

**New
Build**



New House Type



Artists Impression only, please visit site where Semis are under construction

Drumaran View
Hunters Hill Road
Gilford

welcome



Drumaran View, is set in rolling countryside on the outskirts of Gilford.

Built by renowned local builder Buildcon Homes, with successful developments in the area including Chestnut Brae, Hunters Hill Park, Glebe Hill Manor to name but a few.

With over 30 years building experience, creating homes of the highest quality, design and workmanship, welcome to your first step to finding your dream home.

All homes come with an excellent turnkey finish and are covered by CRL Warranty Scheme.

For further information contact Stevenson & Cumming.

t. 028 3835 0883

e: portadown@stevensonandcumming.com

Luxury Turnkey Specification

We're only as good as you last built, right?

Luckily for us, our experience lets us know what you the buyer wants. Below is a list of our extensive specification . . . Please feel free to visit our nominated suppliers, who will only be too happy to show you what's on offer.

★ INTERNAL SPECIFICATION

- Internal walls, ceilings & woodwork painted
- Comprehensive range of electrical sockets & light fittings
- Panelled internal doors with modern quality door furniture
- Moulded skirting boards & architraves
- Mains operated smoke, heat & carbon monoxide detectors.
- TV & telephone points to Lounge & Master Bedroom.
- Oil fired central heating with thermostatically controlled radiators and energy efficient boiler.

★ EXTERNAL SPECIFICATION

- Double glazed windows in uPVC frames
- Excellent level of floor, wall & roof space insulation
- Traditional brick finish with feature rendered porch, (linked detached)
- Outside tap
- Tarmac Driveways
- Gardens sown in grass seed & landscaped where applicable
- Feature external lighting
- Timber fencing to rear boundaries
- CRL 10 Year Warranty scheme

★ INTERNAL SPECIFICATION

KITCHENS & UTILITY ROOMS, (where applicable)

- High quality units in choice of doors, worktops & handles
- Appliances to include oven, hob, extractor hood & fridge/freezer

FIREPLACE,

- Electric Wall Mounted Fireplace, (supplied by Builder)

BATHROOMS & WC's

- Contemporary white sanitary ware with chrome fittings
- Thermostatically controlled free standing shower

CARPETS, TILING & FLOORING

- Floor Vinyl to Kitchen
- Full height tiling to shower enclosures
- Floor Vinyl to Bathroom and downstairs WC.
- Splash back tiling to wash hand basins
- Carpets to Lounge, Bedrooms, Stairs, Landing & Hallway

Specification

STEVENSON
& CUMMING
EST 1947

Sites 2 & 3, Drumaran View

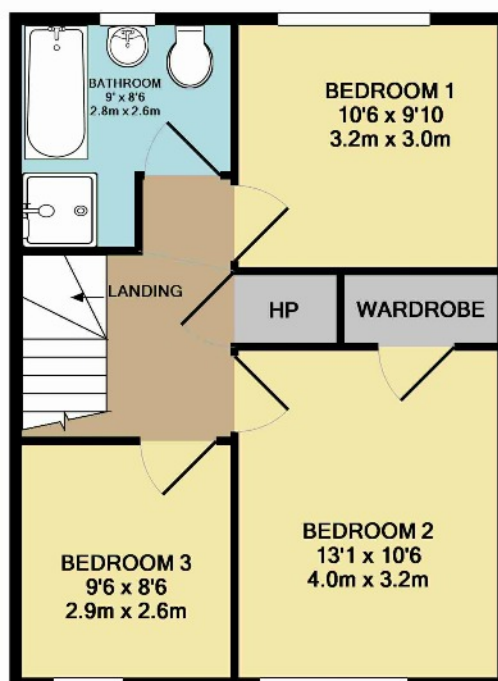
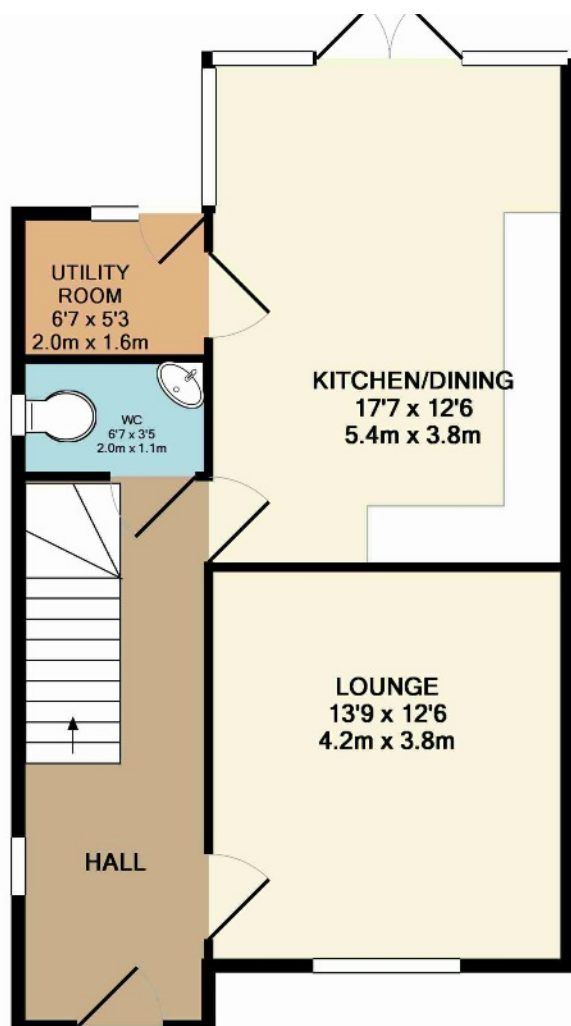
SEMI-DETACHED



Pricing

Site 2 £117,500, Available
Site 3, £117,500, Available

Total Floor Area
Circa 1092 sq ft
(102 sq m)



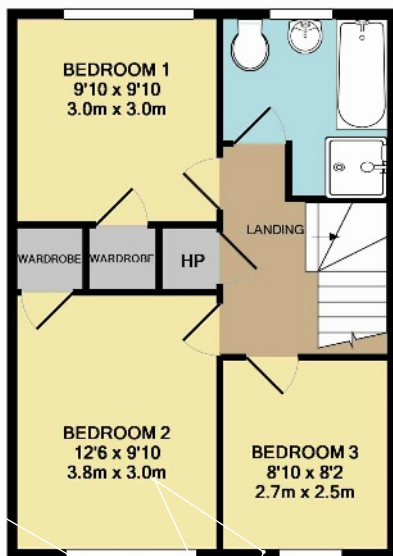
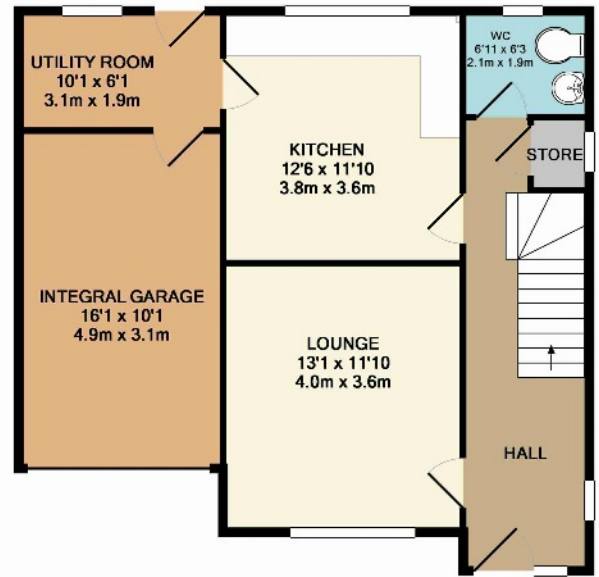
Floor Plans

Site 4 Drumaran View

Total Floor Area

Circa 1192 sq ft inc. Garage
(110 sq m inc. Garage)

LINKED DETACHED: £122,500

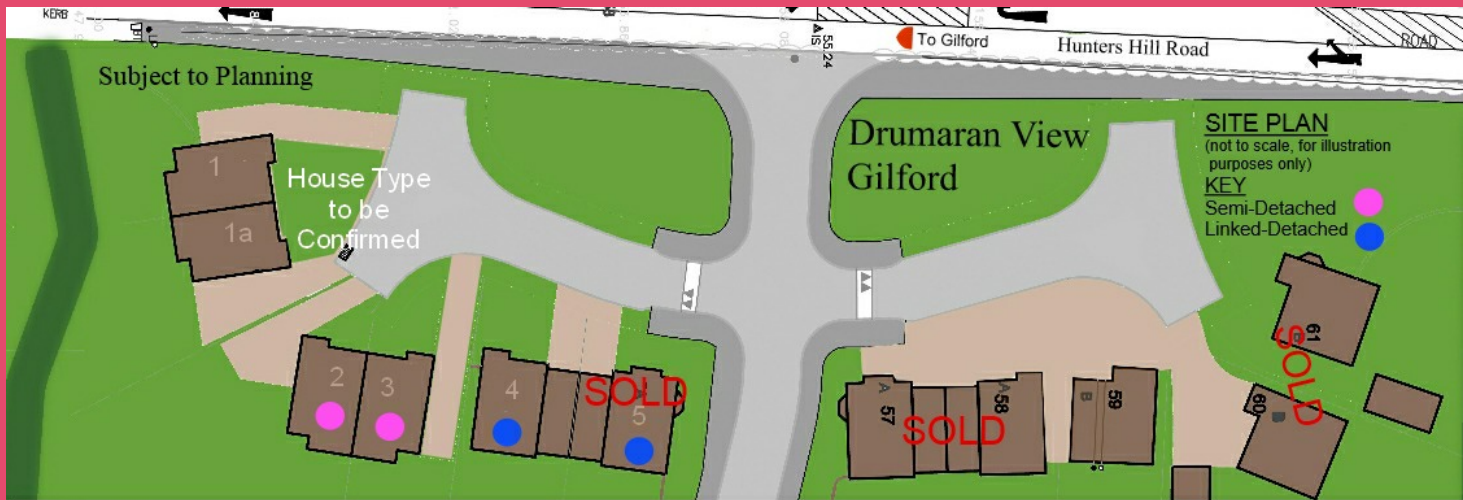


STEVENSON
& CUMMING
EST 1947

25 Mandeville Street
Portadown,
BT62 3PB

028 3835 0883
www.propertyaffairs.com

Floor Plans



Site Plan

Site Plan is not to scale, for illustration purposes only



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Please Note - Strictly only suppliers listed below to be used.

KITCHEN

▲ McArdle Toman
48 Hunters Hill Road
Gilford, BT63 6AL
028 3883 1085

SANITARY WARE

Haldane Fisher
(Various Site Locations)
Tel: Newry: 028 302 63201
or Portadown: 028 38 337321



Nominated Suppliers



Pictures of Gilford village, some Kitchen fitted by McArdle Toman and Gilford Castle.



Please contact us to
arrange a viewing or
check site availability.
www.propertyaffairs.com

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BOOKING ARRANGEMENTS

Initial Booking deposit of £2,000 made payable to Stevenson & Cumming (Portadown) Ltd, subject to contact. Balance of 10% payable on signing of unconditional contract within 6 weeks of booking or 21 days from purchaser solicitor is in receipt of building agreement, (whichever is the latest). After this period if unconditional contracts are not exchanged, the sale will be reviewed and may be released for sale at the discretion of Buildcon Homes.

Balance of Purchase Price payable on completion of sale.

To ensure the continued maintenance and upkeep of the development, a management company will be employed and each property owner in the complex will pay an annual maintenance fee. All houses covered by CRL Warranty Scheme. No Alterations may be made to building specifications. Builder responsible for NIE connection.

FLOOR PLANS

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, the measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and should be used as such by any prospective buyer.

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