

# DRUMNA

Annesborough Road  
Lurgan



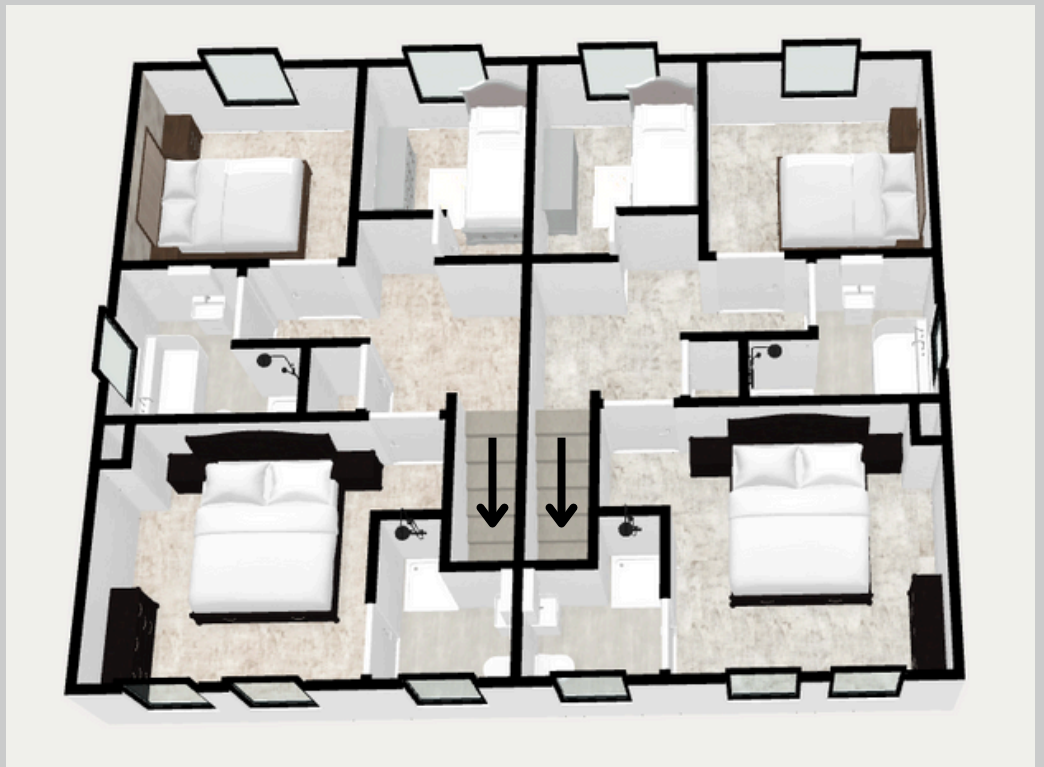
The Naples

Roxborough Residential

Ground Floor



First Floor



Ground Floor

Kitchen/Dining	5.8m x 3.8m	19' 0" x 12' 5"
Lounge	4.9m x 3.6m	16' 0" x 11' 8"
WC	1.7m x 1m	5' 6" x 3' 3"

First Floor

Bedroom 1	3.5m x 3.5m	11' 5" x 12' 1"
En Suite	2m x 1.4m	6' 5" x 4' 6"
Bedroom 2	3.3m x 3.3m	10' 8" x 10' 8"
Bedroom 3	2.4m x 3.3m	7' 9" x 10' 8"
Bathroom	2.2m x 1.8m	7' 2" x 5' 9"

The architectural perspective is for illustration purposes only, as such, the elevation shown may vary from the actual finish on site. Floor plans are not drawn to scale and dimensions are approximate. Whilst we endeavour to make our sales information accurate and reliable, they should not be relied upon as statements or representations of fact and do not constitute as part of an offer or contract.

# The Naples

SEMI DETACHED SQ F 1116



The Naples with stone porch

£196,000



The Naples with brick porch

£195,000

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## The Specification

- 10 Year ICW Structural Warranty
- Double Glazed high performance lockable UPVC Windows
- Mains gas central heating
- High thermal and energy efficiency rating

## The Interiors

- Comprehensive range of electrical sockets throughout and pre wired for satellite
- USB socket in Living Room, Kitchen and Master Bedroom
- Chrome facings in all ground floor rooms
- Burglar Alarm Fitted
- 5 Panel painted internal doors with chrome ironmongery, painted skirting, architraves, stair handrails and balustrades
- Wood burning 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 and free standing bath
- Centrally heated chrome towel rails in Bathroom and ensuite
- Spotlights in Bathroom and ensuite
- LED feature mirrors in bathroom and ensuite

## The Floor Coverings and Tiles

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

## 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.
- LED feature light to front and rear doors.
- Paved paths and small patio area

Garages available on selected sites, price available upon request.