

Clanbrassil

Middle Tollymore Road Newcastle

Development of fifty six detached and semi detached homes finished to a turnkey specification. The spacious family homes have a semi rural location yet are within walking distance of the town, amenities and Tollymore Forest Park.

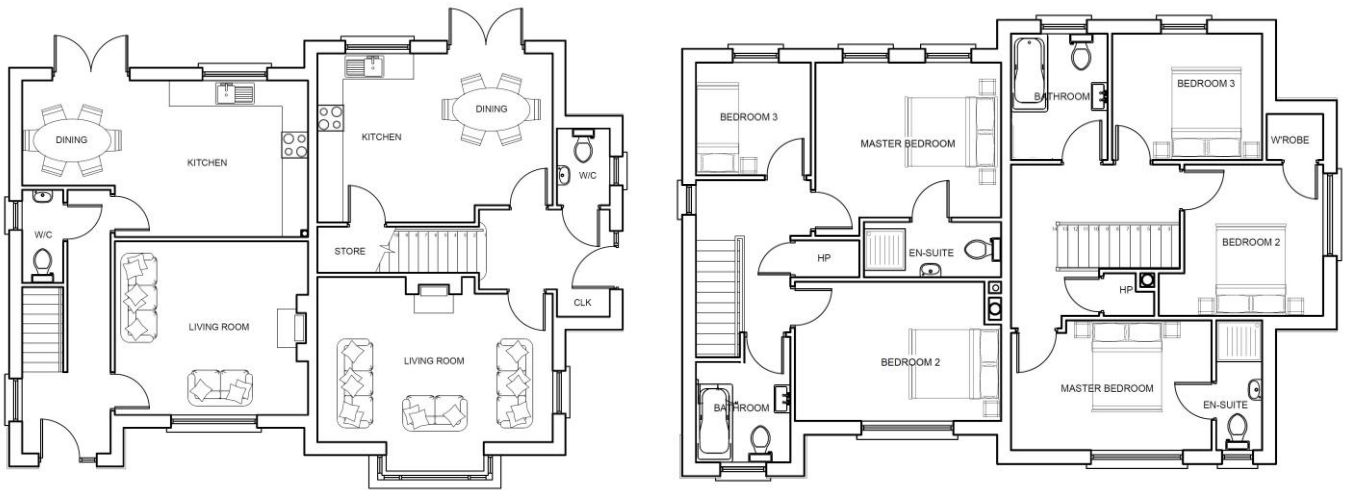
Photo:
Clanbrassil Barn
Tollymore Forest Park

Development By:

House Type B and C



Photo of similar house.



House (Type B) - Gross Floor Area: 112.3m² (1208sq.ft.)

Sitting Room: 5.46m x 4.50m

Kitchen/Dining: 5.46m x 3.90m

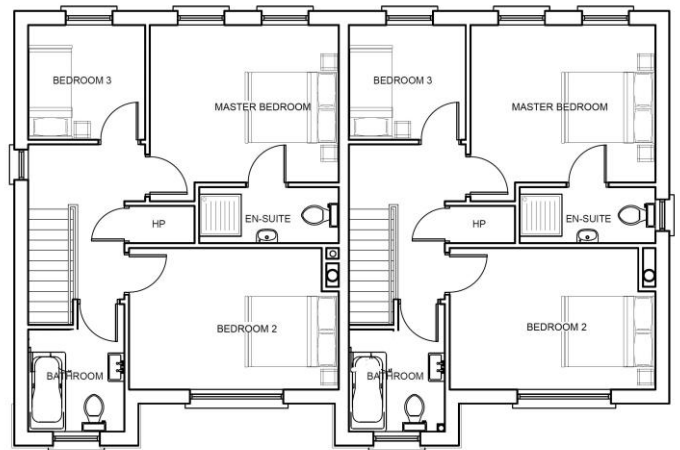
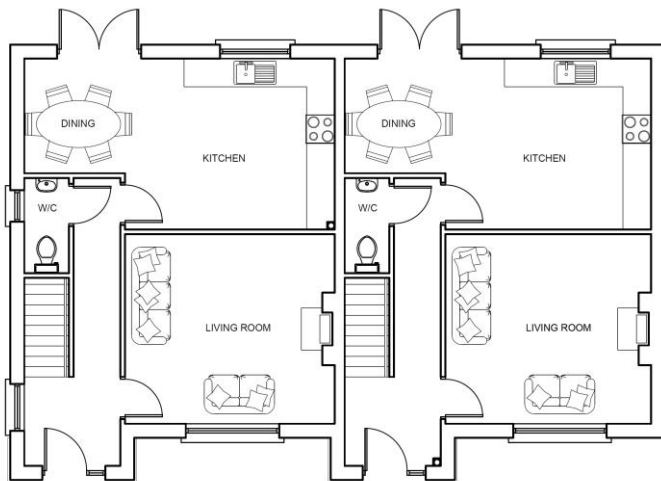
Master Bed 4.30m x 2.82m

Bed 2: 3.57m x 3.29m

Bed 3: 3.26m x 2.75m

(all measurements are approx. and at the widest point)

House Type C



Gross Floor Area: 107.4m² (1156sq.ft.)

Sitting Room: 4.39m x 4.01m

Kitchen/Dining: 6.52m x 3.63m

Master Bed 3.93m x 3.72m

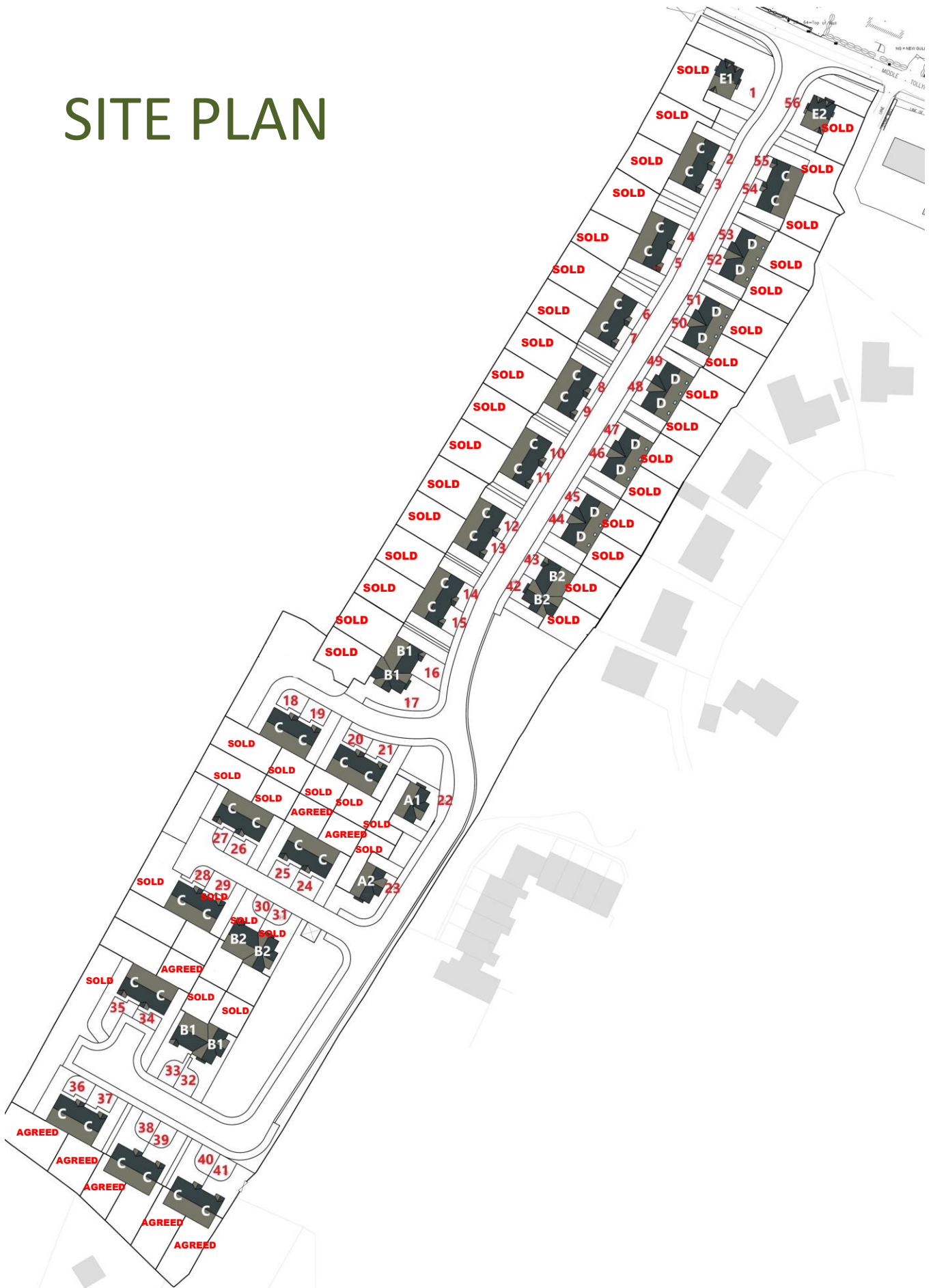
Bed 2: 4.39m x 2.98m

Bed 3: 2.47m x 2.43m

(all measurements are approx. and at the widest point)

NOTE: Final layouts, elevations, site layouts and finishes may be subject to some changes from those shown in the brochure

SITE PLAN



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchasers must satisfy himself by inspection or otherwise as to the correctness of the statements in these particulars. The vendor does not make or give, and neither James Wilson & Son, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to this property. No appliances or equipment have been tested. Purchasers should satisfy themselves with regard to such items.

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Middle Tollymore Road

Newcastle

Dunmore Construction Limited (Dundrum) is a local award winning builder which is renowned for the construction of high quality homes both in the local area and further afield. A wealth and depth of experience and craftsmanship combines with the latest innovation to provide first class family homes. Clanbrassil will be the first new development in Newcastle to be served with Phoenix Gas and Fibre Broadband emphasising again the developer's place at the forefront of the construction industry as it creates another exciting development of attractive, desirable, modern homes.

Outline Specification:

House Types

All 8 house types comprise:

Ground Floor: Sitting Room, Kitchen/Dining Area, Cloakroom,

First Floor: 3 Bedrooms (1 en suite), Bathroom.

Turnkey Finish Includes:

Hall: Laminate flooring.

Cloakroom: W.C and WHB, laminate flooring and tiled splash back.

Sitting Room: Stove with hearth, laminate flooring.

Kitchen: Choice of kitchen units. Tiled floor and laminate splash back.

Stairs and Landing: Carpet

Bedrooms: Carpet

En suite: Shower Cubicle, WC, WHB, part wall tiling, tiled floor.

Bathroom: Bath with mains shower over, WC and WHB, tiled floor and part wall tiling.

Painting: All houses are fully painted throughout.

Internal Doors: Oak finished.

Choice of finishes: Kitchen units and work surfaces.
Laminate floor colours.
Floor and wall tile colours.
Carpet colours
(choices will only be available for houses that are unfinished).

Standard Specification Includes:

- ✓ Grey PVC double glazed windows
- ✓ Composite front door and PVC rear patio doors
- ✓ Black PVC fascia and soffit
- ✓ Phoenix Gas high efficiency boiler with thermostatically controlled radiators
- ✓ Internal walls, ceilings and woodwork all painted in neutral colours
- ✓ Smoke, heat and carbon monoxide detectors
- ✓ Fibrus full fibre broadband connection or provision for Openreach
- ✓ K-Rend and stone external finish
- ✓ Sown out front and rear gardens
- ✓ Tarmac Driveway
- ✓ External lighting to entrance doors
- ✓ NHBC 10 year warranty

<u>SITE</u>	<u>TYPE</u>	<u>PRICE</u>	<u>GROSS INTERNAL AREA.</u>
24	C - Semi Detached	SALE AGREED	1156 sq.ft
25	C1 - Semi Detached	SALE AGREED	1156 sq.ft
26	C1 - Semi Detached	SOLD	1156 sq.ft
27	C1 - Semi Detached	SOLD	1156 sq.ft
28	C - Semi Detached	SOLD	1156 sq.ft
29	C - Semi Detached	SOLD	1156 sq.ft
30	C - Semi Detached	SOLD	1156 sq.ft
31	B - Semi Detached	SOLD	1208 sq.ft
32	B - Semi Detached	SOLD	1208 sq.ft
33	C - Semi Detached	SOLD	1156 sq.ft
34	C - Semi Detached	SALE AGREED	1156 sq.ft
35	C - Semi Detached	SOLD	1156 sq.ft
36	C - Semi Detached	SALE AGREED	1156 sq.ft
38	C - Semi Detached	SALE AGREED	1156 sq.ft
38	C - Semi Detached	SALE AGREED	1156 sq.ft
39	C - Semi Detached	Offers over £255,000	1156 sq.ft
40	C - Semi Detached	SALE AGREED	1156 sq.ft
41	C - Semi Detached	SALE AGREED	1156 sq.ft

Service Charge

Estimate for first year is £128.92 per property (includes a one off registration payment of £30)
Charge includes PL Insurance for communal areas, filing of accounts, landscape maintenance of communal areas, contingency fund for maintenance and management fee

New Homes Selection Procedure

James Wilson & Son will be pleased to advise on site availability and house types. Initially a 24 hour hold can be given by the negotiator for your selected site. When your chosen site is released for sale you will be granted not less than 3 weeks to sign and return the building agreement and contract documents along with a 10% deposit, balance monies will be requested on the completion of the property. After 3 weeks, if a reservation extension cannot be granted, the site must return to available status.

NB. In accordance with Section 21 of the Estate Agent Act 1979, we declare that we have a personal interest in the sale of these properties.