





T: 028 3026 0565

DEVELOPER: BROOKSHIRE HOLDINGS LTD

GENERAL NOTE

Site Map, Measurements and Artist's Impressions are for illustrative purposes only and may not be accurate. Facades: The builder reserves the right to change the brick type plus the brick facade as the site progresses. NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm.

Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and enquirers must satisfy themselves regarding the description and measurements.

Cornell Studios: (028) 3833 9100









THE HOMES

On offer at Carrick Shane is a selection of spaciously designed homes guaranteed to be finished to an extremely high standard.

The homes are luxuriously designed semi-detached and townhouses. Each home will be built with modern living in mind and provide a generous specification applied with great attention to detail.

All homes will have the following specification as standard.

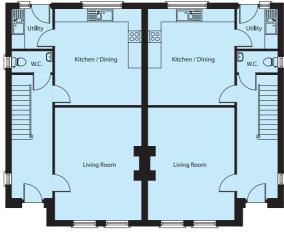
SPECIFICATION

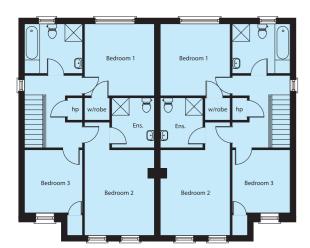
- Traditional brick and block construction with low maintenance K-rend coloured render
- 10 year structural warranty
- Concrete Footpaths and bitmac driveway
- All gardens graded and seeded
- Timber fencing to rear gardens
- Upvc Double glazed white windows and high security Upvc back door



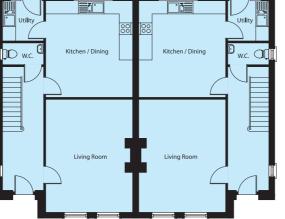
GROUND FLOOR

Living Room: 17'1" x 13'1" 5.2m x 4.0m Kitchen / Dining: 14'7" x 13'1" 4.45m x 4.0m Utility: 1.9m x 1.85m 6'3" x 6'1" W.C.: 6'3" x 3'3" 1.9m x 1.0m









FLOOR AREA:

SEMI-DETACHED 1216 SQ.FT.

- Composite high security front door with chrome handles
- High efficiency oil fired central heating with 3 zones
- 4 Panel solid internal doors with satin chrome handles and hinges
- Moulded timber architraves and skirting boards
- Internal painting completed to standard colours
- Click fit laminate wood flooring to living room
- Tiled floors to entrance hall, kitchen, utility room, downstairs wo Ensuite and main bathroom
- Splash backs tiled to bath, basins and shower enclosures fully tiled

- · Carpets fitted to all bedrooms , stairs and landing
- Fully fitted kitchen and utility room units installed to selected colours
- Kitchen splashback tiled
- Integrated Fridge / Freezer, Oven, Hob, Dishwasher, extract fan all included
- Opening provided for multi fuel stove to living room
- Wired for alarm system
- Energy rating B80+



GROUND FLOOR - End Terrace

Living Room: 16'9" x 11'6" 5.1m x 3.5m Kitchen / Dining: 17'9" x 11'10" 5.4m x 3.6m 1.8m x 1.25m Utility: 5'11" x 4'1"

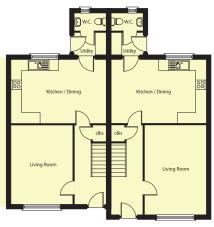
GROUND FLOOR - Mid Terrace Left

Living Room: 14'9" x 12'2" 4.5m x 3.7m max Kitchen / Dining: 15'5" x 11'10" 4.7m x 3.6m Utility: 5'11" x 4'1" 1.8m x 1.25m

GROUND FLOOR - Mid Terrace Right

Living Room: 14'9" x 11'6" 4.5m x 3.5m Kitchen / Dining: 17'9" x 11'10" 5.4m x 3.6m Utility: 5'11" x 4'1" 1.8m x 1.25m





3.6m x 2.9m

5.1m x 2.9m

3.3m x 2.4m

2.4m x 2.2m

3.6m x 3.5m

4.5m x 2.9m

3.0m x 2.7m

2.4m x 2.2m

3.6m x 2.9m

FIRST FLOOR - Mid Terrace Right Bedroom 1: 11'10" x 9'6" Bedroom 2: 14'9" x 9'6"

FIRST FLOOR - End Terrace Bedroom 1: 11'10 x 9'6"

FIRST FLOOR - Mid Terrace Left

Bedroom 1: 11'10" x 11'6"

Bedroom 2: 14'9" x 9'6"

Bedroom 3: 9'10" x 8'10"

Bathroom: 7'10" x 7'3"

16'9" x 9'6"

7'10" x 7'3"

10'10" x 7'10"

Bedroom 2:

Bedroom 3:

Bathroom:

4.5m x 2.9m Bedroom 3: 8'10" x 7'10" 2.7m x 2.4m Bathroom: 7'10" x 7'3" 2.4m x 2.2m

FLOOR AREA: END TERRACES 1070 SQ.FT. MID TERRACE LEFT 992 SQ.FT. MID TERRACE RIGHT 1001 SQ.FT.