



THE
SHORELANDS

at Hartley Hall, Greenisland



Content

| | | | |
|-----------------------------|-------------|---------------------------|--------------|
| <i>Specification</i> | <i>pg 4</i> | <i>Site Map</i> | <i>pg 12</i> |
| <i>Hartley Living</i> | <i>pg 8</i> | <i>Location Map</i> | <i>pg 59</i> |

Detached Homes

| | | | |
|-----------------------|------------|-------|--------------|
| <i>The Forecastle</i> | 2095 Sq Ft | ..... | <i>pg 16</i> |
| <i>The Mizzen</i> | 1685 Sq Ft | ..... | <i>pg 18</i> |
| <i>The Tiller</i> | 1685 Sq Ft | ..... | <i>pg 20</i> |
| <i>The Wharf</i> | 1510 Sq Ft | ..... | <i>pg 22</i> |
| <i>The Strand</i> | 1436 Sq Ft | ..... | <i>pg 24</i> |
| <i>The Keel</i> | 1465 Sq Ft | ..... | <i>pg 26</i> |
| <i>The Beach</i> | 1325 Sq Ft | ..... | <i>pg 28</i> |

Semi-Detached Homes

| | | | | | | | |
|----------------------|------------|-------|--------------|--------------------|------------|-------|--------------|
| <i>The Crest</i> | 1340 Sq Ft | ..... | <i>pg 32</i> | <i>The Cove</i> | 1135 Sq Ft | ..... | <i>pg 44</i> |
| <i>The Coral</i> | 1317 Sq Ft | ..... | <i>pg 34</i> | <i>The Reef</i> | 1110 Sq Ft | ..... | <i>pg 46</i> |
| <i>The Dune</i> | 1317 Sq Ft | ..... | <i>pg 36</i> | <i>The Prow</i> | 968 Sq Ft | ..... | <i>pg 48</i> |
| <i>The Port</i> | 1317 Sq Ft | ..... | <i>pg 36</i> | <i>The Pier</i> | 954 Sq Ft | ..... | <i>pg 50</i> |
| <i>The Inshore</i> | 1415 Sq Ft | ..... | <i>pg 38</i> | <i>The Mariner</i> | 1132 Sq Ft | ..... | <i>pg 52</i> |
| <i>The Fairwater</i> | 1382 Sq Ft | ..... | <i>pg 40</i> | <i>The Quay</i> | 1095 Sq Ft | ..... | <i>pg 54</i> |
| <i>The Cape</i> | 1105 Sq Ft | ..... | <i>pg 42</i> | | | | |



THE SHORELANDS at Hartley Hall, Greenisland

Welcome

**Comfort, beauty and
impeccable design await
you on the shores of
Belfast Lough.**

Nestled at the foot of Carn Hill and casting its eye towards the historic shipping channels of Belfast Lough, The Shorelands at Hartley Hall continues the Hilmark Homes tradition of building new high-quality, move-in-ready homes offering the very best in Northern Ireland living.

It's here that we've combined aspirational living and desirable location to create a unique opportunity for those seeking a balance between work, family and relaxation.

Each home is designed to blend organically into the existing surroundings and sit proudly alongside existing architecture. Featuring spacious detached and semi-detached designs with 3, 4 and 5 bedrooms, your future home is constructed using skilled local craftsmen and carefully selected materials. We carefully consider every element in each new home. Hilmark Homes encourage you to truly make your home your own by adding your personal touch to the finished design.

The Shorelands at Hartley Hall, like all Hilmark Homes, promises your new home will always be unique, always considered and always built for you.

Specification

Kitchen

High quality units with choice of door, worktop and handle

Integrated appliances to include gas hob, electric oven, extractor fan, fridge/freezer & dishwasher

Integrated washing machine where utility room is not provided

Concealed under lighting to kitchen units

Recessed LED down lighters to ceilings

Utility Room*

High quality units with choice of door, worktop and handle

Free standing washing machine

*** Where applicable**

Bathroom, En suites & WC

Contemporary white sanitary ware with chrome fittings

Separate fully tiled shower enclosure (where applicable)

Chrome towel radiators in bathroom and en suite

Recessed LED down lighters to ceilings in bathroom and en suite

Floor Covering & Tiles

Partial ceramic wall tiling between kitchen units

Tiled floor to kitchen, bathroom, en suite & WC

Partial wall tiling to bathroom, en suite and WC

Carpets to lounge, bedrooms, hall, stairs & landing



Features

Internal Features

Internal décor, walls and ceilings painted from a palette of selected colours (1 colour throughout)

Choice of stove with granite or slate hearth

Mains supply smoke & carbon monoxide detectors

Moulded skirting and architraves with painted finish

Painted internal doors with quality ironmongery

Comprehensive range of electrical sockets, switches, TV and telephone points, chrome finish to ground floor

Wiring for future satellite point

Gas fired central heating

Integral alarm system

Energy efficient fittings/bulbs to all rooms

External Features

Front gardens to be turfed

Rear gardens rotovated and seeded

Bitmac driveway

Tobermore pavers to front and sandstone path to side and rear (where applicable)

uPVC double glazed windows and uPVC rear door

Painted timber front door with secure multi locking system

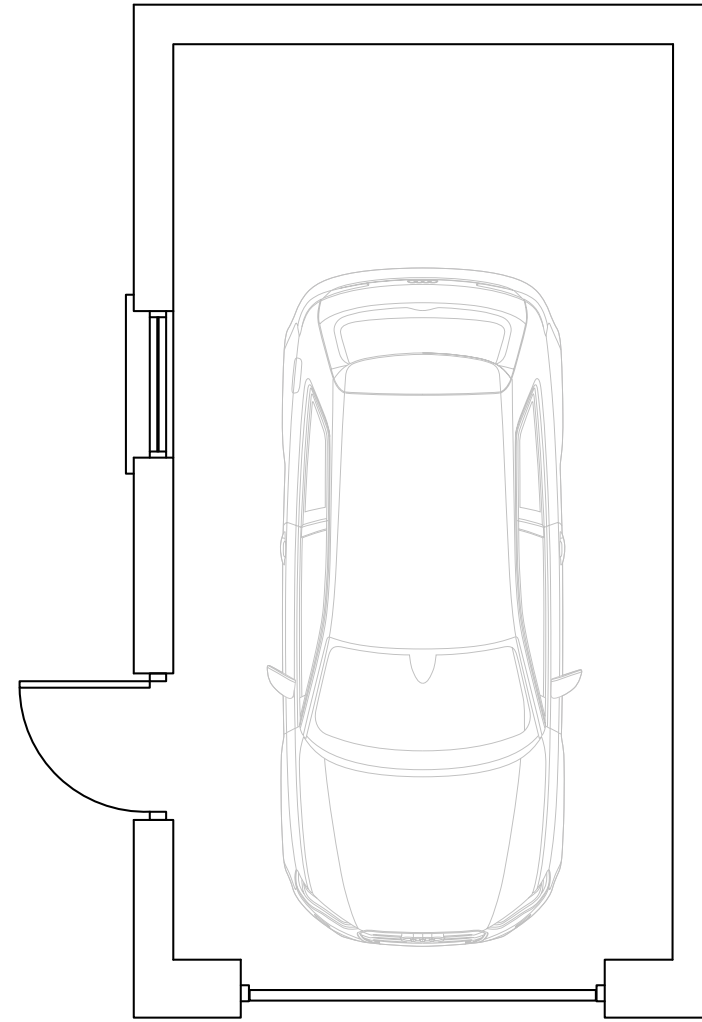
Outside water tap

External socket

External lighting to front and rear doors

10 year structural warranty

Optional Extras



Garage*

Built with the same finish as your new home – brick/render

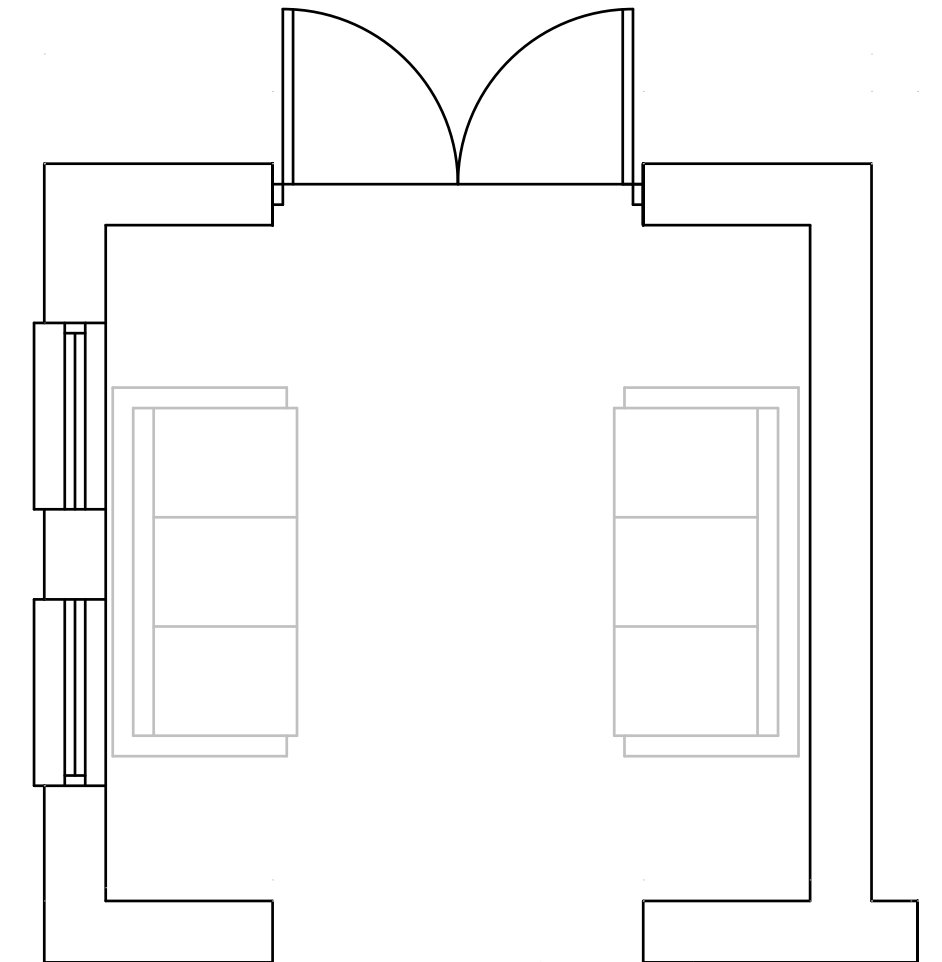
Roller shutter front door

uPVC side door and window

*Two surface mounted double sockets
& pendent light*

Flush pointed internal block work

*** Where applicable on selected sites - please refer to the selling agent site map**



Sun Room*

With tiled floor, Radiator, power sockets and TV point, Recessed LED down lighters to ceiling, Double patio doors to rear garden

*** Where applicable on selected sites - please refer to the selling agent and site map.**

Note: Sunroom drawing is for illustration purposes only, door & window layouts may vary



Love living at Hartley Hall.

Whether you're a fan of outdoor pursuits, or your tastes lean toward the more urbane, you'll find what you're looking for only minutes from your doorstep.

Take a gentle stroll or brisk jog along the shoreline, explore the many pristine parks or simply while away the time and watch the world go by. Bliss.

For those craving a faster pace there's plenty of restaurants and bars to be found, convenient modern shopping, and a wealth of places for children, young and old, to play. And with Carrickfergus and Belfast City only minutes away it's easy to find even more things to love.





Hartley Hall

Greenisland



Site Layout

The Shorelands at Hartley Hall





THE
SHORELANDS
at Hartley Hall, Greenisland



Detached Homes





The Forecastle — 5 Bedroom Detached Home — 2095 sq ft

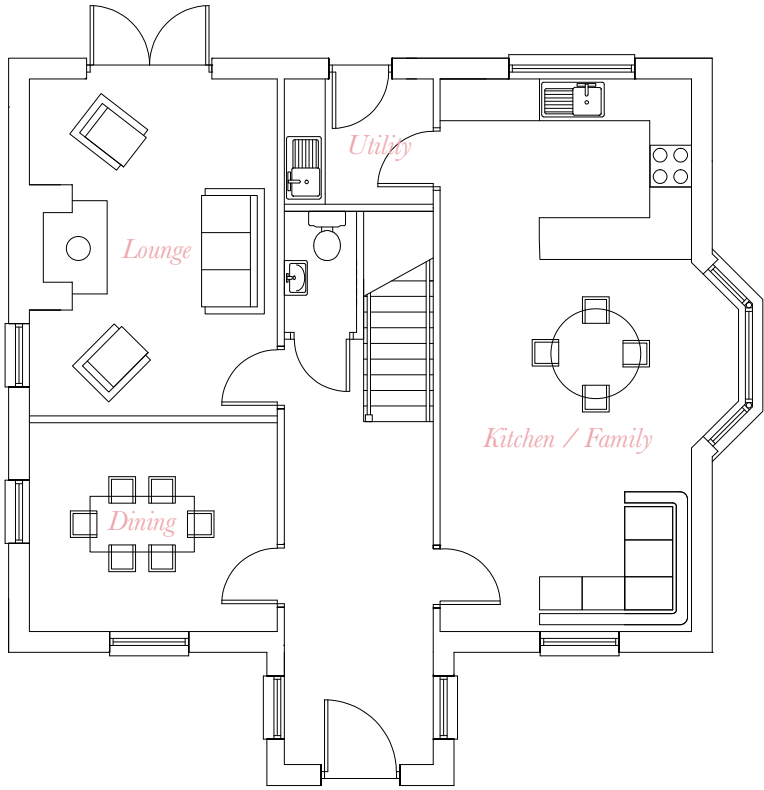


Site map colour reference:

Plots: 55s, 56s

Dimensions represented from the longest point.

Ground Floor



Ground Floor

| | | |
|----------------|----------------|------------|
| Lounge | 15'9" x 11'10" | 4.8 x 3.6m |
| Dining | 11'10 x 9'10" | 3.6 x 3.0m |
| Kitchen/Family | 25'11" x 14'1" | 7.9 x 4.3m |
| Utility | — | — |
| WC | — | — |

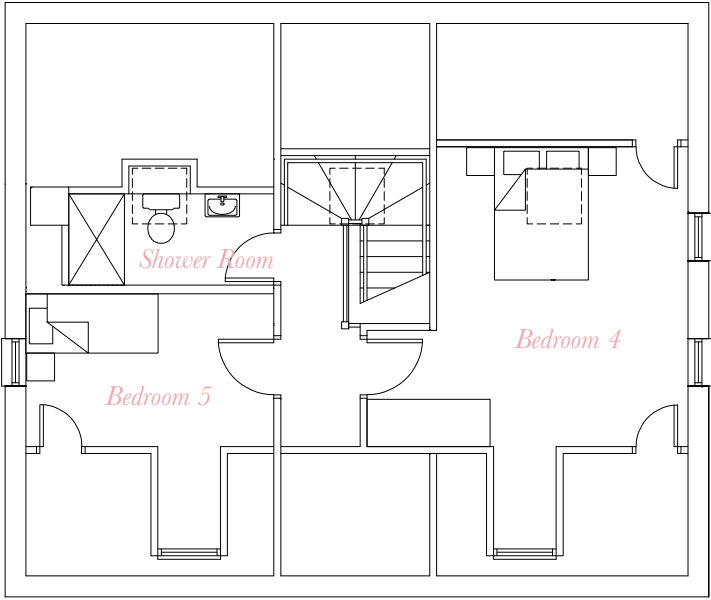
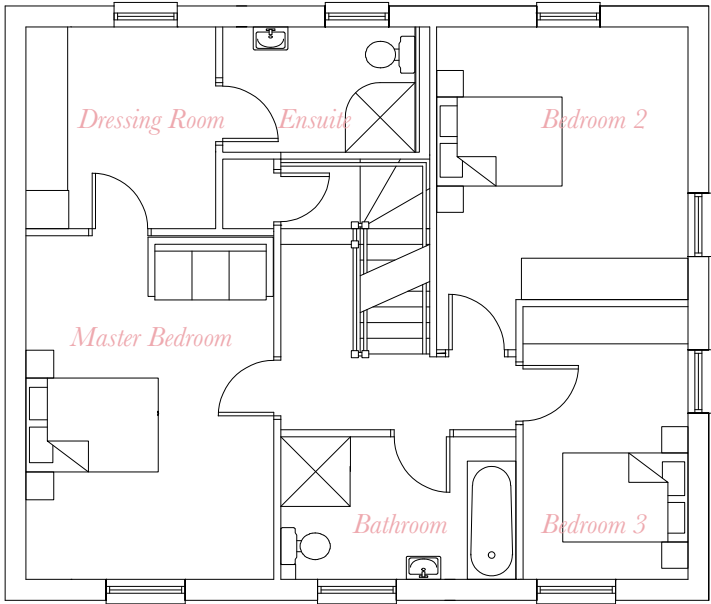
First Floor

| | | |
|----------------|----------------|------------|
| Master Bedroom | 16'1" x 11'4" | 4.9 x 3.6m |
| Dressing Room | 9'6" x 8'10" | 2.9 x 2.7m |
| Ensuite | — | — |
| Bedroom 2 | 15'1" x 11'10" | 4.6 x 3.6m |
| Bedroom 3 | 12'10" x 7'10" | 3.9 x 2.4m |
| Bathroom | — | — |

Second Floor

| | | |
|-------------|---------------|------------|
| Bedroom 4 | 15'1" x 14'1" | 4.6 x 4.3m |
| Bedroom 5 | 11'10" x 7'3" | 3.6 x 2.2m |
| Shower Room | — | — |

First Floor



Second Floor



The Mizen — 4 Bedroom Detached House — 1685 sq ft



Site map colour reference:

Plots: 60s, 63s

Dimensions represented from the longest point.

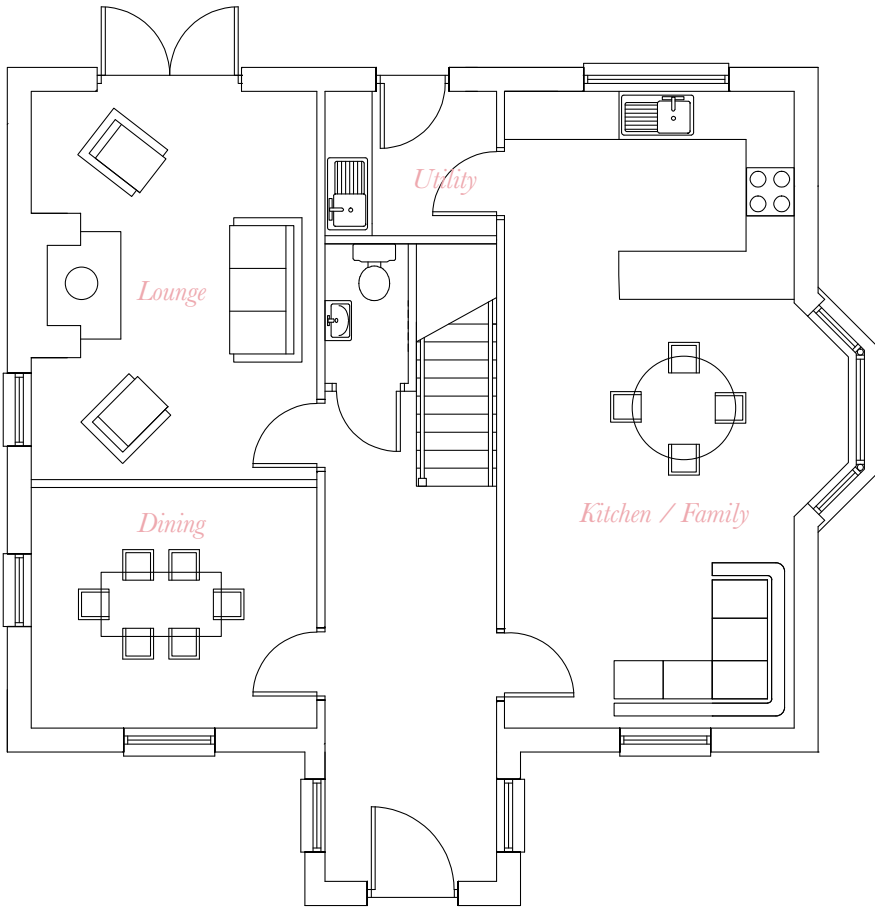
Ground Floor

| | | |
|----------------|----------------|------------|
| Lounge | 15'9" x 11'10" | 4.8 x 3.6m |
| Dining | 11'10" x 9'10" | 3.6 x 3.0m |
| Kitchen/Family | 25'11" x 14'1" | 7.9 x 4.3m |
| Utility | — | — |
| WC | — | — |

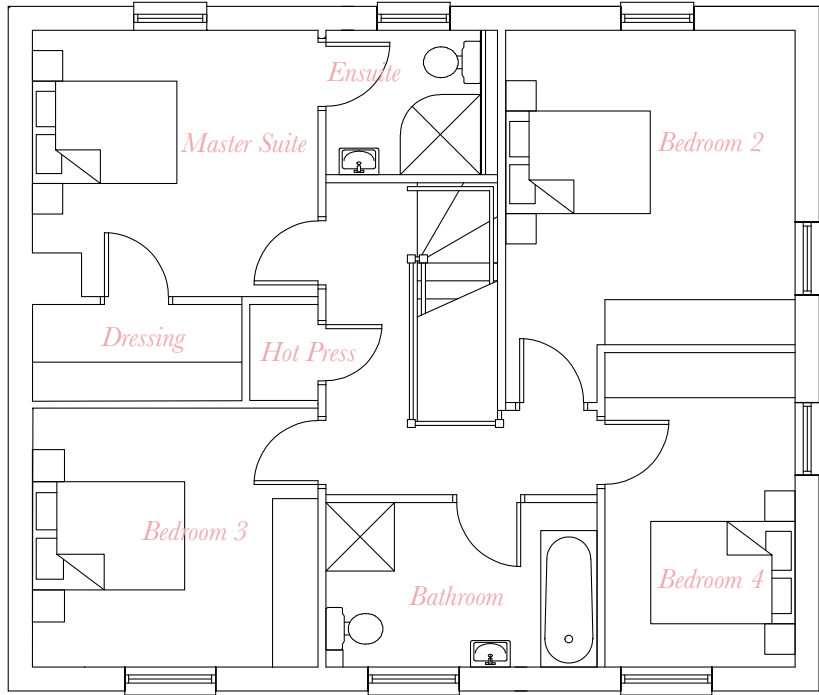
First Floor

| | | |
|---------------|-----------------|------------|
| Master Suite | 11'10" x 10'10" | 3.6 x 3.3m |
| Dressing Area | 8'6" x 3'11" | 2.6 x 1.2m |
| Ensuite | — | — |
| Bedroom 2 | 15'1" x 11'10" | 4.6 x 3.6m |
| Bedroom 3 | 12'10" x 7'10" | 3.9 x 2.4m |
| Bedroom 4 | 11'10" x 10'6" | 3.6 x 3.2m |
| Bathroom | — | — |

Ground Floor



First Floor





The Tiller

—4 Bedroom Detached Home— 1685 sq ft



Site map colour reference:

Plots: 41s, 49s

Dimensions represented from the longest point.

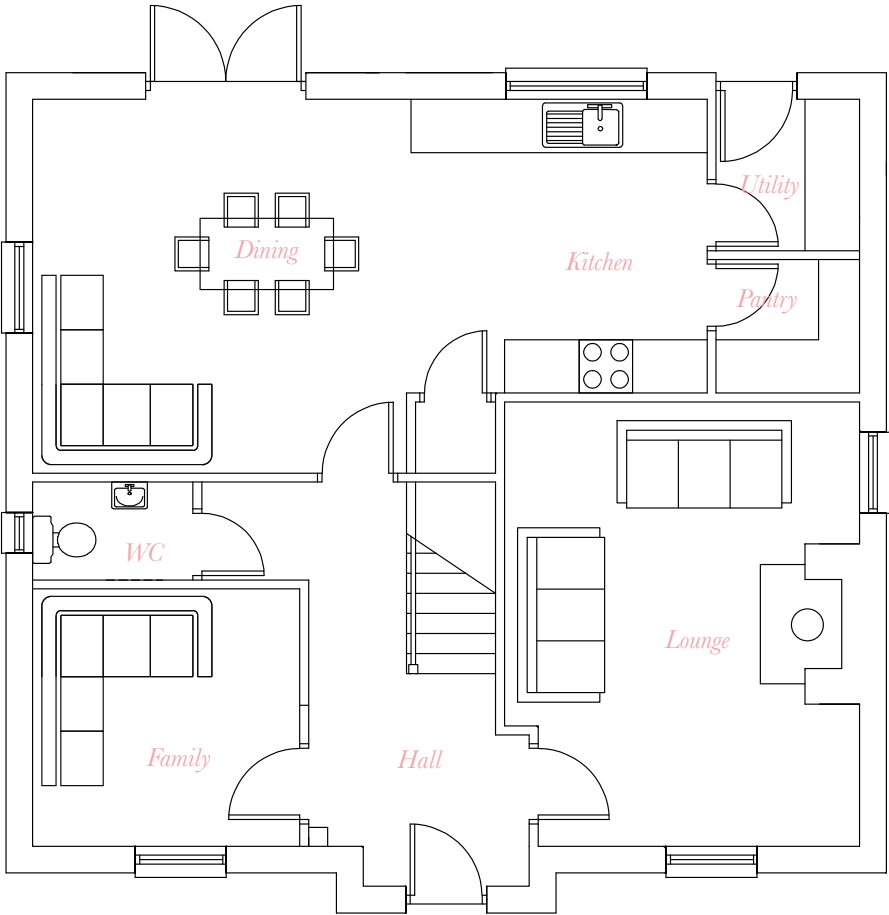
Ground Floor

| | | |
|---------|---------------|------------|
| Lounge | 19'4" x 13'5" | 5.0 x 4.0m |
| Kitchen | 7'7" x 7'3" | 3.4 x 3.4m |
| Dining | 22'0" x 12'6" | 4.2 x 4.2m |
| Family | 9'10" x 9'10" | 3.0 x 3.0m |
| Utility | — | — |
| WC | — | — |

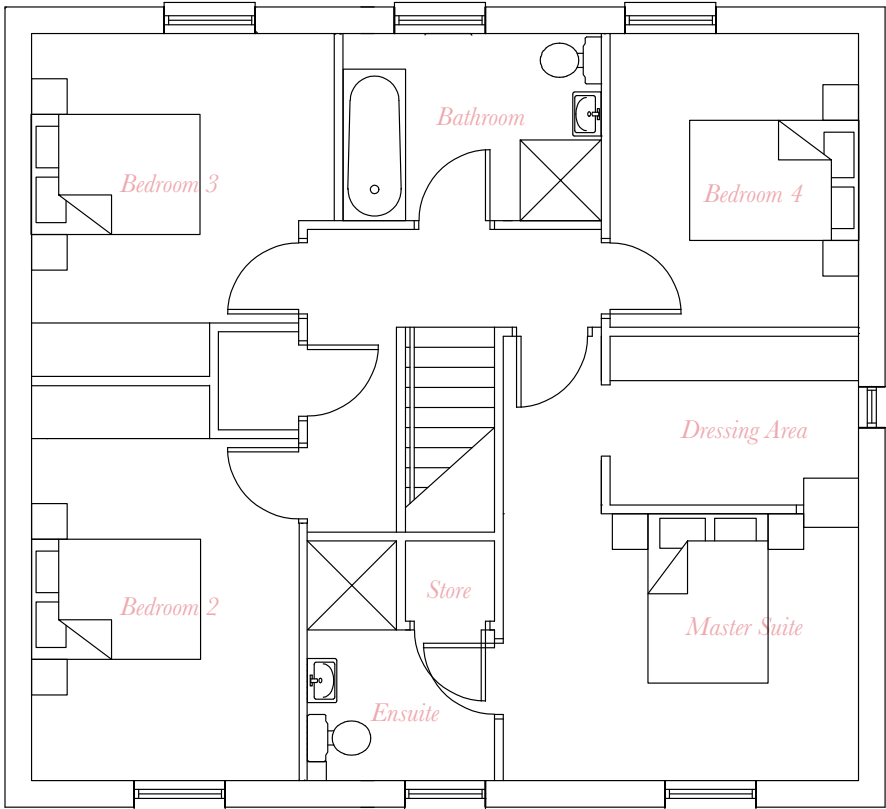
First Floor

| | | |
|---------------|----------------|------------|
| Master Suite | 10'10" x 10'6" | 4.0 x 3.0m |
| Dressing Area | 8'10" x 6'3" | 2.8 x 1.9m |
| Ensuite | — | — |
| Bedroom 2 | 10'10" x 9'10" | 4.4 x 3.0m |
| Bedroom 3 | 11'6" x 9'2" | 3.9 x 3.4m |
| Bedroom 4 | 9'2" x 8'2" | 3.3 x 2.8m |
| Bathroom | — | — |

Ground Floor

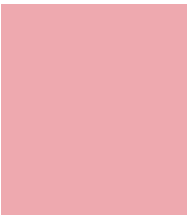


First Floor





The Wharf — 4 Bedroom Detached Home — 1510 sq ft



Site map colour reference:

Render Finish Plots: 1s, 59s
Brick Finish Plots: 71s, 76s

Dimensions represented from the longest point.

Ground Floor

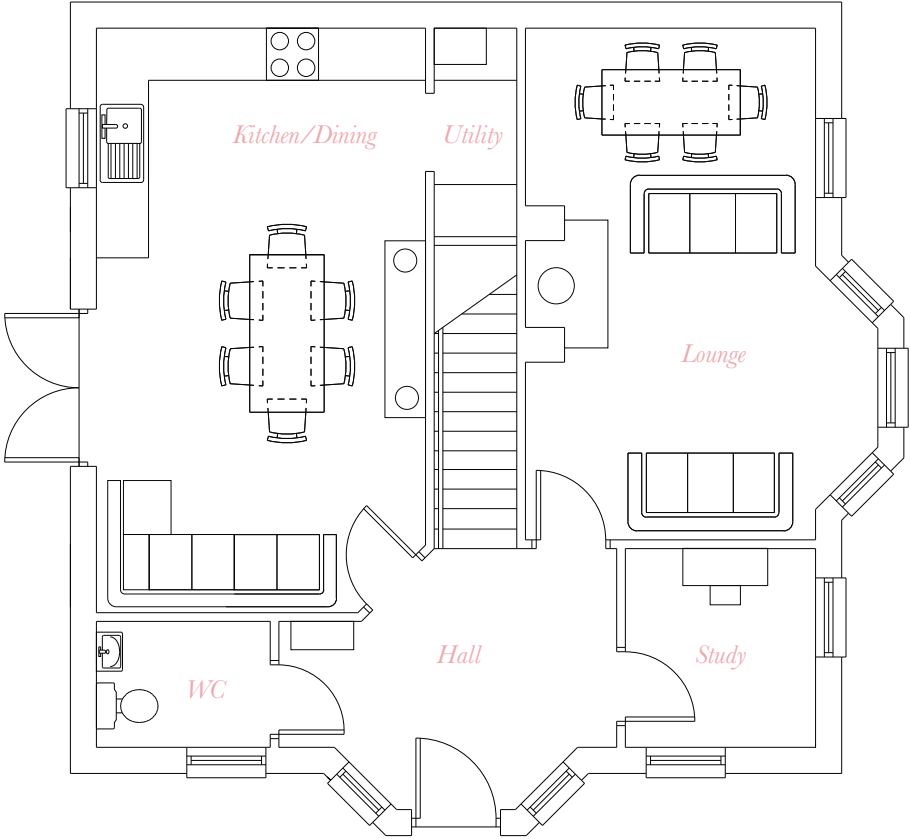
| | | |
|----------------|---------------|------------|
| Lounge | 19'4" x 13'5" | 5.9 x 4.1m |
| Study | 7'7" x 7'3" | 2.3 x 2.2m |
| Kitchen/Dining | 22'0" x 12'6" | 6.7 x 3.8m |
| Utility | — | — |
| WC | — | — |

First Floor

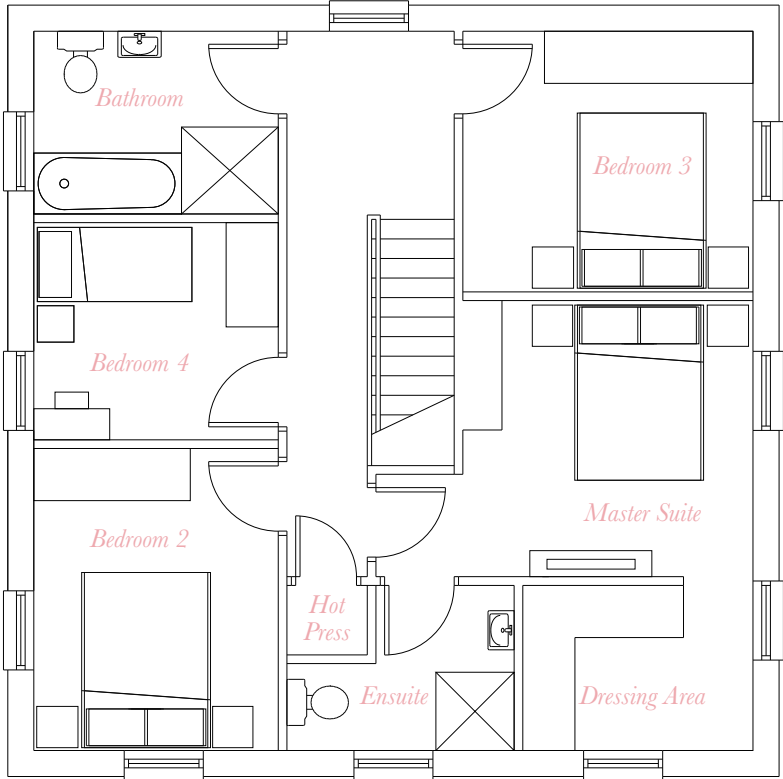
| | | |
|---------------|----------------|------------|
| Master Suite | 10'10" x 10'6" | 3.3 x 3.2m |
| Dressing Area | 8'10" x 6'3" | 2.7 x 1.9m |
| Ensuite | — | — |
| Bedroom 2 | 10'10" x 9'10" | 3.3 x 3.0m |
| Bedroom 3 | 11'6" x 9'2" | 3.5 x 2.8m |
| Bedroom 4 | 9'2" x 8'2" | 2.8 x 2.5m |
| Bathroom | — | — |
| Store | — | — |



Ground Floor

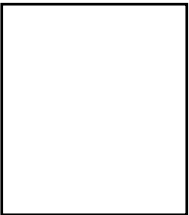


First Floor





The Strand — 4 Bedroom Detached Home — 1436 sq ft



Site map colour reference:

- Brick Finish - Plots: 7s, 34s, 64s, 83s
- Render Finish - Plots: 18s, 27s

Dimensions represented from the longest point.

Ground Floor

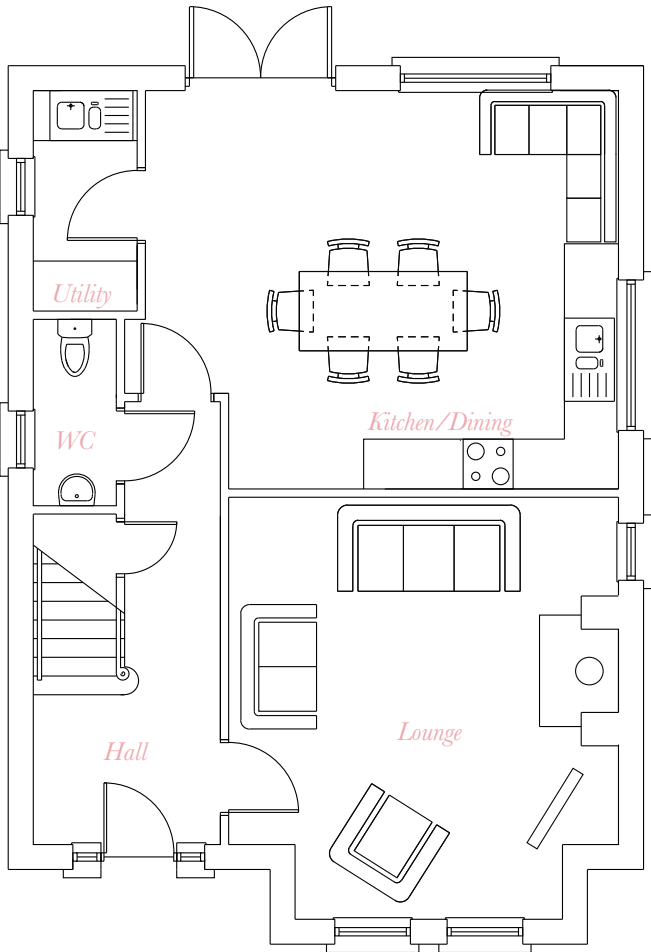
| | | |
|----------------|---------------|------------|
| Lounge | 16'9" x 15'5" | 5.1 x 4.7m |
| Kitchen/Dining | 19'4" x 15'9" | 5.7 x 4.8m |
| Utility | — | — |
| WC | — | — |

First Floor

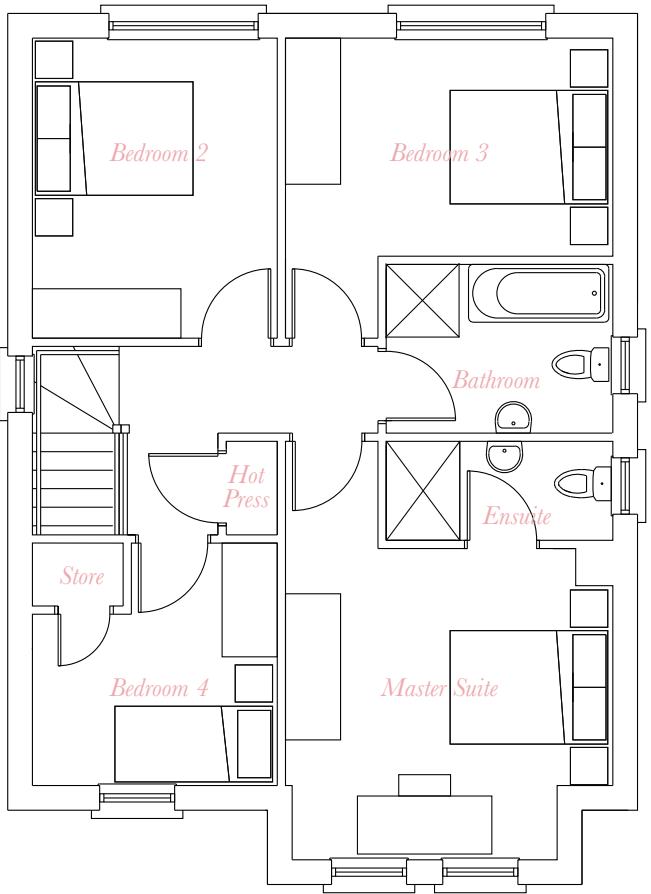
| | | |
|----------------|----------------|-------------|
| Master Bedroom | 16'9" x 13'1" | 5.1 x 4.0 m |
| Ensuite | — | — |
| Bedroom 2 | 13'1" x 11'10" | 4.0 x 3.6m |
| Bedroom 3 | 11'10" x 9'10" | 3.6 x 3.0m |
| Bedroom 4 | 9'9" x 9'8" | 3.0 x 2.9m |
| Bathroom | — | — |
| Store | — | — |



Ground Floor



First Floor





The Keel

— 4 Bedroom Detached Home —1465 sq ft



Site map colour reference:

Brick Finish & Bay - Plots: 48s
Render Finish & Bay - Plots: 57s

Dimensions represented from the longest point.

Ground Floor

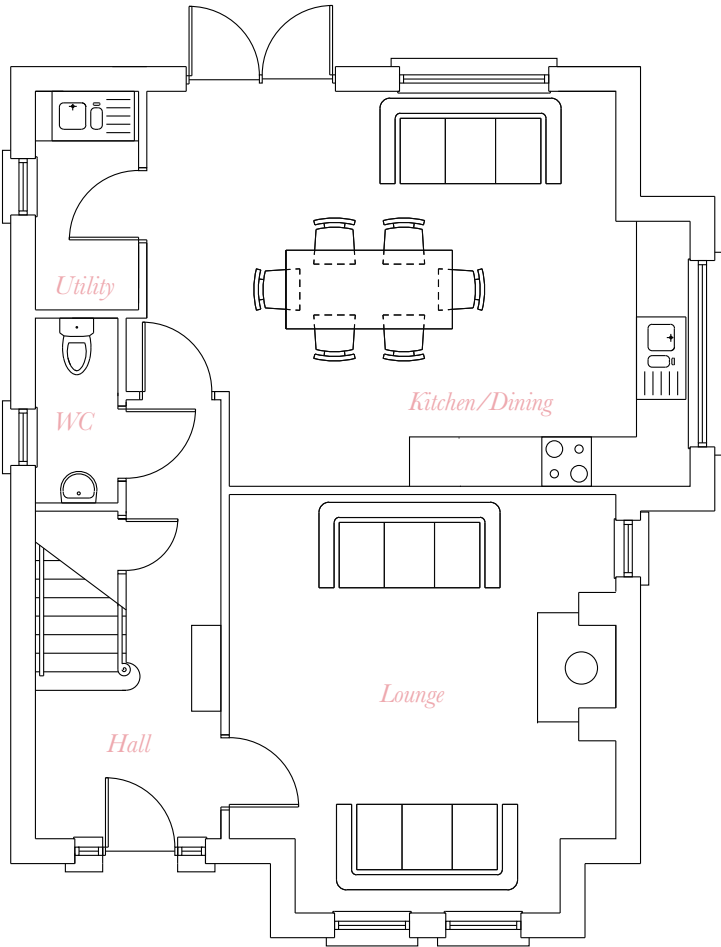
| | | |
|----------------|---------------|------------|
| Lounge | 16'9" x 15'5" | 5.1 x 4.7m |
| Kitchen/Dining | 19'4" x 15'9" | 6.8 x 4.8m |
| Utility | — | — |
| WC | — | — |

First Floor

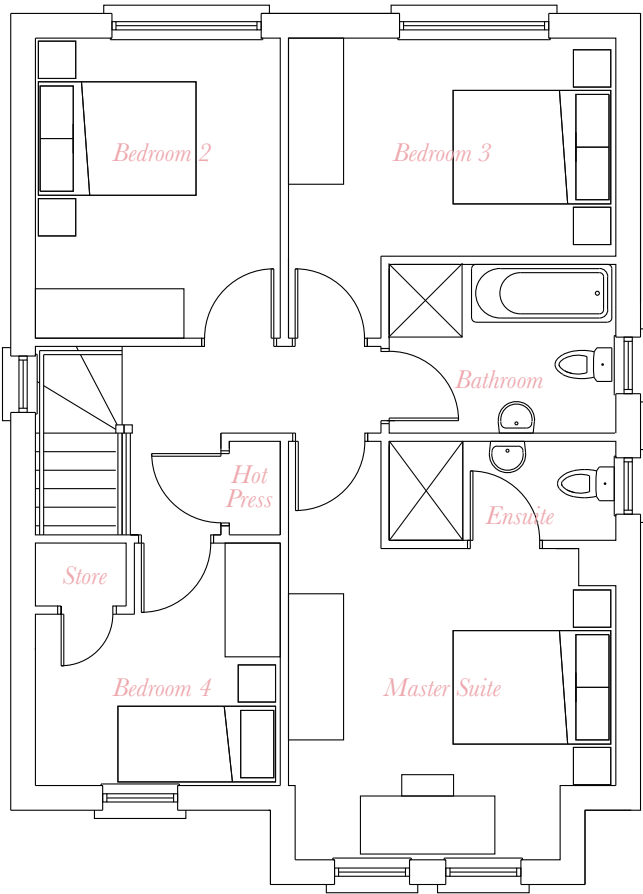
| | | |
|----------------|----------------|------------|
| Master Bedroom | 16'9" x 13'1" | 5.1 x 4.0m |
| Ensuite | — | — |
| Bedroom 2 | 13'1" x 11'10" | 4.0 x 3.6m |
| Bedroom 3 | 11'10" x 9'10" | 3.6 x 3.0m |
| Bedroom 4 | 9'9" x 9'8" | 3.0 x 2.9m |
| Bathroom | — | — |
| Store | — | — |



Ground Floor



First Floor





The Beach

— 4 Bedroom Detached Home — 1325 sq ft



Site map colour reference:

Plots: 2s, 50s, 58s

Dimensions represented from the longest point.

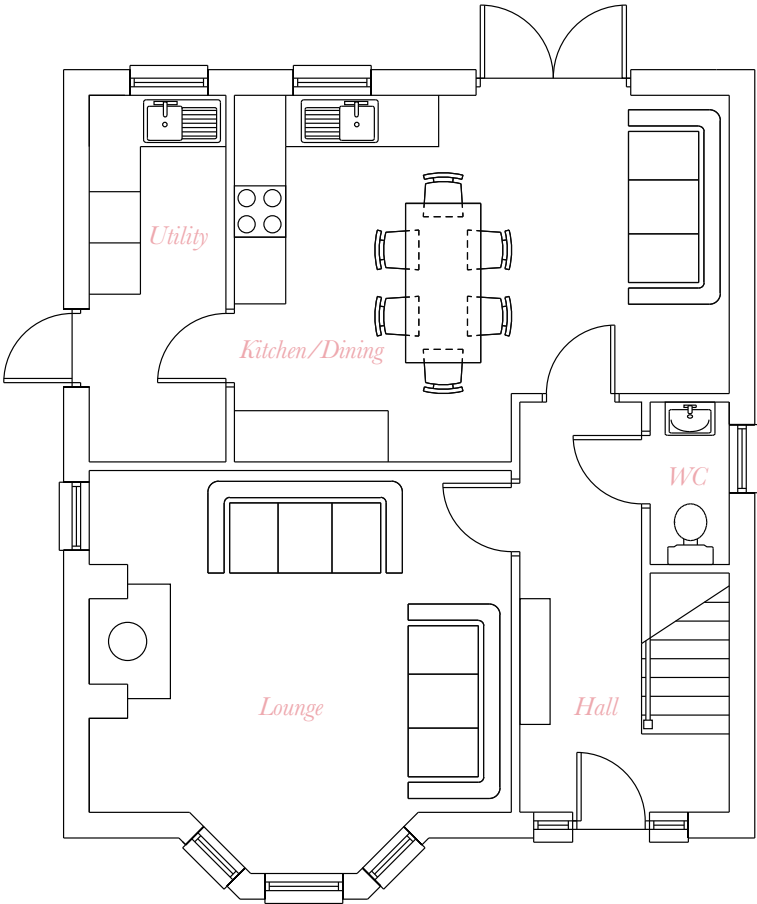
Ground Floor

| | | |
|----------------|---------------|------------|
| Lounge | 16'1" x 15'5" | 4.9 x 4.7m |
| Kitchen/Dining | 19'0" x 14'1" | 5.8 x 4.3m |
| Utility | — | — |
| WC | — | — |

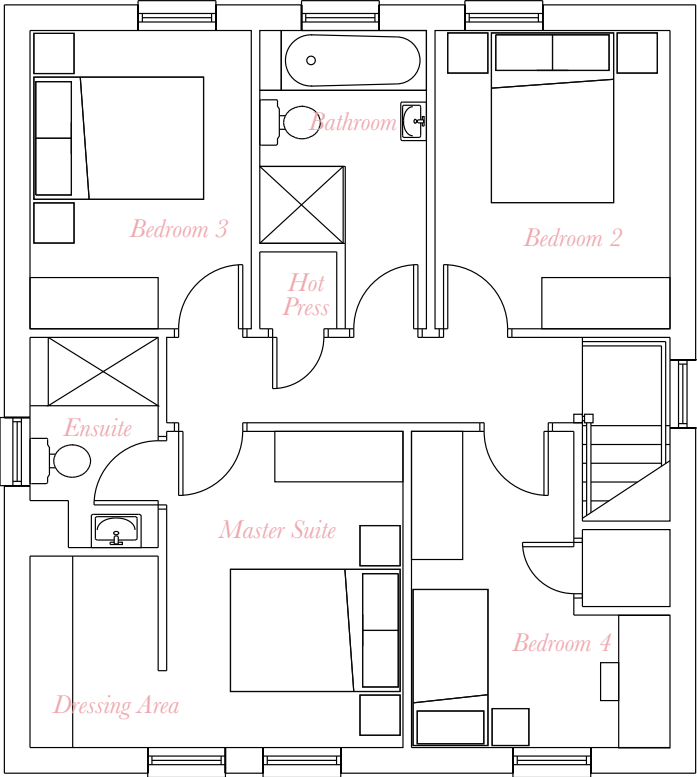
First Floor

| | | |
|---------------|---------------|------------|
| Master Suite | 12'2" x 9'2" | 3.7 x 2.8m |
| Dressing Area | 7'7" x 4'11" | 2.3 x 1.5m |
| Ensuite | — | — |
| Bedroom 2 | 11'6" x 9'2" | 3.5 x 2.8m |
| Bedroom 3 | 11'6" x 8'6" | 3.5 x 2.6m |
| Bedroom 4 | 12'2" x 9'10" | 3.7 x 3.0m |
| Bathroom | — | — |
| Store | — | — |

Ground Floor



First Floor





THE
SHORELANDS
at Hartley Hall, Greenisland



Semi-Detached Homes





The Crest

— 4 Bedroom Semi-Detached Home —1340 sq ft



Site map colour reference:

Plots: 5s, 6s, 44s, 45s, 46s, 47s, 69s, 70s, 77s, 78s

* Includes Pantry

Dimensions represented from the longest point.

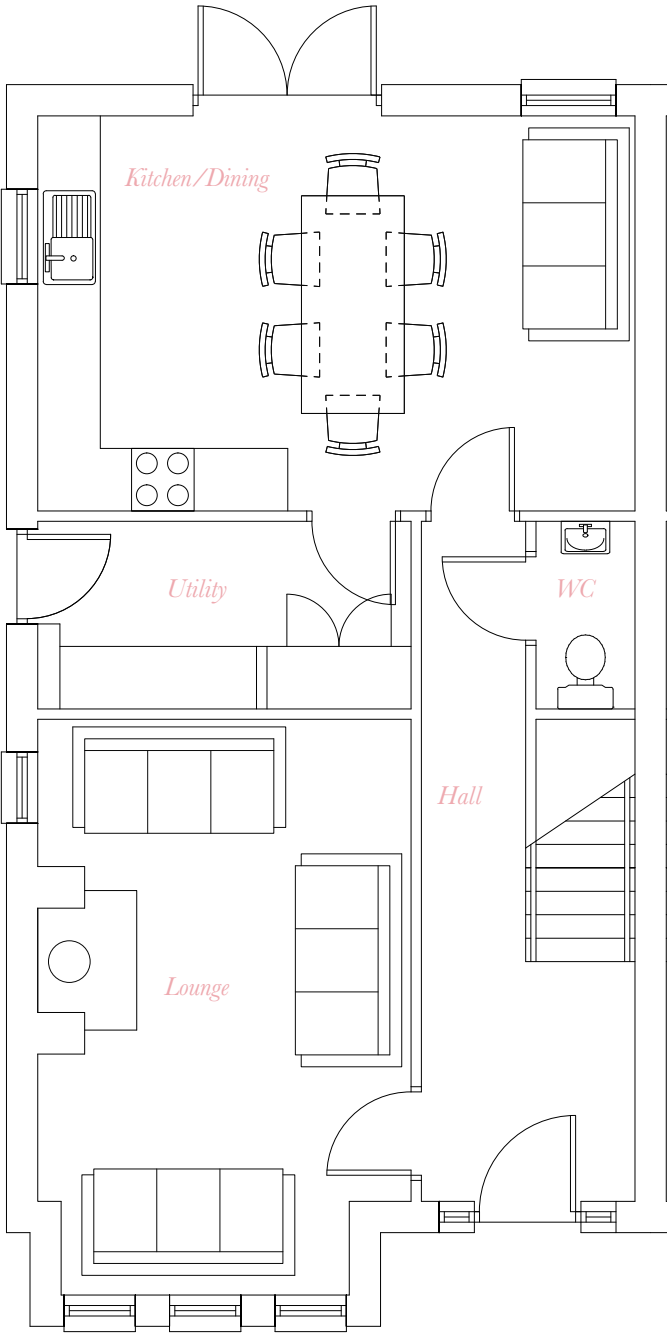
Ground Floor

| | | |
|----------------|----------------|------------|
| Lounge | 18'1" x 11'10" | 5.5 x 3.6m |
| Kitchen/Dining | 18'8" x 12'6" | 5.7 x 3.8m |
| Utility* | — | — |
| WC | — | — |

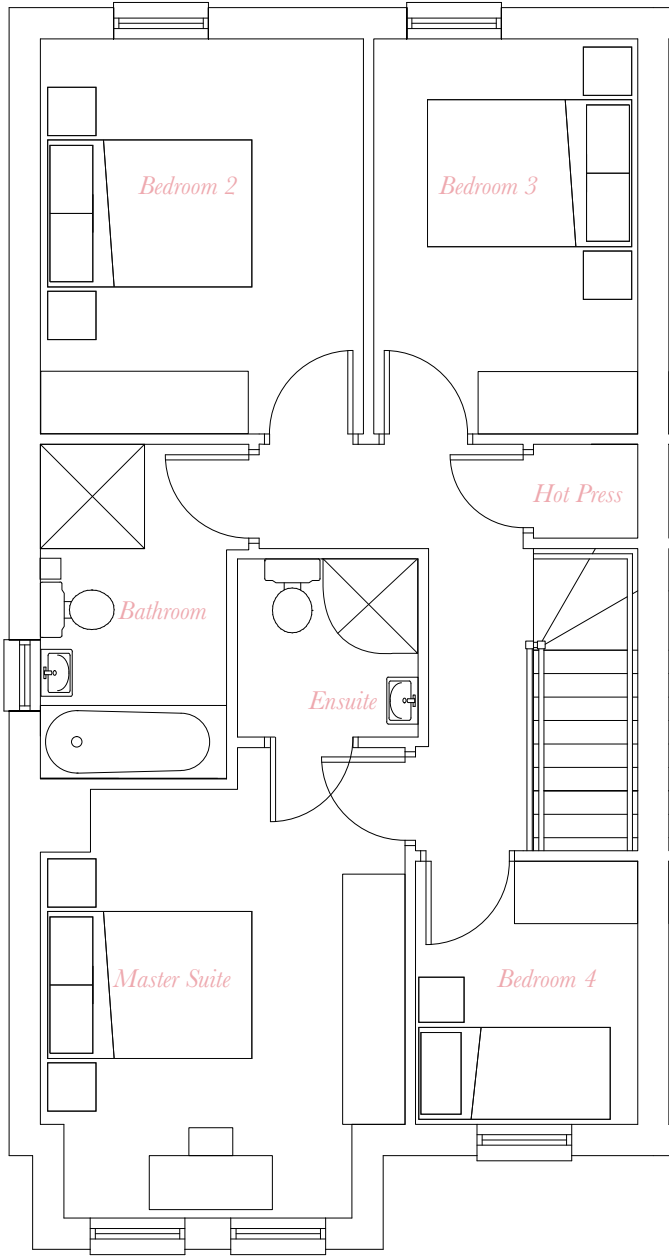
First Floor

| | | |
|----------------|---------------|------------|
| Master Bedroom | 14'9" x 11'6" | 4.5 x 3.5m |
| Ensuite | — | — |
| Bedroom 2 | 12'6" x 10'2" | 3.8 x 3.1m |
| Bedroom 3 | 12'6" x 8'2" | 3.8 x 2.5m |
| Bedroom 4 | 8'2" x 6'11" | 2.5 x 2.1 |
| Bathroom | — | — |
| Store | — | — |

Ground Floor



First Floor





The Coral — 4 Bedroom Semi-Detached Home — 1317 sq ft



Site map colour reference:

Plots: 51s, 52s, 53s, 54s, 61s, 62s

* Includes Pantry

Dimensions represented from the longest point.

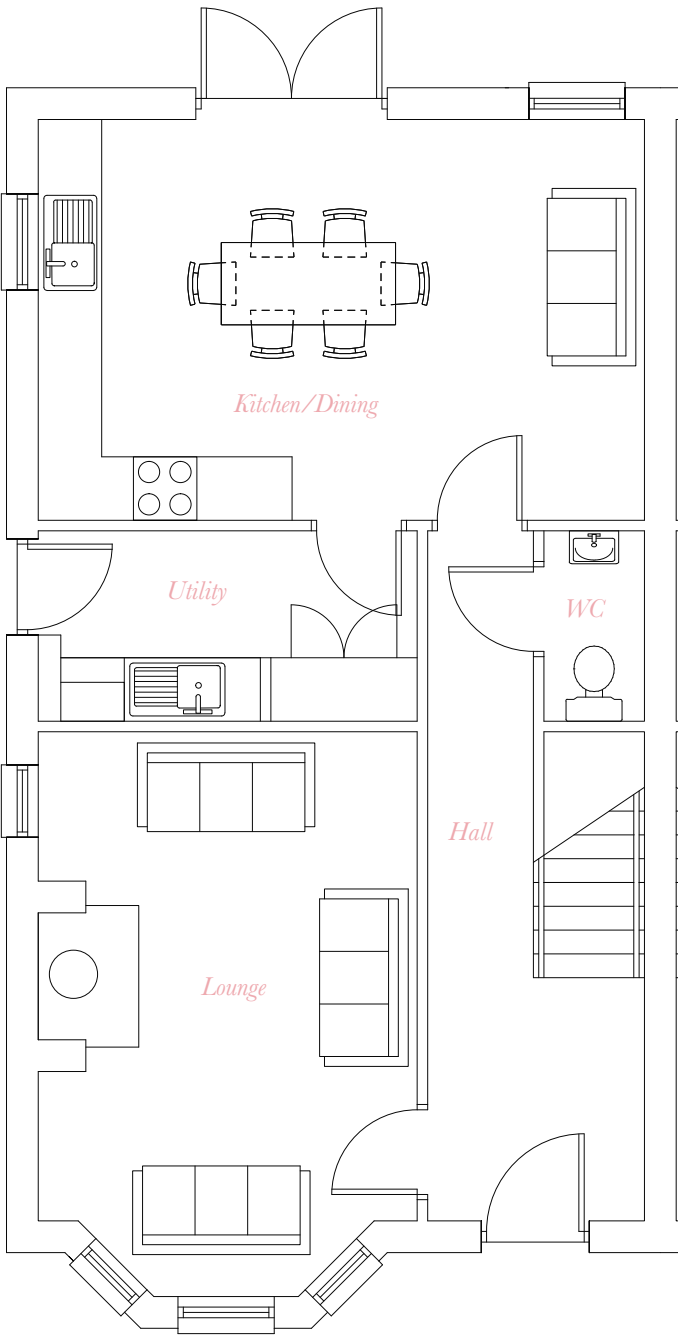
Ground Floor

| | | |
|----------------|-----------------|------------|
| Lounge | 17'5" x 11' 10" | 5.3 x 3.6m |
| Kitchen/Dining | 18'8" x 12'6" | 5.7 x 3.8m |
| Utility* | — | — |
| WC | — | — |

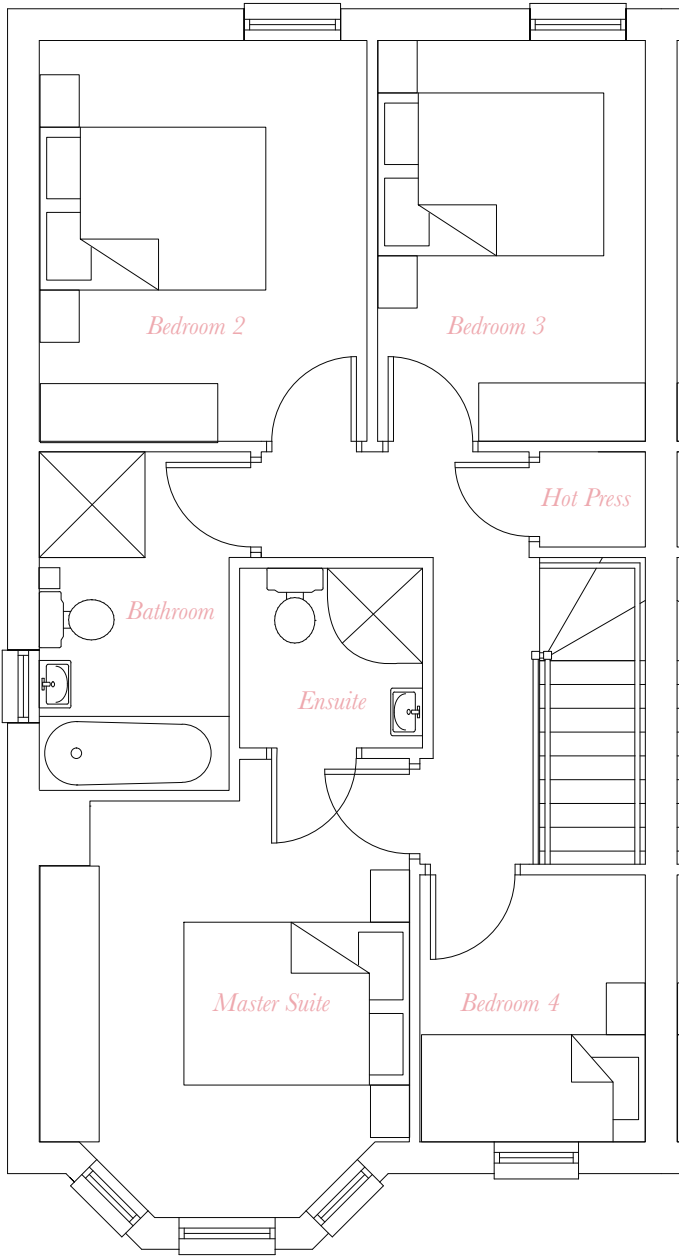
First Floor

| | | |
|----------------|---------------|------------|
| Master Bedroom | 14'1" x 11'6" | 4.3 x 3.5m |
| Ensuite | — | — |
| Bedroom 2 | 12'6" x 10'2" | 3.8 x 3.1m |
| Bedroom 3 | 12'6" x 8'2" | 3.8 x 2.5m |
| Bedroom 4 | 8'2" x 6'11" | 2.5 x 2.1m |
| Bathroom | — | — |
| Store | — | — |

Ground Floor



First Floor





Site map colour reference:



The Dune — 4 Bedroom Semi-Detached Home — 1317 sq ft

Plots: 65s, 68s, 79s, 82s



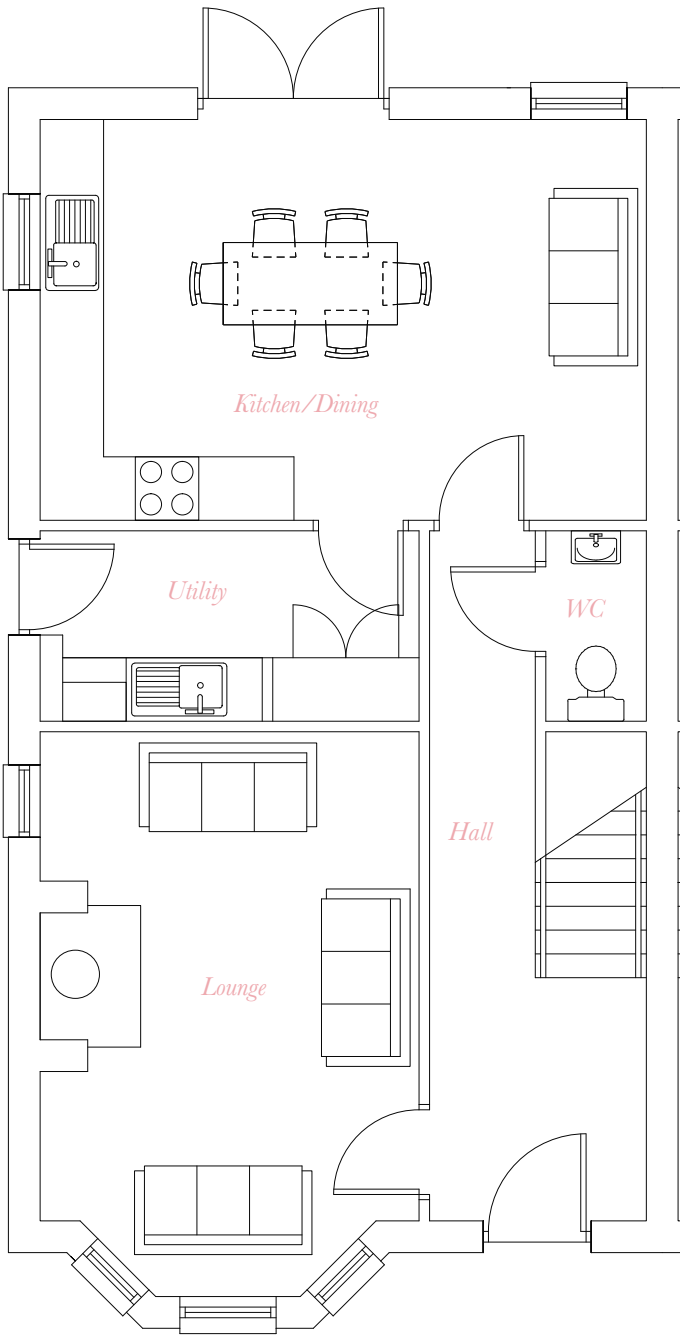
The Port — 4 Bedroom Semi-Detached Home — 1317 sq ft

Plots: 66s, 67s, 80s, 81s

* Includes Pantry

Dimensions represented from the longest point.

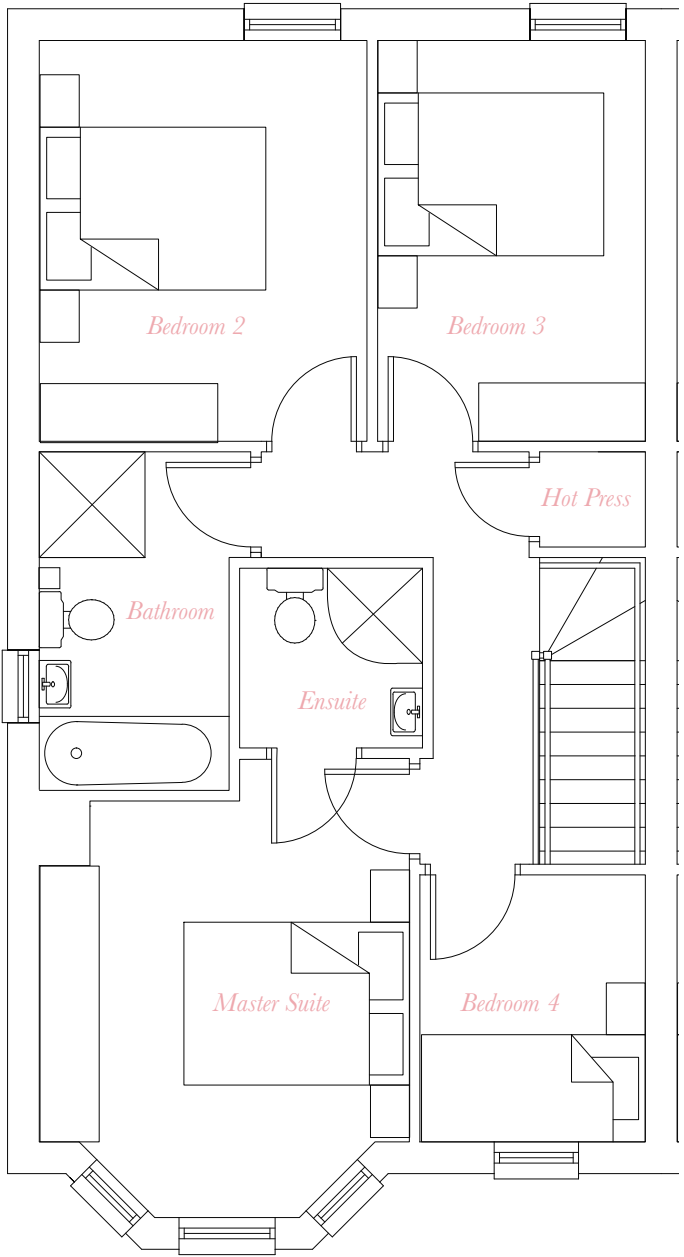
Ground Floor



Ground Floor

| | | |
|----------------|-----------------|------------|
| Lounge | 17'5" x 11' 10" | 5.3 x 3.6m |
| Kitchen/Dining | 18'8" x 12'6" | 5.7 x 3.8m |
| Utility* | — | — |
| WC | — | — |

First Floor



First Floor

| | | |
|----------------|---------------|------------|
| Master Bedroom | 14'1" x 11'6" | 4.3 x 3.5m |
| Ensuite | — | — |
| Bedroom 2 | 12'6" x 10'2" | 3.8 x 3.1m |
| Bedroom 3 | 12'6" x 8'2" | 3.8 x 2.5m |
| Bedroom 4 | 8'2" x 6'11" | 2.5 x 2.1m |
| Bathroom | — | — |
| Store | — | — |



The Inshore — 4 Bedroom Semi-Detached Home — 1415 sq ft



Site map colour reference:

Plots: 39s, 43s

Dimensions represented from the longest point.

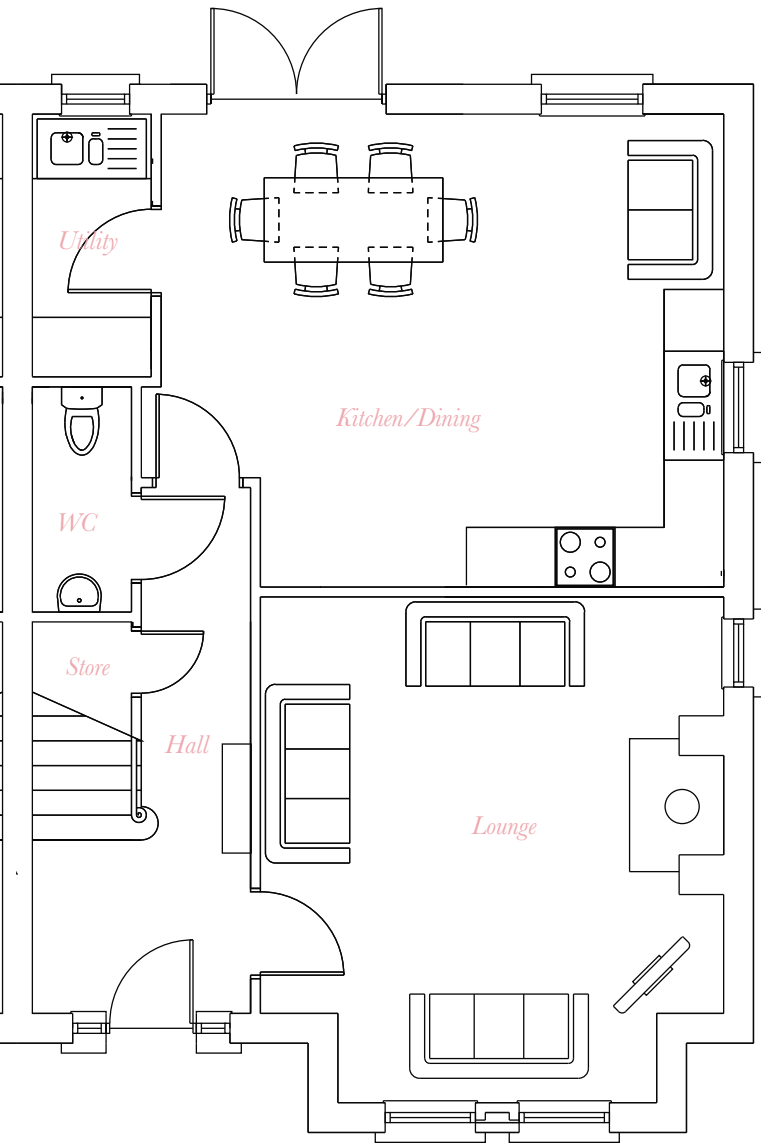
Ground Floor

| | | |
|----------------|---------------|------------|
| Lounge | 16'9" x 15'5" | 5.1 x 4.7m |
| Kitchen/Dining | 19'0" x 15'9" | 5.8 x 4.8m |
| Utility | — | — |
| WC | — | — |

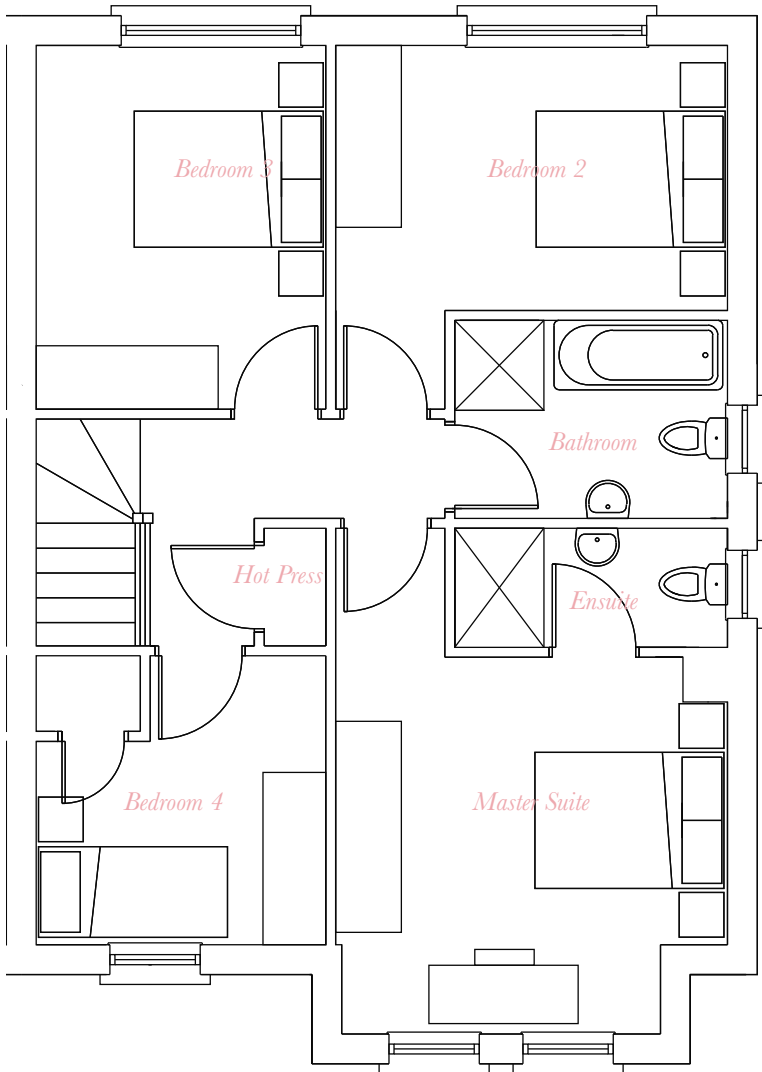
First Floor

| | | |
|----------------|----------------|------------|
| Master Bedroom | 16'9" x 13'1" | 5.1 x 4.0m |
| Ensuite | — | — |
| Bedroom 2 | 13'1" x 11'10" | 4.0 x 3.6m |
| Bedroom 3 | 11'10" x 9'10" | 3.6 x 2.9m |
| Bedroom 4 | 9'6" x 9'6" | 2.9 x 2.9m |
| Bathroom | — | — |
| Store | — | — |

Ground Floor



First Floor





The Fairwater — 4 Bedroom Semi-Detached Home — 1382 sq ft



Site map colour reference:

Plots: 40s, 42s

Dimensions represented from the longest point.

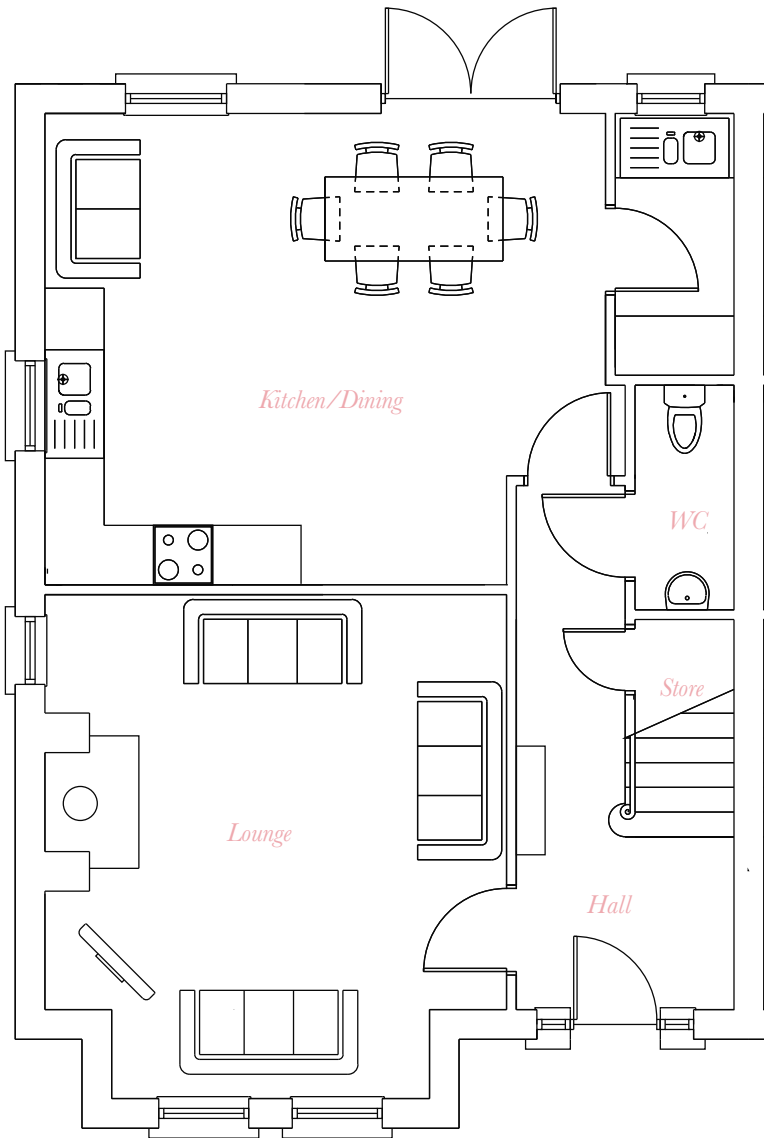
Ground Floor

| | | |
|----------------|---------------|------------|
| Lounge | 16'9" x 15'5" | 5.1 x 4.7m |
| Kitchen/Dining | 19'0" x 15'9" | 5.8 x 4.8m |
| Utility | — | — |
| WC | — | — |

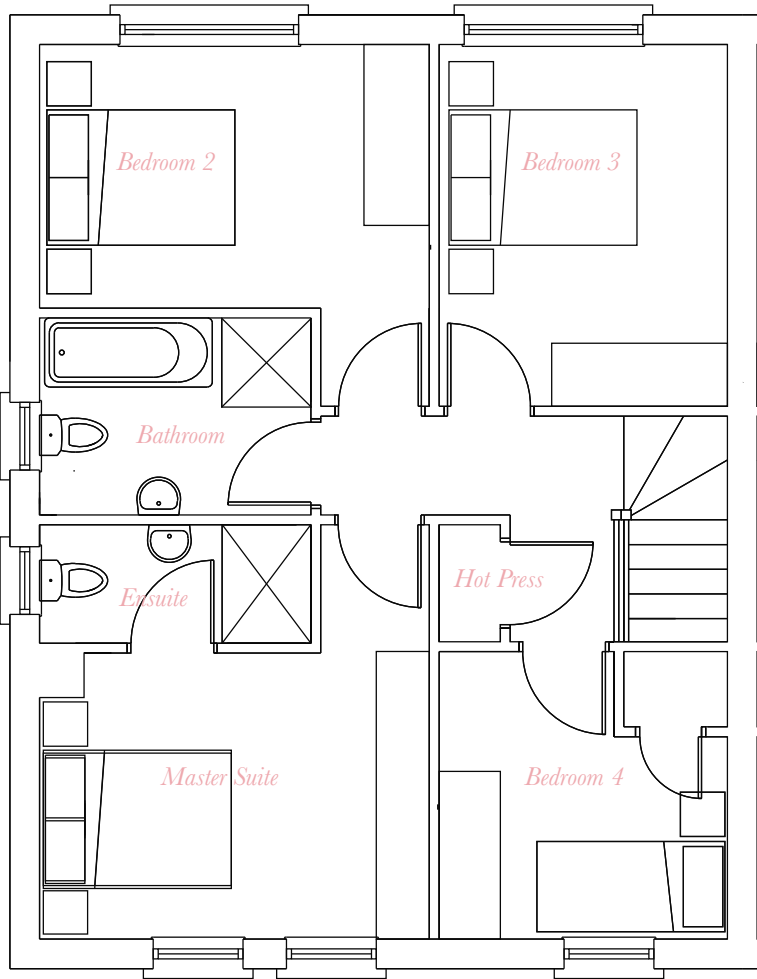
First Floor

| | | |
|----------------|----------------|------------|
| Master Bedroom | 13'9" x 13'1" | 4.2 x 4.0m |
| Ensuite | — | — |
| Bedroom 2 | 13'1" x 11'10" | 4.0 x 3.6m |
| Bedroom 3 | 11'10" x 9'6" | 3.6 x 2.9m |
| Bedroom 4 | 9'6" x 9'6" | 2.9 x 2.9m |
| Bathroom | — | — |
| Store | — | — |

Ground Floor



First Floor





The Cape

— 3 Bedroom Semi-Detached Home — 1105 sq ft



Site map colour reference:

Plots: 3s, 4s, 12s, 13s, 19s, 20s, 25s, 26s, 32s, 33s

Dimensions represented from the longest point.

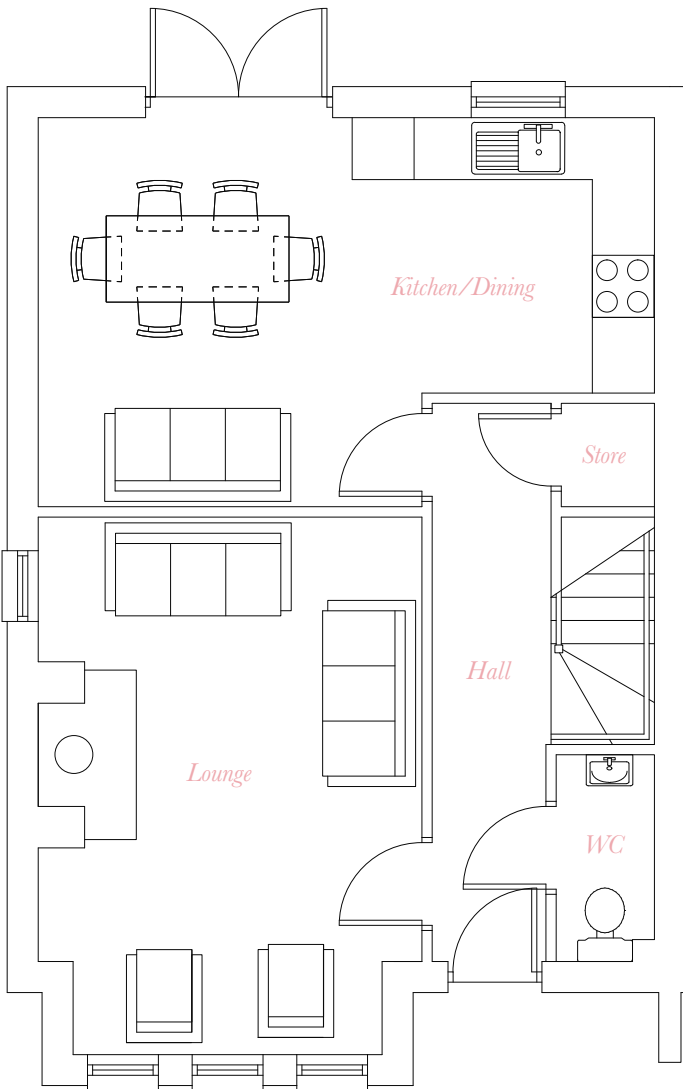
Ground Floor

| | | |
|----------------|---------------|------------|
| Lounge | 17'1" x 12'2" | 5.2 x 3.7m |
| Kitchen/Dining | 19'8" x 12'6" | 6.0 x 3.8m |
| WC | — | — |
| Store | — | — |

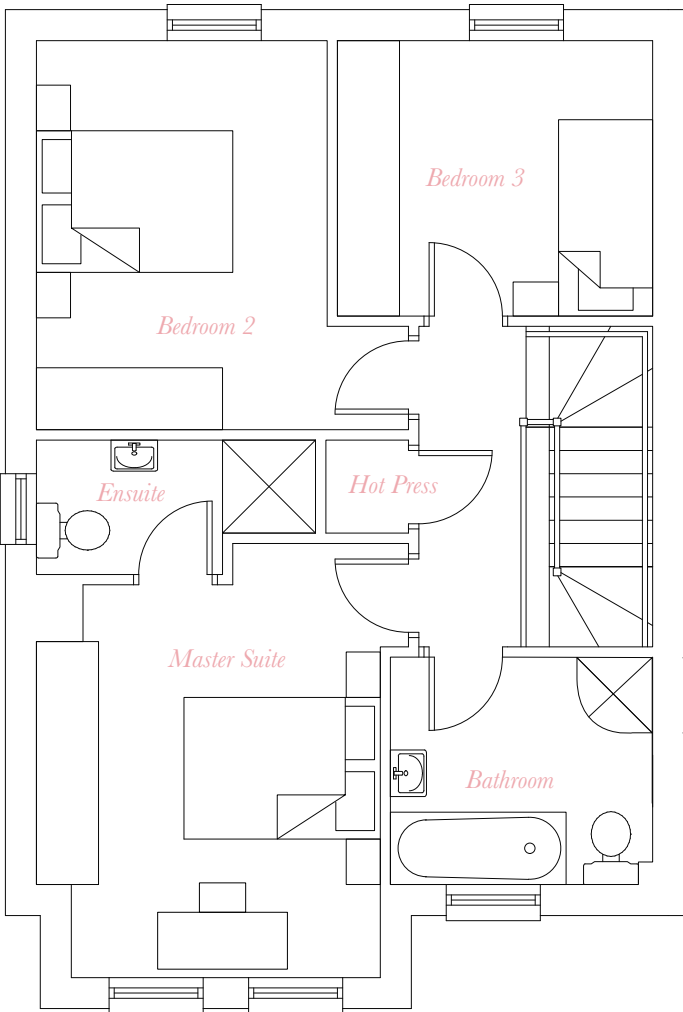
First Floor

| | | |
|----------------|----------------|------------|
| Master Bedroom | 13'9" x 10'10" | 4.2 x 3.3m |
| Ensuite | — | — |
| Bedroom 2 | 12'6" x 11'10" | 3.8 x 3.6m |
| Bedroom 3 | 10'2" x 8'10" | 3.1 x 2.7m |
| Bathroom | — | — |
| Store | — | — |

Ground Floor



First Floor





The Cove — 3 Bedroom Semi-Detached Home — 1135 sq ft



Site map colour reference:

Plots: 8s, 11s, 35s, 38s

Dimensions represented from the longest point.

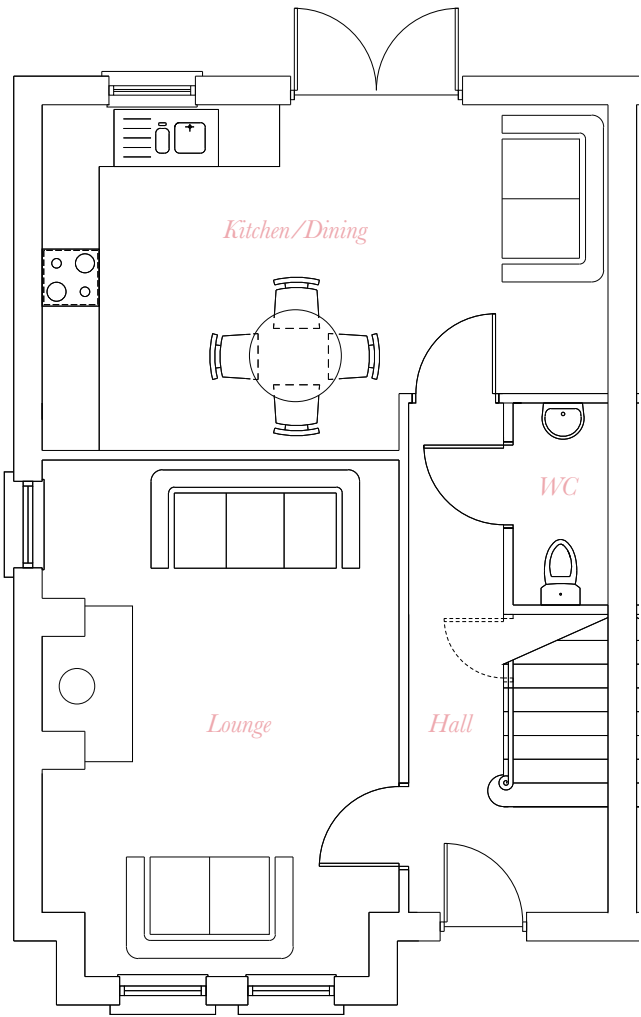
Ground Floor

| | | |
|----------------|----------------|------------|
| Lounge | 17'9" x 12'6" | 5.4 x 3.8m |
| Kitchen/Dining | 19'8" x 11'10" | 6.0 x 3.6m |
| WC | — | — |

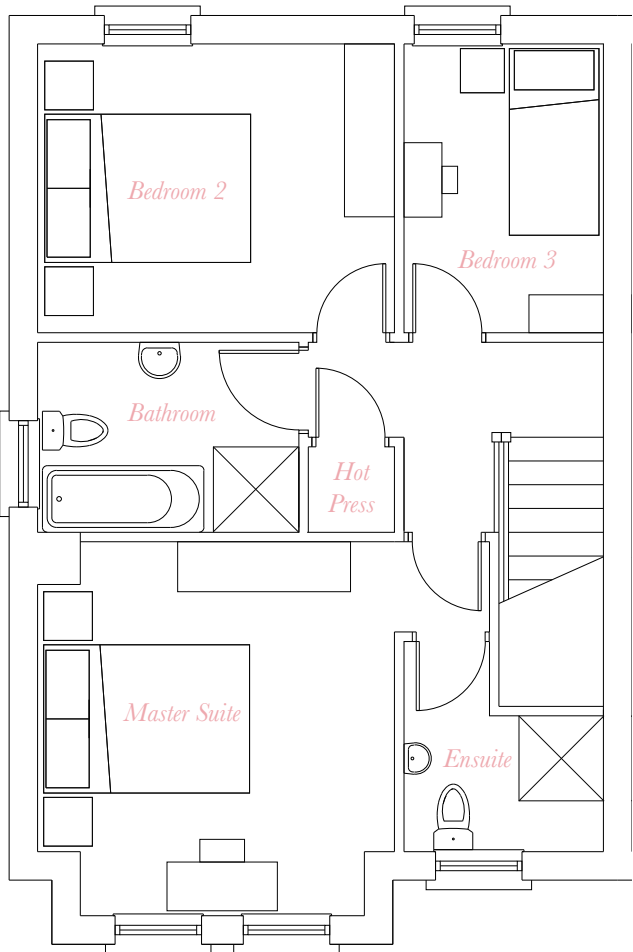
First Floor

| | | |
|----------------|----------------|------------|
| Master Bedroom | 15'9" x 12'10" | 4.8 x 3.9m |
| Ensuite | — | — |
| Bedroom 2 | 12'6" x 9'10" | 3.8 x 3.0m |
| Bedroom 3 | 9'10" x 6'11" | 3.0 x 2.1m |
| Bathroom | — | — |
| Store | — | — |

Ground Floor

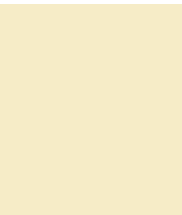


First Floor





The Reef — 3 Bedroom Semi-Detached Home — 1110 sq ft



Site map colour reference:

Plots: 9s, 10s, 36s, 37s

Dimensions represented from the longest point.

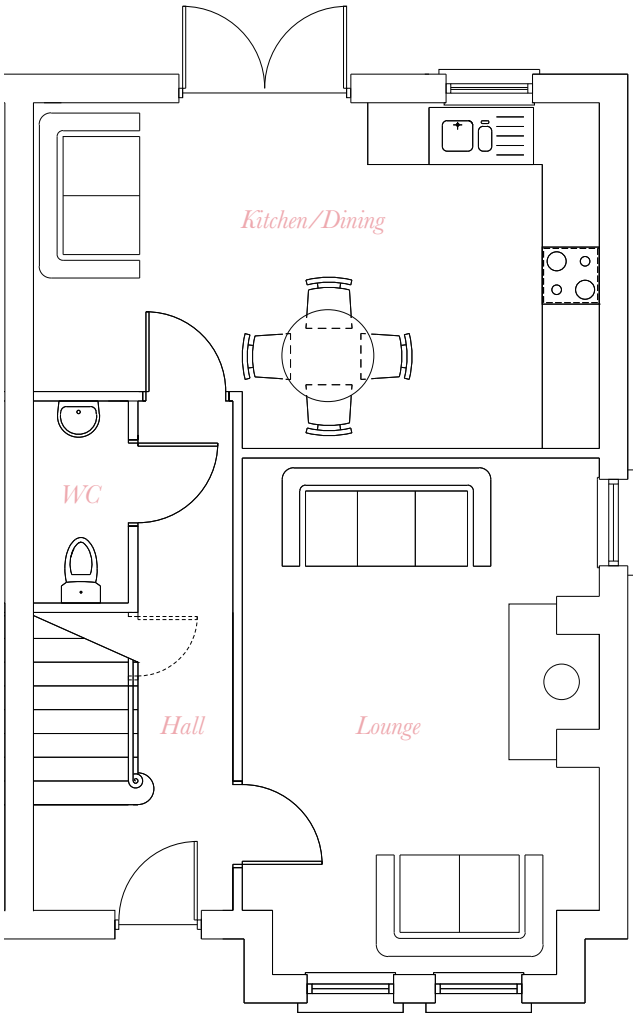
Ground Floor

| | | |
|----------------|----------------|------------|
| Lounge | 17'9" x 12'6" | 5.4 x 3.8m |
| Kitchen/Dining | 19'8" x 11'10" | 6.0 x 3.6m |
| WC | — | — |

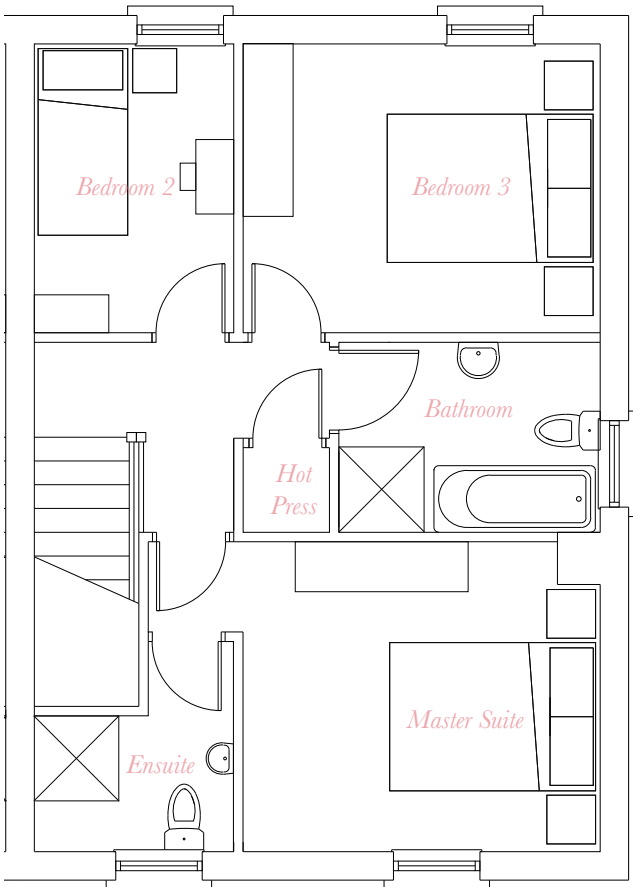
First Floor

| | | |
|----------------|----------------|------------|
| Master Bedroom | 15'9" x 10'10" | 4.8 x 3.3m |
| Ensuite | — | — |
| Bedroom 2 | 12'6" x 9'10" | 3.8 x 3.0m |
| Bedroom 3 | 9'10" x 6'11" | 3.0 x 2.1m |
| Bathroom | — | — |
| Store | — | — |

Ground Floor



First Floor





The Prow — 3 Bedroom Semi-Detached Home — 968 sq.ft



Site map colour reference:

Plots: 21s, 22s, 23s, 24s

Dimensions represented from the longest point.

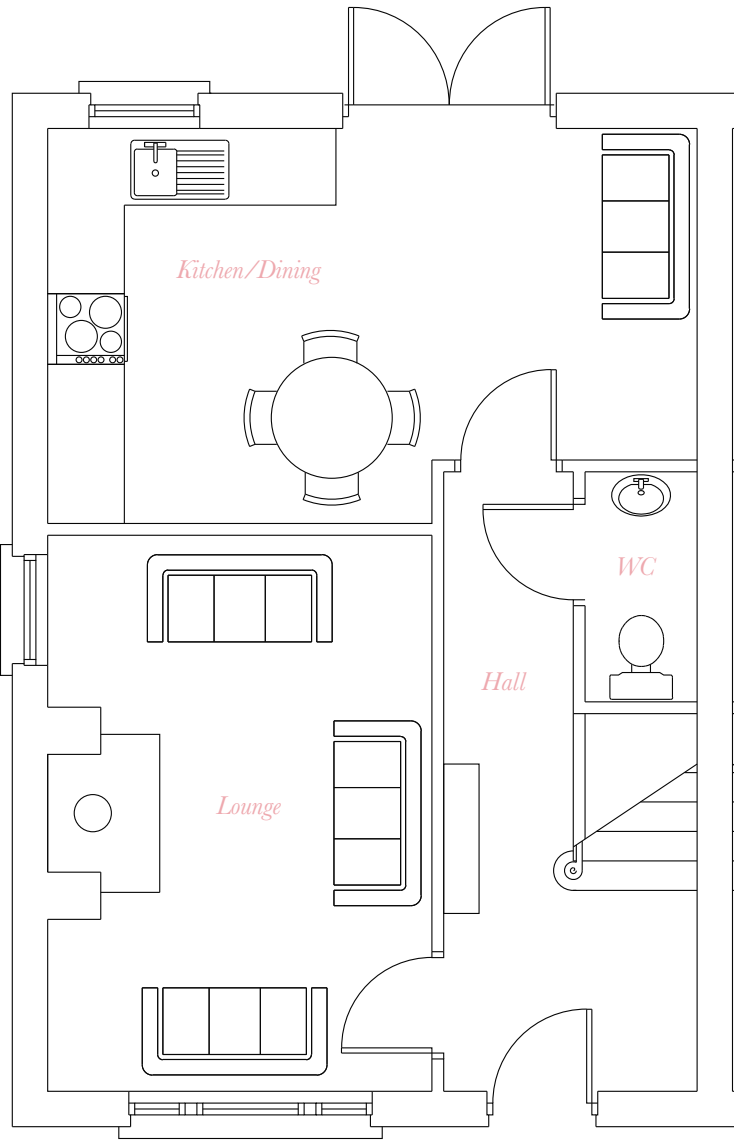
Ground Floor

| | | |
|----------------|----------------|------------|
| Lounge | 15'6" x 10'10" | 4.7 x 3.3m |
| Kitchen/Dining | 18'1" x 11'0" | 5.5 x 3.4m |
| WC | — | — |

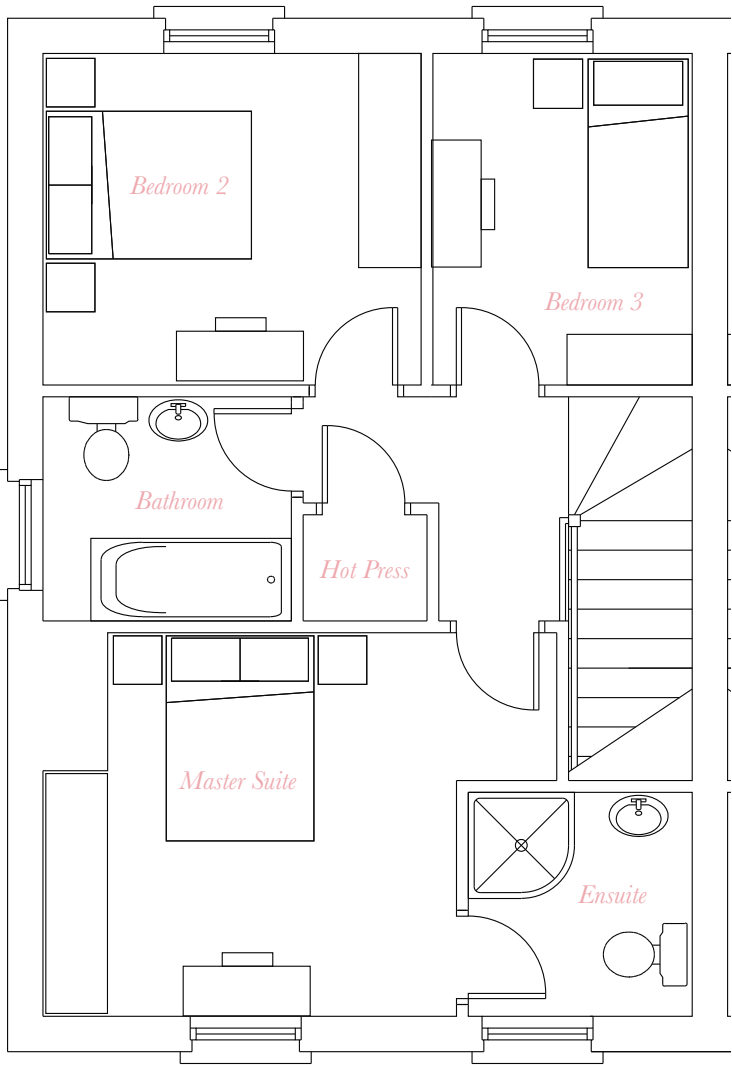
First Floor

| | | |
|--------------|---------------|------------|
| Master Suite | 14'3" x 10'6" | 4.4 x 3.2m |
| Ensuite | — | — |
| Bedroom 2 | 10'6" x 9'2" | 3.2 x 2.8m |
| Bedroom 3 | 9'3" x 7'3" | 2.8 x 2.2m |
| Bathroom | — | — |

Ground Floor



First Floor





The Pier — 3 Bedroom Semi-Detached Home — 954 sq ft



Site map colour reference:

Plots: 16s, 17s, 28s, 29s, 72s, 73s, 74s, 75s

Dimensions represented from the longest point.

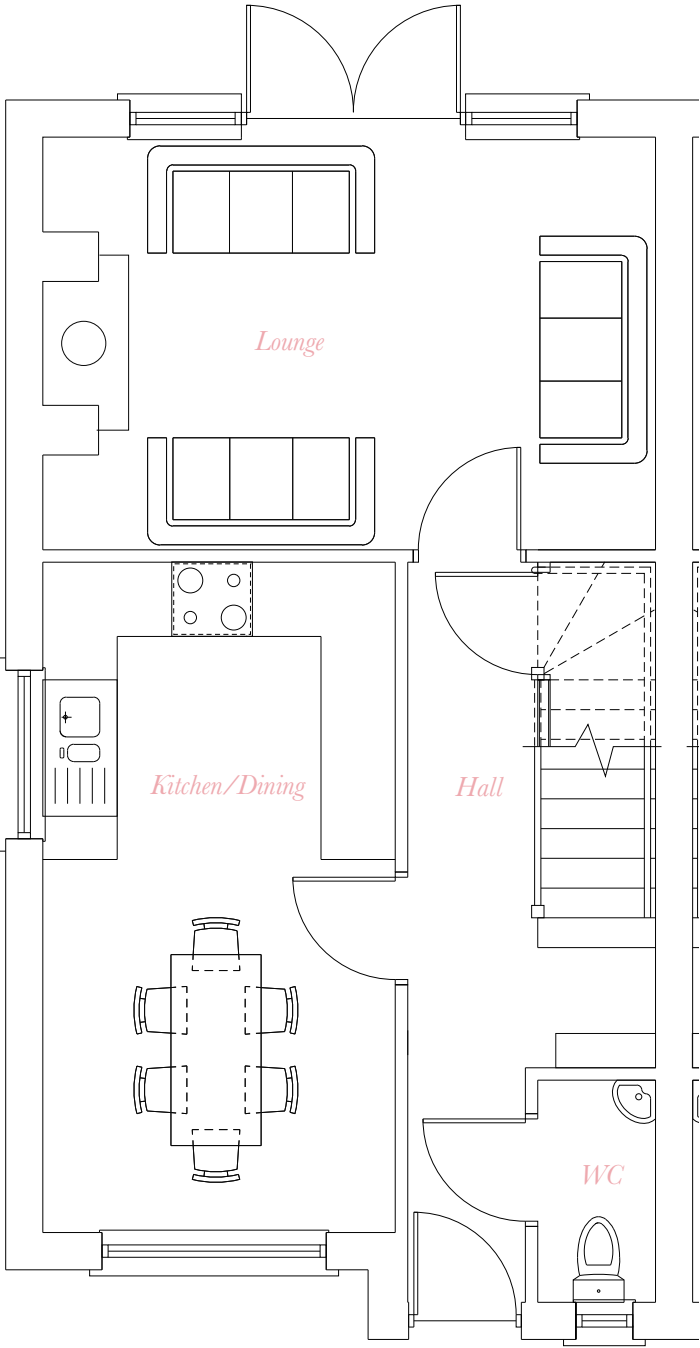
Ground Floor

| | | |
|----------------|----------------|------------|
| Lounge | 16'1" x 10'10" | 4.9 x 3.3m |
| Kitchen/Dining | 17'9" x 9'2" | 5.4 x 2.8m |
| WC | — | — |

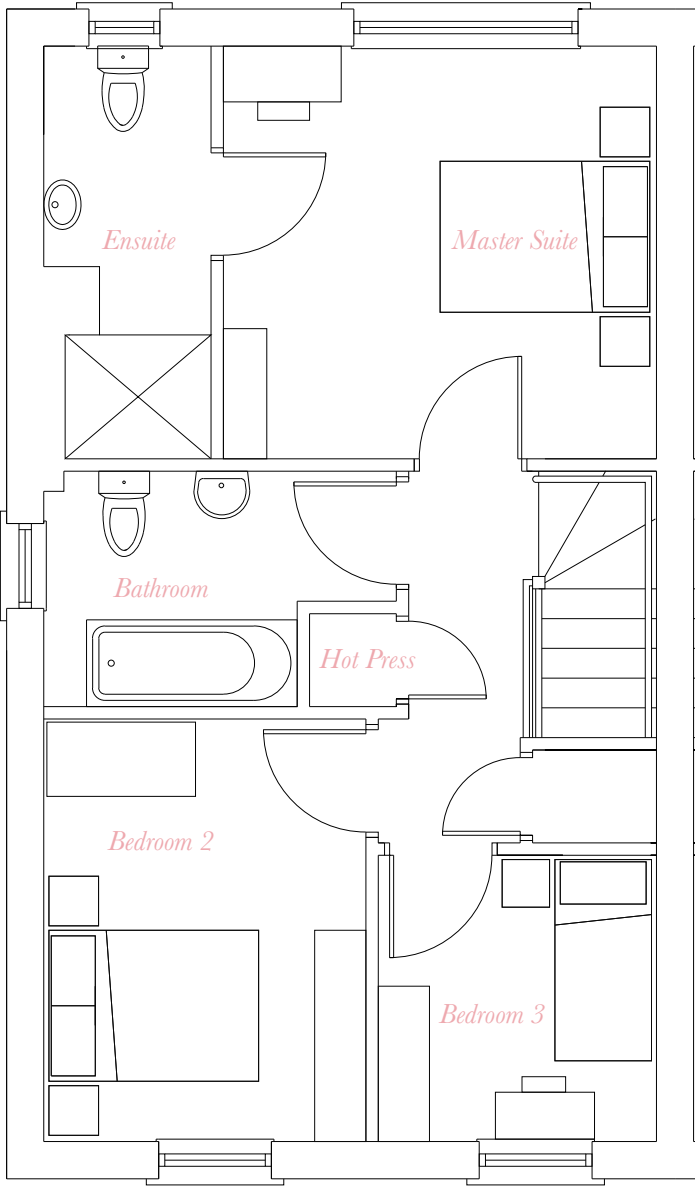
First Floor

| | | |
|--------------|-----------------|------------|
| Master Suite | 11'11" x 10'10" | 3.6 x 3.3m |
| Ensuite | — | — |
| Bedroom 2 | 11'2" x 8'6" | 3.4 x 2.6m |
| Bedroom 3 | 7'7" x 7'3" | 2.3 x 2.2m |
| Bathroom | — | — |
| Store | — | — |

Ground Floor



First Floor





The Mariner — 3 Bedroom Semi-Detached Home — 1132 sq.ft

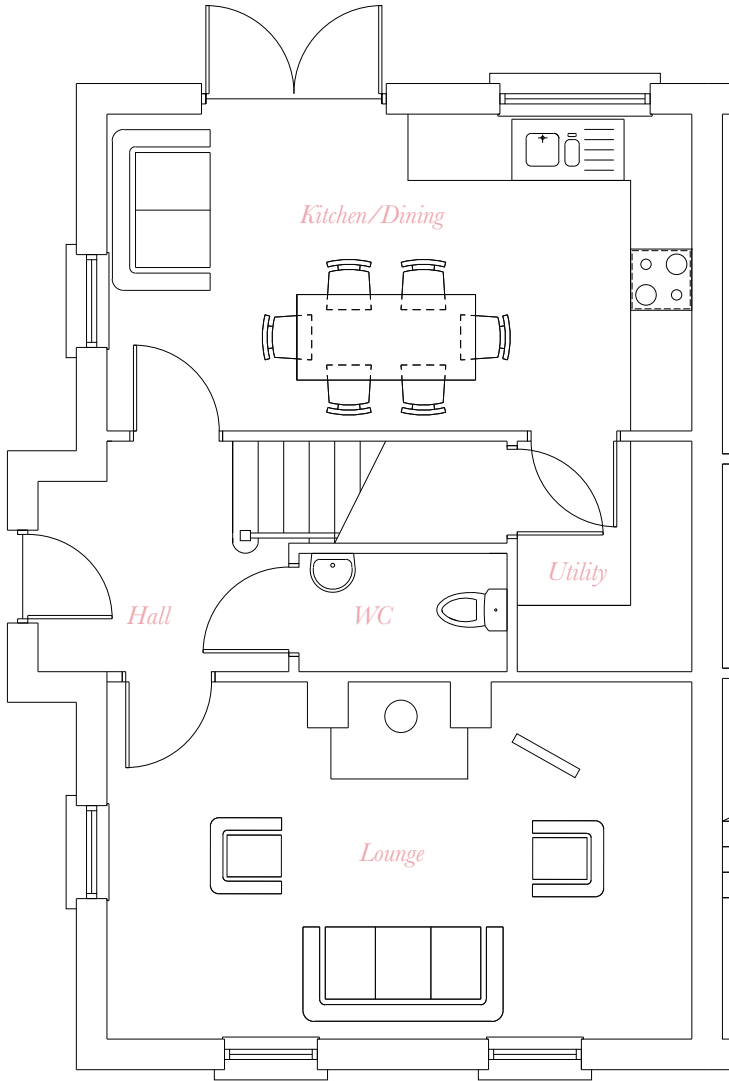


Site map colour reference:

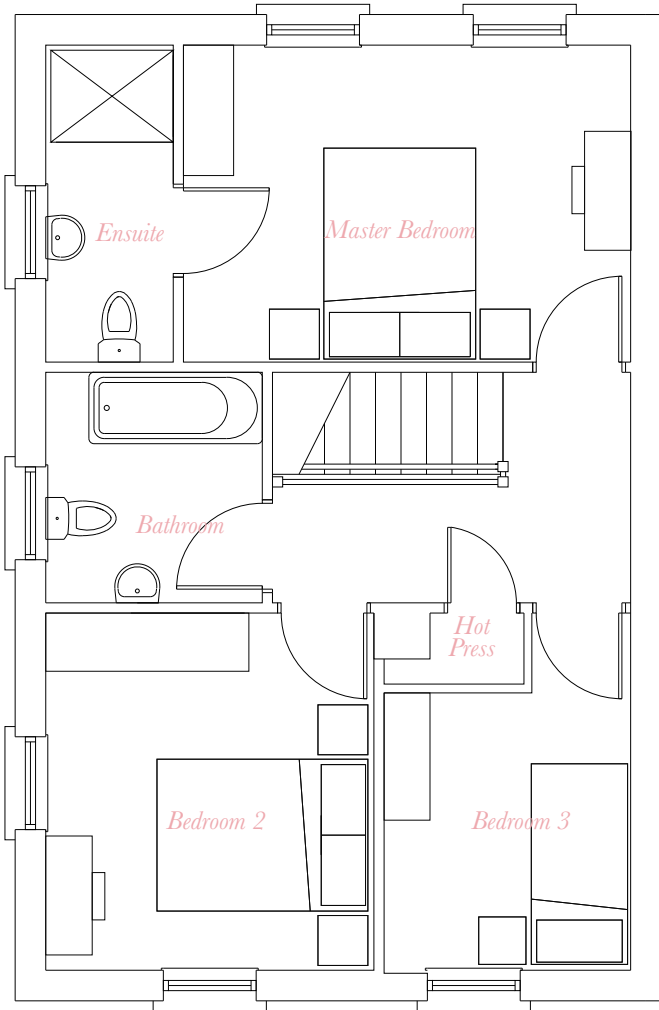
Plots: 15s, 30s

Dimensions represented from the longest point.

Ground Floor



First Floor





The Quay — 3 Bedroom Semi-Detached Home — 1095 sq ft



Site map colour reference:

Plots: 14s, 31s

Dimensions represented from the longest point.

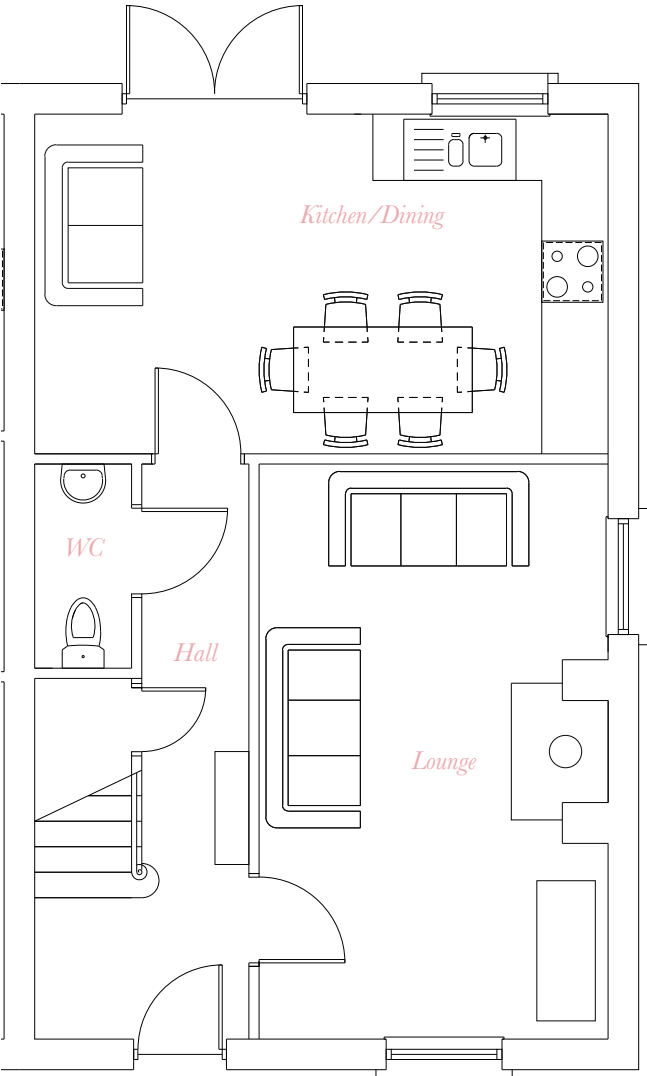
Ground Floor

| | | |
|------------------|----------------|------------|
| Lounge | 18'4" x 11'2" | 5.6 x 3.4m |
| Kitchen / Dining | 18'4" x 10'10" | 5.6 x 3.3m |
| Utility | — | — |
| WC | — | — |

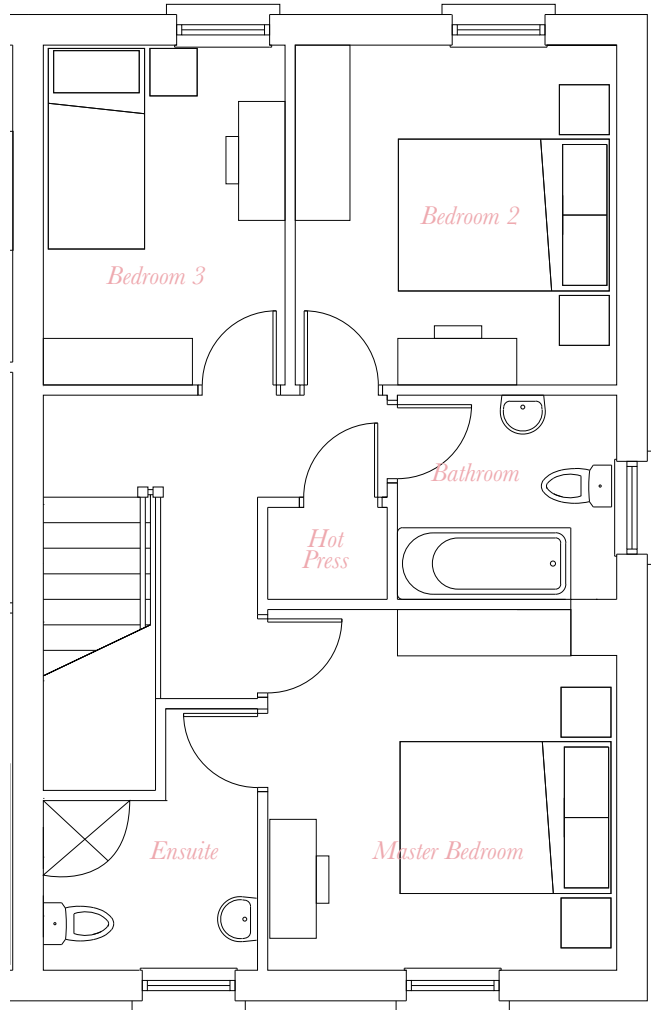
First Floor

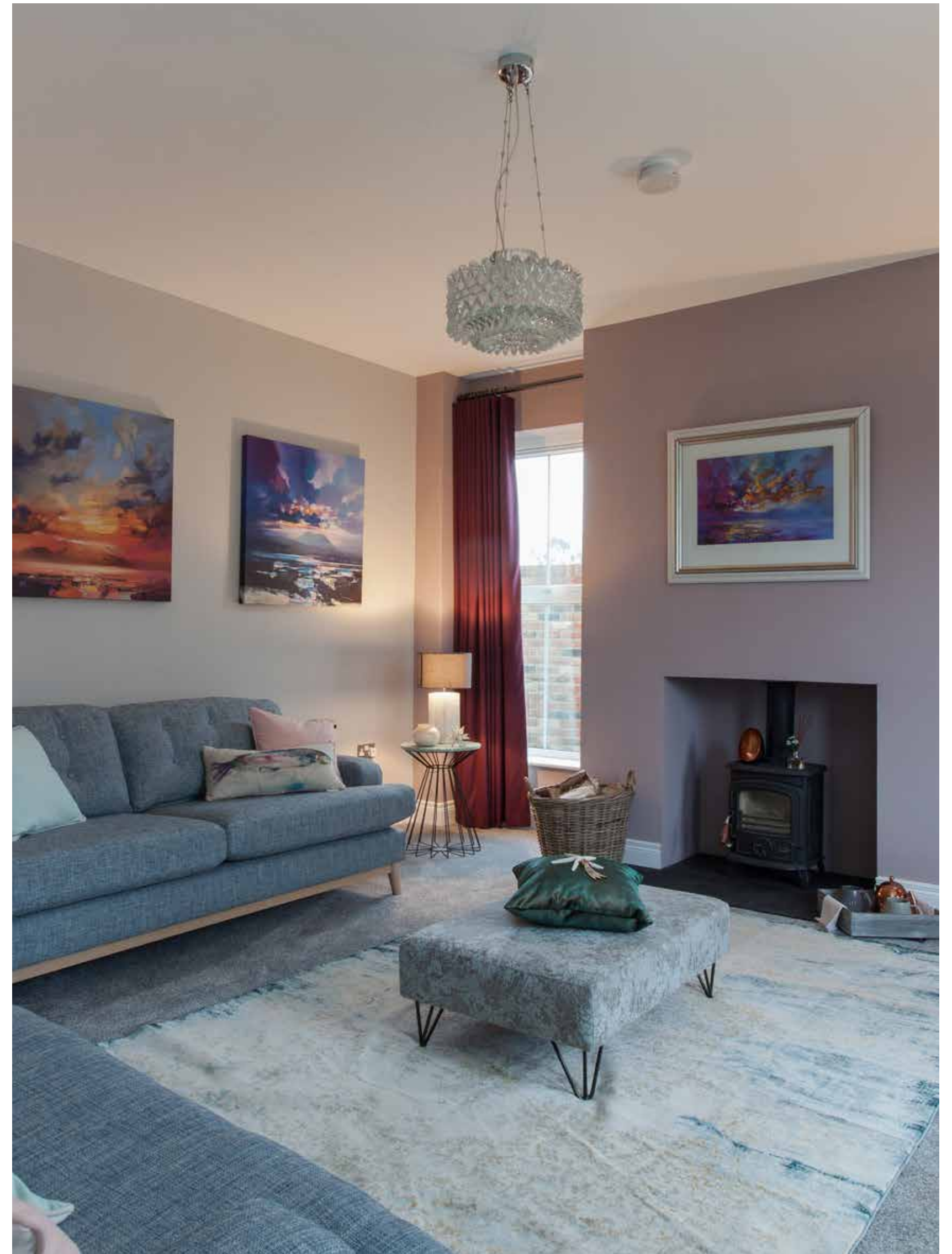
| | | |
|--------------|----------------|------------|
| Master Suite | 11'6" x 11'2" | 3.5 x 3.4m |
| Ensuite | — | — |
| Bedroom 2 | 10'10" x 7'10" | 3.3 x 2.4m |
| Bedroom 3 | 10'10"x 10'6" | 3.3 x 3.2m |
| Bathroom | — | — |

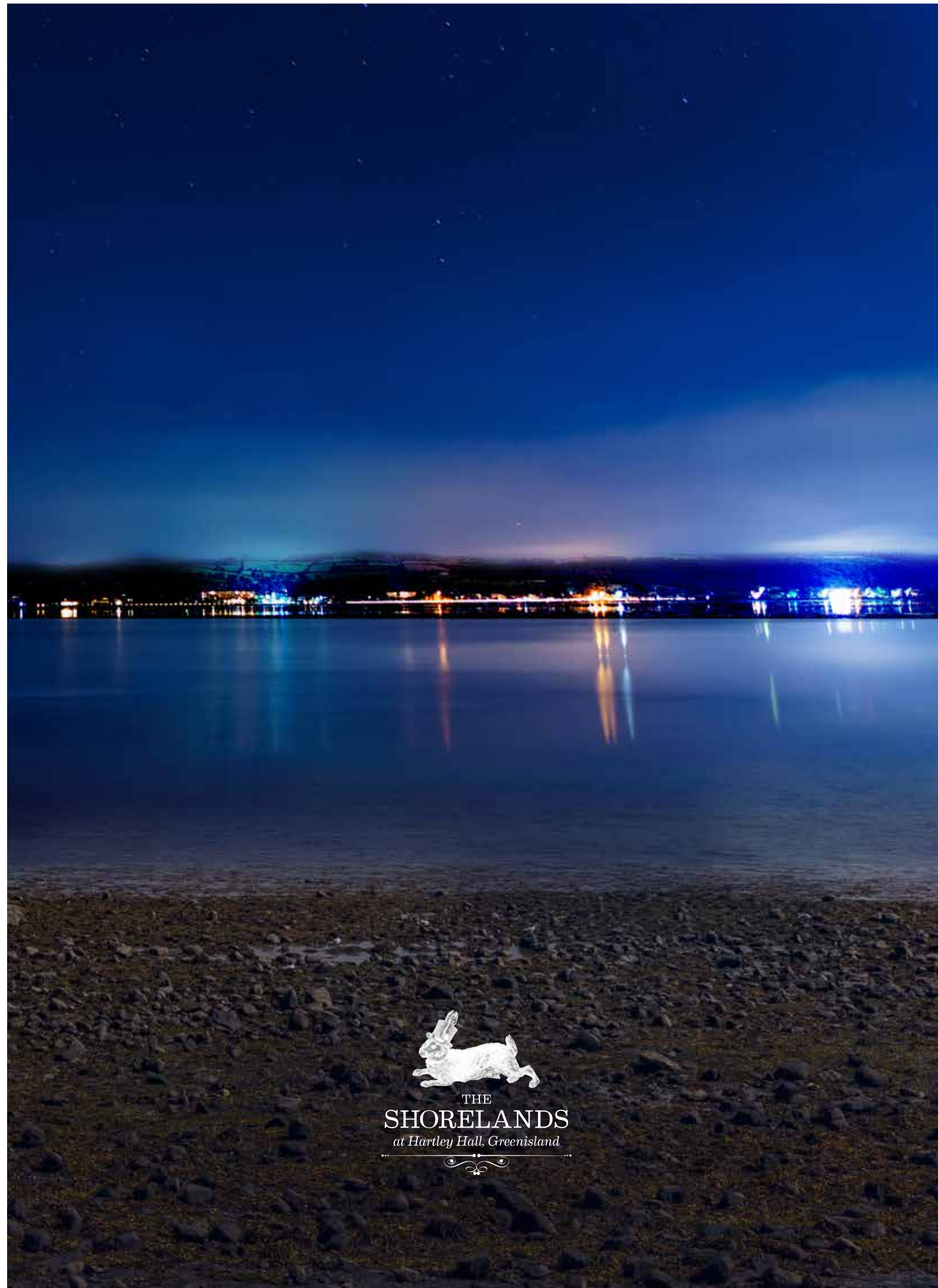
Ground Floor



First Floor







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