



ROSLYN
MEADOW

PORTADOWN

CLASSICALLY DESIGNED BUNGALOWS
FOR MODERN LIVING



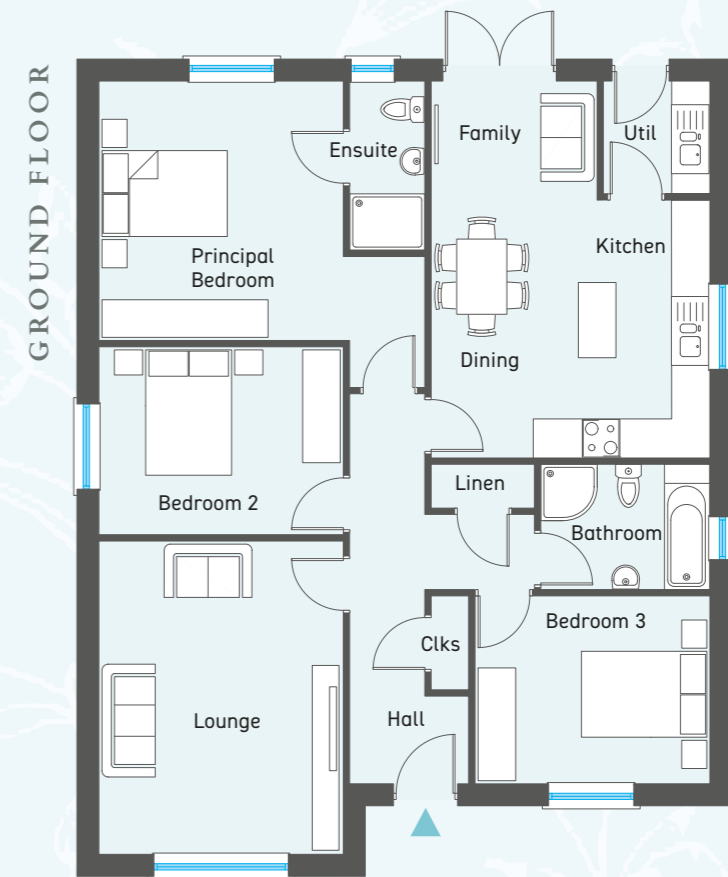
THE BEECH 3 Bedroom Detached Bungalow

Site nos. 11, 12, 14, 15 & 17 - Render
Site nos. 12a & 16 - Brick



SITE LAYOUT
(not to scale)

Computer generated images are for illustrative purposes only and finishes may vary on site



GROUND FLOOR

Entrance Hall with separate Cloakroom

Lounge	ft 16'5" x 12'8"	m 5.00 x 3.90
Kitchen Dining Family	ft 19'8" x 14'7"	m 6.01 x 4.45
Utility	ft 5'10" x 5'6"	m 1.80 x 1.70
Principal Bedroom	ft 13'7" x 12'9"	m 4.14 x 3.90
Ensuite	ft 8'10" x 3'11"	m 2.70 x 1.20
Bedroom 2	ft 12'9" x 9'10"	m 3.90 x 3.00
Bedroom 3	ft 12'4" x 9'10"	m 3.75 x 3.00
Bathroom	ft 8'10" x 6'7"	m 2.70 x 2.00



Plans are not to scale and all dimensions are approximate



THE CEDAR 3 Bedroom Semi Detached Bungalow

Site nos. 7, 8, 9 & 10



SITE LAYOUT
(not to scale)

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GROUND FLOOR

Entrance Hall with separate Cloakroom

Lounge	ft 15'2" x 12'4"	m 4.61 x 3.75
Kitchen Dining	ft 15'5" x 11'0"	m 4.70 x 3.36
Principal Bedroom	ft 12'8" x 11'3"	m 3.91 x 3.45
Ensuite	ft 10'3" x 4'8"	m 3.13 x 1.45
Bedroom 2	ft 11'5" x 10'10"	m 3.50 x 3.32
Bedroom 3	ft 11'5" x 7'10"	m 3.50 x 2.40
Bathroom	ft 10'3" x 8'2"	m 3.13 x 2.50



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SPECIFICATION

TOUCHES OF QUALITY

KITCHENS & UTILITY ROOMS

- > Luxury bespoke kitchen with choice of kitchen units, door handles and worktops
- > Integrated appliances to include hob, electric oven, extractor hood, fridge freezer, dishwasher and microwave
- > Recessed energy efficient LED downlights to ceilings
- > Ceramic floor tiling to kitchen dining and utility areas
- > Ceramic wall tiling between kitchen units and hob splashback

BATHROOMS, ENSUITES AND WC'S

- > Contemporary white sanitary ware with chrome fittings
- > Recessed energy efficient LED downlights to ceilings
- > Ceramic floor tiling
- > Ceramic tiling for splashbacks in bathroom, ensuite and wc
- > Chrome towel radiators to bathroom and ensuite

INTERNAL FEATURES

- > Choice of carpets or laminate flooring to lounge and bedrooms
- > Interior painted finish to all walls, ceilings and woodwork
- > Solid wood interior doors with contemporary door furniture
- > Contemporary moulded skirting and architrave
- > Mains supply smoke, heat and carbon monoxide detectors
- > Television point in all bedrooms
- > Comprehensive range of electrical sockets, switches, TV and telephone points
- > Wired for security alarm
- > Oil fired central heating with energy efficient condenser boiler
- > Pressurised water system

EXTERNAL FEATURES

- > 10 year warranty
- > Front and rear gardens levelled and seeded
- > Bitmac driveway included as standard
- > Rear gardens to have perimeter timber fencing
- > Outside water tap
- > High energy rating PVC double glazed windows
- > PVC composite door with 5 point locking system
- > Feature light to front and rear doors
- > Wired for EV charging point

A management company will be formed by the developer and each purchaser will become a member. An annual fee will be payable to the management company to allow for all common areas to be maintained.



SELLING AGENT:

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Readers should note that whilst this brochure and the plans provided show the developers intent at the time of print the developer retains the right to change house types within the site.

B L O C K
 creative property marketing