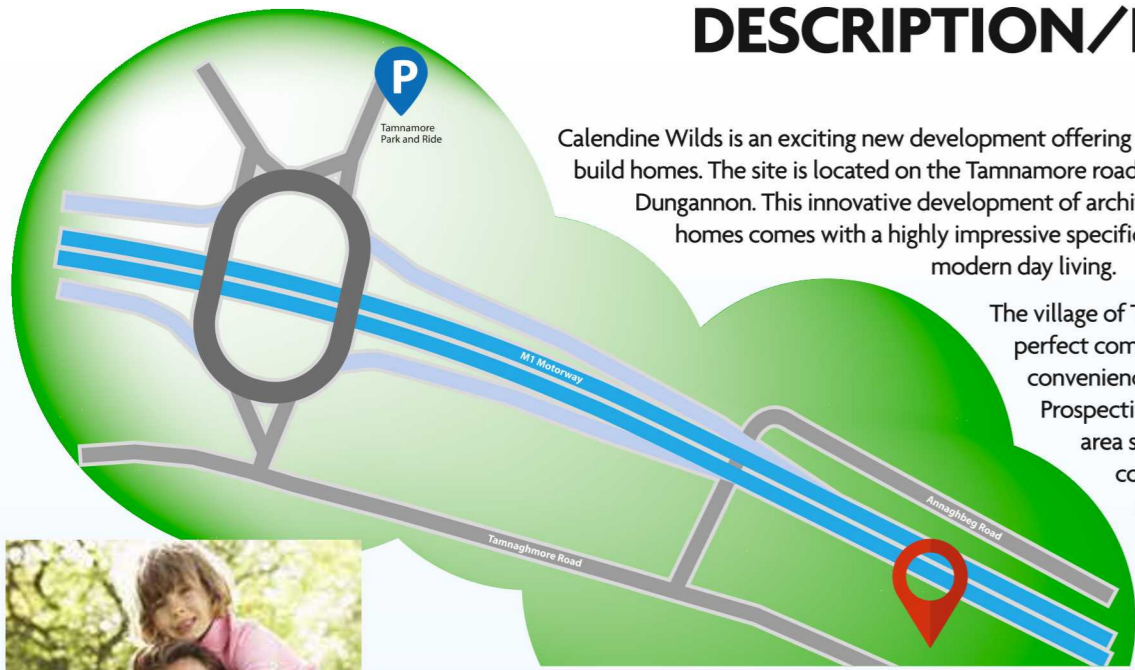


## DESCRIPTION/LOCATION

Calendine Wilds is an exciting new development offering the highest standard in new build homes. The site is located on the Tamnamore road and is only 5 miles from Dungannon. This innovative development of architect designed semi-detached homes comes with a highly impressive specification, meeting the needs of modern day living.

The village of Tamnamore enjoys the perfect combination of rural living, with convenience to all local amenities.

Prospective home owners will find an area steeped in a warm sense of community spirit within easy reach of Moy, Portadown and Dungannon and is just a short drive to the M1 Motorway.



Developer  
**Carey Developments Limited**  
82 Creevelough Road, Dungannon  
Northern Ireland BT70 1LN

You can also view more information on the BEST properties website [www.bestpropertyservices.com](http://www.bestpropertyservices.com)

## VIEWING

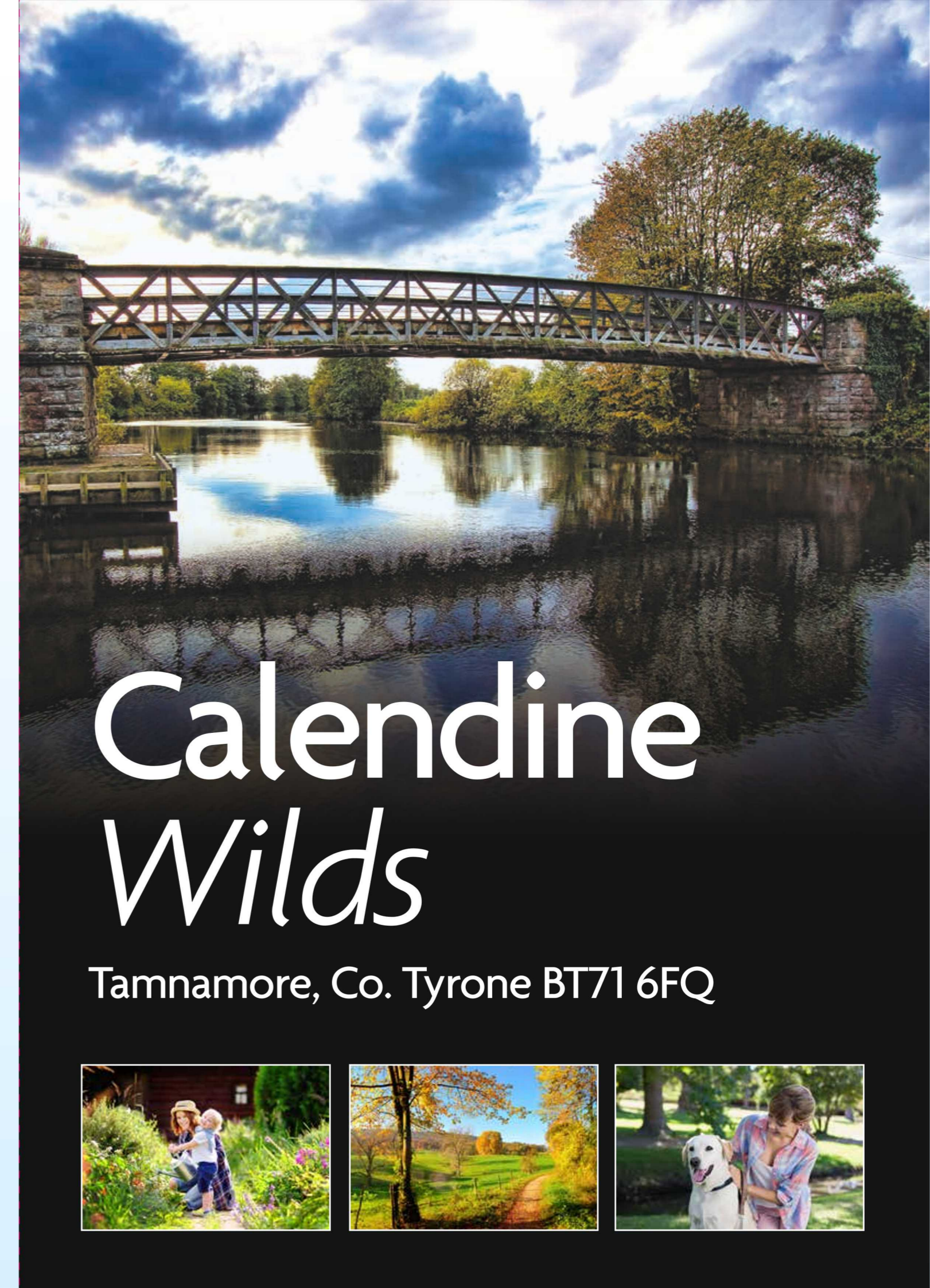
Further Enquiries please speak to selling agent **Conor Mallon Tel: 07831 176520**



**BEST**  
PROPERTY SERVICES

T: 028 3026 6811  
[info@bestpropertyservices.com](mailto:info@bestpropertyservices.com)  
[www.bestpropertyservices.com](http://www.bestpropertyservices.com)

You can also view more information on the BEST properties website [www.bestpropertyservices.com](http://www.bestpropertyservices.com)



# Calendine Wilds

Tamnamore, Co. Tyrone BT71 6FQ



# Calendine Wilds

**Tamnamore, Co. Tyrone BT71 6FQ**

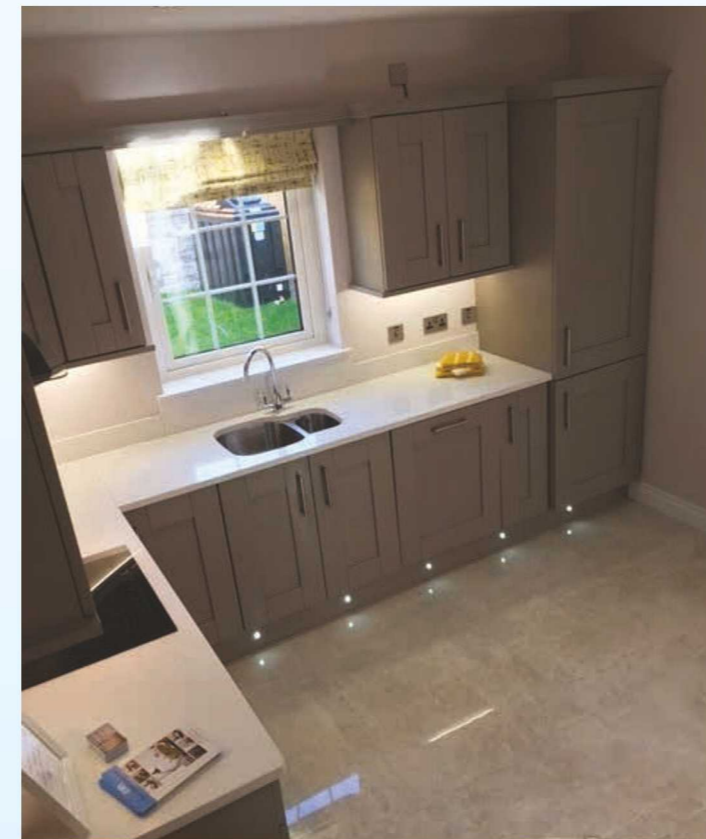
**Development of 20 New Homes in various phases, including a mixture of 3 Bedroom Semi-detached properties, 4 Bedroom houses and Apartments.**

- Constructed to an exceptionally high standard
- Contemporary living in the quiet village of Tamnamore
- Convenient to Dungannon, Moy and M1 Motorway
- Just a stroll from River Blackwater and many leisure activities



## SPECIFICATION

- Architect designed homes
- 10 year structural warranty
- Mains central heating system with a high energy efficiency boiler
- High thermal insulation and energy efficiency rating
- Internal Features
- Comprehensive range of electrical sockets throughout, including TV and telephone points
- Panelled internal doors with chrome ironmongery
- Painted moulded skirting, architraves, stair handrails & balustrades
- All internal walls and ceilings painted throughout
- Smoke, heat and CO2 detectors as standard
- Well designed modern Kitchens & Utility Room
- Integrated appliances where applicable, including built-in oven and hob, extractor hood.
- Feature downlighters to kitchen.
- Bathrooms, En-Suites & WCs
- Contemporary white sanitary ware and chrome fittings
- Feature downlighters to main bathroom and ensuite
- Floor Coverings provided
- Full height tiling to shower enclosures and above bath
- Splash back tiling to all wash hand basins
- Carpets to lounge, bedrooms, hall, stairs and landings



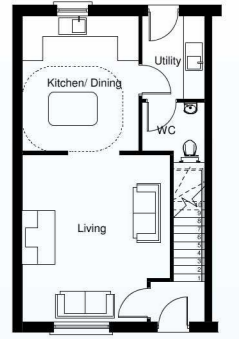
## ACCOMMODATION DETAILS & COMPRISES:



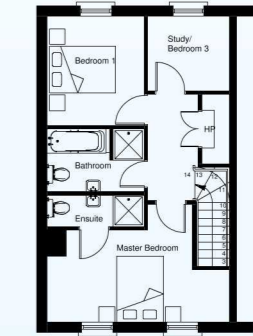
house type "A" for housing development at tamnamore, dungannon

schedule of accommodation			
kitchen/dining	3.4m x 3.9m	11'0" x 12'10"	
living	4.8m x 4.3m	15'9" x 13'11"	
utility room	2.4m x 1.8m	7'10" x 5'11"	

ground floor area: 46.2m<sup>2</sup> 497 sq.ft



PROPOSED GROUND FLOOR PLAN



schedule of accommodation			
master bedroom	4.2m x 3.7m	13'9" x 12'0"	
plus en suite			
bedroom 1	3.2m x 2.8m	10'4" x 8'11"	
study	2.4m x 2.2m	7'9" x 7'1"	
bathroom	2.8m x 1.8m	9'2" x 5'11"	

first floor area: 43.4 m<sup>2</sup> 467 sq.ft

PROPOSED FIRST FLOOR PLAN

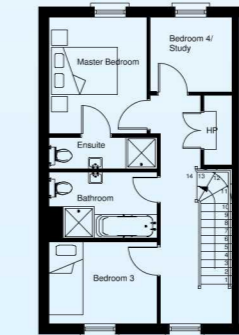
house type "A1" for housing development at tamnamore, dungannon

schedule of accommodation			
kitchen/dining	3.4m x 3.9m	11'0" x 12'10"	
living	4.8m x 4.3m	15'9" x 13'11"	
utility room	2.4m x 1.8m	7'10" x 5'11"	

ground floor area: 46.2m<sup>2</sup> 497 sq.ft



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

schedule of accommodation			
bedroom 2	5.6m x 5.3m	18'6" x 17'3"	

second floor area: 26.6m<sup>2</sup> 286sq.ft

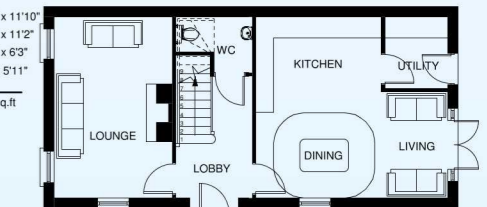


Proposed Second Floor scale 1:100

house type "D" for housing development at tamnamore, dungannon

schedule of accommodation			
kitchen/dining	5.2m x 3.6m	17'1" x 11'10"	
living	5.2m x 3.4m	17'1" x 11'2"	
utility room	3m x 1.9m	10'0" x 6'3"	
utility room	2.1m x 1.8m	6'9" x 5'11"	

ground floor area: 59.32m<sup>2</sup> 638 sq.ft



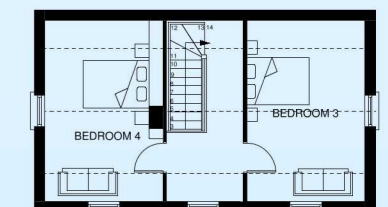
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

schedule of accommodation			
master bedroom	5.2m x 3.4m	17'1" x 11'2"	
plus en suite			
bedroom 2	3.4m x 2.9m	11'2" x 9'6"	
bathroom	3.4m x 2.2m	11'0" x 7'3"	

first floor area: 43.8 m<sup>2</sup> 472 sq.ft



Proposed Second Floor scale 1:100