

# Castleview Manor

FRENCH MANS LANE

*A range of beautifully designed, luxury detached 4/5 bedroom houses, that will offer the latest in modern living, in a much sought after area*



## Castlecaulfield

**RBC**  
RICE BUILDING  
CONTRACTORS

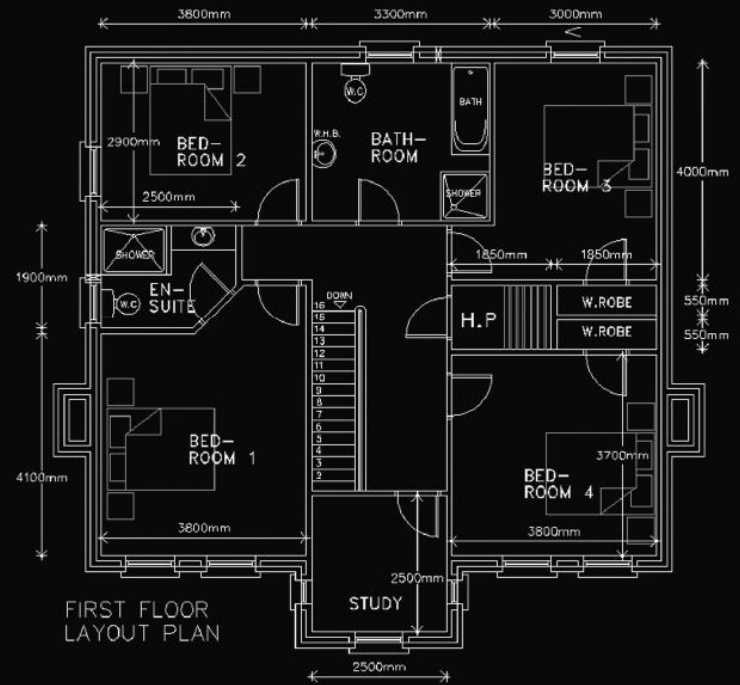
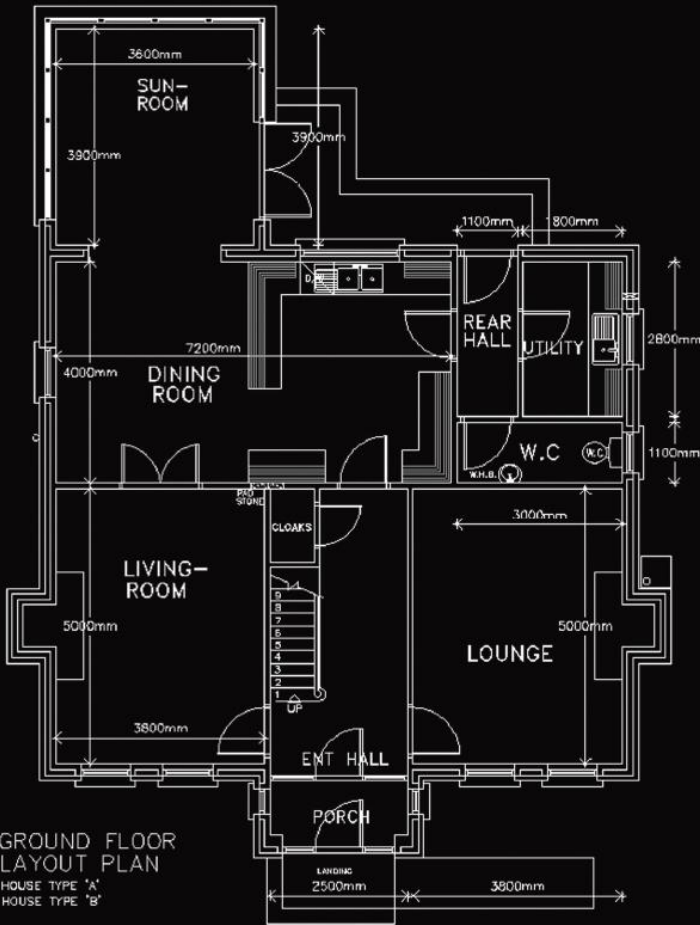
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**HENRY & CO.**  
estate agents  
working harder to make your *move easier*

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# House Type A

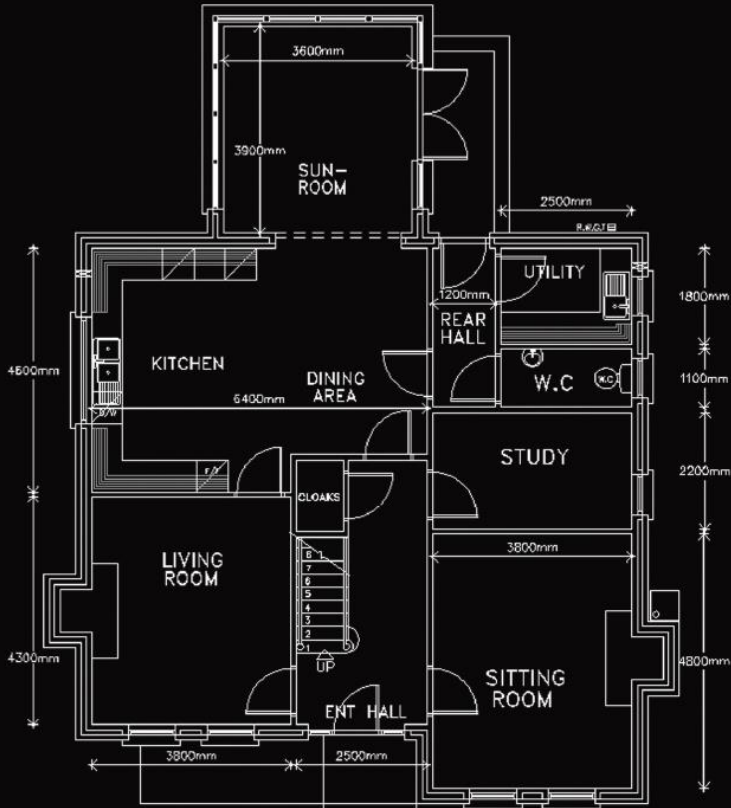


# House Type B

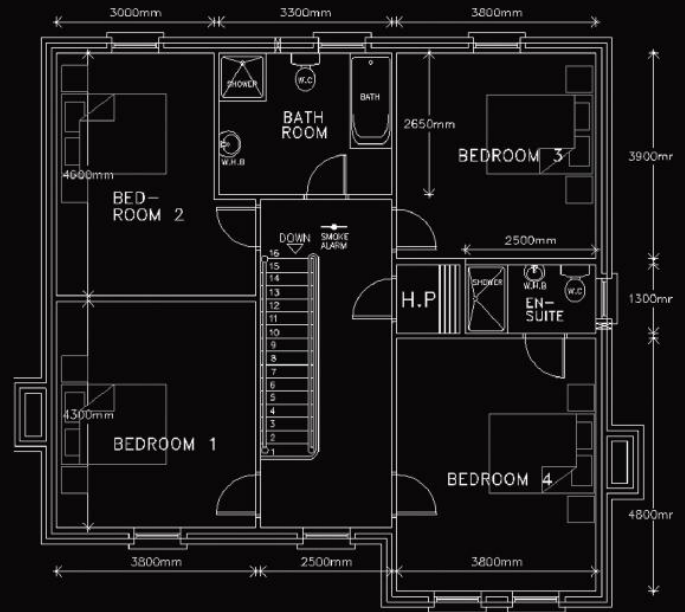


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# House Type C



GROUND FLOOR LAYOUT PLAN  
HOUSE TYPE 'C'  
HOUSE TYPE 'D'



FIRST FLOOR LAYOUT PLAN

# House Type D



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estate agents  
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## **SUPERB FULLY TURNKEY DETACHED HOMES...**

SELECT DEVELOPMENT OF ONLY 17 DETACHED HOMES, BENEFITING FROM VIEWS OF THE IMMEDIATE AND DISTANT LANDSCAPE TO BOTH FRONT & REAR ASPECTS.

4 RECEPTION ROOM, 4 BEDROOM (MASTER ENSUITE) DETACHED FAMILY HOMES NOW AVAILABLE TO RESERVE.

LOCATED WITHIN WALKING DISTANCE OF ALL QUIANT CASTLECAULFIELD VILLAGE AMENITIES INCLUDING LOCAL PUBLIC HOUSE, "VILLAGE CHIPPY", SHOPS & PRIMARY SCHOOL AND ALSO BENEFITING FROM SUPERB ACCESS TO THE A4 BYPASS/ M1 INTERSECTION FOR COMMUTING TO THE EAST OR WEST OF THE PROVINCE, THESE SPACIOUS, VERSATILE, DETACHED HOMES ARE SURE TO APPEAL TO THE MODERN FAMILY...

### **"RESERVE EARLY TO AVOID DISAPPOINTMENT"**

#### **SPECIFICATION:**

##### **EXTERNAL:**

BRICK & PLASTERED FINISH.  
U.P.V.C. DOUBLE GLAZED WINDOWS & DOORS WITH WOODEN FRONT DOOR FRAME.  
P.V.C. FASCIA & SOFFITS.  
SEAMLESS GUTTER.  
CONCRETE ROOF TILES.  
EXTERNAL BOILER.  
GARDENS TOP SOILED & SEEDED.  
TARMAC DRIVE.  
DIVIDING WALLS & FENCES (WHERE REQUIRED).  
EXTERNAL LIGHTS TO FRONT & REAR DOORS.  
FULL FILL CAVITY INSULATION.  
OUTSIDE WATER TAP.

##### **INTERNAL:**

PRE FINISHED OAK EFFECT DOORS.  
WHITWOOD STAIRS WITH OAK EFFECT HAND RAIL.  
WHITE SKIRTINGS AND ARCHITRAVES.  
ZONED OIL FIRED CENTRAL HEATING.  
MAINS OPERATED SMOKE ALARMS WITH BATTERY BACKUP.  
TELEPHONE & TELEVISION POINTS.  
200MM FIBREGLASS INSULATION TO ROOF SPACE.

##### **ENTRANCE HALL:**

TILED FLOOR – CHOICE FROM BUILDER'S RANGE.

##### **KITCHEN & UTILITY ROOM:**

CHOICE FROM BUILDER'S RANGE SUPPLIED AND FITTED.  
TILED FLOOR – CHOICE FROM BUILDER'S RANGE.  
TILED BETWEEN UNITS (KITCHEN) – CHOICE FROM BUILDER'S RANGE.  
INTEGRATED HOB & OVEN.  
INTEGRATED FRIDGE FREEZER.  
INTEGRATED DISHWASHER.

##### **RECEPTION ROOMS:**

CHOICE OF CARPET OR PRE-FINISHED FLOORS FROM BUILDER'S RANGE.

##### **BATHROOM, ENSUITE & CLOAK W.C:**

WHITE SUITES.  
TILED FLOORS – CHOICE FROM BUILDER'S RANGE.  
WALL TILING – CHOICE FROM BUILDER'S RANGE.

##### **FIREPLACES:**

CHOICE FROM BUILDER'S RANGE.

##### **BEDROOMS:**

CHOICE OF PRE-FINISHED FLOORS OR CARPET FROM BUILDER'S RANGE.

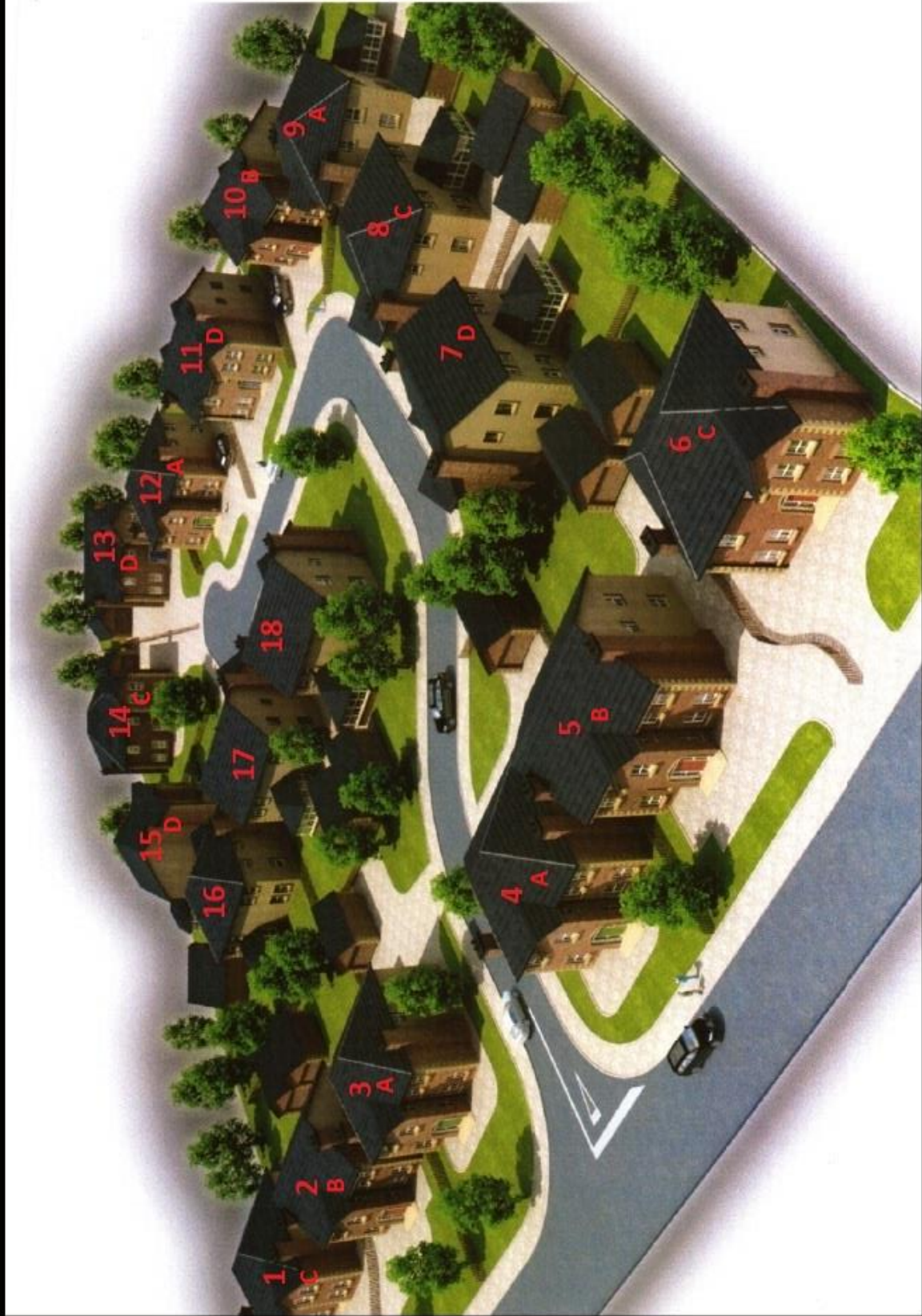
**HOMES ARE INTERNALLY PAINTED. CRL 10 YEAR BUILDING WARRANTY.**

# EXAMPLE FINISHES...

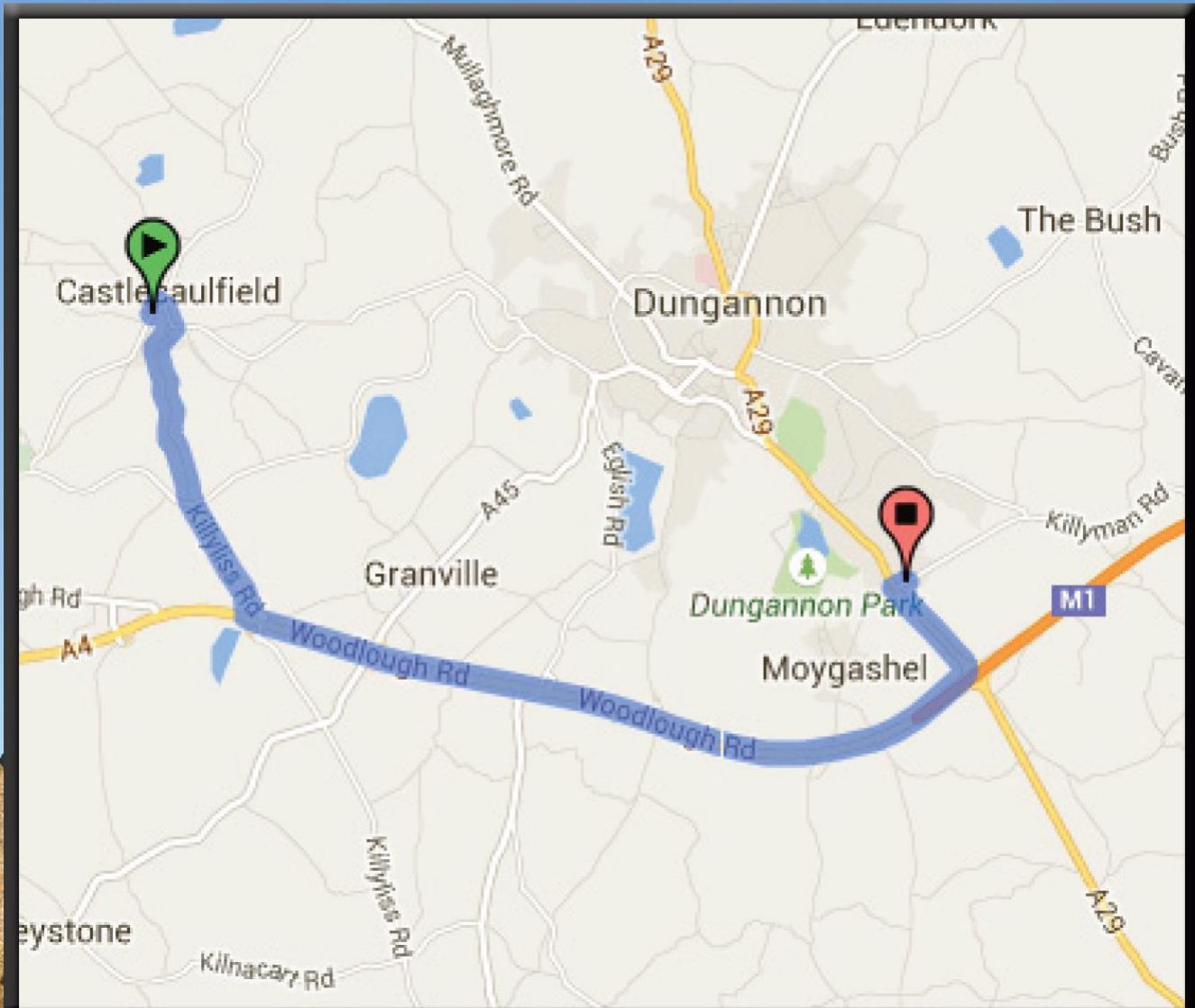




# Site Plan







**General Note:**

Site plans on this brochure are not to scale. The sketches used in the brochure are artists impressions only and the images relating to the specification are indicative only to the quality of terms featured in the houses. Any landscaping, fencing or cars shown on the artist impression are not included in the purchase price of the property.