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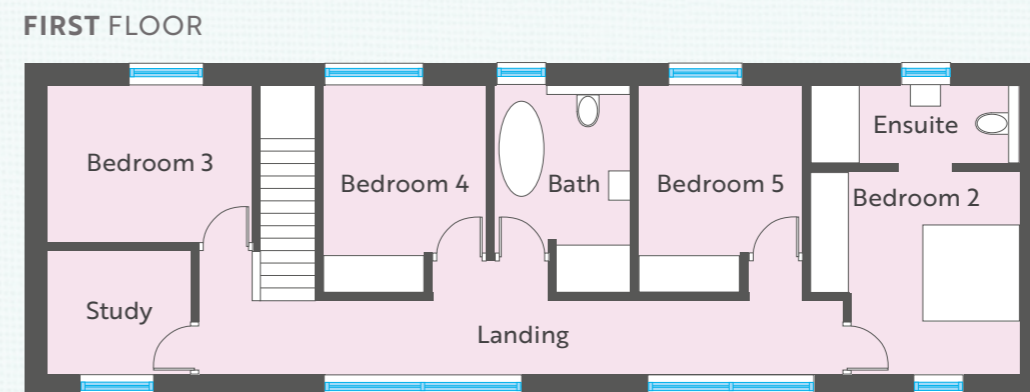
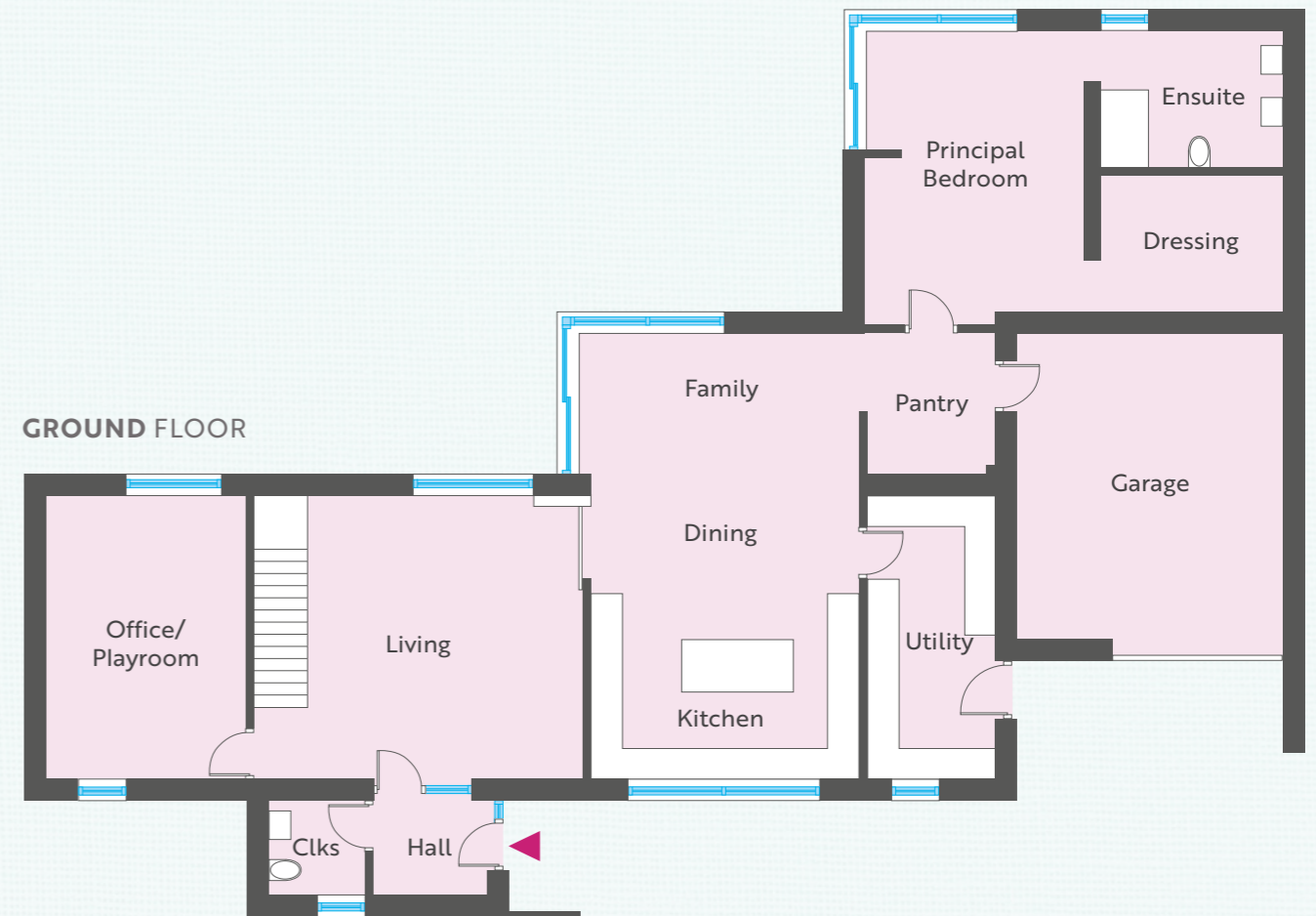
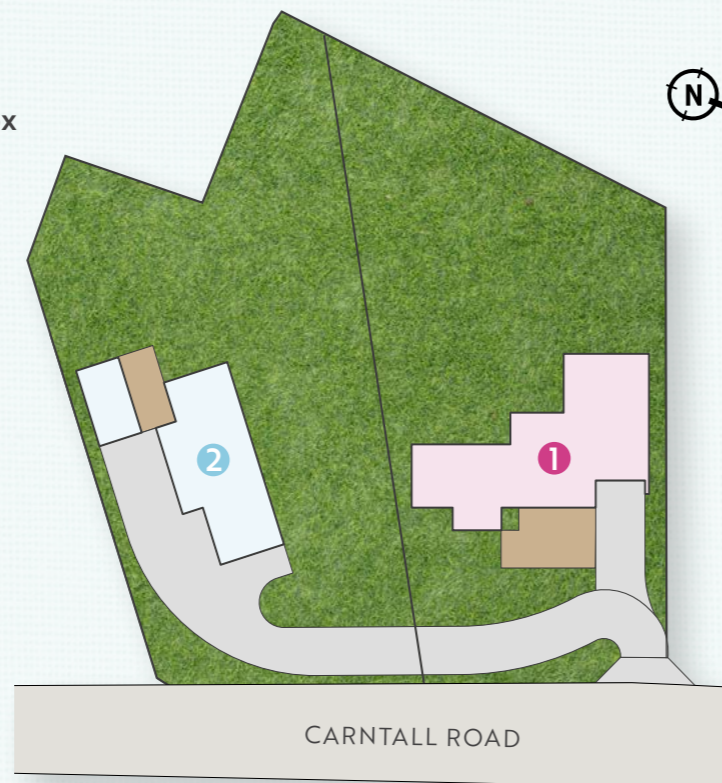
CARNTALL ROAD

TWO CONTEMPORARY FAMILY HOMES



HOUSE ONE

5 BEDROOM DETACHED HOME
TOTAL FLOOR AREA 2900 sq. ft. approx
(plus garage)



GROUND FLOOR

Entrance Hall with separate WC				
Living Room	ft 20'1" x 18'4"	m 6.30 x 5.59		
Office Playroom	ft 18'0" x 12'2"	m 5.50 x 3.70		
Kitchen Dining Family	ft 28'3" x 16'5"	m 8.60 x 5.00		
Utility	ft 18'4" x 8'0"	m 5.59 x 2.41		
Principal Bedroom	ft 18'0" x 13'6"	m 5.50 x 4.12		
Ensuite	ft 11'4" x 8'9"	m 3.47 x 2.70		
Dressing	ft 11'4" x 8'9"	m 3.47 x 2.70		
Garage	ft 20'4" x 16'5"	m 6.20 x 5.00		

FIRST FLOOR

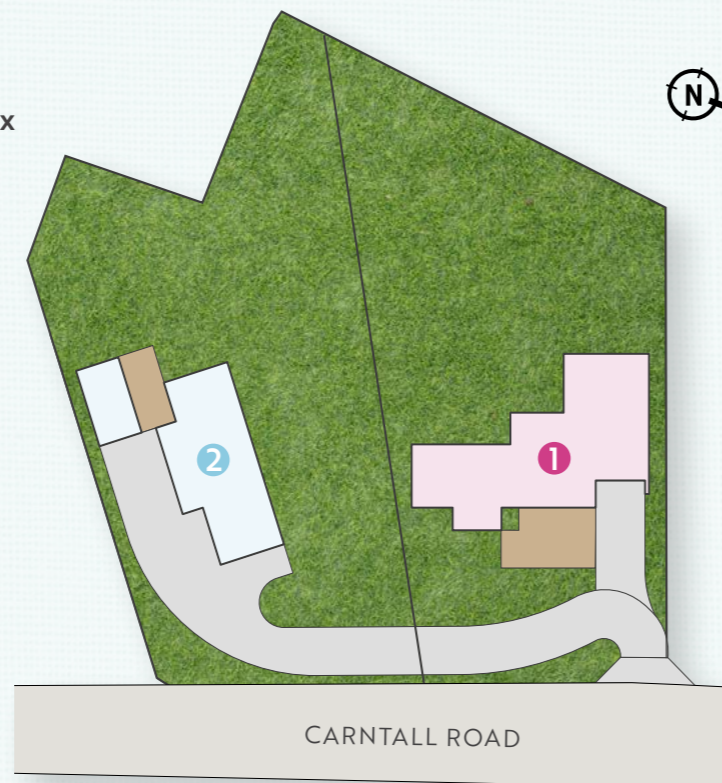
Bedroom 2	ft 12'6" x 12'6"	m 3.80 x 3.80
Ensuite	ft 12'6" x 5'0"	m 3.80 x 1.50
Bedroom 3	ft 12'2" x 12'6"	m 3.70 x 3.80
Bedroom 4	ft 12'6" x 7'6"	m 3.80 x 3.00
Bedroom 5	ft 12'6" x 9'10"	m 3.80 x 3.00
Bathroom	ft 12'6" x 8'2"	m 3.80 x 2.50
Study	ft 8'6" x 7'7"	m 2.60 x 2.30



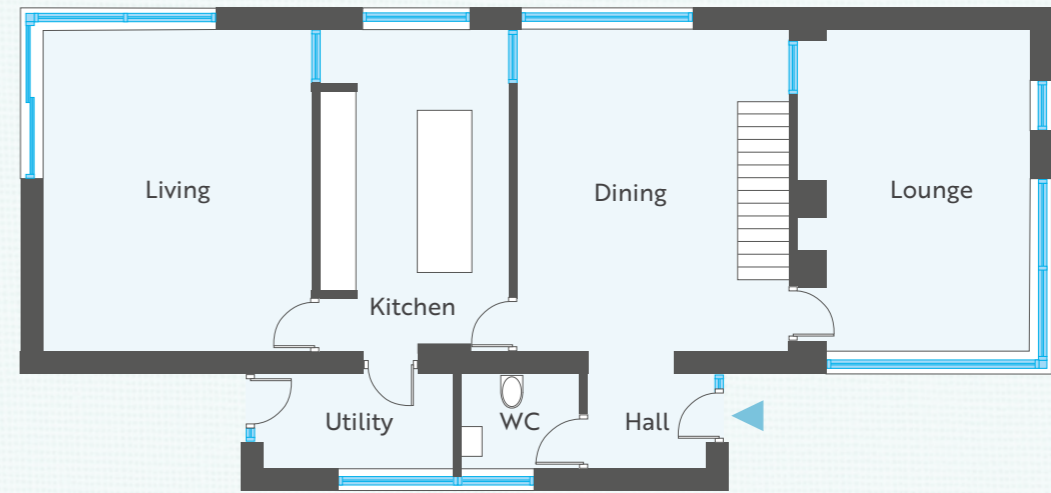
HOUSE TWO

4 BEDROOM DETACHED HOME

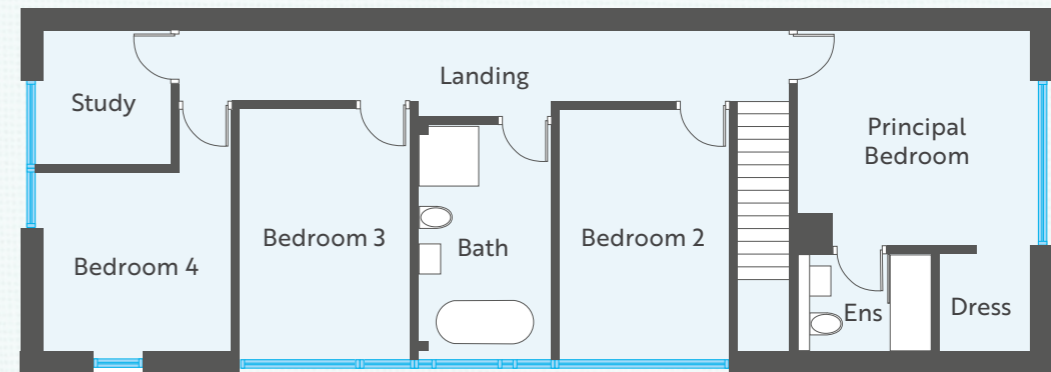
TOTAL FLOOR AREA 2500 sq. ft. approx



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Entrance Hall with separate WC			
Lounge	ft 19'4" x 14'2"	m 5.90 x 4.30	
Living	ft 19'4" x 16'1"	m 5.90 x 4.90	
Kitchen	ft 19'4" x 12'10"	m 5.90 x 3.90	
Dining	ft 19'4" x 15'5"	m 5.90 x 4.70	
Utility	ft 11'9" x 5'10"	m 3.60 x 1.80	

FIRST FLOOR

Principal Bedroom	ft 14'2" x 13'3"	m 4.30 x 4.04
Ensuite	ft 8'0" x 6'3"	m 2.44 x 1.90
Dress	ft 6'3" x 5'8"	m 1.90 x 1.76
Bedroom 2	ft 14'2" x 10'3"	m 4.30 x 3.13
Bedroom 3	ft 14'2" x 10'3"	m 4.30 x 3.13
Bedroom 4 (max)	ft 14'5" x 11'6"	m 4.40 x 3.50
Bathroom	ft 13'0" x 8'0"	m 3.95 x 2.45
Study	ft 8'2" x 8'0"	m 2.49 x 2.44

SPECIFICATION

KITCHEN – THE HEART OF THE HOME

- We have allowed a generous PC sum for you to choose your luxury Kitchen and appliances from your preferred supplier

UTILITY ROOM

- Choose your own quality utility units with choice of door finishes, worktops and handles

BATHROOMS, ENSUITES AND WC

- We have allowed a generous PC sum which you can use with our nominated supplier to create your own luxury bathroom, ensuite and WC

FLOORING

- Choose your preferred carpet and floor tiling from DB Tiles and Mallusk Carpets

HEATING

- Oil fired central heating
- Energy efficient boiler
- Stove or fireplace fitted to House Two from Wilson's Fireplaces (PC sum available)

INTERNAL FINISHES

- Painted internal walls and ceilings
- Panelled internal doors with quality ironmongery
- Painted skirting boards and architraves
- Comprehensive range of electrical sockets, switches and telephone points
- Master TV point in Lounge
- Wired for security alarm
- Mains smoke and carbon monoxide detectors
- USB charging points to all Bedrooms and Lounge

EXTERNAL FINISHES

- Front gardens turfed and rear gardens sown in grass seed
- Flagged patio areas
- Gravel driveway
- Front and rear external lighting
- Outside water supply
- uPVC double glazed windows
- Garage





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DEVELOPER:



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