



BRACKEN HILL

S T R A B A N E





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'Quality homes at affordable prices'

The Riverside Building & Development Group, the promoters behind the landmark 'Three Rivers' project on the Strabane/Lifford gateway, is proud to announce the launch of the release of 19 new homes at 'Bracken Hill'. This is the third phase of our rolling housing construction and follows on from the completion of the hugely popular 40-unit 'Glenview Manor' development, and the sell-out of the entire 20-unit Bracken Gate scheme. This new housing project, just off the Curley Hill Road in Strabane, is specified and priced to appeal to those seeking an ideal home in an ideal location. A solid investment opportunity.

Key features include:

- Unbeatable value for the quality of building work and the internal design;
- A choice of turnkey finishes for your kitchen, bathrooms and floors;
- Modern building specifications used to deliver warm, environmentally friendly and energy efficient homes;
- Generous garden sites offering privacy and safety within a development complete with approved roads, lighting and other services;
- A home on the hill. Gentle hillside landscape location offering a community mix of detached and semi-detached properties, suitable for young and old;
- Based on a cost conscious, value driven philosophy that believes your home should be affordable and allow you to keep as much of your money for paying for the other things you need and want in your life;
- Less of your income will be directed towards domestic rates, heating costs and house maintenance;
- Homes fit for the needs and demands of the 21st century;
- An opportunity to invest in a brand new home while local house prices remain at sensible levels;
- Local homes built with the help of local workers using local supplies. This Group is investing in the local economy of West Tyrone;
- Ideal for house hunters with pre-approved finance. Advice and guidance available on mortgage facilities.

Take a look at residing in Bracken Hill. Homes constructed to meet the life you want to live.

Quality does not have to cost the earth.





House Type One

4 BEDROOM HOME

GROUND FLOOR

- Lounge - 3.6m x 5.4m
- Reception Room - 3.6m x 3.5m
- Kitchen - 5.7m x 3.8m
- Utility - 2.5m x 2.0m
- WC - 1.1m x 2.5m

FIRST FLOOR

- Bedroom One - 3.6m x 3.6m
En Suite - 2.0m x 2.2m
- Bedroom Two - 4.7m x 3.6m
- Bedroom Three - 3.4m x 3.8m
- Bedroom Four - 2.4m x 3.8m
- Bathroom - 3.4m x 2.0m





House Type Two

3 BEDROOM HOME

GROUND FLOOR

Lounge - 3.6m x 4.5m

Kitchen - 5.5m x 3.4m

Utility - 2.9m x 2.6m

Bedroom Three - 2.8m x 2.8m

WC - 2.5m x 1.4m

FIRST FLOOR

Bedroom One - 3.6m x 3.6m

Bedroom Two - 3.8m x 6.0m

Bathroom - 2.9m x 2.2m





House Type Three

3 BEDROOM HOME

GROUND FLOOR

Lounge - 3.8m x 4.9m

Kitchen - 3.8m x 2.7m

Dining Area - 3.2m x 2.6m

Utility - 1.7m x 2.4m

Bedroom One - 3.6m x 3.5m

En Suite - 3.5m x 1.1m

Bedroom Two - 4.0m x 2.8m

Bedroom Three - 3.0m x 3.7m

Bathroom - 1.9m x 2.6m





House Type Four

3 BEDROOM HOME

GROUND FLOOR

- Lounge - 3.5m x 4.1m
- Kitchen - 3.5m x 4.6m
- Extended Kitchen - 3.5m x 7.3m
- Utility - 2m x 2.2m
- WC - 2m x 1.2m

FIRST FLOOR

- Bedroom One - 3.4m x 3.6m
- En Suite - 2.7m x 1.1m
- Bedroom Two - 2.5m x 2.4m
- Bedroom Three - 2.9m x 4.1m
- Bathroom - 2m x 2.6m



WITH EXTENDED
KITCHEN









BRACKEN HILL

STRABANE



-  **DETACHED HOUSE TYPE**
-  **HOUSE TYPE FOUR**
-  **HOUSE TYPE FOUR WITH EXTENDED KITCHEN**
-  **OPTIONAL GARAGE**



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