

# ENLER HOUSE A2 SPECIFICATION Bld A & B

Ideally located within walking distance of the historic Comber town centre and the tranquility of Strangford Lough, Enlerbank offers a range of spacious family homes. With schools and recreational facilities right on your doorstep, Enlerbank has immediate road access to Newtownards and Belfast while retaining 7 miles of traffic free paths via the idyllic Comber Greenway. Modern, energy efficient homes for first and second time buyers alike.



## 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. 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 NHBCs 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.

- 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 and dressing areas
- Generous provision of power points and LED spot lighting
- Ultra-fast broadband provision – Fibre to the premises (FTTP) subject to individual subscriptions
- TV, Sky and Virgin Media access points in each apartment
- Walls and ceilings painted one neutral colour throughout



SALES AND INFORMATION  
**028 9042 8661**  
ANTRIMCONSTRUCTION.NET

Ref: 20230801



CHOOSE YOUR PERFECT  
ANTRIM CONSTRUCTION HOME

**ENLERBANK**  
OFF NEWTOWNARDS ROAD, COMBER BT23