



FERRY QUARTER  
STRANGFORD

LOVE  
*where you*  
LIVE

*The Walled Garden*





## *Beautifully crafted*

Our collection of country house style family residences and easily maintained courtyard cottages has been individually designed to compliment the mature estate setting and lough views. Inside and out, Ferry Quarter homes are finished to the highest standard and specification.



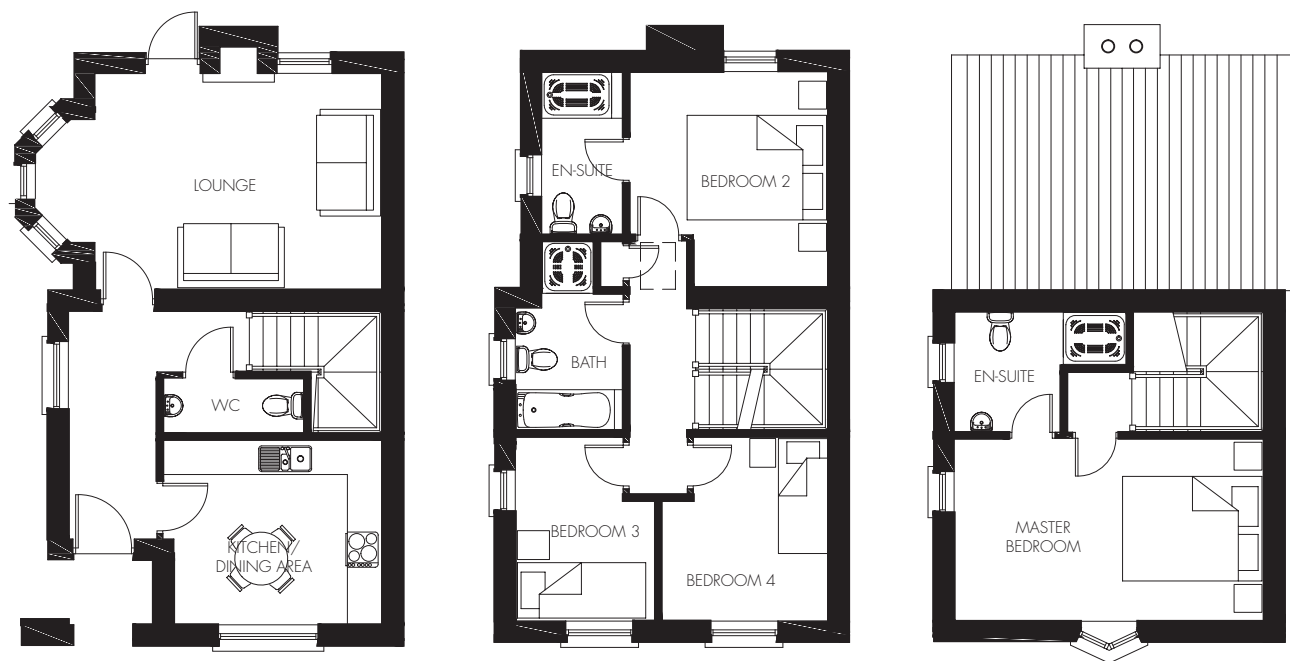
# House Type C1

Sites 10 & 18



# House Type C2

Sites 11, 12A, 14, 15, 16, 17



No bay window available in site 18

## Ground Floor

Lounge	16'1" x 12'1"	4.91 x 3.70m
Kitchen/Snug/Dining	11'8" x 10'4"	3.56 x 3.16m

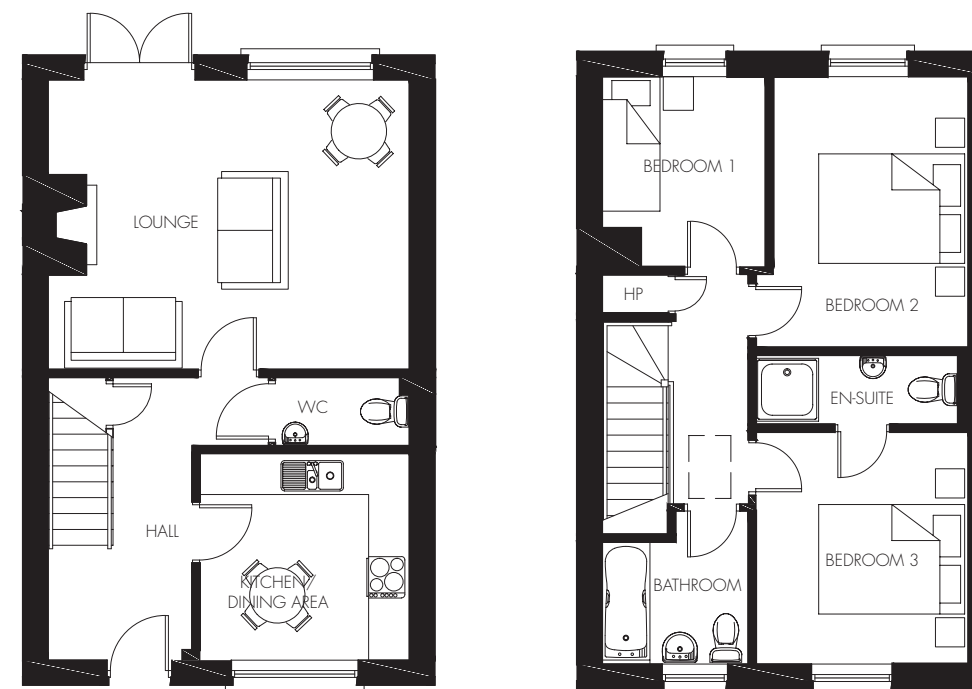
## First Floor

Bedroom 2	11'2" x 12'1"	3.41 x 3.70m
Bedroom 3	7'10" x 10'4"	2.40 x 3.16m
Bedroom 4	9'4" x 10'4"	2.86 x 3.16m
Bathroom	6'0" x 7'8"	1.85 x 2.35m

## Second Floor

Master Bedroom	17'7" x 10'4"	5.36 x 3.16m
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Total Area: 1,356sq ft/126m<sup>2</sup> approx



## Ground Floor

Lounge	17'2" x 13'9"	5.25 x 4.20m
Kitchen/Snug/Dining	10'0" x 9'10"	3.05 x 3.00m

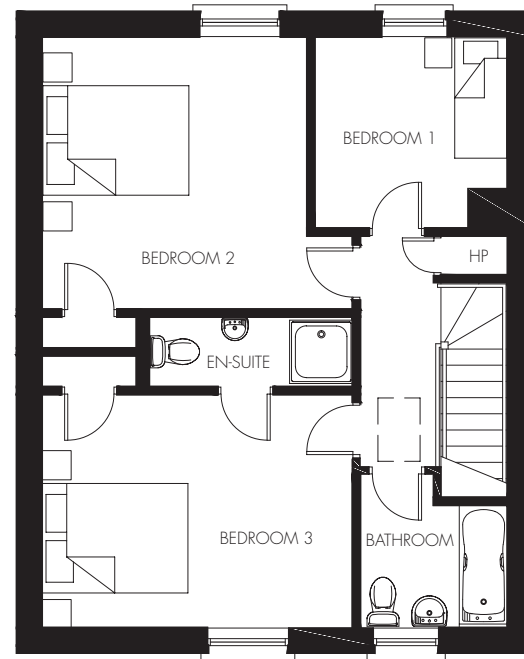
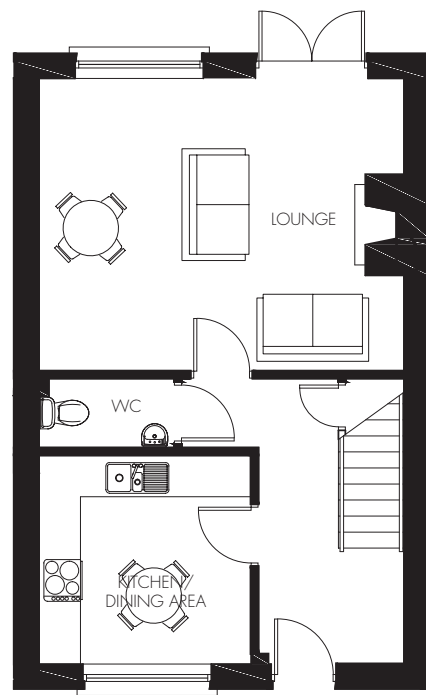
## First Floor

Bedroom 1	7'8" x 8'11"	2.35 x 2.72m
Bedroom 2	9'2" x 12'8"	2.80 x 3.87m
Bedroom 3	10'0" x 10'10"	3.05 x 3.32m
Bathroom	6'10" x 5'8"	2.10 x 1.75m

Total Area: 948sq ft/88.2m<sup>2</sup> approx

# House Type C3

Site 12



## Ground Floor

Lounge	17'2" x 13'9"	5.25 x 4.20m
Kitchen/Snug/Dining	10'0" x 9'10"	3.05 x 3.00m

**Total Area: 1,074sq ft/99.8m<sup>2</sup> approx**

## First Floor

Bedroom 1	9'0" x 8'11"	2.75 x 2.72m
Bedroom 2	12'4" x 12'8"	3.77 x 3.87m
Bedroom 3	14'6" x 10'10"	4.42 x 3.32m
Bathroom	6'10" x 5'8"	2.10 x 1.75m

# The Walled Garden

We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance with a 10 year warranty.

## EXTERNAL FEATURES

- Smooth painted render finish.
- Natural slate roof with blue or black coloured tiles to ridge.
- Decorative aluminium rainwater goods, with cast Iron Downpipes.
- Hardwood double glazed windows with stone cills.
- Outside tap provided.
- Solid hardwood external doors.

## INTERNAL FEATURES

**INTERNAL TRIMMING & DOORS**  
Moulded skirting & architraves. Painted internal doors with quality ironmongery.

## STAIRS

Stairways will incorporate timber stairs, newel posts, handrails and balustrades.

## CEILINGS AND WALLS

Smooth plastered ceilings and walls, painted a neutral colour.

## KITCHEN

Quality Kitchen with choice of doors, work tops and handles. Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer. Plumbed for washing machine and tumble dryer in utility room where applicable.

## BATHROOMS

Pre selected designer sanitary ware. Chrome towel radiators, will be fitted in all bathrooms and ensuite areas. Selection of high quality floor tiling and strategically placed wall tiling.

## FIREPLACE

A choice of stoves.

## FLOORING

Choice of quality tiling and flooring.

## HEATING/PLUMBING

Pressurised hot and cold water system, oil fired central heating with energy efficient boiler and thermostatically controlled radiators.

## ELECTRICITY

Comprehensive range of electrical sockets, switches, TV and Telephone points. Wiring for future satellite points. Smoke, heat & Carbon monoxide detectors. Energy efficient down lighting to ceilings.

## SECURITY

Zoned burglar alarm system provided.

## GARDENS

Landscaped front and rear gardens.

## ADDITIONAL INFORMATION

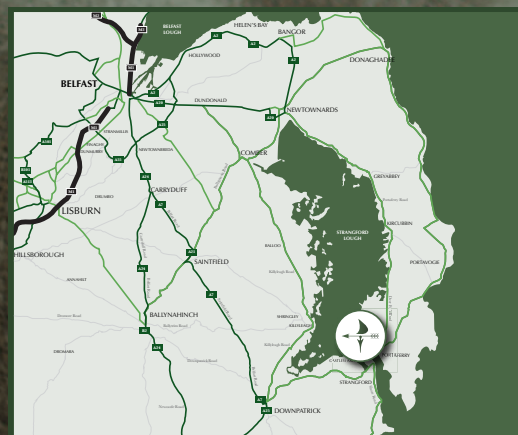
Additional options may be considered but will only be incorporated into the property if a binding contract is in existence between all parties at the requisite stage of construction.

This specification is for guidance only and may be subject to variation. Although every care has been taken to ensure the accuracy of all information given, the contents do not form part of, constitute a representation, warranty, or part of, any contract. The right is reserved to alter or amend any details.

There will be an nominal service charge payable to maintain the estate communal gardens. Details available on request.



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