

ABOUT YOUR NEW HOME



SALES AND INFORMATION

028 9042 8661

ANTRIMCONSTRUCTION.NET

Ref: 20201202



Inspired by the architecture of Campbell College, Lacefield draws its name from the intrinsic link with the school's founding father, Henry James Campbell, the 19th century linen trade magnate. Designed in an early Victorian style, the architecture and finish at Lacefield pay homage to gothic revivalist styling, reminiscent of the era, reflected in the antique red brick, granite features and sharp pitched roof lines. Bay windows, high ceilings and generous proportions give the homes at Lacefield an inimitable feel of pre-war housing and modern layouts have been cleverly combined with quality interiors to offer all the convenience desired for contemporary living.



The Main Structure:

Walls are of traditional, tried and tested cavity construction. Red brick and/or plaster render painted grey are used for the external finish topped by black coloured uPVC square fascia, barge and soffit where applicable. External timber features are painted gloss black to match where applicable. Granite sills, pillars and window facades recreate the class and charm of the era. The roof will have a contrasting black coloured slate finish. Black coloured uPVC moulded guttering with round antique effect uPVC downpipes compliment the external trim. Cream colour energy saving uPVC double glazed windows, white on the inside, with locking latches (except those deemed emergency escape routes) are standard. Matching uPVC sliding doors are fitted where applicable. A low maintenance GRP front door completes the external elevation.

External:

All garden areas will have a lawn front and rear unless otherwise specified or shown on the site layout. Flat top garden edge and treated rail fencing will be erected where applicable. Fencing will include 1.8m high (approx) vertical boards to specified areas at the rear of each property (our sales team can let you know where). Driveways will be finished in decorative pavia brick. A pavia brick path will be provided to at least the front and rear elevation with level access to one external door. Specified plots may have a facing brick boundary wall subject to planning conditions on site. You can even water the plants and wash your car using the convenience of the outside tap provided as standard!

Internal:

6" contemporary MDF skirting and 4" contemporary MDF architrave painted gloss white is the perfect trim for each room. Painted MDF cillboard nosed and rebated provide a seamless finish to the windows. The feeling of warmth and luxury is added by white, solid, internal v-panel doors with brushed

chrome coloured latch furniture. Solid ash newel posts and handrails with white painted square balustrades are incorporated in homes with stairways. Ceiling cornice will be fitted in the hall and lounge. There will be smooth plastered ceilings and a white, insulated, uPVC loft access trap door will be fitted in the relevant area. Ventilation/extractor fans are fitted in the kitchen, bathroom, ensuite (where applicable) and WC.

Heating:

Energy conservation and running costs are important to all of us so high levels of thermal insulation to walls, roof space 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 providing underfloor heating on the ground floor and radiators to all main rooms on other floors. The system can be remotely controlled using a 'smart' phone 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:

An intruder alarm is supplied and installed by an approved company. Front and back doors have multi lock systems and all ground floor windows are lockable. Electrically operated smoke and carbon monoxide detectors are installed. For your convenience, external lights are fitted at both the front and back door. A 'smart' doorbell with CCTV facility will be fitted at the front door area.

Every property is registered with the National House Building Council (NHBC) 10 Year warranty and insurance scheme known as Buildmark. As such we also adopt the requirements of the Consumer Code for Home Builders.

***App Required**

**CHOOSE YOUR PERFECT
ANTRIM CONSTRUCTION HOME**

LACEFIELD
UPPER NEWTOWNARDS ROAD, BELFAST

PLATINUM TURNKEY FINISH



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Did you know you could personalise your new home even before you move in? You could choose tiling, splash backs, flooring, kitchens, power socket positions and many more features besides. We aim to provide you with an opportunity to get creative and put your stamp on a truly blank canvas. We build many choices and options in as we construct your new home, which means you'll have access to a wider range, the earlier you reserve. Our team will advise you on the options available on each property when you reserve a new home.

- We install a quality, practical kitchen with granite worktops and matching granite splashback upstand over worktop and hob. Some kitchens will have an island feature depending on layout (see sales staff for details). Utility rooms will have a durable laminate worktop with splashback upstand. Choice of door, worktop and handle available from an approved ACC Ltd supplier.
- No kitchen is complete without appliances so we supply a 5 ring gas hob and double electric oven complete with stylish extractor canopy. Where size permits an integrated 100 fridge, 100 freezer will be installed; some properties may have a 70:30 (see sales staff for details). All kitchens will have an integrated dishwasher and utility areas will have a washing machine and tumble dryer.
- Your bathroom, wc/cloaks and ensuite (where applicable) will have contemporary white sanitary ware with chrome finished fittings. This includes a chrome finished towel radiator in the main bathroom and ensuite (where applicable). Shower cubicles with glass screens will be fitted in the bathroom and ensuite (where applicable). Where a property does not have space for a separate shower cubicle in the main bathroom; we will install a shower over the bath complete with glass screen.

Most showers will be thermostatically controlled (see sales staff for details).

- Stand out from the rest by tailoring your colour scheme from our choice of floor tiling for halls, kitchen/dining/garden room, utility, bathroom and ensuite/WC areas. Where properties have an internal porch plus a hall, the porch will be tiled and the hall will have carpet (see sales staff for details applicable to each property type).
- Your choice continues with a range of feature wall tiling for sink/bath splashbacks in the ensuite, bathroom and WC (see sales staff for areas and details applicable to each property type). A choice of modern multi-panel splashback is included in our Platinum finish for each shower.
- A selection of carpets with quality underlay is provided for the lounge, stairs/landing and all bedrooms/study.
- A modern electric, dancing flame effect fire will be supplied and fitted in selected properties. This will have heat and imitation flame options.
- A generous provision of power points is provided throughout the house and where possible, they will be positioned to suit individual needs. This includes feature down lighting in at least the lounge and kitchen. Chrome faceplates will be fitted to socket and light switches in the kitchen, hall and landing areas.
- TV points are provided in all bedrooms.
- Your new home will be cabled for super-fast Fibre to the Premises (FTTP) broadband services and Virgin media (subscription to broadband and media/TV service is not included).
- For the finishing touch ceilings will be painted white and the internal walls will be painted one neutral colour throughout. Additional options may be considered but we can only incorporate them into the property if a binding contract is in existence between all of us 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, these contents do not form part of or constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

Finally, keeping it all ship shape

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. The first payment will be made to Antrim Construction Company Limited at the same time as your balance purchase money is paid.

Images taken from a previous phase at Lacefield



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LACEFIELD
UPPER NEWTOWNARDS ROAD, BELFAST