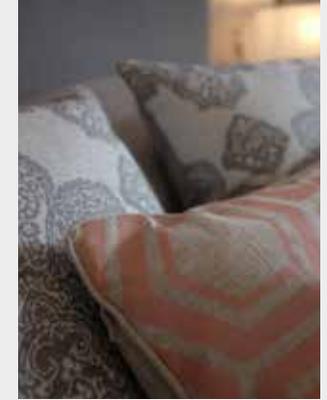


# Luxury Turnkey Specification



## Affordable and sustainable homes that impress from the moment you arrive.

We take our environmental responsibilities seriously – high specification insulation and robust windows/doors, inline with new building regulations help to keep draughts out and retains warmth. Modern energy efficient heating systems reduce the amount of energy used to heat our homes, which helps reduce carbon emissions therefore ensuring lower electricity and heating bills.

We use sustainable and recycled materials where possible, and fit dual flush toilets and energy saving lightbulbs to help you commit to a more eco-friendly way of life.

When calculating the annual energy cost for these homes at Drumnagoon Park, they received an extremely high SAP rating. SAP is a measure of how energy efficient a home is, assessing the costs of heating, ventilation and lighting. The higher the SAP rating, the lower the costs for you.

## INTERNAL FEATURES

- Entrance door with 5 point locking system
- Gas fired heating
- Walls and ceilings painted throughout
- White painted skirting and architraves
- White painted internal doors with quality ironmongery
- Comprehensive range of electrical points, sockets, television and telephone points (with BT extension to living room)
- Recessed down-lights to kitchen and living room
- TV point to all bedrooms
- Mains smoke and carbon monoxide detectors
- Your new home has fibre to the premises (FTTP) which requires an Openreach Connection and your chosen provider

## FLOOR COVERING AND TILING

- Tiled floor to entrance hall, kitchen/dining and cloakroom
- Full height tiling to shower enclosure and around bath area
- Carpets to living room, bedrooms, stairs and landing

## KITCHENS AND UTILITY

- Impressive high quality units with choice of doors and handles, work top and splashback behind hob
- Integrated appliances to include gas hob, electric oven, extractor hood, integrated fridge/freezer and integrated dishwasher

## BATHROOM, ENSUITE AND CLOAKROOM

- Contemporary white sanitary ware with chrome fittings
- Electric mirrors in bathroom / ensuite
- Heated towel rail to bathroom and ensuite
- Thermostatically controlled shower over bath with screen door (where applicable)
- Showers in ensuites are thermostatically controlled on slimline trays

## EXTERNAL FEATURES

- Turfed front and rear gardens
- Rear garden enclosed with close boarded fencing
- uPVC double glazed windows
- Outside tap
- Outside electric point
- Driveways to be finished in bitmac with paving to pathways
- A management company will be formed to organise the upkeep and well-being of the development

## BUILDING WARRANTY

- Each home will be issued with a 10 year structural warranty certificate



**Drumnagoon  
Park**  
DRUMNAGOON ROAD  
CRAIGAVON