

Exclusive New
Development



OAKVIEW

Coolreaghs Road, Cookstown

A beautiful place to live

Set in mature grounds at the edge of Cookstown, this development of well appointed 3 bedroom semi detached houses, are suitable for first time buyers and families, brought to you by the renowned PK Murphy Developments Ltd. Oakview enjoys an ideal location on the fringe of Cookstown that benefits from urban conveniences in a rural setting.

The exclusive development of houses is tastefully set in a site that is easily connected to the main transport routes throughout Mid Ulster. The quality of the finished houses is to the highest standard with no stone left unturned. Every house is a home to PK Murphy and attention to detail is paramount in the construction process with craftsmen that are proud of their job involved in every step.

PK Murphy has been building houses for over 20 years and bring an enviable reputation for quality and a generation of experience to Oakview.

Clever use of practical well thought through Architecture helps make the flow throughout these houses more enjoyable and the careful use of space means there is a place for everything. As you would expect all houses are constructed to efficiently use energy to ensure your home is future proofed.

Key

- 1 Scarlet Oak
- 2A Willow Oak
- 2B English Oak
- 3A Silverleaf Oak
- 3B White Oak
- 4 Golden Oak
- 5 Chestnut Oak
- 2 Postal Number

Beautiful place to love

The surrounding wonders offer something for everyone no matter what age and what interest you have. Golf lovers will enjoy the well known Killymoon Golf Club located close by. This historic golf course will challenge any expert and give a very enjoyable game to a beginner. The beautiful Sperrin Mountains provide a selection of trails for every level of walker - the scenery is unparalleled and the area is steeped in history.

Sports enthusiasts will find everything they need at the nearby Mid Ulster Sports Arena, with the most advanced synthetic turf surface in N.Ireland, a 1400m

trim trail together with a strength and conditioning room.

The Sperrins is complimented by Tullaghoge Fort and if history is your passion a visit to Wellbrook Beetling Mill and Beaghmore Stone Circles is a must. For the more adventurous take the Davagh Mountain bike trail or visit The Jungle NI for hair raising outdoor activities. For easier paced past times Springhill House and Gardens are beautiful and for the fisherman try your skills at the Ballinderry river. A busy evening of art programmes, runs throughout the year at the Burnavon Theatre.



Built for the future



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Well known as the retail capital of mid ulster, Cookstown has an eclectic mix of hotels, shops, restaurants and coffee shops to suit everyone. You can easily shop for essentials, spend an afternoon browsing, have a relaxing lunch or grab a quick coffee.

The bustling town is well served with excellent primary and post primary schools as well as convenient health services close by.

Cookstown is centrally located which means easy access to airports, beaches and major cities. The improved network of roads and by passes mean commuting is significantly easier than in years gone by. The area is also well served by modern fibre broadband which keeps you connected to the world.

Beautiful from the inside out

Each home in the range has been designed around a family lifestyle. From the approach and throughout, you'll love the modern exterior that leads into modern luxury. We have created homes that are rich in detail, from the touches that make each one aesthetically pleasing,

to functional and design choices that make life infinitely more comfortable. PK Murphy is delighted to offer a turnkey approach so all you have to do is move in. Your new home will be completed to high standards complete a 10 year structural guarantee.



The beauty of turn – key

Throughout each home you'll find:

- Internal décor, walls and ceilings painted
- Choice of stove surround
- Mains supply smoke detectors
- Skirting and architraves
- Pre-finished internal doors with high quality ironmongery
- Comprehensive range of electrical sockets, switches, TV and telephone points & wiring for future satellite point

KITCHENS

In the kitchen, you'll enjoy high quality finishes and all appliances:

- High quality units with choice of doors, worktops and handles
- Integrated appliances, electric oven, extractor hood, fridge/freezer and dishwasher
- Recessed down lighters to ceilings
- Washing machine and tumble dryer in utility

BATHROOMS & EN SUITES

And a new level of convenience in bathrooms and en suites:

- Contemporary white sanitary ware with chrome fittings
- Free standing bath
- Thermostatically controlled shower
- Recessed down lighters to ceiling
- Heated towel rail (In bathroom only)
- Shower pod to shower enclosure

FLOORING

Finished floors and tiling includes:

- Ceramic floor tiles to kitchen & dining areas, bathrooms,en-suites, downstairs hall & WC's.
- Carpet to bedroom, stairs and landing
- Wooden floor to lounge

External Features

To ensure you can immediately begin to enjoy your home, we've thought of everything:

- Front Gardens landscaped
- Rear Garden levelled and seeded
- UPVC Black outside and white inside double glazed windows with lockable systems depending on house type
- Composite doors to front and rear
- Outside water tap
- Boundary fencing to side and rear
- External lighting to front and rear doors
- GRP Door Head & Pilasters (dependent on house type)
- Seamless guttering, UPVC fascia & Soffit
- Smooth Render

Upgrade with a Premium Package

If this is your forever home, or you simply like the best in life, take the opportunity to specify some of your own touches and really make your home your own. Our Premium packages give you a choice of :

- Granite worktops
- Solid Kitchen Doors
- Chrome wall sockets & switches

Price available upon request

Scarlet Oak

1007 sq ft

1



Ground Floor

KITCHEN	3550 X 4000
LIVING ROOM	3550 X 4000
UTILITY	2150 X 2400
WC	950 X 1800

First Floor

MASTER BEDROOM	3300 X 3600
BEDROOM 2	3000 X 3100
BEDROOM 3	2400 X 2400
BATHROOM	2700 X 1950

Site Plan



Willow Oak

1138 sq ft

2A



Ground Floor

KITCHEN / DINETTE	3550 X 7400
LIVING ROOM	3550 X 4000
UTILITY	2150 X 2400
WC	950 X 1800

First Floor

MASTER BEDROOM	3300 X 3600
BEDROOM 2	3000 X 3100
BEDROOM 3	2400 X 2400
BATHROOM	2700 X 1950

Site Plan



English Oak

2B

1007 sq ft



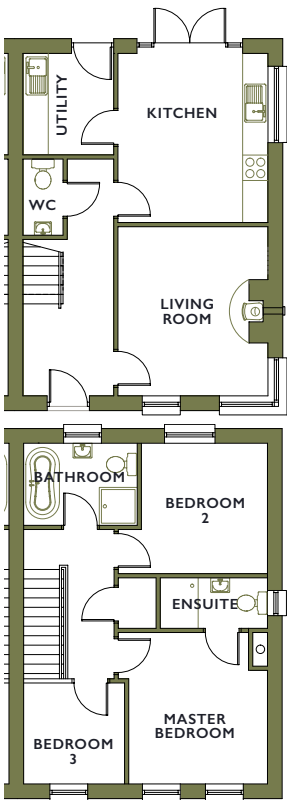
Ground Floor

KITCHEN	3550 X 4000
LIVING ROOM	3550 X 4000
UTILITY	2150 X 2400
WC	950 X 1800

First Floor

MASTER BEDROOM	3300 X 3600
BEDROOM 2	3000 X 3100
BEDROOM 3	2400 X 2400
BATHROOM	2700 X 1950

Site Plan



Silverleaf Oak

3A

1312 sq ft



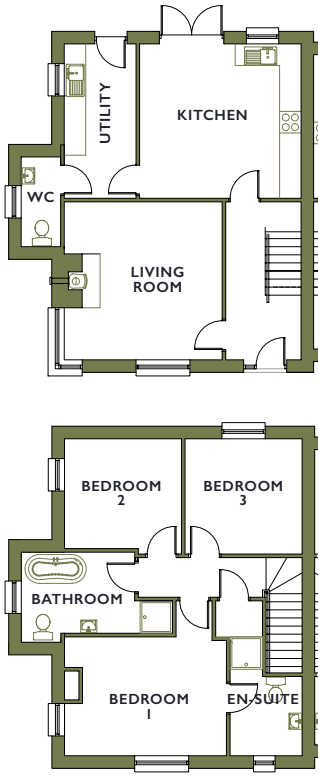
Ground Floor

KITCHEN	4500 X 4300
LIVING ROOM	4400 X 4400
UTILITY	2000 X 4300
WC	1100 X 2500

First Floor

MASTER BEDROOM	4500 X 3300
BEDROOM 2	3250 X 3050
BEDROOM 3	3250 X 3050
BATHROOM	4200 X 2250

Site Plan



White Oak

1190 sq ft

3B



Golden Oak

1319 sq ft

4



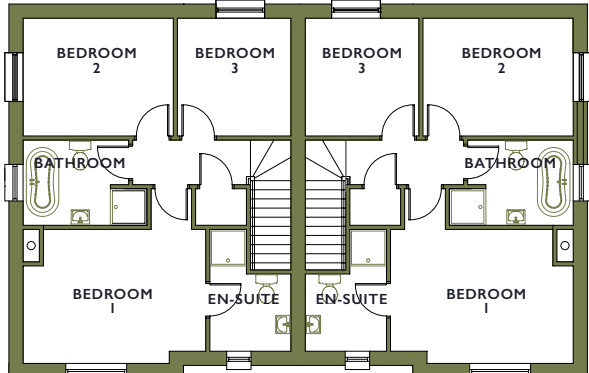
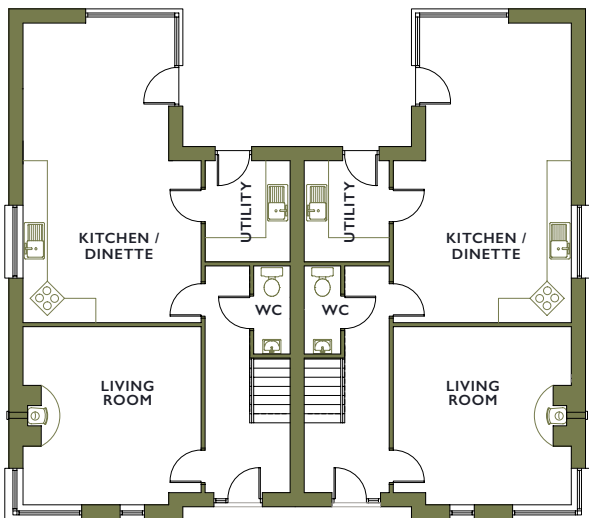
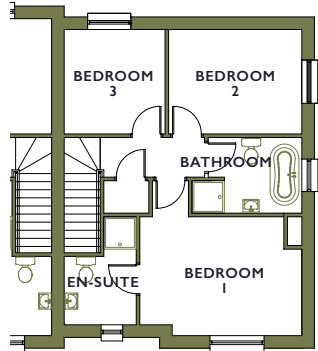
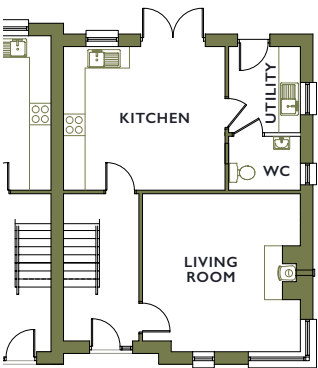
Ground Floor

KITCHEN	4500 X 4000
LIVING ROOM	4400 X 4400
UTILITY	2000 X 2400
WC	2000 X 1500

First Floor

MASTER BEDROOM	4500 X 3300
BEDROOM 2	3700 X 2900
BEDROOM 3	2800 X 2900
BATHROOM	3050 X 2100

Site Plan



Ground Floor

KITCHEN / DINETTE	4400 / 3600 X 7400
LIVING ROOM	4400 X 4400
UTILITY	2100 X 2500
WC	900 X 2175

First Floor

MASTER BEDROOM	4500 X 3300
BEDROOM 2	3700 X 2900
BEDROOM 3	2800 X 2900
BATHROOM	3050 X 2100

Site Plan



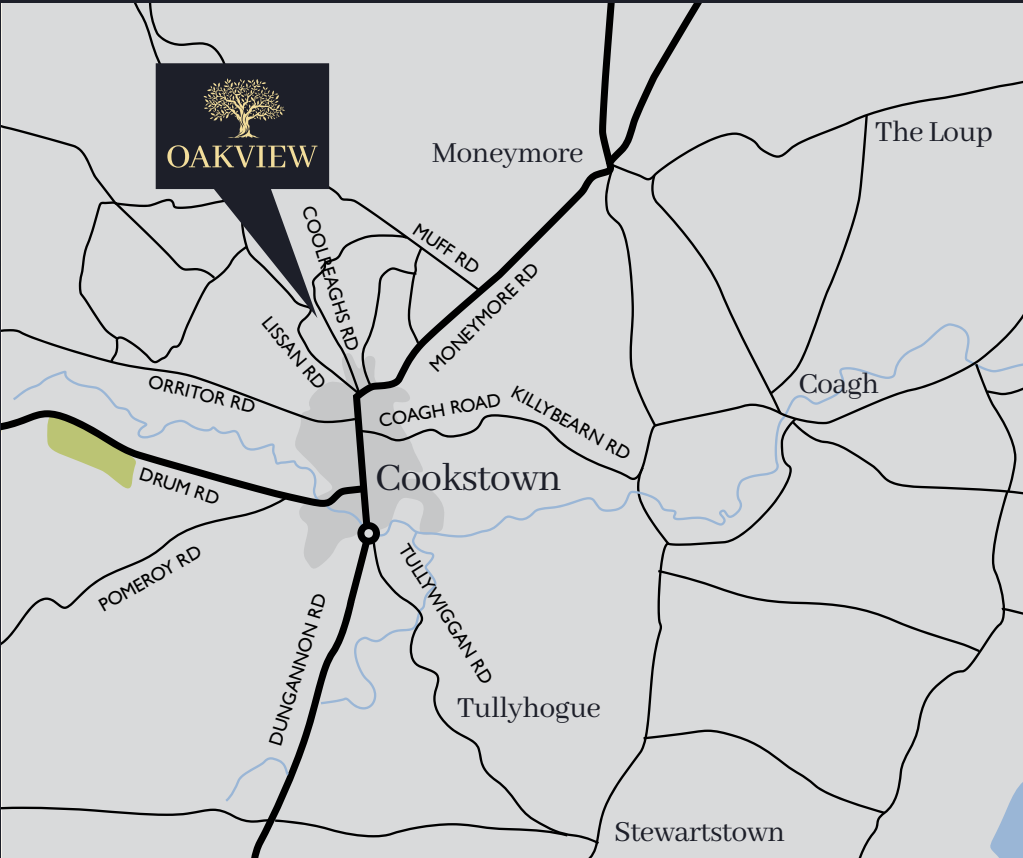
Chestnut Oak

1190 sq ft

5



Location



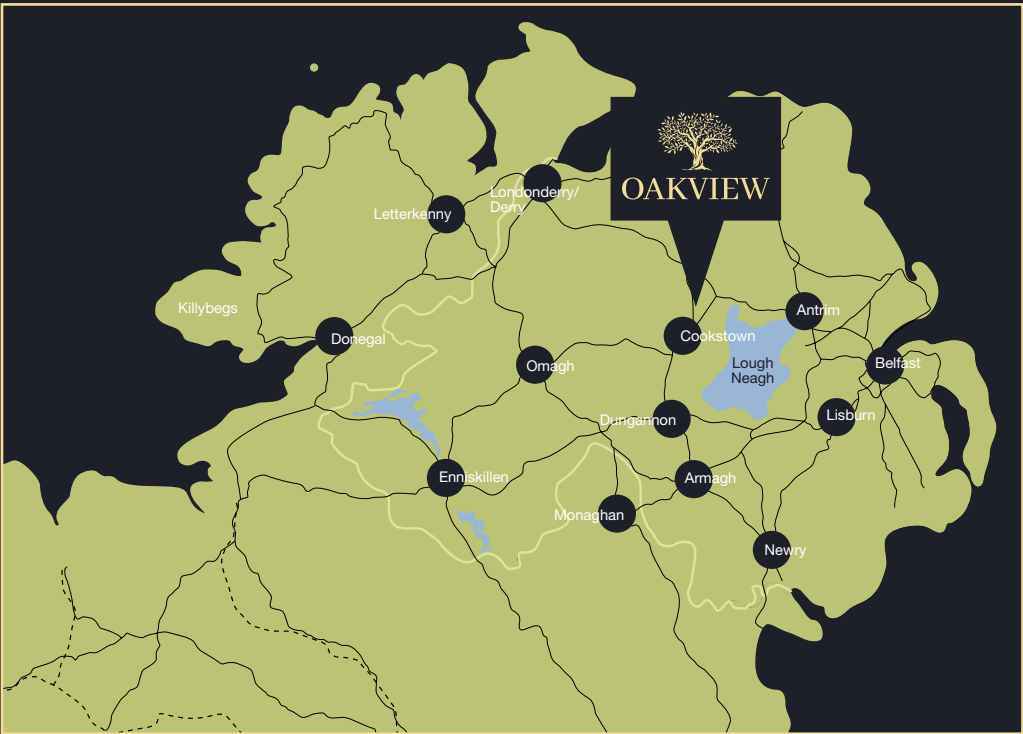
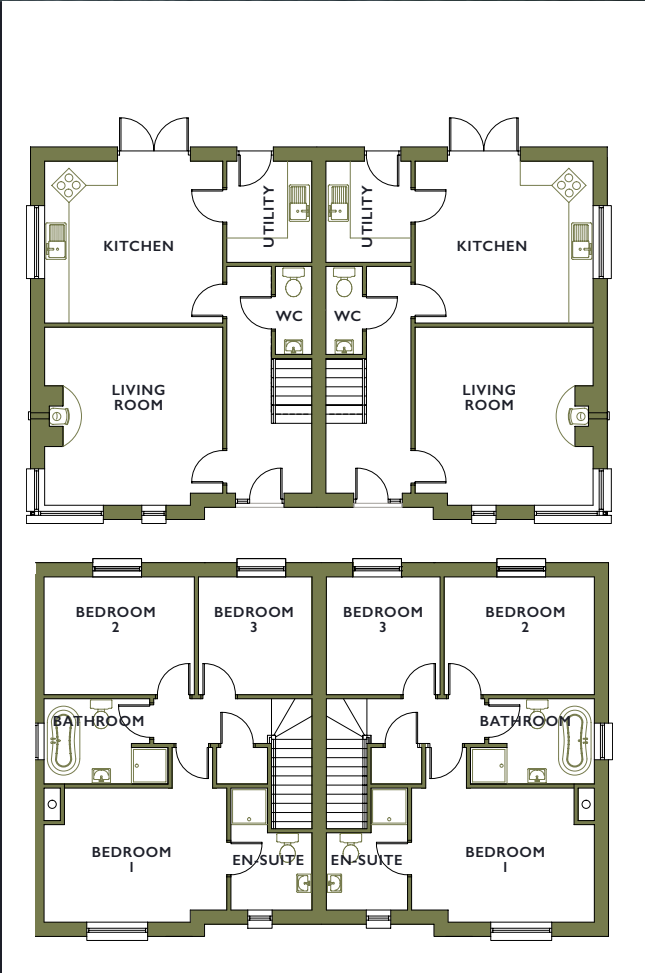
Ground Floor

KITCHEN	4400 X 4000
LIVING ROOM	4400 X 4400
UTILITY	2100 X 2500
WC	900 X 2175

First Floor

MASTER BEDROOM	4500 X 3300
BEDROOM 2	3700 X 2900
BEDROOM 3	2800 X 2900
BATHROOM	3050 X 2100

Site Plan



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DISCLAIMER

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