

# BENBRADAGH RISE

GORTNAHEY

**FERMAC**  
Properties.ltd

# WELCOME TO BENBRADAGH RISE

## GORTNAHEY'S 1ST A-RATED PRIVATE RESIDENTIAL DEVELOPMENT

QUALITY OF LOCATION, QUALITY OF BUILD AND LOW ENERGY BILLS WILL ENSURE THAT YOUR NEW HOME AT BENBRADAGH RISE MEETS AND EXCEEDS YOUR EXPECTATIONS. OUR HOMES COMBINE TRADITIONAL GEORGIAN DESIGN WITH 21ST CENTURY LIVING NEEDS.

FOREVER STARTS HERE

## WHY CHOOSE A FERMAC HOME?

### Two Year Snag Warranty

Each home comes with a full 2 Year Defect Snag Warranty. So if your home develops a qualifying issue, all you need to do is let us know and we will do our best to have your issue rectified as soon as reasonably possible.

Sensible exclusions to this cover, such as minor settlement/drying, appliances (manufacturer warranties still apply), damage/wear & tear etc, but we believe you'll find these are all sensible and fair.

### Dual Independent Inspection

All homes are independently inspected by both Building Control and NHBC during all key stages of construction.

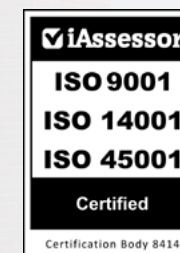
- Foundation + Drainage
- Walls + Roofs
- Wiring + Plumbing
- Plastering + Joinery
- Final Finishes

### Deposit Protection and Ten Year Structural Warranty

All contract deposits (up to 10%) are fully insured while your home is being built. Once finished, your home also benefits from a Ten Year Structural Warranty against inherent or structural issues. However, we are A1 rated by the warranty provider (NHBC), proving our long term relationship, excellent build quality and extremely low claim level.

### A Rated, Energy Efficient Homes

Our homes now carry the coveted A Energy rating. A rated homes are more efficient, cost less to run and are more comfortable to live in year-round. Our homes also come (as standard!) with Solar Photovoltaic panels creating free electricity, thereby reducing your annual running costs and keeping them low for the future. There's never been a better time to buy a new-build home.



EPC A-Rated Homes, NHBC A-Rated Builder



# THE FERMAC FINISH... EPC A-Rated Homes, NHBC A-Rated Builder



## Detached Homes Only



### GRANITE/STONE KITCHEN WORKTOPS

Low maintenance, stylish & timeless.



### WOOD-BURNING STOVE

High Efficiency stove offering extra warmth in minutes.



### RAIN SHIELD CHIMNEY

Weather tight from top to bottom.

## Standard To All Homes



### SOLAR PV ELECTRIC PANELS



### UTILITY ROOM

All homes include a fully fitted utility room, inc appliances.



### BROADBAND

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



### TRADITIONAL BRICK/BLOCK CONSTRUCTION



### ARGON GAS-FILLED HIGH EFFICIENCY GLAZING

No more drafts or cold spots.



### TARMAC DRIVEWAY



### EN-SUITE BATHROOM

Every master bedroom comes with an en-suite bathroom.



### MAINS PRESSURISED WATER SYSTEM

Ensuring good shower pressure.



### PAVED PATIO GARDEN

## Other Internal Features

- High efficiency oil boiler
- Zoned Heating
- High security front & back door
- TV points to all living areas and bedrooms
- Plentiful double sockets to all living areas and bedrooms
- Mirror points to main and en-suite bathrooms
- Burglar Alarm
- Oak Finish/Glazed shaker doors throughout
- Contemporary sanitary ware and taps

## Other External Features

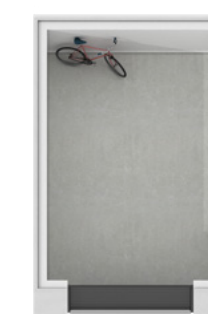
- Outside lights front and rear
- Turfed front and sown rear garden
- External water tap
- Feature Planting (where applicable)

## Areas To Personalise Your Home

- 1 Kitchen Finishes
- 2 Floor & Wall Tiling
- 3 Carpets (Inc. Underfelt)

# YOUR OPTIONS...

## Garage



**GARAGE**  
3.6m x 5.6m  
11ft 8" x 18ft 4"  
(internally)

### 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 P. McDermott today.

## Sunroom



**SUNROOM**  
2.8m x 3.2m  
9ft 2" x 10ft 5"  
(internally)

### Your Sunroom Includes:

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

#### INTERESTED?

Discuss availability with P. McDermott today.

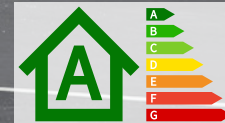
\* Garage and sunroom availability are subject to construction stage, contract status and price agreement.\*





3 Bedroom Semi-Detached  
Plots: 3, 4

# THE BALLYNESS



EPC A-Rated Homes, NHBC A-Rated Builder



## Ground Floor

1.	Entrance Hall	2.0m x 2.5m	6ft.6 x 8ft.2
2.	Living Room	3.7m x 5.0m	12ft.1 x 16ft.4
3.	Kitchen / Dining	5.8m x 3.6m	19ft.0 x 11ft.8
4.	Utility	2.0m x 1.8m	6ft.6 x 5ft.9
5.	WC	2.0m x 1.9m	6ft.6 x 6ft.2

## First Floor

1.	Master Bedroom	3.6m x 4.2m	11ft.8 x 13ft.8
2.	En-suite	2.2m x 1.0m	7ft.2 x 3ft.3
3.	Bedroom 2	3.3m x 3.3m	10ft.8 x 10ft.8
4.	Bedroom 3	2.4m x 2.6m	7ft.9 x 8ft.5
5.	Bathroom	2.1m x 3.0m	6ft.9 x 9ft.8





3 Bedroom Detached  
Plots: 1, 2, 6, 7, 8

# THE SAWEL

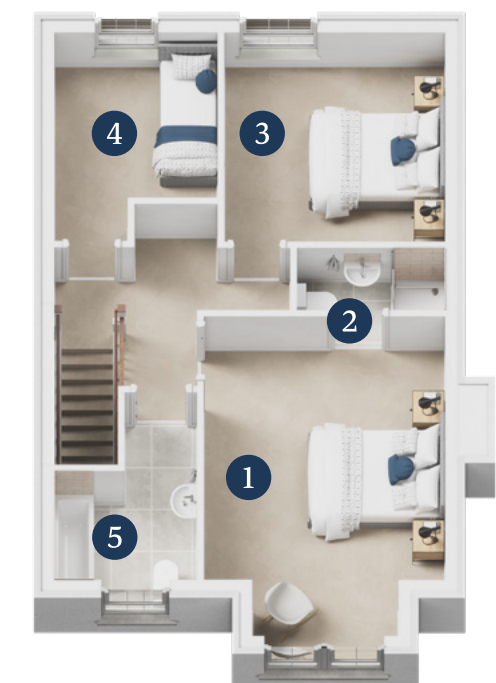


EPC A-Rated Homes, NHBC A-Rated Builder



### Ground Floor

1.	Living Area	3.7m x 3.1m	12ft.1 x 10ft.2
2.	Kitchen/Dining	5.8m x 3.7m	19ft.0 x 12ft.1
3.	Utility	2.0m x 1.8m	6ft.6 x 5ft.9
4.	WC	2.0m x 1.9m	6ft.6 x 6ft.2



### First Floor

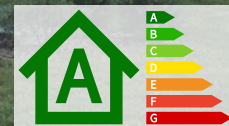
1.	Master Bedroom	3.6m x 4.2m	11ft.8 x 13ft.8
2.	En-suite	2.2m x 1.0m	7ft.2 x 3ft.3
3.	Bedroom 2	3.3m x 3.3m	10ft.8 x 10ft.8
4.	Bedroom 3	2.4m x 2.6m	7ft.9 x 8ft.5
5.	Bathroom	2.1m x 3.0m	6ft.9 x 9ft.8





4 Bedroom Detached  
Plot: 5

# THE BOVEVAGH



EPC A-Rated Homes, NHBC A-Rated Builder



### Ground Floor

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



### First Floor

1.	Master Bedroom	3.7m x 4.1m	12ft.1 x 13ft.5
2.	En-suite	2.5m x 1.0m	8ft.2 x 3ft.3
3.	Bedroom 2	2.6m x 3.7m	8ft.5 x 12ft.1
4.	Bedroom 3	2.8m x 3.8m	9ft.2 x 12ft.5
5.	Bedroom 4	2.8m x 3.0m	9ft.2 x 9ft.8
6.	Bathroom	2.5m x 1.8m	8ft.2 x 5ft.9





4 Bedroom Detached  
Plot: 9

# THE CONAGHER



EPC A-Rated Homes, NHBC A-Rated Builder



## Ground Floor

1.	Living Area	3.5m x 4.7m	11ft.5 x 15ft.4
2.	Kitchen/Dining	6.0m x 3.4m	19ft.7 x 11ft.2
3.	Utility	1.8m x 2.8m	5ft.9 x 9ft.2
4.	WC	1.9m x 1.0m	6ft.2 x 3ft.3
5.	Study	3.6m x 3.1m	11ft.8 x 10ft.2
6.	Sunroom	2.8m x 3.2m	9ft 2" x 10ft 5"



## First Floor

1.	Master Bedroom	3.4m x 4.1m	11ft.2 x 13ft.5
2.	En-suite	1.6m x 2.0m	5ft.2 x 6ft.6
3.	Bedroom 3	2.4m x 3.1m	7ft.9 x 10ft.2
4.	Bathroom	2.0m x 2.8m	6ft.6 x 9ft.2
5.	Bedroom 4	3.3m x 2.8m	10ft.8 x 9ft.2
6.	Bedroom 2	2.7m x 3.1m	8ft.9 x 10ft.2





Images of previous Fermac showhomes

## SITE PLAN

- |  |                     |                       |   |                |         |
|--|---------------------|-----------------------|---|----------------|---------|
| <span style="color: #8B4513;">■</span> The Ballyness | 3 Bed Semi-Detached | Plots: 3, 4           | <span style="color: #2E8B57;">■</span> The Bovevagh | 4 Bed Detached | Plot: 5 |
| <span style="color: #00008B;">■</span> The Sowel     | 3 Bed Detached      | Plots: 1, 2, 6, 7, 8, | <span style="color: #FFD700;">■</span> The Conagher | 4 Bed Detached | Plot: 9 |





**FERMAC**  
Properties Ltd

**P.McDermott**  
PROPERTY & MORTGAGES

028 7774 0100  
[www.pmcdermottstateagents.com](http://www.pmcdermottstateagents.com)

 **homepage**  
online.co.uk

028 7777 8019  
[www.homepageonline.co.uk](http://www.homepageonline.co.uk)