

Convent Gardens

Curlyhill Road, Strabane
affordable detached homes

Convent Gardens is a new mixed-tenure residential scheme, developed by Woven in partnership with BW Social Affordable Housing. The development will create a sustainable new community, reflecting Woven's commitment to delivering high-quality affordable homes.

only available with

Co/ownership



Convent Gardens

This exciting new development offers the opportunity to purchase one of just 3 high-quality affordable homes within the attractive Curlyhill Road community.

Designed to provide modern, energy-efficient living, these homes form part of a carefully planned mixed-tenure residential scheme that combines contemporary design with a peaceful residential setting.

These attractive 3-bedroom detached homes are finished to a high turnkey specification and are ideal for first-time buyers, young professionals and growing families.



Each home includes gas heating with instant hot water, a stylish fitted kitchen, integrated appliances, modern bathroom and ensuite, quality tiling, carpet, vinyl and fully painted throughout.

Strabane



Located on Curlyhill Road, the development enjoys an elevated position overlooking Strabane while remaining just minutes from the town centre. Surrounded by mature trees and landscaped open space, Convent Gardens offers the perfect balance between convenience and a relaxed lifestyle.

Strabane is a thriving market town with a strong community spirit and an excellent range of amenities. Residents can enjoy local shops, cafés, restaurants, schools, leisure facilities and healthcare services, all within easy reach. The nearby River Mourne and surrounding countryside provide excellent opportunities for walking, cycling and outdoor recreation.



Convent Gardens is also ideally situated for commuters. Excellent road connections provide convenient access to Derry/Londonderry, Omagh and County Donegal, making it an ideal location for those travelling for work, education or leisure.

With only three affordable homes available, Convent Gardens represents a rare opportunity to own a beautifully finished home in an accessible location.

Combining modern design, quality craft and excellent connectivity, these homes offer an affordable route into home ownership in one of Strabane's newest residential developments.



Homes only available through Co-Ownership

Co-Ownership is the regional provider of shared ownership in Northern Ireland.

Since 1978, Co-Ownership has helped over 35,000 people into home ownership.

You buy the share you can afford, between 50% and 90%, and Co-Ownership buys the rest.

You pay a mortgage on your share and an affordable rent on the remaining portion. With a smaller mortgage and lower-than market rent, your monthly costs could be less than buying outright or renting privately.

Although you buy the home together with Co-Ownership, it is 100% your home.

As your circumstances change, you can increase your share at any time until you own your home outright.

We help people become homeowners in two ways:

- Co-Own
- Co-Own for Over 55s

Find out more at:
co-ownership.org

Co%ownership

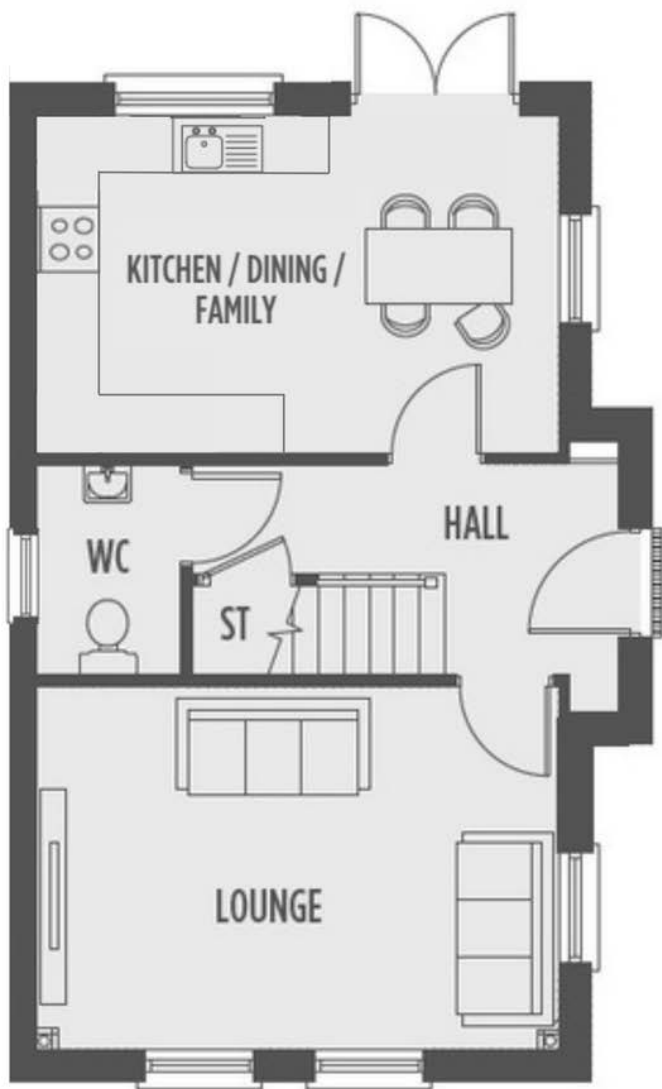
The Lifford



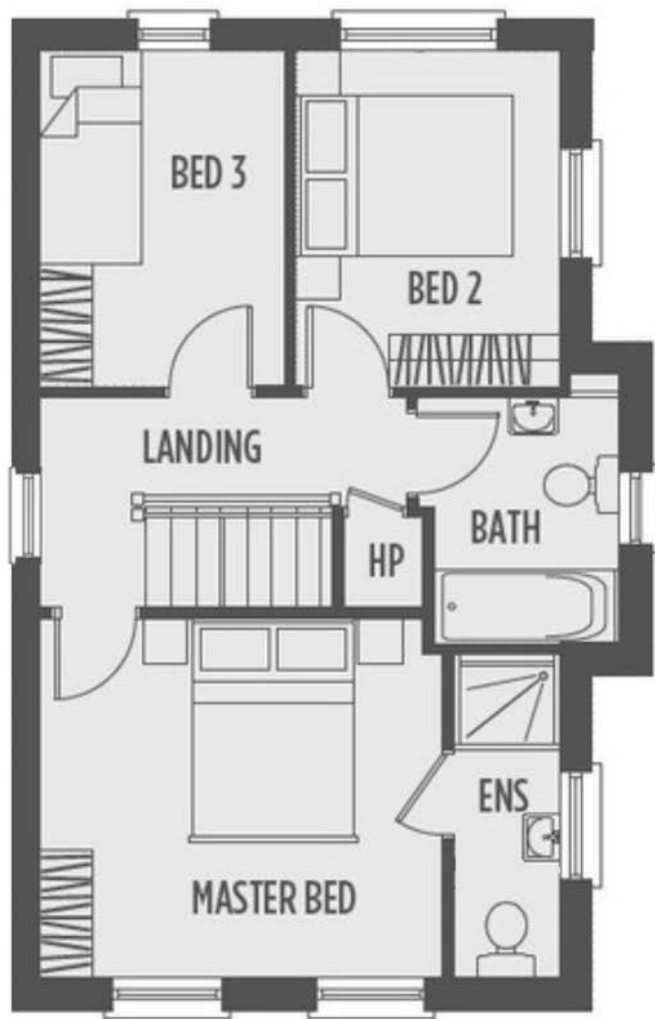
3 BEDROOM DETACHED

Plot: 2

CGI is for illustration only. Finishes may vary on site



GROUND FLOOR



FIRST FLOOR

THE LIFFORD GROUND FLOOR

Lounge	3.35m x 4.90m
Kitchen Dining Family	3.20m x 4.90m
WC	2.00m x 1.25m

THE LIFFORD FIRST FLOOR

Master Bedroom	3.75m x 3.40m (max)
Ensuite	3.05m x 1.00m
Bedroom 2	3.15m x 2.75m
Bedroom 3	3.15m x 2.05m
Bathroom	2.35m x 1.75m (max)

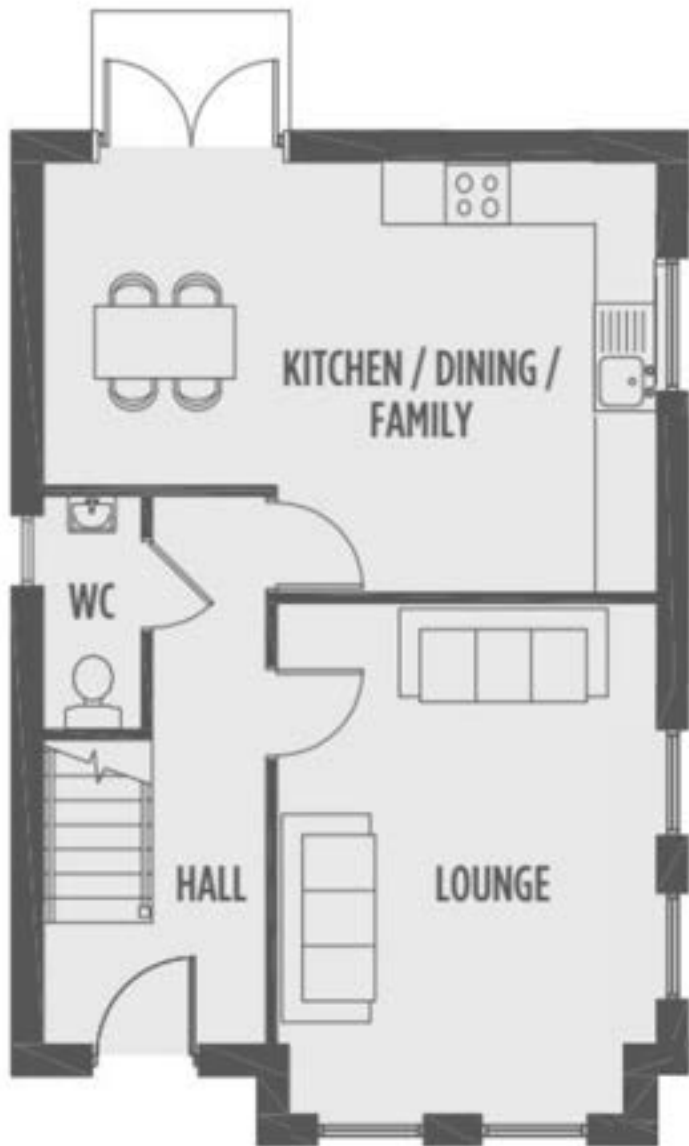
The Mourne



3 BEDROOM DETACHED

Plots: 1 & 78

CGI is for illustration only. Finishes may vary on site



GROUND FLOOR



FIRST FLOOR

THE MOURNE GROUND FLOOR

Lounge	4.95m x 3.70m (max)
Kitchen Dining Family	4.15m x 5.90m (max)
WC	2.00m x 0.95m

THE MOURNE FIRST FLOOR

Master Bedroom	3.75m x 4.75m (max)
Ensuite	1.75m x 1.80m
Bedroom 2	3.10m x 3.15m
Bedroom 3	3.10m x 2.65m
Bathroom	2.15m x 3.00m (max)

TURNKEY PACKAGE

A full turnkey package is on offer, making purchasing your home more convenient so all you have to worry about is moving in

KITCHEN

- A carefully designed light grey kitchen with contemporary door handles
- Venetian Marble laminate worktop with upstands
- White glass splashback
- Integrated appliances benefiting from a 2 year warranty to include:
 - Electric hob
 - Electric oven
 - Extractor fan
 - Fridge/freezer

DINING

- Full height glazed patio doors opening out onto patio/garden, allowing extra space and natural light

LOUNGE

- Wall mounted contemporary electric fire

BATHROOM / ENSUITE

- Contemporary bathroom suite
- Quality sanitary ware
- Electric shower to ensuite
- Floor and wall coverings

PLUMBING & HEATING

- Combi Gas boiler for central heating & hot water

WALL & FLOOR COVERINGS

- Quiet Bronze Celest Carpet Collection to lounge/stairs/landing and bedrooms
- Bavaria Herringbone Signature Vinyl to kitchen/dining/hall and WC
- Bodo Grey tiling:
 - Flooring to bathroom and ensuite
 - Splashback to bathroom, ensuite & WC
 - Bath area in bathroom
 - Shower enclosure

WOODWORK & PAINT

- Oak flush veneer internal doors with modern ironmongery
- Bevelled skirting throughout
- Bevelled architrave throughout
- All wall and ceiling surfaces painted white throughout with satin finish to woodwork



LIGHTING & MEDIA

- Integrated downlighters to kitchen & bathroom
- Wired for provision of future burglar alarm

ENERGY EFFICIENCY & DESIGN

- uPVC double glazed windows

EXTERIOR

- Composite insulated front door
- Concrete roof tiles
- Black PVC fascia and rainwater goods
- Outside lighting at front and rear entrance
- Attractive paving to front entrance door
- Tarmac to driveways (where applicable)
- Lawn turf to front and rear garden (where applicable)
- Patio and paving to rear (where applicable)
- 6ft (approx) close board timber fencing where appropriate to provide privacy
- Outside tap (where applicable)

WARRANTY

Homes benefit from a 10 year NHBC warranty as standard, providing home buyers with peace of mind.

Co/ownership

BW Social
Affordable
Housing

woven
HOUSING ASSOCIATION

Braidwater
GROUP

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CPS
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