

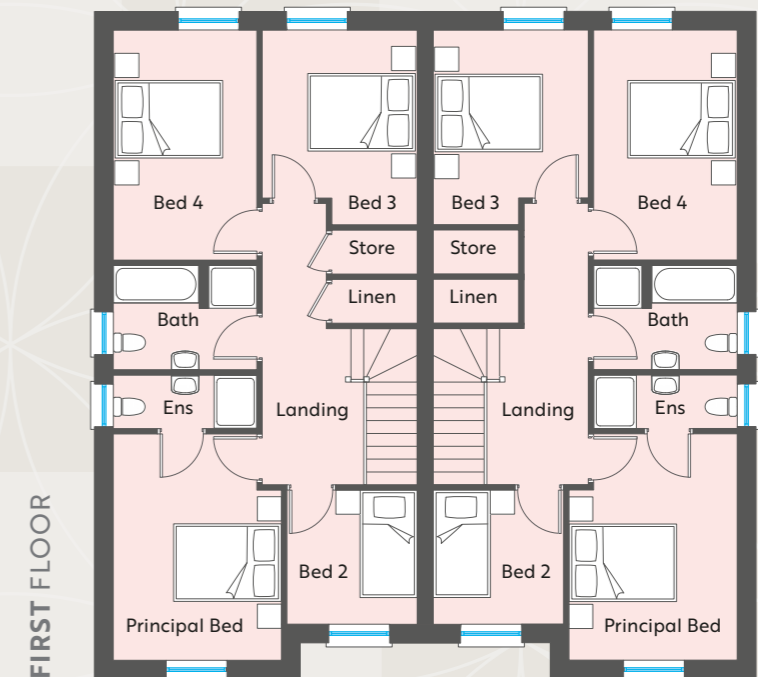
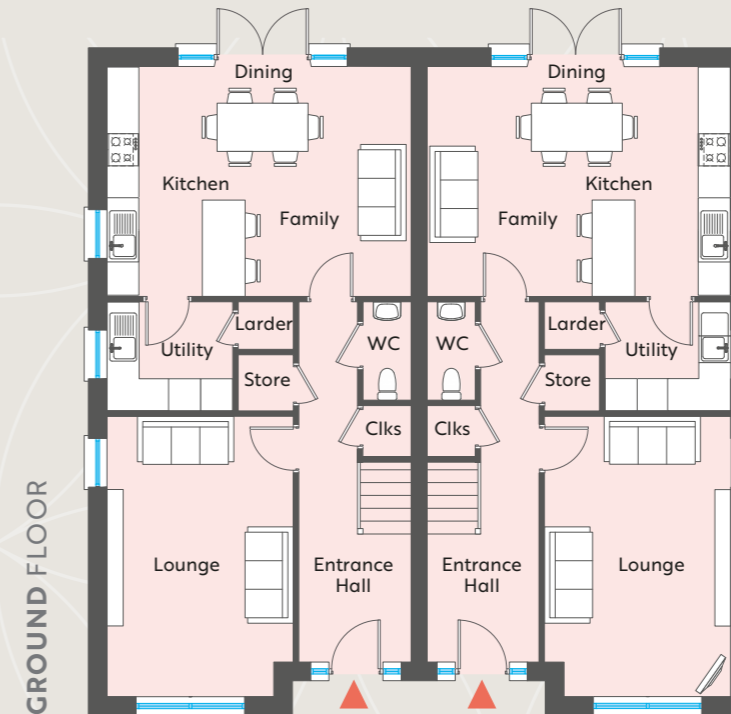
THE ASTON

SITE Nos. 2 & 3

4 BEDROOM SEMI DETACHED FAMILY HOME
TOTAL FLOOR AREA 1429 sq. ft. approx



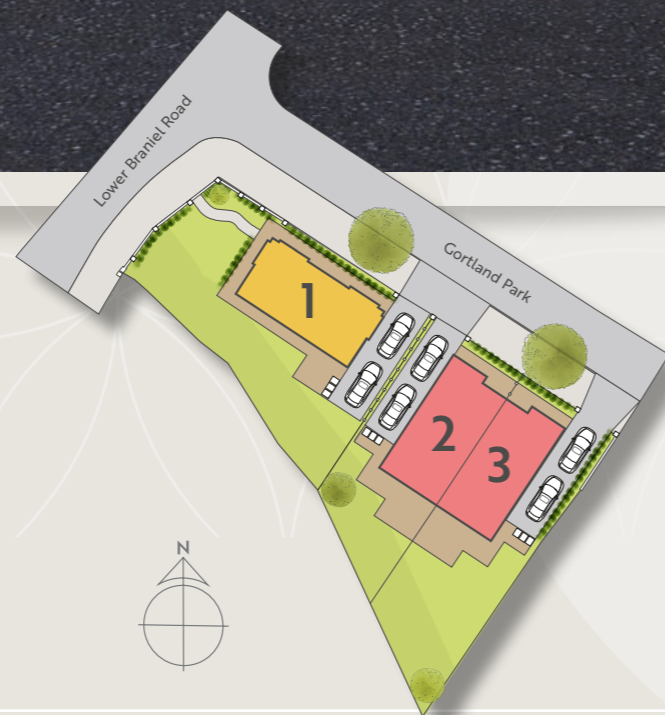
CGI shown for illustration purposes only



GROUND FLOOR	Metres	Ft/Inch
Entrance Hall, separate Cloakroom and WC		
Lounge	5.24 x 3.48	17'2" x 11'5"
Kitchen Dining Family	5.68 x 4.29	18'7" x 14'1"
Utility	2.35 x 2.04	7'8" x 6'8"

FIRST FLOOR	Metres	Ft/Inch
Principal Bedroom	4.23 x 3.14	13'9" x 10'4"
Ensuite	2.69 x 1.00	8'9" x 3'3"
Bedroom 2	2.50 x 2.43	8'3" x 8'0"
Bedroom 3	3.66 x 2.89	12'0" x 9'6"
Bedroom 4	4.29 x 2.68	14'1" x 8'9"
Bathroom	2.68 x 1.95	8'9" x 6'5"

Site Layout and Floor plans are not to scale

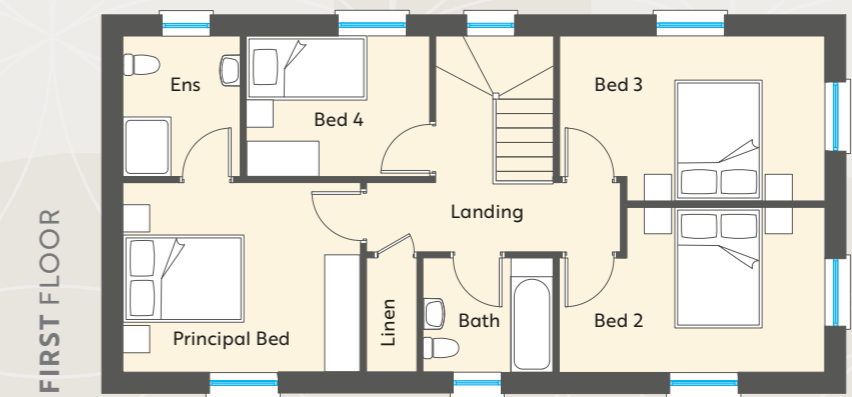
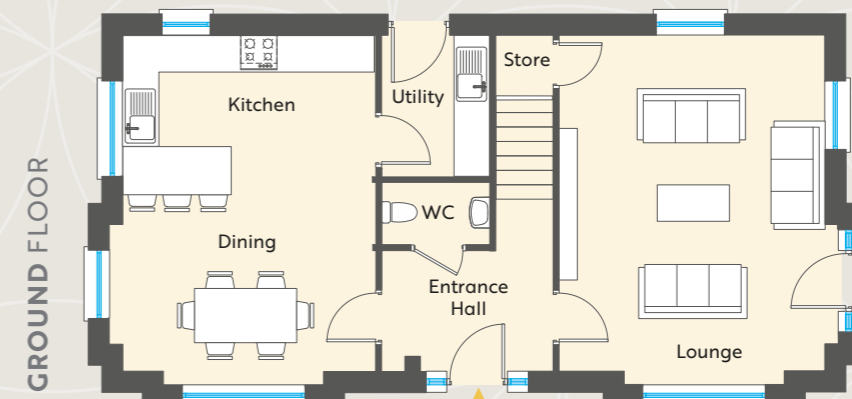


THE BELLINGHAM
SITE No. 1

4 BEDROOM DETACHED FAMILY HOME
TOTAL FLOOR AREA 1465 sq. ft. approx



CGI shown for illustration purposes only



GROUND FLOOR	Metres	Ft/Inch
Entrance Hall, separate Cloakroom and WC		
Lounge	5.59 x 4.41	18'4" x 14'5"
Kitchen Dining	5.59 x 4.15	18'4" x 13'7"
Utility	2.20 x 1.85	7'3" x 6'1"

FIRST FLOOR	Metres	Ft/Inch
Principal Bedroom	3.95 x 3.15	13'0" x 10'4"
Ensuite	2.34 x 1.95	7'7" x 6'4"
Bedroom 2	4.41 x 2.74	14'4" x 9'0"
Bedroom 3	4.41 x 2.75	14'4" x 9'0"
Bedroom 4	3.05 x 2.34	10'0" x 7'7"
Bathroom	2.16 x 1.90	7'1" x 6'3"

Site Layout and Floor plans are not to scale



CREATE SPACES THAT TELL A STORY WITH CONTEMPORARY, EFFORTLESS FINISHES

KITCHEN

- High quality kitchen units and worktops from Make Interiors
- Projecting island units included
- Soft closing drawers and doors
- Under cabinet lighting
- Integrated appliances to include, touchscreen hob, double ovens, 70/30 fridge freezer, dishwasher, canopy extractor
- 1.5 bowl stainless steel sink with feature taps
- Undercounter pull out waste bins

UTILITY ROOM

- High quality kitchen units and worktops from Make Interiors
- Range of low level and tall storage units (dependant on house type)
- Plumbed for freestanding washing machine and condenser tumble dryer

BATHROOMS, ENSUITES, ETC

- High quality contemporary sanitary ware
- Wall hung vanity units to main bathrooms and ensuites
- Tiled splash backs to vanity units
- Low profile shower trays and toughened glass doors and panels throughout
- Thermostatic showers throughout
- Heated chrome towel rails to main bathrooms and ensuites
- Energy efficient LED downlights

FLOORING

- High quality carpets and underlay to bedrooms, stairs, landing, hotpress
- Large format tiles to kitchen, utility and hall from signature tiles, Newtownards
- Large wooden plank flooring to living room

HEATING

- Highly efficient gas central heating
- Heating controls to include zoned timeclocks, thermostats and wifi gateway device, ability to connect to smartphone
- System boiler with large capacity hot water cylinder
- Optional Gazco Radiance inset electric fire to living room

INTERNAL FINISHES

- Ceiling, woodwork and doors to be painted white
- Walls to be painted "skimming stone" colour
- Feature painted internal doors with quality ironmongery
- Moulded skirting and architraves throughout
- Comprehensive range of electrical fittings throughout. Data points taken to all main living rooms and bedrooms.
- Mains supply smoke, carbon monoxide and heat alarms
- Recessed LED downlights to kitchen, living, hall, landing, bathrooms
- Prewired for BT fibre
- Fully installed intruder alarm
- Mains wired door bell and sounder

EXTERNAL FINISHES

- Traditional cavity wall construction
- Brick facing walls and render bays with decorative cast stone detailing
- Feature external lighting to front and rear
- Triple glazing to all houses
- PVC soffits, fascias, bargeboards, guttering and downpipes
- Tobermore paving around house
- Bitmac driveways
- Outside water tap
- Outside double socket
- Composite front entrance doors
- Turfed lawn areas
- Landscaping plan to include hedging, railings, fencing etc

ENERGY EFFICIENCY

- All houses to be fitted with highly efficient solar panels
- All houses to have zoned heating systems with thermostats and wifi enabled gateway device
- Highly efficient triple glazed windows

WARRANTY

- 10 year structural warranty by Global Homes

LOCATION MAP

NOT TO SCALE



selling agent:

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RESIDENTIAL

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