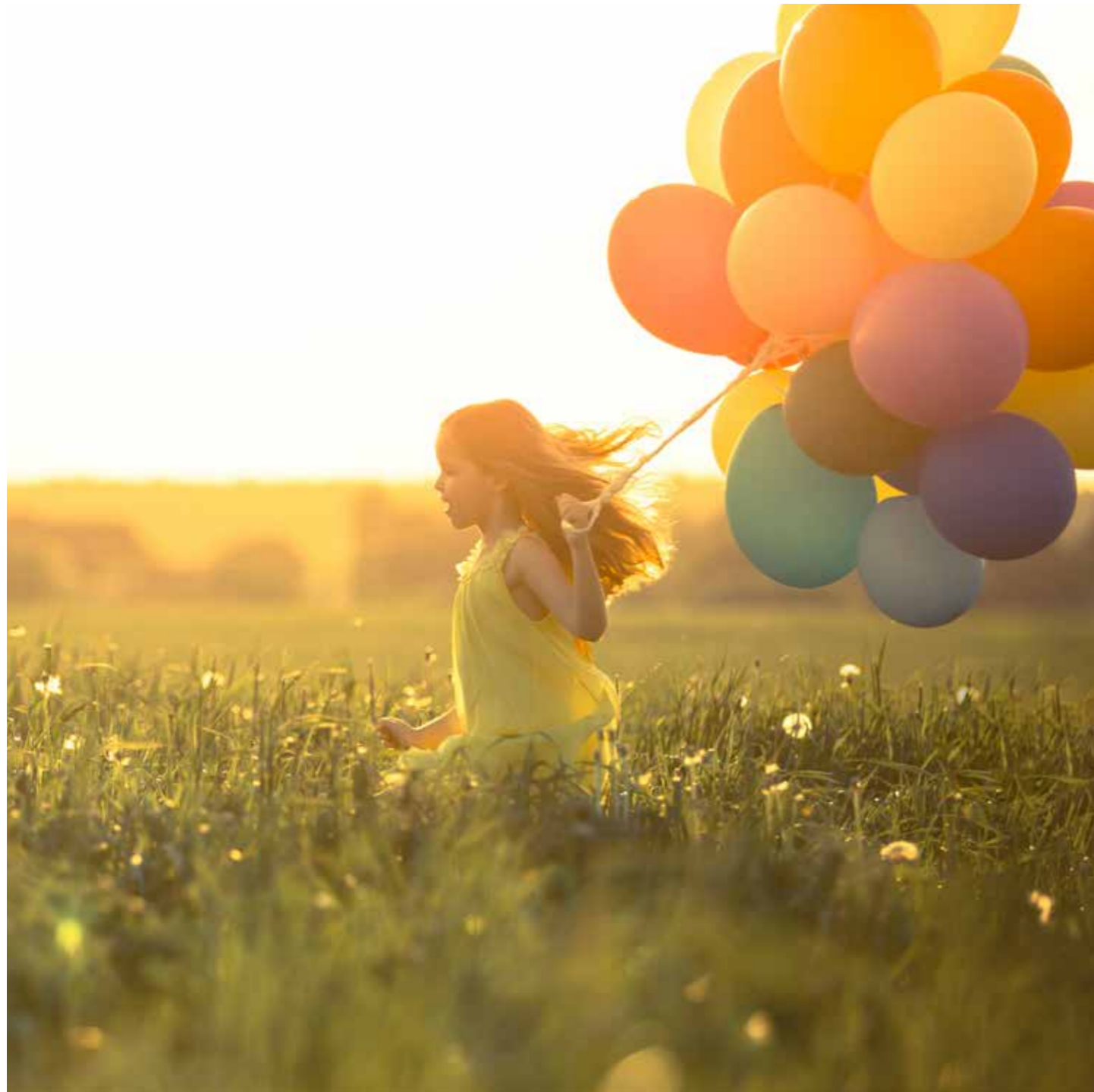




**COTTON
MOUNT**

est. 2017

Phase 2
By View Point Developments



COTTON MOUNT

est. 2017

Tucked nicely away on the Sealstown Road, Cotton Mount is an exciting development of contemporary homes. The clever designs offer 2, 3 and 4 bedroom options with generous layouts finished to a high turnkey specification for relaxed everyday living.

Set within the heart of BT36, these homes benefit from a semi-rural aspect as well as being within close proximity of the M2 motorway, making it ideal for commuters travelling to Belfast, Ballymena and beyond. Cotton Mount also offers the space you need for modern life and comfort. There is an abundance of local amenities only a short drive away, including shops and cafes, Abbey Centre Retail Park, Primary and Grammar schools and excellent public transport links.

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 / E ghunter@viewpoint.uk.com





CASTLEHILL, BELFAST



FOX HILL, HILLSBOROUGH



MANSE MANOR, NEWTOWNABBEY



MANSE MANOR, NEWTOWNABBEY



FOX HILL, HILLSBOROUGH

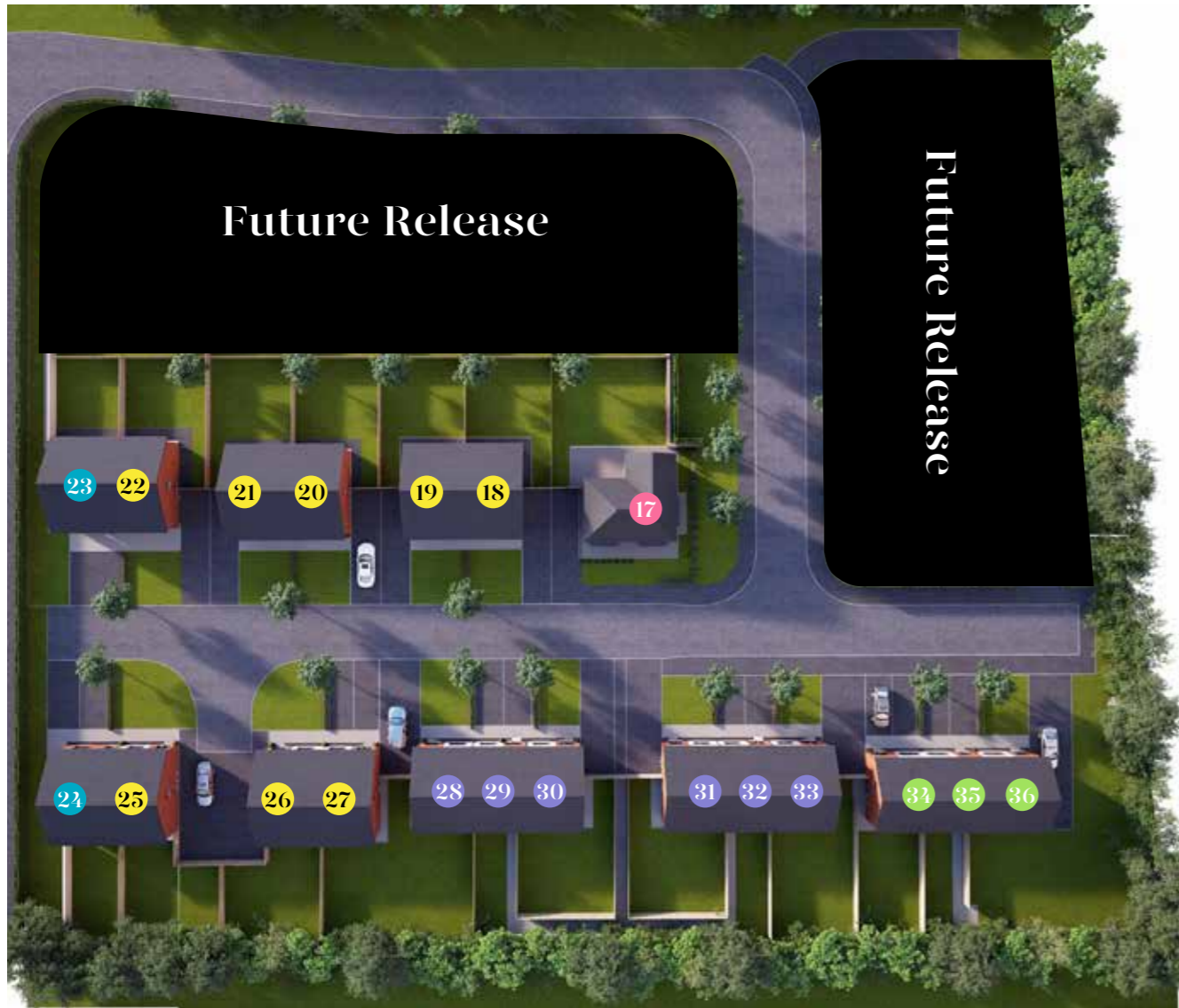


FERRY QUARTER, STRANGFORD



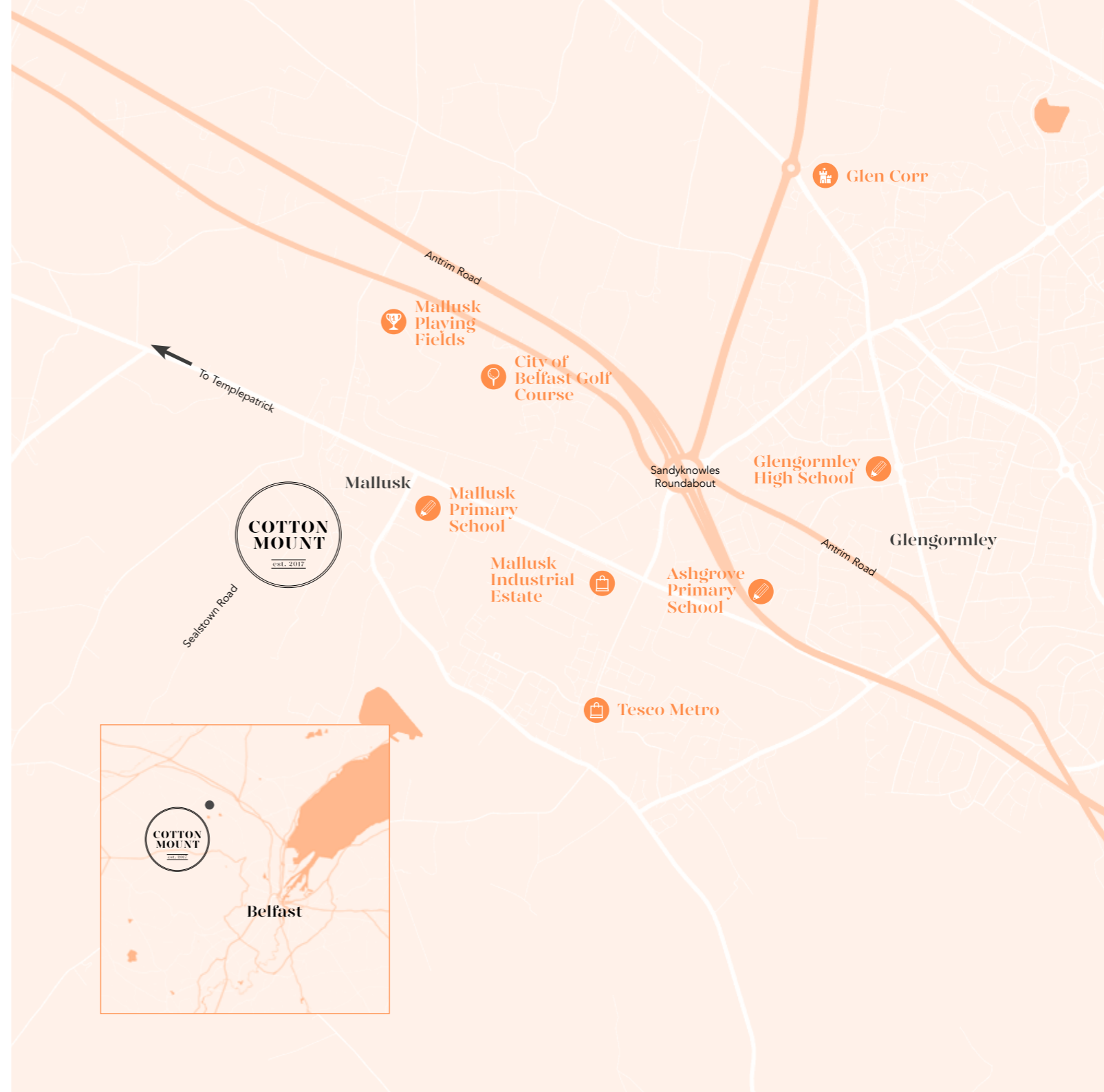
COTTON
MOUNT

est. 2017



Siteplan

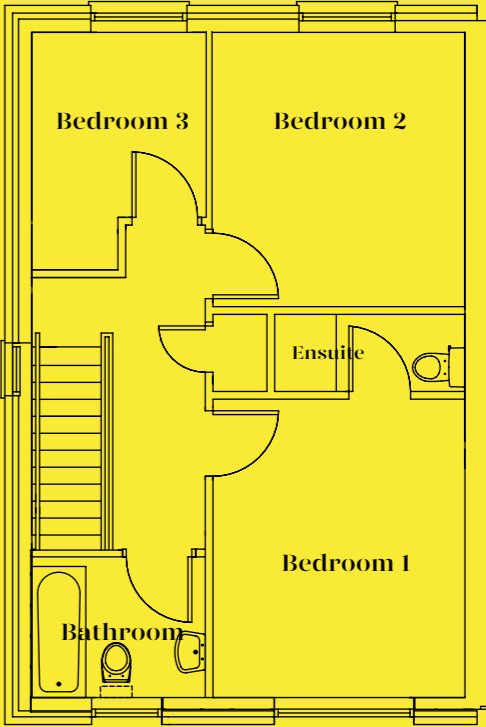
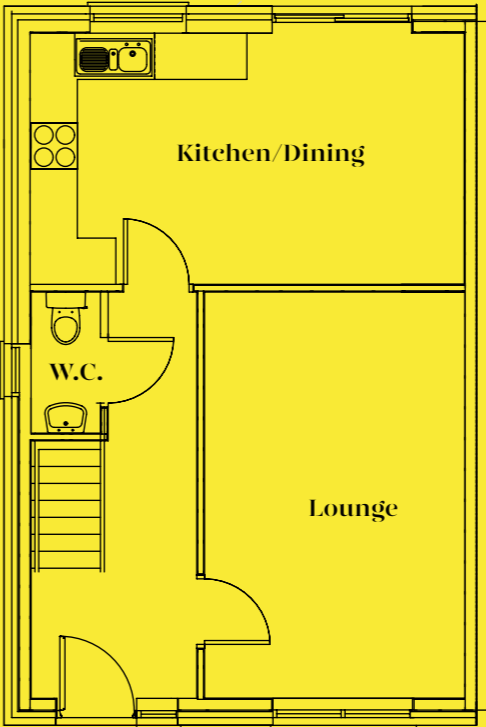
- The Canvas
- The Damask
- The Oxford
- The Spinner
- The Poplin





The Canvas

Site Nos: 18, 19, 20, 21, 22, 25, 26, 27



Ground Floor

Entrance Hall		
W.C.		
Lounge	17'11" x 10'10"	5.2 x 3.3m
Kitchen/Dining	18'4" x 10'6"	5.6 x 3.2m

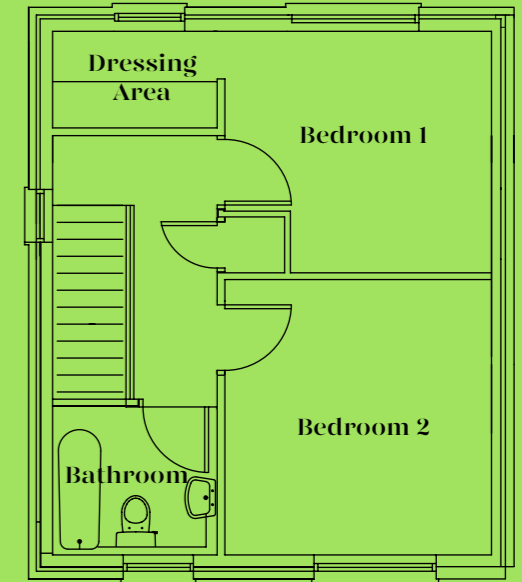
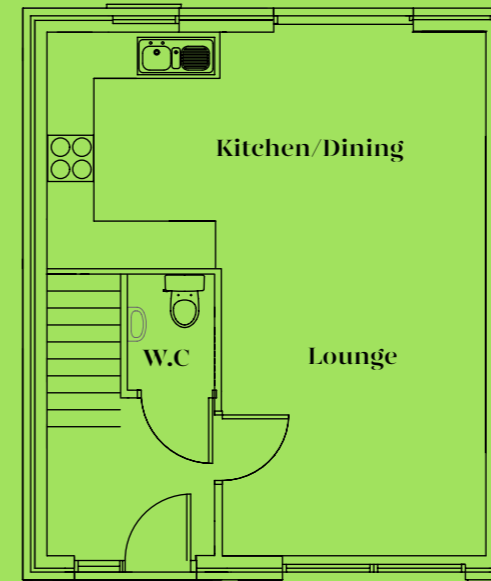
First Floor

Landing		
Store		
Bedroom 1	13'11" x 10'10"	4.0 x 3.3m
En-suite Shower Room		
Bedroom 2	11'6" x 10'6"	3.5 x 3.2m
Bedroom 3	9'10" x 7'3"	3.0 x 2.2m
Bathroom	7'3" x 5'10"	2.2 x 1.8m



The Damask

Site Nos: 34, 35, 36



Ground Floor

Entrance Hall

W.C.

Open Plan Lounge/Kitchen/Dining
(L Shaped) 21'2"x18'5" 6.7 x 5.6m

First Floor

Landing

Store

Bedroom 1 11'9"x10'2" 5.8 x 3.1m
(including dressing area)

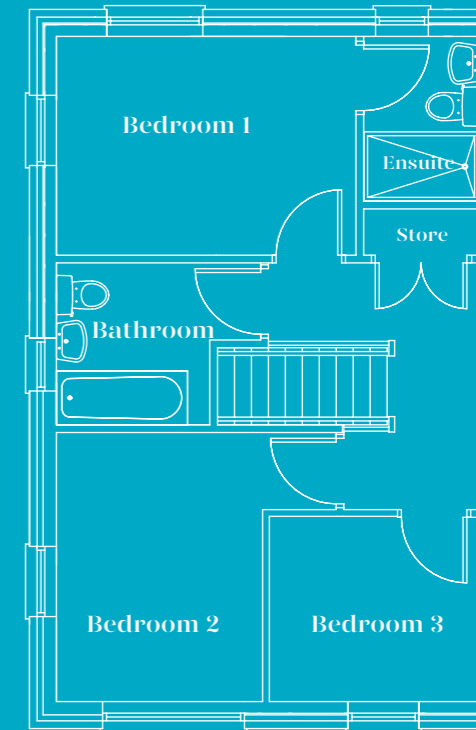
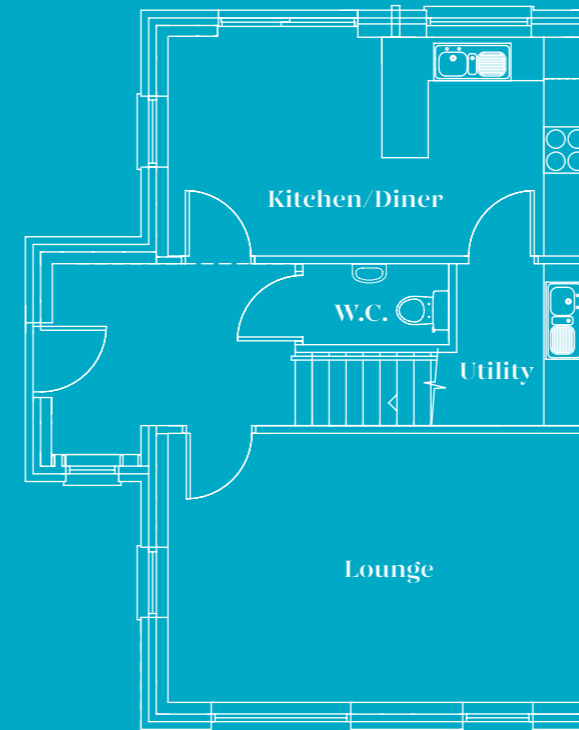
Bedroom 2 11'6"x11'2" 3.5 x 3.4m

Bathroom 6'10"x6'2" 2.1 x 1.9m



The Oxford

Site Nos: 23, 24



Ground Floor

Entrance Hall		
W.C.		
Lounge	18'4" x 11'6"	5.6 x 3.5m
Kitchen/Diner	18'4" x 9'6"	5.6 x 2.9m
Utility	6'10" x 6'7"	2.1 x 2.0m

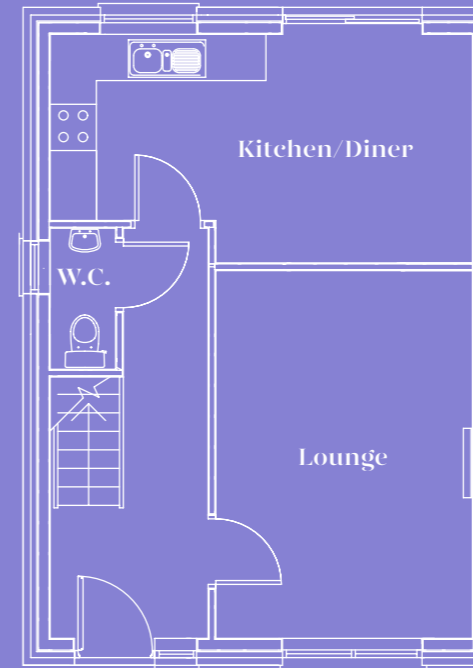
First Floor

Landing		
Store		
Bedroom 1	12'9" x 9'6"	3.9 x 2.9m
Ensuite Shower Room		
Bedroom 2	11'2" x 8'6"	3.4 x 2.6m
Bedroom 3	8'10" x 7'6"	2.7 x 2.3m
Bathroom	6'10" x 6'7"	2.1 x 2.0m



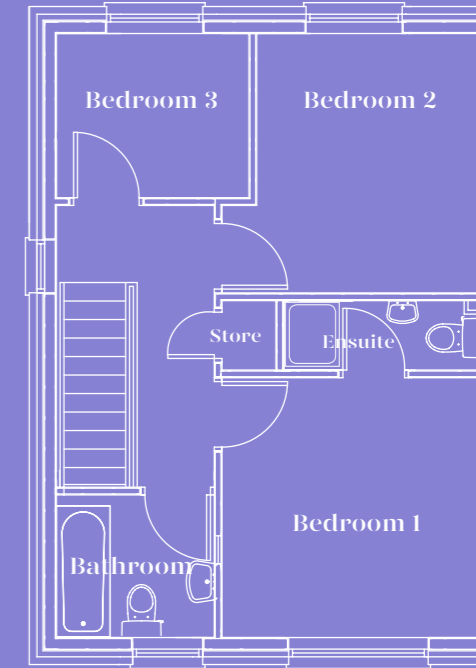
The Spinner

Site Nos: 28, 29, 30, 31, 32, 33



Ground Floor

Entrance Hall		
W.C.		
Lounge	15'5" x 10'10"	4.7 x 3.3m
Kitchen/Diner	17'9" x 9'11"	5.4 x 3.0m



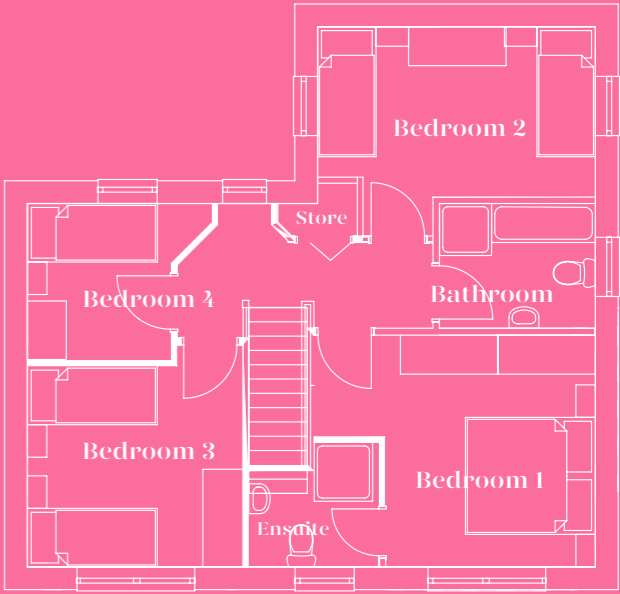
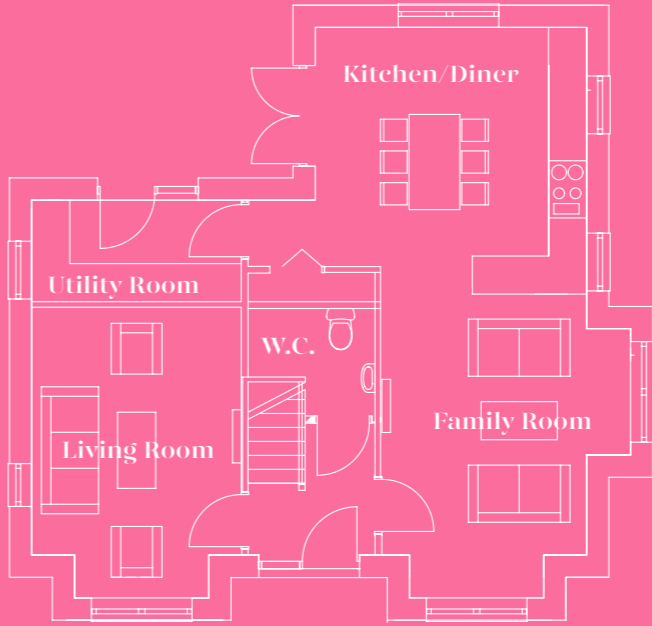
First Floor

Landing		
Store		
Bedroom 1	10'10" x 10'10"	3.3 x 3.3m
Ensuite Shower Room		
Bedroom 2	10'10" x 9'2"	3.3 x 2.8m
Bedroom 3	8'2" x 6'11"	2.5 x 2.1m
Bathroom	6'7" x 5'11"	2.0 x 1.8m



The Poplin

Site Nos: 17



Ground Floor

Entrance Hall		
W.C.		
Kitchen/Diner	13'9" x 13'9"	4.2 x 4.2m
Living Room	12'6" x 10'10"	3.8 x 3.3m
Family Room	15'5" x 12'10"	4.7 x 3.9m
Utility Room	10'10" x 5'3"	3.3 x 1.6m
Store		

First Floor

Landing		
Store		
Bedroom 1	14'1" x 11'6"	4.3 x 3.5m
Ensuite Shower Room		
Bedroom 2	10'10" x 9'11"	3.3 x 3.0m
Bedroom 3	13'9" x 8'6"	4.2 x 2.6m
Bedroom 4	7'10" x 7'3"	2.4 x 2.2m
Bathroom	7'10" x 6'3"	2.4 x 1.9m

Specification.

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

Energy Efficient Timber Frame Construction.

External Features

Red brick external finish (selected areas render and painted).

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

Grey uPVC double glazed windows with sills.

Composite Front Door and Grey uPVC patio doors to rear.

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

Front garden landscaped.

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

Chamfer skirting & architrave. Four panel moulded internal 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. 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 en-suite areas. Selection of high quality floor tiling and strategically placed wall tiling.

Fireplace

Choice of contemporary wall-hung electric fireplaces.

Flooring

Choice of quality tiling to hallway, W.C, kitchen/Dining and utility (if applicable).

Choice of quality carpets to lounge, bedrooms, landing and stairs.

Heating/Plumbing

Pressurised hot and cold water system, Gas fired central heating with energy efficient combi 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 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 development.



For further information please contact:



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