

**simonBRIEN**  
RESIDENTIAL

Two New Contemporary Detached Residences  
23a & 23b Crossgar Road,  
Saintfield, Ballynahinch, BT24 7AS



Price - 23A £325,000  
23B £335,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

Saintfield is an exceptionally popular village approximately 25 minutes from Belfast and benefits from a vast array of local amenities together with excellent schooling within the immediate area. The surrounding towns of Crossgar, Downpatrick, Ballynahinch and Comber are easily assessable.

23a and 23b are 2 new build detached dwellings beautifully situated within a short stroll of the village and will be finished to a superb standard with a full turnkey specification.

For further enquiries please contact Mark Leinster from Simon Brien Residential on 02890 685301.



## SPECIFICATION - 23A

### STRUCTURE & WALLS

The site will be excavated to suit new house levels.

In situ 150mm concrete ground floor slab with 1200 gauge polythene damp proofing membrane.

Insulation to ground floor included as 100mm Xtratherm XT/UF with perimeter insulation to prevent cold bridging.

The super-structure walls will be built using timber frame construction with a masonry external envelope of bricks / concrete blocks. Timber frame external walls will be insulated with 150mm knauf 44 mineral wool insulation and 37.5mm insulated plasterboard to the external walls with specialist "Protect VC Foil Ultra" air tight tapes and membranes. Catnic and concrete lintels and all steel work included as required to construct. Window cills will be 2 course precast concrete.

### ROOF

Timber roof structure included as drawings to be trussed / cut where required.

Firestone EPDM membrane roof covering included with 125mm xtratherm insulation.

Rainwater goods – grey seamless aluminium gutters and round grey pvc downpipes. Grey PVC fascia boards and soffit.

### EXTERNAL WINDOWS & DOORS

External windows & doors will be grey external and white internal, double glazed PVC with Chrome Ironmongery.

External front door will be a Composite with Chrome Ironmongery (colour can be chosen by purchaser if sale agreed in prior to time of ordering).

Grey roller garage door with electric operation.

### JOINERY

Internal doors / ironmongery included as a pc sum of £100 per prefinished door.

Skirting's included as 6" chamfered MDF.

Architraves included as 4" chamfered MDF.

Door stop to be square edge MDF.

Door frames to be softwood.

Window cill boards to be mdf.

Stairs included as softwood closed string type. MDF treads & risers. Redwood square Newel posts and spindles painted white.

Handrail and capping pieces to newel posts can be painted white or oak / walnut to match chosen doors.

### WALL & FLOOR FINISHES

Rubbed up smooth sand cement render and finished in white masonry paint.

Natural timber cladding.

Natural stone cladding.

Internal walls will be plaster-boarded and plastered with finish skim.

Ceilings will be plaster-boarded with finish skim.

Walls and ceilings will be finished in Leyland/ Johnston's paint in plain white builders finish throughout and wood work painted gloss white or clear varnish to oak / walnut areas.

Floor tiling to Entrance hall, Downstairs bathroom, Kitchen, dining, living room and upstairs bathroom.

Wall tiling to shower enclosure walls and small splash back to sinks.

Tiling included as standard tile sizes eg 600x600, 600x300, 400x400 etc. and laid in standard laying pattern.

Smaller mosaic, brick effect, herringbone or very large 900x900 etc will be additional cost.

(Supply of tiles, trims, grout, adhesive, ditra matting and tanking etc to be included in PC Sums).

### MECHANICAL & ELECTRICAL

#### ELECTRICS SPEC

Entrance hallway - 2no. twin socket, 5no. LED recessed lights, 1no. smoke detector, 1no. BT point.

Kitchen / Dining - 6no. twin sockets, 8no. LED recessed lights, 3no. pendant lights, 1no. cooker circuit, spur for cooker hood, spur for D/W, spur for M/W, spur for fridge, 1no. heat and smoke detector, 1no. BT point.

Living room - 3no. twin sockets, 1no. ceiling rose, 1no. smoke detector, 1no. TV point / CAT 6.

Downstairs bathroom - 4no. LED recessed lights with 2 way switching, extractor fan, supply for vanity unit / mirror.

Garage - 4no. twin sockets, 2 LED strip lights, Supply for electric garage door, spur for W/M, spur for T/D, 1 no. CO alarm, consumer unit & central comms for CAT 6, supply for boiler, supply for underfloor heating, hot water circuit, immersion & motorised valve.

Permeli box to elevation of garage. Landing - 2no. twin sockets, 2no. ceiling rose, 1no. smoke detector, supply for PIV ventilation system.

Bedroom 1 - 4no. twin sockets, 1no. ceiling rose, 1no. TV point / CAT 6.

Bedroom 2 - 4no. twin sockets, 1no. ceiling rose, 1no. TV point / CAT 6.

Bedroom 3 - 4no. twin sockets, 1no. ceiling rose, 1no. TV point / CAT 6.

Bathroom - 4no. LED recessed lights, 1no. extractor fan, supply for vanity unit / mirror.

extractor fan, supply for vanity unit / mirror.

#### GENERAL & OUTSIDE

Security Alarm.

2 no. wall lights on balcony.

3 no. external wall lights at external doors (1 no. sensor).

Power supply for patio and driveway lights  
Sockets and switches finished in white pvc faceplates.

PIV Ventilation system included.

#### HEATING

Ground floor heating to be complete with underfloor heating throughout (excluding garage).

Each zone will be individually controlled by wall mounted stat.

Upstairs heating to bedrooms will be complete with Myson Premier HE Radiators controlled by thermostatic radiator valves and a standard wall stat mounted in the hall area.

Radiators to bathrooms to be chosen within sanitary ware package.

The homes heating will have 3 zones (Upstairs Heating, Downstairs heating and Hot water).

Hot water storage will be a 250L Pressurised cylinder.

Mains gas system boiler.

#### PLUMBING

All Bathrooms to be fitted with selected sanitary ware.

Kitchen to be plumbed in for kitchen sink tap and gas hob.

Garage to be plumbed for washing machine. 1no. Outside tap.

#### SITE WORKS & DRAINAGE

Driveway included as single coat 60mm bitmac with pin kerb edging.

20 square metre patio will be finished in silver granite flags.

Raised decking area to back garden

900mm wide perimeter path around house finished in bitmac.

Garden will be left clean and tidy / sown out in grass seed.

Close board fencing to garden.

All mains foul and storm drainage.

#### PC SUMS INCLUDED

PC sum of £17,500 for the following PC Sum items, to be selected from Sykes Interiors, 38 Duncrue Cres, Belfast BT3 9BWTel. 028 9077 0044.

Kitchen - including: Units, worktops, appliances, sink, taps, Installation, etc  
Sanitary ware including: Towel radiators, toilets, basins, taps, bath, showers, shower enclosures / screens, wastes, associated fittings.

(Installation of sanitary ware is included in our plumbers costs and the pc sum is for supplying sanitary ware).

Tiling including: Tiles, trims, grout, adhesive, tanking, ditra matting.

(Installation of tiles is included in our build costs and the pc sum is for supplying tiles and accessories).

#### MISC

SAP Calculations, EPC will be supplied at completion stage.

Service connections / Building Control fees will all be covered in the build.

Global Home Warranty will be included (10 year warranty).



## SPECIFICATION - 23B

### STRUCTURE & WALLS

The site will be excavated to suit new house levels.

In situ 150mm concrete ground floor slab with 1200 gauge polythene damp proofing membrane

Insulation to ground floor included as 100mm Xtratherm XT/UF with perimeter insulation to prevent cold bridging.

The super-structure walls will be built using timber frame construction with a masonry external envelope of bricks / concrete blocks. Timber frame external walls will be insulated with 150mm knauf 44 mineral wool insulation and 37.5mm insulated plasterboard to the external walls with specialist "Protect VC Foil Ultra" air tight tapes and membranes. Catnic and concrete lintels and all steel work included as required to construct. Window cills will be 2 course precast concrete.

### ROOF

Timber roof structure included as drawings to be trussed / cut where required. Flat black concrete tiled roof covering included.

Rainwater goods – grey seamless aluminium gutters and round grey pvc downpipes Grey PVC fascia boards and soffit.

Loft insulation will be 2 layers of 150mm knauf 44 mineral wool to flat section of roofspace and sloped sections of roof will have 100mm xtratherm insulation between rafters with 50mm insulated plasterboard below rafters.

### EXTERNAL WINDOWS AND DOORS

External windows & doors will be grey external and white internal, double glazed PVC with Chrome Ironmongery. External front door will be a Composite with Chrome Ironmongery (colour can be chosen by purchaser if sale agreed in prior to time of ordering). Grey roller garage door with electric operation.

### JOINERY

Internal doors / ironmongery included as a pc sum of £100 per prefinished door. Skirting's included as 6" chamfered MDF. Architraves included as 4" chamfered MDF. Door stop to be square edge MDF. Door frames to be softwood. Window cill boards to be mdf. Stairs included as softwood closed string type. MDF treads & risers. Redwood square Newel posts and spindles painted white. Handrail and capping pieces to newel posts can be painted white or oak / walnut to match chosen doors.

### WALL & FLOOR FINISHES

Rubbed up smooth sand cement render and finished in white masonry paint. Blue / grey bricks. Natural timber cladding. Natural stone cladding. Internal walls will be plaster-boarded and plastered with finish skim.

Ceilings will be plaster-boarded with finish skim.

Walls and ceilings will be finished in Leyland/ Johnston's paint in plain white builders finish throughout and wood work painted gloss white or clear varnish to oak / walnut areas

Floor tiling to Entrance hall, utility, WC, Kitchen, dining, sitting room, bathroom and en suite.

Wall tiling to shower enclosure walls and small splash back to sinks. Tiling included as standard tile sizes eg 600x600, 600x300, 400x400 etc. and laid in standard laying pattern.

Smaller mosaic, brick effect, herringbone or very large 900x900 etc will be additional cost. (Supply of tiles, trims, grout, adhesive, ditra matting and tanking etc to be included in PC Sums).

### MECHANICAL & ELECTRICAL

#### ELECTRICS SPEC

Entrance hallway - 2no. twin socket, 4no. LED recessed lights, 1no. smoke detector, 1no. BT point

Kitchen / Dining - 6no. twin sockets, , 8no. LED recessed lights, 3no. pendant lights, 1no. cooker circuit, spur for cooker hood, spur for D/W, spur for M/W, spur for fridge, 1no. heat and smoke detector, 1no. BT point. Sitting room – 3no. twin sockets, 1no. ceiling rose, 1no. smoke detector, 1no. TV point / CAT 6

Study - 3no. twin sockets, 1no. ceiling rose, 1 no. CAT 6.

WC - 4no. LED recessed lights, extractor fan, supply for vanity unit / mirror. Utility room – 2no. twin sockets, 1no. ceiling rose, 1no. extractor fan, spur for W/M, spur for T/D.

Garage - 4no. twin sockets, 2 LED strip lights, Supply for electric garage door, 1 no. CO alarm, consumer unit & central comms for cat 6, supply for boiler, supply for underfloor heating, hot water circuit, immersion & motorised valve. Permet box to elevation of garage.

Landing - 2no. twin sockets, 2no. ceiling rose, 1no. smoke detector, supply for PIV ventilation system.

Bedroom 1 - 4no. twin sockets, 1no. ceiling rose, 1no. TV point / CAT 6.

Bedroom 2 - 4no. twin sockets, 1no. ceiling rose, 1no. TV point / CAT 6.

Bedroom 3 - 4no. twin sockets, 1no. ceiling rose, 1no. TV point / CAT 6.

Bedroom 4 - 4no. twin sockets, 1no. ceiling rose, 1no. TV point / CAT 6.

En-suite - 2no. LED recessed lights, 1no. extractor fan, supply for vanity unit / mirror.

Bathroom - 4no. LED recessed lights, 1no. extractor fan, supply for vanity unit / mirror.

#### GENERAL & OUTSIDE

Security Alarm.

2 no. wall lights on balcony.

4 no. external wall lights at external doors (1 no. sensor).

Power supply for patio and driveway lights.

Sockets and switches finished in white pvc faceplates.

PIV Ventilation system included.

### HEATING

Ground floor heating to be complete with underfloor heating throughout (excluding garage).

Each zone will be individually controlled by wall mounted stat.

Upstairs heating to bedrooms will be complete with Myson Premier HE Radiators controlled by thermostatic radiator valves and a standard wall stat mounted in the hall area.

Radiators to bathroom and en suite to be chosen within sanitary ware package.

The homes heating will have 3 zones (Upstairs Heating, Downstairs heating and Hot water).

Hot water storage will be a 250L Pressurised cylinder.

Mains gas system boiler.

### PLUMBING

All Bathrooms to be fitted with selected sanitary ware.

Kitchen to be plumbed in for kitchen sink tap and gas hob.

Utility room to be plumbed for utility sink and washing machine.

1no. Outside tap.

### SITE WORKS & DRAINAGE

Driveway included as single coat 60mm bitmac with pin kerb edging.

20 square metre patio will be finished in silver granite flags.

900mm wide perimeter path around house finished in bitmac.

Garden will be left clean and tidy / sown out in grass seed.

Close board fencing to garden.

All mains foul and storm drainage.

PC SUMS INCLUDED

PC sum of £20,000 for the following PC Sum items to be selected from Sykes Interiors, 38 Duncrue Cres, Belfast BT3 9BW Tel. 028 9077 0044.

Kitchen & utility room including: Units, worktops, appliances, sink, taps, Installation, etc.

Sanitary ware including: Towel radiators, toilets, basins, taps, bath, showers, shower enclosures / screens, wastes, associated fittings.

(Installation of sanitary ware is included in our plumbers costs and the pc sum is for supplying sanitary ware).

Tiling including: Tiles, trims, grout, adhesive, tanking, ditra matting.

(Installation of tiles is included in our build costs and the pc sum is for supplying tiles and accessories).

### MISC

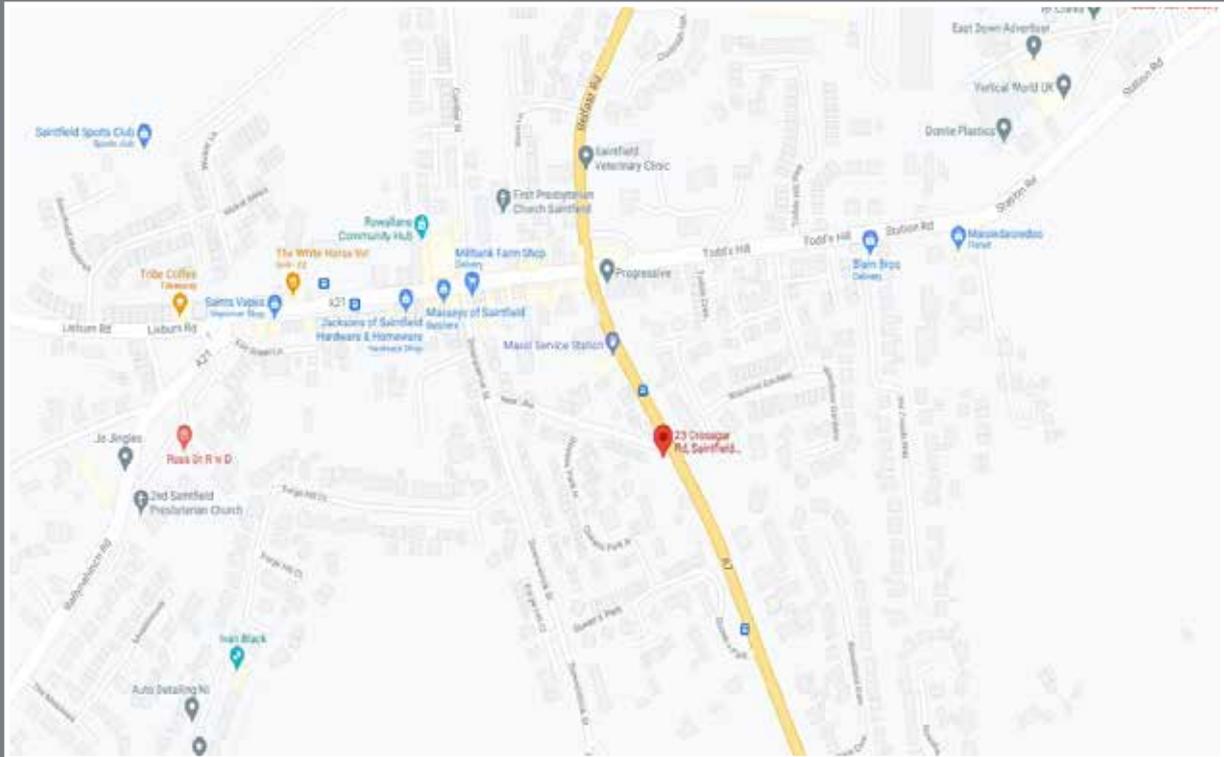
SAP Calculations, EPC will be supplied at completion stage.

Service connections / Building Control fees will all be covered in the build.

Global Home Warranty will be included (10 year warranty).



# Location



## Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



## Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at [www.simonbrien.com](http://www.simonbrien.com)



## Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/D/21/SO



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
<b>Awaiting EPC Rating Information</b>		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

**South Belfast**  
525 Lisburn Road  
Belfast BT9 7GQ  
T 02890 668888  
E [southbelfast@simonbrien.com](mailto:southbelfast@simonbrien.com)

**North Down**  
48 High Street  
Holywood BT18 9AE  
T 02890 428989  
E [holywood@simonbrien.com](mailto:holywood@simonbrien.com)

**East Belfast**  
237 Upper Newtownards Road  
Belfast BT4 3JF  
T 02890 595555  
E [eastbelfast@simonbrien.com](mailto:eastbelfast@simonbrien.com)

**Newtownards**  
17 High Street  
Newtownards BT23 4XS  
T 02891 800700  
E [newtownards@simonbrien.com](mailto:newtownards@simonbrien.com)

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