ABOUT YOUR NEW HOME



Living in Doagh, County Antrim, offers a perfect blend of rural charm and commuter convenience. Nestled in the heart of Northern Ireland, this picturesque village provides residents with a peaceful retreat while still being just a short drive from bustling towns like Ballyclare and the city of Belfast. With excellent transport links, including easy access to major roads and nearby public transport options, commuting to work or exploring the stunning Antrim countryside is both effortless and enjoyable. In Doagh, you can truly experience the best of both worlds—tranquil village living with all the amenities of modern life within easy reach.

The Main Structure
Your new home is crafted using traditional, proven cavity wall construction for durability and thermal efficiency. The external finish features a blend of brick and/or plaster render, while external timber elements are painted in a coordinated palette to enhance the architectural design. The roof is topped with dark, flat concrete tiles, crowned by a dry fixed ridge tile for a sleek, modern finish.

To complement the external trim, uPVC round guttering and matching round downpipes are installed.

Windows
Energy-saving, gas-filled double-glazed uPVC windows (black exterior, white interior) with locking latches provide excellent insulation and security. French doors or sliding patio doors, made of high-quality uPVC, bring natural light into your home, while a low-maintenance GRP front door and a uPVC rear door with double glazing complete the stylish exterior.

External Features
Every detail of your outdoor space is carefully designed for immediate enjoyment. Front and rear gardens will feature a lush lawn unless otherwise specified in the site layout. The front lawn is professionally turfed for a polished look, while the back lawn may be either turfed or seeded, depending on the season, at the discretion of ACC Ltd.

Flat top garden edging, along with treated rail fencing, will be installed for a clean, contemporary border. Privacy is ensured between adjoining properties with timber privacy screens, while other areas are enclosed with treated timber posts and open rail fences (approx. 900mm high).

Driveways, extending at least 10 metres or more, will be finished in smooth bitmac for a premium look. If your property includes a garage, it will be considered a parking space and may reduce the driveway length.

A beautifully designed coloured pavia brick path will lead to both the front and rear entrances, ensuring level access to at least one external door. A spacious patio, with a minimum area of 5.75m², will be perfect for outdoor dining or relaxing. For your convenience, an outside tap is included as standard.

Interior Finishes
Your home's interior exudes elegance and attention to detail. Contemporary 5" MDF skirting and 3" architrave, painted in crisp white, offer a refined trim throughout each room. Seamless MDF cillboard complement the windows, while moulded 'ladder' style internal doors, finished in white with brushed chrome handles, complete the sophisticated look.

Homes with stairways feature striking ash newel posts and handrails, paired with sleek white painted square balustrades. Smooth plastered ceilings, combined with a white insulated uPVC loft access door, ensure a polished and cohesive interior. For optimal ventilation, extractor fans are installed in the kitchen, bathroom, ensuite (where applicable), and WC. Water-resistant light fittings are thoughtfully placed in bathrooms and ensuites for added safety.

Heating & Energy Efficiency
Your comfort and energy savings are our priority. High-performance thermal insulation is integrated into walls, roof spaces, and all habitable areas, significantly reducing energy consumption. Each home is fitted with an Ember Smart Home heating control, allowing remote access from your mobile device via an app, offering unparalleled convenience.

The central heating system is powered by mains gas and features a separate boiler. Radiators are installed in all main rooms, and the system is designed to be programme-controlled for optimal efficiency, providing a separate hot water supply. Additionally, your home benefits from a pressurised water system, ensuring quick, consistent, water flow.

Renewable Energy Solutions
To further enhance energy efficiency, an integrated in-roof Solar PV system is included. This system harnesses the sun's power, transferring surplus electricity back to the grid. Please note, not all energy suppliers will compensate for this export, and you may need to set up a renewables account with your energy provider. The quantity and placement of Solar PV panels are carefully designed at the discretion of ACC Ltd, ensuring balanced performance. Consult with our sales team for specific details.

Peace of Mind
For your security and peace of mind, an intruder alarm system is installed. Both the front and back doors are equipped with advanced multi-lock systems, while all ground-floor windows are fitted with secure locking mechanisms. Smoke, heat, and carbon monoxide detectors, powered by electricity, are standard in every home.

External lights are thoughtfully installed at both the front and rear doors, enhancing both safety and aesthetic appeal. A modern smart doorbell with video and intercom functionality ensures you can monitor visitors from anywhere via an app.

Every property is registered with the National House Building Council (NHBC) 10 Year warranty and insurance scheme known as Buildmark, the first 2 years of which are directly with Antrim Construction and backed by NHBCs Resolution Service. The NHBC Buildmark cover also provides deposit protection from the point of exchange, and structural defects insurance in years 3-10. More details are available on our website "Useful Links" page.

SALES AND INFORMATION
028 9042 8661
ANTRIMCONSTRUCTION.NET

Ref: 20261101

CHOOSE YOUR PERFECT
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FLAXFIELD
BURN ROAD, DOAGH

PLATINUM TURNKEY FINISH



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Did you know you could personalize your new home even before you move in?
We offer you the exciting opportunity to design and tailor your living space to reflect your individual style and needs. From luxurious flooring and bespoke kitchens to the precise positioning of power sockets and an array of premium finishes, the possibilities are endless. Our goal is to provide you with a truly blank canvas—one where your creative vision can come to life.

As we construct your new home, we build in a variety of customization choices and upgrades, giving you the freedom to select from an extensive range of features. The earlier you reserve, the more options you'll have to create a home that is uniquely yours.

Our expert team will guide you through the available selections and bespoke options for your chosen property, ensuring that your new home is a perfect reflection of your personal taste from the moment you move in.

Practical Kitchen Design: Beautifully crafted kitchens with premium doors, elegant worktops and sophisticated handles tailored to your personal taste, from our carefully selected supplier. Soft-closing drawers and doors come as standard for a seamless and quiet touch. The Platinum finish includes a coordinated upstand to match your chosen worktop, complemented by a stunning glass splashback above the hob. Additional bespoke finishes and enhancements are available to create a truly unique space.

Quality Appliances: No kitchen is complete without appliances. We supply and install a sleek 4-ring gas hob, a high-performance single electric oven, and a chic curved glass extractor canopy. Your kitchen will also feature integrated modern appliances, including a 70/30 fridge freezer, dishwasher, washing machine, and a tumble dryer. For select properties, a modern combi washer/dryer will be fitted to optimize storage space. Upgrade options, such as advanced appliance brands or smart features, are available for those seeking the ultimate in convenience and innovation.

Elegant Bathroom & Ensuite Spaces: Your bathrooms, WCs, and ensuites (where applicable) are designed with contemporary flair, featuring luxurious white sanitary ware and sophisticated chrome-finished fixtures. Indulge in the warmth of a chrome heated towel radiator in both the main bathroom and ensuite. Relax in stylish shower cubicles with glass screens, or, where space is at a premium, enjoy a thermostatically controlled shower over a sleek bathtub. For homes with multiple showers (3 or more), additional electric shower options are available to ensure constant comfort. Personalise your bathroom experience further with an array of floor tiles and finishes.

Custom Flooring Options: Tailor your home's flooring with our curated selection of high-quality ceramic tiles, available for hallways, kitchens, dining, garden rooms, utilities, bathrooms, and ensuites/WCs. For properties with an internal porch and hallway, we offer ceramic tiles for the porch and luxurious carpet for the hallway. Consult with our expert supplier in their modern showroom to explore additional options, such as porcelain or natural stone flooring, for a refined and sophisticated look.

Sophisticated Wall Finishes: Extend your customization to bath and sink splashbacks in the bathroom, ensuite, and WC/cloaks with a range of modern, decorative, branded, multi-panel finishes. Select from various styles and designs to complement your interior aesthetic. Shower cubicles complete with low profile trays also feature your choice of low-maintenance, stylish multi-panels, ensuring your home is as functional as it is beautiful.

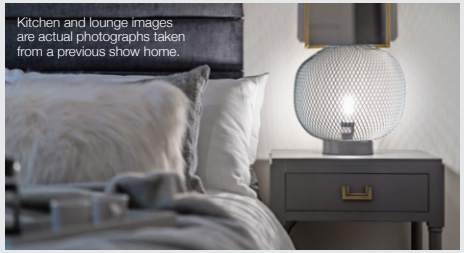
Luxurious Carpeting: Experience comfort underfoot with a choice of high-quality carpets, complete with underlay, available for your lounge, stairs, landing, and all bedrooms. Opt for plush textures and rich hues to match your personal style, or explore upgrade options for bespoke carpets.

Thoughtful Power Solutions: Enjoy convenience with a generous provision of power points throughout your home, strategically positioned to suit your individual needs. Our standard package includes elegant downlighting in both the lounge and kitchen. USB charging sockets are thoughtfully installed in all bedrooms for easy device charging.

Electric Vehicle Charging: Our new homes will be equipped with pre-installed cabling to facilitate potential electric vehicle (EV) connections, enabling "EV ready." This forward-thinking infrastructure allows homeowners to add charging stations as needed, subject to their service provider and vehicle type, providing a seamless transition to electric vehicle use and supporting a sustainable, eco-friendly lifestyle.

Cutting-Edge Connectivity: Your new home is equipped with ultra-fast fibre to the premises (FTTP) technology, offering lightning-speed broadband access (service provider contract required). Additionally, we install ethernet points in the principal bedroom and one other room of your choice (subject to the build stage at the time of reservation), perfect for home offices or entertainment hubs. Upgrade options for smart home integration or additional data points are also available.

Finishing Touches: To complete the luxurious look of your new home, ceilings will be elegantly painted in crisp white, while walls will be finished in one neutral colour.



This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

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