







[www.CastlewaterWood.com](http://www.CastlewaterWood.com)

## WELCOME HOME *to* CASTLEWATER WOOD *with* PRIVATE WOODLAND WALKS *and* SAFE PLAY AREAS ON YOUR DOORSTEP

Castlewater Wood is a place where countryside living meets town centre convenience. With large private open spaces, mature woodland walks and a children's play area just outside your door, you may never need to leave. Externally, our homes draw their style from traditional Georgian design, with all homes

incorporating large windows, beautiful brick detailing, as well as large bay windows to all 4 bedroom homes. Internally, our designs are intelligently combined with the latest in modern open-plan living layouts and our large, over-sized windows allow light to spill into every room in the house, ensuring that your home is light and bright

all year round. Beneath the surface, all of our homes are built to the very latest insulation and construction standards, meaning that our homes are warm and comfortable to live in throughout the year, whilst also being much kinder to your pocket.



Private Mature Woodland Park



Safe Private Play Area

*With large private open spaces, mature woodland walks and a children's play area just outside your door, you may never need to leave.\**

**simonBRIEN**  
RESIDENTIAL

\* The Open spaces at Castlewater Wood will contain beautiful woodland walks, a safe children's play area and landscaped open spaces.





# Why choose a Fermac Home?

*So, you're thinking of a new home and want to know who Fermac Properties are and why you should consider moving to a Fermac Properties home? Good Question!*

Fermac Properties was established in 1992 and has been trading ever since, which speaks for itself.

Here are some of the main reasons which we think will be important to you and will offer you some peace of mind:

## 1. Independently inspected TWICE!

### 10 STAGE, DUAL INDEPENDENT INSPECTION

All of our homes are designed to comply with, and often exceed, the latest local building control requirements. Alongside the local regulations, we also adhere to the our Home Warranty requirements. Both Building Control and our Home Warranty Providers are involved in 10 key stages for each home :

1. Notification of Commencement
2. Excavation & Foundation
3. Placement of damp barriers & gas barriers (as required)
4. Placement of internal & external drainage
5. Superstructure (Walls, windows & doors)
6. Roof installation
7. Services (Water, Electric, Gas)
8. Construction Completion (incl access & pathways)
9. Submission of Test Reports
10. Sign off & Certification

## 2. Two YEAR Snag Warranty

### TWO YEAR SNAG WARRANTY

Every new home which we build comes with a full 2 Year Defect Snag Warranty which covers defects in all of the built elements of your home for 2 years from the handover date. So if your home develops a leaky toilet, a wonky door, or a draughty window within the first 2 years, all you need to do is let us know and we will do our best to have your issue rectified as soon as reasonably possible. There are some sensible exclusions to this cover, such as appliances (manufacturer warranties still apply), damage/wear & tear etc, but we believe you'll find these are all sensible and fair.

- WALLS ✓
- WINDOWS & DOORS ✓
- WIRING & ELECTRICAL ✓
- PLUMBING & HEATING ✓
- JOINERY ✓
- DRAINAGE ✓
- ROOF ✓
- KITCHENS & BATHROOMS ✓
- FLOOR & WALL COVERINGS ✓

## 3. 10 YEAR Structural Warranty

### 10 YEAR STRUCTURAL WARRANTY - A1 RATED

All homes come with a full 10 Year Structural Warranty, as standard. We are privileged to carry the top A1 rating, which is reserved only for developers with a proven track record and incredibly low claims. So, for a period of 10 years from the completion of your new home, you will enjoy cover for any serious structural, or inherent defect discovered. This covers the main structure of your home, from the foundations, to the walls & ceilings, to the roof and chimney, meaning you are protected in the unlikely event of a serious issue being discovered.

### DEPOSIT PROTECTION

You've been saving hard and you'll want to know that your money is safe while your new home is being built, so all contract deposits (up to 10%) are insured during the construction period of your new home. This means you'll have one less thing to worry about while you plan for your big move.

## 4. Creating Homes since 1992

### ROADS, SEWERS AND OPEN SPACE













We undertake to have all of our Roads and Sewers fully installed and bonded to DFI Roads/NI Water standards, as soon as possible after we commence construction on-site, so you'll never be expected to move into a home without tarmac all the way to your door. We also undertake to incorporate and commission an open space management company on your behalf and also to ensure that the open space is fully formed and planted out at the earliest planting opportunity. Likewise, you will not be asked to incur the management or maintenance costs until the open space is fully formed and available for enjoyment.

### CONSUMER CODE FOR HOME BUILDERS

We subscribe to and fully endorse the Consumer Code for Home Builders. The Code is an industry led code of conduct, which was developed with the aim of ensuring that home buyers enjoy a fair and transparent buying process. The Code also reinforces best practice in the industry, something which we fully embrace. Also, on the off chance that you have an issue which can't be resolved satisfactorily through ourselves or the NHBC, the Code also offers a cost effective dispute resolution.



# The Fermac Finish...

 <p>FIBRE BROADBAND</p> <p><b>FIBRE BROADBAND</b></p> <p>Fibre Optic right to your door, ensuring the fastest speeds available</p>	 <p>ENSUITE BATHROOM</p> <p><b>ENSUITE BATHROOM</b></p> <p>Every master bedroom comes with an ensuite bathroom</p>	 <p>MAINS PRESSURED BATH/SHOWER</p> <p><b>MAINS PRESSURISED WATER SYSTEM</b></p> <p>Ensuring good shower pressure</p>	 <p>INSULATED CHIMNEY</p> <p><b>FULLY INSULATED CHIMNEY*</b></p> <p>Weather tight from top to bottom</p> <p><small>*STANDARD ON ALL HOUSES BAR THE SD1100</small></p>
 <p>BRICK/BLOCK CONSTRUCTION</p> <p><b>TRADITIONAL BRICK/BLOCK CONSTRUCTION</b></p> <p>Perfect for our Climate, cool in Summer, warm in Winter</p>	 <p>GAS FILLED DOUBLE GLAZING</p> <p><b>ARGON GAS-FILLED HIGH EFFICIENCY GLAZING</b></p> <p>No more drafts or cold spots</p>	 <p>TARMAC DRIVEWAY</p> <p><b>TARMAC DRIVEWAY</b></p>	 <p>WOOD BURNING STOVE</p> <p><b>WOOD-BURNING STOVE*</b></p> <p>An elegant stove offering extra warmth in minutes</p> <p><small>*STANDARD ON ALL HOUSES BAR THE SD1100</small></p>
 <p>MAINS GAS HEATING</p> <p><b>MAINS GAS HEATING</b></p> <p>Clean, cost effective and never runs out</p>	 <p>UTILITY ROOM</p> <p><b>UTILITY ROOM</b></p> <p>From c. 1,100-1,580sqft, all homes include a fully fitted utility room, inc appliances</p>	 <p>PAVED PATIO</p> <p><b>PAVED PATIO AREA</b></p>	 <p>GRANITE WORKTOP</p> <p><b>GRANITE/STONE KITCHEN WORKTOPS*</b></p> <p>low maintenance, stylish &amp; timeless</p> <p><small>*STANDARD ON ALL HOUSES BAR THE SD1100</small></p>

## THREE AREAS TO PERSONALISE YOUR HOME

<p><b>1</b></p> <p><b>KITCHEN</b></p> <p>Choice of kitchen door finishes, handle finishes, worktop colour.</p> <p>N.B. all appliances included. Oven, hob, integrated fridge/freezer, integrated dishwasher, tumble dryer and washing machine</p>	<p><b>2</b></p> <p><b>TILING</b></p> <p>Choice of tiling to your hall, kitchen, utility and bathroom floors. As well as wall tiling to shower/bath enclosures and behind sinks</p>	<p><b>3</b></p> <p><b>CARPETS</b></p> <p>Choice of carpets, inc underfelt, to lounge(s), stairs and all bedrooms</p>
---	--	--



Photo of D1490 Showhome, completed with choices from our standard range

**OTHER INTERNAL FEATURES:**

- High-efficiency condensing Gas boiler (c.92% efficient!)
- Multi-point secure-lock front & rear external doors
- Thermostatically controlled radiators
- Low energy lighting throughout
- TV Points to all living areas and bedrooms
- Plentiful electrical sockets to all living areas & bedrooms
- Smoke, Heat and Co2 detectors, where applicable
- Burglar alarm, with PIR sensors

- Fully painted walls & ceilings
- Fully painted woodwork
- Varnished oak doors with chromed door handles
- Glazed French doors between lounge and kitchen/dining
- Glazed external patio doors to rear patio from dining area
- Contemporary stylish sanitary ware
- Low volume, dual flush toilets
- Chromed taps & shower fittings
- to front and bulk-head light to rear
- Maintenance free PVC windows, soffit, fascia board and guttering
- Spacious rear or side garden (depending on site layout)
- External water tap
- Turfed Front Lawn and sown rear lawn
- Feature planting (where applicable)
- High Quality Landscaping to the open amenity space, to include a woodland park and safe private play area

**OTHER EXTERNAL FEATURES:**

- External lights with feature lantern



Private Mature Woodland Park

Safe Private Play Area









SD1100

SITES 8, 9, 10, 11, 77, 78, 79, 80, 95,96



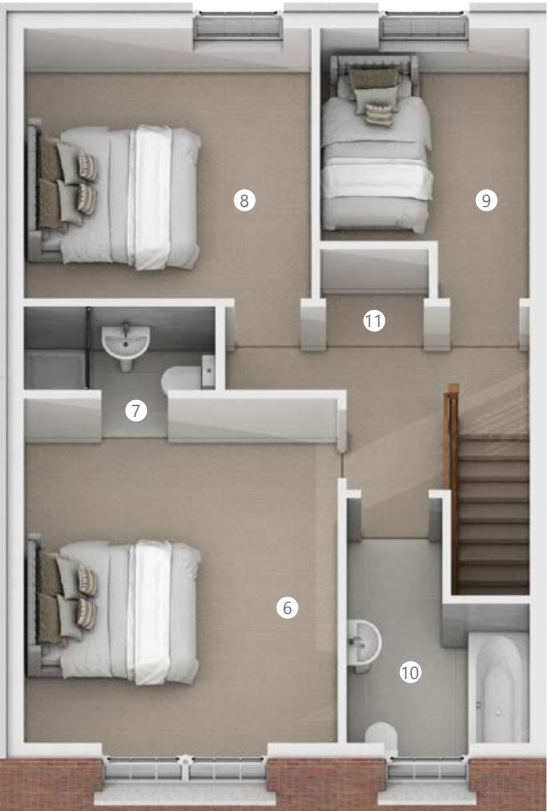
**Please Note:** Our SD1100 comes with our standard specification, barring the granite worktop & wood-burning stove, which are excluded on this house-type only. Upgrading to a granite worktop and/or wood-burning stove may be possible, depending on built stage and contract status. If you are interested in a wood-burning stove, please check availability when booking.

3 Bed

SEMI-DETACHED

c. 1,100 sq.ft

**SD1100** - Our stunning 3 bedroom home offers 3 ample bedrooms (master with ensuite) together with a spacious lounge and comfortable kitchen/dining. The SD1100 is the ideal home for the individual, the young family, or simply those wishing to down-size into a cosy future-proof home.



g	ground floor		1	first floor	
1.	Entrance Hall	2.0m x 2.5m 6ft 7" x 8ft 2"	6.	Master Bedroom	3.6m x 4.2m 11ft 10" x 13ft 9"
2.	Living Room	3.7m x 5.0m 12ft 2" x 16ft 5"	7.	Ensuite	2.2m x 1.0m 6ft 11" x 3ft 3"
3.	Kitchen / Dining	5.8m x 3.6m 19ft 0" x 11ft 10"	8.	Bedroom 2	3.3m x 3.3m 10ft 10" x 10ft 10"
4.	Utility	2.0m x 1.8m 6ft 7" x 5ft 11"	9.	Bedroom 3	2.4m x 2.6m 7ft 11" x 8ft 6"
5.	WC	2.0m x 1.9m 6ft 7" x 6ft 3"	10.	Bathroom	2.1m x 3.0m 6ft 11" x 9ft 10"
			11.	Hotpress	-





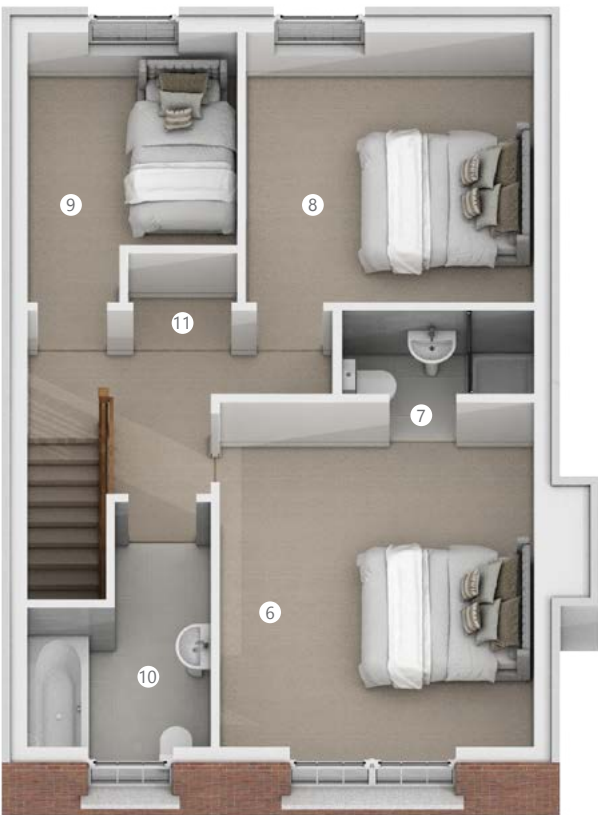
D1100

SITES 5, 75, 93 & 94



3 Bed  
DETACHED  
c. 1,100 sq.ft

**D1100** - Premium living without premium running costs. This beautifully finished 3 Bedroom home offers 3 ample bedrooms (master with ensuite) together with a spacious lounge and comfortable kitchen/dining. The is the ideal home for the individual, the young family, or simply those wishing to down-size into a cosy future-proof home.



g

ground floor

- 1. Entrance Hall 2.0m x 2.5m  
6ft 7" x 8ft 2"
- 2. Living Room 3.7m x 5.0m  
12ft 2" x 16ft 5"
- 3. Kitchen / Dining 5.8m x 3.6m  
19ft 0" x 11ft 10"
- 4. Utility 2.0m x 1.8m  
6ft 7" x 5ft 11"
- 5. WC 2.0m x 1.9m  
6ft 7" x 6ft 3"

1

first floor

- 6. Master Bedroom 3.6m x 4.2m  
11ft 10" x 13ft 9"
- 7. Ensuite 2.2m x 1.0m  
6ft 11" x 3ft 3"
- 8. Bedroom 2 3.3m x 3.3m  
10ft 10" x 10ft 10"
- 9. Bedroom 3 2.4m x 2.6m  
7ft 11" x 8ft 6"
- 10. Bathroom 2.1m x 3.0m  
6ft 11" x 9ft 10"
- 11. Hotpress -





SD1320

SITES 3, 4, 6, 7, 50, 51, 97, 98, 121, 122



4 Bed  
SEMI-DETACHED  
c. 1,320 sq.ft

**SD1320** - Bay-fronted, this stylish 4 bedroom home is spacious in all the right places. Intelligent design is key here and you will find everything you need for the growing family in this wonderful 4 bedroom home. The ground floor entrance hallway connects you to a beautiful open plan lounge, large well appointed kitchen and separate utility and WC. Upstairs, 4 generous bedrooms and 2 bathrooms give you all the space you need and the privacy you want.



g

ground floor

- |                     |                                   |
|---------------------|-----------------------------------|
| 1. Entrance Hall    | 2.3m x 6.1m<br>7ft 7" x 20ft 0"   |
| 2. Living Room      | 4.2m x 5.7m<br>13ft 10" x 18ft 8" |
| 3. Kitchen / Dining | 5.8m x 4.0m<br>19ft x 13ft 2"     |
| 4. Utility          | 1.6m x 2.9m<br>5ft 3" x 9ft 4"    |
| 5. WC               | 1.0m x 1.9m<br>3ft 3" x 6ft 3"    |

1

first floor

- |                   |                                  |
|-------------------|----------------------------------|
| 6. Master Bedroom | 3.7m x 4.1m<br>12ft 2" x 13ft 5" |
| 7. Ensuite        | 2.5m x 1.0m<br>8ft 2"x 3ft 3"    |
| 8. Bedroom 2      | 2.6m x 3.7m<br>8ft 5" x 12ft 1"  |
| 9. Bedroom 3      | 2.8m x 3.8m<br>9ft 2" x 12ft 6"  |
| 10. Bedroom 4     | 2.8m x 3.0m<br>9ft 2" x 9ft 10"  |
| 11. Bathroom      | 2.5m x 1.8m<br>8ft 2" x 5ft 11"  |
| 12. Hotpress      | -                                |







D1320 | SITES 2, 52, 53, 54, 55, 56, 68, 69, 72, 73, 92, 99, 101

D1340 | SITE 76

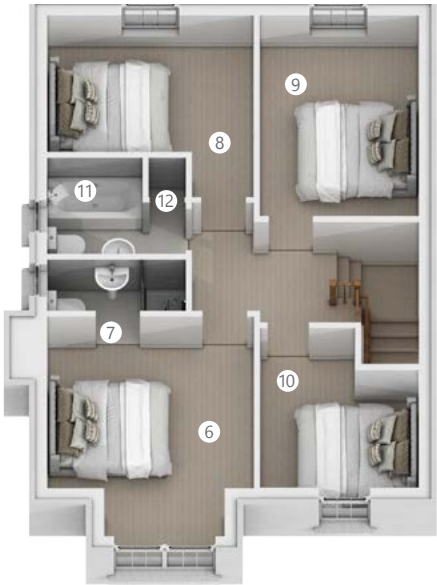


# 4 Bed

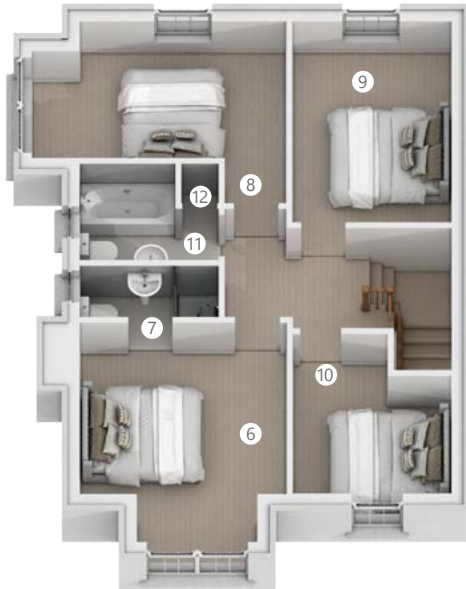
DETACHED

c. 1,320 or 1,340 sq.ft

**D1320 & D1340** - Bay fronted, as well as a single story bay to the kitchen/dining (extends to first floor on D1340). This home uses intelligent design to create a fabulous place to call home. The ground floor entrance hallway connects you to a beautiful open plan lounge, a large well appointed kitchen and separate utility and WC. Upstairs, 4 generous bedrooms and 2 bathrooms give you all the space you need and the privacy you want.



D1320



D1340

g

ground floor

- |                     |                                   |
|---------------------|-----------------------------------|
| 1. Entrance Hall    | 2.3m x 6.1m<br>7ft 7" x 20ft 0"   |
| 2. Living Room      | 4.2m x 5.7m<br>13ft 10" x 18ft 8" |
| 3. Kitchen / Dining | 5.8m x 4.0m<br>19ft 0" x 13ft 2"  |
| 4. Utility          | 1.6m x 2.9m<br>5ft 3" x 9ft 4"    |
| 5. WC               | 1.0m x 1.9m<br>3ft 3" x 6ft 3"    |

1

first floor

- |                   |                                  |
|-------------------|----------------------------------|
| 6. Master Bedroom | 3.7m x 4.1m<br>12ft 2" x 13ft 5" |
| 7. Ensuite        | 2.5m x 1.0m<br>8ft 2" x 3ft 3"   |
| 8. Bedroom 2      | 2.6m x 3.7m<br>8ft 5" x 12ft 1"  |
| 9. Bedroom 3      | 2.8m x 3.8m<br>9ft 2" x 12ft 6"  |
| 10. Bedroom 4     | 2.8m x 3.0m<br>9ft 2" x 9ft 10"  |
| 11. Bathroom      | 2.5m x 1.8m<br>8ft 2" x 5ft 11"  |
| 12. Hotpress      | -                                |

2.6m x 4.6m  
8ft 5" x 15ft 1"

1340







# 4 Bed

DETACHED  
c. 1,450 sq.ft

**D1450** - Available in both brick or render finish (site dependant), these stunning homes offer 4 generous bedrooms, together with a lounge, den/study and spacious kitchen/dining. This is the ideal home for the large growing family. Its intelligent ground floor design means that you and yours can be nearby when you want to, but feel worlds apart when you need to.

D1450 | Brick or Render

RENDER FINISH

SITES 83, 85, 88, 89, 90,  
91, 114, 115, 116 & 118

BRICK FINISH

SITES 84, 117



g

## ground floor

- |                     |                                  |
|---------------------|----------------------------------|
| 1. Entrance Hall    | 1.4m x 5.2m<br>4ft 7" x 17ft 1"  |
| 2. Living           | 3.5m x 5.6m<br>11ft 6" x 18ft 5" |
| 3. Kitchen / Dining | 6.9m x 3.4m<br>22ft 8" x 11ft 2" |
| 4. Utility          | 1.8m x 2.8m<br>5ft 11" x 9ft 2"  |
| 5. WC               | 1.9m x 1.0m<br>6ft 3" x 3ft 3"   |
| 6. Study            | 2.8m x 3.1m<br>9ft 2" x 10ft 2"  |

1

## first floor

- |                   |                                  |
|-------------------|----------------------------------|
| 7. Master Bedroom | 3.4m x 5.0m<br>11ft 2" x 16ft 5" |
| 8. Ensuite        | 1.6m x 2.0m<br>5ft 3" x 6ft 7"   |
| 9. Bedroom 2      | 2.7m x 3.1m<br>8ft 10" x 10ft 2" |
| 10. Bedroom 3     | 3.3m x 2.8m<br>10ft 10" x 9ft 2" |
| 11. Bedroom 4     | 2.4m x 3.1m<br>7ft 11" x 10ft 2" |
| 12. Bathroom      | 2.0m x 2.8m<br>6ft 7" x 9ft 2"   |
| 13. Hotpress      | -                                |





4 Bed

DETACHED

1,490 sq ft

**D1490** - Available in both brick or render finish (site dependant), these stunning homes offer 4 generous bedrooms, together with a lounge, den/study and spacious kitchen/dining. This is the ideal home for the large growing family. Its intelligent ground floor design means that you and yours can be nearby when you want to, but feel worlds apart when you need to.



g

ground floor

1.

Entrance Hall

1.4m x 5.2m  
4ft 7" x 17ft 1"
2.

Living

3.5m x 5.6m  
11ft 6" x 18ft 5"
3.

Kitchen / Dining

6.9m x 3.4m  
22ft 8" x 11ft 2"
4.

Utility

1.8m x 2.8m  
5ft 11" x 9ft 2"
5.

WC

1.9m x 1.0m  
6ft 3" x 3ft 3"
6.

Study

3.7m x 3.1m  
12ft 2" x 10ft 2"

1

first floor

7.

Master Bedroom

3.4m x 5.0m  
11ft 2" x 16ft 5"
8.

Ensuite

1.6m x 2.0m  
5ft 3" x 6ft 7"
9.

Bedroom 2

3.6m x 3.1m  
11ft 8" x 10ft 2"
10.

Bedroom 3

3.3m x 2.8m  
10ft 10" x 9ft 2"
11.

Bedroom 4

2.4m x 3.1m  
7ft 11" x 10ft 2"
12.

Bathroom

2.0m x 2.8m  
6ft 7" x 9ft 2"
13.

Hotpress

-



D1490 | Brick or Render

RENDER FINISH    SITES 1, 49, 57, 67, 70, 71, 74, 81,82,  
86, 87, 100, 102, 119, 120, 123

BRICK FINISH        SITES 12, 113







## *Your Sunroom\**



SUNROOM

2.8m x 3.2m  
9ft 2" x 10ft 5"



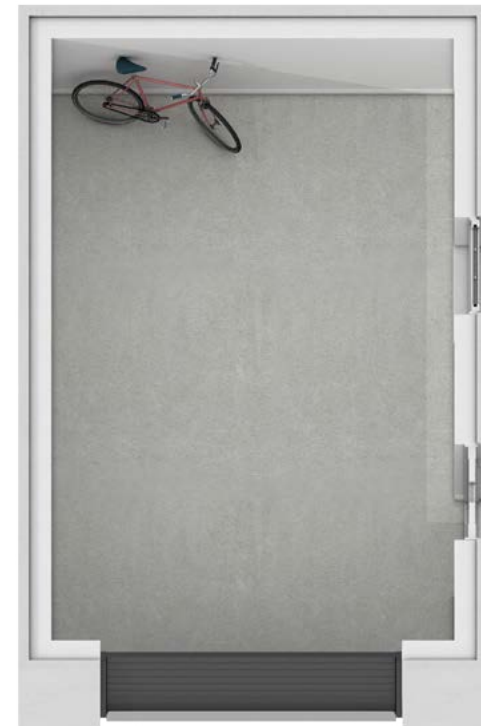
### *Your Sunroom includes...*

- Tiled floors
- Argon gas filled glazing
- Insulated roof and walls
- Sockets and lighting
- TV Point



EXCITING WAYS TO CUSTOMISE AND EXPAND YOUR NEW HOME

## *Your Garage\**



GARAGE

3.6m x 5.6m  
11ft 8" x 18ft 4"



### *Your Garage includes...*

- Painted exteriors
- Painted interiors (including floors)
- Insulated roof and walls
- Roller shutter
- Power sockets and lights
- uPVC side door and window

\* Sunroom and garage availability are subject to construction stage, contract status and price agreement





# House Types

● **SD1100 THREE BEDROOM**  
SEMI-DETACHED / c.1,100 sq.ft

● **D1100 THREE BEDROOM**  
DETACHED / c.1,100 sq.ft

● **SD1320 FOUR BEDROOM**  
SEMI-DETACHED / c.1,320 sq.ft

● **D1320 FOUR BEDROOM**  
DETACHED / c.1,320 sq.ft

● **D1340 FOUR BEDROOM**  
DETACHED / c.1,340 sq.ft

● **D1450 FOUR BEDROOM**  
DETACHED / c.1,450 sq.ft

**RENDER 83, 85, 88, 89, 90, 91,  
114, 115, 116, 118**  
**BRICK 84, 117**

● **D1490 FOUR BEDROOM**  
DETACHED / c.1,490 sq.ft

**RENDER 1, 49, 57, 67, 70, 74, 71, 81,  
82, 86, 87, 100, 102, 119, 120, 123**  
**BRICK 12, 113**

## Site & location

### CENTRAL & EXCLUSIVE, GREAT CONNECTIONS

*Castlewater Wood strikes the perfect balance between country-side living and town centre convenience. The mature woodland setting will encourage you and yours to get out and about and when you're finished, all the modern conveniences you could need are just minutes away on foot, or by car.*







ANTRIM

DEVELOPED BY



Tel: 02871 374550  
 Web: [www.fermacproperties.com](http://www.fermacproperties.com)  
 Artillery House, 33 Ferryquay St,  
 Londonderry, BT48 6JB

SELLING AGENTS


[www.simonbrien.com](http://www.simonbrien.com)

028 9066 8888

Email: [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)  
 525 Lisburn Road,  
 Belfast, BT9 7GQ

Following the introduction of the Misdescriptions Act, we are obliged to inform you that whilst we endeavour to make our sales material accurate and reliable, this should not be relied upon as statements or representatives of fact and do not constitute any part of an offer or contract. Elevational treatments may vary depending upon planning requirements. Site plans / maps on the brochure are not to scale. The sketches used in the brochure are artists impressions only. Any landscaping, fencing or cars shown on the artists impressions are not included in the purchase price of the property.

Brochure design and CGI [www.urban3d.net](http://www.urban3d.net) [www.propertybrochure.com](http://www.propertybrochure.com)







ANTRIM

[www.CastlewaterWood.com](http://www.CastlewaterWood.com)

**FERMAC**  
Properties.Ltd

