

# DRUMFORD HOUSE

## A95.1

# TURNKEY FINISH



SALES AND INFORMATION  
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ANTRIMCONSTRUCTION.NET

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### The Location

With convenient access to local schools, leisure facilities, shopping and even a hospital on the door step, Drumford Meadow really is an ideal place to live. Access to the M1 and A3 is only a few minutes away or go green with immediate access to a network of cycle paths, playing fields and walk ways. Portadown itself can boast as home to some of N.Ireland's leading employers and has a thriving town centre with a mix of shops, cafes, bars and restaurants to tickle all taste buds.

### About Your New Home

These spacious, modern apartments have been sympathetically designed to caress the existing contours of the development.

### Main Structure

Walls are of traditional, tried and tested cavity construction. Brick and plaster render is used for the external finish topped by uPVC fascia, barge and soffit. The roof will have a grey coloured, flat concrete tile crowned by a dry fixed ridge tile. uPVC guttering with uPVC downpipes compliments the external trim. Floors on each level are concrete. Energy saving uPVC gas filled double glazed windows with locking latches (except those deemed emergency escape routes) are standard. Window frames are white coloured on the outside and white on the inside of each apartment. External front doors (street facing) will be low maintenance GRP. Front doors accessed from enclosed communal areas will be timber.

### External

Bitmac parking areas with street lighting around the building is provided. Landscaped areas have been incorporated to compliment your new home and these areas will require continuing management in the future in order to maintain the quality environment in which you live. For this purpose, Antrim Construction Company Limited has entered into an agreement with a management company. Residents will contribute to this service.

### Internal

5" contemporary MDF skirting and 3" contemporary MDF architrave painted gloss white is the perfect trim for each room. Painted MDF cillboard provide a seamless finish to the windows. This is all complimented by moulded 'ladder' style internal doors painted white, with brushed chrome coloured latch furniture. Ventilation/extractor fans are fitted in the kitchen and bathroom.

### Heating

Energy conservation and running costs are important to all of us so thermal insulation to walls and habitable areas is provided to achieve a substantial energy saving. A specially designed mains gas central heating system is standard in each home. This will incorporate a boiler and there will be thermostatically controlled radiators in all main rooms. The system is programme controlled to ensure a performance suitable for most individual requirements and to provide you with a separate hot water supply. Your new home will have a pressurised water system.

### For your peace of mind

External doors have multi lock systems. Electrically operated smoke and carbon monoxide detectors are installed. For your convenience, external lights are installed across the building. Every 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 NHBC's 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.

### The Turnkey package includes:

- Modern solid kitchen and upstand with soft closing doors, drawers, feature lighting, slimline worktop and coloured sink
- Quality built in kitchen appliances – microwave oven, gas hob with curved glass extractor canopy and glass splash back, electric oven, washer/dryer, 70/30 fridge freezer and dishwasher
- Contemporary white sanitary ware with chrome finished fittings including separate shower cubicles and matching chrome towel radiator in all bathrooms
- Decorative waterproof wall panelling (Multipanel) behind sinks, baths and in all shower enclosures
- Luxurious 'Karndean' flooring in kitchen, dining, lounge, bathroom and halls. Carpet with underlay in bedrooms
- Generous provision of power points and LED spot lighting
- Ultra-fast broadband provision – Fibre to the premises (FTTP) subject to individual subscriptions
- Walls and ceilings painted one neutral colour throughout

CHOOSE YOUR PERFECT  
ANTRIM CONSTRUCTION HOME

**DRUMFORD MEADOW**

KERNAN HILL ROAD, PORTADOWN