

Four Winds Avenue Belfast



Artist's impression

An exclusive development of three contemporary homes



HASLETT HOMES



Welcome

This exclusive new development at Four Winds Avenue in Belfast offers three contemporary double fronted homes; one detached and two semi-detached properties. Each home offers a spacious main living room a second living room and a large open plan kitchen, living, dining area which extends across the back of each property. Each hall features a double height ceiling creating a sense of light and space.

Perfect for modern life, the generous downstairs space also provides a separate utility room, WC and cloakroom.

With four double bedrooms upstairs, each master bedroom boasts a stylish shower room in addition to the main bathroom.

The detached home extends to approximately 1,600 square feet whilst the two semi-detached homes each extend to approximately 1,596 square feet.

Externally the homes offer a garden and private driveway with parking.

Great care and attention has been paid to the design and build of the properties which benefit from a 10 year NHBC warranty. The high specification of the internal insulated structure offers unrivalled performance in structural timber technology. The exceptionally high levels of thermal performance are due to its high performing Kooltherm insulation lining. Delivering U-Values of 0.17W/m2k, with a predicted energy efficiency rating of B86.

Location

The Four Winds

Situated in the Four Winds area of South Belfast, Four Winds Avenue is perfectly located. Close to Belfast, excellent transport links include the main Saintfield Road which leads into Belfast city centre and the Cairnshill Park and Ride. Numerous bus stops are within walking distance whilst the Four Winds area is also within an easy commuting distance of the M2 via Lisburn when travelling further afield.

Local amenities include, Forestside Shopping Centre, Tesco's Extra as well as Tesco's Express at Commons Brae, restaurants, cafés and bars. The Four Winds area also benefits from an excellent choice of grammar, secondary and primary schools.

An extremely sought after area, the Four Winds is also close to Belvoir Park Golf Club and Mount Ober driving range.

Specification

Internal Features

- Internal walls, ceilings and woodwork painted
- Deep moulded skirting boards and architraves
- Designer vertical radiators
- Oak veneer internal doors with quality ironmongery
- Generous PC allowance for flooring
- Comprehensive range of electrical sockets, switches, TV, telephone and USB points
- Wiring for future satellite point
- Equipped with CAT 5 high-speed ethernet cables
- Natural gas fired central heating system
- Kingspan ULTIMA wall panels with a Uvalue 0.18W/m2K
- Sound proofing to bedrooms
- Mixture of recessed down lighters and pendant light sockets to ceiling
- Security alarm
- Mains smoke and carbon monoxide detectors
- Beam mechanical ventilation

Bathrooms, en suites & WC's

- Generous PC allowance for sanitary ware
- Generous PC allowances for tiling in the bathroom floor and shower enclosure areas.
- Work with our specialist team at Sykes Bathrooms to create a tailor made bathroom, en suite & WC

Kitchen

- Generous allowance for kitchen & utility room
- Work with our specialist designer to choose from a range of finishes to create your bespoke kitchen and utility room
- Gas hob, cooker, dishwasher and fridge freezer included
- Generous PC allowances for tiling in kitchen area floor & utility floor

External Features

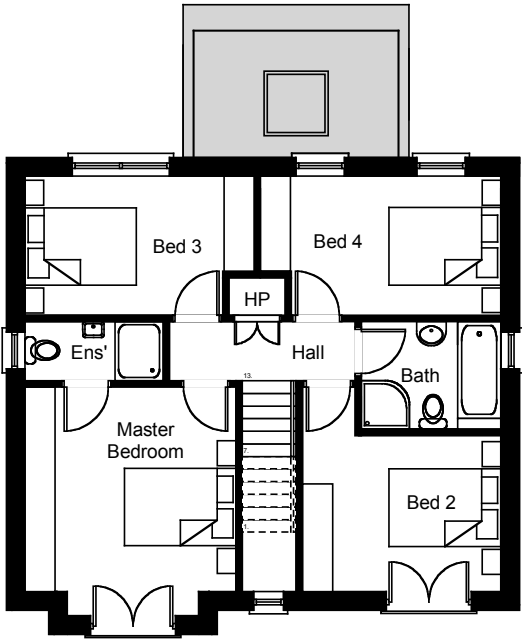
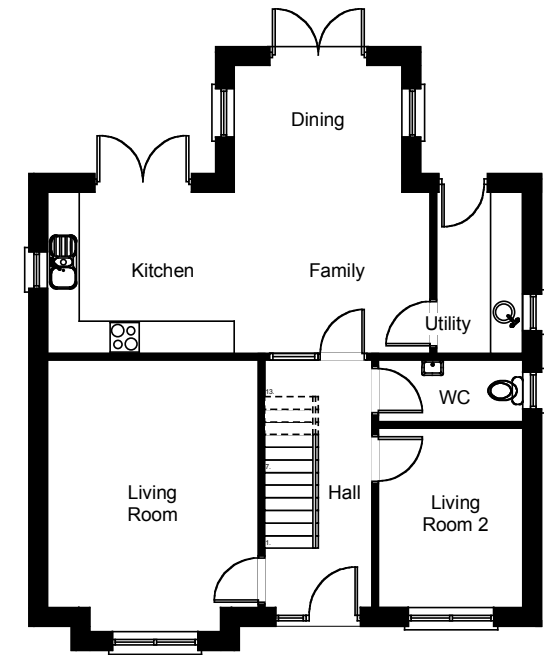
- All lawn area sown
- Brick paver driveway/bitmac driveway
- Brick paver paths and patio
- Rehau uPVC double glazed windows with lockable system
- Apeer Composite front door with a five point locking system
- External power socket
- Outside water tap
- A mix of mature hedging and boundary fencing to side and rear (depending on the site)
- Feature external lighting to front door & back doors

NHBC 10 year warranty cover



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HOUSE TYPE A1 (Detached)
1,600 sq ft / 148.7 sq m



GROUND FLOOR

Living room	5.06 x 3.93 m	16' 7" x 12' 11"
Living room 2	3.34 x 2.67 m	10' 12" x 8' 9"
WC		
Kitchen & family	7.14 x 3.00 m	23' 5" x 9' 10"
Dining	3.12 x 2.36 m	10' 3" x 7' 9"
Utility room	3.00 x 1.58 m	9' 10" x 5' 2"

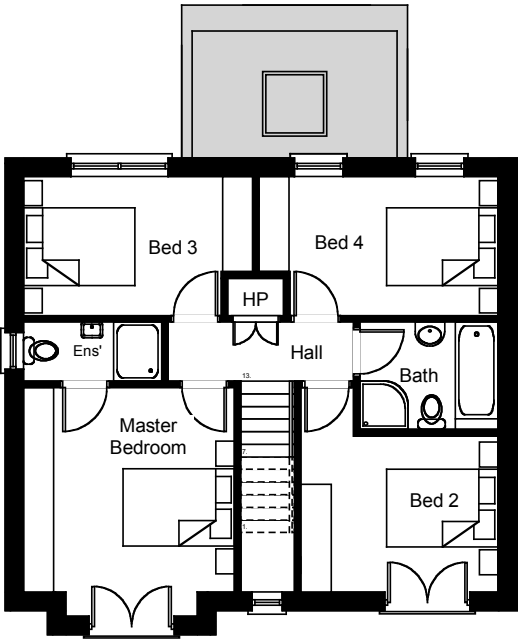
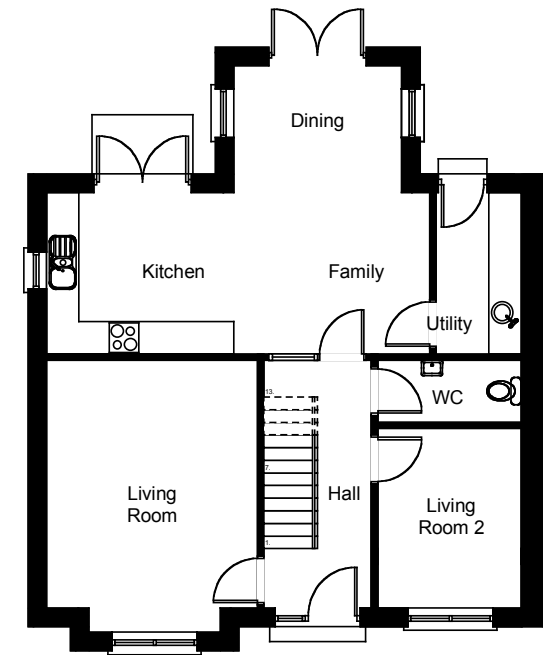
FIRST FLOOR

Master bedroom	4.25 x 3.93 m	13' 11" x 12' 11"
En suite	1.10 x 2.93 m	3' 7" x 9' 7"
Bedroom 2	3.69 x 2.90 m	12' 1" x 9' 6"
Bedroom 3	4.26 x 2.60 m	13' 12" x 8' 6"
Bedroom 4	4.48 x 2.59 m	14' 8" x 8' 6"
Bathroom	2.60 x 2.00 m	8' 6" x 6' 7"



Artist's impression

HOUSE TYPE A2 (Semi-detached)
1,596 sq ft / 148.3 sq m



GROUND FLOOR

Living room	5.06 x 3.93 m	16' 7" x 12' 11"
Living room 2	3.34 x 2.67 m	10' 12" x 8' 9"
WC		
Kitchen & family	7.14 x 3.00 m	23' 5" x 9' 10"
Dining	3.12 x 2.36 m	10' 3" x 7' 9"
Utility room	3.00 x 1.58 m	9' 10" x 5' 2"

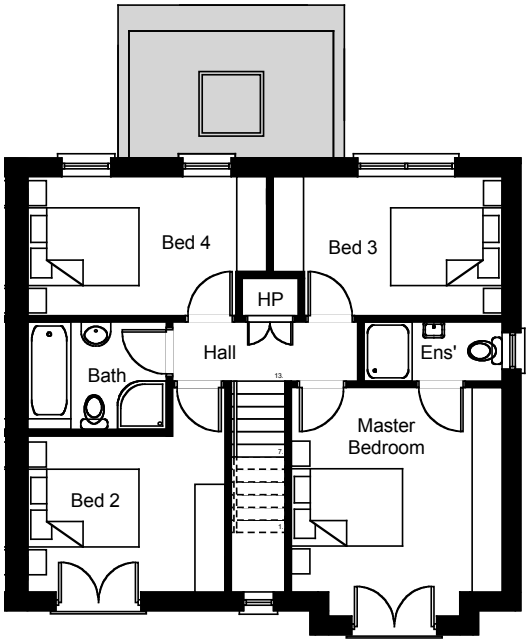
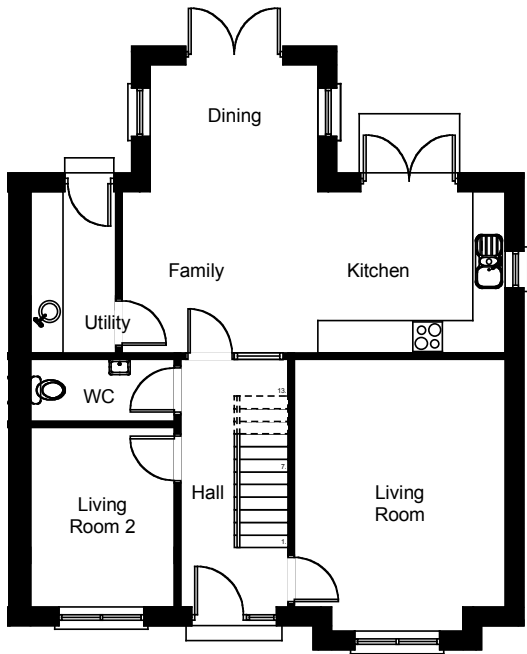
FIRST FLOOR

Master bedroom	4.25 x 3.93 m	13' 11" x 12' 11"
En suite	2.93 x 1.10 m	9' 7" x 3' 7"
Bedroom 2	3.67 x 2.90 m	12' 0" x 9' 6"
Bedroom 3	4.26 x 2.59 m	13' 12" x 8' 6"
Bedroom 4	4.45 x 2.59 m	14' 7" x 8' 6"
Bathroom	2.60 x 2.00 m	8' 6" x 6' 7"



Artist's impression

HOUSE TYPE A3 (Semi-detached)
1,596 sq ft / 148.3 sq ft



GROUND FLOOR			FIRST FLOOR		
Living room	5.06 x 3.93 m	16' 7" x 12' 11"	Master bedroom	4.25 x 3.93 m	13' 11" x 12' 11"
Living room 2	3.34 x 2.67 m	10' 12" x 8' 9"	En suite	2.93 x 1.10 m	9' 7" x 3' 7"
WC			Bedroom 2	3.67 x 2.90 m	12' 0" x 9' 6"
Kitchen & family	7.14 x 3.00 m	23' 5" x 9' 10"	Bedroom 3	4.26 x 2.59 m	13' 12" x 8' 6"
Dining	3.12 x 2.36 m	10' 3" x 7' 9"	Bedroom 4	4.45 x 2.59 m	14' 7" x 8' 6"
Utility room	3.00 x 1.58 m	9' 10" x 5' 2"	Bathroom	2.60 x 2.00 m	8' 6" x 6' 7"



Contact UPS Forestside for further information
028 9064 1264
www.ulsterpropertysales.co.uk



Registered builder

Consumer code for homebuilders

Haslett Homes adheres to the 'Consumer Code for Home Builders'. This can be downloaded at <https://consumercode.co.uk/>

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