



**COTTON
MOUNT**

est. 2017

Phase 1
By View Point Developments



COTTON MOUNT

est. 2017

Tucked nicely away on the Sealstown Road, Cotton Mount is an exciting new development consisting of 45 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.

Beautifully Crafted.

View Point Developments was founded in 2004 by two lifelong friends with a dedicated passion for the construction industry in Northern Ireland, Ben Snoddon and Justin McClay. 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 dedicated to delivering the highest quality results.



FERRY QUARTER, STRANGFORD



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SHELLING MEWS, LISBURN



FERRY QUARTER, STRANGFORD



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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 cills.

Composite Front Doors selection of colours and Grey uPVC patio doors to rear.

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

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 with round skirting & architraves. Shaker 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 neutral colours.

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 ensuite areas. Selection of high quality floor tiling and strategically placed wall tiling.

FIREPLACE

Choice of electric fires.

FLOORING

Choice of quality tiling to kitchen, utility and hallway.

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 boiler and thermostatically controlled radiators / Heating with time clock.

ELECTRICITY

Comprehensive range of electrical sockets, 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 door.

SECURITY

Wired for zoned burglar alarm.

Additional Information

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.

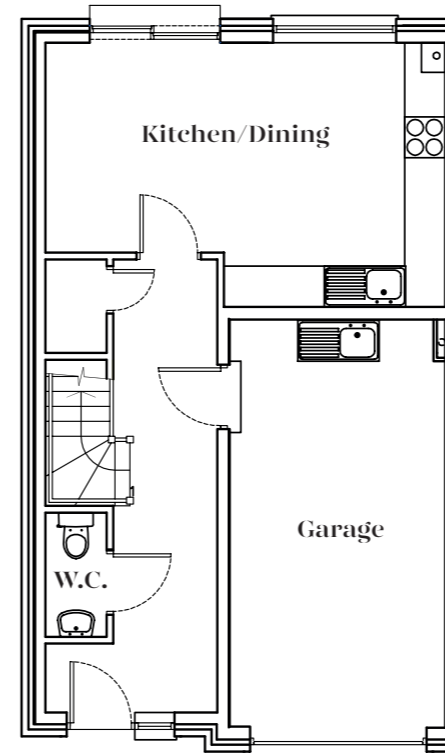
There will be an nominal service charge payable to maintain the development.



Housetype 3a

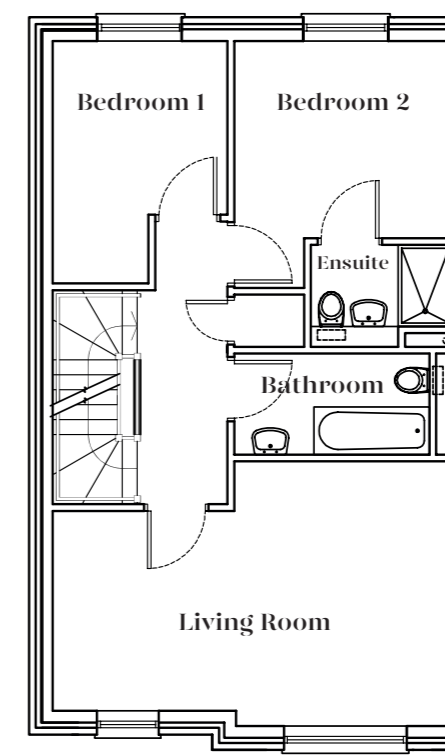


Housetype 3a



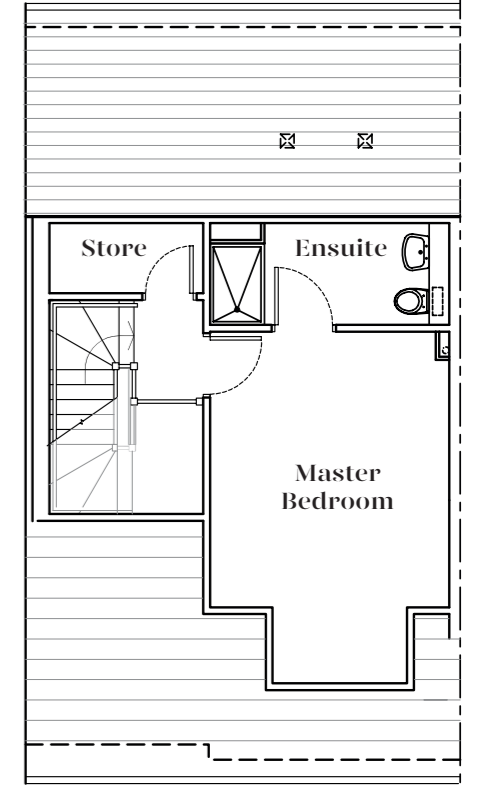
Ground Floor

Kitchen & Dining	19' 4" x 10' 2"	5.9 x 3.1m
Garage	10' 5" x 19' 8"	3.2 x 6.0m



First Floor

Living Room	19' 4" x 9' 6" At widest point	5.9 x 2.9m 5.9 x 3.9m
Bedroom 1	8' 2" x 11' 9"	2.5 x 3.6m
Bedroom 2	10' 9" x 9' 6"	3.3 x 2.9m



Second Floor

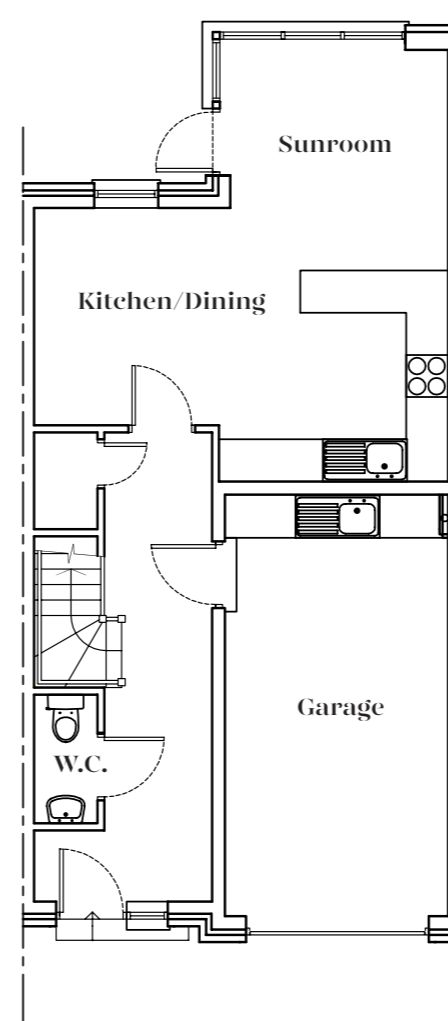
Master Bedroom	10' 9" x 13' 1"	3.3 x 4.0m
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Housetype 4a

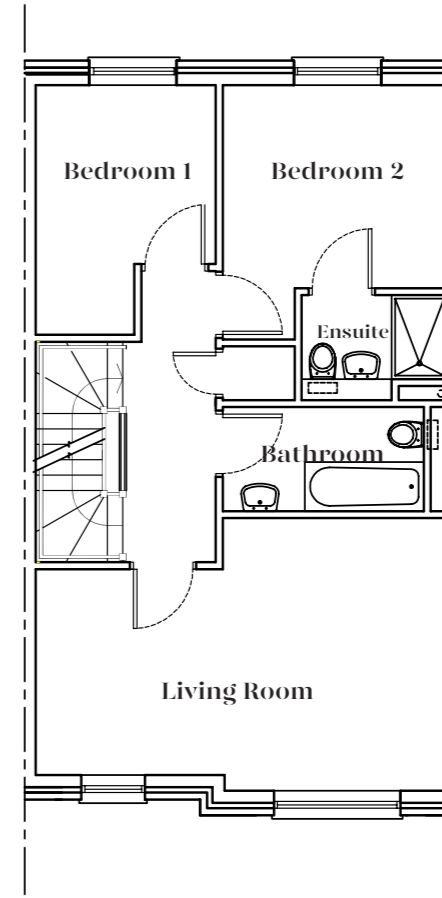


Housetype 4a



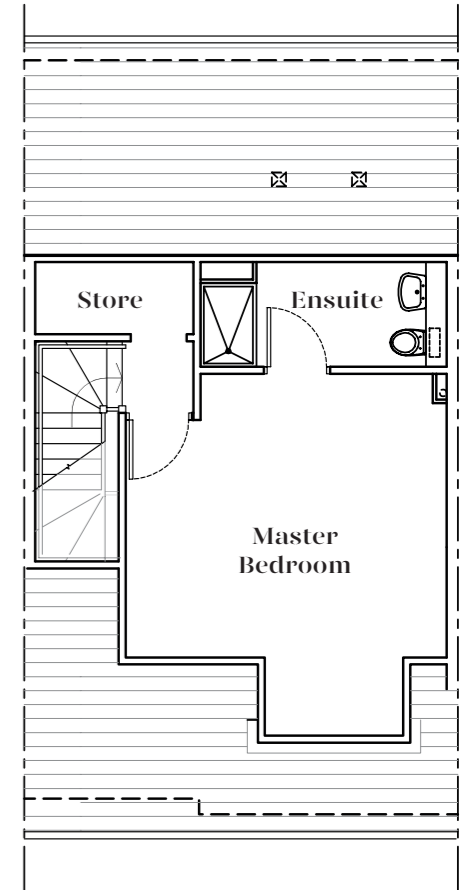
Ground Floor

Kitchen & Dining	19' 4" x 10' 2"	5.9 x 3.1m
Sunroom	10' 2" x 7' 2"	3.1 x 2.2m
Garage	10' 5" x 19' 8"	3.2 x 6.0m



First Floor

Living Room	19' 4" x 9' 6" At widest point	5.9 x 2.9m 5.9 x 3.9m
Bedroom 1	8' 2" x 11' 9"	2.5 x 3.6m
Bedroom 2	10' 9" x 9' 6"	3.3 x 2.9m



Second Floor

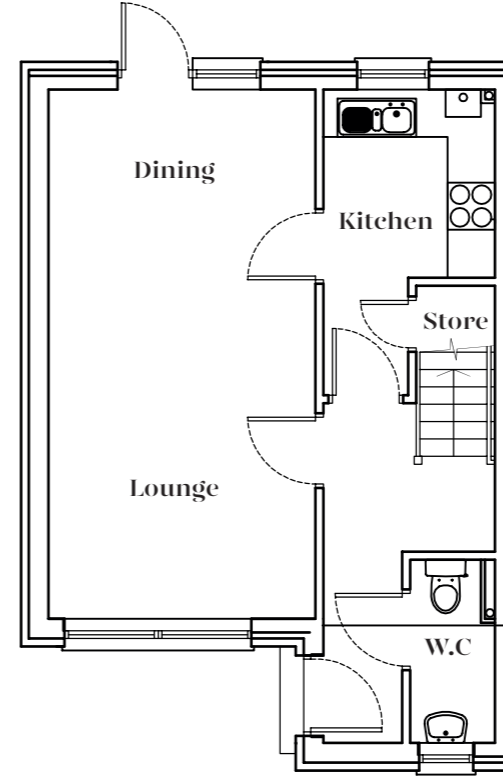
Master Bedroom	15' 1" x 13' 1"	4.6 x 4.0m
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Housetype 6

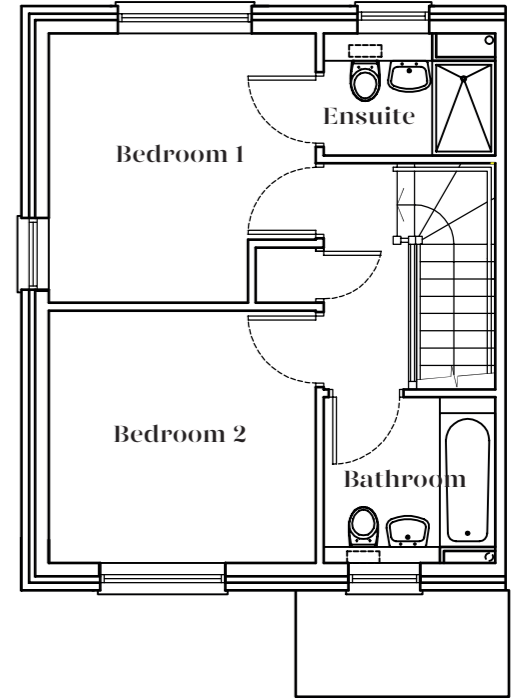


Housetype 6



Ground Floor

Dining	10' 9" x 10' 2"	3.3 x 3.1m
Lounge	10' 9" x 11' 9"	3.3 x 3.6m
Kitchen	7' 2" x 8' 2"	2.2 x 2.5m



First Floor

Bedroom 1	11' 1" x 11' 1"	3.4 x 3.4m
Bedroom 2	11' 1" x 10' 6"	3.4 x 3.2m



Siteplan

- Housetype 3a
- Housetype 4a
- Housetype 6



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