

BLACKWATER VIEW



Floor Plan Brochure

Specification

External Features

- Built to modern methods of timber frame construction
- Rendered exterior with feature stonework
- High standard floor, wall and loft insulation.
- All gardens to be sowed out and seeded
- Bitmac driveways & pathways
- Paving/walling to rear patio area (where applicable)
- Maintenance free uPVC Triple glazed A-Rated windows; Black external / white internal windows
- uPVC front & back door with secure multi locking system
- Outside water tap
- External lighting to front and rear doors
- Fencing/ railings to boundaries (where applicable)
- Landscaping to common areas.
- 10 year NHBC warranty

Internal Features

- Internal décor, walls and ceilings painted throughout

- 5-inch bevelled skirting and 3 inch architrave
- uPVC cillboards
- Mains supply smoke & carbon monoxide detectors
- Choice of white panel internal doors and high quality ironmongery
- Generous provision of electrical sockets, switches, TV and telephone points
- Oiled fired central heating with condensing boiler & oil tank
- Electric Feature Fire
- Mechanical Ventilation System
- Energy efficient fittings/bulbs to all rooms

Floor Covering & Tiles

- Wall tiling or Upstand between kitchen units
- Tiled floor to hall, kitchen, bathroom, en-suite & WC
- Partial wall tiling to bathroom, en-suite and WC
- Carpets to bedrooms, stairs & landing
- Laminate floor or carpet to lounge

Kitchen

- A choice of high quality soft closing kitchen units, worktops and handles from our customised showroom.
- Integrated appliances to include ceramic hob, electric oven, extractor fan, 70/30fridge/freezer & fully integrated dishwasher .
- Concealed under lighting to kitchen units
- Recessed LED down lighters to ceilings

Utility

- A choice of high quality doorwith choice of unit, worktop and handle from our customised showroom

Bathroom, En-suite & WC

- High quality contemporary white sanitary ware with chrome fittings
- Separate shower pod enclosure with high and low level large shower heads
- Chrome towel radiators in bathroom and en suite

Images for illustration only



HOUSE TYPE A - 4 Bedroom

HOUSE TYPE A = 4 Bedroom





HOUSE TYPE B - 3 Bedroom

HOUSE TYPE B = 3 Bedroom





HOUSE TYPE C - 3 Bedroom

HOUSE TYPE C = 3 Bedroom





HOUSE TYPE D - 4 Bedroom

HOUSE TYPE ID = 4 Bedroom





HOUSE TYPE E = 3 Bedroom

HOUSE TYPE IE = 3 Bedroom



MAGHERY
PROPERTY DEVELOPMENTS