

# SITE LAYOUT



## CRAIGHILL MANOR

BALLYCORR ROAD  
BALLYCLARE



The ALBION - 16 & 21 (Brick)

The ADDERLEY - 7 & 19 (Stone / Render)

The ALLOWAY - 3, 24 & 26 (Brick)

The BALFOUR - 2, 6 & 25 (Render)

The BARTON - 12, 17 & 20 (Render)

The CASLON - 11 (Brick / Render)

The CAMLEY - 5 & 13 (Brick / Render)

The CULMORE - 15 (Brick)

The DARLING - 8 & 10 (Brick)

The DUNFORD - 4 & 9 (Render)

The DOBIN - 23 (Render)

The EATON - 14 & 22 (Brick)

The EDEN - 1 & 18 (Brick)

### HOUSE TYPE KEY



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## TURNKEY SPECIFICATION

### KITCHEN

- High quality units with a range of colours and handles to choose from
- Soft close doors and drawers
- Breakfast bar unit
- Choice of 20mm Silestone worktops with upstands and splash back at extractor fan
- Stainless steel sink
- Integrated under unit lighting
- Quality integrated appliances to include eye level double oven, hob, dishwasher, fridge / freezer and extractor

### UTILITY ROOM

- High quality units with a range of colours and handles to choose from
- Choice of laminate worktops

### BATHROOMS & ENSUITES

- Contemporary white sanitary ware with chrome fittings
- Double ended bath to bathroom with shower kit
- Bespoke wall mounted vanity unit
- Toilets with soft close function
- Thermostatically controlled Dual drench shower fittings to include overhead rain fitting and hand shower in ensuite
- Slim profile shower tray and waste
- Chrome heated towel rail
- Multi Panel wall boards to shower enclosure to bathroom and ensuite

### CLOAKROOM

- Contemporary white sanitary ware with chrome fittings

### HEATING

- Gas heating with high output radiators
- High efficiency gas boiler

### ELECTRICAL INSTALLATION

- Energy efficient downlighters to open plan kitchen area, bathroom and ensuite
- Comprehensive range of brushed stainless electrical sockets and switches to ground floor
- Mains supply smoke and carbon monoxide detectors with battery back up
- One USB charging port in lounge, kitchen and master bedroom
- Pre-wired for Openreach fibre optic broadband (FTTP)

### INTERNAL FEATURES & DECORATION

- Modern feature wall with recessed electric fire and wired to TV
- 9ft high ceilings to ground floor
- Painted internal walls and ceilings
- Painted architraves and skirtings
- Hardwood internal doors to ground floor
- 4 panel white internal doors to first floor
- Bespoke ironmongery
- Access ladder to roof space

### FLOORING

- Choice of ceramic tiled flooring to entrance hall, kitchen / family area, utility room, WC, bathroom and ensuite
- Choice of wooden flooring to dining room (where applicable)
- Choice of carpets with high quality underlay to lounge, stairs, landing and bedrooms

### EXTERNAL FINISHES

- High quality external finishes to elevations to include brick, stone and render
- High quality uPVC framed double glazed windows
- Tiled roof
- Bitmac driveways
- Front gardens to be turfed or sown
- Rear gardens sown
- 1.8m high fencing stepping down to 1.2m from rear gate to front of house
- Paved patio area to rear
- Front and rear external lighting
- External water tap

### WARRANTY

- 10 year warranty provided by Global Home Warranties Ltd.

