



11 Portland Avenue,
Newtownabbey BT36 5EY
Telephone: 028 9080 0000
Email: info@mcmillanmcclure.com

www.mcmillanmcclure.com

A DEVELOPMENT BY



In compliance with Consumer Protection from Unfair Trading and Business Protection from Misleading Marketing Regulations, please note that any visual or pictorial representations as featured in this brochure such as 3D computer generated images are purely intended as a guide for illustrative, concept purposes only and often may be subject to change. Any floor plans and site layouts used are not to scale and all dimensions are approximate and subject to change. Also note the brochure does not feature exact location or presence of specific or detailed items such as street lighting, sub stations or full finishes etc. All specific details to your chosen plot or immediate boundaries etc. should be checked with the agent, developer, or your legal advisor prior to purchase.

Copyright notice: All rights reserved. The contents of this brochure may not be reproduced, copied, redistributed, or otherwise made available in whole or part without the prior written consent of the developer.

The Brackens

Newtownabbey

**SUPERB DETACHED
FAMILY HOME
CIRCA 2,040 SQ FT**

Turnkey Specification

The Brackens

Newtownabbey

TO EAT

Kitchen / Utility Area

- Fully integrated kitchen with a choice of doors, worktop colours and handles
- Upstands / splash back around kitchen worktop
- Integrated appliances include electric hob, double electric oven, extractor unit, fridge freezer and dishwasher
- Utility room with space and services for washing machine and tumble dryer
- Recessed downlights to kitchen

TO RELAX

Bathroom, Ensuites & WC

- Contemporary white sanitary ware with chrome fittings
- Chrome heated towel rails in bathroom and ensuite
- Thermostatically controlled showers
- Splash back tiling around bath and all wash hand basins
- Full height range of tiles and feature mosaics to shower enclosures
- Mirror light points to bathroom and en-suite
- Recessed water resistant downlighting to bathroom and ensuite

TO SLEEP

Bedrooms

- Enhanced acoustic levels using construction techniques in line with the latest revisions to the Building Regulations which limit transfer of sound between rooms and floors

TO LIVE

Lounge

- Multi fuel stove in lounge
- Connection sockets for BT and TV in lounge
- Cabling for digital and Sky TV reception terminated at a single distribution point in the roof space

TO COMFORT

Floor and wall finishes

- Choose from a range of floor tiling to compliment your choice of kitchen
- Floor tiling to entrance hall, kitchen / dining, WC, bathroom and en-suites
- Wall tiling around bath, shower enclosures and behind wash hand basins in bathroom and en-suites
- Carpet and underlay to lounge, stairs, landing and all bedrooms
- Walls and ceilings in your new home will be painted throughout

TO WARM

Heating

- Mains gas central heating - high energy efficient system boiler with zoned digital heating controls for optimum performance
- Underfloor heating to ground floor
- Thermostatically controlled radiators to first floor
- uPVC double glazed windows and composite front door
- Insulated to new building regulations with significant savings on energy bills

TO WORK

Home office

- A range of network cabling and broadband options can be tailored to home working requirements - ask for more information

TO PLAY

External features

- Existing mature tress to be retained
- Bitmac driveway with paved edging
- Front and rear gardens top soiled
- Close boarded timber fencing to rear & side boundaries where appropriate
- Additional planting and hard landscaping will compliment this new homes providing the owner with entertainment space for modern outdoor living

TO GIVE YOU PIECE OF MIND

- NHBC 10 Year Buildmark Warranty
- White goods 1 year guarantee from date of installation
- Mains wired smoke and heat detection
- Carbon monoxide detector supplied
- Security alarm (wiring only)
- Five point locking system to main entrance door
- Low maintenance uPVC white soffit and fascia

THAT LITTLE BIT EXTRA

- Multi fuel stove in lounge
- Mirror light points in the bathroom and en-suites
- Feature external lighting to front door
- USB charging sockets at several convenient locations within your new home
- Outside water tap

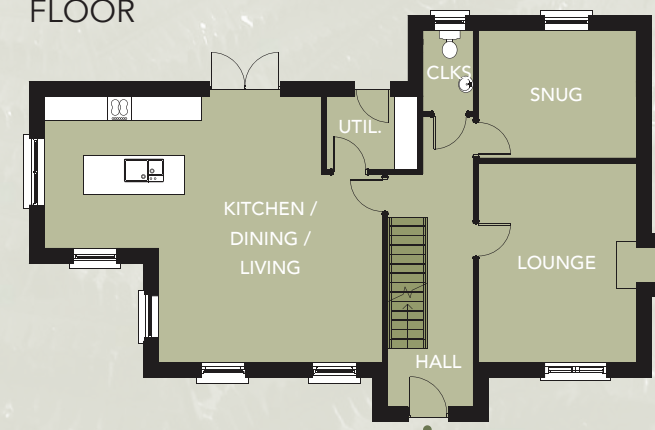
OPTIONAL EXTRAS

- Optional single detached garage with electrically operated roller door with key fob entry
- Optional charging point for electric or hybrid vehicles

Booking Deposit - £1000 (£500 non refundable) Contract and 10% deposit required on expiry of reservation period of 8 weeks after which Vendor reserves the right to place the property back onto the market. All selections to be made from our nominated suppliers only and subject to stage of construction. Specification subject to change and should be confirmed at time of booking. All visuals are artists impressions for guidance only.



GROUND FLOOR



GROUND FLOOR

Entrance Hall	
Lounge	16'9" x 13'3"
Snug	13'3" x 10'9"
Kitchen / Dining / Living (max)	28'5" x 22'4"
Utility	7'9" x 6'1"
Cloakroom	6'10" x 4'3"

FIRST FLOOR



FIRST FLOOR

Master Bedroom	14'8" x 10'10"
Ensuite	7'9" x 7'1"
Dressing	7'1" x 6'11"
Bedroom 2	13'2" x 12'6"
Bedroom 3	13'2" x 9'4"
Study / Bed 4	11'5" x 7'6"
Bathroom	10'10" x 7'1"

TOTAL FLOOR AREA 2,040 sq ft (Approx, excluding garage)

