

CASTLEWATER



ANTRIM

FERMAC
Properties.Ltd



www.CastlewaterAntrim.com

WELCOME HOME *to* CASTLEWATER *with* PRIVATE WOODLAND WALKS *and* SAFE PLAY AREAS ON YOUR DOORSTEP

Castlewater is a wonderful place, where space and countryside live nestled alongside town centre conveniences. A mature 2.5 Acre woodland park runs all along the western boundary, with meandering paths and wild flower verges encouraging nature, life and health at every turn. At the sunny centre sits a beautiful safe private children's play park. Carefully selected play items and benches are carefully mixed with proper

safety surfaces and fences, ensuring you can relax, while your little ones play.

Our homes draw their architectural style from traditional Georgian design, with all homes incorporating large windows, beautiful brick detailing, as well as large square bay windows to all 4 bedroom homes. Internally, our designs intelligently combine the latest in modern open-plan living and our large, over-sized

windows allow light to pour into all areas, ensuring that your home is light and bright all year round.

Beneath the surface, all of our homes are built to the very latest insulation and construction standards, meaning that our homes are kinder to your pocket, whilst also being warm and comfortable all year round.



2.5 Acre Woodland Park



Private Children's Play Area

2.5 Acre Woodland Park
Safe Secure Play Park
Spacious Gardens
2 Year Snag Guarantee
10 Year Structural Guarantee
High Spec Turnkey Finish



Why choose a Fermac Home?

So, you're thinking of a new home and want to know who Fermac Properties are and why you should consider moving to a Fermac Properties home? Good Question!

Fermac Properties was established in 1992 and has been trading ever since, which speaks for itself.

1. All Independently Inspected – TWICE!

10 STAGE INSPECTION & CERTIFICATION

All of our homes are designed to comply with, and often exceed, the latest local building control requirements. Alongside the local regulations, we also adhere to the our Home Warranty requirements. Both Building Control and our Home Warranty Providers are involved in 10 key stages for each home:

1. Foundations and Footings inspected
2. Drainage & Services inspected
3. Damp & Gas Protection inspected
4. Walls & Superstructure inspected
5. Roof & insulation inspected
6. Utility connections inspected
7. Paths & Driveways inspected
8. Internal Finishes inspected
9. Testing inspected
10. Sign-off inspection & Certification

2. Two Year Snag Defect Warranty

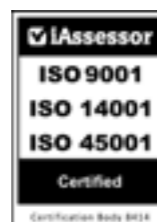


2 YEARS OF COVER AGAINST SNAG DEFECTS

A full 2 Year Snag Defect Warranty covers any and all builder responsible defects which may occur, for a period of 2 years after you move in. So if your home develops a leaky toilet, a wonky door, or a draughty window with the first 2 years all you need to do is let us know! There are some sensible exclusions such as appliances (manufacturer warranties still apply), damage/wear&tear etc, but we believe you'll find these are all sensible and fair.

- WALLS - COVERED ✓
- WINDOWS & DOORS - COVERED ✓
- WIRING & ELECTRICAL - COVERED ✓
- PLUMBING & HEATING - COVERED ✓
- JOINERY - COVERED ✓
- DRAINAGE - COVERED ✓
- ROOF - COVERED ✓
- KITCHENS & BATHROOMS ✓
- FLOOR & WALL COVERINGS - COVERED ✓

Builder Responsible Defects are those qualifying defects as defined by Fermac Properties and their warranty providers. These standards are objective and fair and if your item is a homeowner responsibility and does not qualify, you will be advised.



Here are some of the main reasons which we think will be important to you and will offer you some peace of mind:

3. 10 Year Warranty (Structural)

10 YEAR STRUCTURAL WARRANTY BY A1 RATED BUILDER

A full 10 Year Structural Warranty is standard with each home. We are privileged to carry the top A1 rating, which is reserved only for Developers with a proven track record and incredibly low claims. So, for a period of 10 years from the completion of your new home, you will enjoy cover for any serious structural or inherent defects in your home, meaning you have protection against the unexpected and full peace of mind.

DEPOSIT PROTECTION



All contract deposits up to 10% of the value of your home are fully insured prior to completion.



4. Creating Homes since 1992

ROADS AND SEWERS

We undertake to have all of our Road & Sewers fully installed and bonded to DFI Roads / NI Water standards before your home is ready, so you'll never be asked to move into a house without roads and driveways all of the way to your door.

OPEN SPACES

We undertake to fully complete all necessary open spaces. We also incorporate and commission a management company and managing agent to take on the long term maintenance of these spaces for you and yours to enjoy.

CONSUMER CODE FOR HOME BUILDERS

We fully endorse the Consumer Code for Home Builders. The Code is an industry led code of conduct which ensures home buyers are treated fairly at all stages of their purchase.



The Fermac Finish...

Plus Two year snag warranty



FIBRE
BROADBAND

SUPER FAST (900MB) BROADBAND

Fibre Optic right to your door, ensuring the fastest speeds available



ENSUITE
BATHROOM

ENSUITE BATHROOM

Every master bedroom comes with an ensuite bathroom



MAINS PRESSURED
BATH/SHOWER

MAINS PRESSURISED WATER SYSTEM

Ensuring good shower pressure



INSULATED
CHIMNEY

RAIN SHIELD CHIMNEY*

Weather tight from top to bottom

*STANDARD ON ALL HOUSES BAR THE SD1100



BRICK/BLOCK
CONSTRUCTION

TRADITIONAL BRICK/BLOCK CONSTRUCTION*

*SD1100 CONSTRUCTED USING
TIMBER FRAME



GAS FILLED
DOUBLE GLAZING

ARGON GAS-FILLED HIGH EFFICIENCY GLAZING

No more drafts or cold spots



TARMAC
DRIVEWAY

TARMAC DRIVEWAY



WOOD BURNING
STOVE

WOOD-BURNING STOVE*

High Efficiency stove offering extra warmth in minutes

*STANDARD ON ALL HOUSES BAR THE SD1100



MAINS
GAS HEATING

MAINS GAS HEATING

Clean, efficient, cost effective and never runs out



UTILITY
ROOM

UTILITY ROOM

All homes include a fully fitted utility room, inc appliances



PAVED
PATIO

PAVED PATIO GARDEN



GRANITE
WORKTOP

GRANITE/STONE KITCHEN WORKTOPS*

low maintenance, stylish & timeless

*STANDARD ON ALL HOUSES BAR THE SD1100



Pictured above: Photo of D1490 Showhome, completed with choices from our standard range

OTHER INTERNAL FEATURES:

- High-efficiency condensing Gas boiler (c.92% efficient!)
- Multi-point secure-lock front & rear external doors
- Thermostatically controlled radiators
- Low energy lighting throughout
- TV Points to all living areas and bedrooms
- Plentiful electrical sockets to all living areas & bedrooms
- Smoke, Heat and Co2 detectors, where applicable
- Burglar alarm, with PIR sensors

OTHER EXTERNAL FEATURES:

- Fully painted walls & ceilings
- Fully painted woodwork
- Varnished oak doors with chromed door handles
- Glazed French doors between lounge and kitchen/dining
- Glazed external patio doors to rear patio from dining area
- Contemporary stylish sanitary ware
- Low volume, dual flush toilets
- Chromed taps & shower fittings
- External lights with feature

lantern to front and bulk-head light to rear

- Maintenance free PVC windows, soffit, fascia board and guttering
- Spacious rear or side garden (depending on site layout)
- External water tap
- Turfed Front Lawn and sown rear lawn
- Feature planting (where applicable)
- High Quality Landscaping to the open amenity space, to include a woodland park and safe private play area

THREE areas to personalise your home

1 KITCHEN

Choice of kitchen:

- Door Finish
- Granite/Stone Finish
- Worktop

N.B. all appliances included. Oven, hob, integrated fridge/freezer, integrated dishwasher, tumble dryer and washing machine

2 TILING

Choice of tiling to your:

- Hall,
- Kitchen,
- Utility
- Shower/Baths
- Sink / Splashback

3 CARPETS

Choice of carpets, inc underfelt, to:

- Lounge(s)
- Stairs and Landing
- All bedrooms



Private Mature Woodland Park

Safe Private Play Area



On your doorstep...

at Castlewater



6 MINS	4 MINS	4 MINS	3-6 MINS	2 MINS	1 MIN
M2 Motorway/ Junction 1	Antrim Train & Bus Station	Antrim Grammar & Parkhall Integrated Secondary Schools	Choice of 8 primary schools and various nurseries	ASDA Superstore	Antrim Castle & Gardens



4 MINS	4 MINS	3 MINS	4 MINS	11 MINS	29 MINS
Antrim Forum	Massereene Golf Club	Junction 1 Retail Park	Antrim Omniplex Cinema	Belfast International Airport	Belfast City Centre



Just a few minutes walk...

Whether it's an evening walk around the grounds of Antrim Castle & Gardens after a long day, a day trip to Belfast by train to visit friends, or a Saturday afternoon stroll to the cinema with the kids, everything you need is just a short walk from Castlewater. Likewise, a variety of day care, primary schools and secondary schools nearby means a short walk for you and your little ones when you can, and a short drive when you can't.



Just a few minutes drive...

Castlewater is the perfect starting point for a daily commute, or a trip abroad. Belfast International Airport is just 11 minutes by car and City Centre Belfast is less than 30 minutes door-to-door. So whether you're looking for a peaceful commuting base, or a place to build your family life, Castlewater is the perfect place for you and yours.



Schools & Colleges...

With too many nursery and primary schools to list, you've plenty of choice for your little ones early years. Likewise Antrim Grammar and Parkhall Integrated schools are perfect places for your children to grow and to develop their advanced education for later life.



Sports & recreation facilities...

Whether you're feeling like a windy walk, a spot of golf, swimming or a movie and some popcorn, everything you need is close at hand. For the more adventurous, Lough Neagh offers boating and fishing nearby and a short drive opens up endless possibilities for mountain biking, hiking and more.



SD1100

SITES 8 9 10 11 22 23 25 26 60 61 63 64



3 Bed

SEMI-DETACHED

c. 1,100 sq.ft

SD1100 - Our stunning 3 bedroom home offers 3 ample bedrooms (master with ensuite) together with a spacious lounge and comfortable kitchen/dining. The SD1100 is the ideal home for the individual, the young family, or simply those wishing to down-size into a cosy future-proof home.



(Actual Photos)

Please Note: Our SD1100 does not include granite worktops or wood-burning stove. It does however enjoy a focal fire feature in the form of a beautiful stone fire surround with inset focal fire feature. (Pictured above)

g

ground floor

- | | |
|---------------------|-----------------------------------|
| 1. Entrance Hall | 2.0m x 2.5m
6ft 7" x 8ft 2" |
| 2. Living Room | 3.7m x 5.0m
12ft 2" x 16ft 5" |
| 3. Kitchen / Dining | 5.8m x 3.6m
19ft 0" x 11ft 10" |
| 4. Utility | 2.0m x 1.8m
6ft 7" x 5ft 11" |
| 5. WC | 2.0m x 1.9m
6ft 7" x 6ft 3" |

1

first floor

- | | |
|-------------------|------------------------------------|
| 6. Master Bedroom | 3.6m x 4.2m
11ft 10" x 13ft 9" |
| 7. Ensuite | 2.2m x 1.0m
6ft 11" x 3ft 3" |
| 8. Bedroom 2 | 3.3m x 3.3m
10ft 10" x 10ft 10" |
| 9. Bedroom 3 | 2.4m x 2.6m
7ft 11" x 8ft 6" |
| 10. Bathroom | 2.1m x 3.0m
6ft 11" x 9ft 10" |
| 11. Hotpress | - |



D1100

SITES 5 17 19 27 29 36 37 59



3 Bed

DETACHED
c. 1,100 sq.ft

D1100 - Premium living without premium running costs. This beautifully finished 3 Bedroom home offers 3 ample bedrooms (master with ensuite) together with a spacious lounge and comfortable kitchen/dining. The is the ideal home for the individual, the young family, or simply those wishing to down-size into a cosy future-proof home.



(Actual Photos)

g

ground floor

- 1. Entrance Hall 2.0m x 2.5m
6ft 7" x 8ft 2"
- 2. Living Room 3.7m x 5.0m
12ft 2" x 16ft 5"
- 3. Kitchen / Dining 5.8m x 3.6m
19ft 0" x 11ft 10"
- 4. Utility 2.0m x 1.8m
6ft 7" x 5ft 11"
- 5. WC 2.0m x 1.9m
6ft 7" x 6ft 3"

1

first floor

- 6. Master Bedroom 3.6m x 4.2m
11ft 10" x 13ft 9"
- 7. Ensuite 2.2m x 1.0m
6ft 11" x 3ft 3"
- 8. Bedroom 2 3.3m x 3.3m
10ft 10" x 10ft 10"
- 9. Bedroom 3 2.4m x 2.6m
7ft 11" x 8ft 6"
- 10. Bathroom 2.1m x 3.0m
6ft 11" x 9ft 10"
- 11. Hotpress -



SD1320

SITES 3 4 6 7



4 Bed SEMI-DETACHED c. 1,320 sq.ft

SD1320 - Bay-fronted, this stylish 4 bedroom home is spacious in all the right places. Intelligent design is key here and you will find everything you need for the growing family in this wonderful 4 bedroom home. The ground floor entrance hallway connects you to a beautiful open plan lounge, large well appointed kitchen and separate utility and WC. Upstairs, 4 generous bedrooms and 2 bathrooms give you all the space you need and the privacy you want.



(Actual Photos)

g

ground floor

- 1. Entrance Hall 2.3m x 6.1m
7ft 7" x 20ft 0"
- 2. Living Room 4.2m x 5.7m
13ft 10" x 18ft 8"
- 3. Kitchen / Dining 5.8m x 4.0m
19ft x 13ft 2"
- 4. Utility 1.6m x 2.9m
5ft 3" x 9ft 4"
- 5. WC 1.0m x 1.9m
3ft 3" x 6ft 3"

1

first floor

- 6. Master Bedroom 3.7m x 4.1m
12ft 2" x 13ft 5"
- 7. Ensuite 2.5m x 1.0m
8ft 2" x 3ft 3"
- 8. Bedroom 2 2.6m x 3.7m
8ft 5" x 12ft 1"
- 9. Bedroom 3 2.8m x 3.8m
9ft 2" x 12ft 6"
- 10. Bedroom 4 2.8m x 3.0m
9ft 2" x 9ft 10"
- 11. Bathroom 2.5m x 1.8m
8ft 2" x 5ft 11"
- 12. Hotpress -



D1320

SITES 2 18 20 21 24 28 30 33 35 38 47 58 62 65 66 105 106 108 109 110



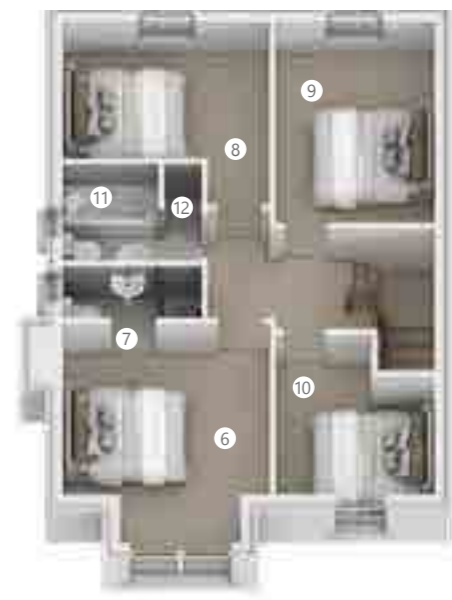
(Actual Photos)

4 Bed

DETACHED

c. 1,320 sq ft

D1320 - Bay fronted, as well as a single story bay to the kitchen/dining (extends to first floor on D1340). This home uses intelligent design to create a fabulous place to call home. The ground floor entrance hallway connects you to a beautiful open plan lounge, a large well appointed kitchen and separate utility and WC. Upstairs, 4 generous bedrooms and 2 bathrooms give you all the space you need and the privacy you want.



g

ground floor

- 1. Entrance Hall 2.3m x 6.1m
7ft 7" x 20ft 0"
- 2. Living Room 4.2m x 5.7m
13ft 10" x 18ft 8"
- 3. Kitchen / Dining 5.8m x 4.0m
19ft 0" x 13ft 2"
- 4. Utility 1.6m x 2.9m
5ft 3" x 9ft 4"
- 5. WC 1.0m x 1.9m
3ft 3" x 6ft 3"

1

first floor

- 6. Master Bedroom 3.7m x 4.1m
12ft 2" x 13ft 5"
- 7. Ensuite 2.5m x 1.0m
8ft 2" x 3ft 3"
- 8. Bedroom 2 2.6m x 3.7m
8ft 5" x 12ft 1"
- 9. Bedroom 3 2.8m x 3.8m
9ft 2" x 12ft 6"
- 10. Bedroom 4 2.8m x 3.0m
9ft 2" x 9ft 10"
- 11. Bathroom 2.5m x 1.8m
8ft 2" x 5ft 11"
- 12. Hotpress -



D1450

SITES 16 31 41 42 46 103 104 107 114 115 116 117



(Actual Photos)

4 Bed DETACHED c. 1,450 sq.ft

D1450 - Available in both brick or render finish (site dependant), these stunning homes offer 4 generous bedrooms, together with a lounge, den/study and spacious kitchen/dining. This is the ideal home for the large growing family. Its intelligent ground floor design means that you and yours can be nearby when you want to, but feel worlds apart when you need to.



g

ground floor

- 1. Entrance Hall 1.4m x 5.2m
4ft 7" x 17ft 1"
- 2. Living 3.5m x 5.6m
11ft 6" x 18ft 5"
- 3. Kitchen / Dining 6.9m x 3.4m
22ft 8" x 11ft 2"
- 4. Utility 1.8m x 2.8m
5ft 11" x 9ft 2"
- 5. WC 1.9m x 1.0m
6ft 3" x 3ft 3"
- 6. Study 2.8m x 3.1m
9ft 2" x 10ft 2"

1

first floor

- 7. Master Bedroom 3.4m x 5.0m
11ft 2" x 16ft 5"
- 8. Ensuite 1.6m x 2.0m
5ft 3" x 6ft 7"
- 9. Bedroom 2 2.7m x 3.1m
8ft 10" x 10ft 2"
- 10. Bedroom 3 3.3m x 2.8m
10ft 10" x 9ft 2"
- 11. Bedroom 4 2.4m x 3.1m
7ft 11" x 10ft 2"
- 12. Bathroom 2.0m x 2.8m
6ft 7" x 9ft 2"
- 13. Hotpress -



4 Bed

DETACHED
1,490 sq ft

D1490 - Available in both brick or render finish (site dependant), these stunning homes offer 4 generous bedrooms, together with a lounge, den/study and spacious kitchen/dining. This is the ideal home for the large growing family. Its intelligent ground floor design means that you and yours can be nearby when you want to, but feel worlds apart when you need to.



g

ground floor

- 1. Entrance Hall 1.4m x 5.2m
4ft 7" x 17ft 1"
- 2. Living 3.5m x 5.6m
11ft 6" x 18ft 5"
- 3. Kitchen / Dining 6.9m x 3.4m
22ft 8" x 11ft 2"
- 4. Utility 1.8m x 2.8m
5ft 11" x 9ft 2"
- 5. WC 1.9m x 1.0m
6ft 3" x 3ft 3"
- 6. Study 3.7m x 3.1m
12ft 2" x 10ft 2"

1

first floor

- 7. Master Bedroom 3.4m x 5.0m
11ft 2" x 16ft 5"
- 8. Ensuite 1.6m x 2.0m
5ft 3" x 6ft 7"
- 9. Bedroom 2 3.6m x 3.1m
11ft 8" x 10ft 2"
- 10. Bedroom 3 3.3m x 2.8m
10ft 10" x 9ft 2"
- 11. Bedroom 4 2.4m x 3.1m
7ft 11" x 10ft 2"
- 12. Bathroom 2.0m x 2.8m
6ft 7" x 9ft 2"
- 13. Hotpress -



D1490 | Brick or Render

SITES 1 12 14 15 32 39 40 43 44 45 48 113



(Actual Photos)



EXCITING WAYS TO CUSTOMISE AND EXPAND YOUR NEW HOME

Your Garage*

Your Sunroom*



GARAGE
3.6m x 5.6m
11ft 8" x 18ft 4"

SUNROOM
2.8m x 3.2m
9ft 2" x 10ft 5"

Your Garage includes...

- Painted exteriors
- Painted interiors (including floors)
- Insulated roof and walls
- Roller shutter
- uPVC side door and window
- Strip light to ceiling
- 2 Double sockets

Interested? Discuss availability with Simon Brien today.

Your Sunroom includes...

- Tiled floors
- Argon gas filled glazing
- Insulated roof and walls
- Sockets and spot lights
- TV Point

Interested? Discuss availability with Simon Brien today.



* Sunroom and garage availability are subject to construction stage, contract status and price agreement



* SD1100 layout has doors and patio to the rear

House Types

SD1100 THREE BEDROOM SEMI-DETACHED / c.1,100 sq.ft

SD1320 FOUR BEDROOM SEMI-DETACHED / c.1,320 sq.ft

D1450 FOUR BEDROOM DETACHED / c.1,450 sq.ft

D1100 THREE BEDROOM DETACHED / c.1,100 sq.ft

D1320 FOUR BEDROOM DETACHED / c.1,320 sq.ft

D1490 FOUR BEDROOM DETACHED / c.1,490 sq.ft

RENDER 14, 15, 32, 40, 43, 44, 45, 48

BRICK 12, 39, 113

Site & location

CENTRAL & EXCLUSIVE, GREAT CONNECTIONS

Castlewater strikes the perfect balance between country-side living and town centre convenience. The mature woodland setting will encourage you and yours to get out and about and when you're finished, all the modern conveniences you could need are just minutes away on foot, or by car.



Show Village

Castlewater Gardens



ANTRIM

DEVELOPED BY

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