- Cappagh Green -

Coleraine Road, Portstewart 3 Bedroom Semi-Detached Homes



















These homes are a perfect fit for first time buyers and young families needing a more spacious home in a desirable and affordable seaside town location.

River Bann.

# Cappagh Green

This new development offers the opportunity to purchase one of 12 new high quality homes as part of a mixed tenure social and affordable scheme. The development will feature modern house designs that suit a range of needs and encourage spacious family living and are carefully designed to offer the perfect balance between home comforts and convenience.

These attractive 3 bedroom semi detached homes come complete with a turnkey finish including a fitted kitchen, integrated appliances (where applicable), bathroom and ensuite, as well as tiling, carpets and painted throughout. Purchasers will have a selection of kitchen doors to choose from along with carpet and tiling choices.

#### Portstewart & Accessibility

Located off the Coleraine Road in Portstewart, Cappagh Green occupies an ideal location where the edge of this bustling seaside town meets the open countryside. Portstewart is a small and prosperous town with a big personality, and few places offer so much to its residents.

Modern coastal culture is defined by Portstewart Strand. Two miles of golden beach and blue flag waters are bordered by the spectacular sand dunes that lead down to the tranguil banks of the

The town centre is defined by a crescent-shaped promenade, known as 'The Prom,' which packs coffee houses, delis, art galleries, bakeries, ice cream parlours and bistros along a genteel facade.

Beyond the beauty and the beaches, Portstewart can perfectly accommodate the needs and aspirations of modern family life. Cappagh Green is just four miles from Coleraine, an established market town that has a vast array of amenities, educational options and transport links.

Commuters are well catered for with extensive bus and train links north to Derry/Londonderry and south to Belfast via Ballymoney, Ballymena and Antrim. The completion of the A26 has transformed the southbound journey with the dual carriageway enabling a Portstewart to Belfast City Centre journey in just over an hour.

# **TURNKEY PACKAGE**

WHAT TO EXPECT FROM YOUR NEW HOME

Each house is complete with a full turnkey package, ensuring once the sale is completed, you can move straight into your new dream home.

#### **KITCHEN**

- A range of carefully designed kitchens in a choice of colours with square edged worktop complete with upstands and contemporary door handles;
- Single oven;
- Integrated modern ceramic hob;
- Stainless steel extractor fan;
- Integrated washer/dryer (where applicable);
- Integrated fridge/freezer;
- Integrated dishwasher;
- Convenient soft close drawers and doors to the kitchen:
- Stainless steel Leisure sink and Lever tap.

#### **BATHROOM / ENSUITE**

- Quality white sanitary ware; •
- Chrome shower cubicle; •
- Slimline shower tray; •
- Chrome towel rail to bathroom;
- Attractive vanity unit to main bathroom and half . pedestal sink to WC / ensuite.

#### **PLUMBING & HEATING**

- Natural gas central heating with energy efficient Worcester Bosch 30Kw Combi boiler supplying instant hot water for convenience. Complete with a 5 year warranty which is subject to annual service of the boiler:
- Electric shower to main bathroom:
- Thermostatic gas shower to ensuite providing instant hot water.



#### **FLOOR COVERINGS**

- Choice of stunning 600 x 600mm floor tile to kitchen / dining / entrance hall / WC / main bathroom / ensuite / utility room (where applicable);
- Choice of Phloor Apollo carpet with comfort felt backing to lounge, stairs, landing and bedrooms.

#### WOODWORK / PAINTING

- Oak style shaker doors throughout with contemporary ironmongery;
- 6" bevelled skirting throughout;
- 4" bevelled architrave throughout;
- All wall and ceiling surfaces painted white throughout with satin finish to woodwork.

#### LOUNGE

Impressive Renoir composite marble surround fireplace, with a black or cream inset and hearth and a contemporary maintenance free dimplex dakota electric insert.

#### UTILITY ROOM (STRAND HOUSE TYPE ONLY)

Additional kitchen units, worktop and sink. .

#### WALL COVERINGS

- Choice of easy clean glass splashback to hob area in kitchen;
- Choice of wall tiling to bath area in main bathroom, full height in shower enclosures, splashback over sinks in bathroom and WC.

#### **LIGHTING & MEDIA**

- A range of electrical sockets throughout; and TV points to living room and master bedroom;
- Integrated downlighters to living room, kitchen, WC, bathroom and ensuite:
- Internal wiring for TV, Sky and provision of future alarm system;
- Wired for BT;
- Mains operated smoke and carbon monoxide detectors.

#### **EXTERIOR**

- Composite front door;
- multi point locking system; •
- (where applicable); • PVC fascia and rainwater goods;
- - cobble edging;
  - Patio to secluded rear garden;
  - . 6ft (approx) close board timber fencing to rear boundaries allowing privacy;
  - . Landscaped front and back garden;
- Lawn turf to garden areas; •
  - Outside water tap;
  - Door Bell:
  - rear entrance

- Front and rear doors with
- Wrought iron metal railings

#### Attractive paving to all paths;

- Tarmac to driveways with

Outside lighting at front and

#### **ENERGY EFFICIENCY &** DESIGN

• Energy efficient uPVC double glazed windows.

#### WARRANTY

All our homes benefit from a 10 year NHBC warranty as standard, giving homebuyers peace of mind.

#### PLEASE NOTE:

In the case that our suppliers discontinue a product, BW Social Affordable Housing will supply a product of equal quality and value. All specification images are from the Braidwater Group's show homes and are for illustration only. Standard specification options are correct at time of going to print but maybe subject to change during construction.

# HOUSETYPE 1 - THE CAUSEWAY

THREE BEDROOM SEMI-DETACHED | 1,045 SQ. FT | SITE NOS. 1, 2\*



## **FLOOR PLANS**



GROUND FLOOR



FIRST FLOOR

## DIMENSIONS

## **GROUND FLOOR**

Lounge	4.85m x 3.35m
Kitchen/Dining	4.90m x 4.70m max
WC	1.25m x 2.0m

## **FIRST FLOOR**

Master Bedroom	4.90m x 3.35m max
Ensuite	1.25m x 2.35m
Bedroom 2	2.45m x 3.15m
Bedroom 3	2.30m x 3.15m
Bathroom	1.90m x 2.05m max







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## HOUSETYPE 2 - THE STRAND

THREE BEDROOM SEMI-DETACHED | 975 SQ. FT | SITE NOS. 3, 4, 5, 6, 7, 8, 9, 10, 24, 25



## DIMENSIONS

#### **GROUND FLOOR**

Lounge	3.80m x 3.60m
Kitchen/Dining	3.50m x 4.95m
Utility	2.20m x 1.65m
WC	1.10m x 1.70m

## **FIRST FLOOR**

Master Bedroom	3.80m x 3.85m
Ensuite	3.80m x 1.00m
Bedroom 2	3.50m x 2.85m max
Bedroom 3	3.50m x 2.00m
Bathroom	2.60m x 1.90m

## **FLOOR PLANS**



GROUND FLOOR



FIRST FLOOR









## **SITE MAP** PICK YOUR PERFECT SPOT

Site 1	The Causeway
Site 2	The Causeway
Site 3	The Strand
Site 4	The Strand
Site 5	The Strand
Site 6	The Strand
Site 7	The Strand
Site 8	The Strand
Site 9	The Strand
Site 10	The Strand
Site 24	The Strand
Site 25	The Strand



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Site map is indicative of plots/house types available (subject to change) and should not be used as a guide for plot sizes/boundaries. Please check with the selling agent for further guidance.



Portstewart Promenade	1.7 miles
Portstewart Strand	1.4 miles
Portstewart Golf Club	1.3 miles
Ulster University	2.5 miles
Tesco Superstore	0.3 miles
Eurospar	3.5 miles
Portstewart	1.7 miles
Coleraine	3.2 miles
Portrush	6.2 miles
Derry~Londonderry	33.6 miles



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