Phase 3

By View Point Developments

COTTON MOUNT

est. 2017

Tucked nicely away on the Sealstown Road, Cotton Mount is an exciting development of contemporary homes. The clever designs offer 2, 3 and 4 bedroom options with generous layouts finished to a high turnkey specification for relaxed everyday living.

Set within the heart of BT36, these homes benefit from a semi-rural aspect as well as being within close proximity of the M2 motorway, making it ideal for commuters travelling to Belfast, Ballymena and beyond. Cotton Mount also offers the space you need for modern life and comfort. There is an abundance of local amenities only a short drive away, including shops and cafes, Abbey Centre Retail Park, Primary and Grammar schools and excellent public transport links.

Providing quality homes for modern living.

View Point Developments was founded in 2004 by Ben Snoddon and Justin McClay. They are dedicated and passionate about providing quality construction in Northern Ireland. As the two Managing Partners, they have developed their business knowledge and quality craftsmanship over the years to become a highly progressive construction and property development company focussed on delivering attention to detail and high quality results.

COTTON MOUNT, PHASE 1

COTTON MOUNT, PHASE 1

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COTTON MOUNT, PHASE 1

COTTON MOUNT, PHASE 1

COTTON MOUNT, PHASE 1

CASTLEHILL, BELFAST

FOX HILL, HILLSBOROUGH

MANSE MANOR, NEWTOWNABBEY

MANSE MANOR, NEWTOWNABBEY

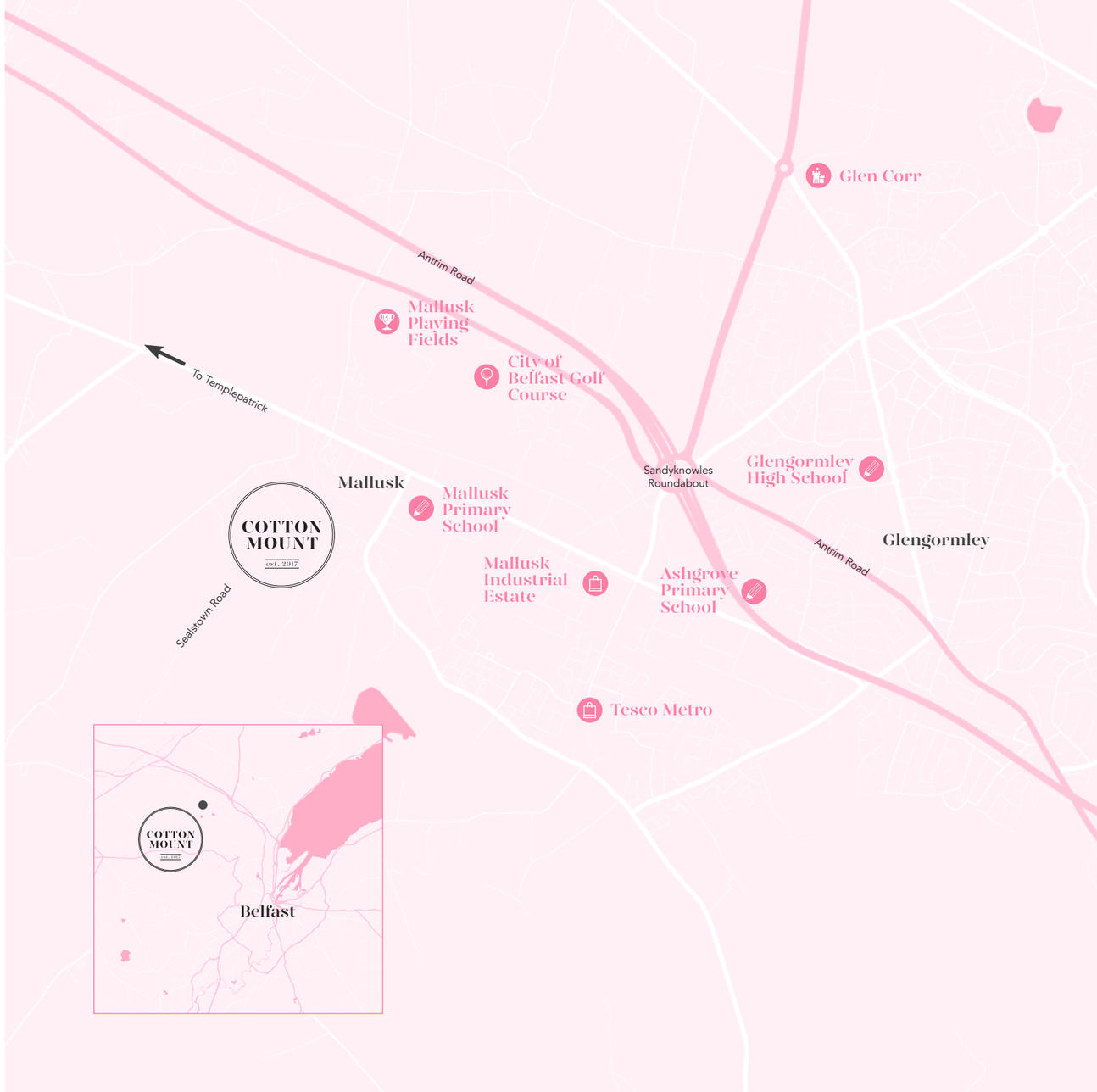
FOX HILL, HILLSBOROUGH

FERRY QUARTER, STRANGFORD

COTTON
MOUNT
est. 2017

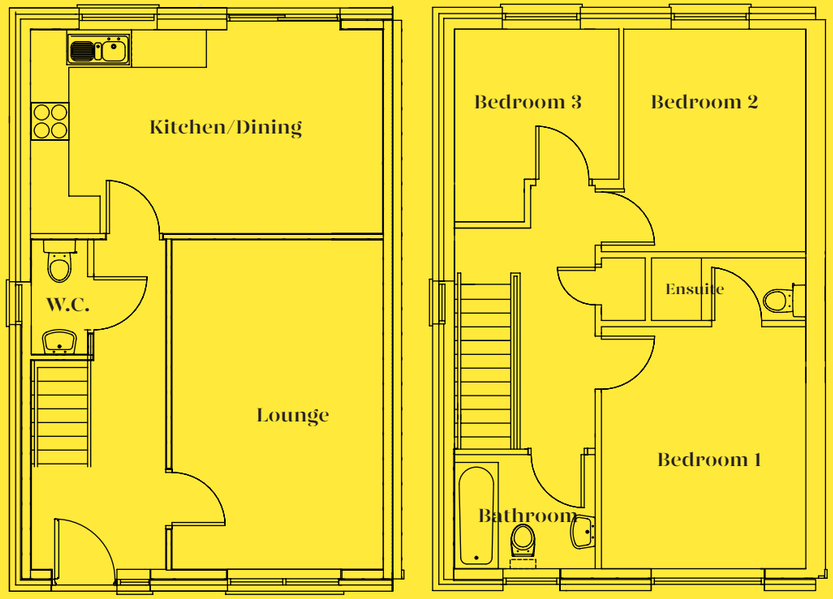
Siteplan

- The Canvas
- The Oxford
- The Poplin



The Canvas

Site Nos: 12, 13, 14, 15, 38, 39, 40, 41, 42



Ground Floor

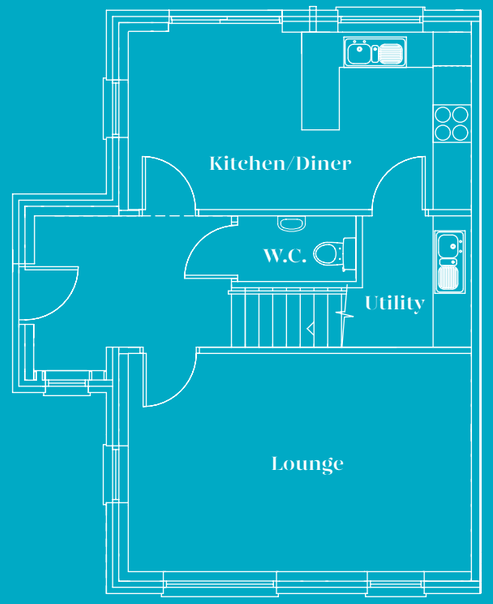
Entrance Hall		
W.C.		
Lounge	17'11"x10'10"	5.2 x 3.3m
Kitchen/Dining	18'4"x10'6"	5.6 x 3.2m

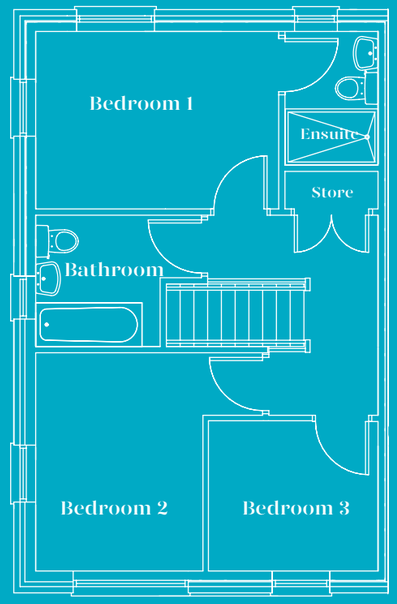
First Floor

Landing		
Store		
Bedroom 1 En-suite Shower Room	13'1"x10'10"	4.0 x 3.3m
Bedroom 2	11'6"x9'5"	3.5 x 2.9m
Bedroom 3	9'10"x8'5"	3.0 x 2.6m
Bathroom	7'3"x5'10"	2.2 x 1.8m

The Oxford

Site Nos: 37





Ground Floor

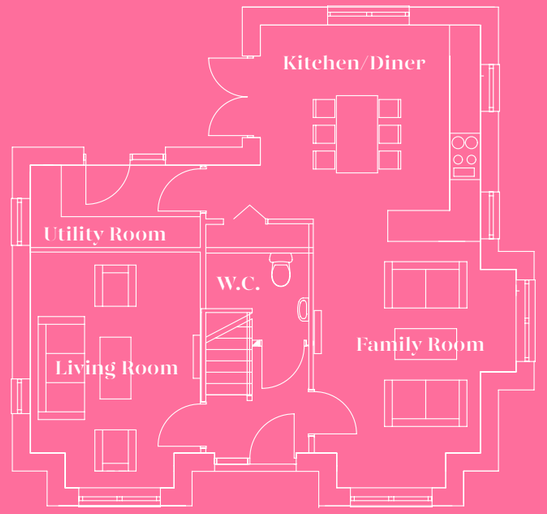
Entrance Hall		
W.C.		
Lounge	18'4"x11'6"	5.6 x 3.5m
Kitchen/Diner	18'4"x9'6"	5.6 x 2.9m
Utility	6'10"x6'7"	2.1 x 2.0m

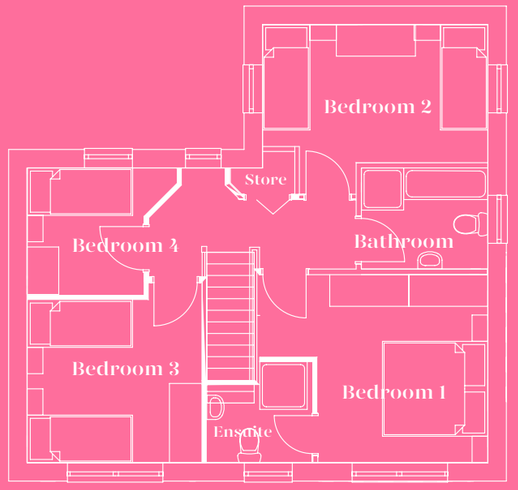
First Floor

Landing		
Store		
Bedroom 1 Ensuite Shower Room	12'9"x9'6"	3.9 x 2.9m
Bedroom 2	11'2"x8'6"	3.4 x 2.6m
Bedroom 3	8'10"x7'6"	2.7 x 2.3m
Bathroom	6'10"x6'7	2.1 x 2.0m

The Poplin

Site Nos: 11, 16





Ground Floor

Entrance Hall		
W.C.		
Kitchen/Diner	13'9"x13'9"	4.2 x 4.2m
Living Room	12'6"x10'10"	3.8 x 3.3m
Family Room	15'5"x12'10"	4.7 x 3.9m
Utility Room	10'10"x5'3"	3.3 x 1.6m
Store		

First Floor

Landing		
Store		
Bedroom 1 Ensuite Shower Room	14'1"x11'6"	4.3 x 3.5m
Bedroom 2	10'10"x9'11"	3.3 x 3.0m
Bedroom 3	13'9"x8'6"	4.2 x 2.6m
Bedroom 4	7'10"x7'3"	2.4 x 2.2m
Bathroom	7'10"x6'3"	2.4 x 1.9m

Specification.

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance with a 10 year warranty.

Energy Efficient Timber Frame Construction.

External Features

Red brick external finish (selected areas render and painted).

Half-Round Grey uPVC rainwater goods, with Grey uPVC Downpipes.

Grey uPVC double glazed windows with sills.

Composite Front Door and Grey uPVC patio doors to rear.

High standard of floor, wall and loft insulation to ensure minimal heat loss & maximum efficiency.

Front garden landscaped.

Rear garden top soiled and sown out.

Bitmac parking areas.

Timber fencing and walling to rear boundaries where appropriate.

Outside tap provided.

Internal Features

Internal Trimming & Doors

Chamfer skirting & architrave. Four panel moulded internal doors with quality ironmongery.

Stairs

Stairways will incorporate timber stairs, Painted newel posts, handrails and balustrades.

Painting

Internal walls, ceilings and woodwork painted in a choice of colour schemes.

Kitchen

Quality Kitchen with choice of doors, work tops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine, and tumble dryer in utility room where applicable.

Bathrooms

Pre-selected designer sanitary ware. Chrome towel radiators, will be fitted in all bathrooms and en-suite areas. Selection of high quality floor tiling and strategically placed wall tiling.

Fireplace

Choice of contemporary wall-hung electric fireplaces.

Flooring

Choice of quality tiling to hallway, W.C, kitchen/Dining and utility (if applicable).

Choice of quality carpets to lounge, bedrooms, landing and stairs.

Heating/Plumbing

Pressurised hot and cold water system, Gas fired central heating with energy efficient combi boiler and thermostatically controlled radiators / Heating with time clock.

Electricity

Comprehensive range of electrical sockets incorporating USB charging points, switches, TV and Telephone points. Wiring for future satellite points. Smoke, heat & Carbon monoxide detectors. Energy efficient down lighting to Kitchen and Bathrooms. Feature external lighting to front and rear.

Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

There will be an nominal service charge payable to maintain the development.

Consumer Code for NEW HOMES

GLOBAL Home Warranties Limited

View Point
DEVELOPMENTS

For further information please contact:

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NEW HOMES

t. 028 9024 4000
colliersni.com

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