

This 2-bedroom chalet is thoughtfully designed to provide an ownership opportunity via **Co-ownership finance subject to individual qualifying criteria.**

NEW BUILD EXTERIOR FEATURES

The property is constructed using traditional cavity wall methods, ensuring durability alongside excellent thermal performance. The roof is finished with dark rolled concrete tiles and a sleek dry-fixed ridge system, delivering both longevity and a contemporary aesthetic. Complementing the roofline, uPVC hexagonal guttering and coordinated square downpipes complete the exterior detailing.

Energy efficiency and security are paramount, with high-performance, gas-filled double-glazed uPVC windows in a classic white finish installed throughout. These feature secure locking latches for added peace of mind. The entrance hall is marked by a stylish, low-maintenance GRP front door, while the rear French style doors are fully double-glazed uPVC, combining practicality with modern design.

A private bitmac driveway offers generous parking, complemented by a beautifully laid pavia brick pathway at the front, side and rear. Front and rear gardens are turfed/landscaped where applicable and a practical pavia patio is provided. The rear boundary is enclosed with a robust timber fence and timber gates.

NEW BUILD INTERIOR FEATURES

The interior reflects a refined, contemporary style with exceptional attention to detail. Crisp white 5" MDF skirting boards and 3" architraves provide a clean and elegant finish throughout. Windows are complemented by seamless MDF cill boards, while modern moulded 'ladder-style' internal doors, finished in white with brushed chrome ironmongery, enhance the home's sophisticated aesthetic.

Smooth plastered ceilings throughout create a flawless finish, complemented by a discreet insulated uPVC loft access hatch.

Extractor fans are installed in the kitchen/bathroom/Shower room while water-resistant lighting is fitted in wet areas to ensure both safety and practicality. Walls, ceilings and woodwork, including doors, are professionally finished in a high-quality, neutral off-white colour, offering a bright and versatile backdrop ready for personal styling.

A combination of comfort and practicality is achieved through carefully selected floor finishes:

- Plush carpets with premium underlay are fitted to the lounge, stairs, landing, bedrooms and 1st floor store.
- Floor tiling to kitchen, hall/clks, shower room and bathroom.

The contemporary kitchen with wall modern tiling is stylish and features a fully fitted design with soft-close doors and drawers. High-quality appliances are seamlessly integrated, including:

- Single electric oven
- Four-ring electric hob
- Fridge freezer
- Washer/dryer
- Dishwasher
- Modern stainless steel extractor canopy

The bathroom and shower room have contemporary white sanitary ware with chrome fittings. Features include:

- Multi-panel shower enclosure with glass screen
- Tiled splashbacks to bath and basin areas
- Vanity unit in main bathroom

Comfort and efficiency are at the heart of each home. High-performance insulation is installed throughout walls, roof spaces, and living areas to minimise energy consumption.

A mains gas central heating system, with a dedicated boiler, serves radiators in all principal rooms. The system is fully programmable and supported by a separate hot water supply. An advanced Ember Smart Home heating control system allows

homeowners to manage heating remotely via a mobile app, ensuring convenience and efficiency at all times. A pressurised water system delivers strong and consistent water flow throughout.

The home benefits from an integrated in-roof Solar PV system, designed to maximise energy efficiency by harnessing renewable solar power. Surplus electricity may be exported back to the grid (subject to energy provider agreements). Generous power points are installed throughout, including USB charging sockets in bedrooms for modern convenience. There is also pre-installed cabling for electric vehicle charging, allowing easy installation of EV charging points.

Dancing flame electric fire is installed in lounge.

Ultra-fast fibre-to-the-premises (FTTP) connectivity ensures exceptional broadband speeds (subject to provider contract).

Security is seamlessly integrated into the design of each home. Features include:

- Intruder alarm system
- Multi-locking front and rear doors
- Lockable ground floor windows

Mains-powered smoke, heat, and carbon monoxide detectors are installed throughout for safety. Externally, lighting is fitted to both front and rear entrances, while a modern smart doorbell with video and intercom functionality provides added convenience and reassurance.

The property is registered with the National House Building Council (NHBC) 10 Year warranty and insurance scheme known as Buildmark, the first 2 years of which are directly with Antrim Construction and backed by NHBCs Resolution Service. The NHBC Buildmark cover also provides deposit protection from the point of exchange, and structural defects insurance in years 3-10. More details are available on our website "Useful Links" page.

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