



OLLAR VALLEY

B A L L Y C L A R E

ollarvalley.com





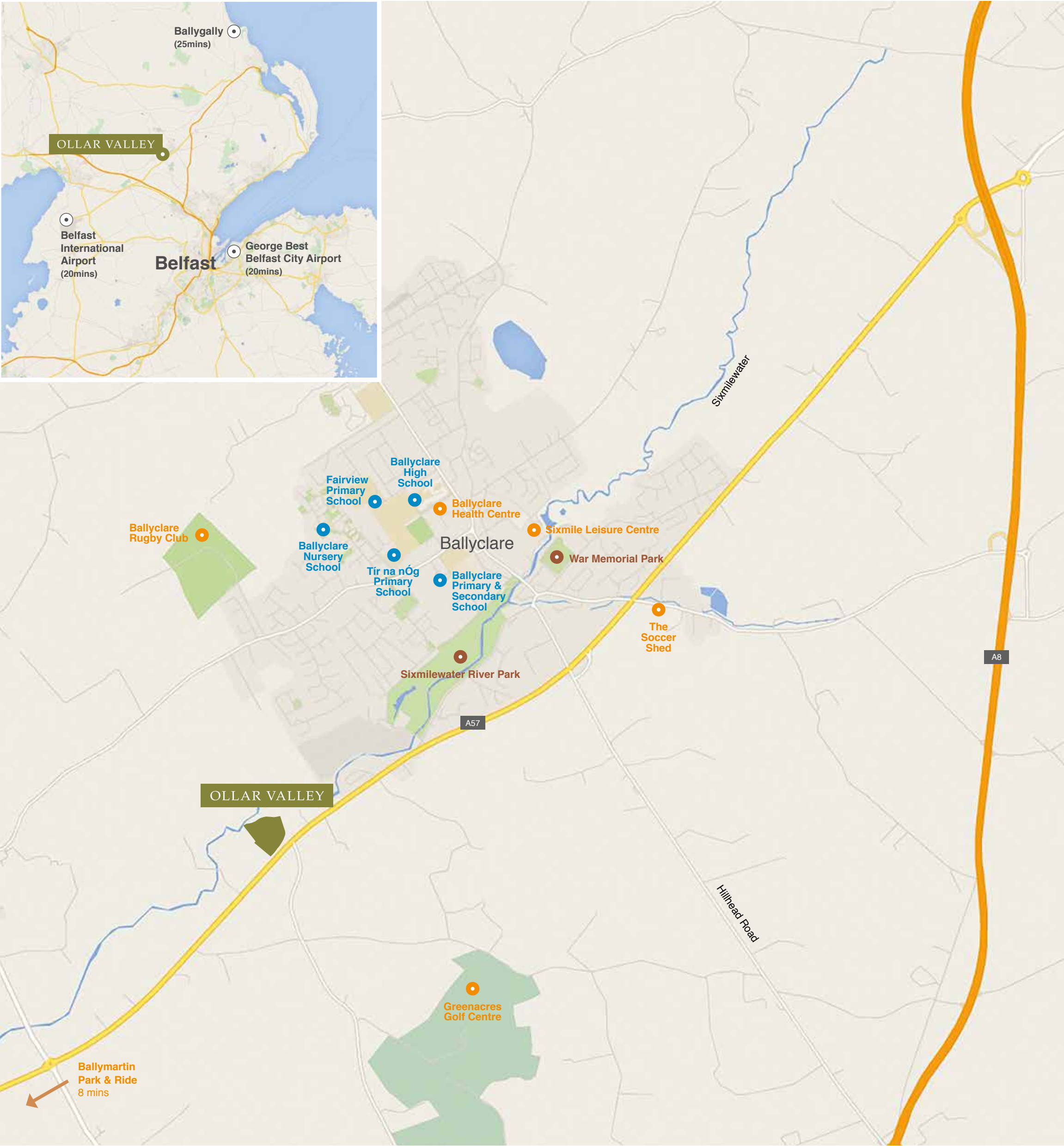
Enjoy the richness of country living less than 20 minutes from the City

Set in the peace and tranquility of the beautiful Six Mile Water valley, on the edge of the bustling market town of Ballyclare, Ollar Valley offers homebuyers the perfect opportunity to enjoy the richness of country living and the convenience of being just a short drive from the city of Belfast, the M2 motorway and the International Airport.

The friendly town of Ballyclare really has something for everyone, whether you prefer a leisurely stroll around its wonderful parks or along the magnificent Six Mile River, the historic name of which 'Ollar' inspired the naming of the development. For those who enjoy more active pursuits the local Sixmile Leisure Centre or any of the many local sports clubs and groups offer many opportunities to get involved.

The picturesque town centre features a vibrant mixture of coffee houses and places to eat as well as fashion and homeware shops, together offering a choice and a friendly service you won't find anywhere else.

The town has five schools, all convenient to Ollar Valley and a wide choice of nurseries and day care centres.



Live at the heart of it all

They say that location is everything and at Ollar Valley, you really do have everything close by.

From city shopping in Belfast, to hikes in the Glens of Antrim; from strolls on the beaches of the North Antrim coast, to walks along the shores of Lough Neagh, just take a short drive and you're there.

And with Belfast International Airport and Belfast City Airport both less than 20 minutes away, the world really is on your doorstep.

Belfast	20 mins
Ballymartin Park & Ride	8 mins
Ballymena	20 mins
Glens of Antrim	40 mins
Causeway Coastal Route	25 mins
International Airport	20 mins
George Best Belfast City Airport	20 mins

• Recreation/Amenities

- Ballyclare Golf Club
- Greenacres Golf Centre
- Ballyclare Rugby Club
- Sixmile Leisure Centre
- The Soccer Shed
- Ballyclare Health Centre

• Schools

- Ballyclare Primary School
- Fairview Primary School
- Tír na nÓg Primary School
- Ballyclare High School
- Ballyclare Secondary School
- Ballyclare Nursery School

• Walks/Parks

- Sixmilewater River Park
- War Memorial Park



You'll find your perfect place at Ollar Valley

The collection of new homes at Ollar Valley offers homebuyers a choice of 9 exceptional house types that exude style and quality.

Each property is designed to reflect the needs of modern family living with spacious room layouts, considered floor plans and high specification finishes throughout, plus a meticulous attention to detail that is the hallmark of every Neptune Group home.

The collection includes three and four bedroom detached, semi-detached and townhouse options finished in low maintenance render or traditional brick. Many of the house types also offer the addition of a spacious sunroom, perfect for sharing with friends and family, or providing that extra bit of living space.



Site Layout



OV1

3 Bedrooms
Semi-detached
From 1062 sq.ft / 98.7 sq m
to 1167 sq.ft / 108.4 sq m



OV5

3 Bedrooms
Semi-detached
From 1204 sq.ft / 111.9 sq m
to 1339 sq.ft / 125 sq m



OV2

4 Bedrooms
Detached
From 1290 sq.ft / 119.8 sq m
to 1408 sq.ft / 130.8 sq m



OV7

3 Bedrooms
Semi-detached
From 991 sq.ft / 92.1 sq m
to 1127 sq.ft / 104.2 sq m



OV3

3 Bedrooms
Semi-detached
From 1059 sq.ft / 98.4 sq m
to 1140 sq.ft / 105.9 sq m



OV8

3 Bedrooms
Townhouses
From 945 sq.ft / 87.8 sq m
to 1091 sq.ft / 101.4 sq m



OV4

3 Bedrooms
Semi-detached
From 1011 sq.ft / 93.9 sq m
to 1109 sq.ft / 103 sq m



OV9

4 Bedrooms
Detached
From 1358 sq.ft / 126.2 sq m
to 1451 sq.ft / 134 sq m





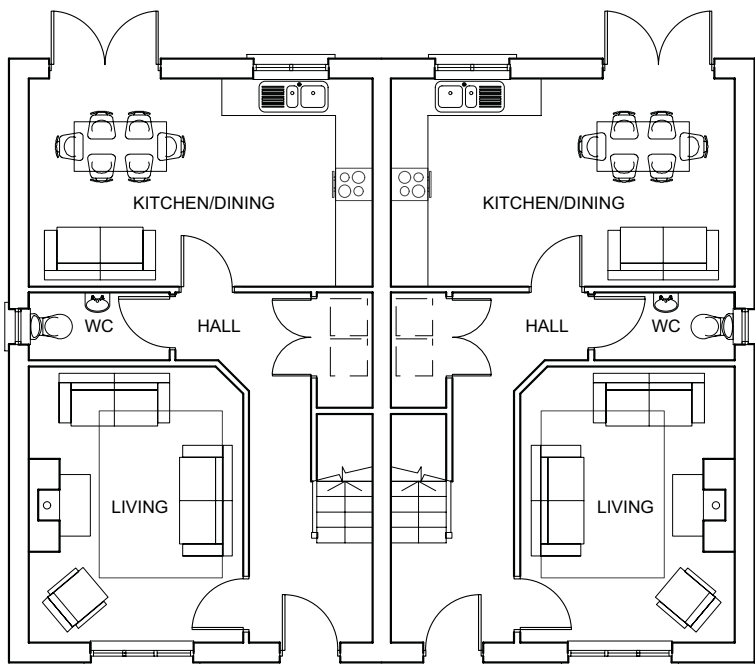
OV1

*From 1062 sq ft / 98.7 sq m
to 1167 sq ft / 108.4 sq m*

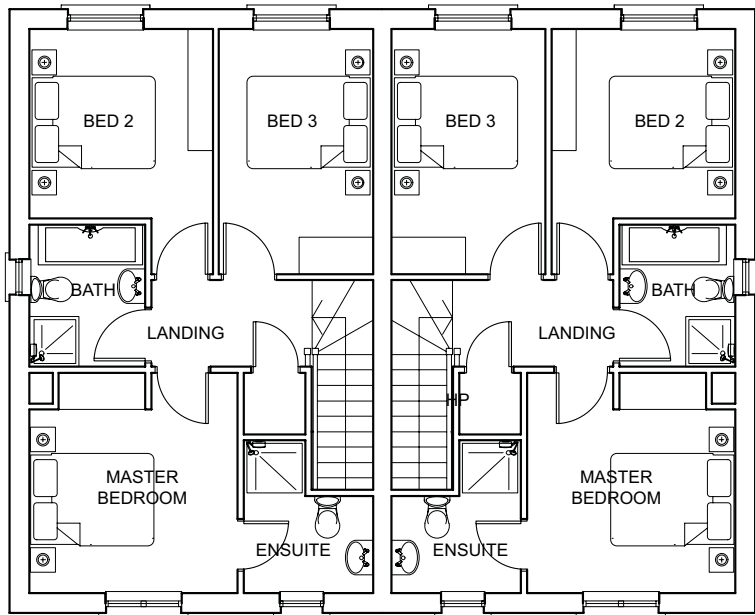
OV1

1062 sq.ft / 98.7 sq m

- Semi-detached
- Living room
- Open plan kitchen/dining area
- Three bedrooms, Master with en-suite



GROUND FLOOR PLAN		
Room	ft	m
Living Room	14'9" x 11'6"	4.5 x 3.5
Kitchen/Dining	11'2" x 18'4"	3.4 x 5.6
WC		
Store		

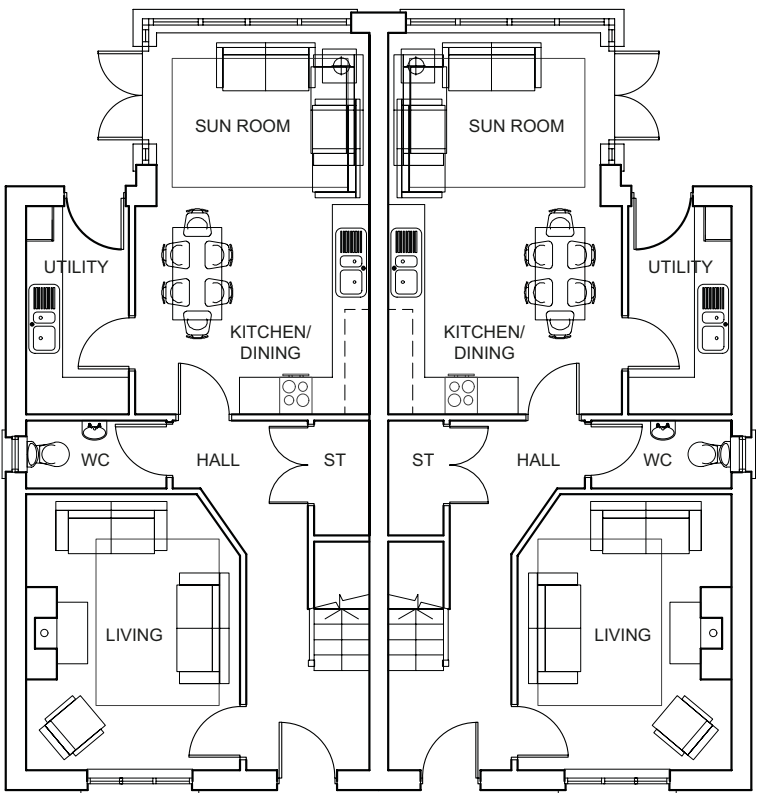


FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	11'10" x 11'2"	3.6 x 3.4*
En-suite		
Bedroom 2	13'1" x 9'10"	4.0 x 3.0*
Bedroom 3	13'1" x 8'2"	4.0 x 2.5
Family Bathroom	7'7" x 6'3"	2.3 x 1.9

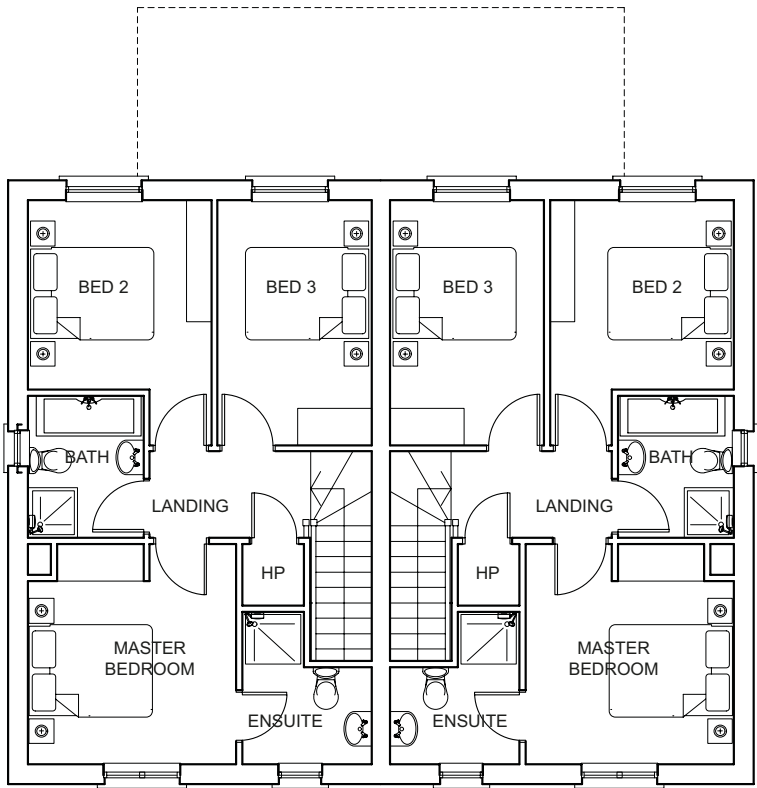
OV1S

1167 sq.ft / 108.4 sq m

- Semi-detached
- Living room
- Open plan kitchen/dining area
- Three bedrooms, Master with en-suite
- Sun room



GROUND FLOOR PLAN		
Room	ft	m
Living Room	14'9" x 11'6"	4.5 x 3.5
Kitchen/Dining	11'2" x 12'5"	3.4 x 3.8
WC		
Store		
Utility	11'2" x 5'7"	3.4 x 1.7
Sun Room	9'2" x 11'6"	2.8 x 3.5



FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	11'10" x 11'2"	3.6 x 3.4*
En-suite		
Bedroom 2	13'1" x 9'10"	4.0 x 3.0
Bedroom 3	13'1" x 8'2"	4.0 x 2.5
Family Bathroom	7'7" x 6'3"	2.3 x 1.9

Plans are not to scale and dimensions are approximate
*Maximum measurement



OV2

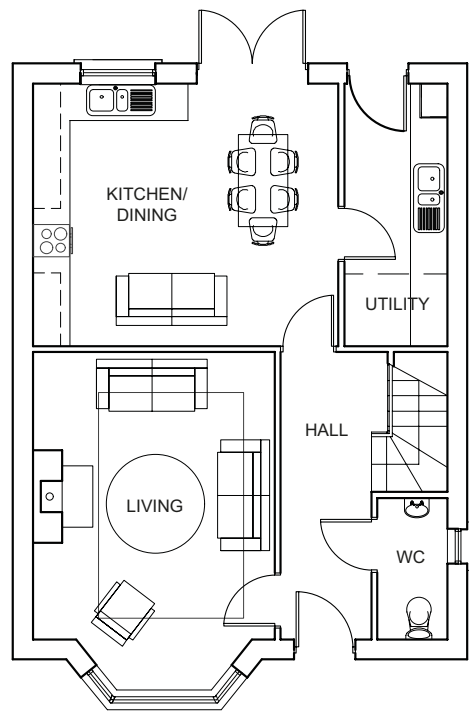
*From 1290 sq ft / 119.8 sq m
to 1408 sq ft / 130.8 sq m*



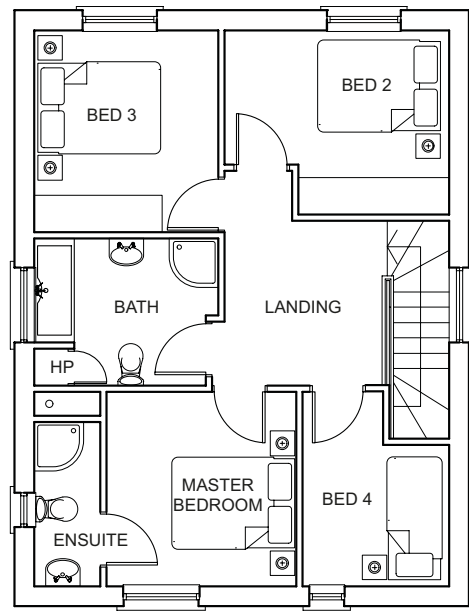
OV2

1290 sq.ft / 119.8 sq m

- Detached
- Living room
- Open plan kitchen/dining area
- Utility
- Four bedrooms, Master with en-suite



GROUND FLOOR PLAN		
Room	ft	m
Living Room	18'1" x 12'10"	5.5 x 3.9*
Kitchen/Dining	14'1" x 16'5"	4.3 x 5.0
WC		
Utility	14'1" x 5'7"	4.3 x 1.7

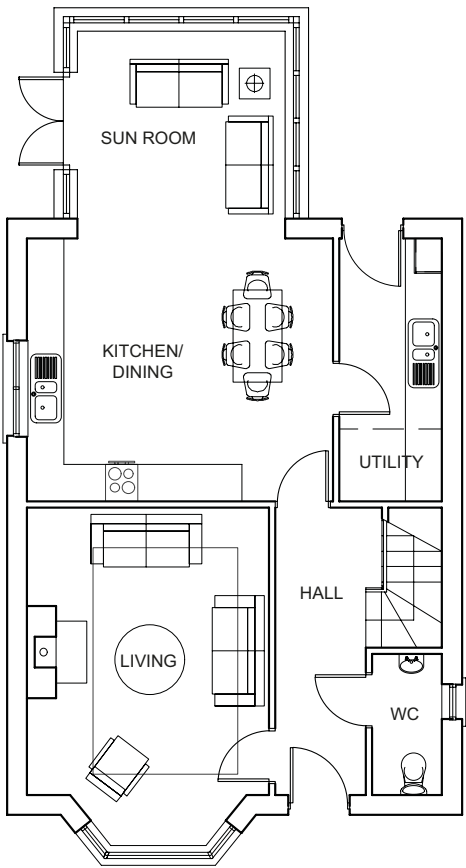


FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	10'6" x 10'2"	3.2 x 3.1
En-suite		
Bedroom 2	9'10" x 12'2"	3.0 x 3.7*
Bedroom 3	10'10" x 9'10"	3.3 x 3.0
Bedroom 4	10'6" x 7'10"	3.2 x 2.4*
Family Bathroom	7'10" x 9'10"	2.4 x 3.0

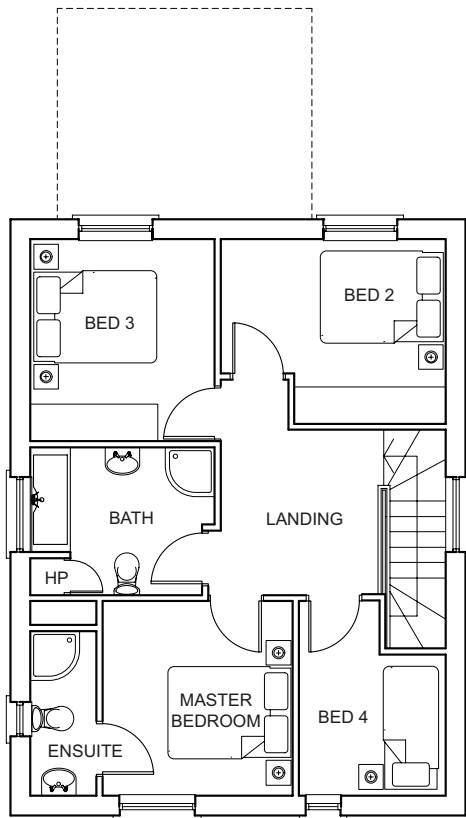
OV2S

1408 sq.ft / 130.8 sq m

- Detached
- Living room
- Open plan kitchen/dining area
- Utility
- Four bedrooms, Master with en-suite
- Sun room



GROUND FLOOR PLAN		
Room	ft	m
Living Room	18'1" x 12'10"	5.5 x 3.9*
Kitchen/Dining	14'1" x 16'5"	4.3 x 5.0
WC		
Utility	14'1" x 5'7"	4.3 x 1.7
Sun Room	10'2" x 10'2"	3.1 x 3.1



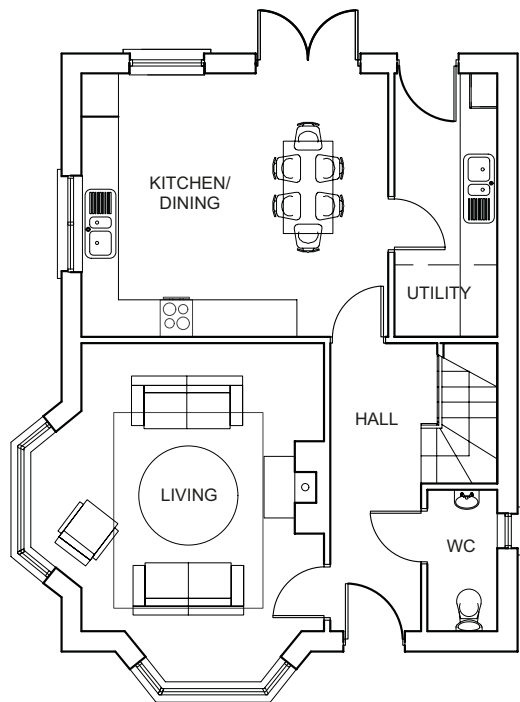
FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	10'6" x 10'2"	3.2 x 3.1
En-suite		
Bedroom 2	9'10" x 12'2"	3.0 x 3.7*
Bedroom 3	10'10" x 9'10"	3.3 x 3.0
Bedroom 4	10'6" x 7'10"	3.2 x 2.4*
Family Bathroom	7'10" x 9'10"	2.4 x 3.0

Plans are not to scale and dimensions are approximate
*Maximum measurement

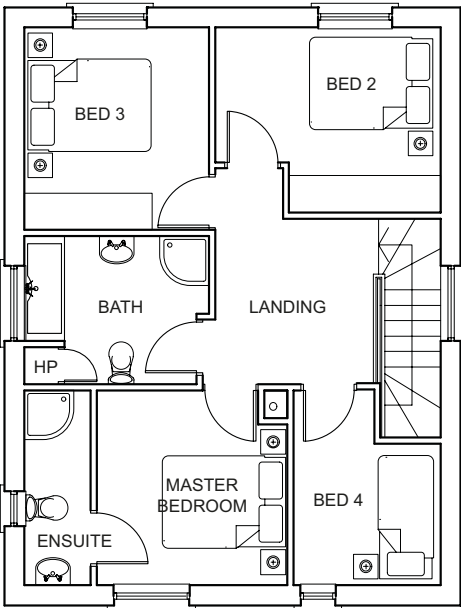
OV2a

1290 sq.ft / 119.8 sq m

- Detached
- Living room
- Open plan kitchen/dining area
- Utility
- Four bedrooms, Master with en-suite



GROUND FLOOR PLAN		
Room	ft	m
Living Room	18'1" x 15'9"	5.5 x 4.8*
Kitchen/Dining	14'1" x 16'5"	4.3 x 5.0
WC		
Utility	14'1" x 5'7"	4.3 x 1.7

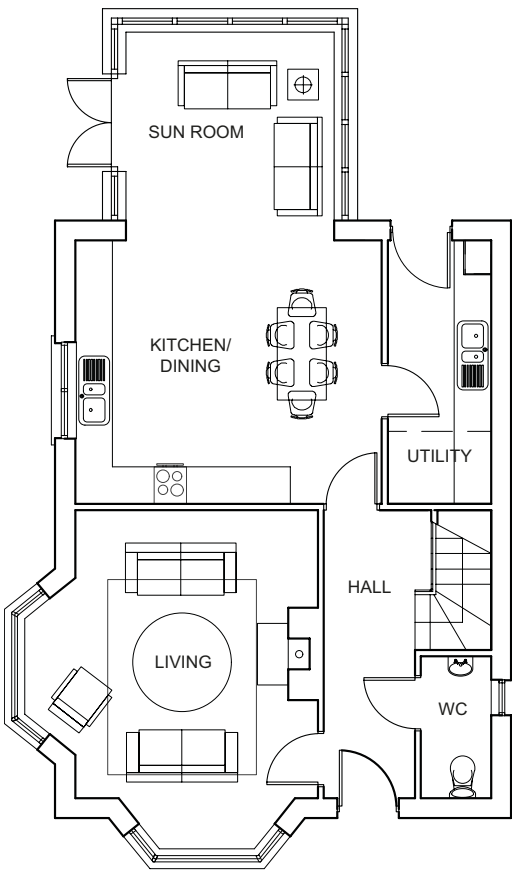


FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	10'6" x 10'2"	3.2 x 3.1
Ensuit		
Bedroom 2	9'10" x 12'2"	3.0 x 3.7*
Bedroom 3	10'10" x 9'10"	3.3 x 3.0
Bedroom 4	10'6" x 7'10"	3.2 x 2.4*
Family Bathroom	7'10" x 9'10"	2.4 x 3.0

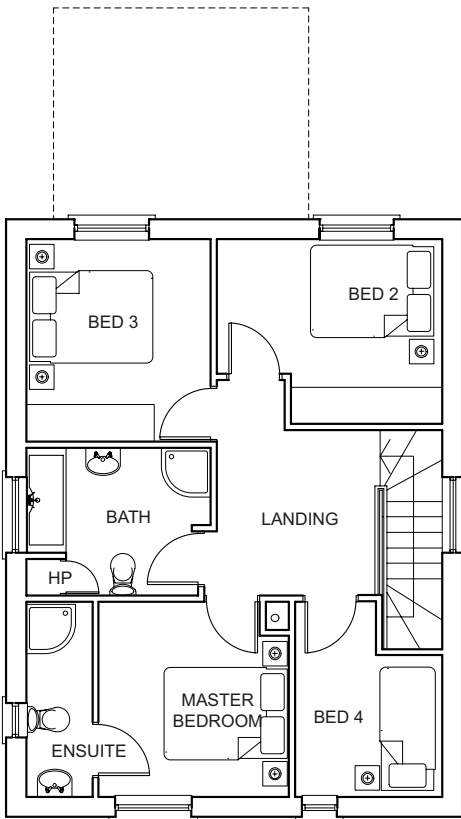
OV2aS

1408 sq.ft / 130.8 sq m

- Detached
- Living room
- Open plan kitchen/dining area
- Utility
- Four bedrooms, Master with en-suite
- Sun room



GROUND FLOOR PLAN		
Room	ft	m
Living Room	18'1" x 15'9"	5.5 x 4.8*
Kitchen/Dining	14'1" x 16'5"	4.3 x 5.0
WC		
Utility	14'1" x 5'7"	4.3 x 1.7
Sun Room	9'10" x 9'10"	3.0 x 3.0



FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	10'10" x 10'2"	3.2 x 3.1
En-suite		
Bedroom 2	9'10" x 12'2"	3.0 x 3.7*
Bedroom 3	10'10" x 9'10"	3.3 x 3.0
Bedroom 4	10'6" x 7'10"	3.2 x 2.4*
Family Bathroom	7'10" x 9'10"	2.4 x 3.0

Plans are not to scale and dimensions are approximate
*Maximum measurement



OV3

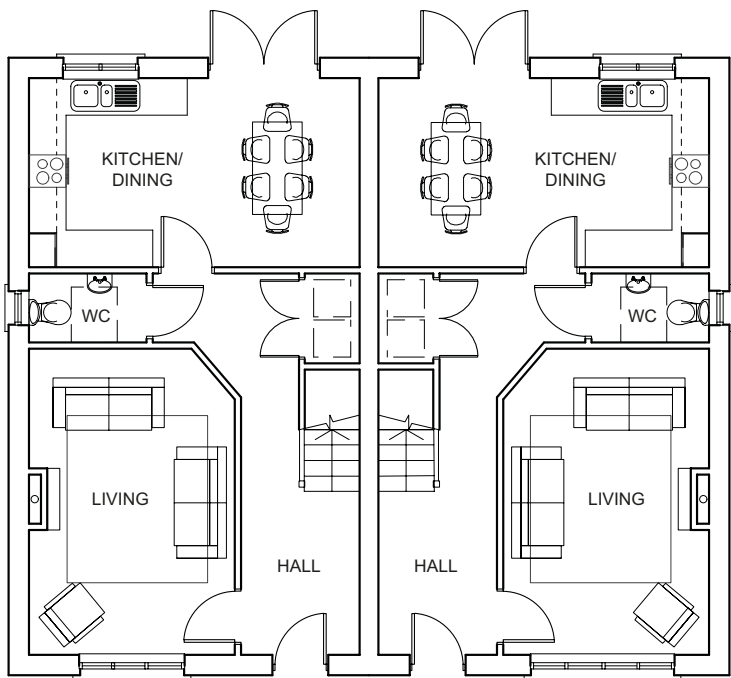
*From 1059 sq ft / 98.4 sq m
to 1140 sq ft / 105.9 sq m*



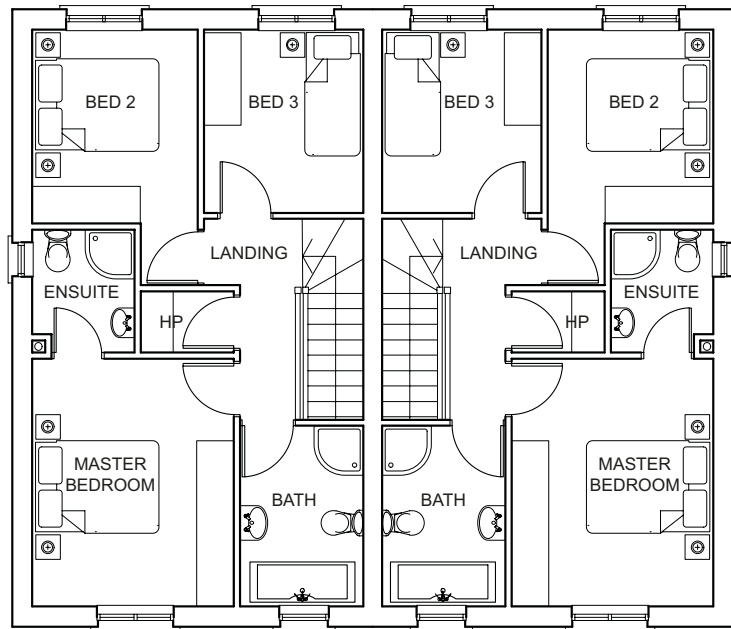
OV3

1059 sq.ft / 98.4 sq.m

- Semi-detached
- Living room
- Open plan kitchen/dining area
- Three bedrooms, Master with en-suite



GROUND FLOOR PLAN		
Room	ft	m
Living Room	16'5" x 10'10"	5.0 x 3.3
Kitchen/Dining	10'2" x 17'9"	3.1 x 5.4
WC		
Store		

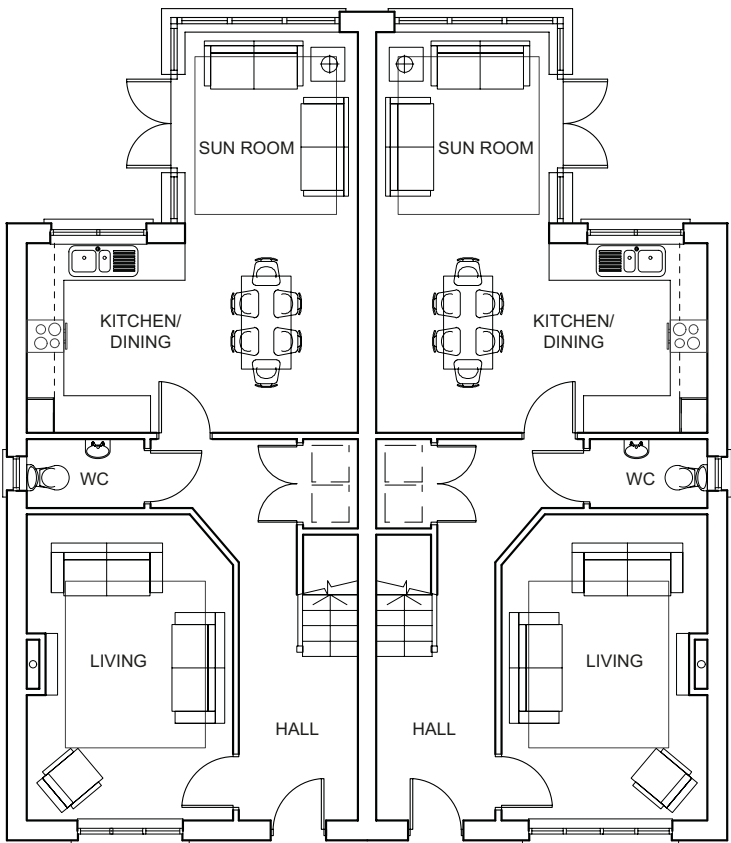


FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	13'1" x 10'10"	4.0 x 3.3
En-suite		
Bedroom 2	13'5" x 8'10"	4.1 x 2.7*
Bedroom 3	9'10" x 8'6"	3.0 x 2.6
Family Bathroom	9'10" x 6'7"	3.0 x 2.0

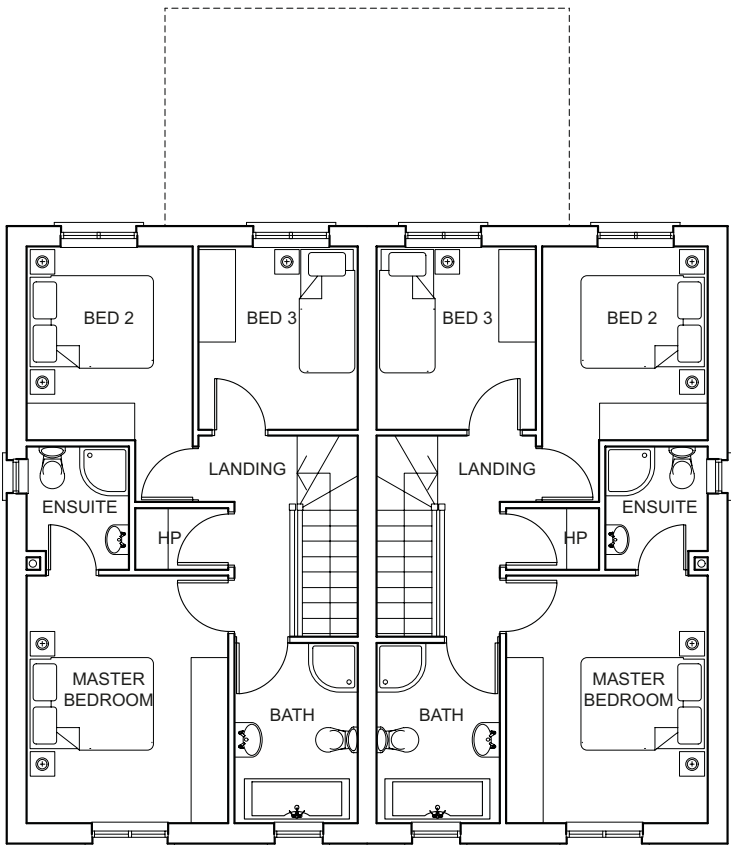
OV3S

1140 sq.ft / 105.9 sq.m

- Semi-detached
- Living room
- Open plan kitchen/dining area
- Three bedrooms, Master with en-suite
- Sun room



GROUND FLOOR PLAN		
Room	ft	m
Living Room	16'5" x 10'10"	5.0 x 3.3
Kitchen/Dining	10'2" x 17'9"	3.1 x 5.4
WC		
Store		
Sun Room	10'2" x 9'2"	3.1 x 2.8



FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	13'1" x 10'10"	4.0 x 3.3
En-suite		
Bedroom 2	13'5" x 8'10"	4.1 x 2.7*
Bedroom 3	9'10" x 8'6"	3.0 x 2.6
Family Bathroom	9'10" x 6'7"	3.0 x 2.0

Plans are not to scale and dimensions are approximate
*Maximum measurement



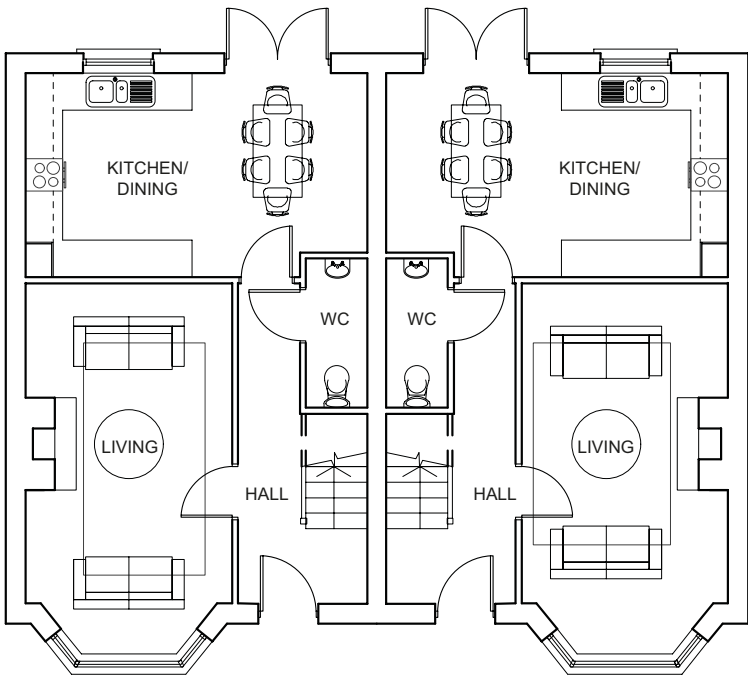
OV4

*From 1011 sq ft / 93.9 sq m
to 1109 sq ft / 103 sq m*

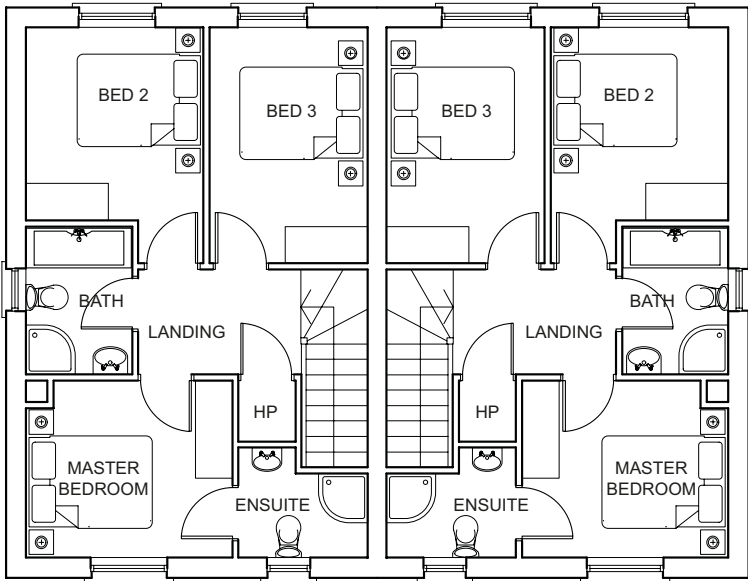
OV4

1011 sq.ft / 93.9 sq.m

- Semi-detached
- Living room
- Open plan kitchen/dining area
- Three bedrooms, Master with en-suite



GROUND FLOOR PLAN		
Room	ft	m
Living Room	19'9" x 10'10"	6.0 x 3.3
Kitchen/Dining	10'10" x 18'1"	3.3 x 5.5
WC		

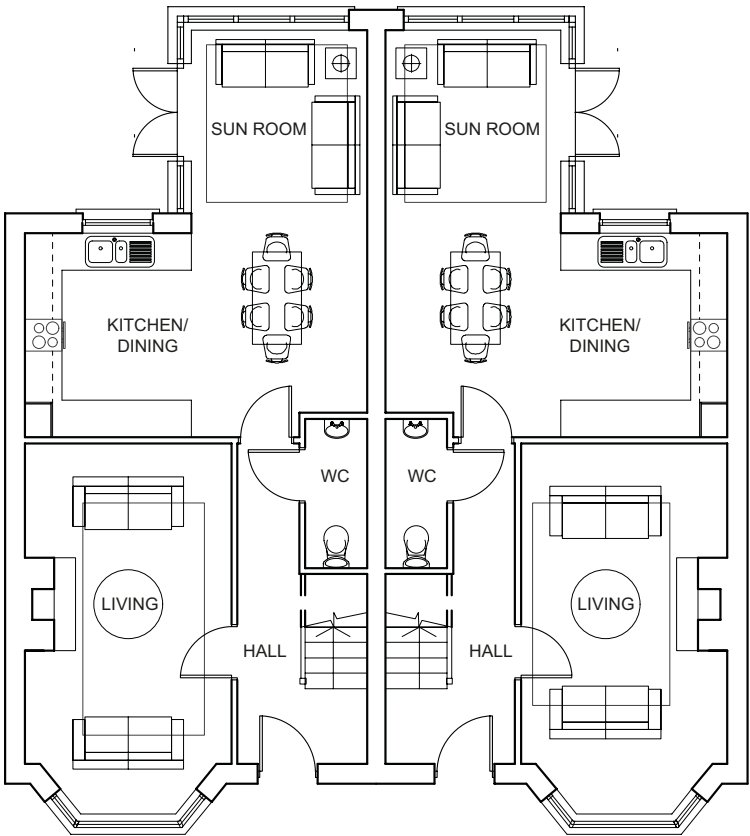


FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	9'6" x 10'10"	2.9 x 3.3
En-suite		
Bedroom 2	12'6" x 9'6"	3.8 x 2.9*
Bedroom 3	12'6" x 8'6"	3.8 x 2.6
Family Bathroom	7'10" x 5'7"	2.4 x 1.7

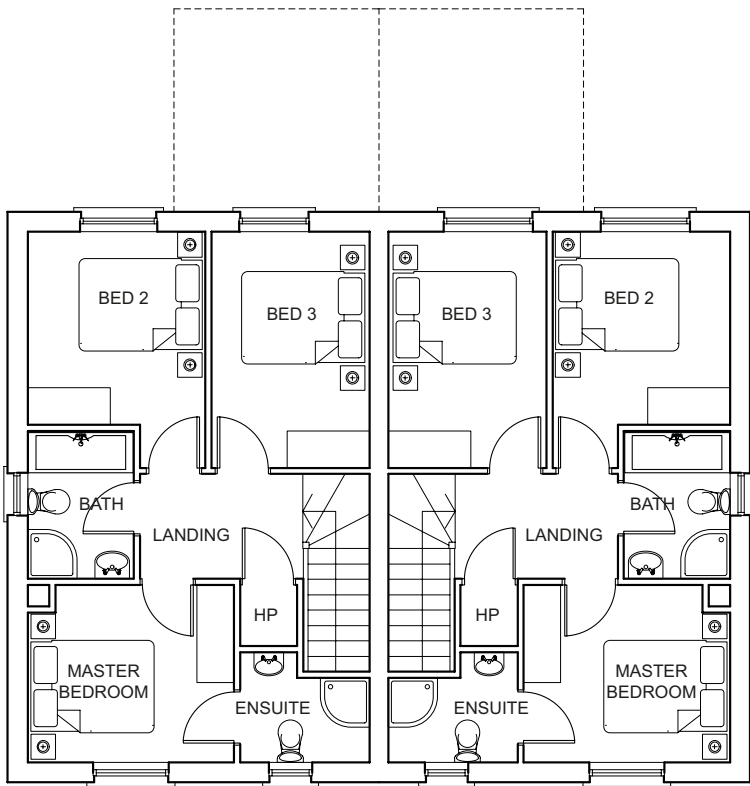
OV4S

1109 sq.ft / 103 sq.m

- Semi-detached
- Living room
- Open plan kitchen/dining area
- Three bedrooms, Master with en-suite
- Sun room



GROUND FLOOR PLAN		
Room	ft	m
Living Room	19'8" x 10'10"	6.0 x 3.3*
Kitchen/Dining	10'10" x 18'1"	3.3 x 5.5
WC		
Sun Room	9'10" x 9'2"	3.0 x 2.8



FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	9'6" x 10'10"	2.9 x 3.3
En-suite		
Bedroom 2	12'6" x 9'6"	3.8 x 2.9*
Bedroom 3	12'6" x 8'6"	3.8 x 2.6
Family Bathroom	7'10" x 5'7"	2.4 x 1.7

Plans are not to scale and dimensions are approximate
*Maximum measurement



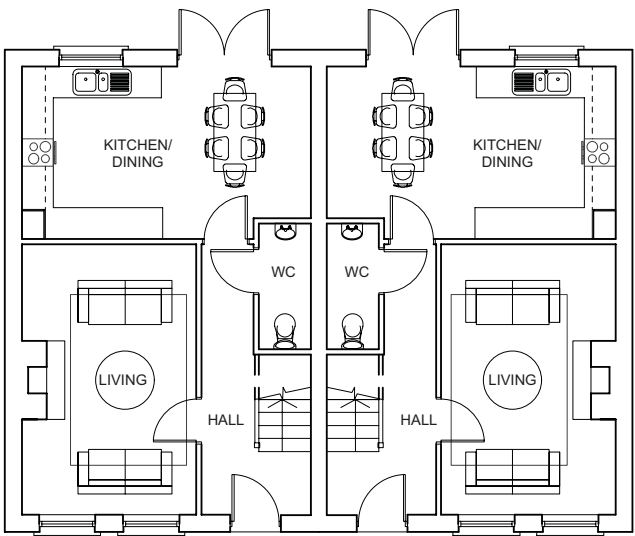
OV5

*From 1204 sq ft / 111.9 sq m
to 1339 sq ft / 125 sq m*

OV5

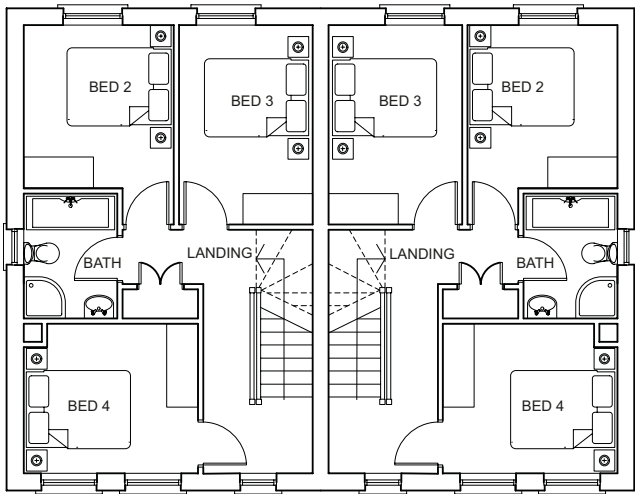
1204 sq.ft / 111.9 sq.m

- Semi-detached
- Living room
- Open plan kitchen/dining area
- Four bedrooms, Master with en-suite & walk in wardrobe



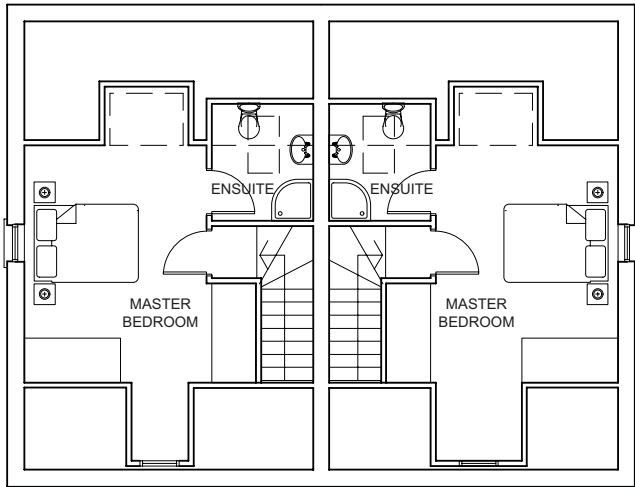
GROUND FLOOR PLAN

Room	ft	m
Living Room	17'1" x 10'10"	5.2 x 3.3
Kitchen/Dining	18'1" x 10'10"	5.5 x 3.3
WC		



FIRST FLOOR PLAN

Room	ft	m
Bedroom 2	10'2" x 9'6"	3.1 x 2.9
Bedroom 3	12'6" x 8'6"	3.8 x 2.6
Bedroom 4	9'6" x 10'10"	2.9 x 3.3
Family Bathroom	7'10" x 5'11"	2.4 x 1.8



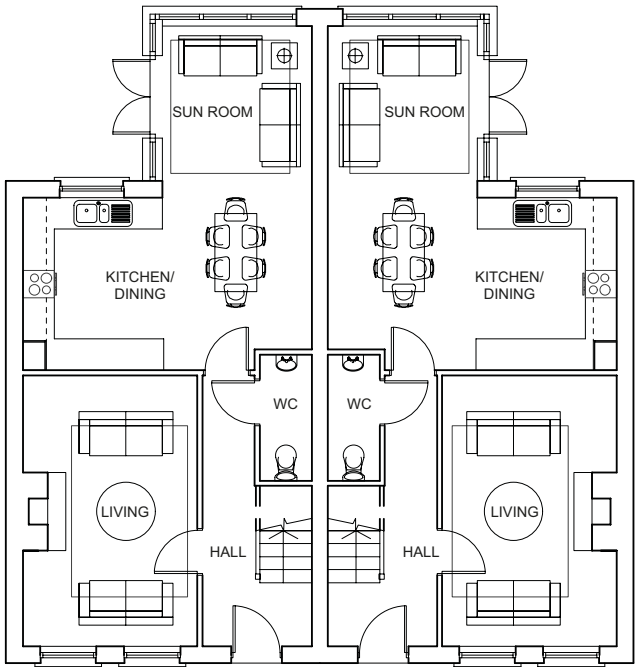
SECOND FLOOR PLAN

Room	ft	m
Master Bedroom	15'1" x 11'6"	4.6 x 3.5
En-suite		

OV5S

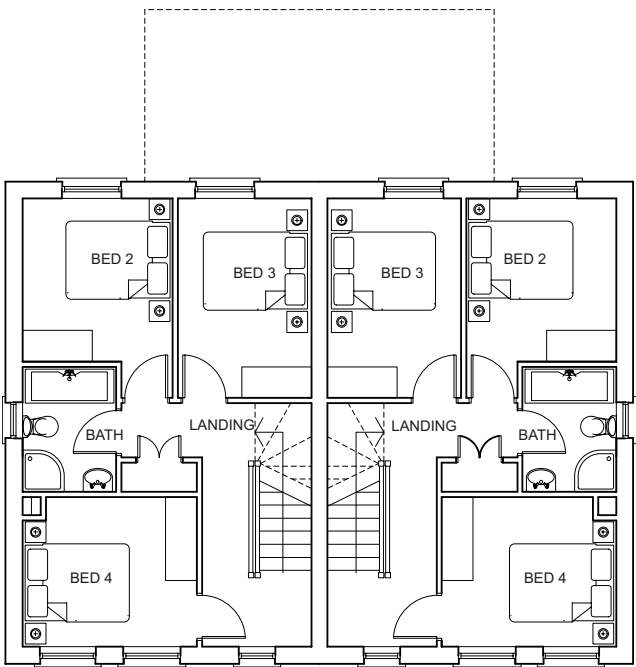
1339 sq.ft / 125 sq.m

- Semi-detached
- Living room
- Open plan kitchen/dining area
- Four bedrooms, Master with en-suite & walk in wardrobe
- Sun room



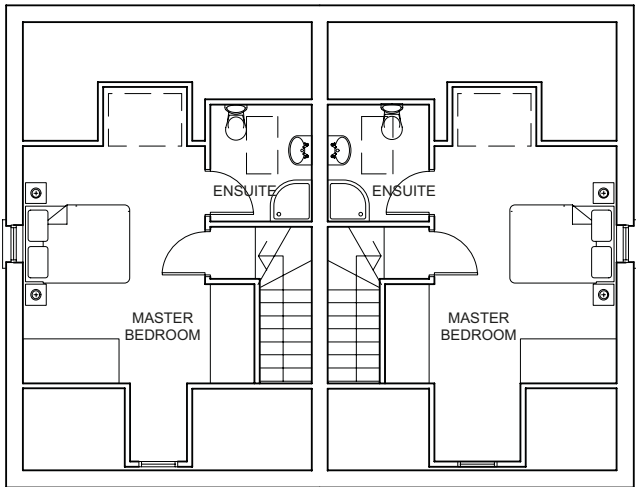
GROUND FLOOR PLAN

Room	ft	m
Living Room	17'1" x 10'10"	5.2 x 3.3
Kitchen/Dining	18'1" x 10'10"	5.5 x 3.3
WC		
Sun Room	9'10" x 9'6"	3.0 x 2.9



FIRST FLOOR PLAN

Room	ft	m
Bedroom 2	10'2" x 9'6"	3.1 x 2.9
Bedroom 3	12'6" x 8'6"	3.8 x 2.6
Bedroom 4	9'6" x 10'10"	2.9 x 3.3
Family Bathroom	7'10" x 5'11"	2.4 x 1.8



SECOND FLOOR PLAN

Room	ft	m
Master Bedroom	15'1" x 11'6"	4.6 x 3.5
En-suite		

Plans are not to scale and dimensions are approximate
*Maximum measurement



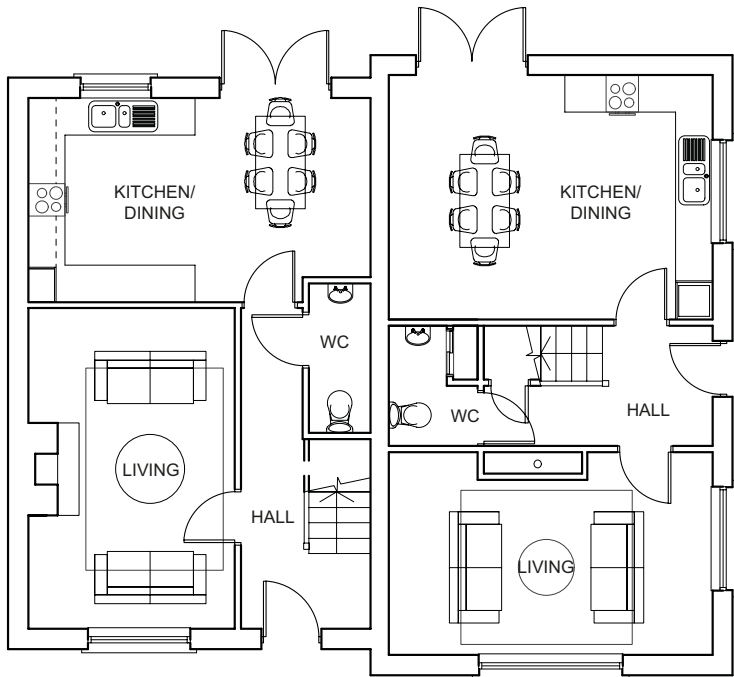
OV7

*From 991 sq ft / 92.1 sq m
to 1127 sq ft / 104.7 sq m*

OV7

991 sq.ft / 92.1 sq m
1032 sq.ft / 95.9 sq m

- Semi-detached
- Living room
- Open plan kitchen/dining area
- Three bedrooms, Master with en-suite

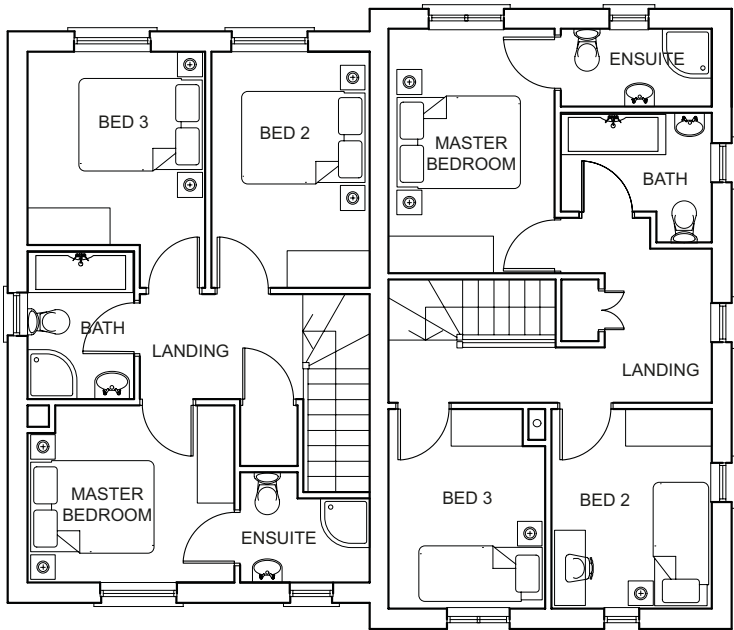


GROUND FLOOR PLAN LEFT HAND SIDE

Room	ft	m
Living Room	18'1" x 10'10"	5.2 x 3.3
Kitchen/Dining	10'10" x 18'1"	3.3 x 5.5
WC		

GROUND FLOOR PLAN RIGHT HAND SIDE

Room	ft	m
Living Room	10'9" x 17'1"	3.3 x 5.2
Kitchen/Dining	13'1" x 17'1"	4.0 x 5.2
WC		
Store		



FIRST FLOOR PLAN LEFT HAND SIDE

Room	ft	m
Master Bedroom	9'6" x 10'10"	2.9 x 3.3
En-suite		
Bedroom 2	12'6" x 8'6"	3.8 x 2.6
Bedroom 3	12'6" x 9'6"	3.8 x 2.9
Family Bathroom	7'10" x 5'7"	2.4 x 1.7

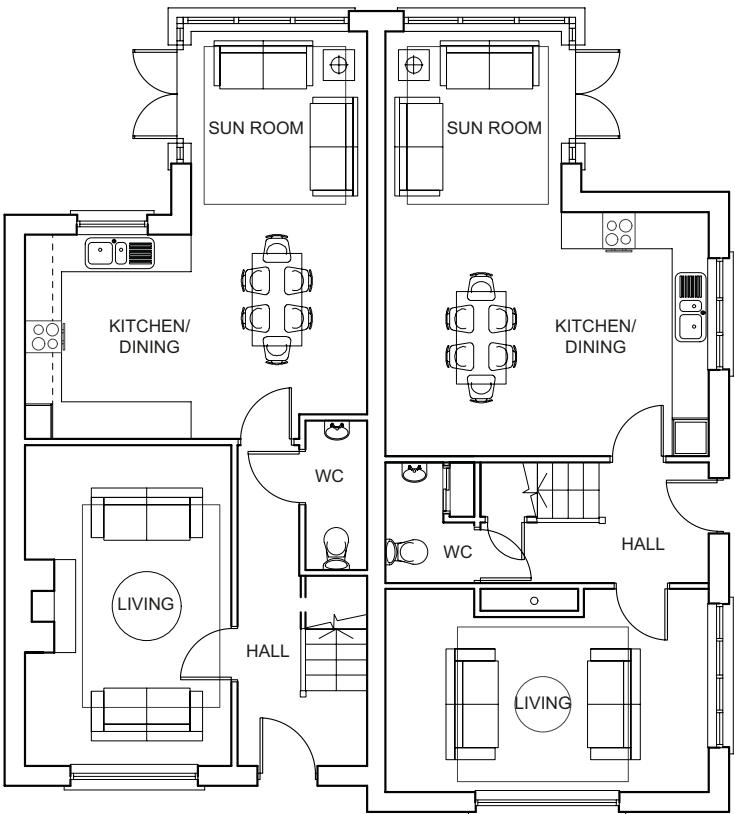
FIRST FLOOR PLAN RIGHT HAND SIDE

Room	ft	m
Master Bedroom	13'1" x 8'10"	4.0 x 2.7
En-suite		
Bedroom 2	10'6" x 8'2"	3.2 x 2.5*
Bedroom 3	10'6" x 8'6"	3.2 x 2.6
Family Bathroom	6'10" x 7'10"	2.1 x 2.4*

OV7S

1091 sq.ft / 101.4 sq m
1127 sq.ft / 104.7 sq m

- Semi-detached
- Living room
- Open plan kitchen/dining area
- Three bedrooms, Master with en-suite
- Sun room

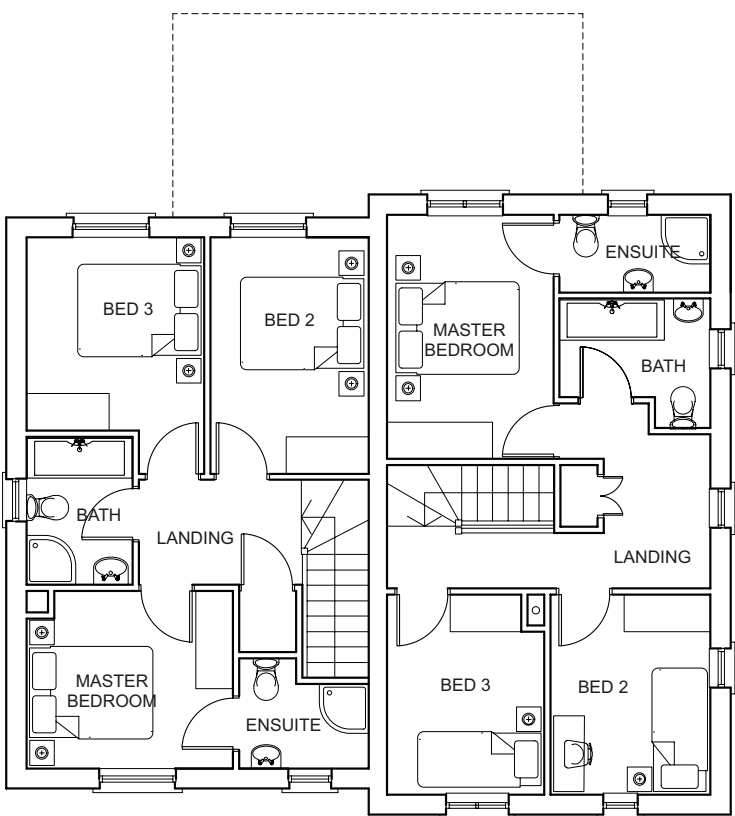


GROUND FLOOR PLAN LEFT HAND SIDE

Room	ft	m
Living Room	18'1" x 10'10"	5.2 x 3.3
Kitchen/Dining	10'10" x 18'1"	3.3 x 5.5
WC		
Sun Room	9'10" x 9'2"	3.0 x 2.8

GROUND FLOOR PLAN RIGHT HAND SIDE

Room	ft	m
Living Room	10'10" x 17'1"	3.3 x 5.2
Kitchen/Dining	13'1" x 17'1"	4.0 x 5.2
WC		
Store		
Sun Room	8'6" x 9'2"	2.6 x 2.8



FIRST FLOOR PLAN LEFT HAND SIDE

Room	ft	m
Master Bedroom	9'6" x 10'10"	2.9 x 3.3
En-suite		
Bedroom 2	12'6" x 8'6"	3.8 x 2.6
Bedroom 3	12'6" x 9'6"	3.8 x 2.9
Family Bathroom	7'10" x 5'7"	2.4 x 1.7

FIRST FLOOR PLAN RIGHT HAND SIDE

Room	ft	m
Master Bedroom	13'1" x 8'10"	4.0 x 2.7
En-suite		
Bedroom 2	10'6" x 8'2"	3.2 x 2.5*
Bedroom 3	10'6" x 8'6"	3.2 x 2.6
Family Bathroom	6'11" x 7'10"	2.1 x 2.4*

Plans are not to scale and dimensions are approximate
*Maximum measurement



OV8

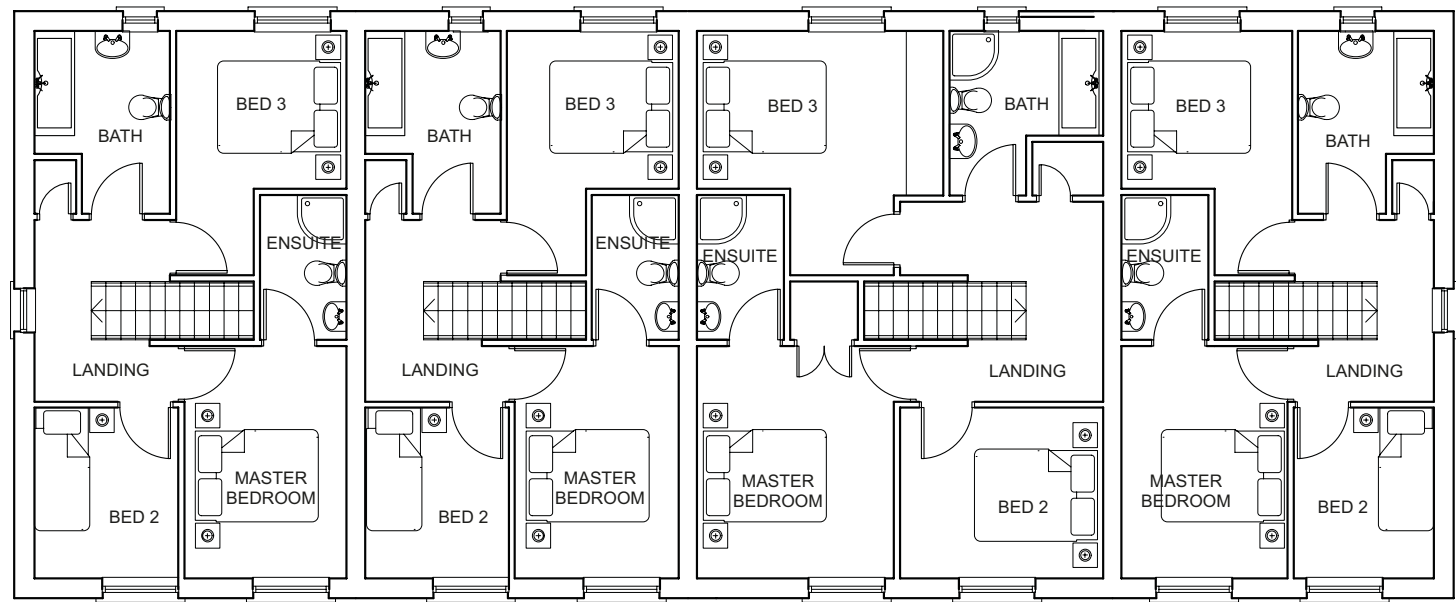
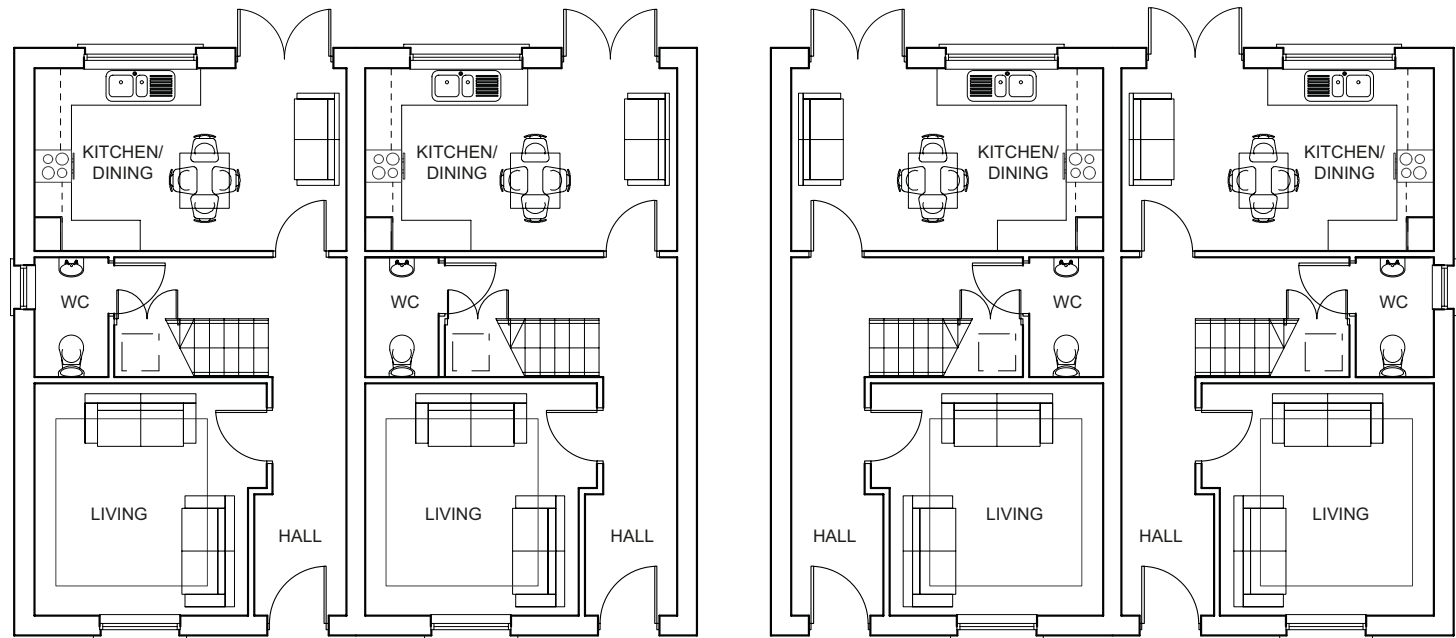
945 sq ft / 87.8 sq m



OV8

945 sq.ft / 87.8 sq.m

- Townhouse
- Living room
- Open plan kitchen/dining area
- Three bedrooms, Master with en-suite



GROUND FLOOR PLAN

Room	ft	m
Living Room	12'5" x 12'5"	3.8 x 3.8
Kitchen/Dining	9'10" x 16'9"	3.0 x 5.1
WC		
Store		

FIRST FLOOR PLAN

Room	ft	m
Master Bedroom	12'5" x 8'10"	3.8 x 2.7
En-suite		
Bedroom 2	9'2" x 7'7"	2.8 x 2.3
Bedroom 3	13'1" x 9'2"	4.0 x 2.8*
Family Bathroom	9'6" x 7'3"	2.9 x 2.2*

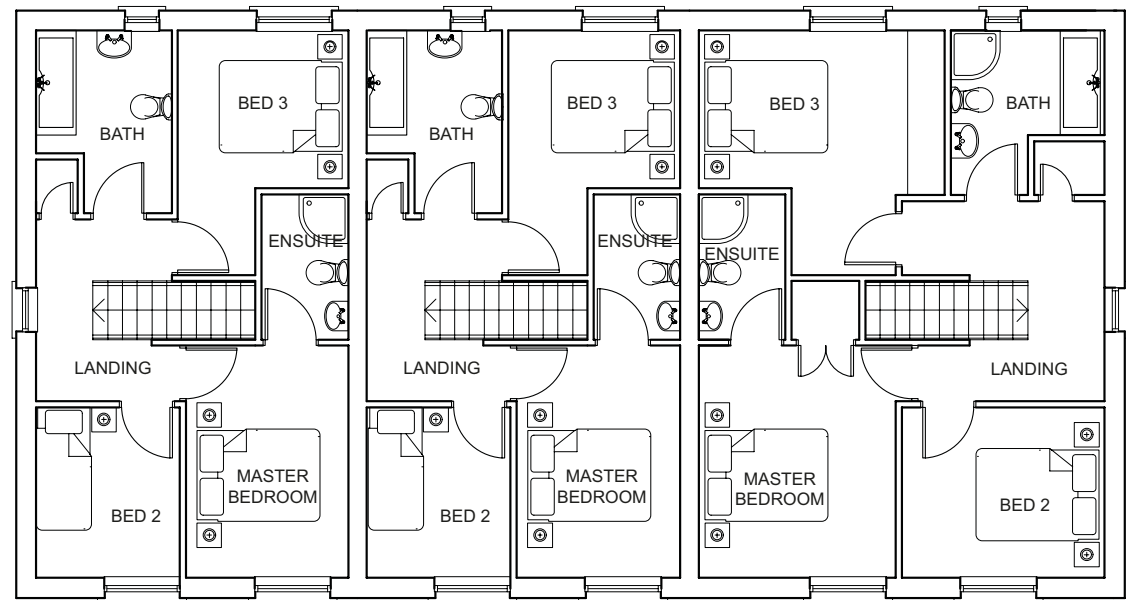
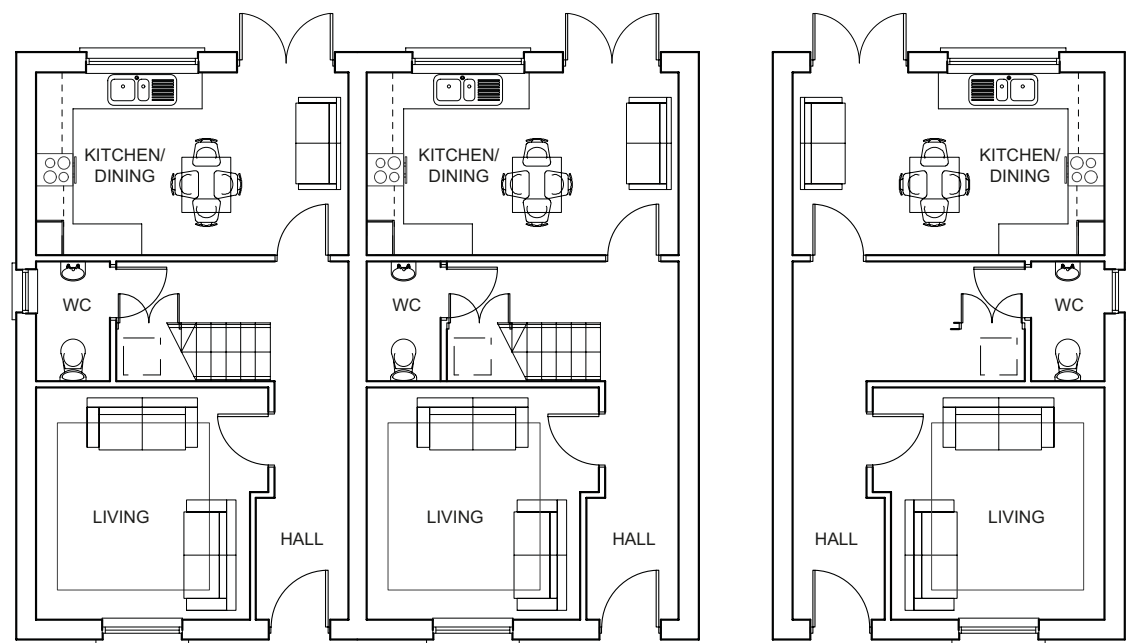
LARGE FIRST FLOOR PLAN

Room	ft	m
Master Bedroom	12'5" x 10'10"	3.8 x 3.2
En-suite		
Bedroom 2	9'2" x 10'8"	2.8 x 3.3
Bedroom 3	13'1" x 13'1"	4.0 x 4.0*
Family Bathroom	8'9" x 8'2"	2.7 x 2.5*

OV8a

1091 sq.ft / 101.4 sq.m

- Townhouse
- Living room
- Open plan kitchen/dining area
- Three bedrooms, Master with en-suite



GROUND FLOOR PLAN

Room	ft	m
Living Room	12'5" x 12'5"	3.8 x 3.8
Kitchen/Dining	9'10" x 16'9"	3.0 x 5.1
WC		
Store		

FIRST FLOOR PLAN

Room	ft	m
Master Bedroom	12'5" x 8'10"	3.8 x 2.7
Ensuite		
Bedroom 2	9'2" x 7'6"	2.8 x 2.3
Bedroom 3	13'1" x 9'2"	4.0 x 2.8*
Family Bathroom	9'6" x 7'3"	2.9 x 2.2*

LARGE FIRST FLOOR PLAN

Room	ft	m
Master Bedroom	12'5 x 10'6"	3.8 x 3.2
En-suite		
Bedroom 2	9'2" x 10'10"	2.8 x 3.3
Bedroom 3	13'1" x 13'1"	4.0 x 4.0*
Family Bathroom	8'10" x 8'2"	2.7 x 2.5*



OV9

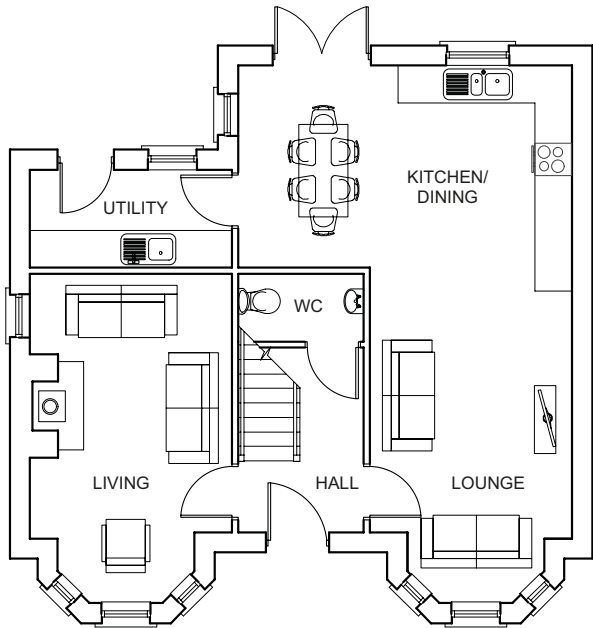
*From 1358 sq ft / 126.2 sq m
to 1451 sq ft / 134 sq m*



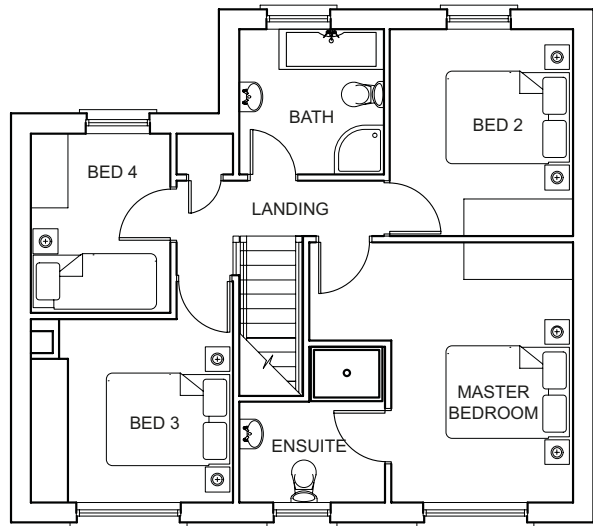
OV9

1358 sq.ft / 1126.2 sq m

- Detached
- Double fronted
- Spacious open plan kitchen/living/dining area
- Utility room
- Four bedrooms, Master with en-suite



GROUND FLOOR PLAN		
Room	ft	m
Living Room	17'4" x 10'10"	5.3 x 3.3*
Lounge	17'4" x 10'10"	5.3 x 3.3*
Kitchen/Dining	10'10" x 17'8"	3.3 x 5.4
Utility	5'2" x 10'10"	1.6 x 3.3
WC		

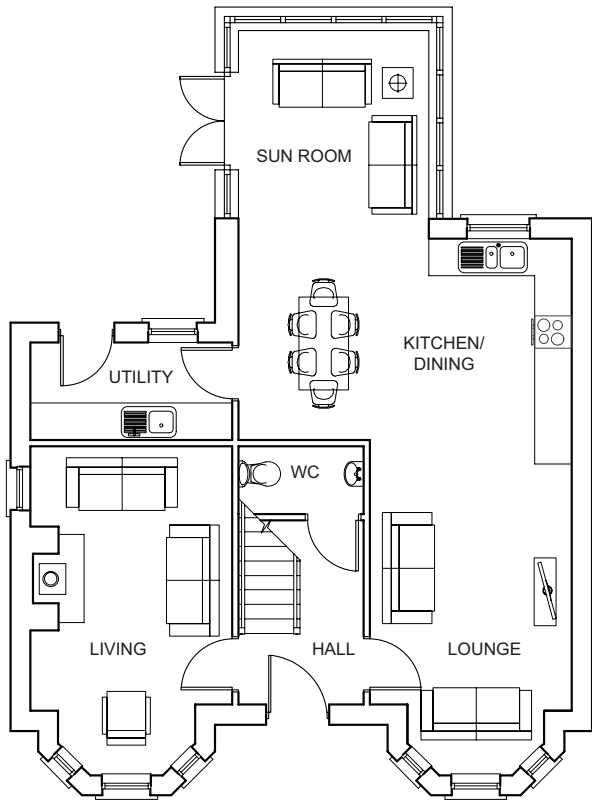


FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	13'9" x 13'9"	4.2 x 4.2
En-suite		
Bedroom 2	11'2" x 9'11"	3.4 x 3.0
Bedroom 3	11'6" x 10'10"	3.5 x 3.3*
Bedroom 4	9'11" x 7'2"	3.0 x 2.2
Family Bathroom	7'10" x 7'7"	2.4 x 2.3

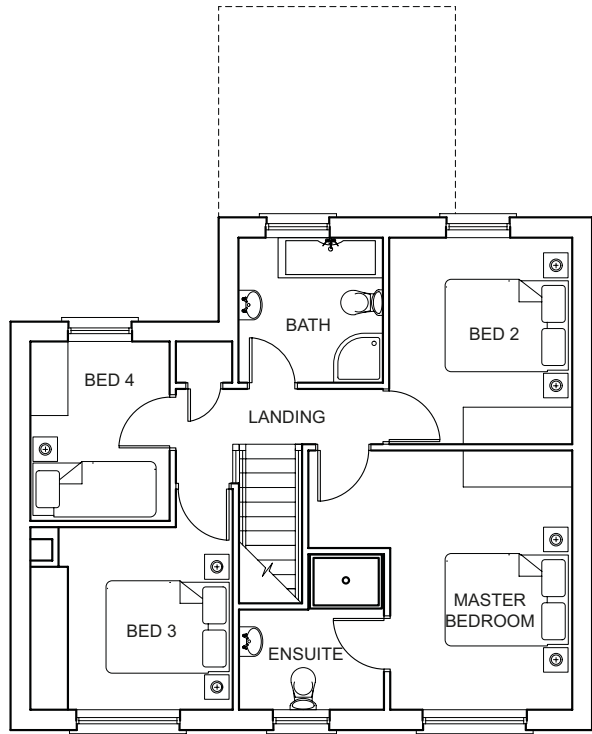
OV9S

1451 sq.ft / 134.8 sq m

- Detached
- Double fronted
- Spacious open plan kitchen/living/dining area
- Utility room
- Four bedrooms, Master with en-suite
- Sun room



GROUND FLOOR PLAN		
Room	ft	m
Living Room	17'4" x 10'10"	5.3 x 3.3*
Lounge	17'4" x 10'10"	5.3 x 3.3*
Kitchen/Dining	10'10" x 17'9"	3.3 x 5.4
Utility	5'3" x 10'10"	1.6 x 3.3
WC		
Sun Room	10'2" x 10'2"	3.1 x 3.1



FIRST FLOOR PLAN		
Room	ft	m
Master Bedroom	13'9" x 13'9"	4.2 x 4.2
En-suite		
Bedroom 2	11'2" x 9'10"	3.4 x 3.0
Bedroom 3	11'6" x 10'10"	3.5 x 3.3*
Bedroom 4	9'10" x 7'2"	3.0 x 2.2
Family Bathroom	7'10" x 7'7"	2.4 x 2.3

Plans are not to scale and dimensions are approximate
*Maximum measurement

Specifications

External Features

- Traditional built homes to the New Building Regulations
- Traditional cavity wall construction with clay brick or render finish external walls
- UPVC double glazed windows, side and rear doors all with secure locking systems
- Front door with a multi-point locking system
- A profiled black roof tile
- Decorative chimney pots
- Landscaped front and rear gardens
- Patio areas and paths laid to driveways
- Private driveway
- External lighting to front and rear
- Outside water supply

Internal Features

- Wood burning stove in living room
- Painted internal walls and ceilings
- Painted doors, architraves and skirting
- Pre-finished doors with ironmongery
- Extensive range of white electrical switches, phone points, sockets including USB chargers in kitchen and Master bedroom
- Energy efficient LED down lighters in kitchen, living room, bathroom, en-suite and hallways, pendant lights in all other rooms
- Multi-room wiring for TV in living room, kitchen/diner and all bedrooms
- Broadband and Wi-Fi enabled, just call BT or other provider to set up
- Smoke and carbon monoxide detectors
- Pre-wired for security alarm

Heating

- Gas fired central heating
- Energy efficient boiler providing instant hot water
- Thermostatically controlled radiators in all rooms

Kitchen

- Quality designed kitchen with choice of door colours and worktop with matching up stand and handles
- Integrated appliances to include gas hob, electric oven, extractor fan, microwave, fridge/freezer, dishwasher and combined washer dryer (separate washer dryer in utilities)
- Concealed under lighting to kitchen units
- Recessed down lighters

Utility (where applicable)

- Quality units with choice of door, worktop and handle
- Sink unit
- Integrated appliances relocated from kitchen area

Bathroom, En-suite & WC

- Contemporary white sanitary ware with chrome fittings including fitted bath
- Vanity units (bathroom and en-suite/s only)
- Anti-steam illuminated mirror with sensor switch (bathrooms and en-suites)
- Chrome towel radiators (bathrooms and en-suites)
- Recessed down lighters PIR operated

Flooring/Tiling

- Carpet in living room (where applicable), stairs, landing and bedrooms
- Tiled or laminate flooring in hall, kitchen/dining and utility room
- Tiling to WC, bathroom and en-suite
- Tiling to shower areas, bath and sink splash backs in bathroom and en-suite

Sunroom

- This optional extra provides enhanced space creating an elegant garden room
- Finished with a tile/laminate floor
- Formed from uPVC windows, brick/render walling and modern low profile roof structure.
- Internal walls and ceiling painted
- Power and where accessible TV point provided

Garage

- This optional extra will be built to reflect the style of your new home in brick or render
- Roller shutter front door
- UPVC window and side door
- Double socket and pendant light provided

Warranty

- 10-year warranty provided by Global Home Warranties





028 9334 0726



028 9024 4000

Disclaimer These particulars do not constitute any part of an offer or contract, they are for guidance purposes only. Measurements are approximate and may vary during the construction process and site plans are not drawn to scale. 3D illustrations and photographs are for illustration purposes only. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. Purchasers should satisfy themselves as to the current specification at the time of booking. Neither the developer or the selling agent, nor any person in their employment has any authority to make or give representation or warranty whatsoever in relation to any property.