



Braidwater  
HOMES

# WATTSTOWN MANOR

Knocklynn Road  
Coleraine

The best aspects of  
modern living with  
an idyllic rural sanctuary  
that busy lifestyles crave



24	The Sandel – 3 bed semi detached
26	The Dunhill – 3 bed semi detached
28	The Bann – 3 bed semi detached
30	Site Map
32	The Port – 3 bed semi detached
34	The Trae – 3 bed detached
36	The Dunluce – 3 bed detached
38	The Causeway – 3 bed detached
40	The Moyle – 3 bed detached
42	The Strand – 3 bed detached
44	The Downhill – 4 bed semi detached
46	The Mussenden – 4 bed detached
48	The Loughan – 4 bed detached
50	The Bracken – 4 bed detached
52	Your Turnkey Package
55	Luxuries on Offer
58	Location Map

# WATTSTOWN MANOR

A family of four is captured in a joyful moment on a beach at sunset. They are running away from the camera, holding hands in a line. The sun is low on the horizon, creating a warm, golden glow and long shadows. The ocean waves are gentle, and the sky is filled with soft, scattered clouds. The overall mood is peaceful and happy.

Life, lived well.



Wattstown Manor typifies modern living in the Braidwater style. Located just off the A26 and 5 minutes from Coleraine town centre, home owners will benefit from living on the edge of the suburbs, with easy country access. Uniquely designed homes will blend into the existing landscape and the carefully planned layout will create a sense of community. This is the Braidwater way, this is life, lived well.



Well designed.

WATTSTOWN MANOR

The design of Braidwater's homes is intricate and detailed. From the clever use of space in the kitchen to bright and airy rooms, no aspect of modern life has been overlooked. Secluded gardens offer a peaceful sanctuary and when combined with large green areas throughout the development, it will allow families the peace of mind that their children will have room to play on their doorstep.

The development will include a range of semi and detached homes and consist of a variety of different house types. Modern construction techniques will give Wattstown Manor a robust build quality as well as offering excellent insulation and high energy efficiency.



## Play area

The focal point of the whole Wattstown development will be a play park for children, which is planned for a future stage of the development. When this comes to fruition there will be no need to worry about what to do with the kids during the endless hours of daily sunshine we enjoy!



## Energy efficiency

Braidwater's homes are highly energy efficient, easy to heat with low costs due to factory driven modular construction techniques. High performance double glazing, composite doors, quality wall, roof and floor insulation, floating floor techniques and sound proofing are all utilised to deliver a high quality, energy efficient product.



## Ecological benefits

Grassland, hedgerow and scattered standard tree planting are proposed across the site, providing significant biodiversity enhancement and delivering opportunities for a range of wildlife species.



## Carbon footprint

Braidwater has committed to improving the overall sustainability of the business by reducing the carbon footprint. This is being developed through a range of biodiversity measures along with the sourcing of modern sustainable construction techniques.



## Green areas

An integral part of any new development, there will be green areas throughout the current phase of construction and future stages, allowing urban living to blend effortlessly with a rural feeling.



Well renowned.





With the A26 on the doorstep of Wattstown Manor, access to Coleraine town centre only takes 5 minutes and in just over an hour you can be in Belfast!

A peaceful suburb in a highly popular area of Coleraine, you'll never be too far away from the town centre, leisure parks, retail parks, the hospital, schools and all of the local amenities.



## North Coast

The beauty of the north coast is only a short drive away, with the Giant's Causeway and popular seaside towns such as Portstewart and Portrush only 15 minutes away. Slightly further down the road you can visit the beauty of the Glens of Antrim and Carrick-a-Rede rope bridge.



## Mountsandel Forest

There's no excuse for an even healthier lifestyle with Mountsandel Forest located 5 minutes away. The earliest known settlement site of man on this island, this mesolithic site offers forest walks on the eastern bank of the River Bann.



## Shopping

Coleraine has a wide range of local and national brands. Whether you're shopping in the vibrant town centre or nipping out to the Retail Park and town outskirts, everything is literally on your doorstep.

## Education

Like any good town, a wide range of primary, secondary and grammar schools are available and within a short distance. If students make the decision to progress, the Ulster University on the Portstewart Road is a huge opportunity to further their education without venturing too far.



## Sports and Leisure

It's not hard to understand why golfers would be keen to live in the area with the world renowned British Open Championship golf course of Royal Portrush a short drive away. For amateur golfers there is an array of golfing options, including Ballyreagh, Castlerock and Portstewart.

For those who like to keep fit, you'll find a range of sports and tennis clubs catering to all age groups. The popular Leisure Centre is a hive of activity with everything from classes to badminton.



## Public Transport Links

The nearby transport links ensure Coleraine is easily accessed by bus. In town, Coleraine transport hub offers local and national connections by bus and rail.

## A26

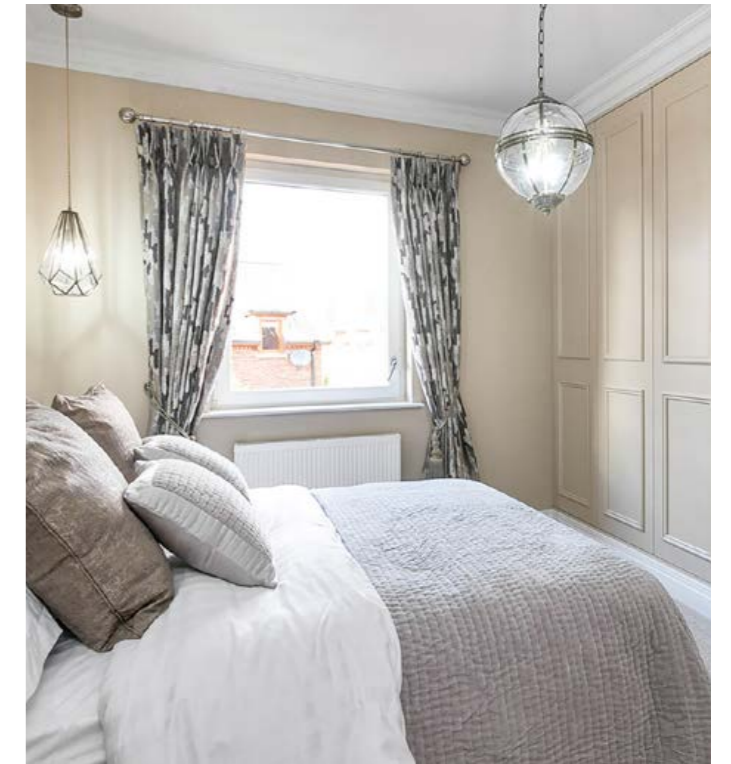
The A26 is the key route that connects Coleraine town and the rest of the north coast to Belfast via Ballymoney, Ballymena and Antrim. The route gives you direct access to the town centre or an immediate escape in the direction of Belfast and Derry-Londonderry, meaning the majority of the time you'll avoid congestion.



Well appointed.

We're famous for our exceptionally high standards and Wattstown Manor will be no different. Our homes are much more than simply bricks and mortar or glass and timber put together well. It's the fit and finish that sets us apart. From our homely turnkey packages to luxurious upgrades, every home oozes quality and well-considered class.

This is backed up by our NHBC award winning site managers and teams who have achieved regional and national success as they demonstrate incredible dedication, passion, commitment and leadership to produce homes of exceptional quality.





Render version



All brick version

# The Sandel

3 BEDROOM SEMI DETACHED

Plots: 5, 6, 7, 8 (all render)  
Plots: 21, 22, 43, 44, 45, 46 (all brick)

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

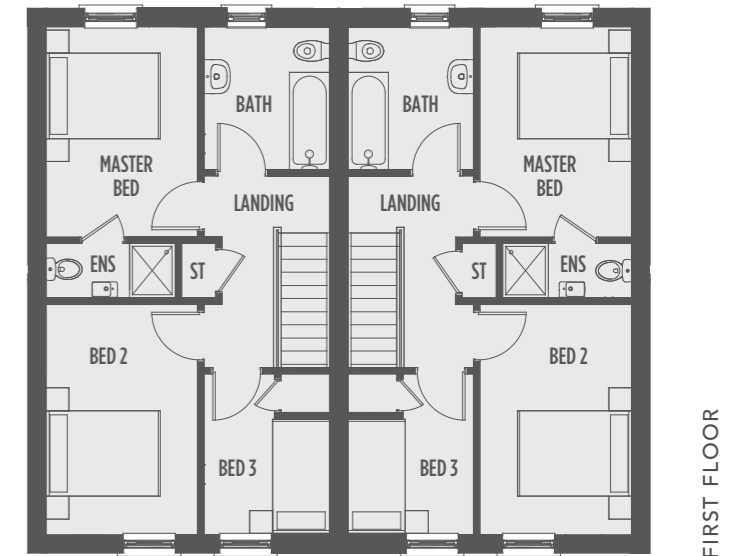
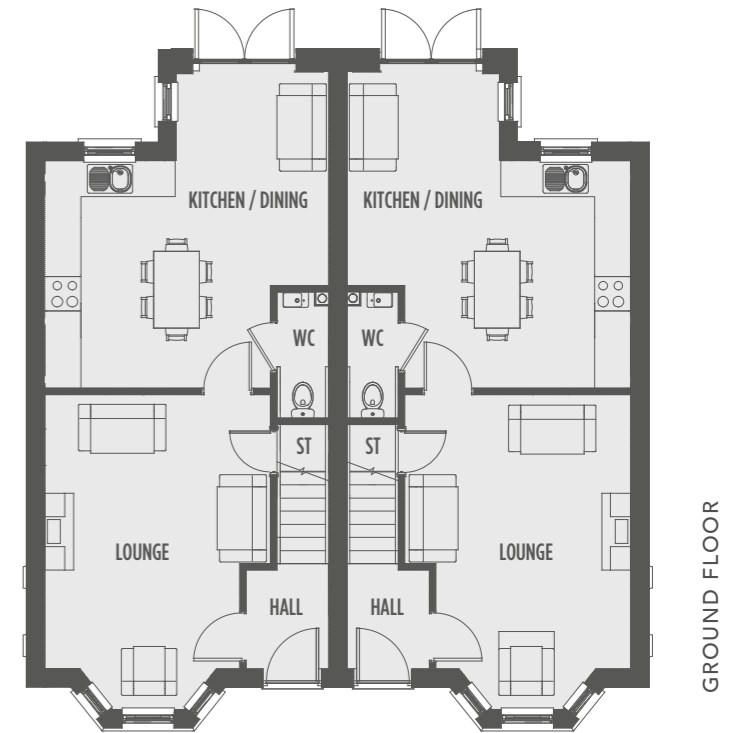
## The Sandel

### GROUND FLOOR

Lounge (max)	5.40m x 3.95m
Kitchen, Dining, Family (max)	5.45m x 4.95m
WC	2.20m x 0.90m

### FIRST FLOOR

Master Bedroom	3.70m x 2.65m
Ensuite	0.95m x 2.25m
Bedroom 2	3.95m x 2.65m
Bedroom 3 (max)	2.70m x 2.20m
Bathroom	2.50m x 2.20m



Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



All brick version



Render version

# The Dunhill

3 BEDROOM SEMI DETACHED

Plots: 15, 16, 17, 18 (all render)  
Plots: 11, 12, 52, 53, 54, 55 (all brick)

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

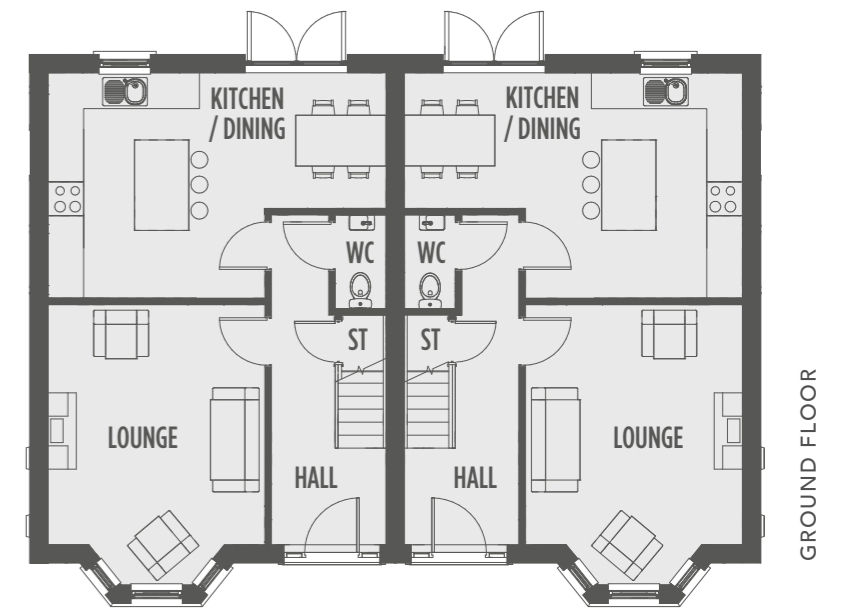
## The Dunhill

### GROUND FLOOR

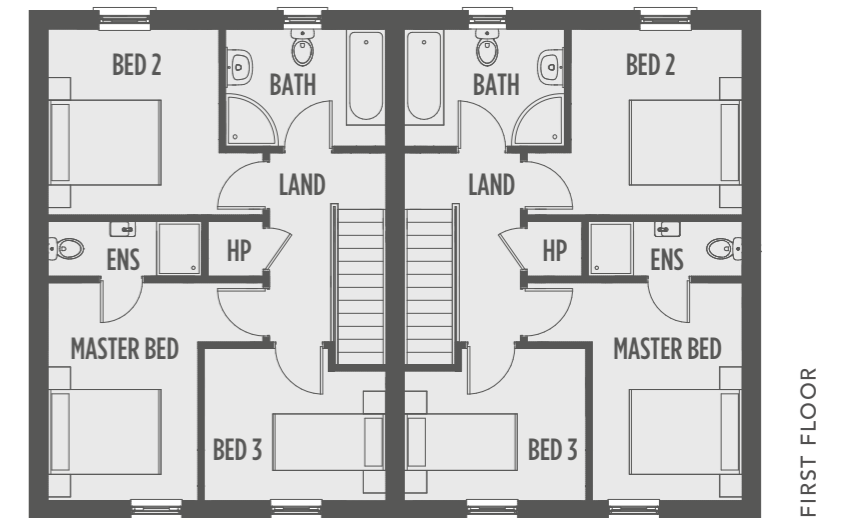
Lounge (max)	4.95m x 3.85m
Kitchen, Dining, Family (max)	4.00m x 6.00m
WC	1.85m x 0.90m

### FIRST FLOOR

Master Bedroom (max)	3.85m x 3.80m
Ensuite	0.95m x 2.75m
Bedroom 2 (max)	3.30m x 3.80m
Bedroom 3 (max)	2.70m x 3.20m
Bathroom	2.10m x 2.85m



GROUND FLOOR



FIRST FLOOR

Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



# The Bann

3 BEDROOM SEMI DETACHED

Plots: 57, 58, 59, 60

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

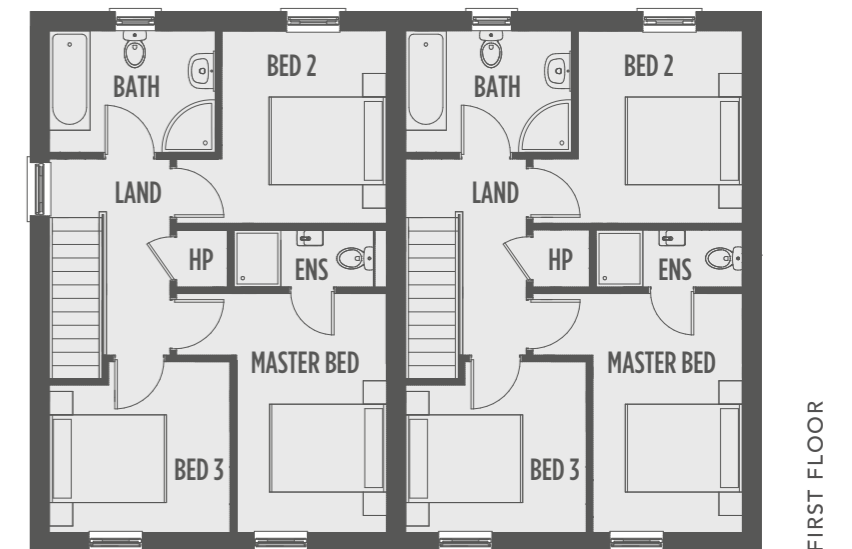
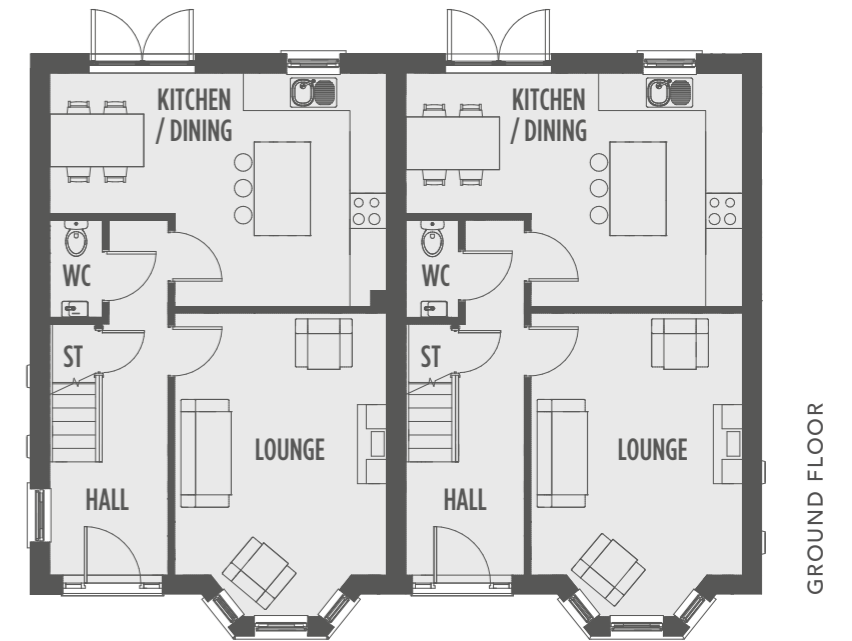
## The Bann

### GROUND FLOOR

Lounge (max)	5.20m x 3.60m
Kitchen, Dining, Family (max)	4.00m x 5.75m
WC	1.85m x 0.90m

### FIRST FLOOR

Master Bedroom (max)	4.10m x 3.60m
Ensuite	0.95m x 2.60m
Bedroom 2 (max)	3.30m x 3.60m
Bedroom 3 (max)	2.90m x 3.10m
Bathroom	2.10m x 2.85m



Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.

WATTSTOWN  
MANOR

Site Layout



- The Sandel - 3 bed semi detached, D1
- The Dunhill - 3 bed semi detached, C
- The Bann - 3 bed semi detached, C3
- The Port - 3 bed semi detached, C4
- The Trae - 3 bed detached, F1
- The Dunluce - 3 bed detached, F2
- The Causeway - 3 bed detached, A
- The Moyle - 3 bed detached, H
- The Strand - 3 bed detached, H+b
- The Downhill - 4 bed semi detached, H1
- The Mussenden - 4 bed detached, B
- The Loughan - 4 bed detached, H1
- The Bracken - 4 bed detached, H1+b

Knockbracken Drive  
& Knocklynn Road

Site drawing image is indicative of house types available (subject to change) and should not be used as a guide for plot sizes/boundaries. Image is for illustration only, please check with the selling agent/ Braidwater for further guidance.





All brick version

Render version

# The Port

3 BEDROOM SEMI DETACHED

Plots: 26, 27 (all render)  
Plots: 24, 25, 28, 29 (all brick)

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

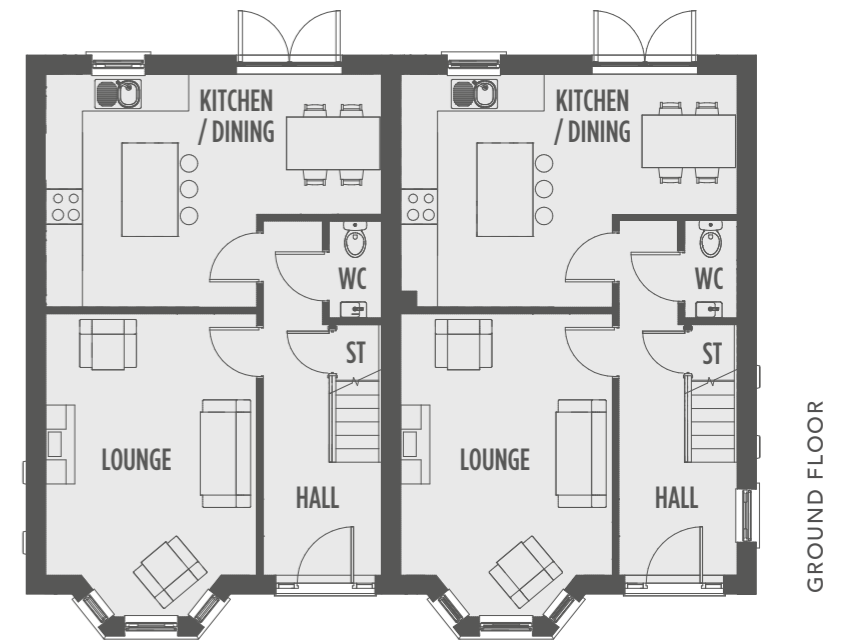
## The Port

### GROUND FLOOR

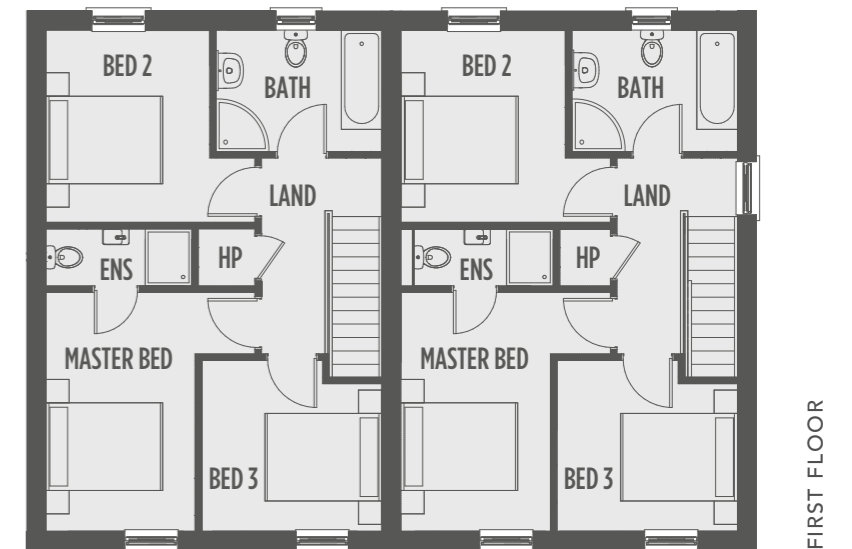
Lounge (max)	5.20m x 3.60m
Kitchen, Dining, Family (max)	4.00m x 5.75m
WC	1.85m x 0.90m

### FIRST FLOOR

Master Bedroom (max)	4.10m x 3.60m
Ensuite	0.95m x 2.50m
Bedroom 2 (max)	3.30m x 3.60m
Bedroom 3 (max)	2.90m x 3.10m
Bathroom	2.10m x 2.85m



GROUND FLOOR



FIRST FLOOR

Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



# The Trae

3 BEDROOM DETACHED

Plots: 14, 23, 61

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

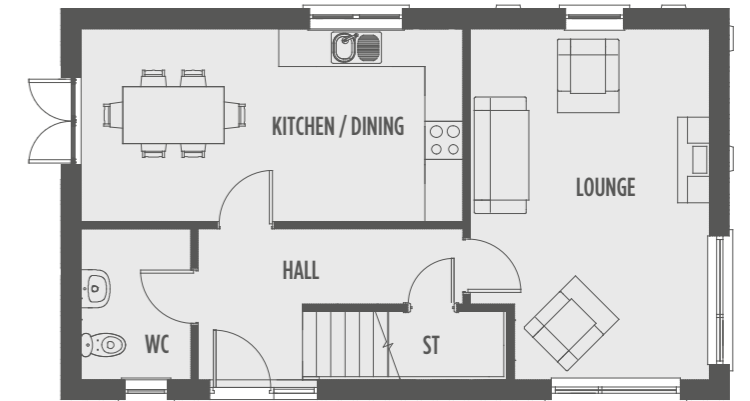
## The Trae

### GROUND FLOOR

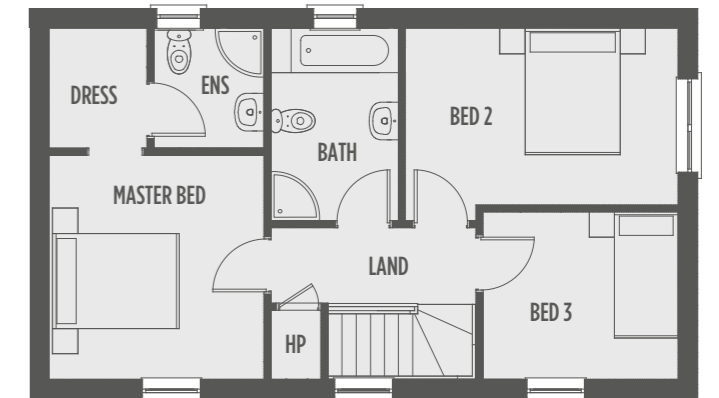
Lounge (max)	5.55m x 3.35m
Kitchen, Dining, Family	3.05m x 6.05m
WC	2.40m x 1.75m

### FIRST FLOOR

Master Bedroom	3.55m x 3.40m
Dressing Room	1.90m x 1.55m
Ensuite	1.90m x 1.75m
Bedroom 2 (max)	3.05m x 3.85m
Bedroom 3	2.65m x 2.65m
Bathroom	3.05m x 2.00m



GROUND FLOOR



FIRST FLOOR

Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



# The Dunluce

3 BEDROOM DETACHED

Plots: 4, 9, 10, 30 & 47

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

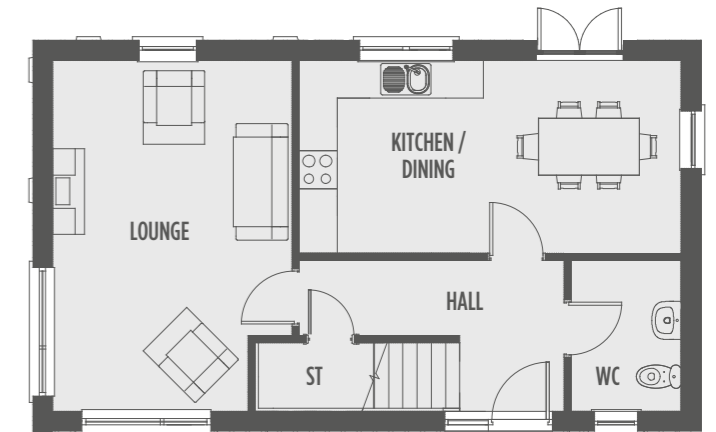
## The Dunluce

### GROUND FLOOR

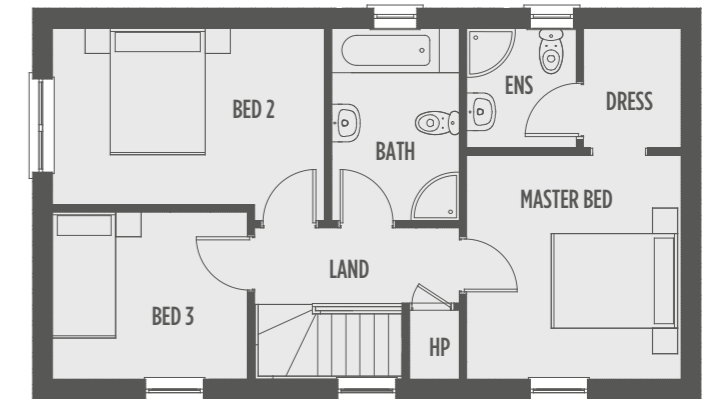
Lounge (max)	5.55m x 3.35m
Kitchen, Dining, Family	3.05m x 6.05m
WC	2.40m x 1.75m

### FIRST FLOOR

Master Bedroom	3.55m x 3.40m
Dressing Room	1.90m x 1.55m
Ensuite	1.90m x 1.75m
Bedroom 2 (max)	3.05m x 3.85m
Bedroom 3	2.65m x 2.65m
Bathroom	3.05m x 2.00m



GROUND FLOOR



FIRST FLOOR

Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



# The Causeway

3 BEDROOM DETACHED

Plot: 13

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

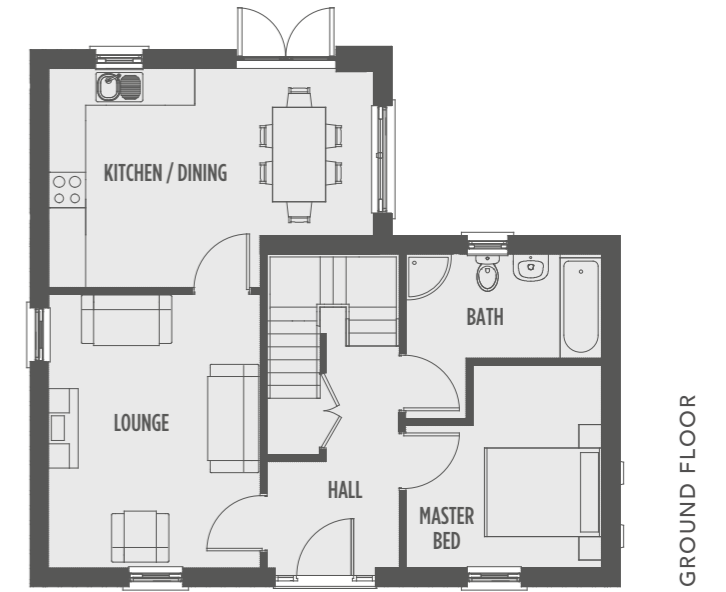
## The Causeway

### GROUND FLOOR

Lounge (max)	4.65m x 3.60m
Kitchen, Dining, Family (max)	3.50m x 5.40m
Bathroom (max)	2.80m x 3.30m
Master Bedroom (max)	3.45m x 3.30m

### FIRST FLOOR

Bedroom 2 (max)	4.00m x 3.60m
Bedroom 3 (max)	4.00m x 3.30m



Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



# The Moyle

3 BEDROOM DETACHED

Plot: 31

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

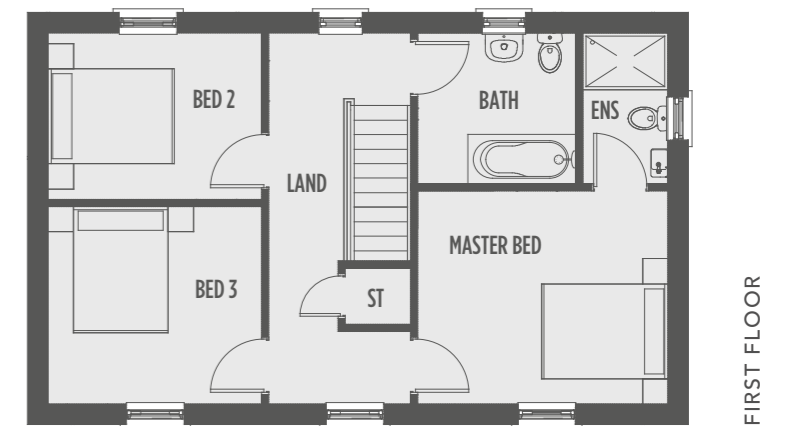
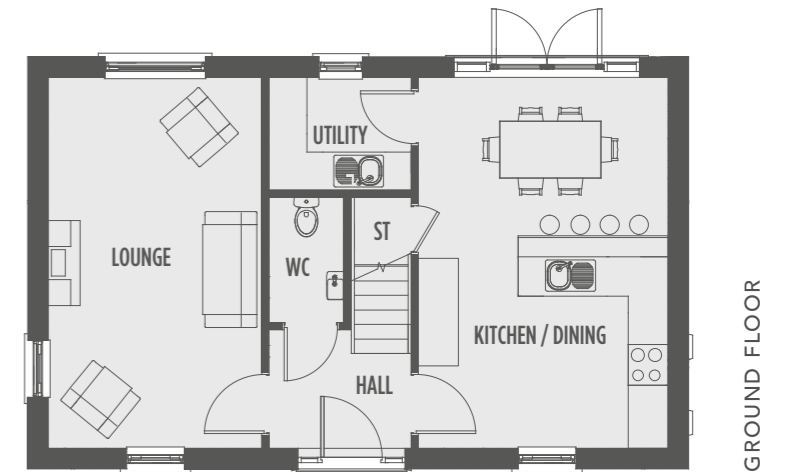
## The Moyle

### GROUND FLOOR

Lounge	5.65m x 3.35m
Kitchen, Dining, Family	5.65m x 3.95m
Utility	1.80m x 2.25m
WC	1.85m x 1.20m

### FIRST FLOOR

Master Bedroom	3.15m x 3.95m
Ensuite	2.40m x 1.35m
Bedroom 2	2.55m x 3.40m
Bedroom 3	3.00m x 3.40m
Bathroom	2.40m x 2.50m



Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



# The Strand

3 BEDROOM DETACHED

Plot: 50

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

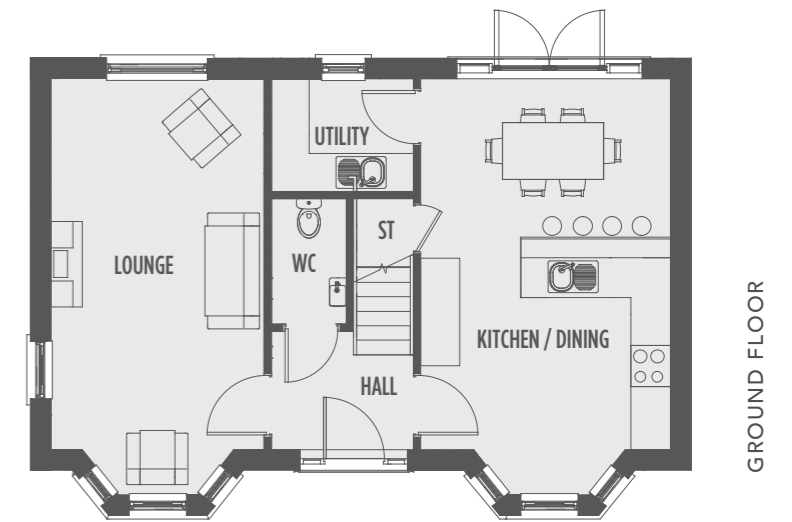
## The Strand

### GROUND FLOOR

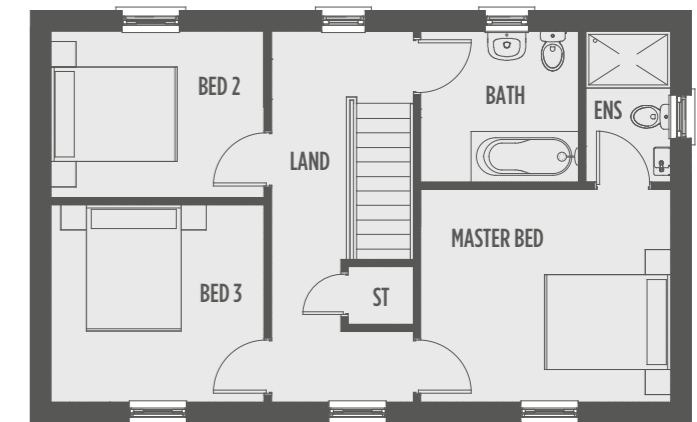
Lounge (max)	6.35m x 3.40m
Kitchen, Dining, Family (max)	6.35m x 3.95m
Utility	1.80m x 2.25m
WC	1.90m x 1.20m

### FIRST FLOOR

Master Bedroom	3.15m x 3.95m
Ensuite	2.40m x 1.35m
Bedroom 2	2.55m x 3.40m
Bedroom 3	3.00m x 3.40m
Bathroom	2.50m x 2.40m



GROUND FLOOR



FIRST FLOOR

Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



# The Downhill

4 BEDROOM SEMI DETACHED

Plots: 48, 49

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

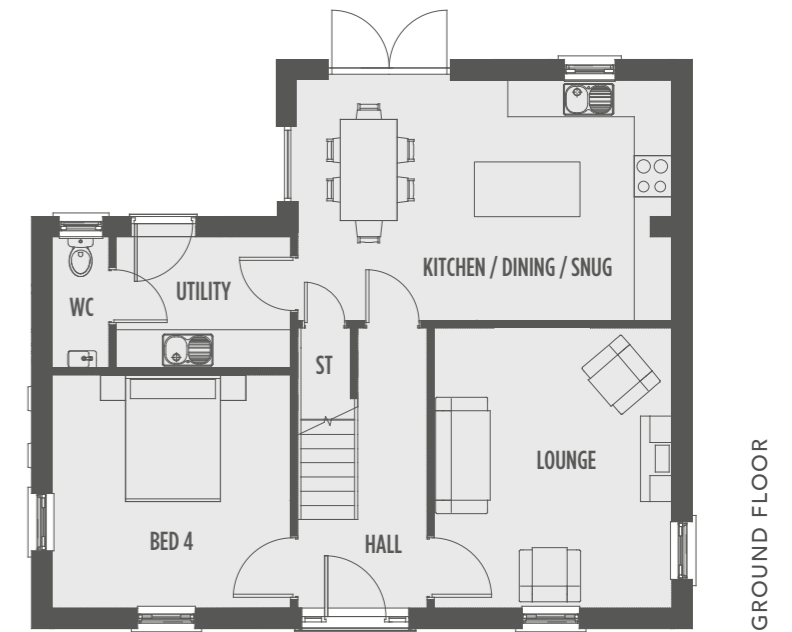
## The Downhill

### GROUND FLOOR

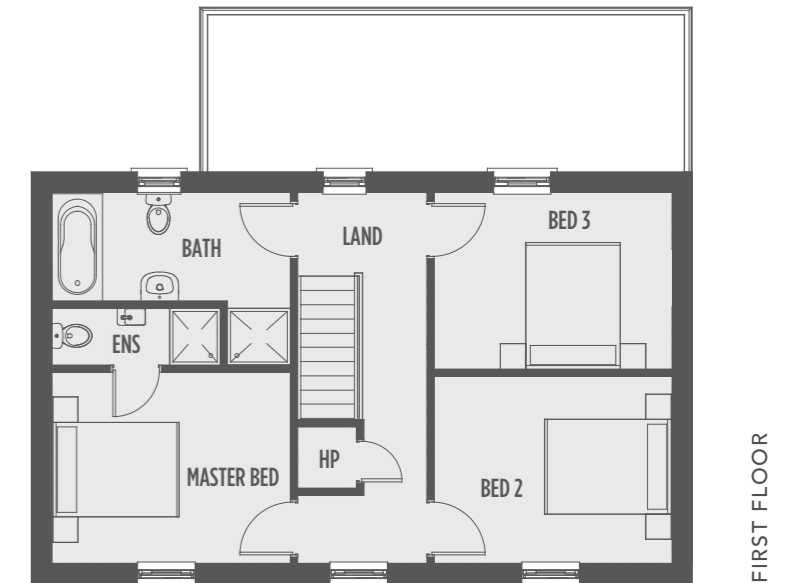
Lounge	4.45m x 3.75m
Kitchen, Dining, Family (max)	3.45m x 5.85m
Utility	2.05m x 2.75m
WC	2.05m x 0.90m
Bedroom 4	3.70m x 3.75m

### FIRST FLOOR

Master Bedroom	3.05m x 3.75m
Ensuite	0.90m x 2.65m
Bedroom 2	2.95m x 3.75m
Bedroom 3	2.80m x 3.75m
Bathroom (max)	2.75m x 3.75m



GROUND FLOOR



FIRST FLOOR

Left hand house floor plans

Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



# The Mussenden

4 BEDROOM DETACHED

Plots: 51 & 56

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

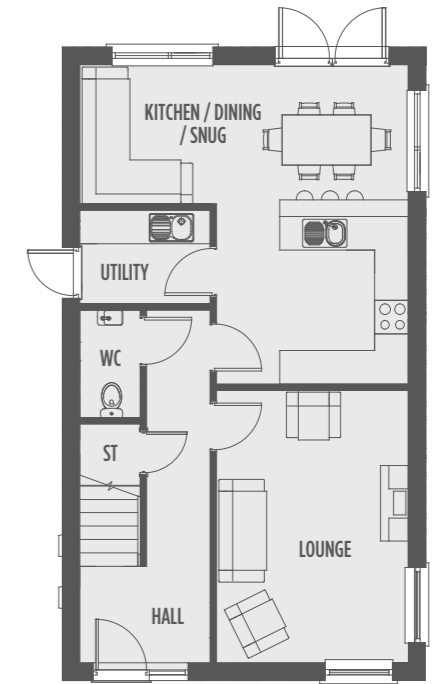
## The Mussenden

### GROUND FLOOR

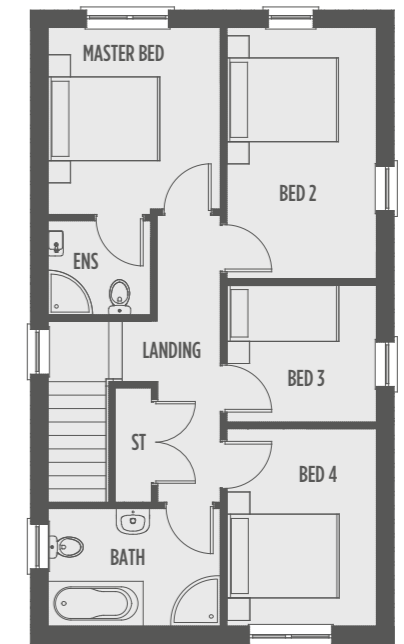
Lounge	4.65m x 3.45m
Kitchen, Dining, Family (max)	5.70m x 5.90m
Utility	1.70m x 2.35m
WC	1.95m x 1.10m

### FIRST FLOOR

Master Bedroom (max)	3.10m x 3.10m
Ensuite	1.70m x 1.85m
Bedroom 2	4.30m x 2.70m
Bedroom 3	2.45m x 2.70m
Bedroom 4	3.55m x 2.70m
Bathroom	2.10m x 3.10m



GROUND FLOOR



FIRST FLOOR

Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.





# The Loughan

4 BEDROOM DETACHED

Plot: 2

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

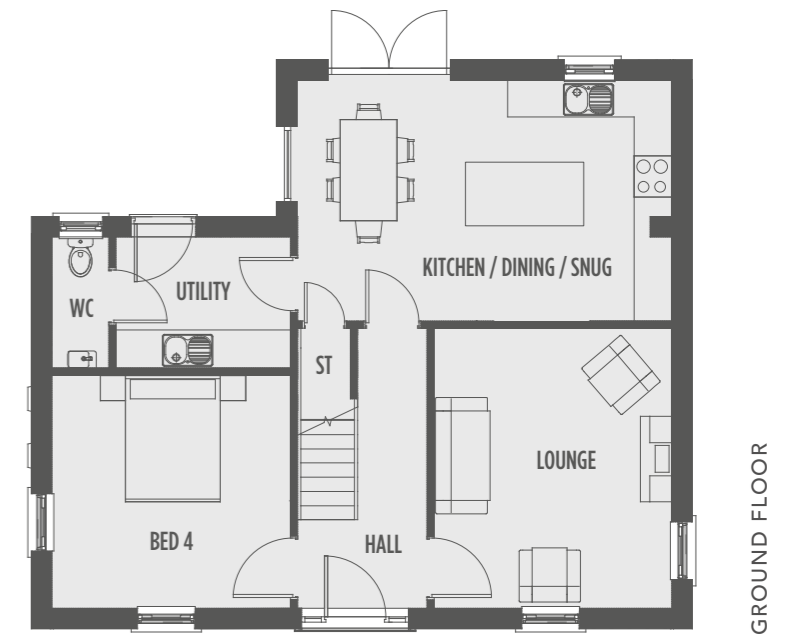
## The Loughan

### GROUND FLOOR

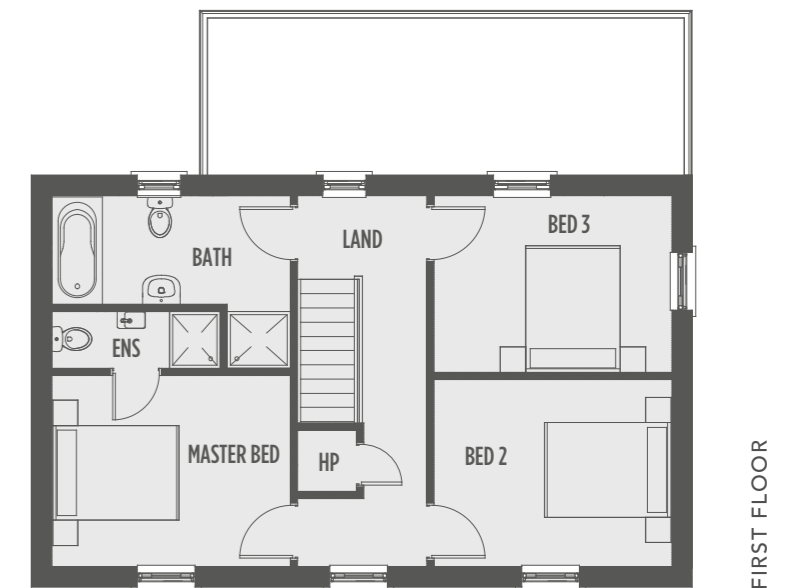
Lounge	4.45m x 3.75m
Kitchen, Dining, Family (max)	3.45m x 5.95m
Utility	2.10m x 2.75m
WC	2.10m x 0.90m
Bedroom 4	3.70m x 3.80m

### FIRST FLOOR

Master Bedroom	3.05m x 3.75m
Ensuite	0.90m x 2.65m
Bedroom 2	2.95m x 3.75m
Bedroom 3	2.80m x 3.75m
Bathroom	2.75m x 3.80m



GROUND FLOOR



FIRST FLOOR

Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.



# The Bracken

4 BEDROOM DETACHED

Plots: 1, 3

CGI is for illustration only. Render, brick and handed versions of the house types are a feature of this development. Please check with the selling agent for clarification of your chosen plot.

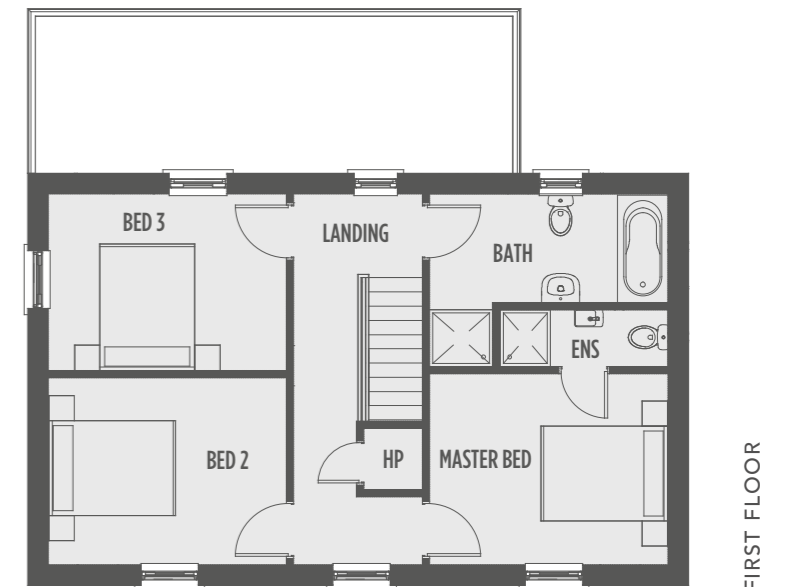
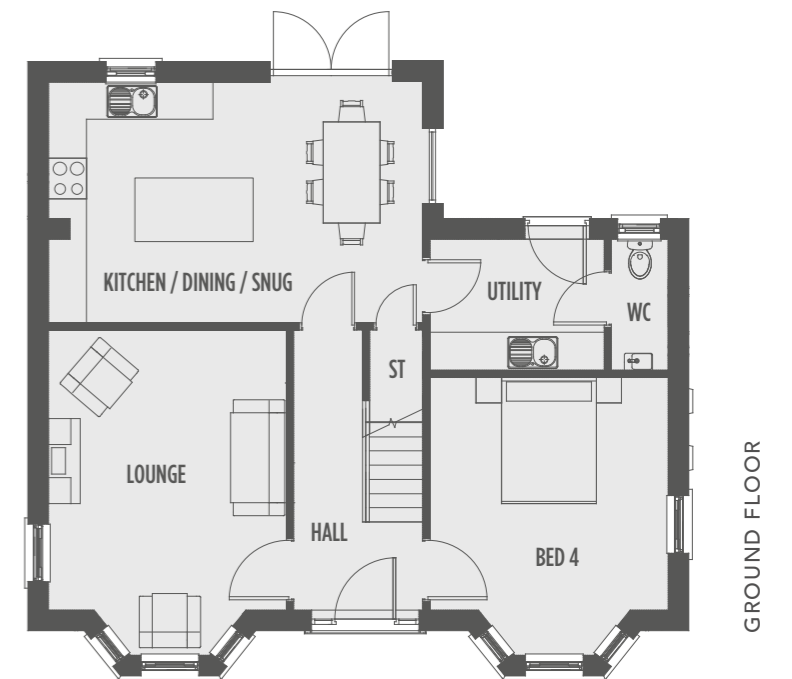
## The Bracken

### GROUND FLOOR

Lounge (max)	5.15m x 3.75m
Kitchen, Dining, Family (max)	3.45m x 5.90m
Utility	2.10m x 2.75m
WC	2.10m x 0.90m

### FIRST FLOOR

Master Bedroom	3.05m x 3.80m
Ensuite	0.90m x 2.65m
Bedroom 2	2.95m x 3.75m
Bedroom 3	2.80m x 3.75m
Bedroom 4 (max)	4.40m x 3.80m
Bathroom	2.75m x 3.75m



Layouts may change and dimensions may vary throughout construction and therefore it is advised not to order any goods which depend on accurate dimensions. Full details will be supplied on request after the exchange/upon receipt of contracts. See disclaimer page for more details.

# Your Turnkey Package

Each house at Wattstown Manor is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home

## Kitchen

A wide range of carefully designed premium kitchens in various styles and colours with a choice of square edged worktop complete with upstands and contemporary door handles

Eye level double oven (where applicable)

Integrated modern ceramic hob

Stainless steel extractor fan

Integrated washer/dryer (where applicable)

Integrated fridge/freezer

Integrated dishwasher

Convenient soft close drawers and doors to the kitchen

LED lighting under high level units to accommodate modern living (where applicable)

Stainless steel Leisure bowl & a half sink & Lever tap

## Dining

Glazed patio doors opening out onto the garden allowing extra space & natural light

## Bathroom

Premium quality white sanitary ware

Chrome shower cubicles

Slimline shower trays (where applicable)

Chrome towel rail to bathroom

Attractive vanity unit or half pedestal sink to main bathroom and ensuite (where applicable)

## Plumbing and Heating

Natural gas central heating with an energy efficient combi gas boiler, supplying instant hot water for convenience

Electric shower to main bathroom

Thermostatic gas shower to ensuite providing instant hot water

## Floor Coverings

A choice of floor tiling from a specified range to entrance hall, kitchen/dining, wc, bathroom & ensuite

A choice of carpet from a specified range with a comfort felt backing to lounge, stairs, landing & bedrooms

## Wall Coverings

Splashback to hob area in kitchen

Part wall tiling to bath area in main bathroom

Shower area in main bathroom & ensuite (full tiling where shower over bath)

Splashback in bathroom, ensuite & wc

## Woodwork and Painting

Oak flush veneer doors throughout with contemporary ironmongery (or equal/approved product)

Classical 6" moulded skirting throughout

Classical 4" moulded architrave throughout

All wall and ceiling surfaces painted white throughout with satin finish to woodwork

## Lounge

A modern electric feature fire with mantle including inset & hearth

## Lighting and Media

Extensive range of electrical sockets & TV points throughout

Integrated downlights to kitchen and bathroom (where applicable)

Internal wiring for TV, Sky and provision of future alarm system

Wired for BT

Mains operated smoke and carbon monoxide detectors

## Energy Efficiency and Design

Energy efficient uPVC double glazed windows with Astragal glazing bars (front elevations where applicable)

Enhanced window proportions to maximise natural light throughout

## Exterior

Composite black front door

Front and patio doors with multi point locking system

PVC fascia and rainwater goods

Attractive paving to entrance door (where applicable)

Tarmac to driveways with cobble edging

Beautifully landscaped front & back gardens with lawn turf (where applicable)

6ft (approx) close board timber fencing to rear boundaries allowing privacy (where applicable)

Outside water tap as standard

Door bell

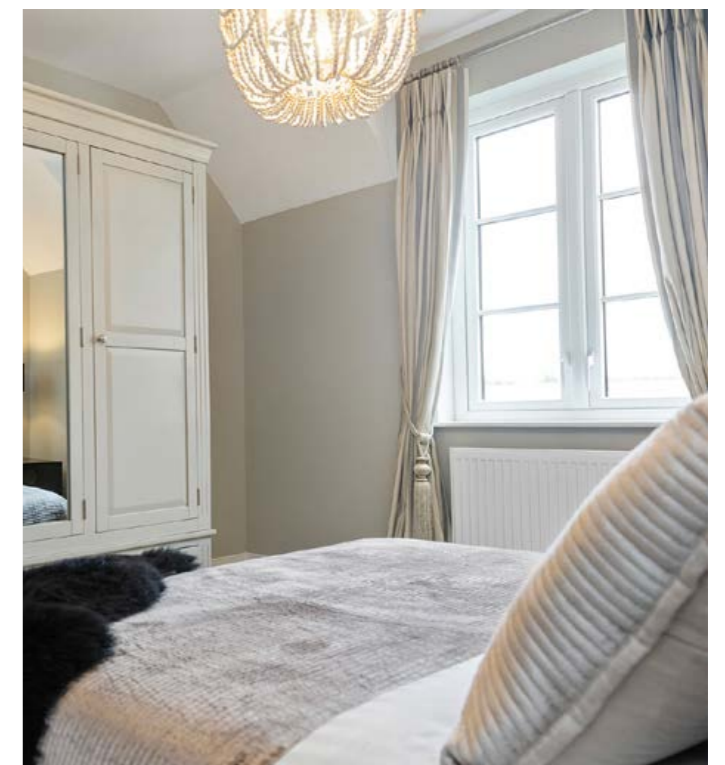
Outside lighting at front and rear entrance to enhance the appearance with added security

## Warranty

In addition, Braidwater is an A1 rated NHBC registered company and all our homes benefit from a 10 year NHBC Buildmark warranty and insurance policy as standard, giving homebuyers peace of mind. For more details, please visit [www.NHBC.co.uk/homeowners](http://www.NHBC.co.uk/homeowners)

### Please note:

In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction





# The Luxuries on Offer

Over the years, Braidwater has grown to know its customers and offers the homely turnkey package as standard. However homeowners do enjoy additional comforts and Braidwater is pleased to offer a range of luxury optional extras which will allow your home to be smarter, more comfortable and more secure.

## A Safer Smarter Home

Ensure your new home is even smarter with our selected GoKonnnect powered system providing a modern and technically advanced solution which monitors, protects and automates your home

More than a smart app or a cool device, GoKonnnect seamlessly connects the key systems in your home on one platform so they work more intelligently together

You can control your smart security, doorbell camera, smart lighting, door locks, indoor/outdoor cameras and much more, from anywhere in the world

Ask our selling agent for a show home demonstration and to discuss the benefits of smarter more secure modern living

## Kitchen Upgrades

With the kitchen one of the most popular rooms within your home, why not choose to upgrade for the perfect blend of contemporary living. Upgrade options are:

Premium quartz worktop in a variety of designs and colours which includes quartz upstands and splashback plus a high quality undermount bowl and half Franke sink with a Anteleo tap

Luxurious solid Wakefield door with a wide range of colours

Bring extra style to your kitchen units by selecting any of our upgrade door handles

Make the best use of your full height larder with an upgrade of pull out drawers

Elegant island from our Fenwick Legno / Wakefield ranges

## Luxury Carpet Upgrades

Feel the benefits of our luxurious Deluxe Apollo Elite Cormar carpet range to enhance the quality of your home. With a variety of colours to select from, the Deluxe Apollo Elite also comes with a 10mm cushioned foam underlay & a 10 year warranty

## Storage Options

Stylish panelled built in storage options to bedrooms (where applicable)

## Floor Tiling

Choose from our superior range of floor tiling options to create that extra feeling of grandeur:

- Trivor Blanco
- Burlingstone Gris
- Rockland Taupe

## Wall Tiling

Choose from our superior range of wall tiling options for more luxurious home comforts:

- Metro (kitchen only)
- Duomo Blanco
- Burlingstone Gris
- Rockland Taupe

High end finish with chrome tile trim

## Wood Floor

Upgrade to our wood style floor option to your lounge. Hard-wearing and easy to clean it's the perfect upgrade to personalise your home

## Stylish Coving

Always a popular upgrade, you can add your own stamp to your new home and finish rooms classically with our stylish coving packages

## Upgrade

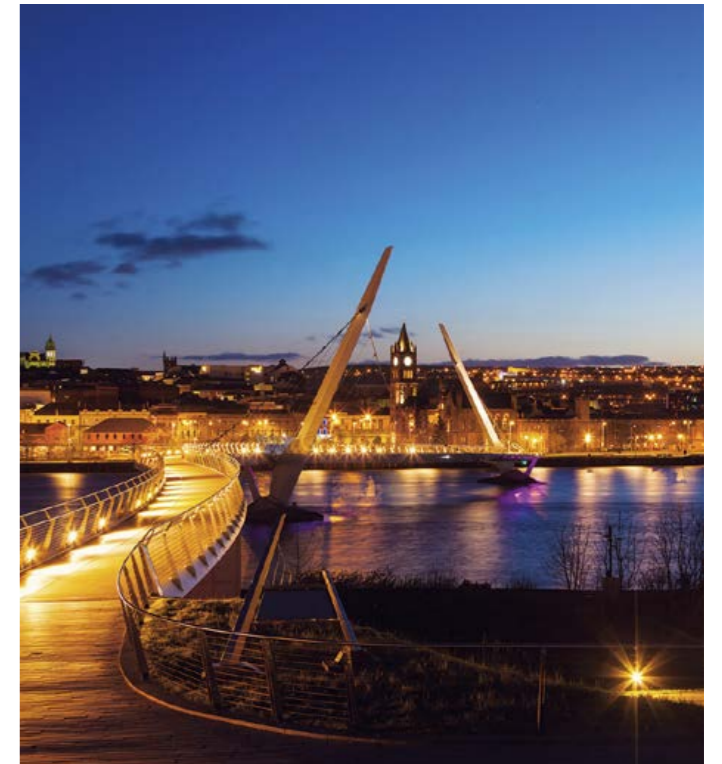
To discuss an upgrade please speak to our selling agent for further details.

Please note: In the case that our suppliers discontinue a product, Braidwater Homes will supply a product of equal quality and value. All specification images are from Braidwater Homes 'show homes' and are for illustration only. Standard specification and upgraded options are correct at time of going to print but maybe subject to change during construction

COLERAINE

---

The gateway to the North Coast  
and the North West.



The North Coast offers everyone the opportunity to explore an area of outstanding natural beauty on a perfect day away. Attractions include the world class Giant's Causeway, Carrick-a-Rede rope bridge, the Antrim coastline and one of Michael Palin's best loved train journeys with the view at Castlerock.

Only 31 miles away is Derry/Londonderry, UK City of Culture in 2013. As well as its 17th century walls, the city has the Peace Bridge - a symbol of hope that links the two sides of the River Foyle.

No matter whether you want to adventure and explore, conduct business or shop til you drop, the North Coast and West has it all.



# WATTSTOWN MANOR

Coleraine Town Centre	3 miles
Portstewart	7 miles
Ballymoney	7 miles
Portrush	8 miles
Castlerock	9 miles
Bushmills	10 miles
Limavady	14 miles
Derry/Londonderry	31 miles
Belfast	54 miles

WATTSTOWN MANOR

Easily accessible from the A26 at the Wattstown roundabout, the new development is located off the Knocklynn Road and through Knockbracken Drive.

# Braidwater

HOMES



Tel: 028 7034 3677  
bensonsni.com



This brochure and all the information detailed herein does not and will not constitute any part of any offer or contract, or be a representation including such contract. The brochure and all photographs, illustrations, plans and sizes are indicative only to give a general indication of the proposed development and floor layouts. Images, specifications, treatments and plans are correct at the time of going to print, but may be subject to change during construction. None of the statements and information contained in this brochure are to be relied on as statements or representation of fact and any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of any statement.

With regards to house type/floor plans, please note this information is subject to review and therefore potential changes. You should be advised therefore, not to order any goods which depend on accurate dimensions before carrying out a check to measure within your reserved plot. Computer generated images are for illustrative purposes only.

Braidwater Homes reserves the right to alter plans, specification, elevation treatments, positions, and types of doors and windows without prior notice. Braidwater Homes reserve the right to change house type mix and tenure of any home subject to market conditions and without notice. Braidwater is signed up to NHBC which is the UK's leading independent standard setter and provider of warranty and insurance for new homes. Their purpose is to raise standards of new homes and to provide protection for homebuyers in the form of Buildmark warranty and insurance.

Full details will be supplied on request after the formal Reservation Agreement is signed, which will include plans and specifications of the home, to enable you to make a properly considered purchasing decision, before making a binding commitment. Please note that these may change during the course of construction and we will advise you if substantial changes are required after you have signed a contract to purchase.