



Millbrook Gardens

KILREA





Stylish modern homes overlooking the surrounding countryside

Millbrook Gardens is a modern development of detached and semi detached homes in the picturesque village of Kilrea. Set on an elevated site, the homes enjoy beautiful views overlooking the surrounding countryside and close to the River Bann.

Built by PRH Construction, the development consists of 27 generously proportioned three bedroom homes, designed and finished to the highest quality.

The distinctive interiors and generous turnkey package mean that these properties will catch the eye of the most discerning homebuyer. Clean lines, large windows, stylish interiors and premium quality finishes are a fantastic canvas upon which to create the home of your dreams.



The picturesque village of Kilrea

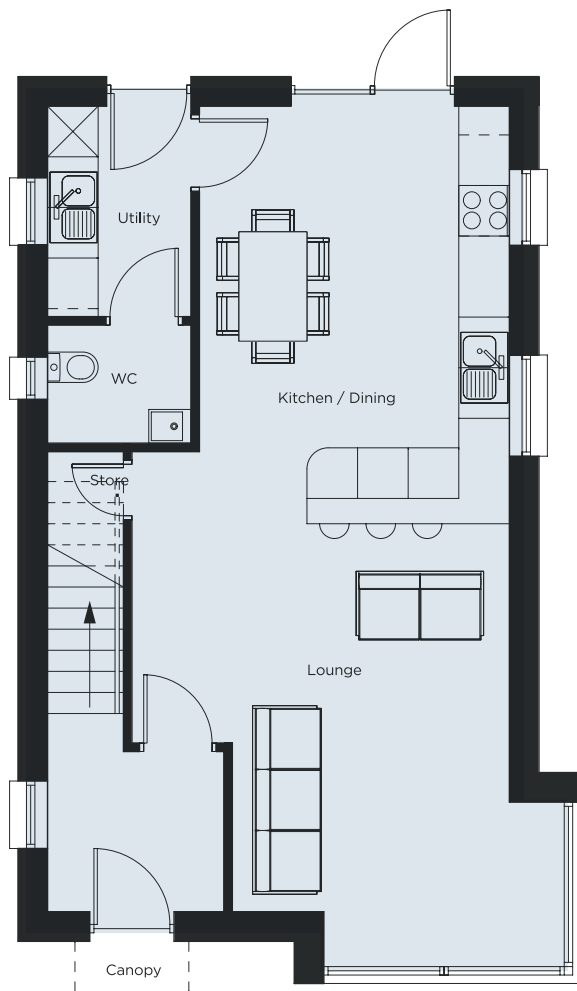
Kilrea is an idyllic and picturesque village which is surrounded by a dramatic landscape, rich in heritage, and thriving with natural beauty.

The village is known for its tranquil atmosphere, natural rural beauty, unspoilt forest areas and stunning walks along the Bann River. Kilrea has excellent road links and is but a short drive away from the busy shopping towns of Coleraine and Ballymoney.

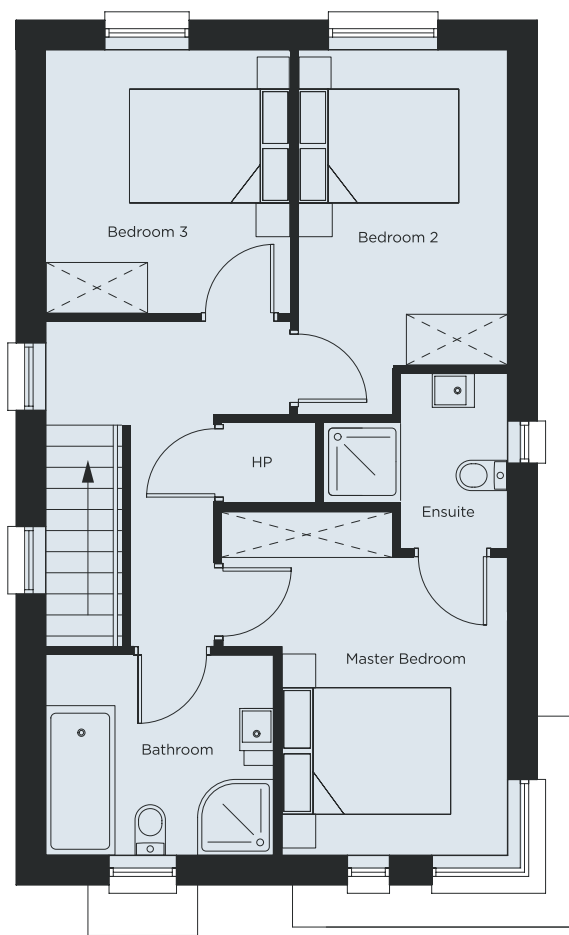
Millbrook Gardens is a two minute walk from the village centre which hosts a variety of shops, eateries and schools. It is the perfect location for couples and families alike.



House Type A



Ground Floor Plans



First Floor Plans

3 Bedroom Detached

Total Floor Area: 1130 sq ft approx

Ground Floor

Entrance Hall	2.09m wide
Lounge	4.5m (max) x 4.6m
Kitchen Dining	3.7m x 4.95m
Utility	1.7m x 2.49m
WC	1.7m x 1.4m

First Floor

Master Bedroom	2.67m x 3.47m (max)
Ensuite	1.20m x 1.96m
Bedroom 2	2.48m (max) x 3.9m (max)
Bedroom 3	2.89m (max) x 3.12m (max)
Bathroom	2.70m x 2.37m

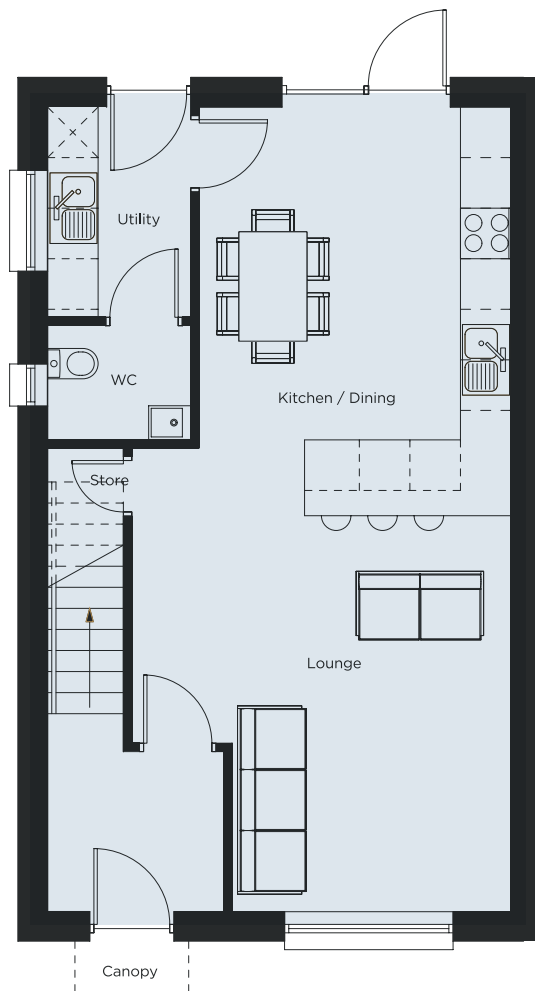




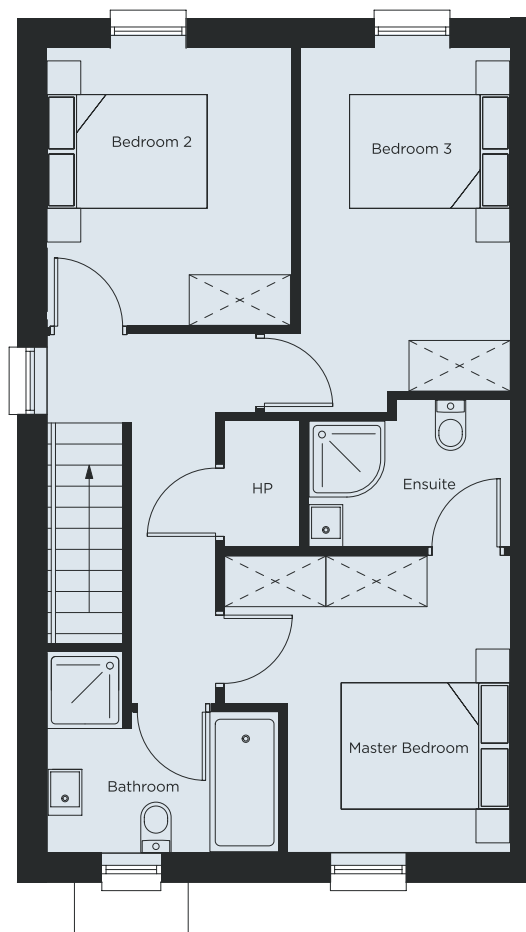
Computer Generated Images. Furniture shown for indicative purposes but not included.



House Type B



Ground Floor Plans



First Floor Plans

3 Bedroom Semi-Detached

Total Floor Area: 1130 sq ft approx

Ground Floor

Entrance Hall	2.09m wide
Lounge	4.5m (max) x 4.6m
Kitchen Dining	3.7m x 4.95m
Utility	1.7m x 2.49m
WC	1.7m x 1.35m

First Floor

Master Bedroom	2.6m x 3.5m (max)
Ensuite	2.35m x 1.5m
Bedroom 2	2.9m (max) x 3.2m (max)
Bedroom 3	2.5m (max) x 4.3m (max)
Bathroom	2.8m x 2.3m





The Little Details That Make A Home Special

PRH Construction are determined to maintain an enviable reputation with superior finishes and quality workmanship in all our homes.

All properties in Millbrook Gardens are designed and constructed to meet the current building regulations ensuring you are getting a durable, thermally efficient home that will last a lifetime.

Our team strive to create houses that we can be proud of and a place that you can call home from the moment you get your keys.



Specification

Kitchen

- Beautifully designed contemporary kitchens and utility rooms with choice of kitchen door, worktop (with upstands) and door handles.
- Soft close drawers and doors.
- High quality appliances to include; integrated oven, hob, fridge/freezer and dishwasher.
- Stainless steel extractor fan and cooker splashback.
- Wiring for under cabinet lighting.

Bathroom

- Premium quality sanitary ware to bathroom, ensuite and w/c
- White vanity unit to main bathroom
- Pedestal basins to ensuite and w/c
- Chrome towel rail to main bathroom & ensuite
- Slimline shower trays to bathroom and ensuite
- Chrome fittings to showers and taps

Lounge

- Electric Fire
- High level TV point with CAT 5 Cable

Electrical

- Comprehensive range of electrical, TV and telephone points
- 100% low energy fittings throughout
- Recessed lighting to kitchen and living area
- Pendant lighting to all remaining rooms
- Wired for BT
- Mains operated smoke alarm and carbon monoxide detector

Internal Doors, Woodwork And Ironmongery

- 40mm contemporary white internal doors
- 3" architrave and 4" skirting with bevelled edge
- Contemporary ironmongery

Plumbing & Heating

- Oil fired central heating
- High efficiency, low emission boiler
- Thermostatic showers to bathroom and ensuite
- 3 zoned heating system

Wall & Floor Coverings

Choice of the following:

- Floor tiles to kitchen, utility, w/c, bathroom and ensuite
- Carpet to stairs, landing and bedrooms
- Laminate to hall and living area
- Wall panels to showers and splash backs in bathrooms
- Tiles to shower area in main bathroom and ensuite
- White paint to all walls and woodwork

External

- Concrete ground floors with traditional block cavity walls
- External walls finished in painted render
- High level insulation to floors and roofspace
- 150mm pumped cavity insulation
- PVC Windows & doors
- Black PVC rainwater goods
- Bitmac to driveways and footpaths
- Garden graded, top soiled and sown in grass seed
- Close board timber fencing to rear boundaries
- External water tap
- Outdoor lighting at front and rear entrance doors

Warranty

- PRH Construction (NI) Limited is an NHBC A1 registered builder and each beautiful home comes with a 10 year structural warranty.



Location Map

Millbrook Gardens is a two minute walk from the village centre which hosts a variety of shops, eateries and schools. It is the perfect location for couples and families alike.

House Type A

3 Bedroom Detached - Site 19

House Type B

3 Bedroom Semi Detached - Sites 1 - 18 & 20 - 27

Site Address

Millbrook Gardens. Bann Road, Kilrea, Coleraine, BT51 5RZ

Planning permission granted for garages but not included in property price.



Building Quality Homes Since 1982

We're a family-run business and we only design and build homes that meet the highest industry standard.

To do that, we oversee every aspect of the build, from choosing and buying the ideal site, right through to our industry-leading after-sales care. Our hands-on approach to perfecting every detail but it means our developments become hassle-free homes equipped with the highest specification finish from the day you move in.

PRH has been in business since 1982 so, just like our properties, we're built to stand the test of time.



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GENERAL NOTE: Furniture shown for indicative purposes but not included.