



Specification



Each home in Ballywillin Gardens comes with a premium turnkey package, allowing you to move into your dream home after purchase. A dedicated New Homes Co-ordinator will also guide you through the homebuying journey and assist with personalising your home.

External Features:

- › Energy efficient traditional masonry construction with a mixture of brick and render
- › 10 Year structural warranty cover
- › Double glazed high performance lockable uPVC windows
- › GRP Composite front doors with a 5-point locking system
- › High standard floor, wall and loft insulation to ensure minimal heat loss and maximum efficiency
- › Front garden includes featured landscaping with turfed lawn
- › Rear garden is top soiled and seeded
- › Tarmac driveway
- › Timber fencing to rear garden boundaries
- › Feature light to front and rear
- › Outside tap
- › Wired for future car charging port

Internal Features:

- › Smart Heating System
- › High speed broadband up to gigafast speeds (depending on provider and package chosen)
- › Comprehensive range of electrical sockets throughout, including TV and telephone point
- › Electric focal fire in all homes
- › Painted internal doors with chrome ironmongery
- › Painted moulded skirting, architraves, stair handrails and balustrades
- › Smoke and heat detectors fitted



Kitchen

- › A choice of fully fitted kitchens including doors & handles
- › Quartz worktop with upstands and undermount sink
- › Integrated appliances including electric hob, extractor hood, dishwasher, fridge freezer and washing machine

Bathrooms, Ensuites & WC's

- › Contemporary white sanitary ware and chrome fittings
- › Feature vanity unit in main bathroom (Vanity unit included in ensuite on all detached homes)
- › Thermostatic rain shower to main bathroom and ensuite
- › Heated chrome towel rail in main bathroom
- › Free standing bath included on selected house types
- › Feature down lighters to main bathroom and ensuite

Floor Coverings & Tiles

- › Ceramic floor tiling to kitchen, dining area, entrance hall, store, bathroom, ensuite and WC
- › Ceramic wall tiling to shower enclosures / around bath on selected house types*
- › Splash back tiling to hand basins
- › Carpet and underlay to lounge, family room*, stairs, landing and all bedrooms

* where applicable