

PRIMROSE
HILL
GILFORD





PRIMROSE HILL is a distinctive selection of 24 contemporary four-bedroom Detached, two & four-bedroom semi-detached/chalet bungalows, owned and expertly developed by local builder Conlon Brothers.

Nestling on a hill on the edge of Gilford village, the development enjoys countryside views and easy access to amenities, neighbouring towns, eateries and local towpath.

Whether you are looking for a spacious family home or comfortable retirement bungalow, these turnkey homes are designed with modern living in mind, using traditional craftsmanship and quality building materials.

Conlon Brothers with over five decades of building within this community have built a reputation delivering high quality well designed homes.



Computer generated images are for illustrative purposes only and should be treated as general guidance. The quality and style of the specification may not represent the actual fittings and furnishings at the development. Computer generated images do not constitute a contract, part of a contract or a warranty.

SPECIFICATION

TOUCHES OF QUALITY

KITCHEN & UTILITY*

- High quality Kitchen & Utility* units with soft close doors
- Choice of Kitchen & Utility* door styles, colours and door handles
- Range of laminate worktops in Kitchen & Utility* with stainless steel sinks
 - Feature wall tiling between Kitchen units
 - Tiled flooring to Kitchen/Living/Dining & Utility*
- Integrated Kitchen appliances to include Ceramic Hob, extractor fan, electric oven, fridge/freezer & dishwasher. Washing Machine in Utility*.
- Electrical and plumbing provision for washing machine & tumble dryer in Utility*
 - Recessed LED down lighting to Kitchen & Utility*, with feature LED strip under lighting to high level Kitchen units

BATHROOM, EN-SUITE* & WC*

- Vanity unit in Bathroom or En-Suite*
- Towel radiator in Bathroom and En-Suite*
- Choice of floor tiling and partial wall tiling in Bathroom, En-Suite* & WC*
 - Recessed LED down lighting to ceiling in Bathroom & En-Suite*

INTERNAL FINISHES

- All internal walls painted off white with ceiling painted white
 - Electric fire with built in Media Wall
- Carpets to Lounge, Stairs*, Landing* & Bedrooms.
 - Tiling to entrance Hallway
 - Moulded skirting & architrave painted white
- Walnut pre-finished internal doors & quality ironmongery
 - Oil Fired Heating with pressurised water system
- Mains supply smoke & carbon monoxide detectors with battery backup
- Comprehensive range of electrical sockets, switches, telephone and TV points
 - Wiring only for alarm

EXTERNAL FINISHES

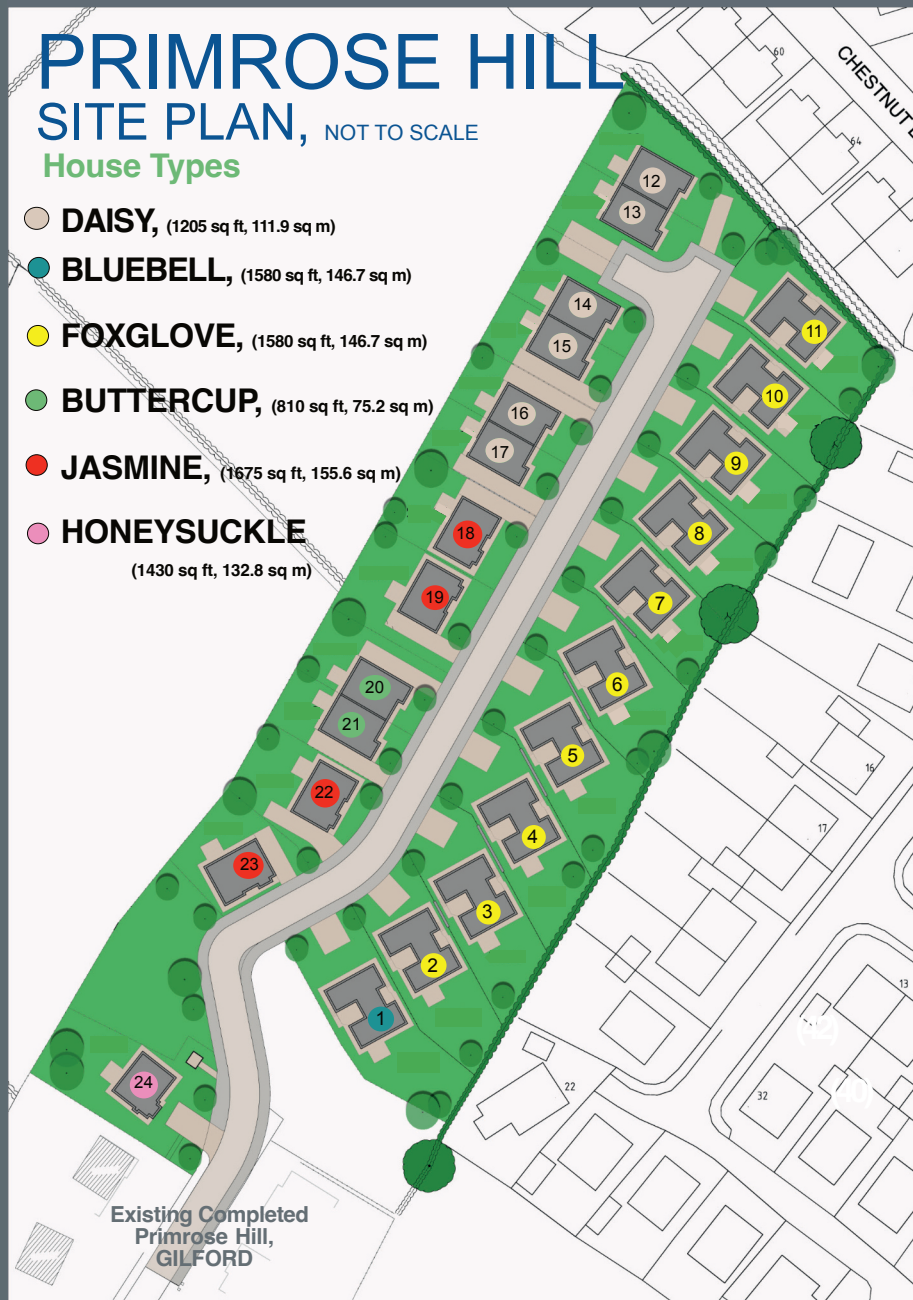
- PV Solar Panels fitted as standard
- Timber frame construction
- Gardens sown out to front & rear
 - Tarmac driveway
 - Rear garden enclosed with panel fencing & access gate
 - Pavers to rear patio(s), where applicable
 - uPVC windows, grey exterior, white interior
- External Water Tap with external double electrical socket
 - Lighting front & rear doors
 - Ring Doorbell
 - 10 Year ICW New Build Warranty

** Please refer to the floor plans for the Buttercup & Daisy house types to confirm whether an en-suite, WC or utility room is included. The relevant specification applies only where these features are included in the selected house type.*



NOTE -

Choose from specified range with nominated suppliers or supplied by builder. This is part of a multi page brochure, do not read in isolation.



A management company will be formed in order to maintain the communal open areas within the development. All residents will be a stakeholder in the management company and this will be subject to an annual charge.

SELLING AGENTS



028 3835 0883
www.stevensonandcumming.com



028 4062 4400
www.wilson-residential.com

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Configures of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking.

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. The developer reserves the right to amend, change details or drawings as contained within this brochure, at any time, in order to benefit the developmental scheme.

Plans are not to scale and all dimensions shown are approximate E. & O. E.