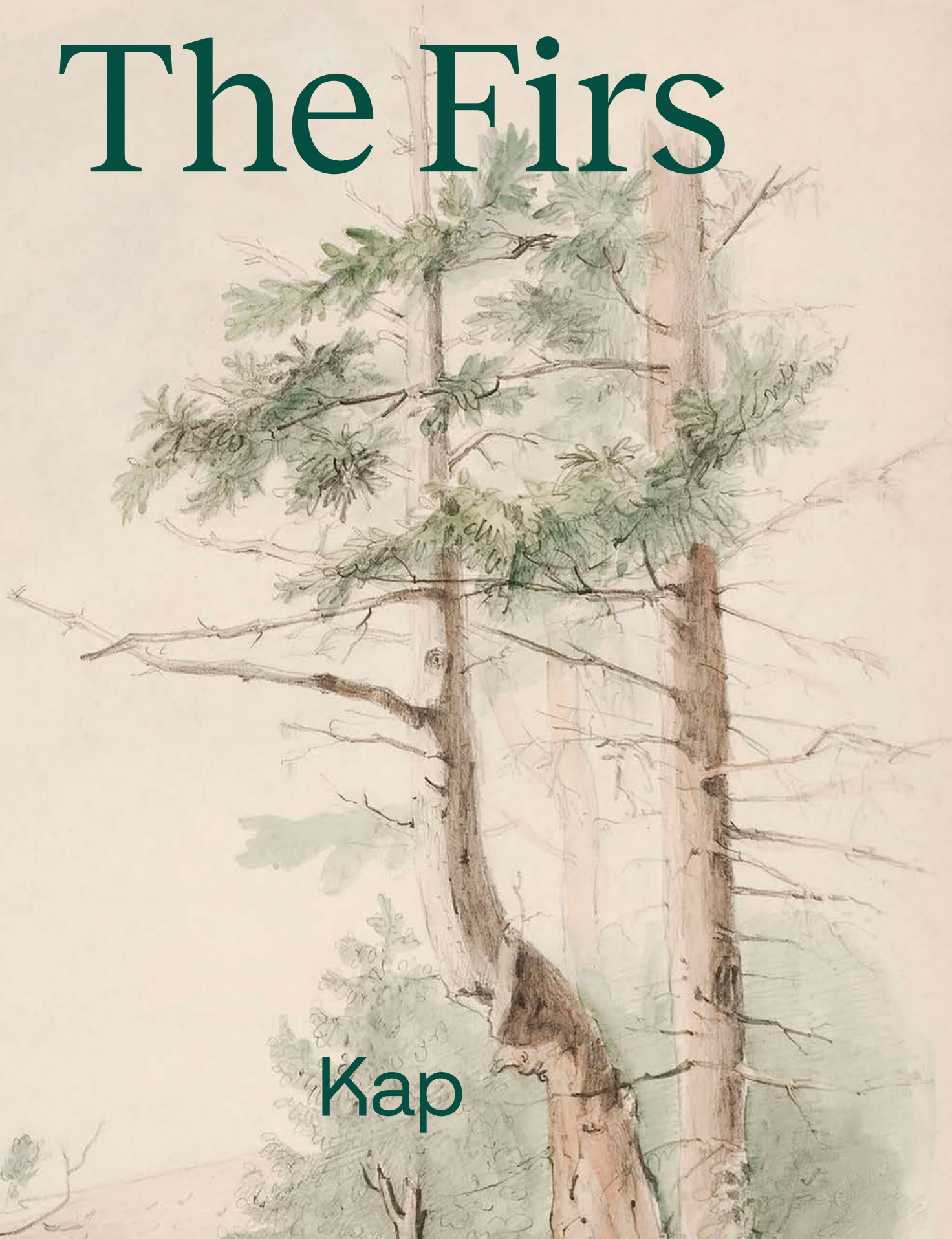


1st & 2nd Phase

The Firs



Kap

1st & 2nd Phase

The Firs

Kap



“The Firs nestles in abundant natural beauty. I believe retaining the magnificent trees and lush woodland foliage is key to giving it a genuine sense of time and place. My vision is for a small number of exquisitely designed homes that effortlessly belong in the landscape. Elegantly timeless properties in a mature glade that could be easily mistaken for a much older vintage.”

Philip Polly, Managing Director, Kap

K

Crafted
by Kap

Kap, builders of beautifully designed properties in thoughtfully chosen locations. We make a positive and lasting difference to people's lives by the care and craft we put into every home.

We're a local company, founded in 2014, so you get the personal service you'd expect from people as passionate about your home and location as you are. That passion reveals itself in our attention to detail - the little touches, personal customer care and considered planning that makes all the difference. That 'Kap experience' is something you'll hear our buyers mention again and again. And there are plenty of them to ask.



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Part of the CosyGroup

⁰⁵—
Foreword

⁰⁸—
Introduction

¹⁰—
History

¹²—
The vision

¹⁴—
Holywood

²⁰—
Styling

²⁶—
Natural harmony

²⁸—
Specifications

³⁰—
Residences



A rare breed

The Firs is an opportunity that comes only once or twice in a generation. A secluded hamlet of beautiful homes, surrounded by nature yet only a few minutes' stroll from the town centre. It has the charm and character of a bygone era, with all the conveniences of modern life. It is a rare, fleeting moment not to be missed.



North Down nectar

The Firs is a haven for wildflowers and plants, so we do our bit to help their pollination by supporting local beekeepers.

1889 ————— 2024

The next chapter of a century-old story



“The Firs”, is a nod to the history of the site, as that was the name given to the period gentleman’s residence built here in 1889. Back then it was a new family home for Reuben Payne, a prominent tailor favoured by Co. Down’s prosperous linen barons and landed gentry. The Firs was one of the finest examples of the Arts & Crafts movement in Co. Down, appropriate given Reuben Payne’s close association with fabric, pattern and creativity. His Belfast premises exists to this day on the corner of Calendar Street, looking out across to City Hall.

Provisions in the 1888 land lease restricted construction to just two properties on the site, each with private access to a nearby river and private reservoir.

The Firs changed ownership several times in the early twentieth century with the Maguire family in residence until 1943 when their last remaining member, Miss Kitty Maguire, bequeathed the house to the Sisters of the Cross and Passion who ran a private convent school there until 1971. The property was reimagined as a girls’ grammar school until 1985 when its use was transformed to house the headquarters of the Council of Catholic Maintained Schools.

And now, in 2024, the next chapter of this historically important site begins. What has been here and gone before will be both respected and reflected in the limited number of classically designed homes, the sweeping, gently rising avenue and by preserving the mature woodland glade.

The original lease for the land, dated 21 May 1888 decreed that only two homes could be built on the 3.5 acre site. The smaller of the two was a small gate lodge, fronting onto Belfast Road/High Street, while the larger family home that became known as The Firs was planned for and built away from the main road, up towards Downshire Hill. Pencil sketches of the two buildings remain, The Gate Lodge (A) and The Firs house (B), artist Con Auld, 1997.



The houses are traditionally styled, in keeping with the local area. Generously proportioned and elegantly tasteful, they echo the location's prestigious, storied past. No two home designs are the same, each with its own character. Just 16 of them will share The Firs, along with two classically designed apartment mansions.





Life well-lived

Exceptional homes in one of the country's most desirable locations: *life doesn't get much better than this.*

Hollywood needs little introduction, but the opportunity to live moments from its thriving town centre definitely does. Sites of this quality are few and far between, especially in this area, making The Firs a sweet spot for families looking for a beautiful home that's as closely connected to nature as it is to the town and surrounding area.

In many ways, The Firs is the best of both worlds: a secluded woodland setting, yet only a short stroll from the charming cafés, galleries and boutiques of Hollywood's High Street; the very latest in energy efficiency without sacrificing classic good looks or traditional materials and a tranquil sanctuary that's only moments from road, rail and air travel connections.

Take a morning stroll to pick up freshly baked bread, or perhaps down to the gym for a workout. Run the dogs in Redburn or Ballymenoch; head down to the water's edge with the kids for a play at Seapark. Pick up some artisan cheese on the way back home or plan supper as you browse the deli counters and local butchers. Life is as leisurely or active as you want at The Firs, with so much variety of everything.

Established Connections



HOLYWOOD TOWN CENTRE - 2 min walk. SEAPARK PLAY AREA - 10 min walk/2 min drive.
REDBURN COUNTRY PARK - 10 min walk/2 min drive. HOLYWOOD TRAIN STATION - 5 min walk/1 min drive.
BELFAST CITY CENTRE - 12 min drive. GEORGE BEST BELFAST CITY AIRPORT - 5 min drive.
BELFAST INTERNATIONAL AIRPORT - 30 min drive.

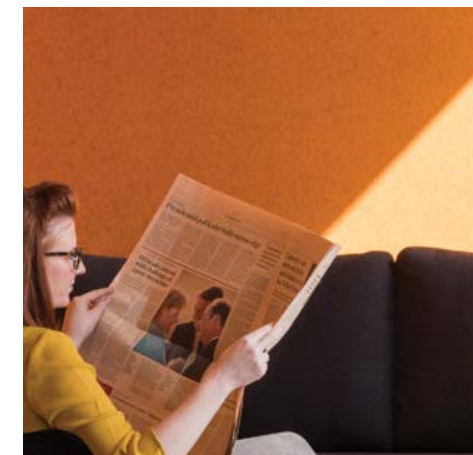


Lifestyle Inventory



Good times are just around the corner

Hollywood has every type of dining and entertaining option for every taste, budget and occasion. From coffee shops to fine dining; cosy pubs to lively lock-ins, good times are literally just around the corner.



Shop & Dine



“Holywood is a bustling neighbourhood and a joy to serve with our continually changing, seasonal menu. We’re really looking forward to welcoming new residents from The Firs into our cosy, happy little restaurant.”

Pearson Morris & Saul McConnell
Noble, 27 Church Road, Holywood

All You Need & More

Golf courses

Golfers living at The Firs are spoiled for choice. Holywood GC, where a young Rory McIlroy first picked up a club, is less than a mile away, while Royal Belfast, the Harry Colt designed masterpiece and Ireland’s oldest golf club is a just a few minutes by car. In all, there are 15 great courses within 10 miles of The Firs.

North Down Coastal Path

North Down Coastal Path extends from Holywood in the west to Orlock in the east. It passes through coastline and parkland. Where flora and fauna are found in abundance, and grey seals can be spotted offshore.

The Ulster Folk Museum

The Ulster Folk Museum is a remarkable living museum and environmental resource just two miles from Holywood town centre. It’s home to a rich collection of heritage buildings and objects, used to actively preserve and demonstrate traditions, stories and skills passed down through many generations.

Seapark

Holywood’s main parkland and recreational area is right on the seafront and has panoramic views overlooking Belfast Lough. With tennis courts, a bowling green, and a children’s safe playground, the park is a great spot for kids, dog walking and jogging. It’s also home to the annual Seapark fireworks display in October.

The Spa at Culloden

Culloden’s Spa is sanctuary for complete body and mind wellbeing, and an antidote to the hustle and bustle of everyday life. With luxurious treatment suites, relaxation rooms, a swimming pool, a range of heat experiences, and an extensive selection of therapies, it’s a stress-free, calming haven.

Redburn Country Park

Set on a beautiful slope above Belfast Lough, Redburn Country Park has 7km of pathways and spectacular views of Belfast and the south Antrim hills. The variety of the mixed woodland and ever-changing species make this a wonderful place to explore on foot.





At home with nature

The great achievement at The Firs is in the preservation of what was there before a brick was even laid. Glorious oaks, shimmering beech trees, ash and sycamore line the avenue and add stature to many of the gardens.



Many already call The Firs their home

Thanks to its lough shore location and abundance of wooded parkland, Holywood has a diverse bird population. We encourage as many as possible to make The Firs their home by erecting birdboxes in every garden and on the surrounding trees. Residents can expect to see and hear swallows, swifts, starlings, wrens, finches and plenty more each year.



Granite worktops, in-frame individually painted cabinets, and a wide choice of premium appliances come as standard, with a host of details and options to personalise your home before you even move in.



The finishing touch is where we start

Beautiful and layered spaces

The kerb appeal of homes at The Firs is undisputed classic. Generous and built from carefully sourced materials is exactly what you'd expect, but it's the lived experience that matters just as much. Inside, when the front door closes, we've ensured that the tactility of the materials, the impeccable finish of every surface and the brands we've chosen to grace your home are all, equally appealing.





Built for generations

The Firs already has a place in the history of Hollywood and this latest chapter is of that heritage. The homes are designed to complement those in nearby streets and their construction is similarly traditional. Estate railings and hedges fringe the boundary, gardens are turfed and trees maintained. As a final touch and one that adds privacy and exclusivity, remotely controlled electric gates and an intercom access system secure each residence.





Live beautifully

We are committed to leaving the natural environment of our sites in better condition and with greater sustainability than when we first found them.

By respecting nature in The Firs, we retain and enhance as much biodiversity as possible. That has a positive impact on the lives and wellbeing of residents and their families, not to mention the environment. We've created two 'wildlife corridors' running the full length The Firs boundary to sustain the existing wildlife and woodland plant population. There's also a meandering stream winding its way throughout the development, bird boxes on many trees and we also support the work of local bee-keepers.



Specifications

Kitchen

Wooden, in-frame kitchens by Alwood are hand-crafted and individually painted in a choice of exquisite colours. Every kitchen also features quartz surfaces, a Blanco granite sink and Quooker tap. A range of integrated appliances includes an induction hob and double oven, dishwasher, wine cooler, larder fridge and freezer, along with island units with display shelving and casual dining areas. Utility rooms are plumbed for a washing machine and have space allocated for a tumble dryer.



Bathrooms

Master and main bathrooms include a thermostatic bar shower with rain drench head and separate hand-held fittings. All bathrooms have tiled floors, full height wall tiles in shower enclosures and tiled splashbacks around baths and sinks. Baths are free standing, WCs are back-to-wall and all white sanitaryware is a contemporary design. There are also anti-steam, illuminated mirrors in all bathrooms and en suites.



Flooring

Owners can choose from a range of ceramic floor tiles or J2 luxury vinyl tiles for entrance halls, kitchens, utility and living/dining rooms. There's a choice of high-quality carpets for stairs, landings, reception rooms and bedrooms, while bathrooms, en suites and WCs are floored with ceramic tiles.



Broadband

The Firs will be full fibre ready, future-proofing its connectivity. Residents will have a choice of suppliers.

Specifications

Internal Features

Houses have underfloor heating to the ground floor and decorative radiators on upper floors, all powered by gas boiler central heating and solar energy panels fitted to south-facing roofs. All apartments have underfloor heating, powered by an exhaust heat pump system. Each residence incorporates Smart Home technology, media walls, mains powered smoke, heat and carbon monoxide detection and provision included for EV charging and a home security system. There are fitted wardrobes in all bedrooms and all windows are triple glazed and front doors are fitted with a 5-point multi-lock system. All walls are finished in 'Shaded White' by Farrow & Ball, with ceilings, skirting and architraves painted white. Internal doors are Shaker style.



Enjoy inside and out

Homes at The Firs are designed to be cosy when it's cold outside with state of the art insulation and air-tight windows and doors. But on days when we're graced with cloudless skies, spacious gardens and generous patio areas have been created to ensure you can make the most of the sunshine.

External Features

Roofs are tiled in either terracotta or grey slate effect and finished with seamless aluminium guttering and downpipes. Chimney stacks and pots are a decorative design, influenced by other homes of a similar style in the surrounding neighbourhoods. Driveways are tarmacked, lawns laid with turf and patio area and paths are paved. Rear gardens have vertical timber fences, external water tap and power socket, while front gardens are bounded by black metal estate fencing and hedging. Homes have feature exterior lighting and each residence is secured by an electric entry gate and intercom system.



Warranty

All homes are covered by the NHBC Buildmark scheme. Buildmark is a ten-year warranty and insurance cover for new-build homes. The cover is split into different sections providing protection for your deposit after exchange of contracts, a builder warranty for two years after legal completion and then insurance against certain defects after the warranty period until the end of the policy.



Residence Types

The Firs is a unique development in more ways than one. Every home is crafted using traditional, local materials and each house is a one-off, individual design.

1st Phase - Maguire House 2 bedroom apartments.

	Floor	Bedrooms	Area (m ²)	Area (sqft)
01	Ground	2 Bed	95	1022
02	Ground	2 Bed	91	990
03	First	2 Bed	91	990
04	First	2 Bed	92	1000
05	Second	2 Bed	141	1517

2nd Phase - Praeger House 1, 2 & 3 bedroom apartments.

	Floor	Bedrooms	Area (m ²)	Area (sqft)
06	Ground	2 Bed	95	1022
07	Ground	2 Bed	88	950
08	Ground	1 Bed	50	540
09	First	2 Bed	95	1022
10	First	2 Bed	100	1076
11	First	2 Bed - Duplex	111	1195
12	Second	3 Bed - Duplex	130	1400
13	Second	3 Bed - Duplex	130	1400

2nd Phase - 4 & 5 bedroom detached houses.

	Floor	Bedrooms	Area (m ²)	Area (sqft)
14	The Wilson	5 Bed	231	2485
15	The Reuben	5 Bed	208	2239
16	The McIlroy	4 Bed	175	1890
17	The Sullivan	5 Bed	208	2238
18	The Cordoner	4 Bed	185	2000
20	The Harrison	4 Bed	154	1667
21	The Warren	5 Bed	208	2239
22	The Patrick	5 Bed	210	2270
23	The Ennis	5 Bed	246	2648
24	The Lowden	4 Bed	175	1890
25	The Harper	4 Bed	175	1890
26	The Lawther	5 Bed	209	2250
27	The McClelland	5 Bed	210	2270
28	The Anderson	4 Bed	148	1595
29	The Kildea	5 Bed	208	2238
30	The McCrea	5 Bed	208	2238

Release of 2nd Phase homes is due in Autumn 2024. Build schedule is planned in the following plot order but is subject to change.

- (i) Plots 14, 15, 16, 28, 29 & 30
- (ii) Plots 17, 18 & 27
- (iii) Plots 21, 22 & 23
- (iv) Plots 20, 24, 25 & 26
- (v) Praeger House apartments 6-13

Please ask the agent for an up to date build schedule. They will also have approximate build completion dates for each house plot and apartment.

Dimensions are approximate. Imagery is for illustrative purposes only.



1st Phase

2nd Phase



1st Phase

The Firs 1st phase is a limited release of just five exquisite apartments in the classically designed Maguire House mansion.



Native woodland

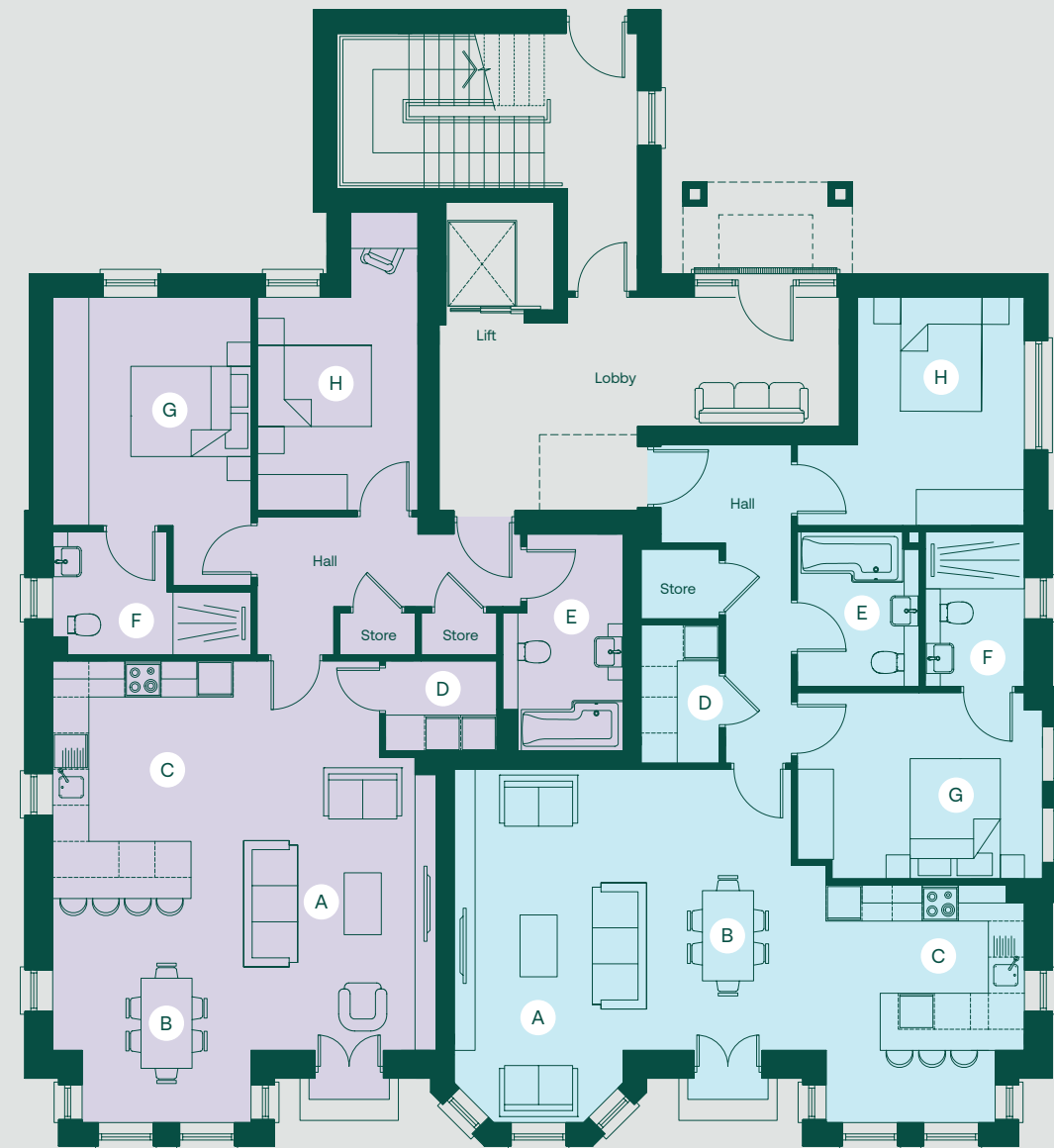
A professional arborist manages the woodland, while conservation specialists look after wildlife corridors flanking each side of the site, as well as the pretty brook that winds its way through it. To live this close to nature and yet be so well connected to modern life is not just a rarity, it is an absolute joy.

Maguire House

5 Apartments

91m² (990sqft) – 141m² (1517sqft)

The ground and first floors of Georgian-styled Maguire House are home to four, two-bedroom apartments. The entire top floor is given over to a penthouse residence, complete with its own rooftop terrace.



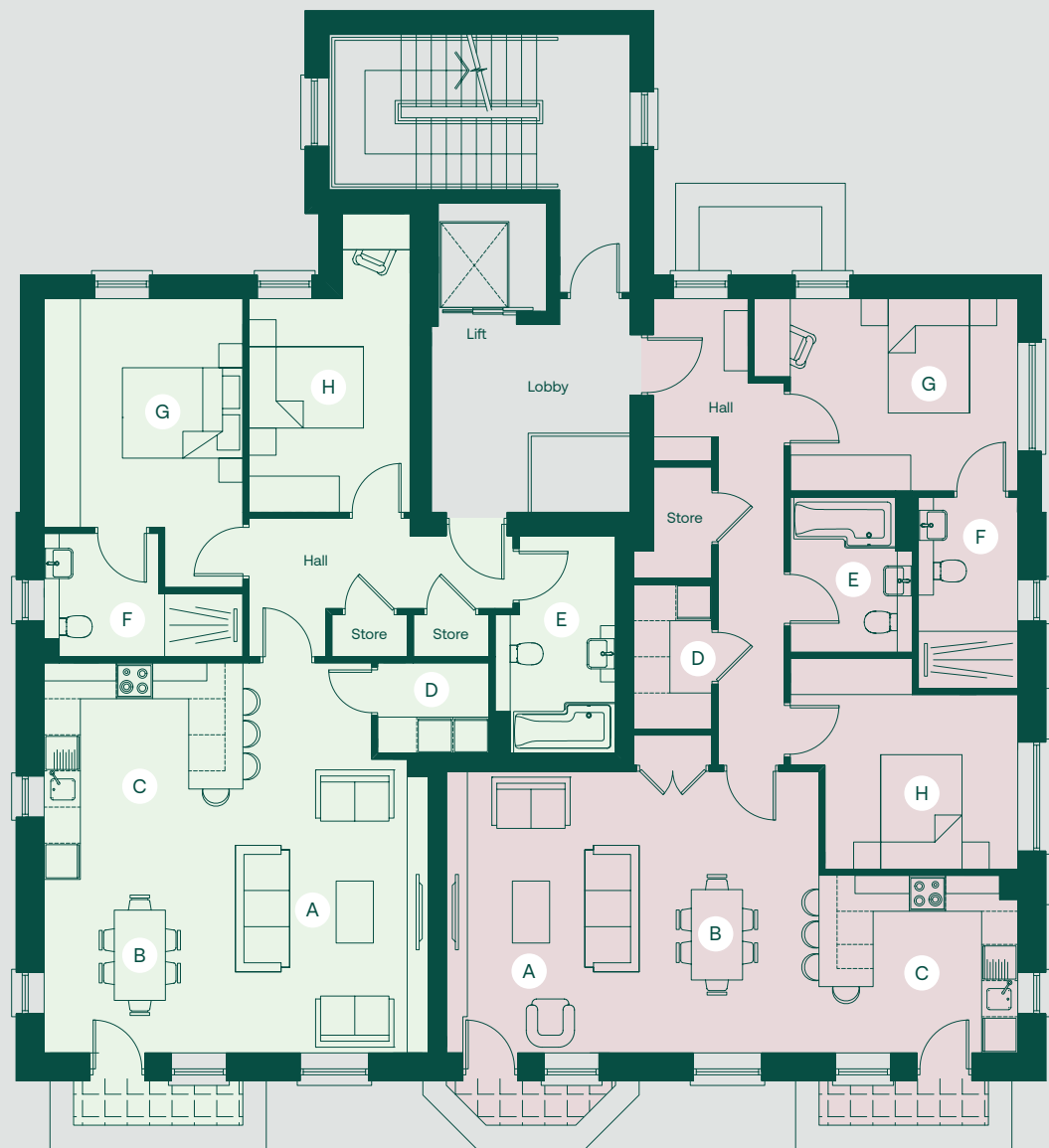
Apartment N°1
95m² (1022sqft)

A Living	3.01 x 4.88	9'10" x 16'0"
B Dining	3.3 x 3.7	10'10" x 12'2"
C Kitchen	3.3 x 3.95	10'10" x 12'11"
D Utility	1.5 x 1.85	4'11" x 6'0"
E Bathroom	1.6 x 3.61	5'3" x 11'10"
F En suite	1.9 x 2.05	6'3" x 6'9"
G Master	3.8 x 3.3	12'6" x 10'10"
H Bedroom 2	3.55 x 2.7	11'8" x 8'10"

Apartment N°2
91m² (990sqft)

A Living	3.1 x 4.88	10'2" x 16'0"
B Dining	2.35 x 3.08	7'9" x 10'1"
C Kitchen	3.3 x 3.95	10'10" x 12'11"
D Utility	1.3 x 2.3	4'3" x 7'7"
E Bathroom	2.0 x 2.58	6'7" x 8'6"
F En suite	1.65 x 2.58	5'5" x 8'6"
G Master	4.08 x 3.1	13'5" x 10'2"
H Bedroom 2	2.74 x 3.80	9'0" x 12'6"

FIRST FLOOR



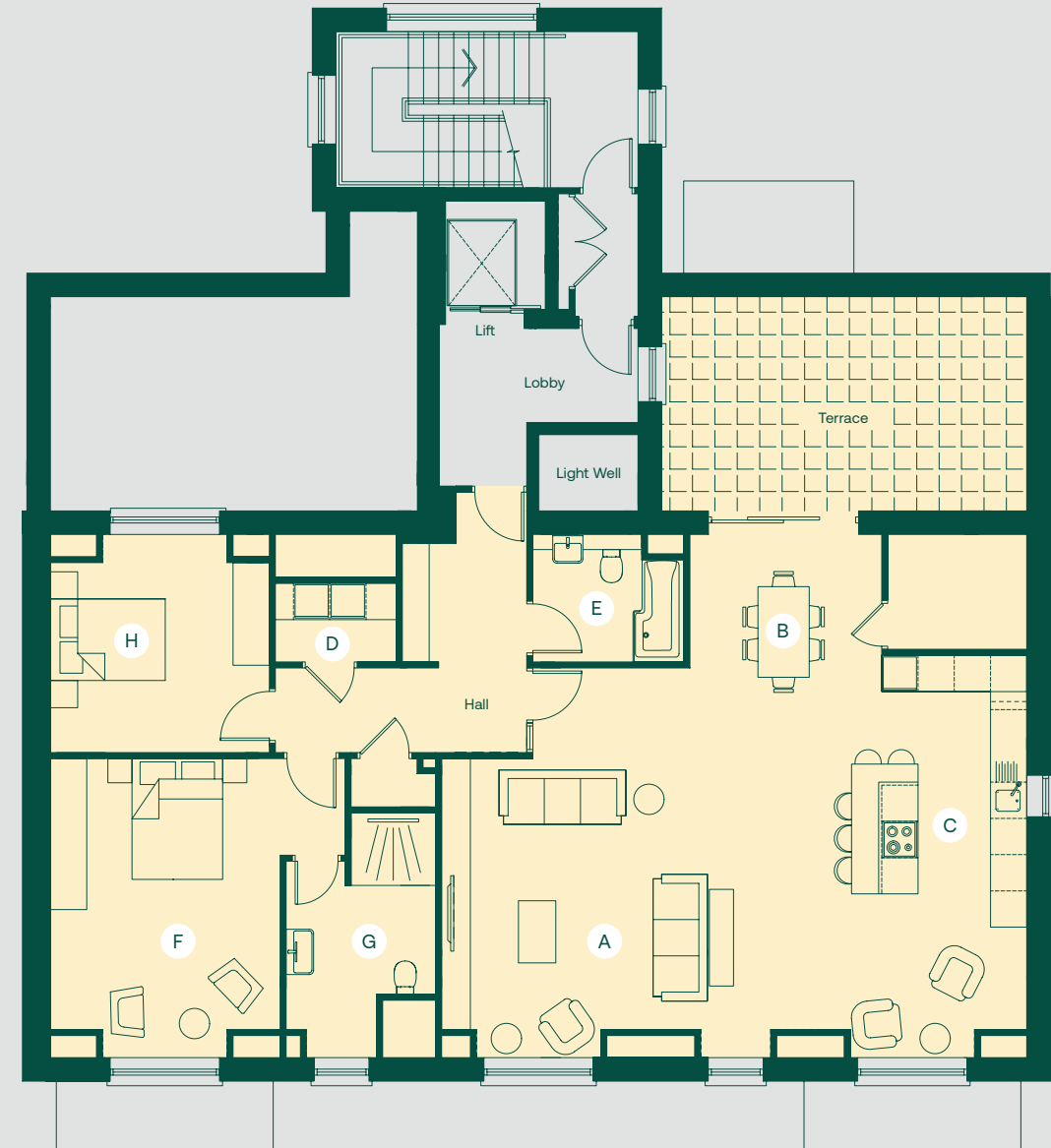
Apartment N°3
91m² (990sqft)

A Living	3.1 x 4.88	10'2" x 16'0"
B Dining	3.17 x 2.88	10'5" x 9'5"
C Kitchen	3.3 x 3.61	10'10" x 11'10"
D Utility	1.85 x 1.5	6'1" x 4'11"
E Bathroom	2 x 3.61	6'7" x 11'10"
F En suite	1.9 x 2.05	6'3" x 6'9"
G Master	3.3 x 3.8	10'10" x 12'6"
H Bedroom 2	2.68 x 3.55	8'10" x 11'8"

Apartment N°4
92m² (1000sqft)

A Living	3.2 x 4.68	10'6" x 15'4"
B Dining	3 x 3	9'10" x 9'10"
C Kitchen	3.3 x 2.95	10'10" x 9'8"
D Utility	1.3 x 2.4	4'4" x 7'10"
E Bathroom	2.03 x 2.58	6'8" x 8'6"
F En suite	1.65 x 3.78	5'5" x 12'5"
G Master	4.38 x 3.2	14'4" x 10'6"
H Bedroom 2	3.2 x 2.9	10'6" x 9'6"

SECOND FLOOR



Apartment N°5
141m² (1517sqft)

A Living	5 x 4.4	16'4" x 14'5"	E Bathroom	2 x 2.5	6'6" x 8'2"
B Dining	3.8 x 3.2	12'4" x 10'6"	F Master	4.4 x 4.7	14'5" x 15'5"
C Kitchen	6.6 x 3.4	21'7" x 11'1"	G En suite	2.5 x 2.9	8'2" x 9'6"
D Utility	1.9 x 1.8	6'3" x 5'10"	H Bedroom 2	3.6 x 3.6	11'10" x 11'10"



2nd Phase

The Firs 2nd phase includes all 16 uniquely designed 4 and 5 bedroom houses. This release also includes eight 1, 2 & 3 bedroom apartments in Praeger House, three of which are duplex.

ON RELEASE

Autumn 2024

See page 30 for approximate 2nd Phase plot build schedule.



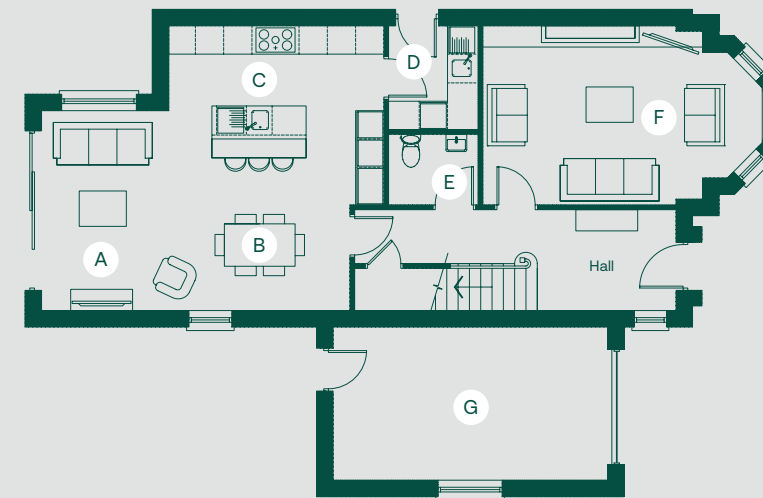
Unexpectedly delightful and lavishly indulgent, The Firs 2nd phase release will raise the bar for new-build home design, build quality and fit out.

Nº14. The Wilson

Detached 5 Bedroom

231m² (2485sqft) excluding garage

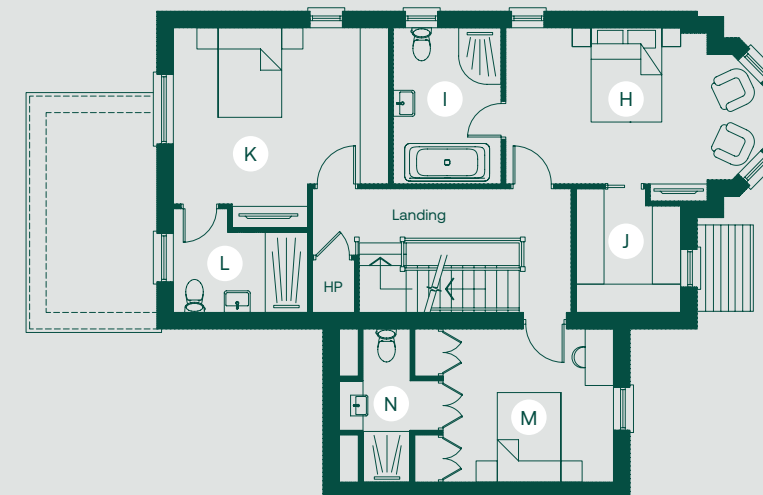
A classically designed, three storey, five bedroom home with red brick feature bow windows, single car garage, large family kitchen diner, 3 en suites and a dressing room. Red roof tiles and contrasting external joinery details give The Wilson a traditional elegance.



Ground floor

101m² (1090sqft) including garage

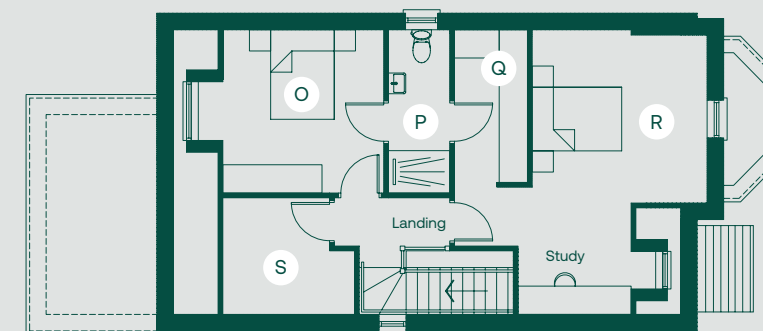
A	Living	4.2 x 2.7	13'9" x 8'10"
B	Dining	3.04 x 4	9'11" x 13'1"
C	Kitchen	3 x 4.56	9'10" x 14'11"
D	Utility	1.9 x 2.2	6'2" x 7'2"
E	WC	1.9 x 1.5	6'2" x 4'11"
F	Lounge	3.8 x 4.66	12'5" x 15'3"
G	Garage	3.25 x 5.81	10'7" x 19'0"



First floor

90m² (965sqft)

H	Master	3.31 x 3.71	10'10" x 12'2"
I	En suite	2.29 x 3.31	7'6" x 10'10"
J	Dressing	2.22 x 2.62	7'3" x 8'7"
K	Bedroom 2	3.3 x 4.56	10'9" x 14'11"
L	En suite	2.85 x 2.2	9'4" x 7'2"
M	Bedroom 5	3.25 x 4.21	10'7" x 13'9"
N	En suite	3.25 x 1	10'7" x 3'3"



Second floor

60m² (645sqft)

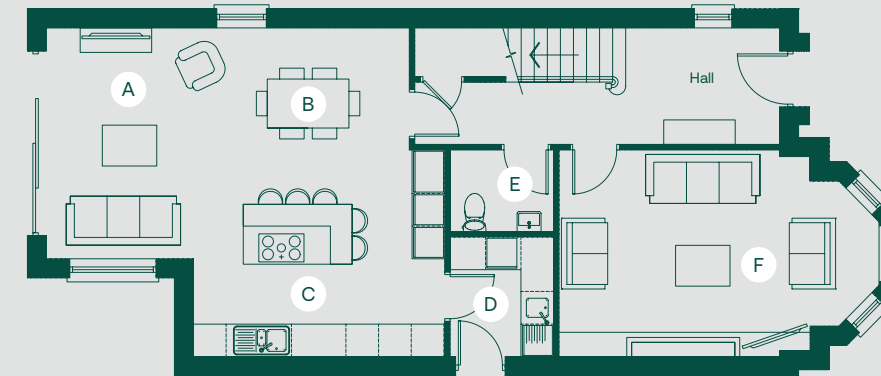
O	Bedroom 3	3.45 x 3.41	11'3" x 11'2"
P	En suite	1.3 x 3.45	4'3" x 11'3"
Q	Dressing	1.55 x 3.24	5'1" x 10'7"
R	Bedroom 4	6.04 x 3.71	19'9" x 12'2"
S	Store/Study	2.47 x 2.26	8'1" x 7'4"

Nº15. The Reuben

Detached 5 Bedroom

208m² (2239sqft)

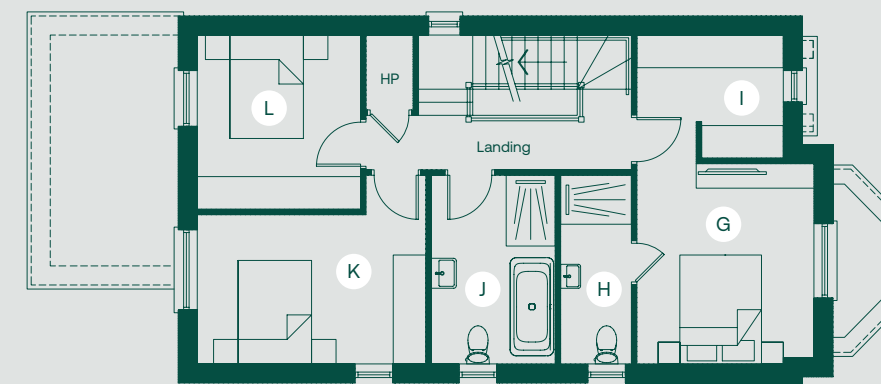
Delightfully understated grandeur is The Reuben's hallmark, with smooth external render, subtle detailing and perfectly proportioned white framed windows. This three storey, five bedroom home has a generous family kitchen, a study and beautiful ground floor bow windowed lounge.



Ground floor

81m² (861sqft)

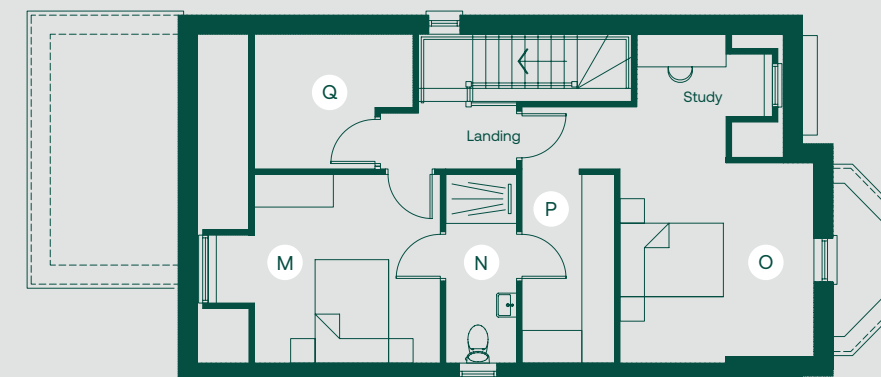
A	Living	4.2 x 2.7	13'9" x 8'10"
B	Dining	3.04 x 3.96	9'11" x 12'11"
C	Kitchen	3 x 4.61	9'10" x 15'1"
D	Utility	1.9 x 2.2	6'2" x 7'2"
E	WC	1.9 x 1.5	6'2" x 4'11"
F	Lounge	3.8 x 4.61	12'5" x 15'1"



First floor

67m² (721sqft)

G	Master	3.67 x 3.25	12'0" x 10'7"
H	En suite	3.46 x 1.3	11'4" x 4'3"
I	Dressing	2.26 x 2.69	7'4" x 8'9"
J	Bathroom	3.45 x 2.27	11'3" x 7'5"
K	Bedroom 2	2.74 x 4.2	8'11" x 13'9"
L	Bedroom 3	3.2 x 3	10'5" x 9'10"



Second floor

60m² (645sqft)

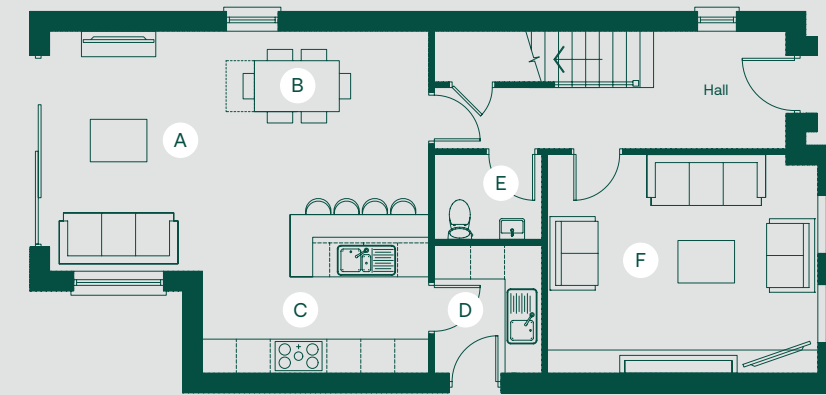
M	Bedroom 4	3.45 x 3.41	11'3" x 11'2"
N	En suite	1.3 x 3.45	4'3" x 11'3"
O	Bedroom 5	6.04 x 3.56	19'9" x 11'8"
P	Dressing	1.7 x 3.45	5'6" x 11'3"
Q	Store/Study	2.47 x 2.21	8'1" x 7'3"

Nº16. The McIlroy

Detached 4 Bedroom

175m² (1890sqft)

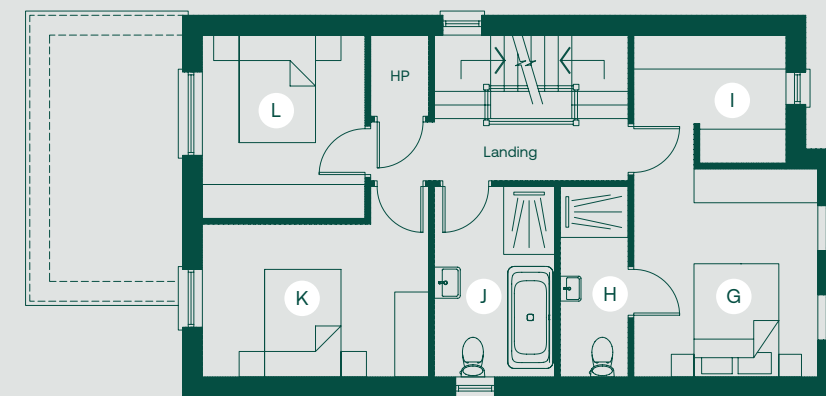
A deceptively spacious four bedroom home arranged across three storeys, The McIlroy is designed in the Holywood tradition - red brick exterior to the ground floor, light, smooth render above with large tiled roof. You'll find a large lounge and kitchen/sun room on the ground floor, three bedrooms, two bathrooms and a dressing above and another bedroom, dressing room and en suite on the top level.



Ground floor

75m² (805sqft)

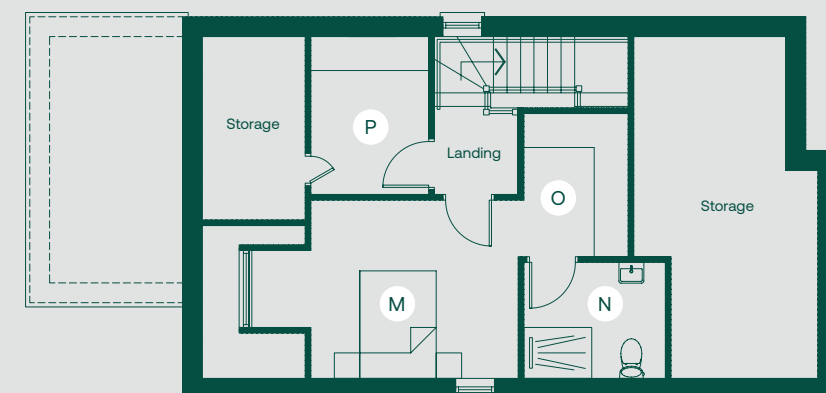
A	Living	4.2 x 2.7	13'9" x 8'10"
B	Dining	3.04 x 4	9'11" x 13'1"
C	Kitchen	3 x 4	9'10" x 13'1"
D	Utility	1.9 x 2.2	6'2" x 7'2"
E	WC	1.9 x 1.5	6'2" x 4'11"
F	Lounge	3.8 x 4.7	12'5" x 15'5"



First floor

64.5m² (695sqft)

G	Master	3.25 x 3.67	10'7" x 12'0"
H	En suite	1.2 x 3.3	3'11" x 10'9"
I	Dressing	2.69 x 2.26	8'9" x 7'4"
J	Bathroom	3.3 x 2.1	10'9" x 6'10"
K	Bedroom 2	2.7 x 4	8'10" x 13'1"
L	Bedroom 3	3.24 x 2.87	10'7" x 9'4"



Second floor

36m² (390sqft)

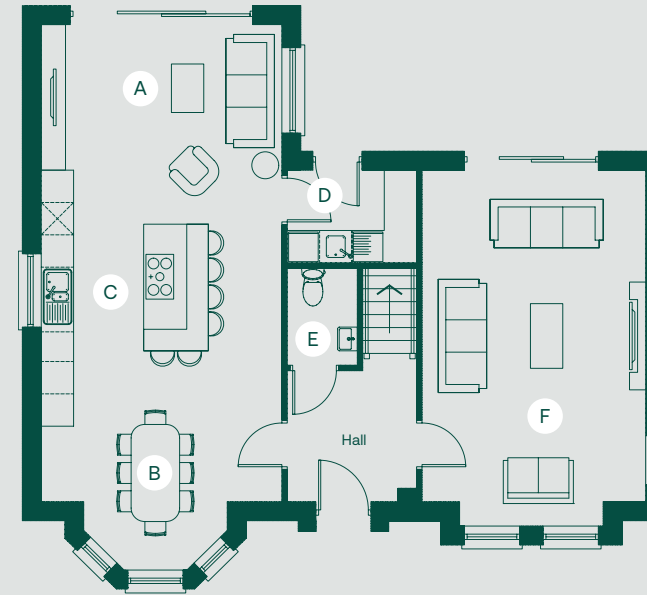
M	Bedroom 4	3.15 x 3.66	10'4" x 12'0"
N	En suite	2.05 x 2.4	6'8" x 7'10"
O	Dressing	2.5 x 1.8	8'2" x 5'10"
P	Study	2.8 x 2.1	9'2" x 6'10"

Nº17. The Sullivan

Detached 5 Bedroom

208m² (2238sqft)

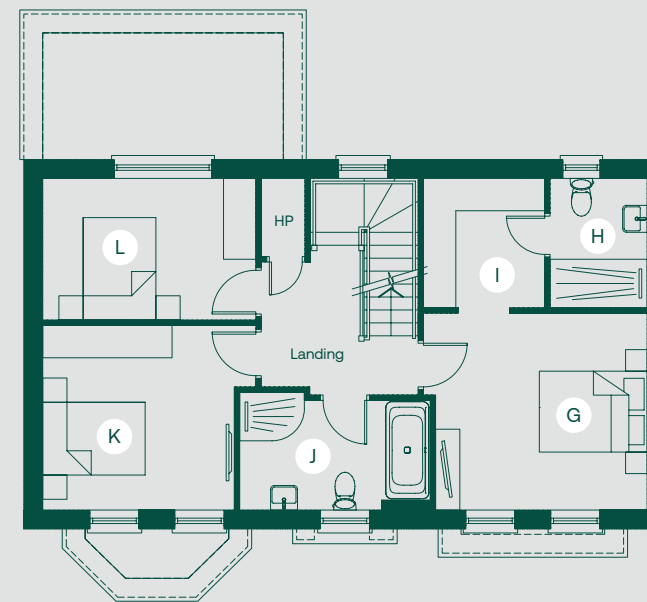
The Sullivan is a grand, red brick double-fronted, three storey residence with a spectacular dining-kitchen-living room to one side and across the hallway, a tranquil lounge. On the first floor a large master bedroom with dressing space and en suite, two further bedrooms and family bathroom await. Up a level and you'll discover two substantial bedrooms separated by a shared shower room.



Ground floor

85m² (915sqft)

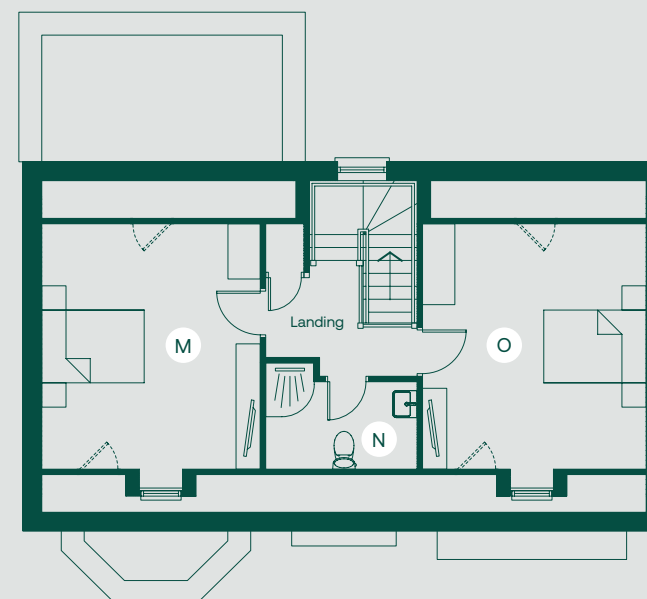
A	Living	4.46 x 2.26	14'7" x 7'4"
B	Dining	4.46 x 3.59	14'7" x 11'9"
C	Kitchen	4.46 x 3	14'7" x 9'10"
D	Utility	1.7 x 2.3	5'6" x 7'6"
E	WC	1.3 x 1.8	4'3" x 5'10"
F	Lounge	4.1 x 6.1	13'5" x 20'0"



First floor

69m² (742sqft)

G	Master	3.92 x 3.65	12'10" x 11'11"
H	En suite	1.8 x 2.4	5'10" x 7'10"
I	Dressing	2.25 x 2.4	7'4" x 7'10"
J	Bathroom	3.53 x 2.18	11'6" x 7'2"
K	Bedroom 2	3.55 x 3.42	11'7" x 11'2"
L	Bedroom 3	3.55 x 2.62	11'7" x 8'7"



Second floor

54m² (582sqft)

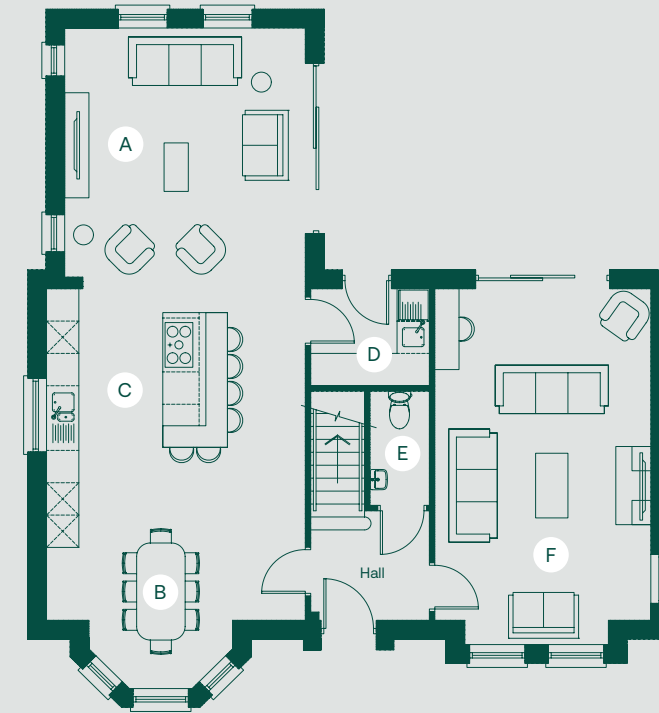
M	Bedroom 4	4.05 x 4.55	13'3" x 14'11"
N	Shower	2.81 x 1.97	9'2" x 6'5"
O	Bedroom 5	4.15 x 4.55	13'7" x 14'11"

Nº18. The Cordoner

Detached 4 Bedroom

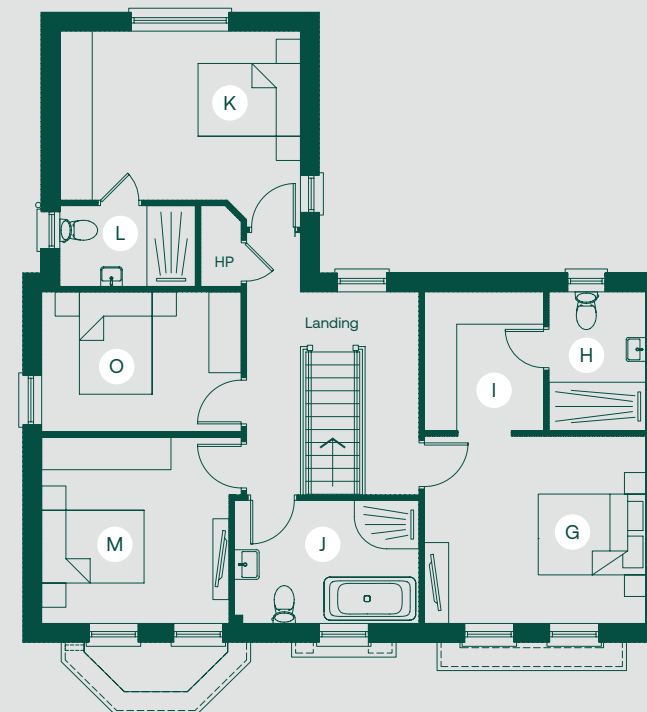
185m² (2000sqft)

A beautifully proportioned double fronted two storey home, The Cordoner is a picture of class and character. Slate roof and contrasting smooth pale render invite you into a large open plan kitchen-diner-lounge to the left and a cosy lounge on the right. Four bedrooms to the first floor, two en suites, a family bathroom shared by the remaining two, with a dressing space within the master bedroom suite.



Ground floor
95m² (1022sqft)

A	Living	4.4 x 4.6	14'5" x 15'1"
B	Dining	4.8 x 3.47	15'8" x 11'4"
C	Kitchen	4.8 x 2.67	15'8" x 8'9"
D	Utility	1.8 x 2.2	5'10" x 7'2"
E	WC	1.1 x 2.1	3'7" x 6'10"
F	Lounge	4.01 x 6.15	13'1" x 20'2"



First floor
91m² (975sqft)

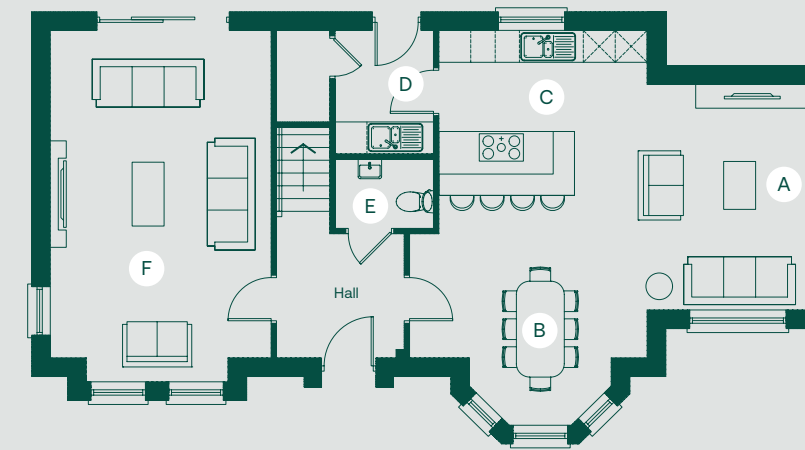
G	Master	3.47 x 4.11	11'4" x 13'5"
H	En suite	2.57 x 1.8	8'5" x 5'10"
I	Dressing	2.2 x 2.57	7'2" x 8'5"
J	Bathroom	3.4 x 2.28	11'1" x 7'5"
K	Bedroom 2	3.13 x 4.46	10'3" x 14'7"
L	En suite	1.5 x 2.5	4'11" x 8'2"
M	Bedroom 3	3.45 x 3.47	11'3" x 11'4"
O	Bedroom 4	2.6 x 3.7	8'6" x 12'1"

Nº20. The Harrison

Detached 4 Bedroom

154m² (1667sqft)

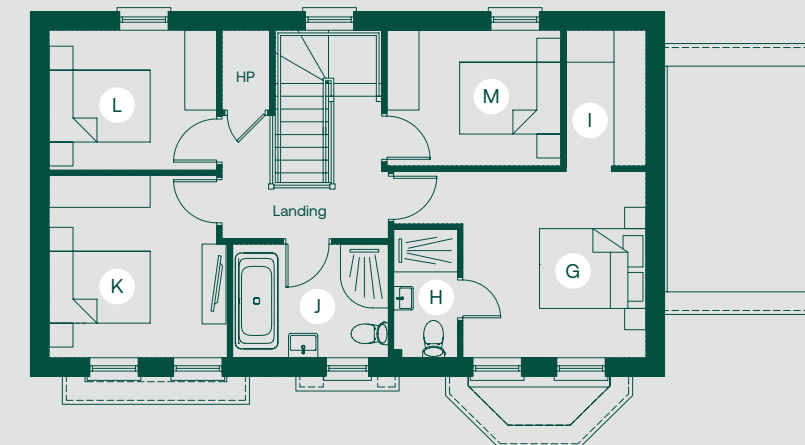
Charming double fronted, two storey home with distinctive dormer window design. Downstairs a large kitchen-diner-living space is complemented by a spacious lounge with rear garden access via sliding doors. Upstairs the master suite has a shower en suite and dressing space, with three remaining bedrooms sharing a family bathroom.



Ground floor

86m² (925sqft)

A	Living	3.03 x 4.24	9'11" x 13'10"
B	Dining	4.65 x 2.55	15'3" x 8'4"
C	Kitchen	4.65 x 3.6	15'3" x 11'9"
D	Utility	2.3 x 1.85	7'6" x 6'0"
E	WC	1.85 x 1.3	6'0" x 4'3"
F	Lounge	4.15 x 6.15	13'7" x 20'2"



First floor

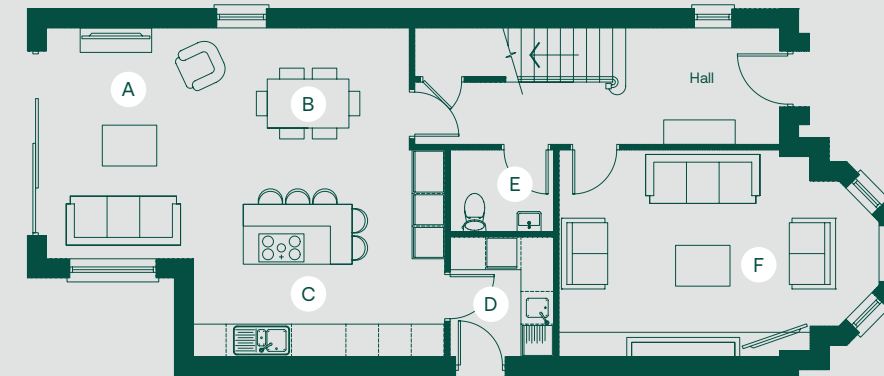
69m² (742sqft)

G	Master	3.5 x 3.44	11'5" x 11'3"
H	En suite	1.2 x 2.5	3'11" x 8'2"
I	Dressing	1.5 x 2.55	4'11" x 8'4"
J	Bathroom	2.92 x 2.13	9'6" x 6'11"
K	Bedroom 2	3.42 x 3.35	11'2" x 10'11"
L	Bedroom 3	2.62 x 3.15	8'7" x 10'4"
M	Bedroom 4	2.55 x 3.26	8'4" x 10'8"

Nº21. The Warren

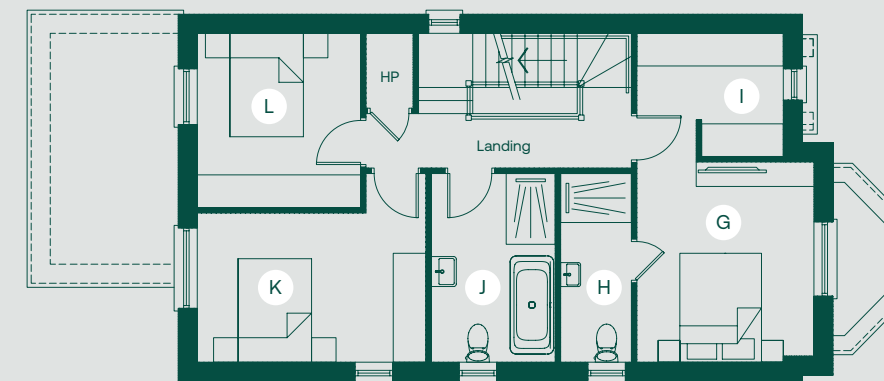
Detached 5 Bedroom 208m² (2239sqft)

The first of three homes that sit at the top of The Firs plot, The Warren is a stylish family home arranged across three floors. It features a large social kitchen diner, front-facing lounge with three bedrooms on floor one, with two on the upper level complemented by a study with feature window.



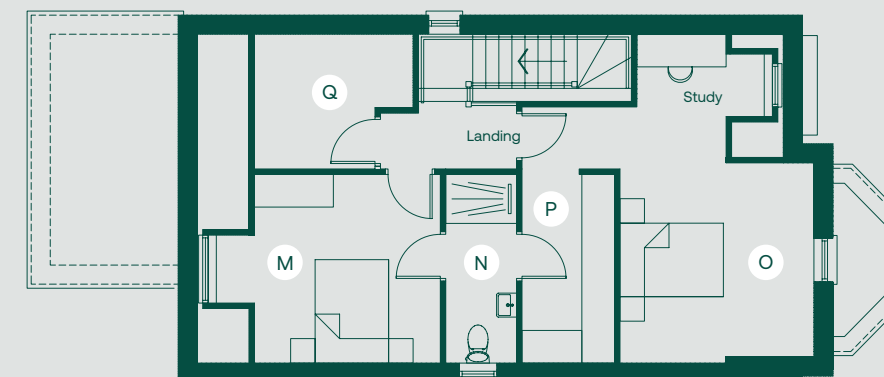
Ground floor
81m² (861sqft)

A	Living	4.2 x 2.7	13'9" x 8'10"
B	Dining	3.04 x 3.96	9'11" x 12'11"
C	Kitchen	3 x 4.61	9'10" x 15'1"
D	Utility	1.9 x 2.2	6'2" x 7'2"
E	WC	1.9 x 1.5	6'2" x 4'11"
F	Lounge	3.8 x 4.61	12'5" x 15'1"



First floor
67m² (721sqft)

G	Master	3.67 x 3.25	12'0" x 10'7"
H	En suite	3.46 x 1.3	11'4" x 4'3"
I	Dressing	2.26 x 2.69	7'4" x 8'9"
J	Bathroom	3.45 x 2.27	11'3" x 7'5"
K	Bedroom 2	2.74 x 4.2	8'11" x 13'9"
L	Bedroom 3	3.2 x 3	10'5" x 9'10"



Second floor
60m² (645sqft)

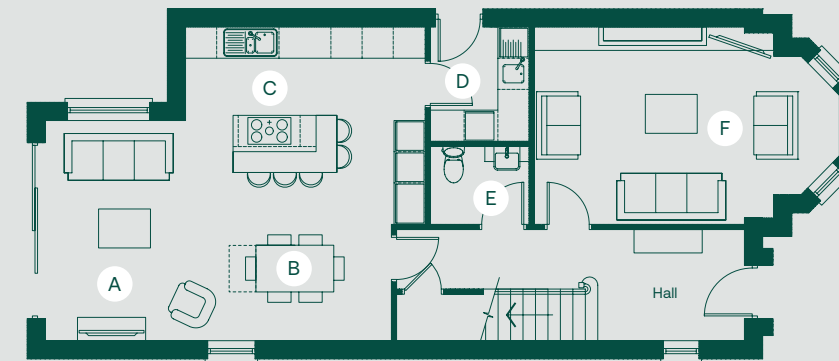
M	Bedroom 4	3.45 x 3.41	11'3" x 11'2"
N	En suite	1.3 x 3.45	4'3" x 11'3"
O	Bedroom 5	6.04 x 3.56	19'9" x 11'8"
P	Dressing	1.7 x 3.45	5'6" x 11'3"
Q	Store/Study	2.47 x 2.21	8'1" x 7'3"

Nº22. The Patrick

Detached 5 Bedroom

210m² (2270sqft)

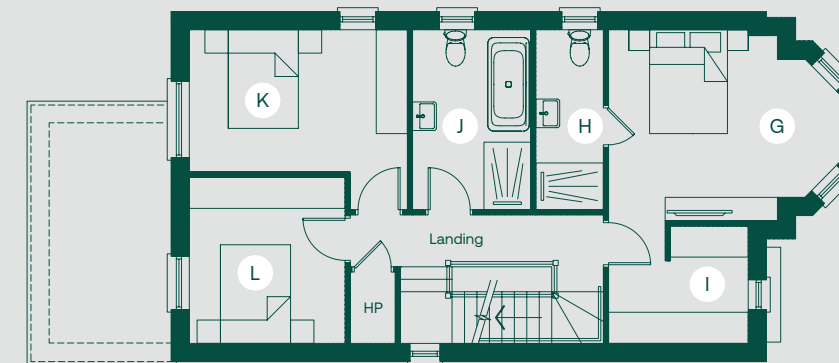
You'll find The Patrick at the top of The Firs' winding avenue, a gorgeous three storey home with generous family living space, five spacious bedrooms, two en suites and a family bathroom. On the first floor there is also a separate dressing room, with a study directly above on the top storey.



Ground floor

81m² (872sqft)

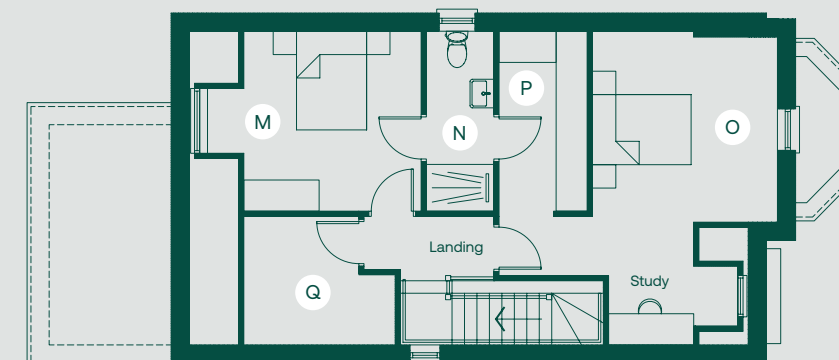
A	Living	4.2 x 2.7	13'9" x 8'10"
B	Dining	3.23 x 3.96	10'7" x 12'11"
C	Kitchen	2.8 x 3.96	9'2" x 12'11"
D	Utility	1.9 x 2	6'2" x 6'6"
E	WC	1.9 x 1.5	6'2" x 4'11"
F	Lounge	3.8 x 4.6	12'5" x 15'1"



First floor

70m² (753sqft)

G	Master	3.67 x 3.25	12'0" x 10'7"
H	En suite	3.45 x 1.3	11'3" x 4'3"
I	Dressing	2.26 x 2.69	7'4" x 8'9"
J	Bathroom	3.45 x 2.27	11'3" x 7'5"
K	Bedroom 2	2.74 x 4.2	8'11" x 13'9"
L	Bedroom 3	3.2 x 3	10'5" x 9'10"



Second floor

60m² (645sqft)

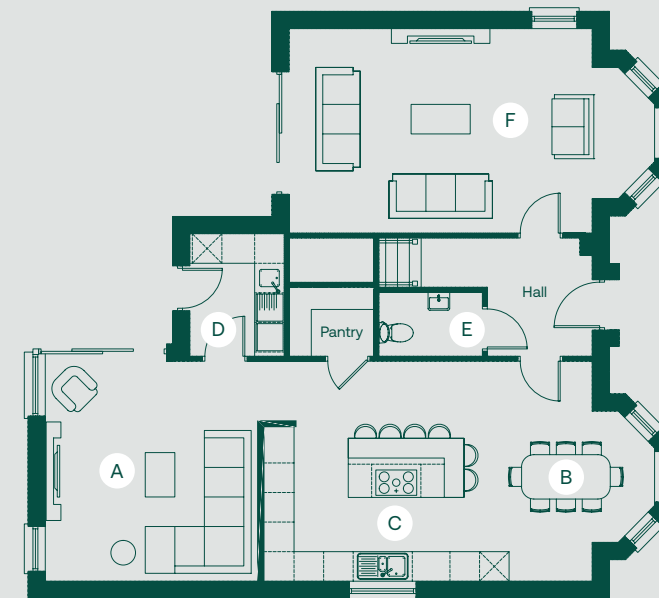
M	Bedroom 4	3.45 x 3.41	11'3" x 11'2"
N	En suite	1.3 x 3.45	4'3" x 11'3"
O	Bedroom 5	6.04 x 3.56	19'9" x 11'8"
P	Dressing	1.7 x 3.45	5'6" x 11'3"
Q	Store/Study	2.47 x 2.21	8'1" x 7'3"

N^o23. The Ennis

Detached 5 Bedroom

246m² (2648sqft)

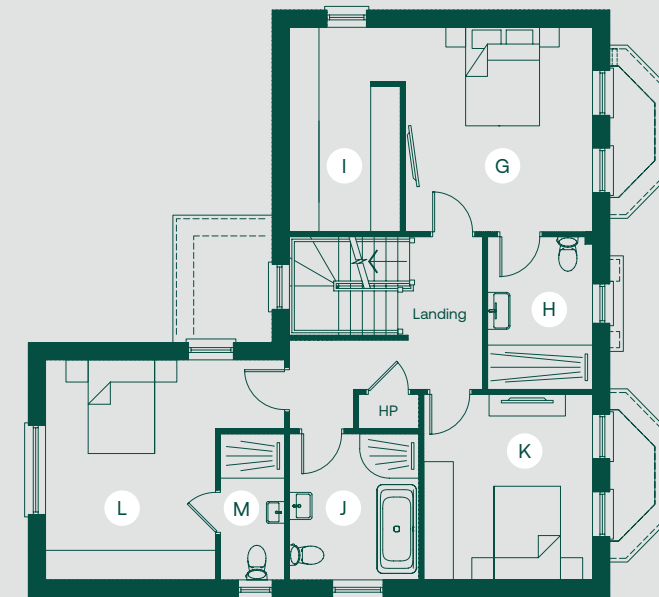
The Ennis has been designed to take advantage of its large family garden and prime position. There's a large sunroom opening onto a lawn dappled with sunlight through mature trees. The house itself is spacious and well-appointed, with highlights including a comfortable lounge, kitchen-diner and pantry, large dressing space to the master suite and two top floor bedrooms with stunning views.



Ground floor

102m² (1098sqft)

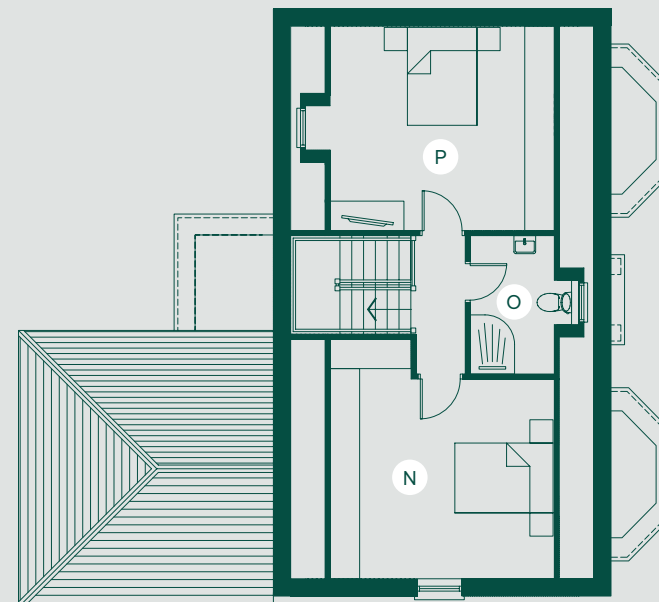
A Living	4.45 x 4.46	14'7" x 14'7"
B Dining	4.45 x 2.42	14'7" x 7'11"
C Kitchen	4.45 x 4.23	14'7" x 13'10"
D Utility	1.91 x 2.48	6'3" x 6'1"
E WC	1.3 x 2.1	4'3" x 6'10"
F Lounge	4.15 x 6.15	13'7" x 20'2"



First floor

91m² (980sqft)

G Master	3.8 x 4.15	12'5" x 13'7"
H En suite	2.13 x 3.1	6'11" x 10'2"
I Dressing	2.25 x 4.15	7'4" x 13'7"
J Bathroom	2.62 x 2.96	8'7" x 9'8"
K Bedroom 2	3.42 x 3.76	11'2" x 12'4"
L Bedroom 3	3.45 x 4.46	11'3" x 14'7"
M En suite	2.96 x 1.3	9'8" x 4'3"



Second floor

53m² (570sqft)

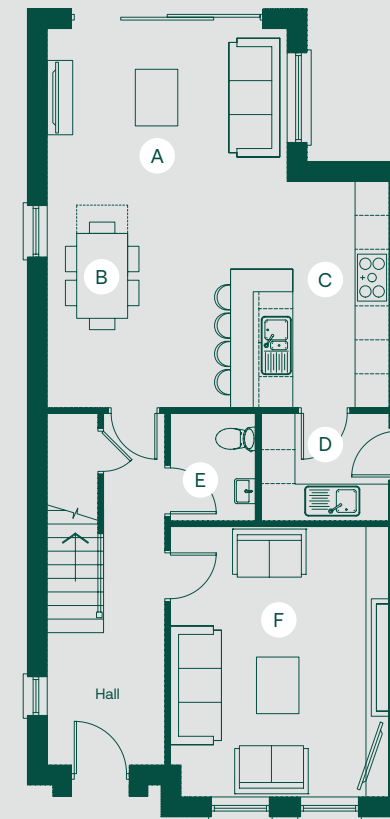
N Bedroom 4	4.55 x 4.05	14'11" x 13'3"
O Shower	2.81 x 1.7	9'2" x 5'6"
P Bedroom 5	4.55 x 4.15	14'11" x 13'7"

Nº24. The Lowden

Detached 4 Bedroom

175m² (1890sqft)

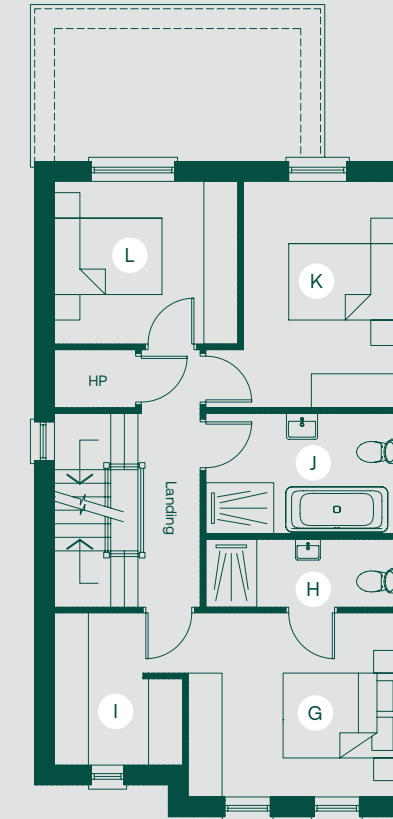
A characterful home with red brick and dark timber detailing, there's a real heritage feel to The Lowden. Tucked neatly into the top of The Firs site, it is a tranquil, secluded plot. Accommodation is arranged across three storeys and includes separate lounge, kitchen-diner, large family bathroom, dressing room and two en suites. The top floor has a large bedroom, en suite and study all to itself.



Ground floor

75m² (805sqft)

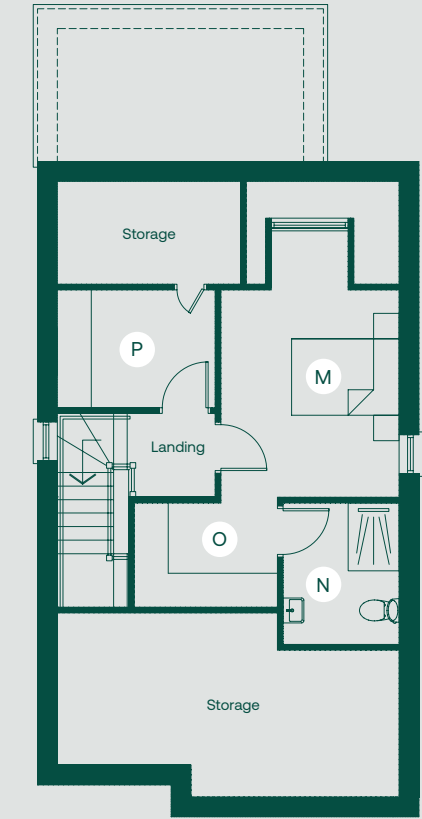
A	Living	4.24 x 2.7	13'10" x 8'10"
B	Dining	3.18 x 4	10'5" x 13'1"
C	Kitchen	2.86 x 4	9'4" x 13'1"
D	Utility	1.9 x 2.26	6'2" x 7'4"
E	WC	1.9 x 1.5	6'2" x 4'11"
F	Lounge	4.77 x 3.86	15'7" x 12'7"



First floor

64.5m² (695sqft)

G	Master	3.25 x 3.67	10'7" x 12'0"
H	En suite	1.2 x 3.36	3'11" x 11'0"
I	Dressing	2.26 x 2.69	7'4" x 8'9"
J	Bathroom	2.1 x 3.36	6'10" x 11'0"
K	Bedroom 2	2.7 x 4	8'10" x 13'1"
L	Bedroom 3	3.24 x 2.87	10'7" x 9'4"



Second floor

36m² (390sqft)

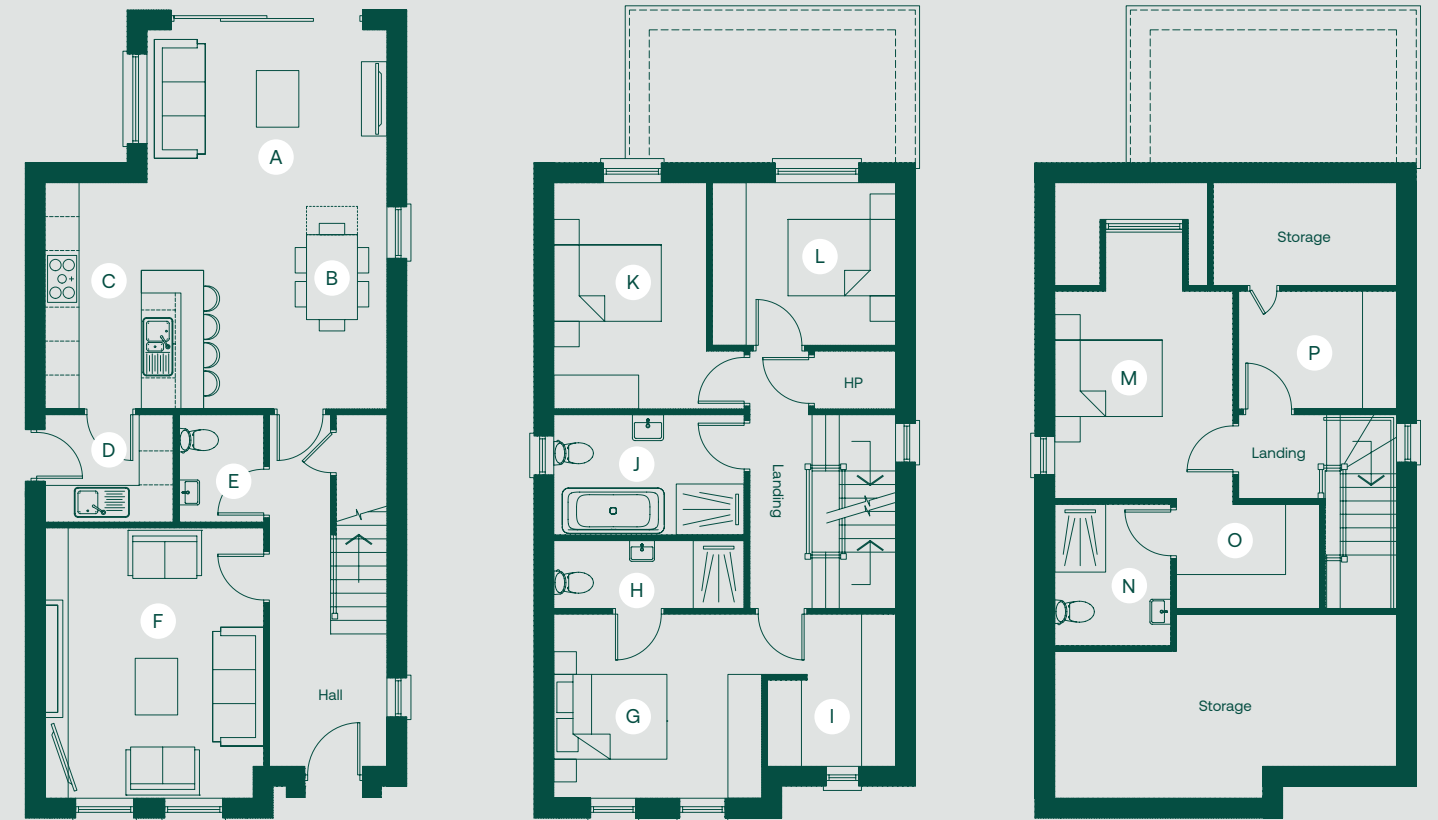
M	Bedroom 4	3.66 x 3.15	12'0" x 10'4"
N	En suite	2.05 x 3	6'8" x 9'10"
O	Dressing	2.5 x 2.53	8'2" x 8'3"
P	Study	2.08 x 2.79	6'9" x 9'1"

Nº25. The Harper

Detached 4 Bedroom

175m² (1890sqft)

The Harper is a particularly beautiful home, with a signature red tiled roof and feature ironmongery giving it a timeless look. A cosy lounge to the front of the house is balanced by a large kitchen-diner to the rear. On the two upper storeys you'll find four bedrooms, separate dressing room, en suite to the master, family bathroom and second floor en suite.



Ground floor

75m² (805sqft)

A	Living	4.24 x 2.7	13'10" x 8'10"
B	Dining	3.18 x 4	10'5" x 13'1"
C	Kitchen	2.86 x 4	9'4" x 13'1"
D	Utility	1.9 x 2.26	6'2" x 7'4"
E	WC	1.9 x 1.5	6'2" x 4'11"
F	Lounge	4.77 x 3.86	15'7" x 12'7"

First floor

64.5m² (695sqft)

G	Master	3.25 x 3.67	10'7" x 12'0"
H	En suite	1.2 x 3.36	3'11" x 11'0"
I	Dressing	2.26 x 2.69	7'4" x 8'9"
J	Bathroom	2.1 x 3.36	6'10" x 11'0"
K	Bedroom 2	2.7 x 4	8'10" x 13'1"
L	Bedroom 3	3.24 x 2.87	10'7" x 9'4"

Second floor

36m² (390sqft)

M	Bedroom 4	3.66 x 3.15	12'0" x 10'4"
N	En suite	2.05 x 3	6'8" x 9'10"
O	Dressing	2.5 x 2.53	8'2" x 8'3"
P	Study	2.08 x 2.79	6'9" x 9'1"

Nº26. The Lawther

Detached 5 Bedroom

209m² (2250sqft)

The Lawther is a traditionally styled modern family home with meticulous detailing and generous interior proportions. Arranged in a lateral layout with living space flowing from lounge to kitchen and then into a sunroom that opens into the side garden. Five large bedrooms occupy the top two floors and are complemented by a dressing area, en suite, family bathroom and shower room.



FLOOR PLANS



Ground floor

100m² (1077sqft)

A	Living	4.15 x 3.2	13'7" x 10'5"
B	Dining	3.3 x 5.5	10'9" x 18'0"
C	Kitchen	2.85 x 4.5	9'4" x 14'9"
D	Utility	1.9 x 3.2	6'2" x 10'5"
E	WC	1 x 2.85	3'3" x 9'4"
F	Lounge	4.1 x 6.15	13'5" x 20'2"

First floor

70m² (753sqft)

G	Master	3.5 x 3.85	11'5" x 12'7"
H	En suite	2.48 x 2	8'1" x 6'6"
I	Dressing	2.48 x 2	8'1" x 6'6"
J	Bathroom	2.25 x 3.85	7'4" x 12'7"
K	Bedroom 2	3.35 x 3.65	10'11" x 11'11"
L	Bedroom 3	2.7 x 3.5	8'10" x 11'5"

Second floor

39m² (420sqft)

M	Bedroom 4	4.27 x 3.1	14'0" x 10'2"
N	En suite	1.55 x 2.88	5'1" x 9'5"
O	Bed 5/Study	4.27 x 2.8	14'0" x 9'2"

Nº27. The McClelland

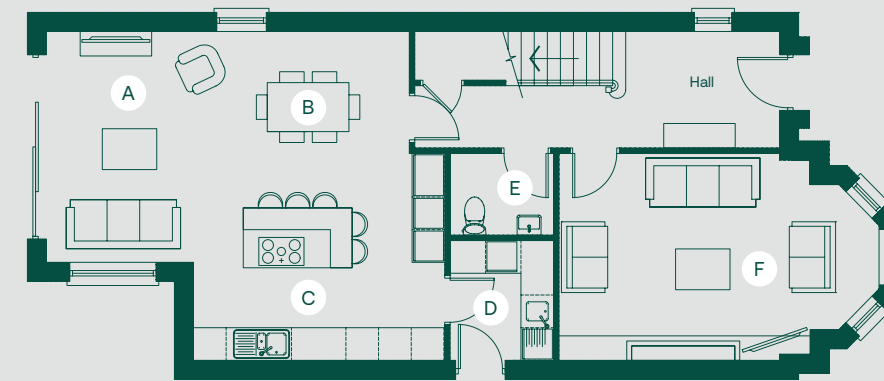
Detached 5 Bedroom

210m² (2270sqft)

A double-height, red brick bow window design is the most striking feature of The McClelland, an elegant, three storey family home. Off the ground floor hall you'll discover a spacious lounge and family kitchen-diner. On the two upper floors are five bedrooms with en suite to master, a dressing room, two shared bathrooms and a quirky study.



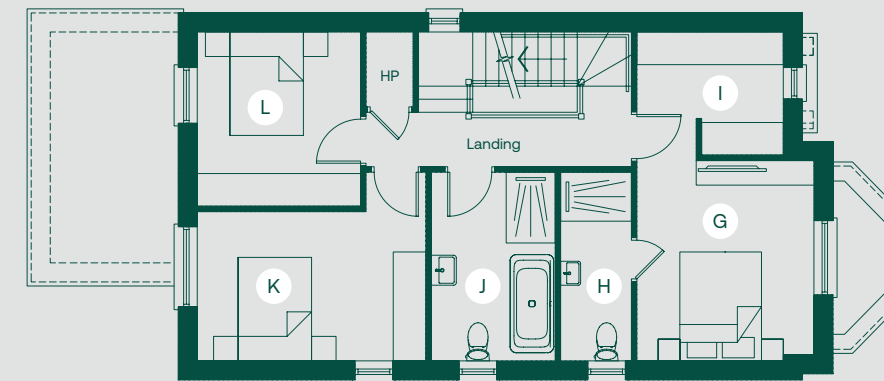
FLOOR PLANS



Ground floor

81m² (872sqft)

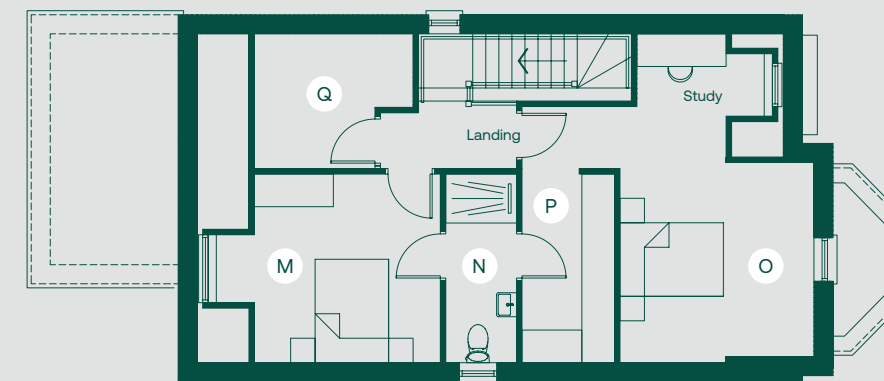
A	Living	4.2 x 2.7	13'9" x 8'10"
B	Dining	3.04 x 3.96	9'11" x 12'11"
C	Kitchen	3 x 4.61	9'10" x 15'1"
D	Utility	2.2 x 1.9	7'2" x 6'2"
E	WC	1.9 x 1.6	6'2" x 5'2"
F	Lounge	3.8 x 4.61	12'5" x 15'1"



First floor

70m² (753sqft)

G	Master	3.67 x 3.25	12'0" x 10'7"
H	En suite	3.45 x 1.3	11'3" x 4'3"
I	Dressing	2.62 x 2.69	8'7" x 8'9"
J	Bathroom	2.27 x 3.45	7'5" x 11'3"
K	Bedroom 2	2.74 x 4.2	8'11" x 13'9"
L	Bedroom 3	3.2 x 3	10'5" x 9'10"



Second floor

60m² (645sqft)

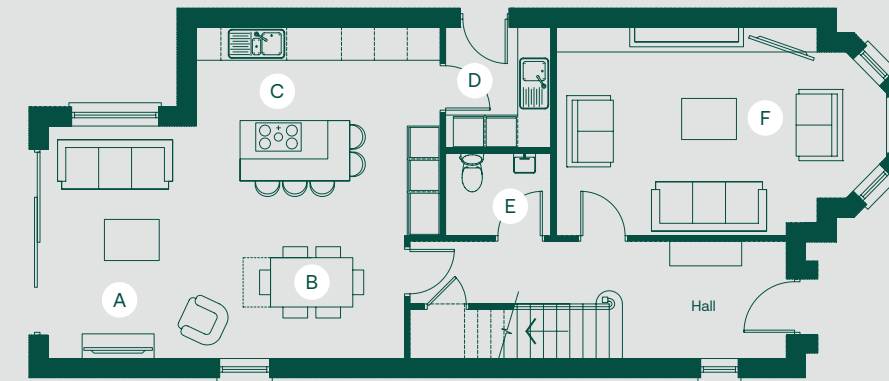
M	Bedroom 4	3.45 x 3.41	11'3" x 11'2"
N	En suite	1.3 x 3.45	4'3" x 11'3"
O	Bedroom 5	6.04 x 3.56	19'9" x 11'8"
P	Dressing	1.7 x 3.45	5'6" x 11'3"
Q	Store/Study	2.47 x 2.21	8'1" x 7'3"

Nº28. The Anderson

Detached 4 Bedroom

148m² (1595sqft)

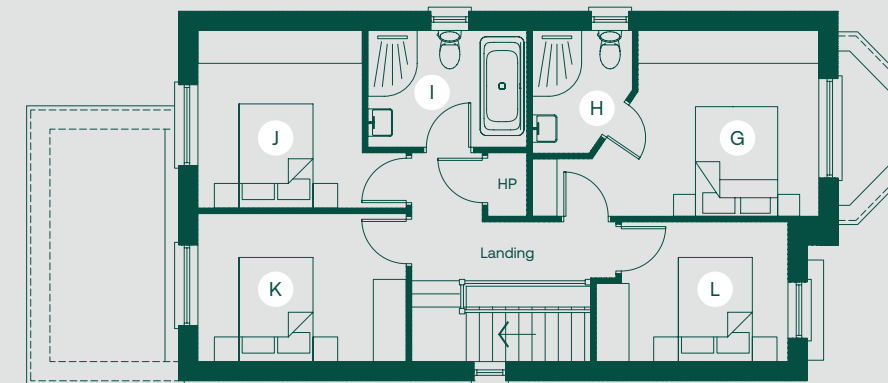
The Anderson is a delightful family retreat, featuring spacious shared spaces and four perfectly sized bedrooms. There's an en suite angled off the master bedroom and a large family bathroom for the remaining three bedrooms. The exterior is designed in the classic Hollywood tradition with smooth render contrasting with red tiled roof and dark timber details.



Ground floor

81m² (875sqft)

A	Living	4.2 x 2.7	13'9" x 8'10"
B	Dining	3.24 x 3.8	10'7" x 12'5"
C	Kitchen	2.8 x 4.4	9'2" x 14'5"
D	Utility	1.9 x 2.2	6'2" x 7'2"
E	WC	1.9 x 1.5	6'2" x 4'11"
F	Lounge	3.8 x 4.76	12'5" x 15'7"



First floor

67m² (722sqft)

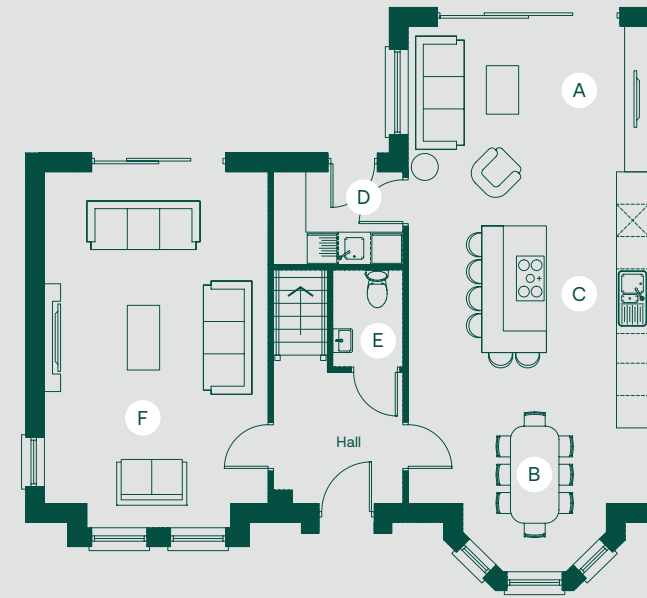
G	Master	3.3 x 3.8	10'9" x 12'5"
H	En suite	2.2 x 1.8	7'2" x 5'10"
I	Bathroom	2.1 x 2.9	6'10" x 9'6"
J	Bedroom 2	3.2 x 3	10'5" x 9'10"
K	Bedroom 3	2.7 x 3.8	8'10" x 12'5"
L	Bedroom 4	2.5 x 3.5	8'2" x 11'5"

Nº29. The Kildea

Detached 5 Bedroom

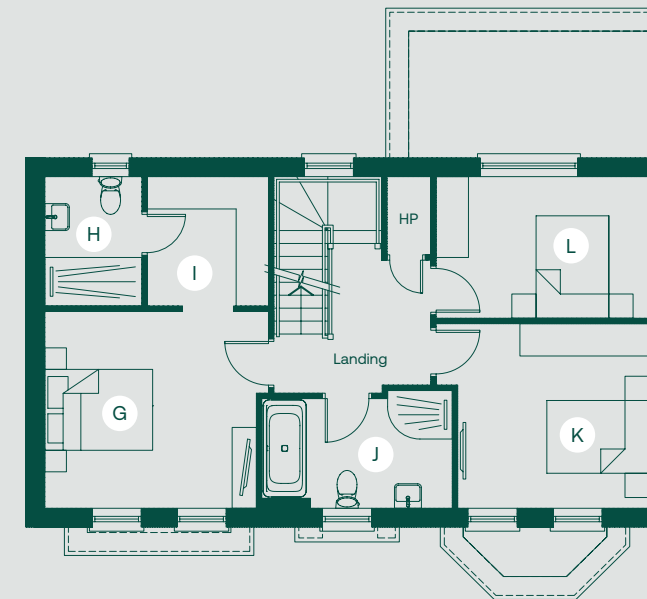
208m² (2238sqft)

Echoing the classic angular style of so many residences in the local area, The Kildea is family living on a grand scale. Double fronted and arranged across three storeys, interior highlights include large family kitchen-diner-living space, lounge with sliding door access to rear garden, large master suite with dressing area and two spacious bedrooms on the top floor.



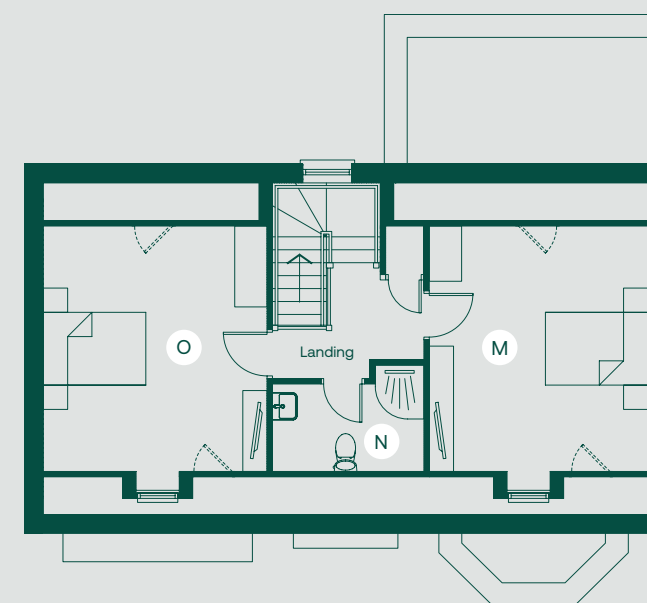
Ground floor 85m² (915sqft)

A	Living	4.46 x 2.7	14'7" x 8'10"
B	Dining	4.46 x 2.4	14'7" x 7'10"
C	Kitchen	4.46 x 3.75	14'7" x 12'3"
D	Utility	1.72 x 2.3	5'7" x 7'6"
E	WC	1.3 x 1.8	4'3" x 5'10"
F	Lounge	4.15 x 6.15	13'7" x 20'2"



First floor 69m² (742sqft)

G	Master	3.65 x 3.92	11'11" x 12'10"
H	En suite	2.4 x 1.8	7'10" x 5'10"
I	Dressing	2.25 x 2.4	7'4" x 7'10"
J	Bathroom	3.53 x 2.18	11'6" x 7'1"
K	Bedroom 2	3.42 x 3.55	11'2" x 11'7"
L	Bedroom 3	2.67 x 3.55	8'9" x 11'7"



Second floor 54m² (582sqft)

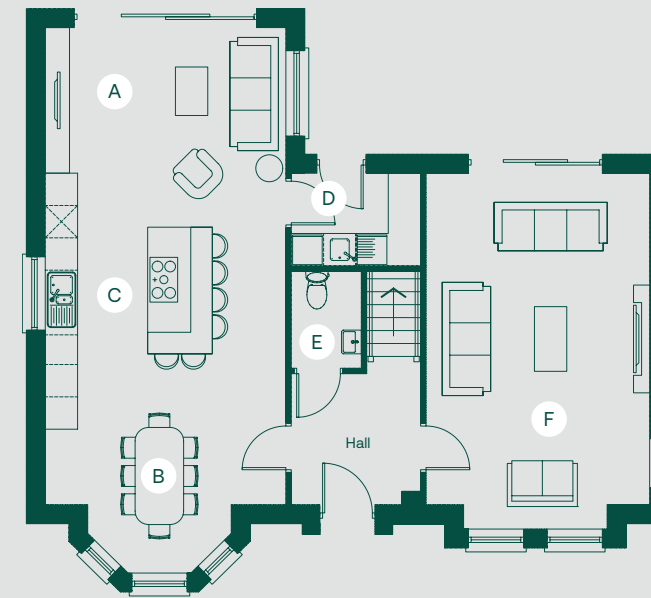
M	Bedroom 4	4.55 x 4.05	14'11" x 13'3"
N	Shower	2.8 x 1.61	9'2" x 5'3"
O	Bedroom 5	4.55 x 4.15	14'11" x 13'7"

Nº30. The McCrea

Detached 5 Bedroom

208m² (2238sqft)

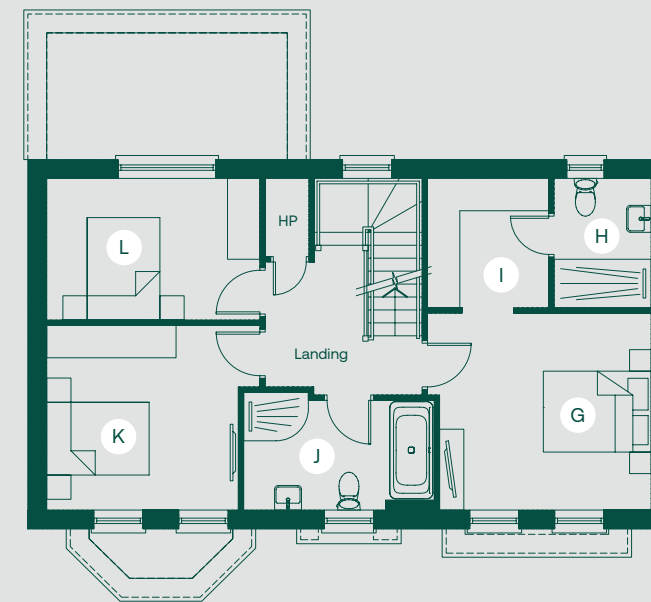
The McCrea's red brick façade, traditional slate roof and feature chimneys give it stunning kerb appeal. It's equally spectacular inside with a superb, entertaining-focused kitchen-diner, separate family lounge and master suite that occupies half of the first floor and includes an elegant en suite and clever dressing space. The top floor is dominated by two huge bedrooms and a shared shower room.



Ground floor

85m² (915sqft)

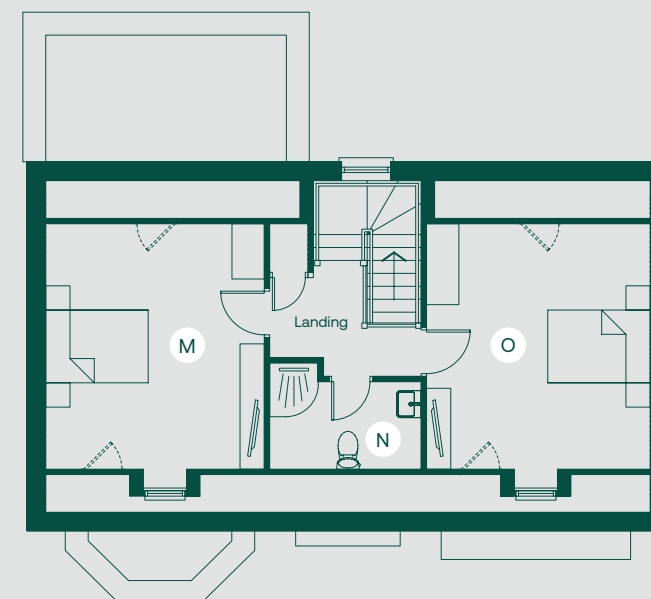
A	Living	4.46 x 2.26	14'7" x 7'4"
B	Dining	4.46 x 3.59	14'7" x 11'9"
C	Kitchen	4.46 x 3	14'7" x 9'10"
D	Utility	1.7 x 2.3	5'6" x 7'6"
E	WC	1.3 x 1.8	4'3" x 5'10"
F	Lounge	4.1 x 6.1	13'5" x 20'0"



First floor

69m² (742sqft)

G	Master	3.92 x 3.65	12'10" x 11'11"
H	En suite	1.8 x 2.4	5'10" x 7'10"
I	Dressing	2.25 x 2.4	7'4" x 7'10"
J	Bathroom	3.53 x 2.18	11'6" x 7'2"
K	Bedroom 2	3.55 x 3.42	11'7" x 11'2"
L	Bedroom 3	3.55 x 2.62	11'7" x 8'7"



Second floor

54m² (582sqft)

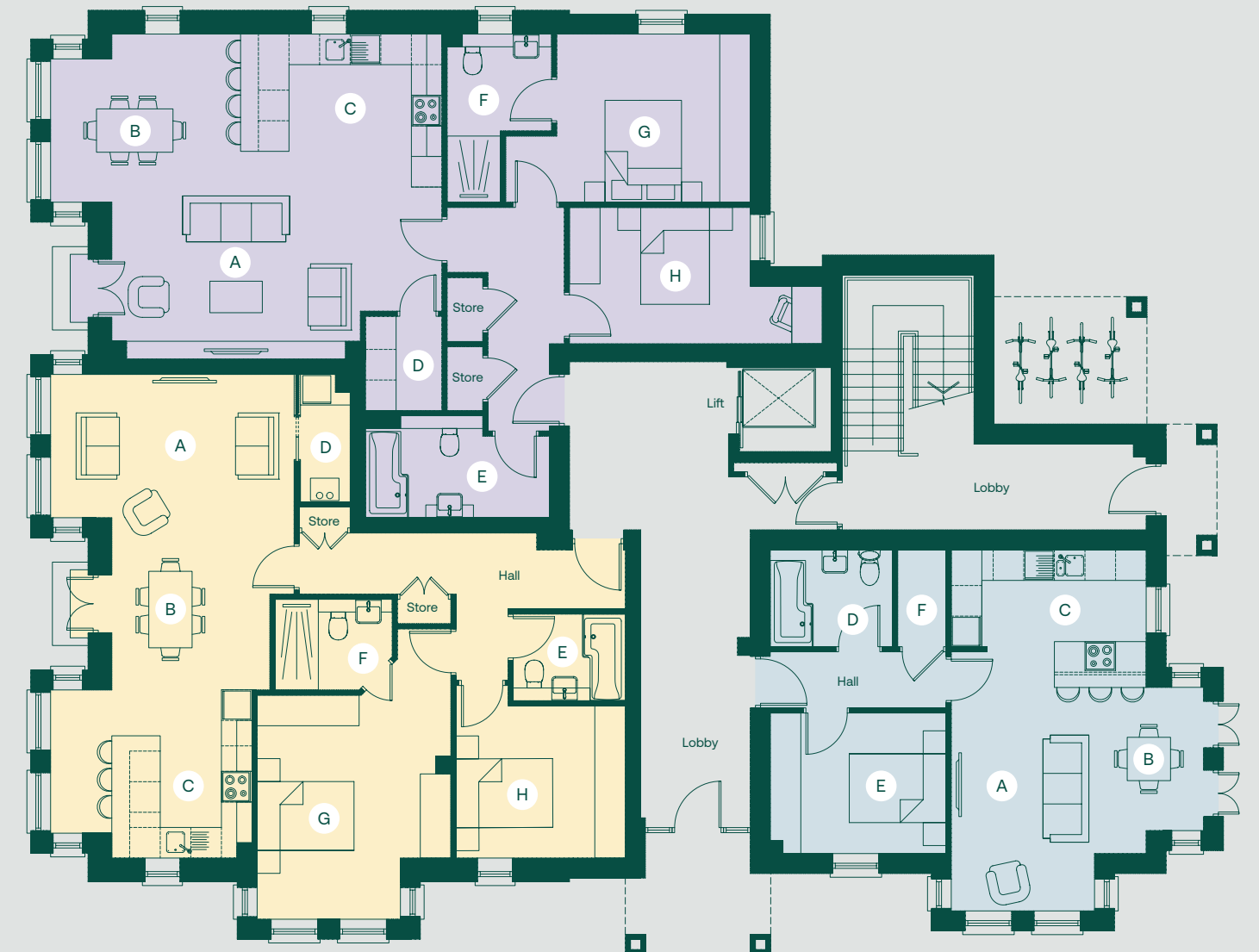
M	Bedroom 4	4.05 x 4.55	13'3" x 14'11"
N	Shower	2.81 x 1.97	9'2" x 6'5"
O	Bedroom 5	4.15 x 4.55	13'7" x 14'11"

Praeger House

8 Apartments

50m² (540sqft) — 130m² (1400sqft)

Praeger House is a mansion block designed in the grand tradition. Inside are eight stunning apartments all finished to an impeccable level of detail, three of which are duplex. Apartment 11 has a terrace and balcony, N^o13 has three private balconies and all residences are served by a secure lift. There's a shared bike store at ground level and a grand lobby accessed via security controlled entrance doors.



Apartment N°6
95m² (1022sqft)

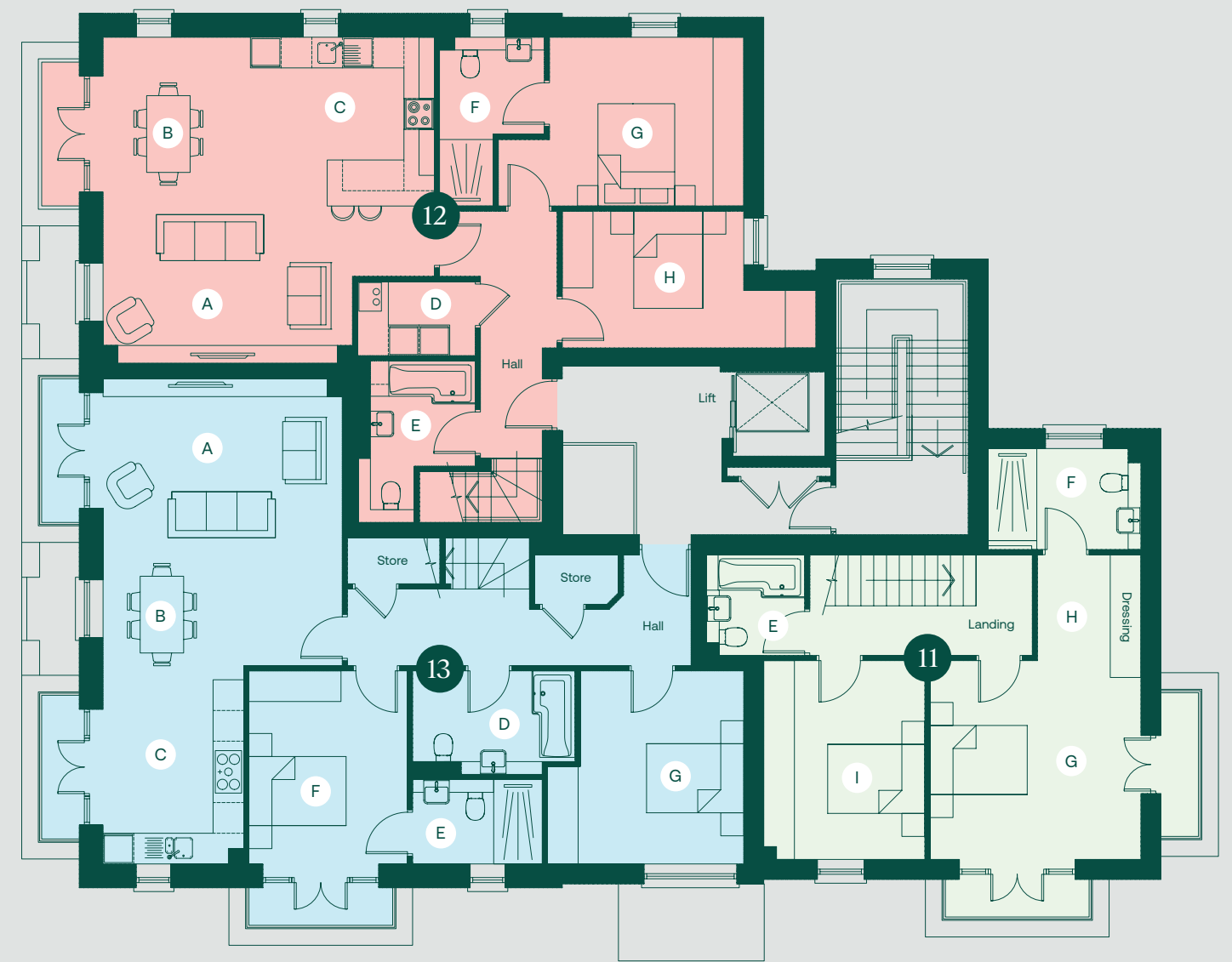
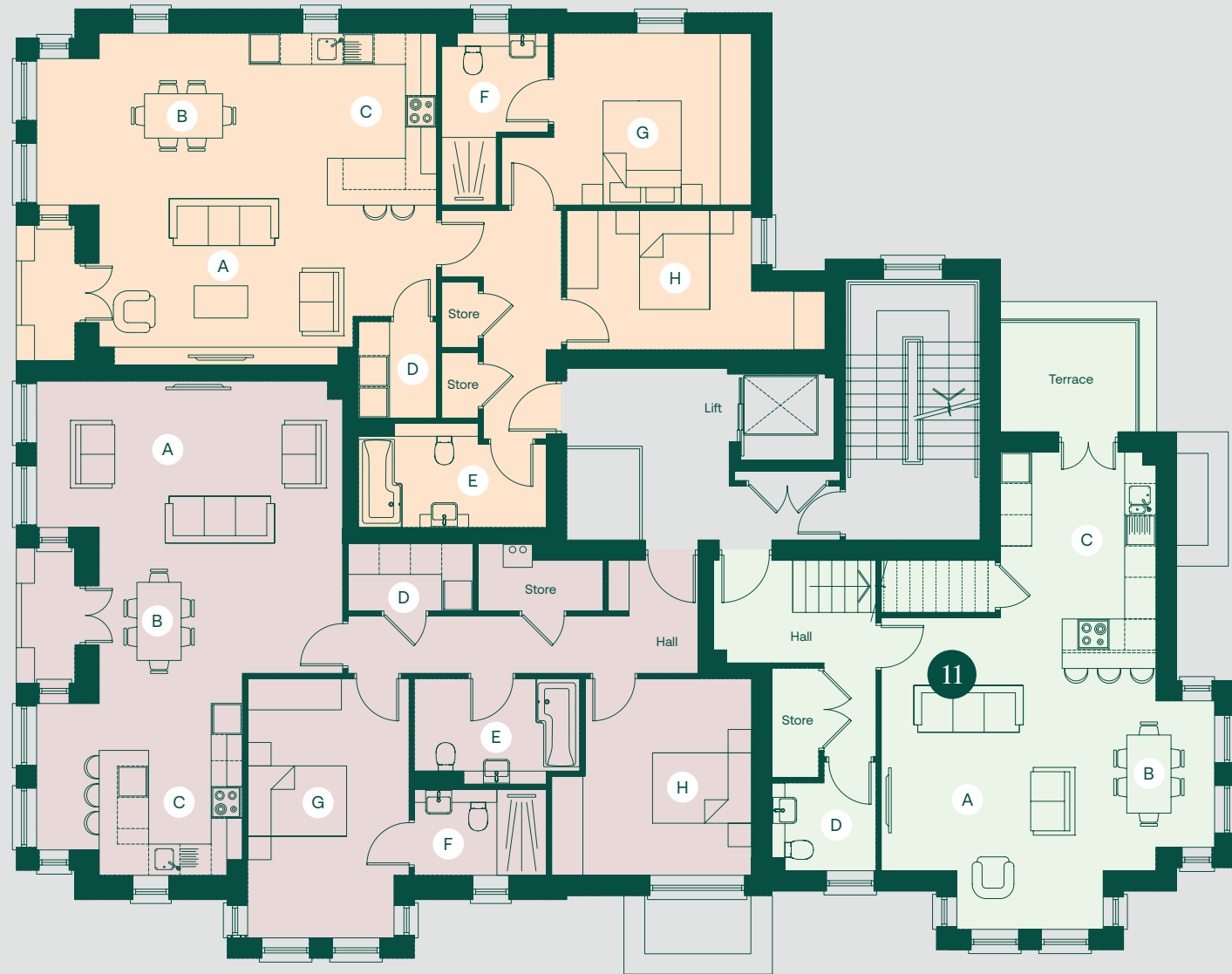
A Living	3.07 x 4.87	10'0" x 15'11"
B Dining	3.3 x 2.5	10'9" x 8'2"
C Kitchen	3.07 x 3.97	10'0" x 13'0"
D Utility	1.5 x 1.85	4'11" x 6'0"
E Bathroom	2.00 x 3.61	6'6" x 11'10"
F En suite	3.3 x 2.05	10'9" x 6'8"
G Master	3.3 x 3.79	10'9" x 12'5"
H Bedroom 2	2.67 x 3.54	8'9" x 11'7"

Apartment N°7
88m² (950sqft)

A Living	2.81 x 3.57	9'2" x 11'8"
B Dining	3.37 x 3.57	11'0" x 11'8"
C Kitchen	3.3 x 3.95	10'9" x 12'11"
D Utility	0.97 x 2.5	3'2" x 8'2"
E Bathroom	1.7 x 2.20	5'6" x 7'2"
F En suite	1.78 x 2.30	5'10" x 7'6"
G Master	4.39 x 3.80	14'4" x 12'5"
H Bedroom 2	2.98 x 3.32	9'9" x 10'10"

Apartment N°8
50m² (540sqft)

A Living	4.07 x 3.59	13'4" x 11'9"
B Dining	3.07 x 1.35	10'0" x 4'5"
C Kitchen	2.88 x 3.82	9'5" x 12'6"
D Bathroom	1.9 x 2.40	6'2" x 7'10"
E Master	2.75 x 3.45	9'0" x 11'3"
F Store	0.95 x 1.90	3'1" x 6'2"



Apartment N°9
95m² (1022sqft)

A Living	3.07 x 4.87	10'0" x 15'11"
B Dining	3.3 x 2.5	10'9" x 8'2"
C Kitchen	3.07 x 3.97	10'0" x 13'0"
D Utility	1.5 x 1.85	4'11" x 6'0"
E Bathroom	2.00 x 3.61	6'6" x 11'10"
F En suite	3.3 x 2.05	10'9" x 6'8"
G Master	3.3 x 3.79	10'9" x 12'5"
H Bedroom 2	2.67 x 3.54	8'9" x 11'7"

Apartment N°10
100m² (1076sqft)

A Living	3.6 x 5.87	11'9" x 19'3"
B Dining	2.55 x 4.67	8'4" x 15'3"
C Kitchen	3.95 x 3.3	12'11" x 10'9"
D Utility	1.3 x 2.40	4'3" x 7'10"
E Bathroom	2.02 x 3.17	6'7" x 10'4"
F En suite	1.65 x 2.53	5'4" x 8'3"
G Master	3.1 x 4.97	10'2" x 16'3"
H Bedroom 2	2.02 x 3.17	6'7" x 10'4"

Apartment N°11 (Duplex)
111m² (1195sqft)

A Living	4.88 x 3.13	16'0" x 10'3"
B Dining	3.59 x 3.26	11'9" x 10'8"
C Kitchen	3.09 x 4.77	10'1" x 15'7"
D WC	2.0 x 1.68	6'6" x 5'6"

Apartment N°11 (Duplex)

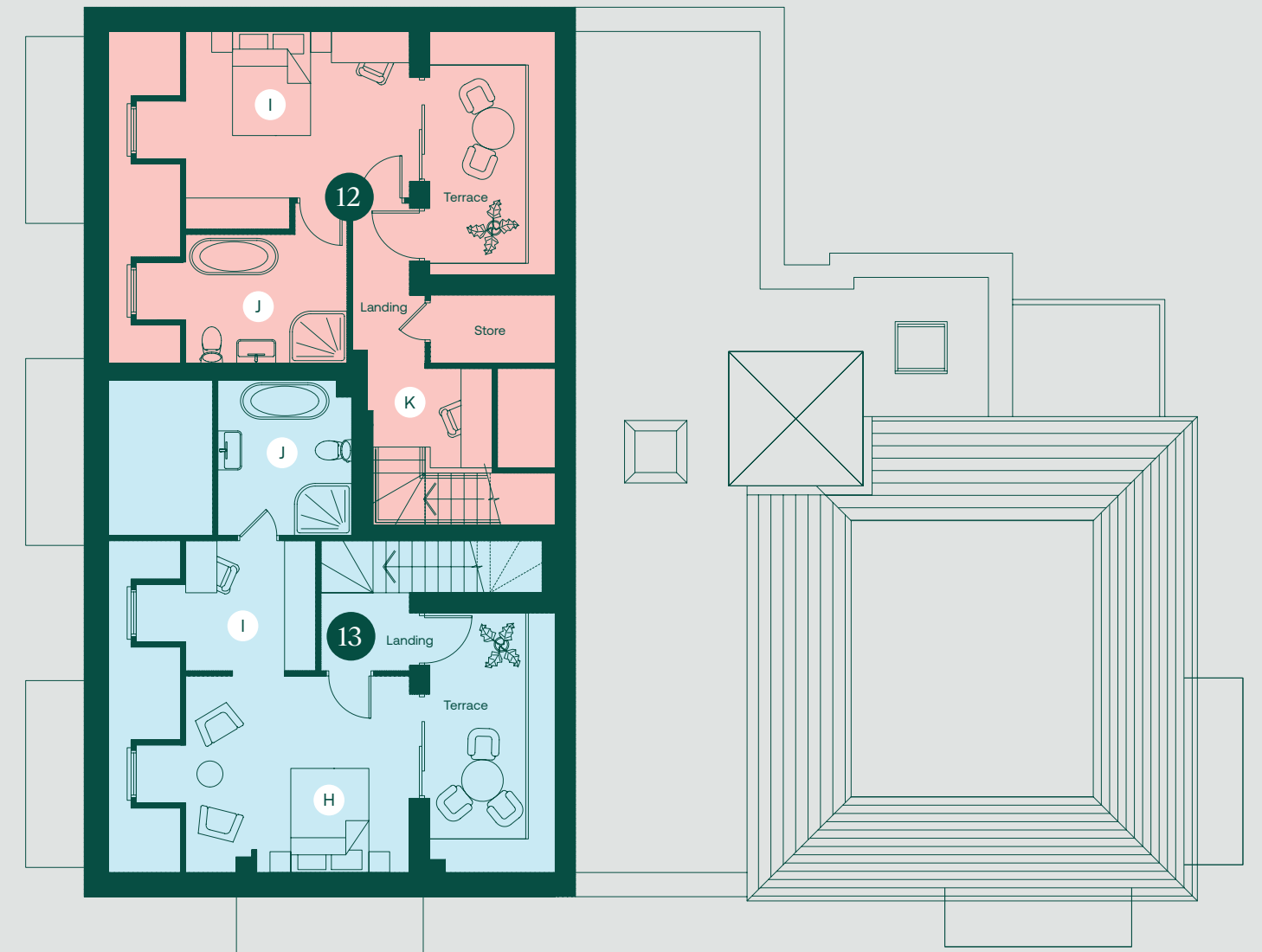
E Bathroom	1.97 x 1.91	6'5" x 6'3"
F En suite	1.7 x 2.98	5'6" x 9'9"
G Master	3.88 x 4.12	12'8" x 13'6"
H Dressing	2.05 x 2.07	6'8" x 6'9"
I Bedroom 2	3.15 x 3.88	10'4" x 12'8"

Apartment N°12 (Duplex)
130m² (1400sqft)

A Living	3.22 x 4.87	10'6" x 15'11"
B Dining	3.53 x 3.2	11'6" x 10'5"
C Kitchen	4.67 x 3.25	15'3" x 10'7"
D Utility	1.45 x 2.30	4'9" x 7'6"
E Bathroom	2.06 x 2.30	6'9" x 7'6"
F En suite	1.9 x 2.05	6'2" x 6'8"
G Master	3.3 x 3.79	10'9" x 12'5"
H Bedroom 2	2.67 x 3.79	8'9" x 12'5"

Apartment N°13 (Duplex)
130m² (1400sqft)

A Living	3.16 x 4.67	10'4" x 15'3"
B Dining	2.55 x 4.67	8'4" x 15'3"
C Kitchen	2.75 x 3.77	9'0" x 12'4"
D Bathroom	2.02 x 3.17	6'7" x 10'4"
E En suite	1.65 x 2.53	5'4" x 8'3"
F Master	3.1 x 3.77	10'2" x 12'4"
G Bedroom 2	3.88 x 3.83	12'8" x 12'6"



Apartment N°12 (Duplex)

I	Bedroom 3	3.8 x 4.3	12'5" x 14'1"
J	En suite	2.47 x 3.05	8'1" x 10'0"
K	Study	2.01 x 1.22	6'7" x 8'2"

Apartment N°13 (Duplex)

H	Bedroom 3	3.77 x 4.3	12'4" x 14'1"
I	Dressing	2.5 x 2.5	8'2" x 8'2"
J	En suite	2.57 x 3.01	8'5" x 9'10"

For further details or to enquire about a property please contact the selling agent's Hollywood team.

Hollywood Office

SimonBrien
NEW HOMES

028 9042 8989
hollywood@simonbrien.com



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