

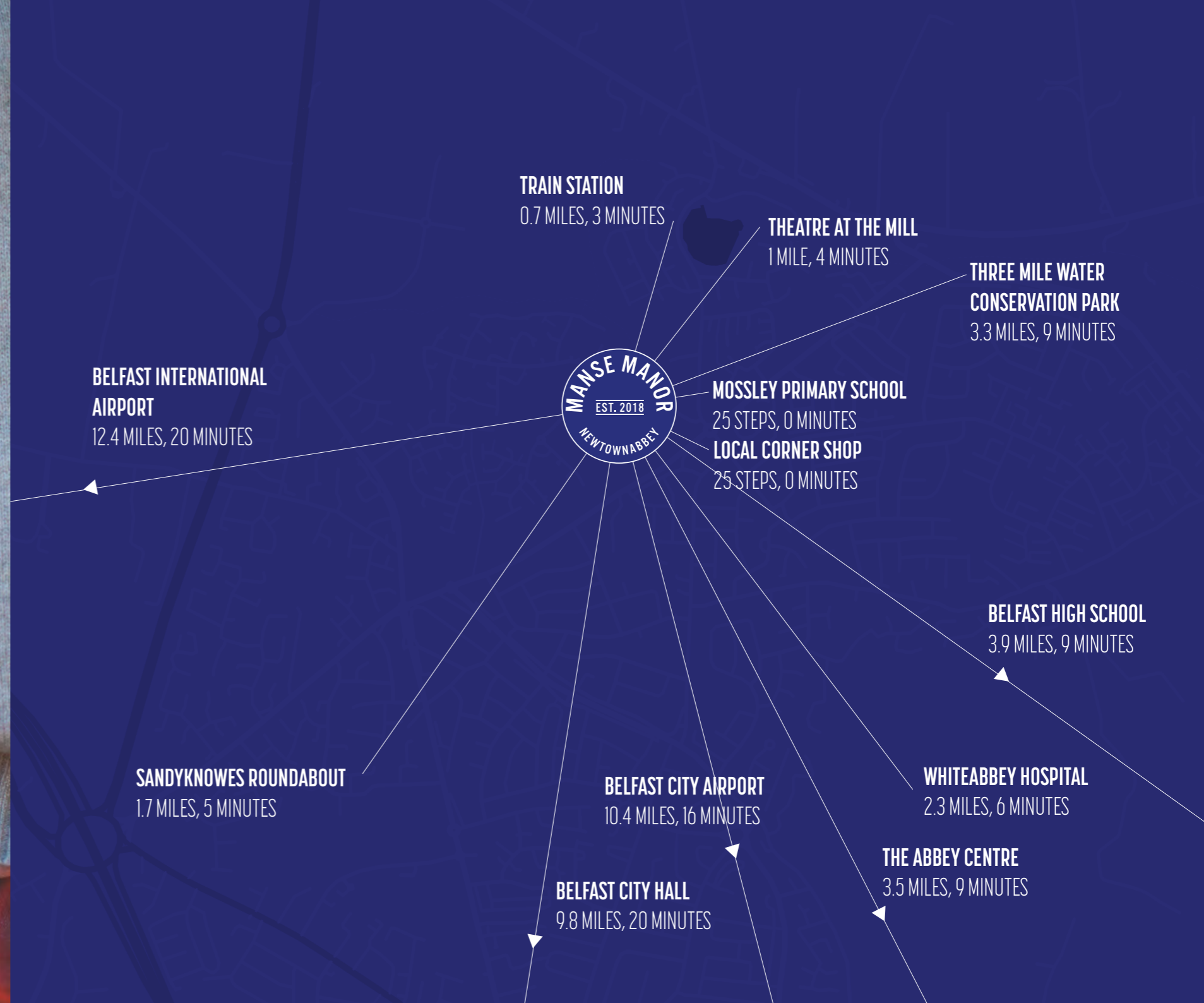


WITH YOU —  
I AM HOME

BY VIEW POINT DEVELOPMENTS

ON YOUR DOORSTEP

SHOPPING  
CULTURE  
ARTS  
SCHOOLS  
PARKS  
TRANSPORT





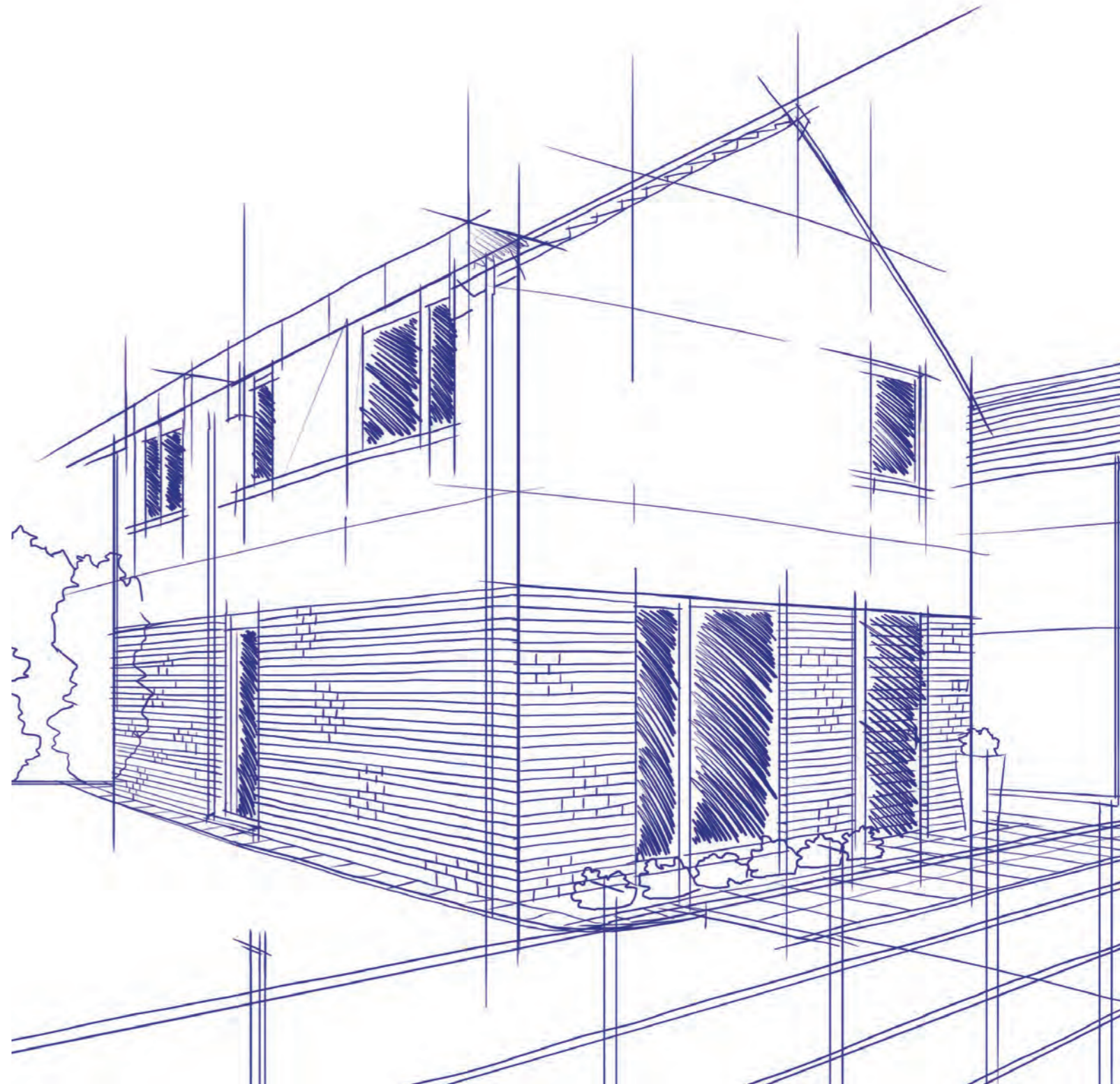




# BEAUTIFULLY CRAFTED

View Point Developments was founded in 2004 by two lifelong friends with a dedicated passion for the construction industry in Northern Ireland, Ben Snoddon and Justin McClay. As the two Managing Partners, they have developed their business knowledge and quality craftsmanship over the years to become a highly progressive construction and property development company dedicated to delivering the highest quality results.

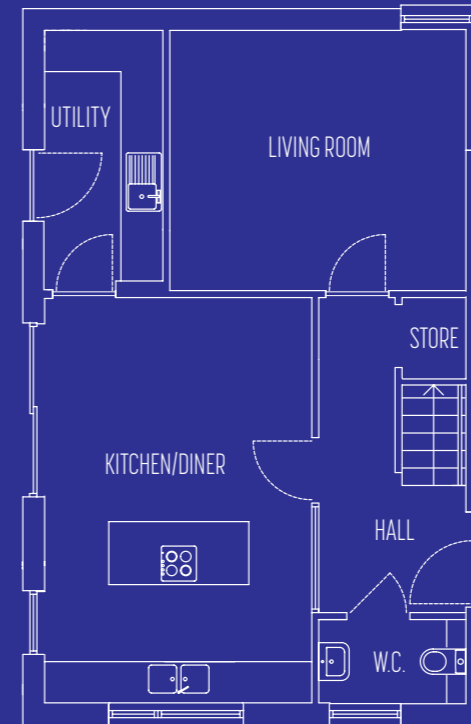
If you have any queries relating to the development or would like to arrange a viewing please contact our dedicated **Sales Manager, Gary Hunter** on T: (028) 92 47 4012 / M 07976 467368 or E: [ghunter@viewpoint.uk.com](mailto:ghunter@viewpoint.uk.com)





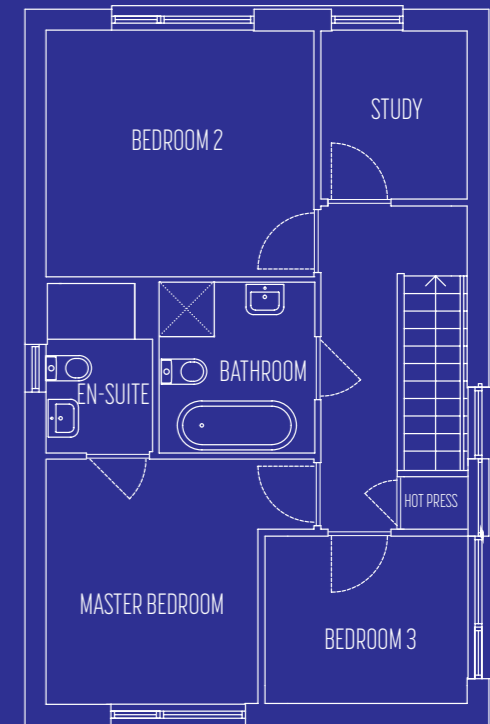


# THE SHAW



## GROUND FLOOR

Hall	
Store	
W.C.	2.09m x 1.19m
Living Room	4.22m x 3.72m
Kitchen/Diner	5.79m x 3.82m
Utility	3.70m x 1.69m



## FIRST FLOOR

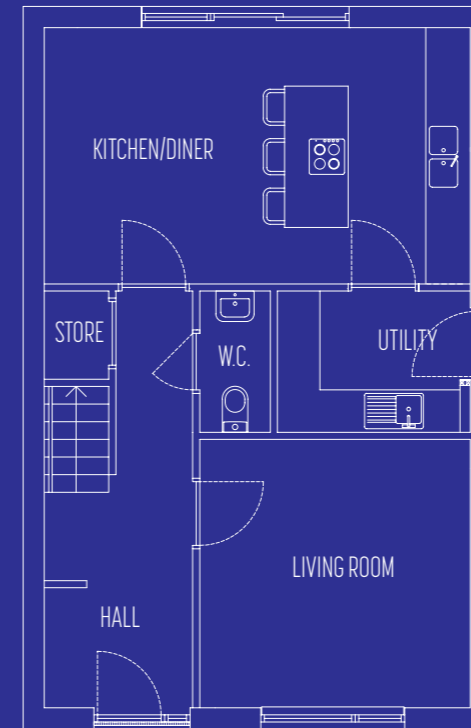
Landing	
Hot Press	
Master Bedroom	3.82m x 3.49m
En-Suite Shower Room	2.40m x 1.50m
Bedroom 2	3.81m x 3.50m
Bedroom 3	2.89m x 2.39m
Study	2.40m x 2.09m
Bathroom	2.40m x 2.19m

\*All dimensions are taken at widest point



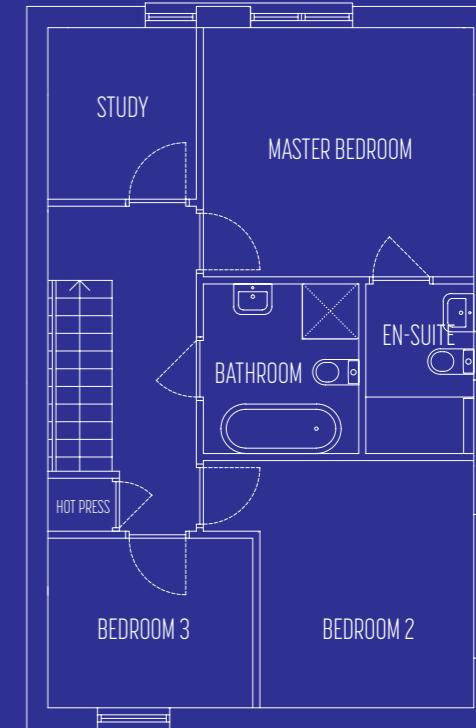


# THE MILL V1



## GROUND FLOOR

Hall	
Store	
W.C.	2.03m x 1.03m
Living Room	3.84m x 3.81m
Kitchen/Diner	6.03m x 3.64m
Utility	2.74m x 2.03m



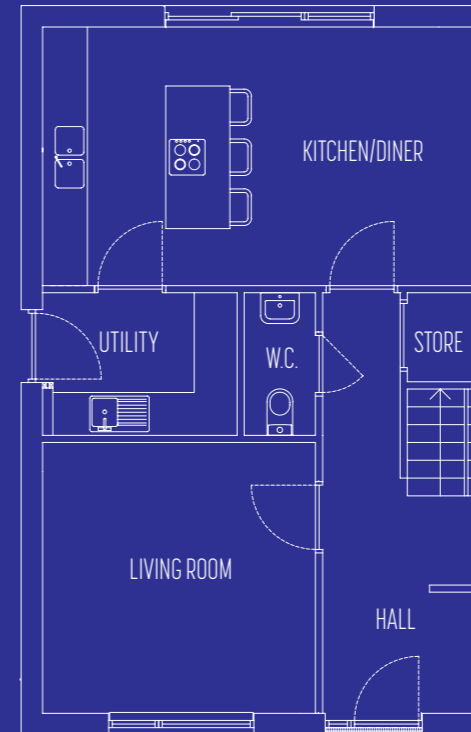
## FIRST FLOOR

Landing	
Hot Press	
Master Bedroom	3.84m x 3.54m
En-Suite Shower Room	2.43m x 1.54m
Bedroom 2	3.84m x 3.51m
Bedroom 3	2.91m x 2.41m
Study	2.44m x 2.11m
Bathroom	2.43m x 2.23m

\*All dimensions are taken at widest point

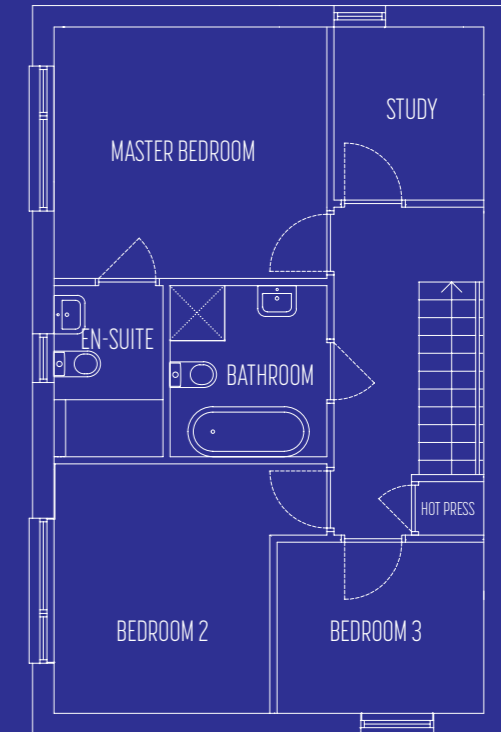


# THE MILL V2



## GROUND FLOOR

Hall	
Store	
W.C.	2.03m x 1.03m
Living Room	3.84m x 3.81m
Kitchen/Diner	6.03m x 3.64m
Utility	2.74m x 2.03m



## FIRST FLOOR

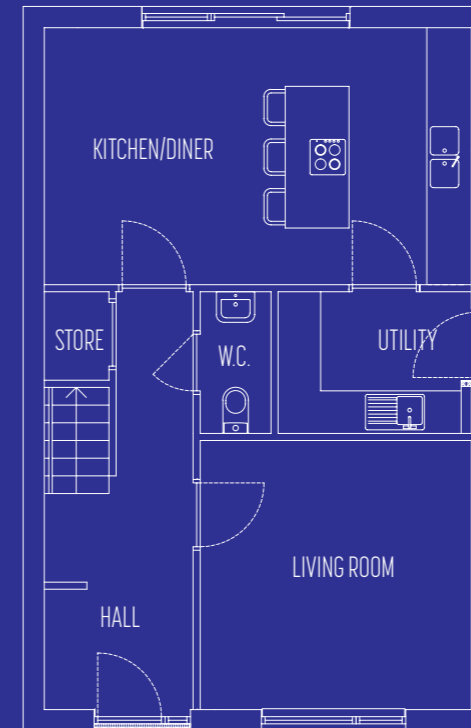
Landing	
Hot Press	
Master Bedroom	3.84m x 3.54m
En-Suite Shower Room	2.43m x 1.54m
Bedroom 2	3.84m x 3.51m
Bedroom 3	2.91m x 2.41m
Study	2.44m x 2.11m
Bathroom	2.43m x 2.23m

\*All dimensions are taken at widest point



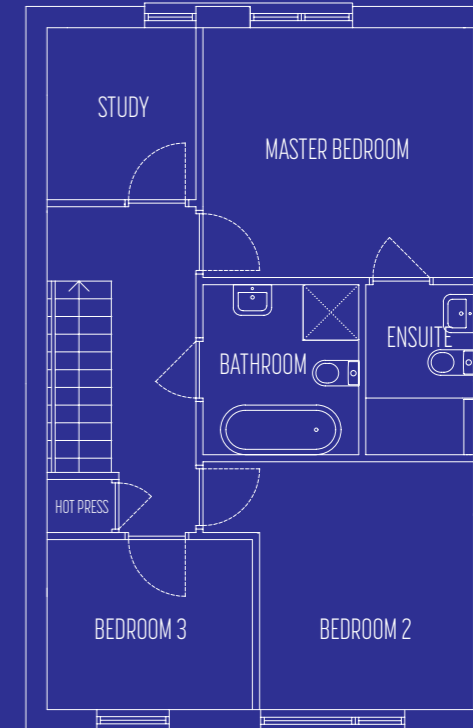


# THE LINEN



## GROUND FLOOR

Hall	
Store	
W.C.	2.03m x 1.03m
Living Room	3.84m x 3.81m
Kitchen/Diner	6.03m x 3.64m
Utility	2.74m x 2.03m



## FIRST FLOOR

Landing	
Hot Press	
Master Bedroom	3.84m x 3.54m
En-Suite Shower Room	2.43m x 1.54m
Bedroom 2	3.84m x 3.51m
Bedroom 3	2.91m x 2.41m
Study	2.44m x 2.11m
Bathroom	2.43m x 2.23m

\*All dimensions are taken at widest point



# SPECIFICATION



We aim to provide you with a home of fine appearance, maximum comfort and ease of maintenance with a 10 year structural warranty provided by Global Home Warranties.

Energy Efficient Timber Frame Construction.

## EXTERNAL FEATURES

Brick external finish (selected areas rendered and painted).

Half-Round Grey uPVC rainwater goods, with Grey uPVC Downpipes.

Grey uPVC double glazed windows with concrete sills.

Contemporary front entrance door and Grey Aluminium sliding doors to rear.

High standard of floor, wall and loft insulation to ensure minimal heat loss & maximum efficiency.

Front garden landscaped and turfed.

Rear garden top soiled and sown out.

Bitmac parking areas.

Timber fencing and walling to rear boundaries where appropriate.

Outside tap provided.

## INTERNAL FEATURES

### INTERNAL TRIMMING & DOORS

Moulded skirting & architraves painted in your choice of colour. Solid panelled painted doors with quality ironmongery.

### STAIRS

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

### PAINTING

Internal walls, ceilings and woodwork painted in a choice of colour schemes.

### KITCHEN

Quality Kitchen with choice of doors, work tops and handles.

Appliances to include cooker, hob, extractor hood, dishwasher and fridge freezer.

Space and plumbing for washing machine and tumble dryer in Utility room.

## BATHROOMS

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

### FIREPLACE

Contemporary wall-hung fireplace.

### FLOORING

Choice of quality tiling to hallway, W.C, kitchen/ Dining and utility.

Choice of quality carpets with underfelt to lounge, bedrooms, Stairs & landing.

### HEATING/PLUMBING

Pressurised hot and cold water system, Gas fired central heating with energy efficient boiler and thermostatically controlled radiators / Heating with time clock.

### ELECTRICITY

Comprehensive range of electrical sockets incorporating USB charging points, switches, TV and

Telephone points. Wiring for future satellite points.

Smoke, heat & Carbon monoxide detectors. Energy efficient down lighting to Kitchen and Bathrooms.

Feature external lighting to front and rear.

## 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 a nominal service charge payable to maintain the development.





# NOW YOU HAVE FOUND THE HOME OF YOUR DREAMS

The next major step is getting finance to make your dream a reality

We have teamed up with Mortgage IQ, who are one of Northern Ireland's leading Mortgage and insurance agencies to offer you expert mortgage advice that will make your house buying process smoother and easier than you may think. With a wealth of experience in the financial services sector and operating from a number of offices strategically positioned throughout Northern Ireland, Mortgage IQ provides a hands on, minimal jargon approach to finding the most suitable mortgage for every customer.

After reviewing your circumstances on a one-to- one basis, Mortgage IQ will give you a prompt initial mortgage decision – leaving you one step closer to your new View Point home.

Reserve your new View Point Home

Arrange a Mortgage

Appoint A Solicitor

Choose your turnkey selections

Valuations and Survey

Legal Work and Exchange Contracts

Complete a preinspection one week before hand over

Complete





For all sales enquiries and for further  
information please contact:



t. 028 9247 4012  
[viewpoint.uk.com](http://viewpoint.uk.com)



t. 028 9024 4000  
[colliersni.com](http://colliersni.com)

Architect **BGA**<sup>TM</sup>

WINNER: Ulster Tatler  
House of the Year - 2018

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