

THE GRANGE



AXIS
— LIVING —

Lurganboy, Donegal Town

SALES

anderson.ie
SINCE 1897

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AXIS
CONSTRUCTION

Our Company

Axis Construction are an Irish construction and property development company, servicing all sectors.

Our core management team are widely experienced in Residential Development, Commercial Fit Out, Hotel and Hospitality Fit Out, Industrial and Student Accommodation construction.

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JAK Consulting Engineers

DSM Consulting Engineers
Structural + Civil Engineers

A new community in Donegal Town

The Grange takes modern living to a new level of affordability, space, style and homeliness. An ideal home for the first time buyer, with an excellent location on the outskirts of Donegal Town. These 2, 3 and 4 bedroom, 'A2' rated, energy efficient homes are spacious, well-appointed and built to the highest standards. Offering you a range of interior design options.











TYPE A - 4 BED SEMI-DETACHED



Ground Floor Plan.



First Floor Plan

TYPE B - 3 BED SEMI-DETACHED



Ground Floor Plan.



First Floor Plan.

TYPE C - 3 BED SEMI-DETACHED



Ground Floor Plan.



First Floor Plan.

BLOCK D - 3 BED TERRACE

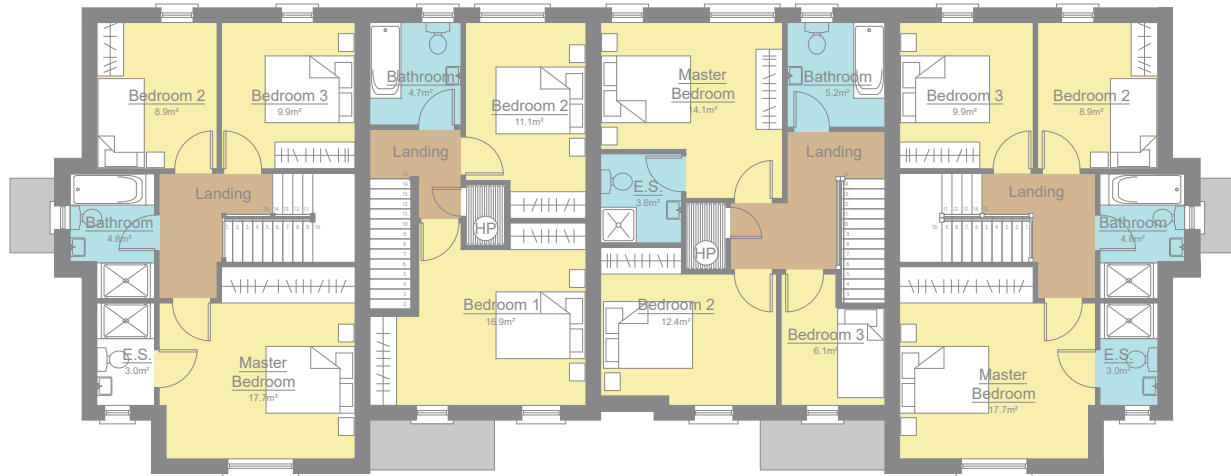


Ground Floor Plan:



First Floor

BLOCK E - 3 BED TERRACE









DISCLAIMER: All photography and layouts are for illustration and presentation purposes only. The developer reserves the right to vary the specification with or without notice, and at such times and in such manner as deemed necessary.

House Legend

SITE MAP



Site Layout Scale 1:500

-  House Type A- Semi-detached 4 bed dwelling (3 no. A in development)
-  House Type B- Semi-detached 3 bed dwelling (3 no. B in development)
-  House Type C- Semi-detached 3 bed dwelling (1 no. C in development)
-  House Type C1- Semi-detached 3 bed dwelling (2 no. C1 in development)
-  Block D- 3 no. 3 bed dwellings (4 no. Block D in development)
-  Block E- 3 no. 3 bed & 1 no. 2 bed dwellings (7 no. Block E in development)



SPECIFICATION

EXTERIOR

- Liscannor Natural Stone and maintenance free render exteriors
- PVC fascia, gutters and downpipes
- Composite front doors with secure five-point locking system

MECHANICAL & ELECTRICAL

- Generous lighting and power points throughout.
- Wired smoke and heat detectors.
- TV connection in living and master bedroom.
- Samsung Energy efficient heat pump system.
- Underfloor Heating to ground and first floor in phase one.
- Underfloor heating to ground floor with aluminium radiators to first floor on remaining units.

INTERNAL FINISHES

- Walls painted throughout in neutral colour with ceilings painted in white.
- Quality joinery to include painted internal shaker-style doors and contemporary skirting and architraves finished in a sharp white satin.

ATTIC

- Pull-down attic ladder in 2 and 3 bedroom homes.

KITCHENS

- Superb contemporary kitchen by Cherrymore kitchens with soft close doors and modern internal fittings.
- Kitchen appliances included.
- Stainless steel sink featuring an elegant swan tap.

GARDENS

- Paved front with parking spaces for two cars along with a tasteful planted area.
- Seeded grass gardens with patio area and secure post and panel fencing to rear gardens.

ENERGY EFFICIENCY

- All homes are A2-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of airtightness in order to retain heat.
- Heat recovery in phase 1.

WINDOWS & DOORS

- uPVC Triple glazed windows.
- French double doors to back garden.

BATHROOMS

- Stylish contemporary bathroom, en-suite and guest WC with elegant sanitary ware
- Beautiful taps, shower heads & bath fittings
- Carefully chosen tiles on all bathroom floors and bath/shower areas

FLOOR FINISHES

- Ceramic Tiled floor finish to Kitchen, entrance hall and bathrooms.

GUARANTEE

- Each Axis Construction home is covered by a 10-year Structural Guarantee provided by Global Home Warranties.

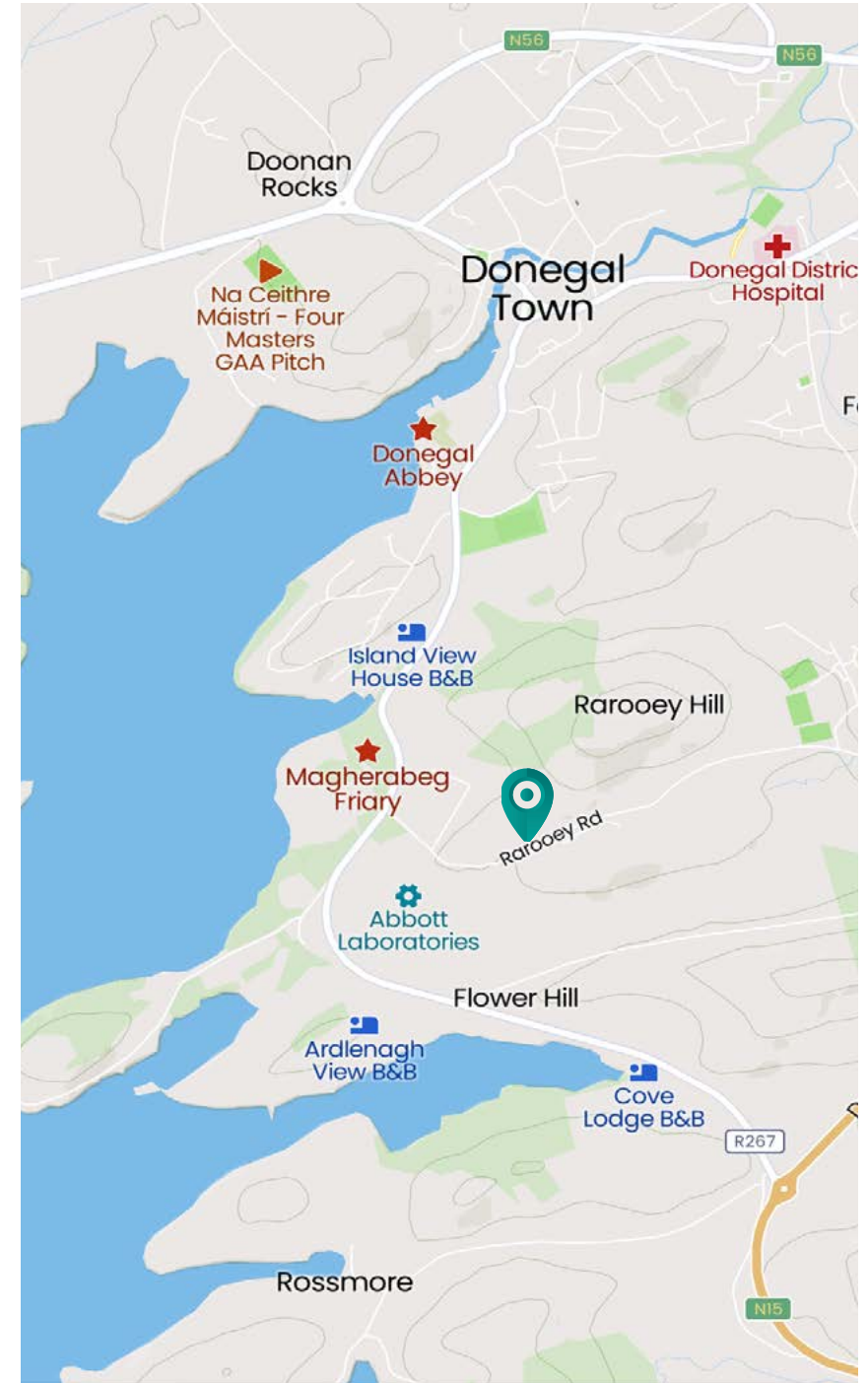
LOCATION

The Grange is located at Lurganboy within 5min drive of Donegal Town centre and walking distance to primary and secondary schools, shops, and Abbott Laboratories. More sought after than ever, Donegal is a historic town and has a natural charm. The scenic views and surrounding countryside make it an idyllic place to live, work and raise a family.

Located in Donegal Town, close to the Abbott Facility, The Grange will foster a sense of community from Day 1.

A young and growing community in an historical provincial town steeped in heritage, where there's always plenty to discover. Home to a number of traditional Irish bars, cafés and boutiques. The picturesque town centre of Donegal is just a short walk from The Grange.

The Grange offers an increasingly rare opportunity to put down roots in an established community in an ideal location and get the most from modern life. Donegal is in the perfect location for those who enjoy the outdoors. Walk, run or cycle, take the family to local picturesque beaches for swimming, surfing or picnics all on your doorstep.



With close proximity to the border, Donegal Town offers a central location to many towns for employment or social journeys. The Grange is located 3mins from the N15 with easy access across the North West.

LETTERKENNY 53KM

SLIGO 62KM

OMAGH 64KM

DERRY 81KM



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