

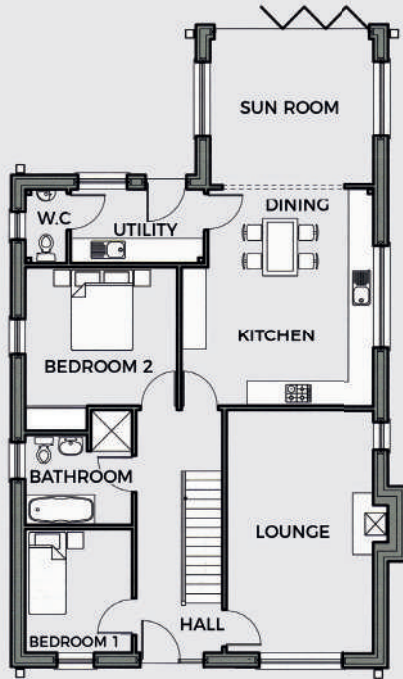
• Mill Road •

PORTSTEWART

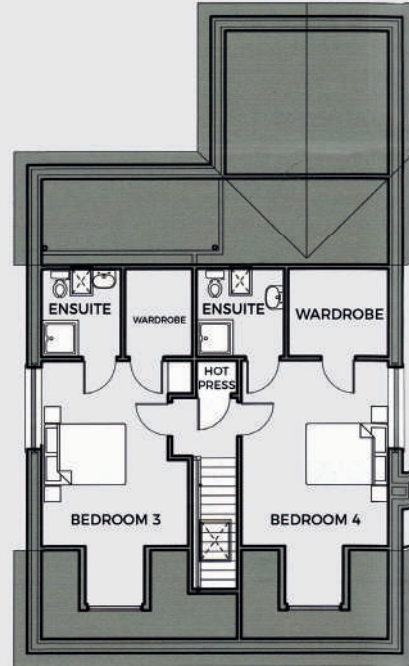
AN EXQUISITE SELECTION OF
BUNGLOWS & CHALET BUNGLOWS



• House Type One •



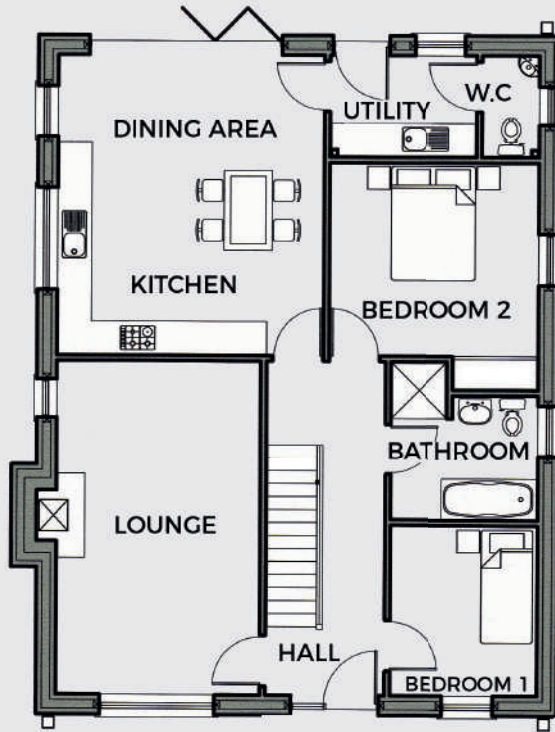
Ground Floor



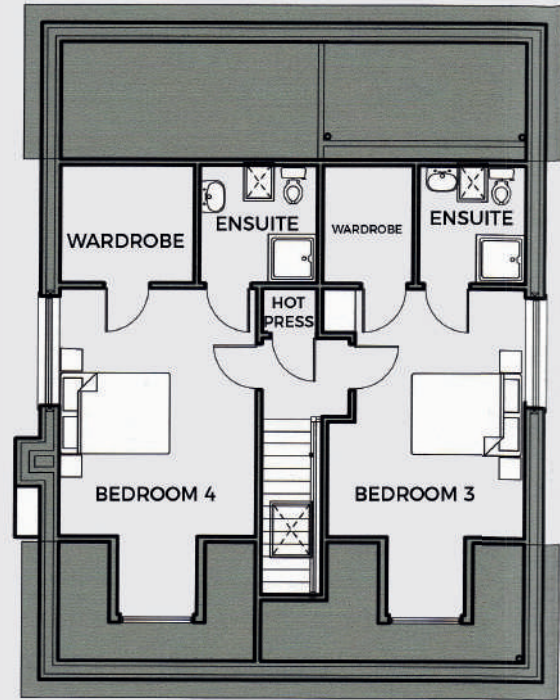
First Floor



• House Type Two •



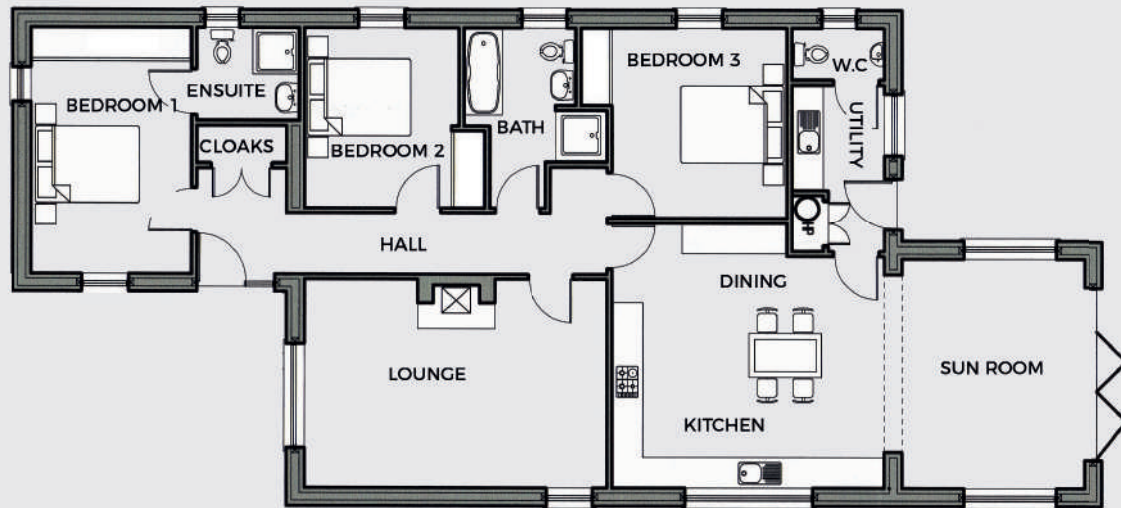
Ground Floor



First Floor



• House Type Three •



Ground Floor



FOUR

TWO

ONE

THREE

Specification

• Kitchen •

- Choice of contemporary designer kitchen, designed to your own style and finished with high gloss or hand painted in your own colour
- Choice of worktops, in your chosen style and design including granite, quartz and oak
- Ceramic kitchen sink or similar with contemporary finishes and designer taps of your choice
- Integrated LED mood lighting, integrated with your kitchen design
- Branded integrated appliances including dishwasher, oven, sleek induction hob and fridge/freezer
- Branded integrated appliances to include oven, induction hob and fridge/freezer

• Bathrooms & Ensuites •

- Choice of contemporary designer sanitary ware, with your own choice of finishing including designer taps
- Contemporary designer shower enclosures with single or double entry
- Soft close and 'easy clean' WC
- Anti-steam LED mirrors
- Counter top or wall mounted style wash basins and units, in your own choice of style, design and colour
- Part wall and floor tiling

• Decoration •

- Farrow & Ball painted internal walls & ceilings with high quality soft sheen finish in Ammonite*
- Painted skirting and architraves in All White* to compliment walls & ceilings
- Contemporary solid internal doors
- Ambient LED mood lighting through stairways
- Brushed stainless steel light switches and sockets
- Wood burning stoves and decorated fire surrounds in living area

• Electrical & Heating •

- Comprehensive range of electrical sockets, switches and phone points
- Smoke and carbon monoxide detectors linked to mains electricity
- Fitted with either gas or oil heating
- Energy efficient boiler allowing in house comfort and instant hot water
- High quality radiators throughout

• Flooring & Tiling •

- Choice of contemporary tiled or wooden flooring in hallways, kitchens and bathrooms
- Choice of luxury carpet and underlay to stairs, landings, living spaces and bedrooms

• External •

- Slate roof
- Traditional brick, block and cavity wall construction
- Exceptionally high level insulation to cavity walls, floors and any roof spaces
- Built to 2016 Building Control Specification
- Lawn turfed gardens to front and rear
- High quality UltraTech doors
- Paved outdoor areas and tarmac driveways
- Front and rear external lighting
- Exterior water and electrical supply
- Management company appointed to maintain all communal areas

• Warranty •

- Every SM Devine home comes with a 10 year warranty provided by Global Home Warranties



www.smdevine.co.uk



info@bensonsni.com | 028 7034 3677

Disclaimer

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or true representations of fact and purchasers must satisfy themselves by inspection or otherwise. Configuration of kitchens, bathrooms and all other specifications may be subject to change at any time without prior notice. Purchasers should satisfy themselves as to the specification at the time of booking. Artist impressions and internal photographs are for illustrative purposes only. Plans are not to scale and all dimensions shown are approximate.