



## Site 5 'The Wood', Mount Pleasant, Coleraine

Last remaining property in the exquisite  
'Mount Pleasant' development  
by Brian Devine Homes Ltd

Price: Offers Over £495,000



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## SPECIFICATION

### KITCHEN

Bespoke 'Ashleen' kitchen with a choice of door finishes  
Granite worktops with upstands  
High specification Integrated appliances in kitchen to include hob, electric hob, oven, extractor hood, fridge freezer, dishwasher and washing machine

### BATHROOM & ENSUITE

White sanitary ware with chrome fittings (nominated supplier)  
Fully tiled ensuites (wet-room options available)  
Power showers in bathroom / ensuite  
Chrome heated towel rail  
Fully tiled shower enclosures, part wall tiling to bathroom and splash backs  
Splash back mirror at wash hand basins

### DECORATION

Painted internal walls and ceilings  
Linca painted doors and feature glazed doors to living room  
Painted architraves and skirtings  
Quality ironmongery

### FLOOR COVERINGS

Choice of high specification tiling/wood effect flooring throughout

### ELECTRICAL INSTALLATION

Comprehensive range of electrical sockets, switches, TV and telephone points  
Video camera security entry system  
Wired for security alarm  
Mains supply smoke and carbon monoxide detectors with battery back-up

### HEATING

Mains gas underfloor heating  
High efficiency gas boiler with thermostat controlled zones

### GLAZING

Aluminum insulated windows (U Value 1.2)

### COMMUNAL & EXTERNAL FINISHES

Home charge electrical charge point at every dwelling  
Tarmac driveways to front  
Front and rear gardens topsoiled and sown in grass  
Wood panelling fencing to rear gardens  
Slate roof  
Management company to administer communal access and services

### GLOBAL HOMES WARRANTY

A management company will be set up for the benefit of all residents in the development. Maintenance of buildings and common areas now falls to the residents of new developments and it is important that the standard of the scheme is retained from the outset and protected for the best day to day enjoyment of all occupants. Information on projected management fees can be obtained from Agent



# FLOOR PLANS AND SCHEDULE OF ACCOMMODATION

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall				
Master Bedroom	ft	11'9" x 11'1"	m	3.60 x 3.37
Ensuite	ft	11'9" x 3'2"	m	3.60 x 0.90
Bedroom 2	ft	12'9" x 9'0"	m	3.90 x 2.73
Bedroom 3	ft	11'7" x 9'0"	m	3.56 x 2.75
Bathroom	ft	9'0" x 6'10"	m	2.73 x 2.10
Utility	ft	9'0" x 5'7"	m	2.73 x 1.70

FIRST FLOOR

Entrance Hall with separate WC				
Kitchen   Dining	ft	22'7" x 11'7"	m	6.90 x 3.55
Lounge	ft	15'8" x 14'3"	m	4.80 x 4.35
Balcony	ft	15'0" x 11'0"	m	4.55 x 3.35



**Agent:** Bensons  
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•Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves.

If there is any point, which is of importance to you, please obtain professional assistance, or let us know and we will verify it for you.

•Where property alterations have been undertaken buyers should check that relevant permissions have been obtained.

•These particulars do not constitute a contract or part of a contract.

•All measurements quoted are approximate.

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