

Faulkner Grove

WEST CIRCULAR RING ROAD
BANGOR

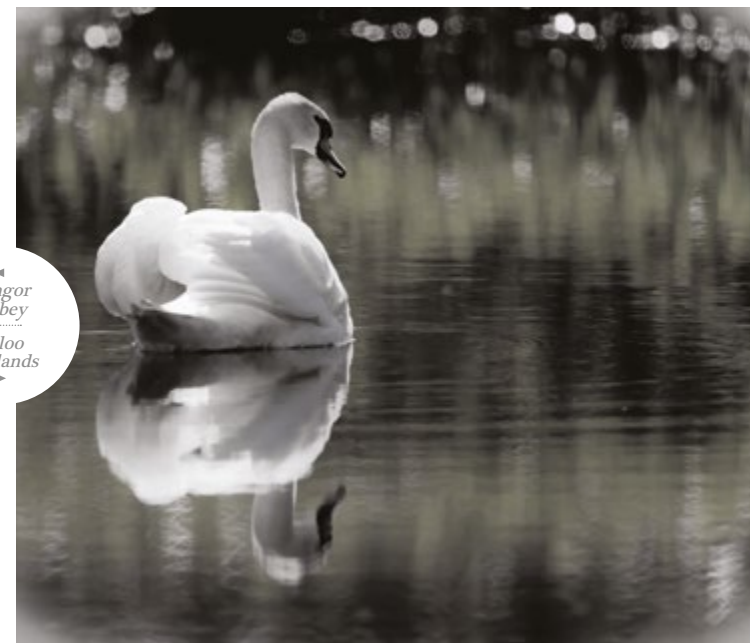
Stunning Contemporary Family Homes



Unquestionably an
**EXCLUSIVE
LOCATION**



Bangor Abbey
Baloo Wetlands



Bangor Sea Front
Bangor Marina



The Salty Dog
Hotel & Bistro
Bangor Castle
Walled Garden





The Ashbourne

SITE Nos. 4 & 13

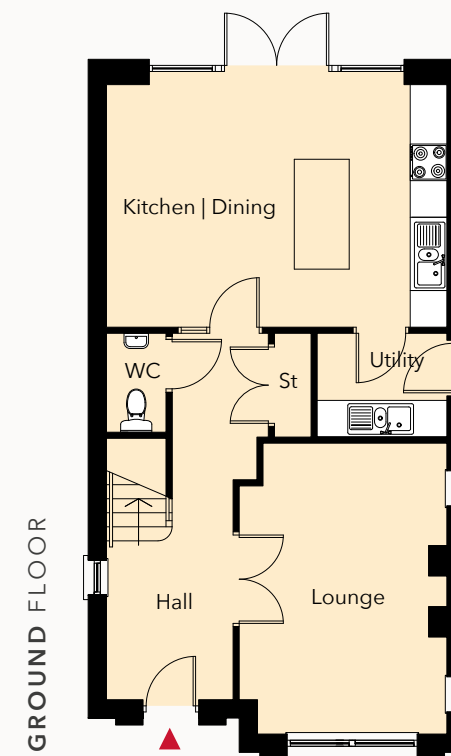
Total Floor Area 1249 sq ft



SITE LAYOUT - NOT TO SCALE

The Ashbourne

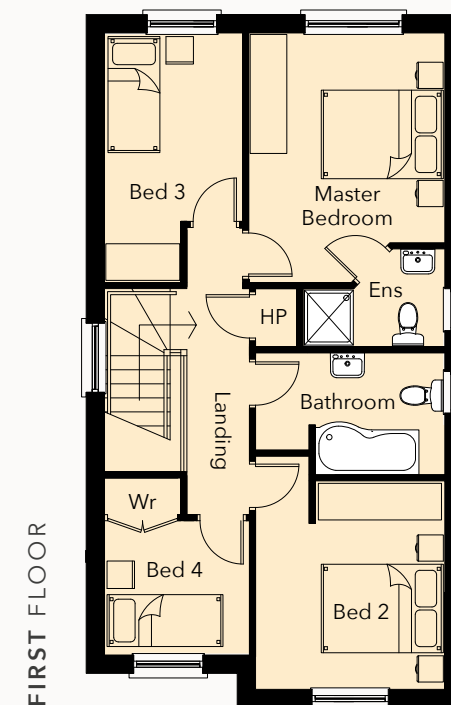
4 Bedroom Detached



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge.....	15'6" x 11'2"	4.76 x 3.40
Kitchen Dining	18'3" x 13'0"	5.57 x 3.97
Utility	6'6" x 5'6"	2.00 x 1.70

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom.....	13'4" x 10'5"	4.08 x 3.21
Ensuite	7'3" x 5'2"	2.24 x 1.60
Bedroom 2	11'2" x 10'2"	3.41 x 3.10
Bedroom 3	13'4" x 7'4"	4.08 x 2.26
Bedroom 4	11'5" x 7'8"	3.50 x 2.37
Bathroom.....	10'1" x 6'6"	3.09 x 2.00

Site 4 is a mirrored version of these plans

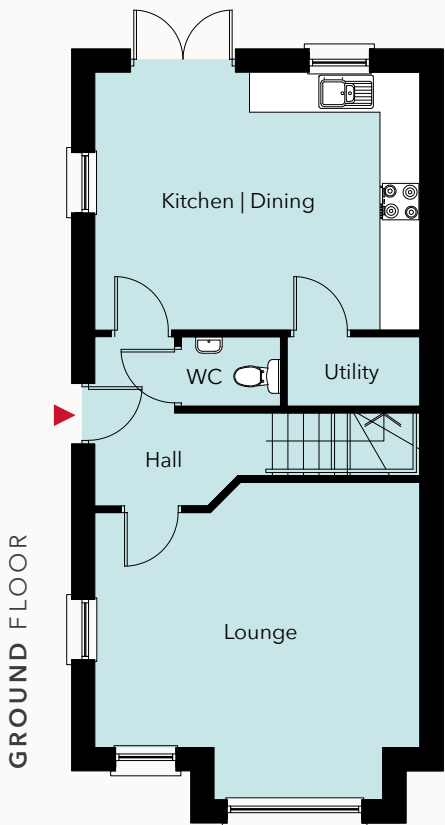


CGI is for illustrative purposes only. Plans are not to scale and all dimensions are approximate.

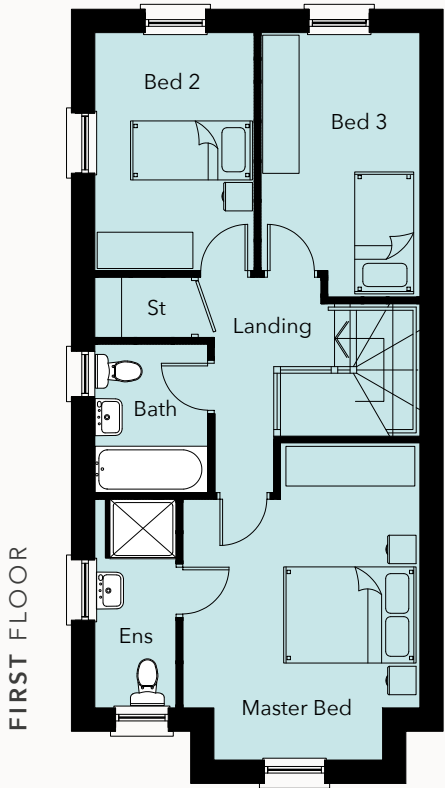


The Burlington

3 Bedroom Detached



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge (into bay)	16'1" x 15'7"	4.90 x 4.79
Kitchen Dining	16'1" x 12'8"	4.90 x 3.89
Utility	6'6" x 3'5"	2.00 x 1.05



FIRST FLOOR	Ft/Inch	Metres
Master Bed (into bay).	15'7" x 11'5"	4.78 x 3.50
Ensuite	10'3" x 4'0"	3.14 x 1.22
Bedroom 2	11'8" x 7'9"	3.59 x 2.40
Bedroom 3	13'1" x 7'8"	3.99 x 2.39
Bathroom	7'3" x 5'6"	2.24 x 1.70

Site 16 is a mirrored version of these plans



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The Burlington

SITE Nos. 1 & 16

Total Floor Area 1119 sq ft



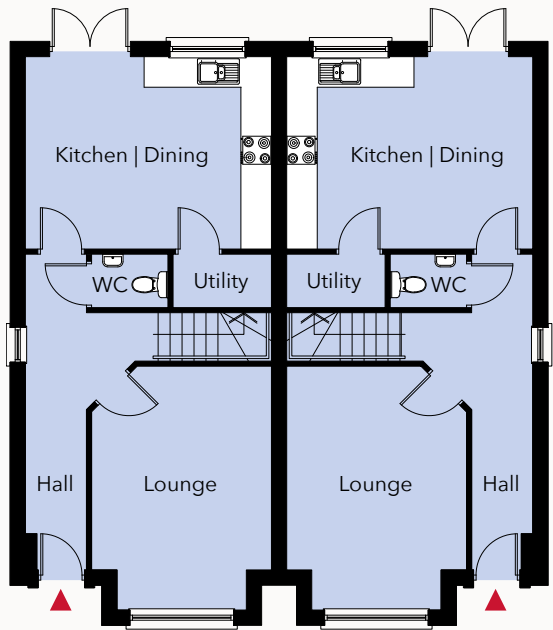
SITE LAYOUT - NOT TO SCALE



The Conway

3 Bedroom Semi Detached

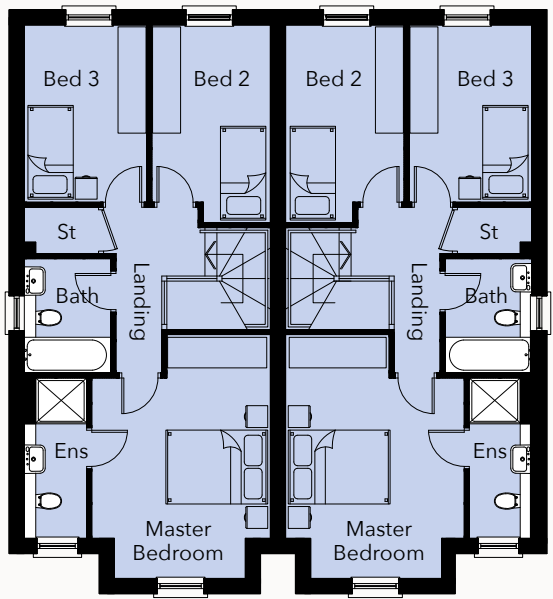
GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge (into bay)	15'7" x 11'6"	4.78 x 3.53
Kitchen Dining	15'8" x 12'4"	4.83 x 3.77
Utility	6'3" x 3'4"	1.93 x 1.05

FIRST FLOOR	Ft/Inch	Metres
Master Bed (into bay)	15'7" x 11'5"	4.78 x 3.50
Ensuite	10'3" x 4'0"	3.15 x 1.22
Bedroom 2	11'4" x 7'9"	3.47 x 2.40
Bedroom 3	12'7" x 7'6"	3.87 x 2.32
Bathroom	7'3" x 5'6"	2.24 x 1.70

FIRST FLOOR



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The Conway

SITE Nos. 5, 6, 11 & 12

Total Floor Area 1098 sq ft



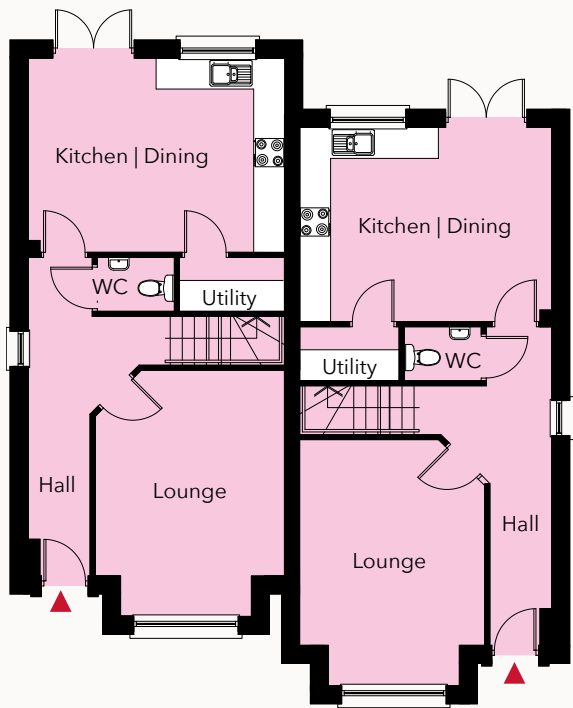
SITE LAYOUT - NOT TO SCALE



The Deramore

3 Bedroom Semi Detached

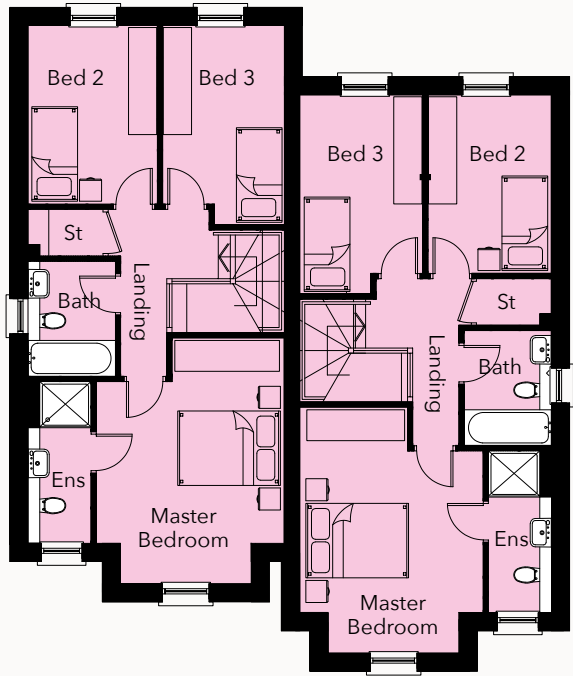
GROUND FLOOR



GROUND FLOOR	Ft/Inch	Metres
Entrance Hall with separate WC		
Lounge (in to bay)	15'7" x 11'7"	4.79 x 3.58
Kitchen Dining	16'1" x 12'4"	4.91 x 3.78
Utility	6'3" x 3'4"	1.93 x 1.05

FIRST FLOOR	Ft/Inch	Metres
Master Bed (into bay)	15'7" x 11'7"	4.79 x 3.58
Ensuite	10'3" x 4'0"	3.15 x 1.22
Bedroom 2	11'4" x 7'9"	3.48 x 2.40
Bedroom 3	12'7" x 7'9"	3.88 x 2.40
Bathroom	7'3" x 5'6"	2.24 x 1.70

FIRST FLOOR



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The Deramore

SITE Nos. 2, 3, 7, 8, 9, 10, 14 & 15

Total Floor Area 1130 sq ft



Alternative elevation on selected sites



SITE LAYOUT - NOT TO SCALE



Meticulous QUALITY DESIGN

Carefully Considered Design FOR YOUR LIVING SPACE

Internal Features

- Insulated to the new building regulation standards
- Walls and ceilings painted throughout
- Smoke and carbon monoxide detectors
- Moulded skirting and architraves painted white
- Oak finish internal doors with quality ironmongery and glazed where appropriate
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Phoenix Gas Fired Central Heating system
- Ceramic tiled floor to hall, kitchen / dining, bathroom, ensuites and W.C.
- Option of tiling, wood click floor or carpet to hall

Kitchen and Utility (where applicable)

- High quality units with choice of door, worktops and handles
- Co-ordinated upstands between kitchen units
- Range of integrated appliances to include gas hob, electric oven, extractor hood, fridge /freezer and dishwasher
- Concealed under lighting to the kitchen units
- Downlights to ceiling

Bathroom, Ensuites and WC

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled shower in ensuite
- Downlights to ceiling
- Chrome towel rail radiators
- Floor coverings & tiling
- Wall tiling to wet area in bathroom, ensuite & W.C.

External Features

- All gardens to be laid in lawn with planting and hedging (where applicable)
- Parking areas and paths will be bitmaced and/or paved
- Argon gas filled double glazed windows
- Entrance door with multipoint locking system
- Outside water tap
- Enclosed rear gardens
- External lighting to front and rear door

Warranty



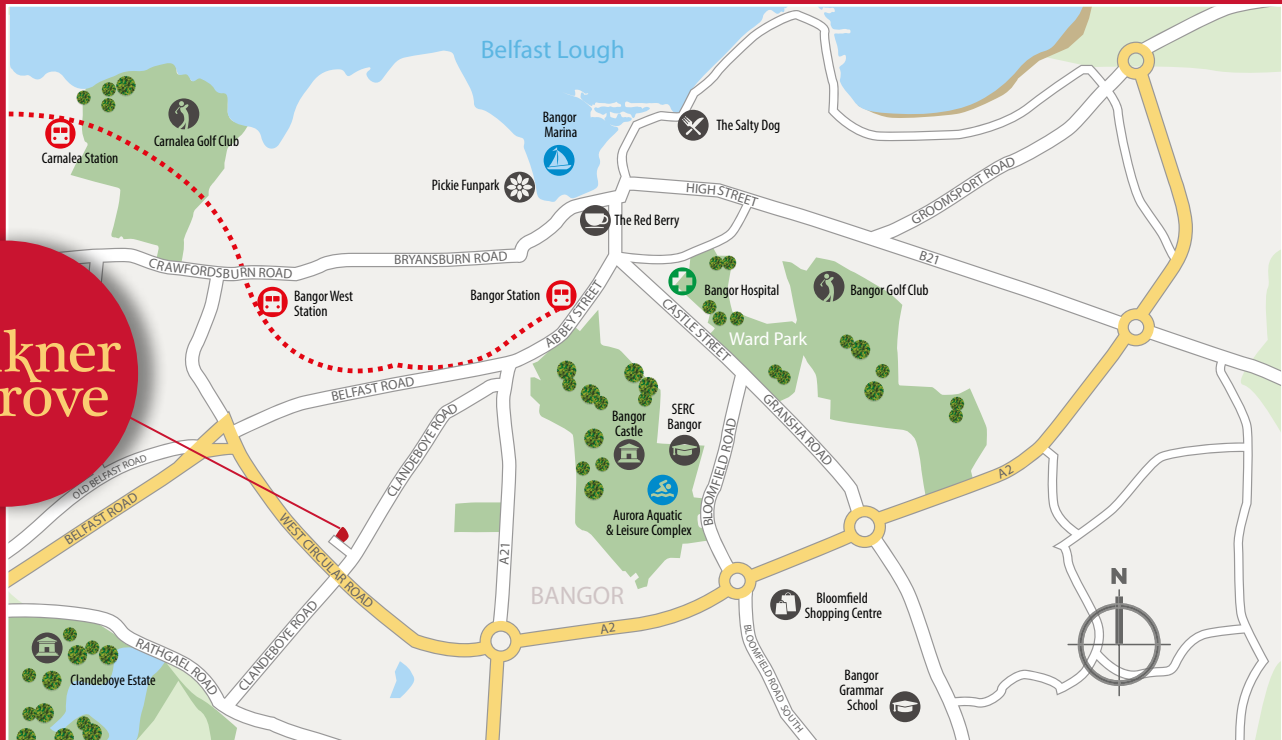
- NHBC 10 year warranty

A Management Company will organise the up-keep of Communal Areas

Truly unique
& PERFECTLY
LOCATED



LOCATION MAP



**Faulkner
& Grove**

WELL CONNECTED



SELLING AGENT

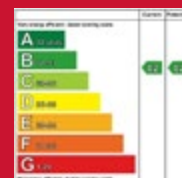


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DEVELOPER



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