

Lancaster Park

Cairnshill, Belfast 8

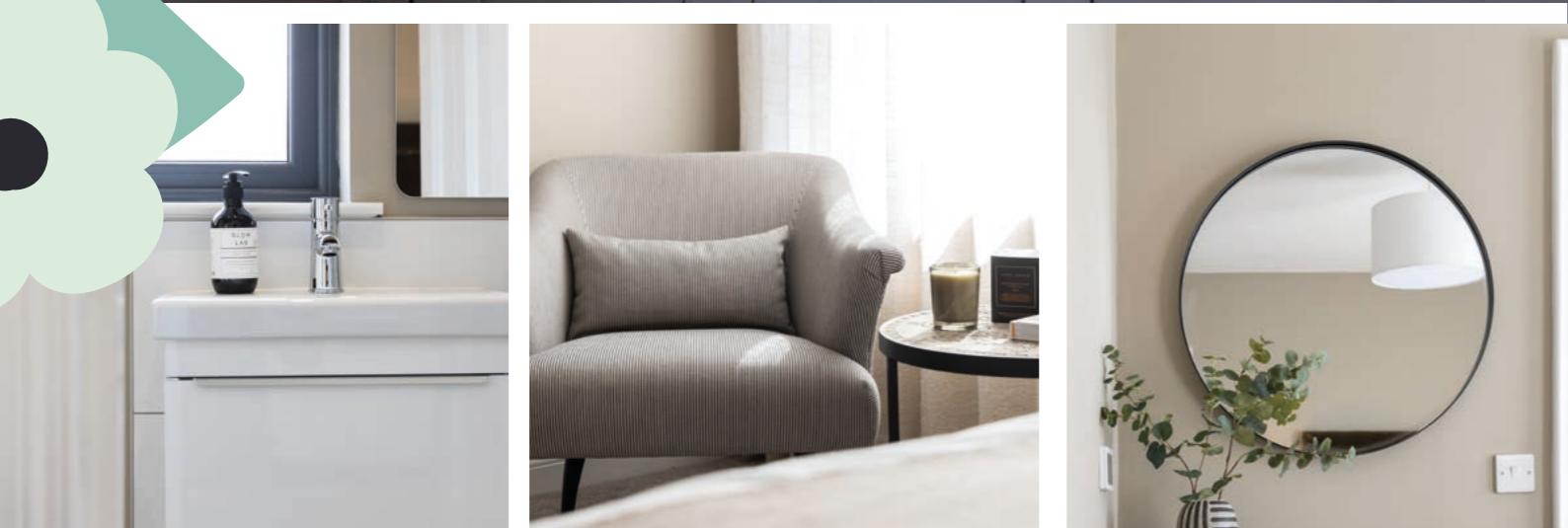
SPECIFICATION

A new way of living by:





Designed... with you in mind



**ALL HOUSES IN THE DEVELOPMENT
ARE CERTIFIED AS PASSIV HAUS LOW
ENERGY BUILDINGS.**

**PASSIV HAUS IS THE GOLD STANDARD
OF ENERGY EFFICIENT HOUSE BUILDING**

KITCHEN

- Quality units with a choice of traditional / contemporary doors in a range of colours and stainless steel handles
- Quartz worktop with upstand
- Soft closing drawers and doors
- Integrated appliances to include ceramic hob, high level single oven, microwave combi, fridge/freezer and dishwasher
- Contemporary chrome monoblock tap
- 1.5 low profile stainless steel sink
- Quooker instant hot water tap (detached houses only)

UTILITY

- Choice of traditional / contemporary doors with a range of colours, laminate worktops and matching handles
- Range of low level and tall housing storage units
- Plumbed for washing machine / condensing dryer

BATHROOMS, ENSUITES & WC

- Contemporary bathroom suites & white sanitaryware
- Back to wall W.C.
- Low profile shower trays and toughened glass doors
- Vanity unit (bathroom & ensuite)
- Feature wall mirror with lighting in ensuite
- Thermostatic bar showers with dual head: rain drench and separate handheld
- Heated towel rails to bathroom, ensuite & W.C.

FLOORING & TILES

- LVT flooring to Entrance Hall, Kitchen / Dining / Snug (where applicable), Utility Room & W.C.
- Carpet to lounge & bedrooms
- Carpet to stairs & landing
- Ceramic floor tiles to upstairs bathroom & ensuite
- Tiled shower enclosures
- Splashback to WHB in W.C.

INTERNAL

- Passive house certified Nilan Compact P complementary ventilation and heating system that provides your house with ventilation, heat recovery & production of domestic hot water
- This system ensures a daily air exchange with the removal of dust particles and excess humidity in exchange for a pleasant and healthy indoor climate
- All walls to be painted throughout – colour scheme as chosen by interior designer
- Ceilings and woodwork painted white
- Moulded skirting boards and architraves
- Comprehensive range of electrical light fittings and sockets to include USB sockets. TV points in Kitchen / Dining Room, Living Room & Principal Bedroom.
- Telephone / Data point for main BT connection
- Energy saving LED downlights and ceiling pendants where applicable
- 40mm traditional white 4 panel doors
- Mains operated smoke detectors
- 4 point Wireless alarm system

EXTERNAL

- Construction built to Passive House LEB standard
- Solar PV Panels on roof as standard. Additional battery storage upgrade option in future if required.
- Locally produced brick or rendered facades
- Feature lighting to front & rear doors
- Grey triple glazed windows
- Seamless aluminium gutters
- Black front door with 5-point multi-lock system
- UPVC downpipes
- Flagging to paths & patio
- External power socket which can be converted to EV charging point
- External water tap to rear garden
- Bitmac driveways
- Lawns turfed to front and rear garden areas
- Landscaping plan to include plants & trees (where applicable)

WARRANTY / SERVICE CHARGES

- NHBC 10 year warranty
- Annual service charge to be collected by management company

A letter / supplier information sheet will be sent to all purchasers once a house is successfully booked.

Specification is for guidance purposes only and can be subject to change.
Images shown for illustration purposes only.

Joint Selling Agent:



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A new way of living by
multi award winning developer



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