

the Ash | SEMI-DETACHED, 1008 sq ft



garage not included

BACHELORS AVENUE

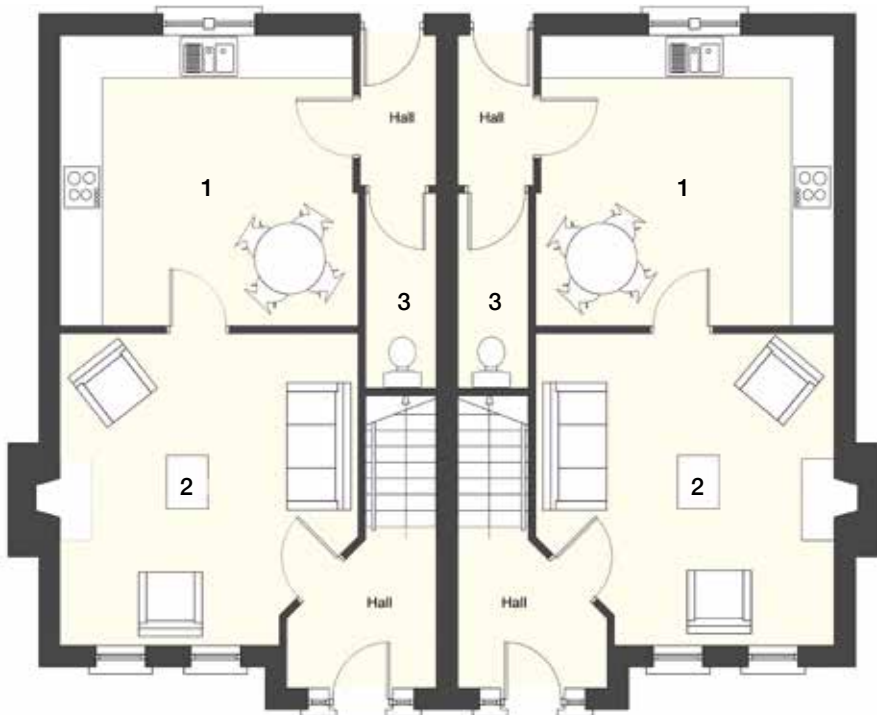
Killycomain Road Portadown

the Ash | SEMI-DETACHED, 1008 sq ft

First Floor



Ground Floor



Ground Floor

Room Dimensions

1	Kitchen / Dining	4.1m x 4.1m	13' 10" x 13' 10"
2	Lounge	4.4m x 4.21m	18' 4" x 11' 4"
3	WC	2.75m x 1m	9' x 3' 3"

First Floor

Room Dimensions

4	Bedroom 1	3.36m x 3.1m	11' x 10' 2"
5	En Suite	2.3m x 0.9m	8' 4" x 3' 11"
6	Bedroom 2	4.1m x 3.1m	13' 6" x 10' 2"
7	Bedroom 3	3.1m x 2.5m	10' 2" x 8' 2"
8	Bathroom	2.45m x 1.85m	9' 6" x 6' 11"

the Rowan | SEMI-DETACHED, 1168 sq ft



garage not included

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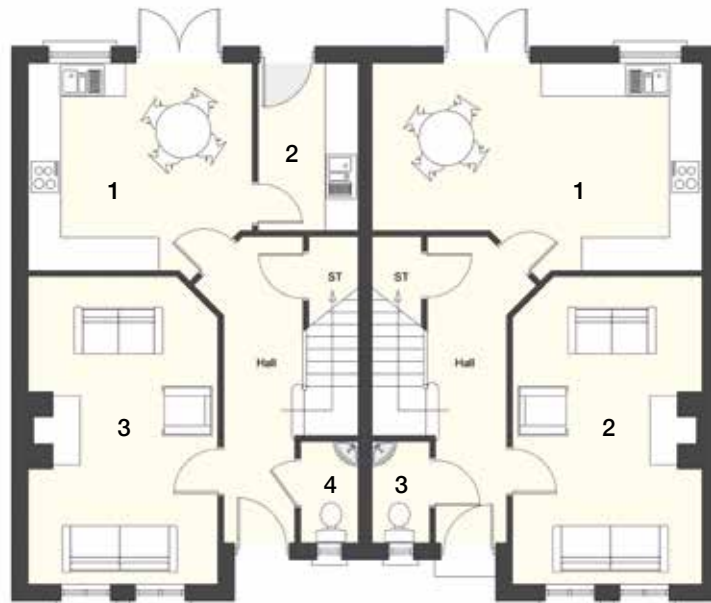
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Ground Floor
Option A



Ground Floor
Option B



Ground Floor

Room Dimensions (Type A Plan)

1	Kitchen / Dining	4.07m x 3.77m	13' 4" x 12' 5"
2	Utility	3.04m x 1.82m	10' x 6'
3	Lounge	5.60m x 3.45m	18' 4" x 11' 4"
4	WC	1.85m x 1.05m	6' 1" x 3' 5"

Room Dimensions (Type B Plan - No utility)

1	Kitchen / Dining	6.0m x 3.77m	19' 8" x 12' 5"
2	Lounge	5.60m x 3.45m	18' 4" x 11' 4"
3	WC	1.85m x 1.05m	6' 1" x 3' 5"

First Floor

Room Dimensions

5	Bedroom 1	3.67m x 3.45m	12' 1" x 11' 4"
6	En Suite	3.67m x 3.45m	8' 4" x 3' 11"
7	Bedroom 2	4.4m x 3.45m	14' 5" x 11' 4"
8	Bedroom 3	3.2m x 3.2m	10' 7" x 10' 7"
9	Bathroom	2.45m x 1.85m	8' x 6' 1"

BACHELORS AVENUE

Killycomain Road Portadown

the New Phase



The Ash

Nos. 57 & 59

The Rowan

Nos. 45, 47, 49, 51, 53 & 55

BACHELORS AVENUE

Killycomain Road Portadown

the **Specification**

Roxborough Care

- Beautifully designed homes by in house architects
- 10 year Global Home structural warranty
- Double glazed high performance lockable uPVC windows
- High performance feature front doors with 5 point locking system
- Mains gas central heating with high efficiency rating
- High thermal and energy efficiency rating
- Smoke, heat detectors as standard
- Chrome Sockets throughout downstairs, blinds all windows.

Interiors

- Comprehensive range of electrical sockets throughout including TV and telephone points
- (New) USB socket in Living Room and Kitchen
- Wired for satellite
- Wired for security alarm
- 5 panel painted internal doors with chrome ironmongery
- Painted skirting, architraves, stair handrails and balustrades
- All internal walls and ceilings painted throughout – choice of 2 finishes
- (New) Woodburning stove with curved granite hearth

Kitchens & Utility Rooms

- A choice of fully fitted kitchens and utility rooms (where applicable)
- Integrated appliances where applicable including, built in oven and electric hob, extractor hood, dishwasher and fridge freezer
- (New) Under unit lighting in kitchen and recessed pelmet lights over window
- Spotlights in kitchen /dining

Bathrooms, En Suites & WC's

- Contemporary white sanitary ware with chrome fittings
- (New) Chrome towel rails in bathroom and ensuite
- Spotlights in bathroom and ensuite

Floor Coverings and Tiles

- Ceramic floor tiling to, kitchen/dining, utility room, bathroom, ensuite and WC
- (New) Tiling to include hall
- Full height tiling to shower enclosures and splash back above bath
- Splash back tiling to all wash hand basins
- Carpets to stairs and landing, living room and all bedrooms

Exteriors

- (New) Front and rear gardens grassed
- (New) External tap
- Tarmac driveway with parking for 2 cars
- Timber fencing to rear garden boundaries
- Traditional masonry construction with brickwork and render
- Feature light to front and rear doors
- Paved paths and small patio

a bespoke turnkey can be arranged with all wish lists costed separately

BACHELORS AVENUE

Killycomain Road Portadown

the Location



BACHELORS AVENUE

Killycomain Road Portadown

the Price List

the house	the style	the Cost	the status <input type="radio"/> available, <input checked="" type="radio"/> sold
45 Bachelors Avenue	the Rowan	£132,950	<input type="radio"/>
47 Bachelors Avenue	the Rowan	£132,500	<input type="radio"/>
49 Bachelors Avenue	the Rowan	£132,500	<input type="radio"/>
51 Bachelors Avenue	the Rowan	£132,500	<input type="radio"/>
53 Bachelors Avenue	the Rowan	£132,500	<input type="radio"/>
55 Bachelors Avenue	the Rowan	£132,500	<input type="radio"/>
57 Bachelors Avenue	the Ash	£122,950	<input type="radio"/>
59 Bachelors Avenue	the Ash	£122,950	<input type="radio"/>

the Additions

Optional Garage and sunroom on all sites – price on request

Please see website for amount updates.