

The Square

Main Street, Conlig

Six Superb Detached Turnkey Homes



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LUXURY TURNKEY SPECIFICATION

- Kitchen**

 - High quality units with choice of door; worktops & handles
 - Range of integrated appliances to include gas hob, electric oven, extractor hood, fridge/freezer and dishwasher
 - Down lights to ceiling
- Bathroom, Ensuites and WC**

 - Contemporary white sanitary ware with chrome fittings
 - Thermostatically controlled shower in ensuite
 - Shower mixer over bath in bathroom
 - Down lights to ceiling
- Floor Coverings and Tiling**

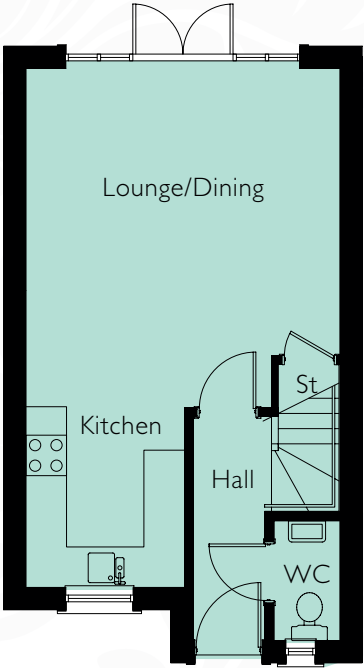
 - Ceramic tiled floor to kitchen, bathroom, ensuities and WCs
 - Wall tiling to wet areas in bathroom, ensuities and WCs
 - Carpet to lounge, bedrooms, halls, stairs and landings
- Internal Features**

 - Walls and ceilings painted throughout
 - Smoke and carbon monoxide detectors as required by Building Regulations
 - Moulded skirting and architraves
 - Modern pre-finished internal doors with quality ironmongery
 - Comprehensive range of electrical sockets, switches, TV and telephone points
 - Phoenix gas fired central heating system
- External Features**

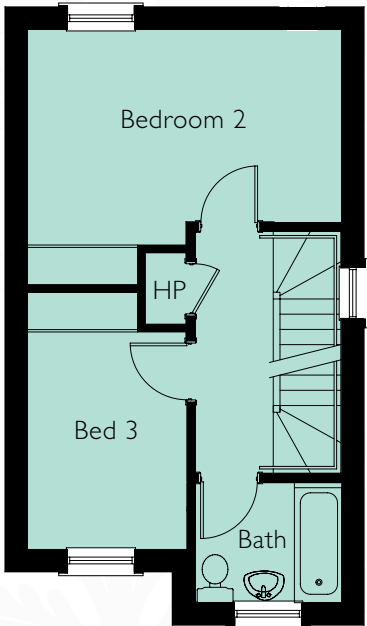
 - All gardens to be laid in lawn with grass seed
 - Cream stone driveway
 - Upvc double glazed windows
 - Black Upvc front door
 - White uPVC fascia & soffit
 - Outside water tap
 - Boundary fencing to side and rear where there is no existing boundary
 - External lighting to front and rear door
 - NHBC 10 year Warranty



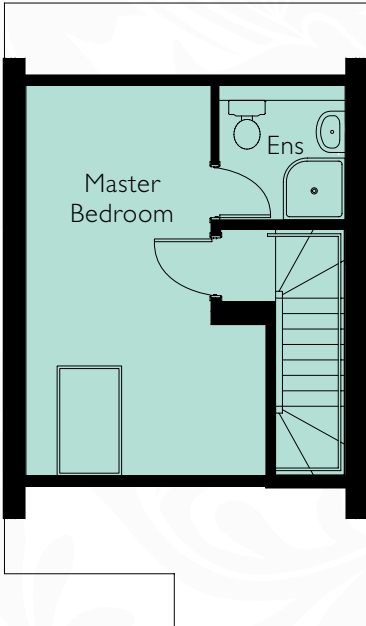
Photographs are for illustrative purposes only



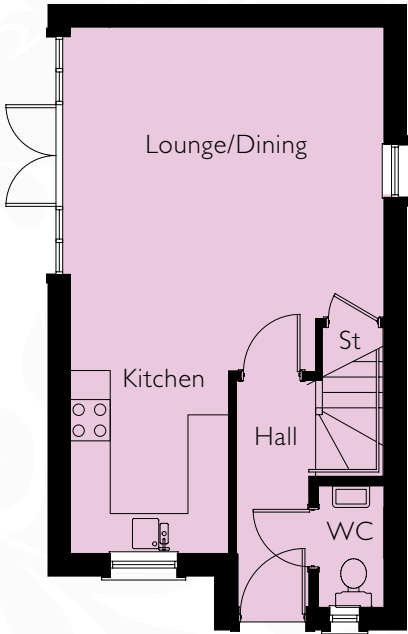
GROUND FLOOR - THE AVA		
Entrance Hall and WC		
Lounge/Dining	15'4" x 14'0"	
Kitchen	11'3" x 7'9"	



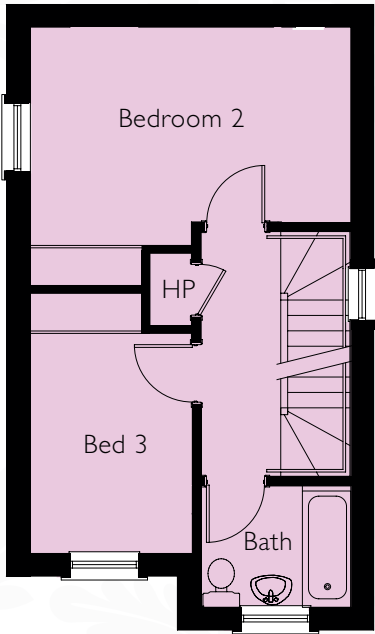
FIRST FLOOR - THE AVA		
Bedroom 2 max	15'4" x 12'6"	
Bedroom 3 max	12'6" x 7'9"	
Bathroom	7'3" x 5'10"	



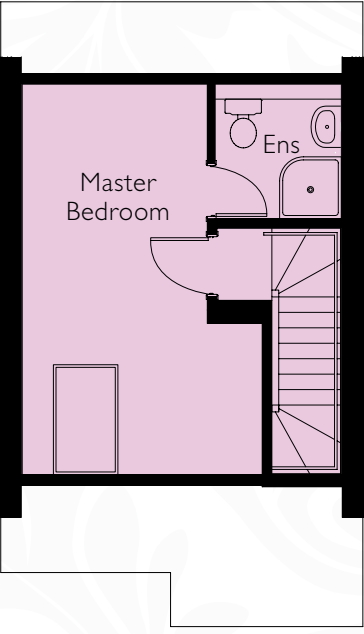
SECOND FLOOR - THE AVA		
Master Bedroom	16'9" x 11'2"	
Ensuite		



GROUND FLOOR - THE DUFFERIN		
Entrance Hall and WC		
Lounge/Dining	15'4" x 14'0"	
Kitchen	11'3" x 7'9"	



FIRST FLOOR - THE DUFFERIN		
Bedroom 2 max	15'4" x 12'6"	
Bedroom 3 max	12'6" x 7'9"	
Bathroom	7'3" x 5'10"	

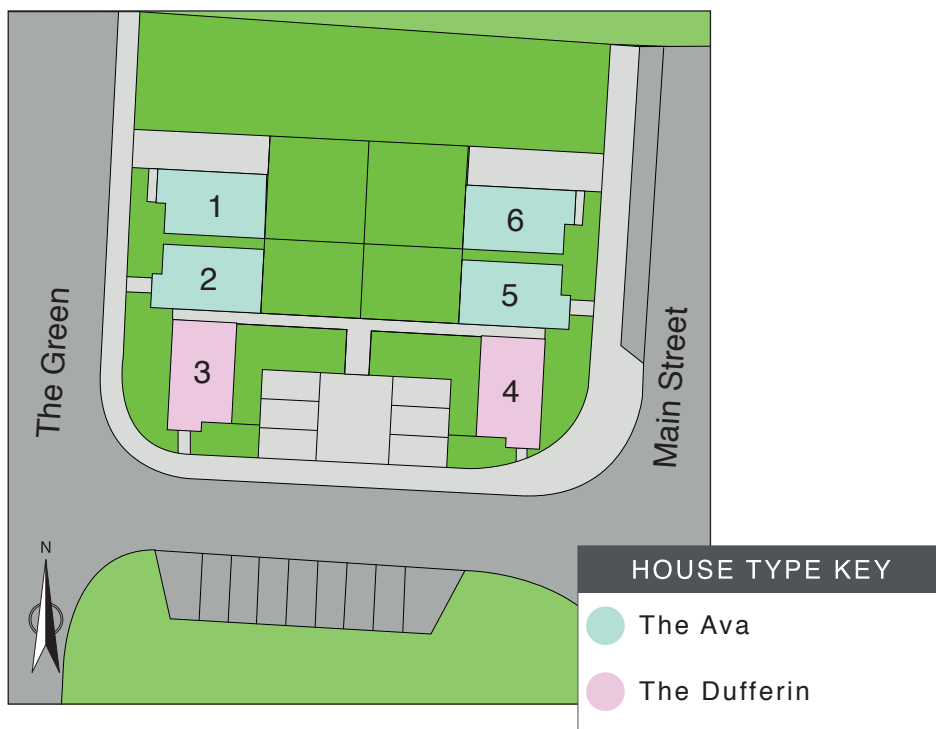


SECOND FLOOR - THE DUFFERIN		
Master Bedroom	16'9" x 11'2"	
Ensuite		

Location Map - not to scale



Site Layout - not to scale



Joint Selling Agents



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