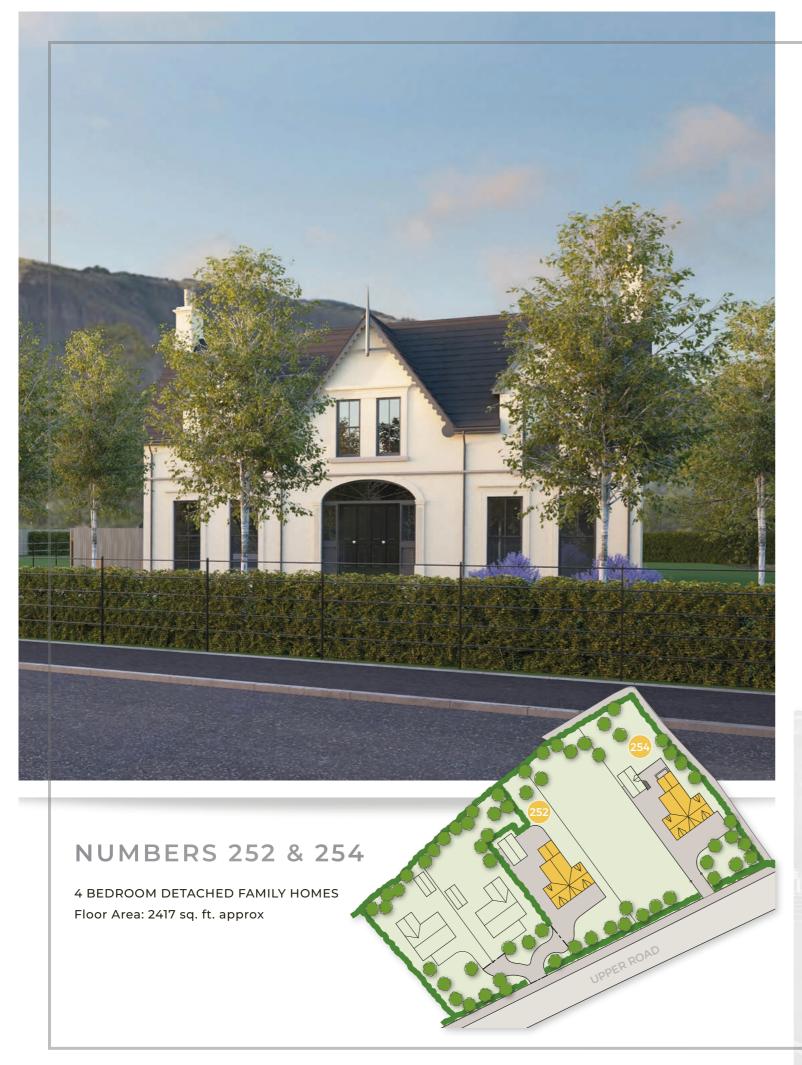


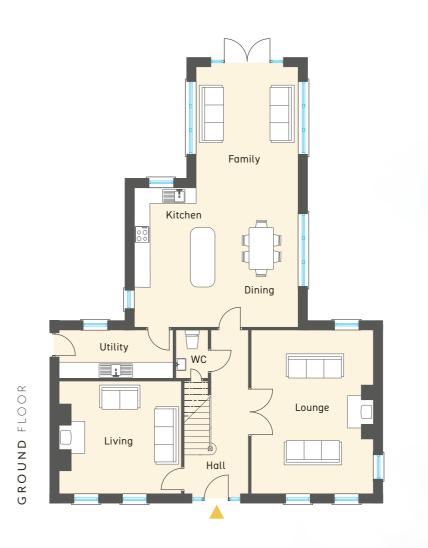


2 SUPERB DETACHED HOMES WITH SEA VIEWS

2 SUPERB DETACHED HOMES
WITH VIEWS OVER BELFAST LOUGH
TOWARDS THE COUNTY DOWN COASTLINE







GROUND FLOOR

Entrance Hall with separate WC

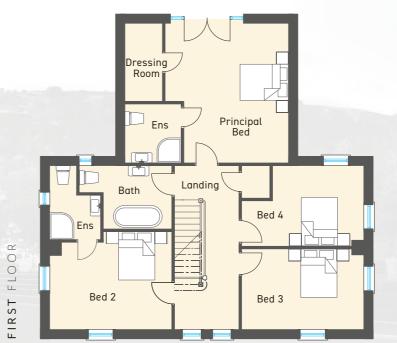
Lounge
ft 20'0" x 14'10" m 6.10 x 4.55

Kitchen / Dining
ft 20'0" x 17'1" m 6.10 x 5.20

Family
ft 14'8" x 12'6" m 4.50 x 3.80

ft 14'11" x 13'9" m 4.55 x 4.20

ft 14'0" x 5'10" m 4.25 x 1.80



FIRST FLOOR

Principal Bedroom (max) ft 17'1" x 15'1" m 5.20 x 4.60 Dressing Room ft 9'6" x 4'7" m 2.90 x 1.40 Ensuite ft 7'3" x 6'9" m 2.20 x 2.10 Bedroom 2 ft 14'11" x 10'7" m 4.55 x 3.25 Ensuite (max) ft 9'0" x 6'2" m 6.75 x 1.90 Bedroom 3 ft 14'11" x 9'9" m 4.55 x 3.00 Bedroom 4 (max) ft 14'11" x 9'9" m 4.55 x 3.00 Bathroom (max) ft 11'4" x 7'8" m 3.45 x 2.35

CREATE SPACES THAT TELL A STORY...

...WITH CONTEMPORARY, EFFORTLESS FINISHES









KITCHEN

- Luxury kitchen with a choice of doors and worktops
- We have tailored the layout design to optimise the unit and worktop space in each kitchen
- Integrated appliances will include hob, oven and hood, fridge freezer and dishwasher
- · Low voltage down lights

UTILITY ROOM

- High quality utility units with choice of door finishes, worktops and handles
- · Space for washing machine and tumble drier

BATHROOM & ENSUITE

- Deluxe white sanitary ware with quality chrome fittings to bathroom, ensuite and wc
- Low profile shower tray with contemporary glass panels and doors to bathroom
- Heated chrome towel rails to bathroom and ensuite
- · Low voltage down lights

FLOORING

- Quality carpet and underlay in lounge, living room, bedrooms, stairs and landing
- Tiled floor to kitchen, dining, family room, utility, bathroom, ensuite and WC

HEATING

- · Gas fired central heating
- Energy efficient boiler
- · Stove or fireplace fitted

INTERNAL FINISHES

- Painted internal walls and ceilings
- · White internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in lounge
- · Mains smoke and carbon monoxide detectors
- Smart Home Technology for controlling heating, security alarm and video doorbell is available as an optional extra (price on request)

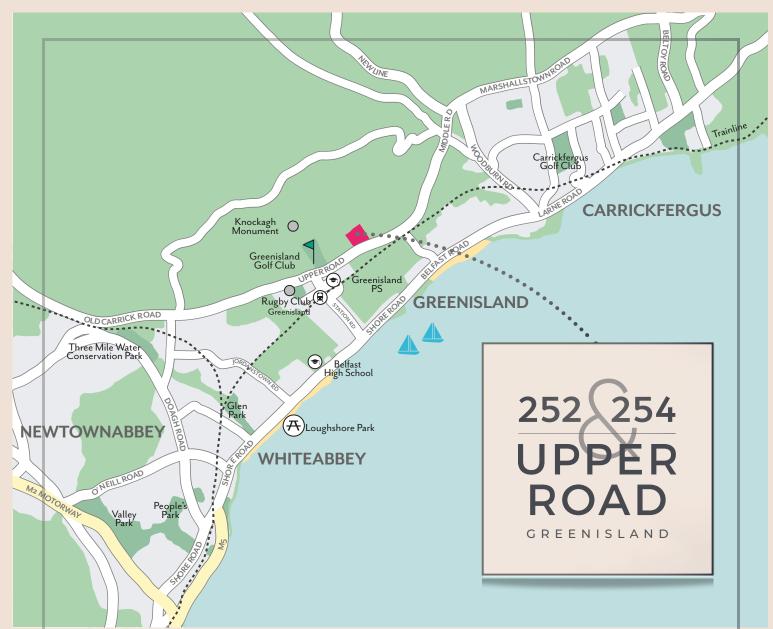
EXTERNAL FINISHES

- Solar panels fitted as standard
- Front gardens turfed and rear gardens sown in grass seed
- Paved patio areas and paths
- Gravel driveway
- Front and rear external lighting
- · Outside water supply
- uPVC double glazed windows
- Garage optional extra (price on request)
- EV charging unit available as an optional extra (price on request)

WARRANTY

Global Homes 10 year guarantee

The developer reserves the right to change the specification at any time



LOCATION MAP - NOT TO SCALE

SELLING AGENT



028 9083 0803

GLENGORMLEY

country-estates.com

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creative property marketing

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