

# LURGYROE GLEN

Kilmascally Road Ardboe

## the Specification

---

- Beautifully designed homes by our in house architects
- 10 Year Global Homes Structural Warranty
- Double Glazed high performance lockable UPVC Windows
- High Performance feature front doors with 5 point locking system
- Mains gas central heating with high efficiency rating
- High thermal and energy efficiency rating
- Smoke, heat and CO2 detectors

## the Interiors

- Comprehensive range of electrical sockets throughout
- TV and telephone points
- USB socket in Living Room and Kitchen
- Chrome facings in all ground floor rooms
- Pre wired for satellite
- Burglar Alarm Fitted
- 5 Panel painted internal doors with chrome ironmongery
- Painted skirting, architraves, stair handrails and balustrades
- All internal walls and ceilings painted throughout
- Woodburning stove with granite hearth

## the kitchens & utility rooms

- A choice of fully fitted kitchens and utility rooms.(where applicable)
- Integrated appliances where applicable including, built in oven and electric hob, extractor hood, dishwasher and fridge freezer
- Spotlights in Kitchen /Dining

## the bathrooms, en-suite & WC

- Contemporary white sanitary ware with chrome fittings
- Centrally heated chrome towel rails in Bathroom and ensuite
- Spotlights in Bathroom and ensuite
- LED feature mirrors in bathroom and ensuite
- Feature Free Standing Bath

## the floor coverings and tiles

- Ceramic floor tiling to,hall, kitchen/dining, utility room, bathroom, ensuite and WC
- Splash back tiling to all wash hand basins
- Carpets to stairs and landing, living room and all bedrooms
- Fully Tiled Bathroom and ensuite

## the exteriors

- Front and rear rolled lawns
- Tarmac driveway with parking for 2 cars.
- High close board timber fencing to rear garden boundaries.
- Traditional masonry construction with brickwork and render.
- LED feature light to front and rear doors.
- Paved paths and small patio area

Specification can be altered at any time at the discretion of the developer.

Garages not included and only available on selected sites subject to change at the developers discretion.