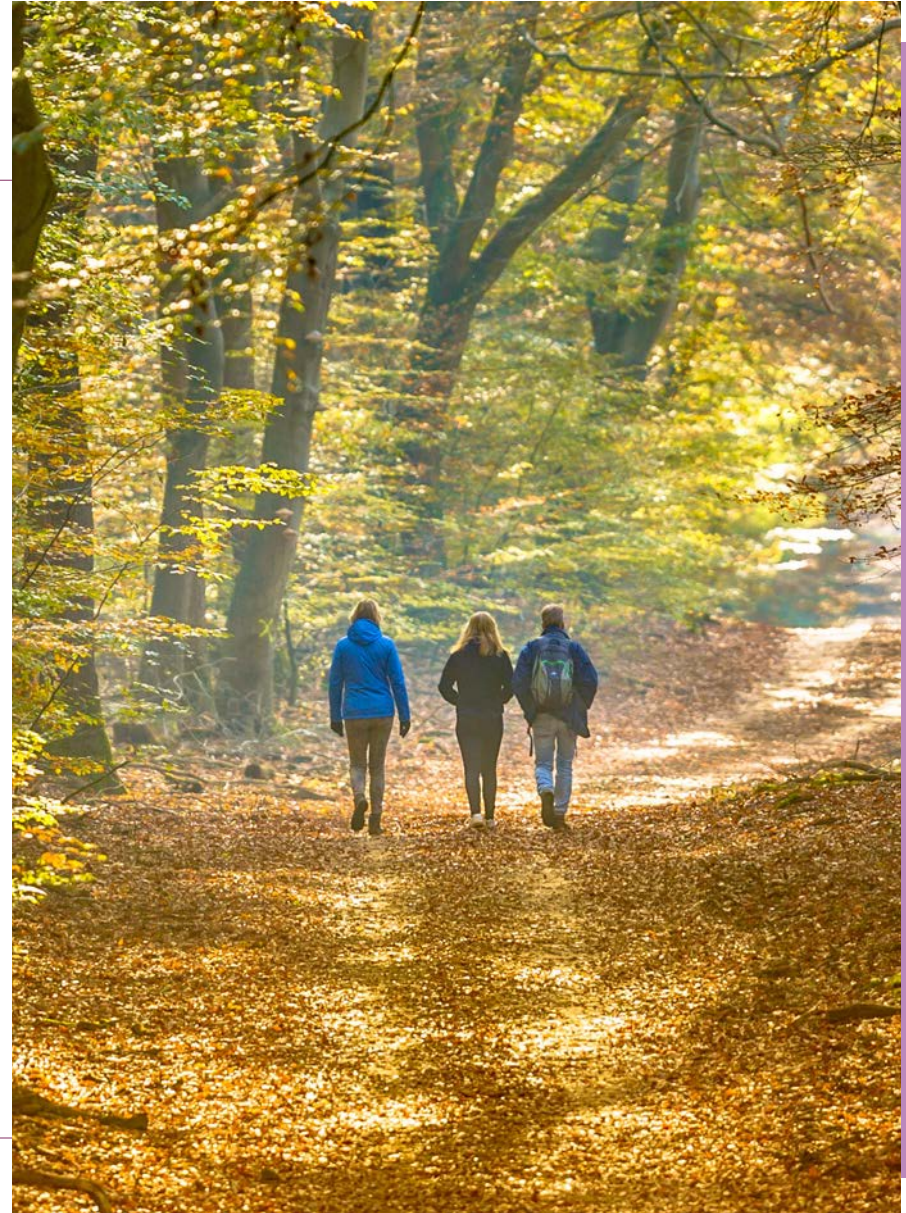
©Tourism NI

THE PERFECT BALANCE OF TOWN & COUNTRY

Discover the perfect balance of town and country living at Killybrack Meadows. This picturesque development features stunning two, three, and four bedroom homes designed and built to the highest standard, blending seamlessly with the mature surroundings of the Circular Road, Omagh.

Living in Killybrack Meadows offers the perfect blend of urban and rural living. With the convenience of being just two miles from Omagh Town Centre, residents can easily access all the amenities they need, while also being able to immerse themselves in the natural beauty of the surrounding countryside.

Join the thriving community of Killybrack Meadows and enjoy a peaceful, contemporary lifestyle. Developed by the trusted team at Newpark Homes, every detail has been carefully considered to ensure your home is built to the highest standard. This is your chance to live in one of Omagh's most sought-after locations.



WELCOME TO OMAGH



Welcome to Omagh, the thriving county town of Tyrone. This historical gem is nestled amid the breathtaking countryside, where the peaceful flow of the River Strule blends beautifully with the bustling energy of the town centre. Whether you crave the serenity of rural life or the excitement of urban living, Omagh has it all. With traditional spires, cosy cafés, and a tight-knit community at its heart, this town exudes a spirit of warmth and welcome that will make you feel right at home.

But Omagh is more than just a pretty face. It's also a hub of commercial, cultural, and educational excellence, with a growing reputation for world-class engineering and manufacturing talent. This town is a hotbed of innovation and entrepreneurial spirit, from iconic local businesses to international corporations. Omagh is the perfect blend of rural charm and cosmopolitan flair!

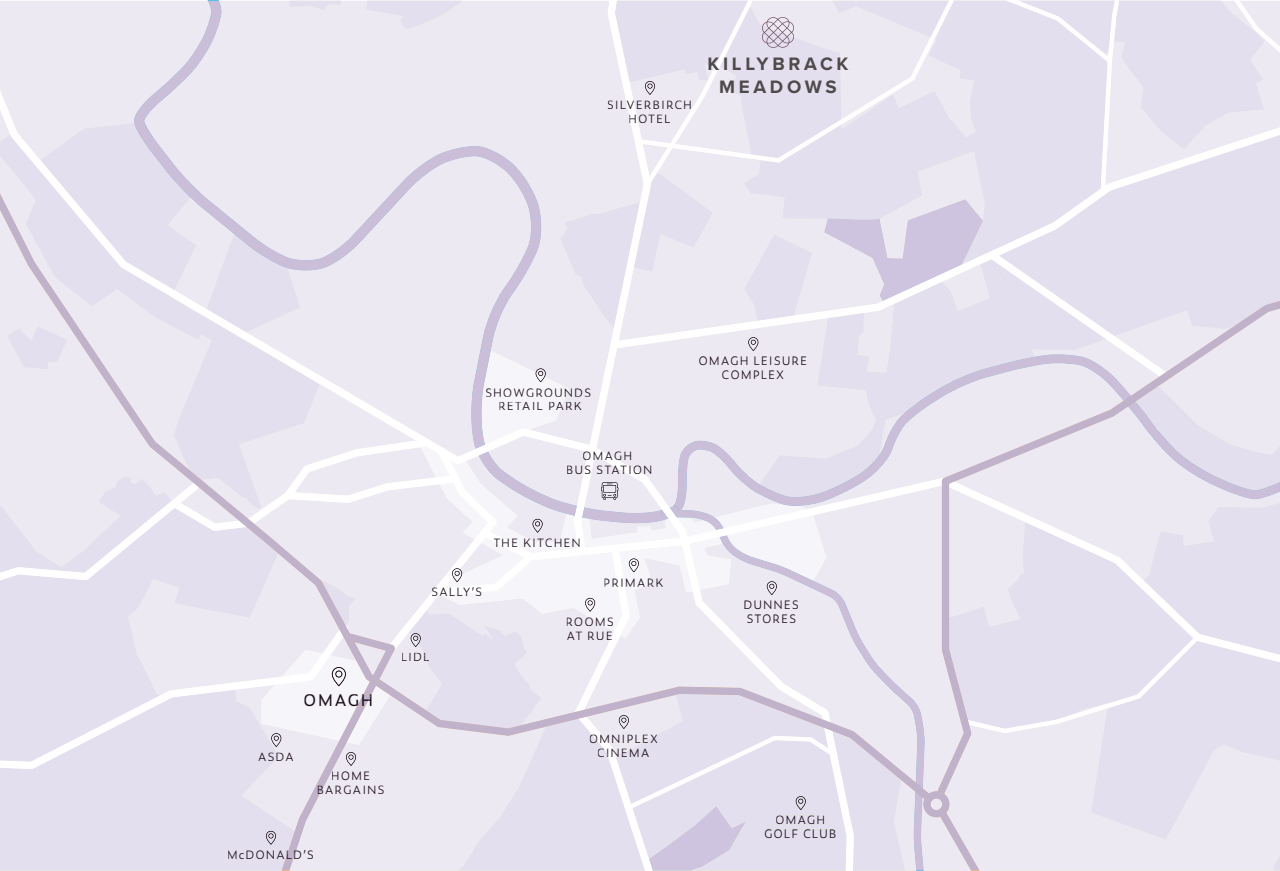
Omagh is the perfect location to enjoy an active lifestyle and moments of relaxation. From outdoor adventures to fitness facilities

and sports clubs, this town has got it all. Take a dip in the modern Leisure Complex's swimming pool or break a sweat at their cutting-edge gym. Golf enthusiasts are just a few miles from Omagh Golf Club and six miles from Gortin Forest Park. Whatever your preference, Omagh has all you need for a beautiful quality of life.

Located in the centre of the province, Omagh offers convenient travel within Northern Ireland and beyond; the comprehensive road network in the area provides easy access thirty miles north to the M1 and on to Belfast. Enniskillen is just twenty-five miles away, and the Maiden City of Derry~Londonderry is thirty-six miles away, where travellers can access direct flights to the UK. Translink offers a regular Goldline bus service from Omagh directly into the Europa in Belfast City Centre.

LOCATION

📍 LEISURE CENTRE	1.6 MILES
📍 BUS STATION	1.9 MILES
📍 CINEMA	2.1 MILES
📍 GOLF CLUB	2.2 MILES
📍 TOWN CENTRE	2.3 MILES
📍 FOREST PARK	6.9 MILES
📍 STRABANE	19 MILES
📍 ENNISKILLEN	25 MILES
📍 DERRY~LONDONDERRY	36 MILES
📍 BELFAST	69 MILES



SPECIFICATION

INTERNAL FEATURES

- » Internal walls and ceilings are painted along with the internal woodwork.
- » Moulded skirting boards and architraves.
- » Modern internal doors with quality ironmongery.
- » Smoke, heat and carbon monoxide detectors.
- » A comprehensive range of electrical sockets.
- » Connection sockets for BT and terrestrial channels.
- » Provision made for future satellite connections.
- » Provision made for Fibre optic broadband.
- » Gas heating system.
- » Thermostatically controlled radiators.
- » Positive input system.
- » USB sockets (where applicable).

- » Zoned security alarm.
- » Energy efficient downlighting to ceilings.

KITCHEN

- » A choice of quality kitchen doors, worktop colours and handles.
- » Integrated appliances include an electric hob, oven, extractor unit, fridge/freezer and a dishwasher.
- » Depending on the house type, washing machines and tumble dryers are either standalone or combined washer/dryer units.

BATHROOM AND ENSUITE

- » Contemporary white sanitary ware with chrome fittings.
- » Thermostatically controlled shower in the bathroom and ensuite.

- » Thermostatically controlled shower in ensuite.

FLOOR COVERS AND TILING

- » Ceramic floor tiling in kitchen/dining areas.
- » Ceramic floor tiling to bathrooms, ensuites and WCs (where appropriate).
- » Carpet to all other rooms.
- » Full-height tiling to shower enclosures and around baths (where applicable).
- » Splashback tiling to bathroom, ensuite and WC basins.

EXTERNAL FEATURES

- » High standard of floor, wall and loft insulation to ensure minimal heat loss.
- » Tarmac driveways (where appropriate).

- » Maintenance-free composite front doors.
- » Maintenance-free uPVC energy-efficient double glazing with a lockable system (where applicable).
- » The rear gardens are top soiled.
- » Front gardens landscaped in keeping with the rest of the development.
- » Doorbell
- » Outside tap
- » Brick sets to rear patio doors.
- » Extensive landscaping of common areas.
- » Timber fencing and walling to rear boundaries (where appropriate).
- » Feature external lighting at the front door.
- » 10-year structural warranty.

PREVIOUS SHOW HOMES



HOUSES THAT CAPTURE THE ESSENCE OF HOME

Welcome to Newpark Homes, where we design and build homes that truly feel like home.

We know that a home is more than just a house. It plays a significant role in our lives as a place to belong and build memories, relax and enjoy the company of family and friends, and it can also be the place from which we work.

Step inside, and you'll find interiors that are designed to impress. With high specifications and a stylish canvas, you can add your personal touch and make it uniquely yours.

Outside, our architectural design is full of character and a charm that sits seamlessly within the picturesque 'town meets country location'. Our rich heritage design, presented in both render and stone, will make you fall in love at first sight.



THE BALFOUR

HT-7



THE EDEN

HT-X3



THE THORNTON

HT-X4



THE CASSIDY

HT-D



THE MIRABELLE

HT-E



THE MARLBOROUGH

HT-F



THE BENTLEY

HT-G



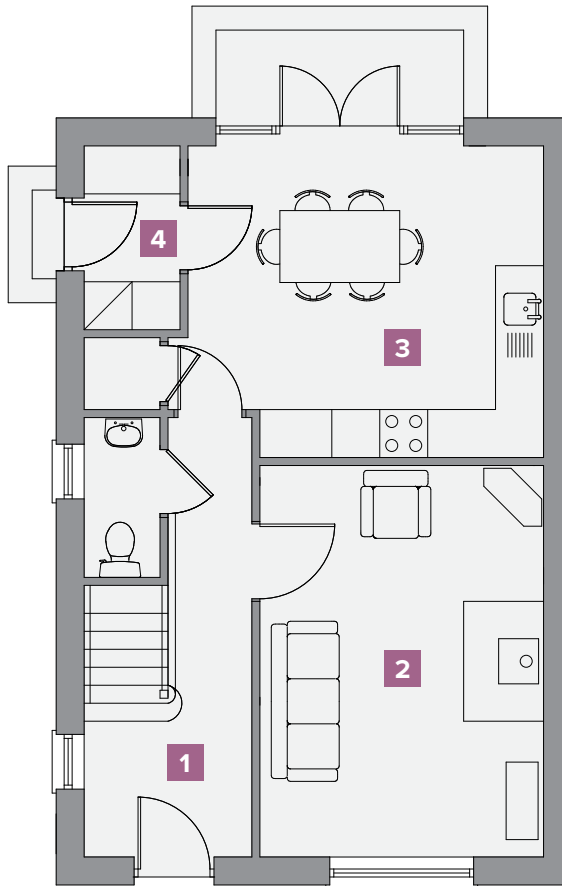
THE TOBIN

DUPLEX

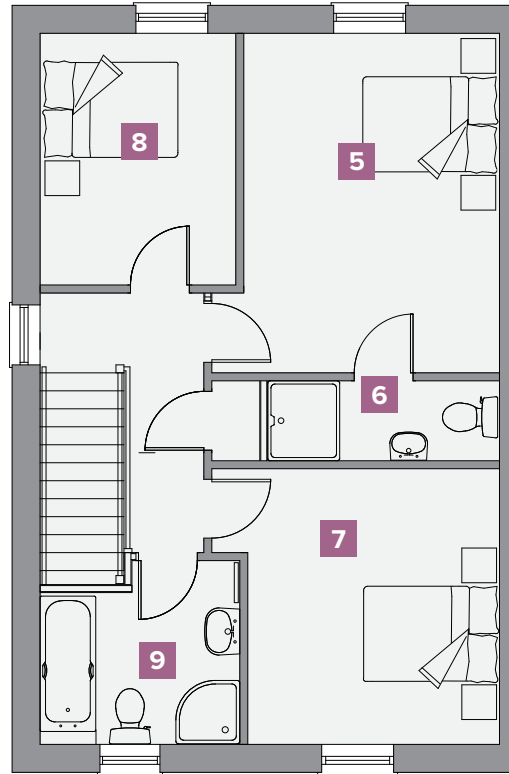


THE BALFOUR
HT-7





GROUND FLOOR



FIRST FLOOR

THE BALFOUR

**THREE BEDROOM
SEMI-DETACHED HOME**

1,100 SQ FT / 102 SQ M

1. Entrance Hall, WC & Cloaks

2. Lounge 4.9m x 3.55m

3. Kitchen / Dining 4.45m x 3.9m

4. Larder 2.3m x 1.2m

5. Master Bedroom 4.25m x 3.6m max

6. Ensuite 2.9m x 1m

7. Bedroom Two 3.45m x 3.15m

8. Bedroom Three 3.15m x 2.45m

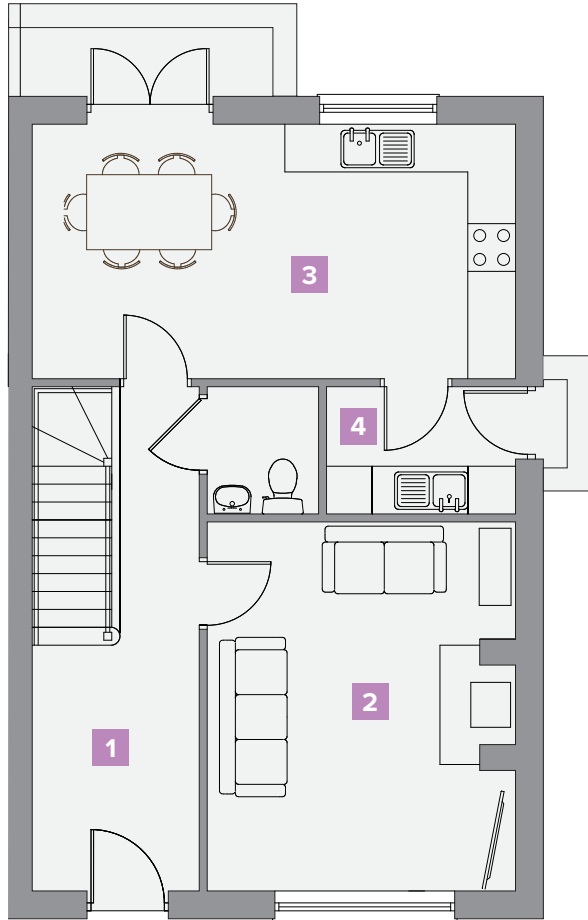
9. Bathroom 2.5m x 2.3m

Site Nos. 17, 19, 21, 33, 37, 39, 40, 44, 50, 54, 58, 62, 66, 68, 70, 72, 74

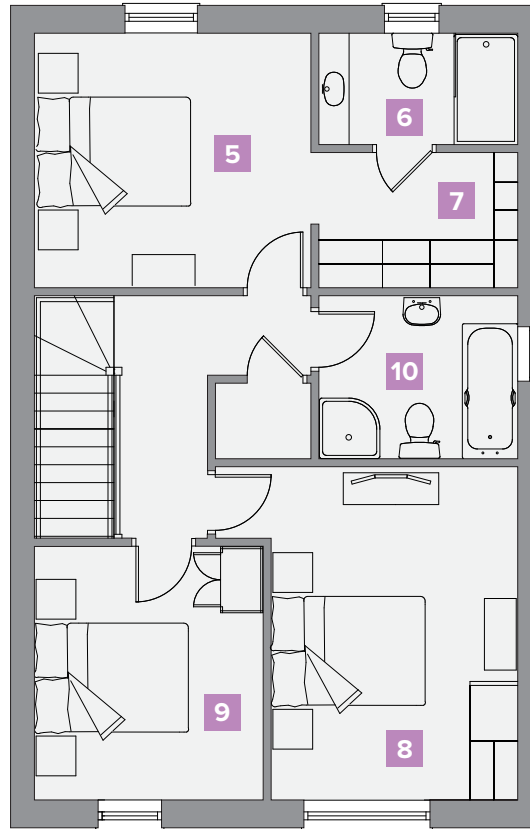
PLEASE NOTE: The following are a handed version of this floorplan: Site Nos. 16, 18, 20, 32, 36, 38, 41, 45, 49, 53, 57, 61, 65, 67, 69, 71 & 73.

THE EDEN
HT-X3





GROUND FLOOR



FIRST FLOOR

THE EDEN

**FOUR BEDROOM
SEMI-DETACHED HOME**

1,260 SQ FT / 117 SQ M

1. Entrance Hall, WC & Cloaks

2. Lounge 4.6m x 3.88m

3. Kitchen / Dining 6.08m x 3.2m

4. Utility 2.4m x 1.6m

5. Master Bedroom 3.48m x 3.2m

6. Ensuite 2.5m x 1.4m

7. Dressing Room 2.5m x 1.7m

8. Bedroom Two 3.19m x 2.88m

9. Bedroom Three 3.1m x 2.72m

10. Bathroom 2.5m x 2.05m

Site Nos. 5, 9, 14, 18, 24, 27, 30, 34, 43, 47, 51, 55,
59, & 63.

THE THORNTON
HT-X4



THE THORNTON

FOUR BEDROOM
SEMI-DETACHED HOME

1,260 SQ FT / 117 SQ M

1. Entrance Hall, WC & Cloaks

2. Lounge 4.64m x 3.88m

3. Kitchen / Dining 6.08m x 3.2m

4. Utility 2.4m x 1.6m

5. Master Bedroom 3.6m x 3.34m

6. Ensuite 2.6m x .9m

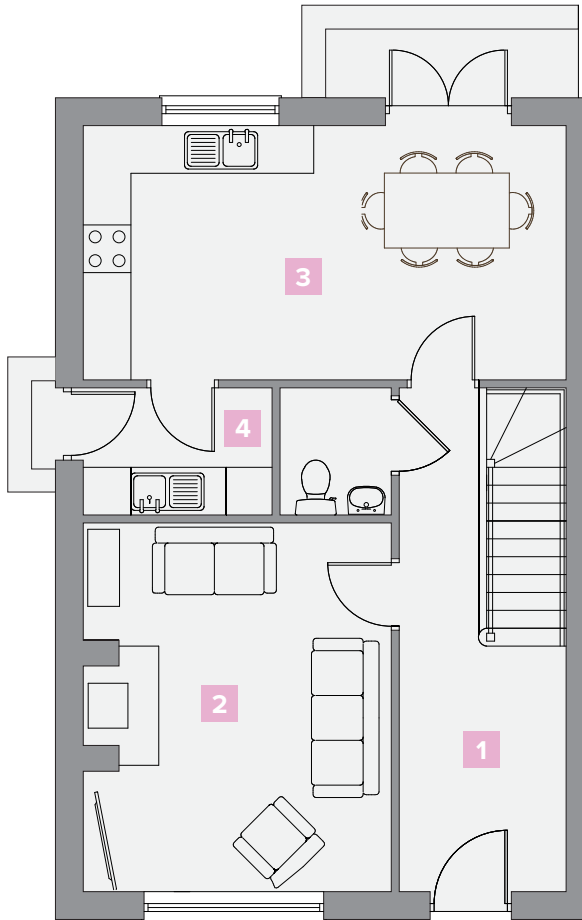
7. Bedroom Two 3.5m x 3.2m

8. Bedroom Three 3.2m x 2.5m

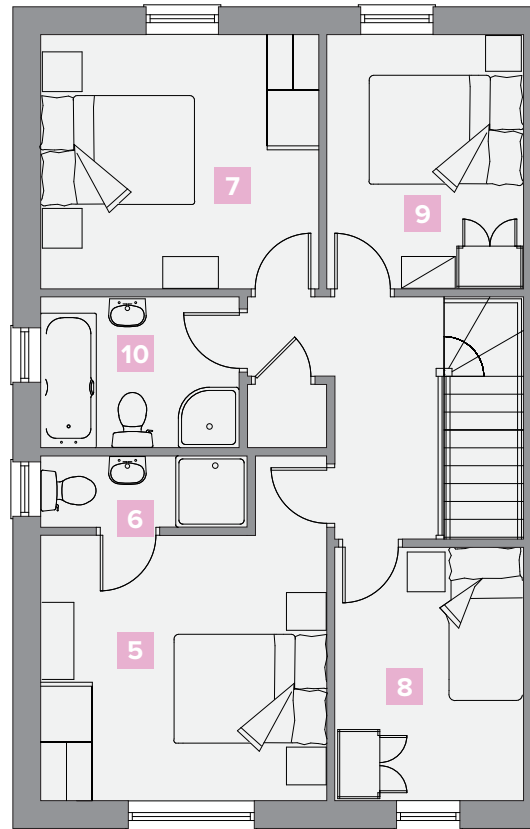
9. Bedroom Four 3.2m x 2.4m

10. Bathroom 2.5m x 1.9m

Site Nos. 6, 10, 15, 19, 25, 28, 31, 35, 42, 46, 52,
56, 60 & 64.



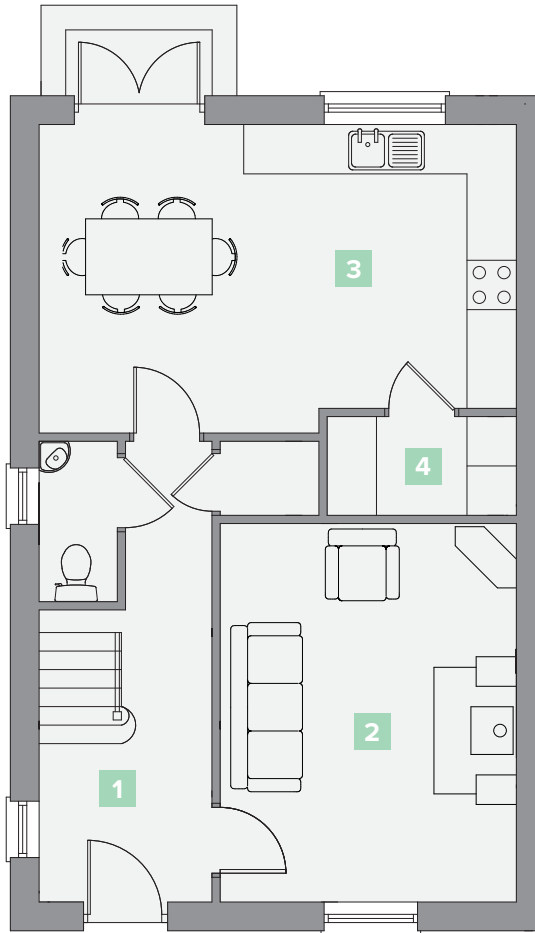
GROUND FLOOR



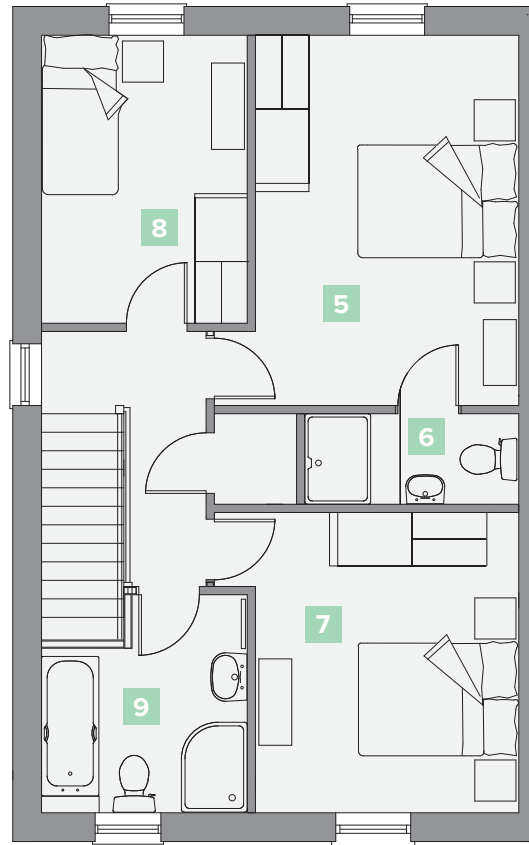
FIRST FLOOR

THE CASSIDY
HT-D





GROUND FLOOR



FIRST FLOOR

THE CASSIDY

THREE BEDROOM
SEMI-DETACHED HOME
1,180 SQ FT / 110 SQ M

1. Entrance Hall, WC & Cloaks

2. Lounge 4.6m x 3.6m

3. Kitchen / Dining 5.8m x 3.75 max

4. Larder 2.3m x 1.2m

5. Master Bedroom 4.5m x 2.6m

6. Ensuite 2.6m x 1.1m

7. Bedroom Two 3.65m x 3.2m

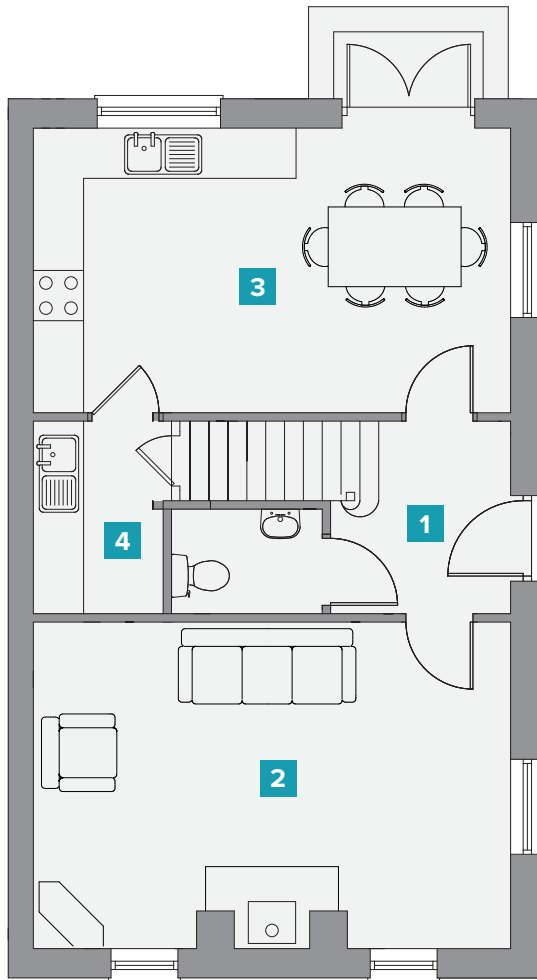
8. Bedroom Three 3.5m x 2.5m

9. Bathroom 2.5m x 2m

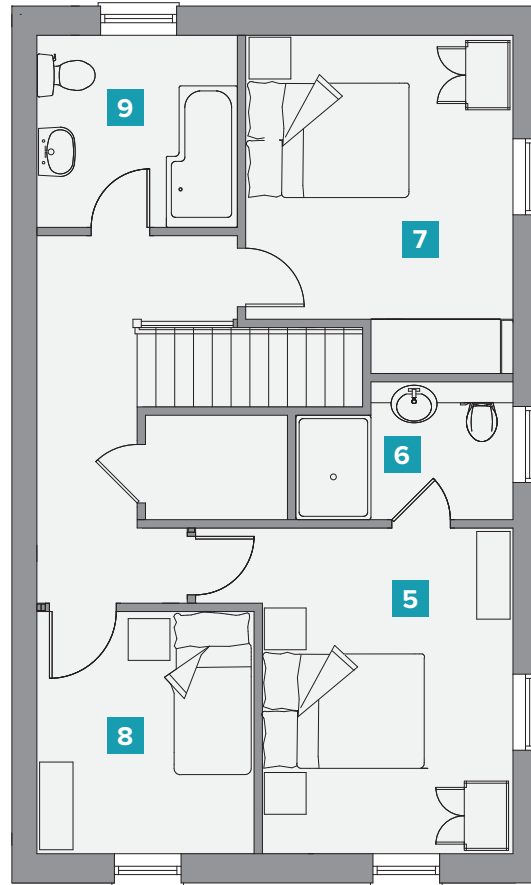
Site Nos. 7 & 11.

THE MIRABELLE
HT-E





GROUND FLOOR



FIRST FLOOR

THE MIRABELLE

THREE BEDROOM
SEMI-DETACHED HOME

1,200 SQ FT / 111 SQ M

1. Entrance Hall, WC & Cloaks

2. Lounge 5.7m x 3.9m

3. Kitchen / Dining 5.7m x 3.4m

4. Larder 2.3m x 1.55m

5. Master Bedroom 3m x 2.7m

6. Ensuite 2.6m x 1.65m

7. Bedroom Two 3.4m x 3.2m

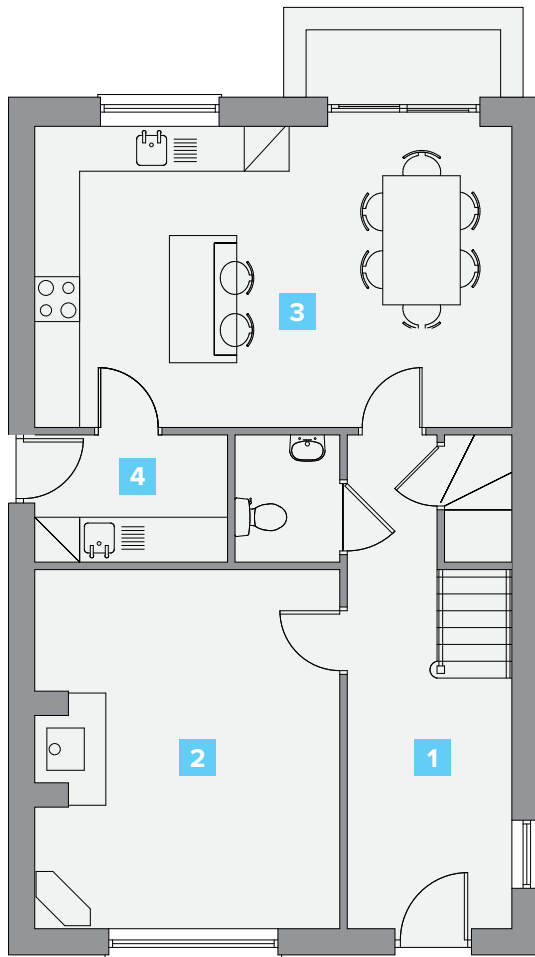
8. Bedroom Three 2.9m x 2.6m

9. Bathroom 2.4m x 2.3m

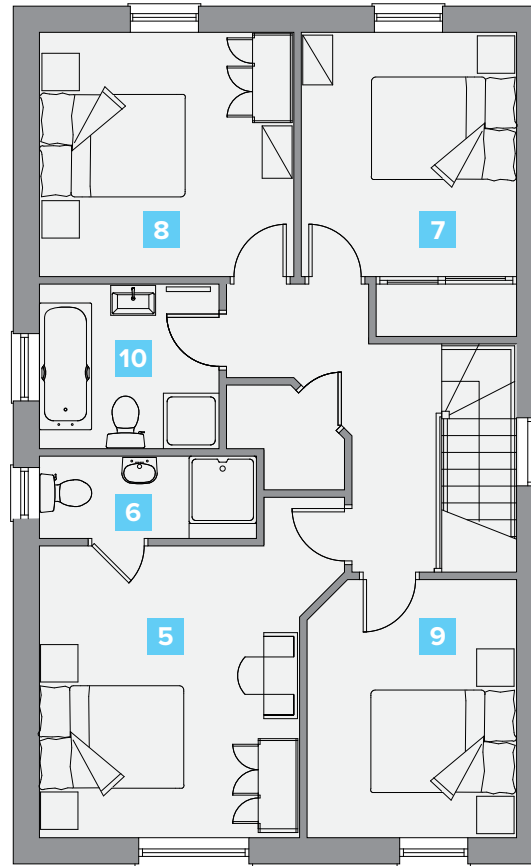
Site Nos. 8 & 12.

THE MARLBOROUGH
HT-F





GROUND FLOOR



FIRST FLOOR

THE MARLBOROUGH

FOUR BEDROOM DETACHED HOME
1,470 SQ FT / 136 SQ M

1. Entrance Hall, WC & Cloaks	
2. Lounge	4.80m x 4.08m
3. Kitchen / Dining	6.37m x 4.03m
4. Utility	2.58m x 1.7m
5. Master Bedroom	3.9 x 3.47m max
6. Ensuite	2.9m x 1.1m
7. Bedroom Two	3.4m 3.26m max
8. Bedroom Three	2.87m x 3.26m plus Wardrobe
9. Bedroom Four	3.45m x 2.8m max
10. Bathroom	2.4m x 2.2m

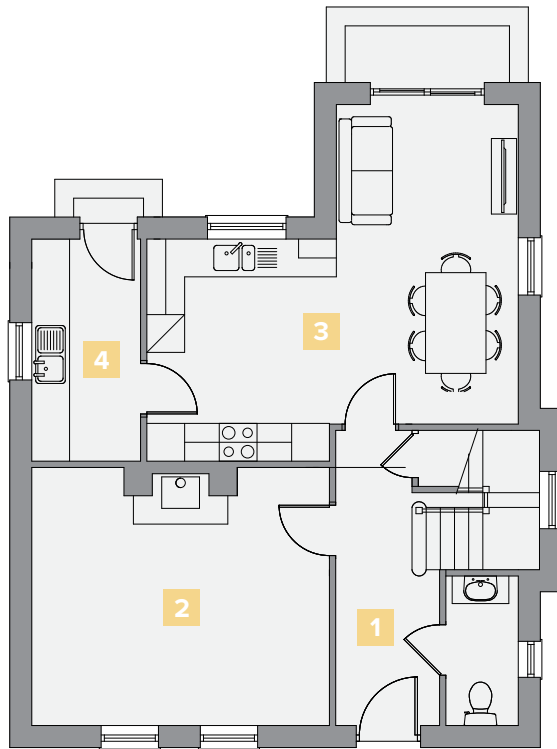
Site Nos. 1, 26, 29 & 48.

THE BENTLEY
HT-G

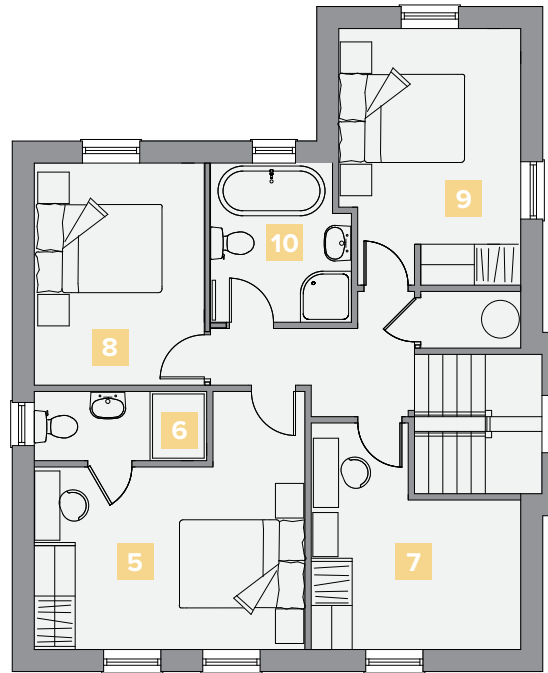


THE BENTLEY

FOUR BEDROOM DETACHED HOME
1,420 SQ FT / 132 SQ M



GROUND FLOOR



FIRST FLOOR

1. Entrance Hall, WC & Cloaks

2. Lounge 4.72m x 4.1m

3. Kitchen / Dining 5.9m x 5.66m max

4. Utility 3.53m x 1.72m

5. Master Bedroom 4.3m x 2.9m

6. Ensuite 2.74m x 1.1m

7. Bedroom Two 3.53 x 2.7m

8. Bedroom Three 3.43m x 2.89m
plus Wardrobe

9. Bedroom Four 3.33m x 2.38m

10. Bathroom 2.4m x 2.2m

Site Nos. 2 & 13

THE TOBIN
DUPLEX



THE TOBIN

GROUND FLOOR APARTMENT
705 SQ FT / 65.5 SQ M

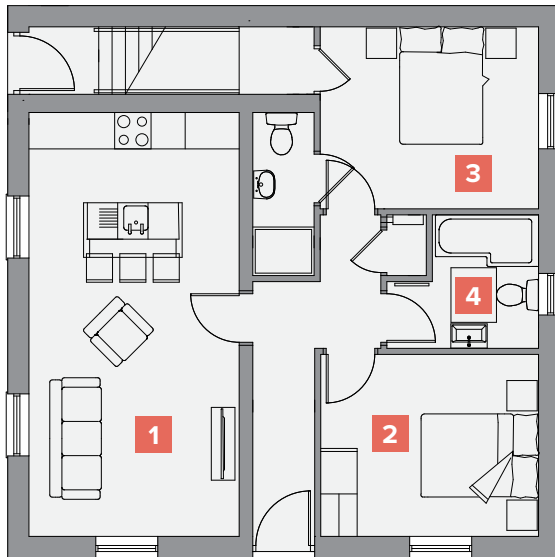
1. Living / Kitchen / Dining	7.2m x 4.15m
2. Bedroom One	4.15m x 3m (incl. Wardrobe)
3. Bedroom Two	3.05m x 3m
4. Bathroom	3.05m x 2.2m max

Site No. 22

Please Note: Site No. 3 is a handed version of this floorplan

FIRST FLOOR APARTMENT
705 SQ FT / 65.5 SQ M

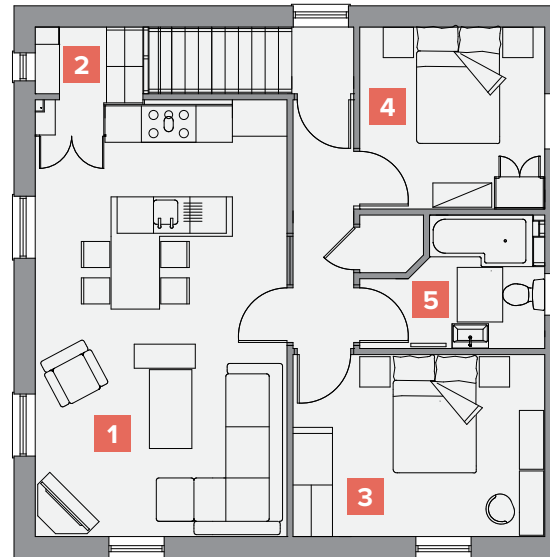
1. Living / Kitchen / Dining	7.2m x 4.60m
2. Larder	2.3m x 1.8m
3. Bedroom One	4.15m x 3m (incl. Wardrobe)
4. Bedroom Two	3.05m x 3m
5. Bathroom	3.05m x 2.2m max



GROUND FLOOR APT.

Site No. 22

Please Note:
Site No. 3 is a handed version of this floorplan



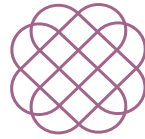
FIRST FLOOR APT.

Site No. 23

Please Note:
Site No. 4 is a handed version of this floorplan

SITE MAP





KILLYBRACK MEADOWS
CIRCULAR ROAD, OMAGH

NEWPARK
— HOMES —

DEVELOPER

www.newparkhomes.co.uk
sales@newparkhomes.co.uk
Tel: (028) 8289 7404



SELLING AGENT

www.mclernonestateagents.com
info@mclernonestateagents.com
Tel: (028) 8224 2772



SELLING AGENT

www.pollockestateagents.com
info@pollockestateagents.com
Tel: (028) 8224 5440



ARCHITECT

www.acaarchitecture.co.uk
info@acaarchitecture.co.uk
Tel: (028) 8224 2808

Following the introduction of the Misdescriptions Act, we are obliged to inform you that whilst we endeavour to make our sales material accurate and reliable, this should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. Elevational treatments may vary depending upon planning requirements. Site plans, floor plans and maps on the brochure are not to scale. The sketches used in the brochure are artists impressions only. Any landscaping, fencing or cars shown on the artists impressions are not included in the purchase price of the property.