

# Specifications

**Designed for modern living, every Ballinderry home blends thoughtful architecture with contemporary comfort.**

Setting a new standard, each home includes a carefully considered specification designed to combine quality, efficiency and style.

- Practical fitted kitchens with integrated appliances
- Luxurious bathrooms and ensuites with curated finishes
- Thermostatic central heating with energy efficient heat pump
- Pressurised hot and cold water systems
- High performance windows and insulation achieving an A2 BER
- Electrical and media points throughout
- Landscaped front and rear gardens with private outdoor space
- Ten year structural warranty scheme

### Heating, Ventilation & Hot Water

Homes are designed to deliver comfort and efficiency year-round:

- Thermostatic central heating with energy efficient heat pump
- Mechanically controlled ventilation system for balanced airflow
- Pressurised hot and cold water systems providing consistent pressure

### Kitchens

Each kitchen combines timeless style with practical modern features:

- Full height overhead units with painted ribbed finish
- Base units with five piece painted Shaker doors
- Exclusive Gaelic Garden green finish
- Solid surface worktop for durability and style
- Chrome tapware and handles with a refined edge
- Integrated Bosch microwave, hob and oven
- Integrated Indesit fridge freezer and dishwasher

### Utility Room

Designed with everyday living in mind, the utility room provides:

- Practical fitted storage
- Space for laundry appliances

### Bathrooms and En suites

Luxurious and elegant bathrooms and ensuites providing:

- High quality sanitary ware throughout
- Selected wall and floor tiles blending tone and texture
- Patterned WC floor tiles for added character
- Pressurised showers with thermostatic valves
- Wall mounted heated towel rails
- WC areas pre-wired for lighting fixtures



### Electrical

Lighting and power points are carefully planned throughout:

- Recessed downlights to kitchens and bathrooms
- Pendant fittings to living areas and bedrooms
- Generous supply of sockets throughout
- Sleek switches and fittings

### Media & Communications

- Digital TV points to living room and master bedroom

### Management & Security

Safety and peace of mind are built in:

- Mains powered smoke, heat and carbon monoxide detectors
- Homes pre-wired for security system installation

### Interior Finishes & Features

Each home is finished to an exceptional standard:

- Shaker style internal doors
- Plastered and painted walls and ceilings
- High performance windows throughout
- Approx. 2.7m ground floor ceiling height for added space and light
- Square edge skirting and architraves
- Full height fitted wardrobes with modern interiors

### Outdoor Amenities

The neighbourhood includes landscaped open spaces designed for community living:

- Generous green areas throughout
- Children's playground with play equipment
- Outdoor fitness facilities

### Outside Space

Each home benefits from thoughtfully designed outdoor features:

- Brick and render front façades with individual character
- Timber side gates finished in natural varnish
- Secluded rear gardens providing private outdoor space

### Energy Efficiency

Homes are designed to achieve high energy performance:

- Target A2 BER
- High levels of insulation to walls, floors and roofs
- Pre-wired provision for EV charging point

### Guarantee

- Ten year structural warranty scheme