

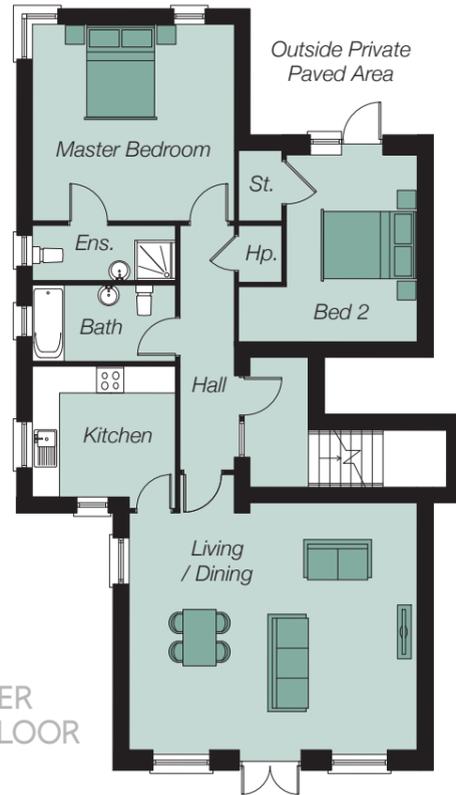
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THE APARTMENTS  
AT  
*Ardnavally*  
KILLINCHY ROAD  
COMBER

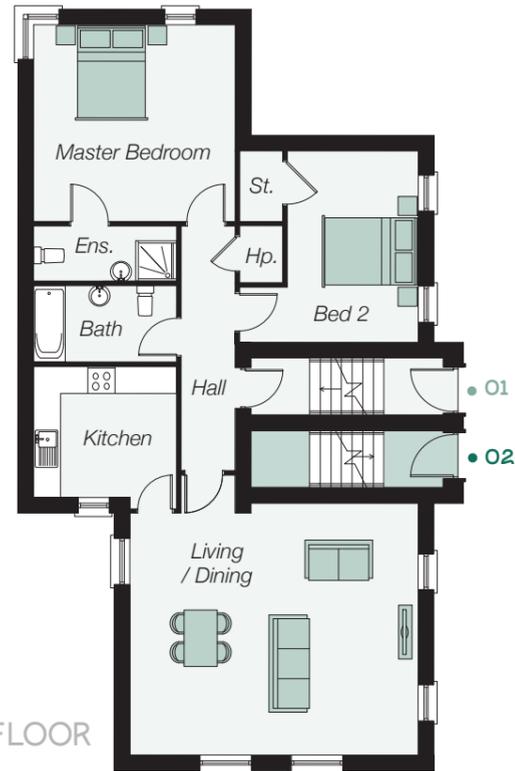
LaganHomes®

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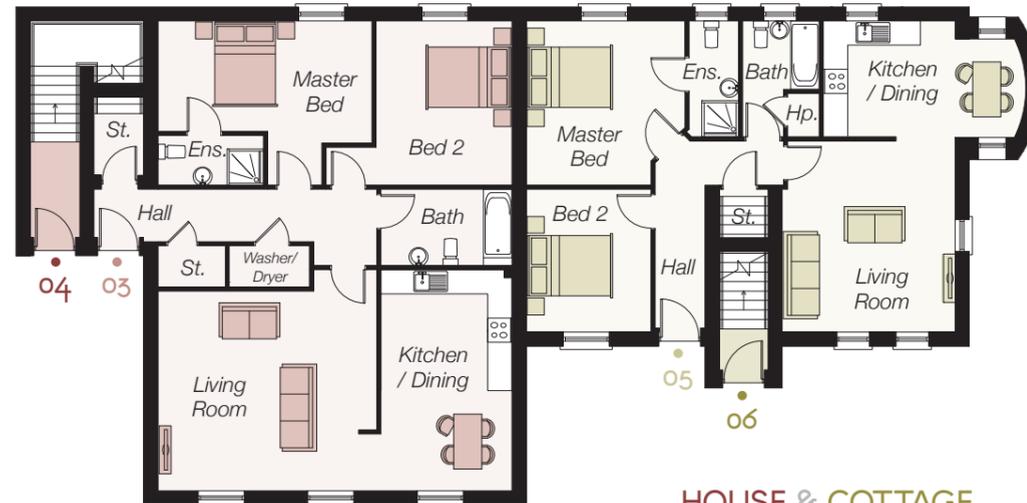




**BARN LOWER GROUND FLOOR**



**BARN GROUND FLOOR**



**HOUSE & COTTAGE GROUND FLOOR**

**03 HOUSE GROUND FLOOR**

Living Room	17' 6" x 16' 1"
Kitchen	17' 9" x 10' 5"
Master Bedroom	17' 1" x 8' 9" (min)
Ensuite	
Bedroom 2	13' 2" x 10' 9"
Bathroom	

**05 COTTAGE GROUND FLOOR**

Living Room	15' 4" x 13' 9"
Kitchen	15' 3" x 9' 3"
Master Bedroom	13' 2" x 12' 7" (max)
Ensuite	
Bedroom 2	11' 5" x 9' 11"
Bathroom	

**04 HOUSE FIRST FLOOR**

Living Room	17' 6" x 16' 1"
Kitchen	17' 9" x 10' 5"
Master Bedroom	17' 1" x 8' 9" (min)
Ensuite	
Bedroom 2	13' 2" x 10' 9"
Bathroom	

**06 COTTAGE FIRST FLOOR**

Living Room	15' 4" x 13' 9"
Kitchen	15' 3" x 9' 3"
Master Bedroom	13' 2" x 12' 7" (max)
Ensuite	
Bedroom 2	14' 3" x 11' 5"
Bathroom	

**TOTAL FLOOR AREAS**

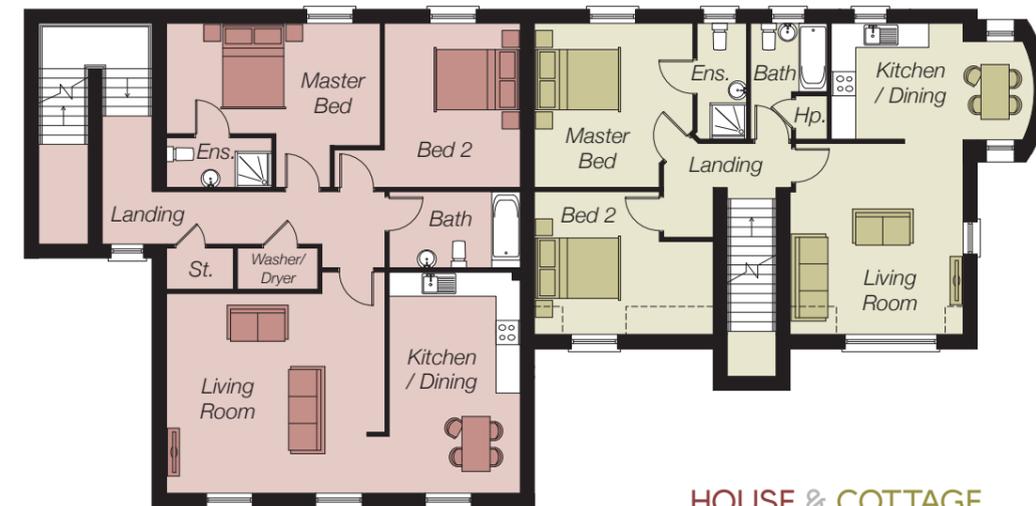
- 01: 1,140 sq. ft. approx. 02: 1,188 sq. ft. approx.
- 03: 1,153 sq. ft. approx. 04: 1,258 sq. ft. approx.
- 05: 868 sq. ft. approx. 06: 915 sq. ft. approx.

**01 BARN GROUND FLOOR**

Living / Dining	20' 8" x 17' 10"
Kitchen	10' 2" x 10' 2"
Master Bedroom	14' 4" x 13' 4"
Ensuite	
Bedroom 2	13' 9" x 8' 6" (min)
Bathroom	

**02 BARN LOWER GROUND FLOOR**

Living / Dining	20' 8" x 17' 10"
Kitchen	10' 2" x 10' 2"
Master Bedroom	14' 4" x 13' 4"
Ensuite	
Bedroom 2	13' 9" x 8' 6" (min)
Bathroom	



**HOUSE & COTTAGE FIRST FLOOR**



## THE DETAILS

### EXTERNAL FEATURES

- Traditionally constructed walls in a self coloured render finish
- High standard of floor, wall and loft insulation to ensure minimal heat loss
- Ornate eaves brackets on selected apartment types
- Mouldings to door and window surrounds to selected apartment designs
- Maintenance free uPVC energy efficient double glazing with lockable system (where appropriate)
- Bitmac carparking
- Painted finish to front entrance doors
- Extensive landscaping to common areas
- Feature external lighting to front door

### INTERNAL FEATURES

- Internal decor, internal walls and ceilings painted along with the internal woodwork
- Moulded skirting and architrave
- Panelled internal doors with quality ironmongery
- Smoke, heat and carbon monoxide detectors
- Comprehensive range of electrical sockets
- Connection sockets for BT and TV
- Cabling for digital and SKY TV reception terminated at a single point externally
- Zoned security alarm

### KITCHEN

- Choice of kitchen doors, handles and worktops colours with matching upstands
- Integrated electrical appliances to include gas hob and electric oven, glass extractor unit, fridge/freezer, dishwasher and washer/dryer – If there is a utility, washer/dryer fitted freestanding

### BATHROOMS & ENSUITES

- Contemporary designer white sanitary ware with chrome fittings
- Thermostatically controlled shower over bath in bathroom with screen door
- Thermostatically controlled shower in ensuite
- Chrome heated towel rail in bathroom and ensuite
- Full height tiling to shower enclosures
- Splash back tile to bathroom and ensuite wash hand basins

### FLOORING

- Lounge, bedrooms and hall carpeted
- Kitchen/dining, bathroom and ensuite floors tiled

### HEATING

- Gas fired central heating – energy efficient combination boiler which provides instant hot water on demand
- Zoned heating with time clock inline with building control regulations



Interior images reflect the style of finish at Ardnavalley.

### SELECTIONS

- All selections to be made from the builders nominated suppliers only
- All selections are from a pre-selected range and are subject to stage of construction

### WARRANTY

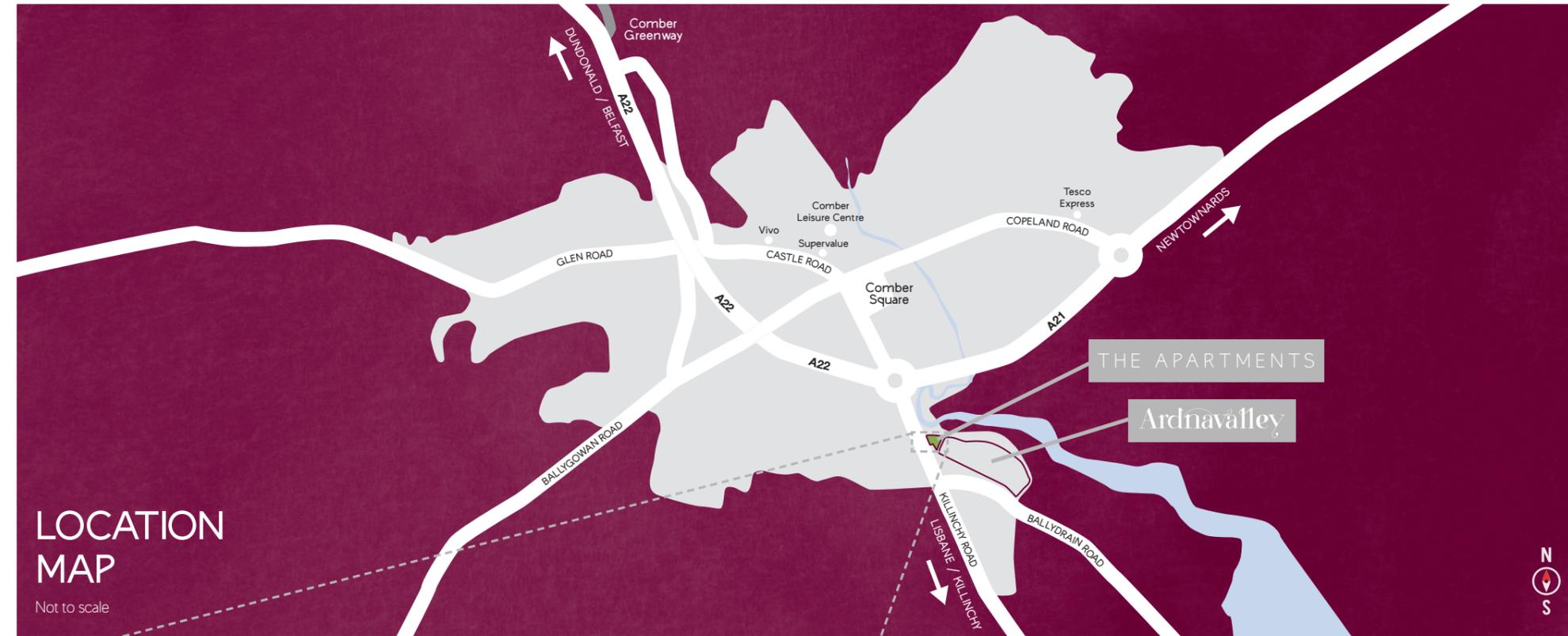
- White goods carry a 1 year guarantee from date of installation
- NHBC 10 year buildmark warranty



Raising Standards. Protecting Homeowners

## LOCATION MAP

Not to scale



Not to scale

Modern  
Living in a  
Sympathetic  
Landscaped  
Setting



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The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Computer visuals and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate. E. & O. E.