



HOUSE TYPE B1



CGI shown for illustration purposes only. Floor plans are not to scale



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HOUSE TYPE B

SITE 2

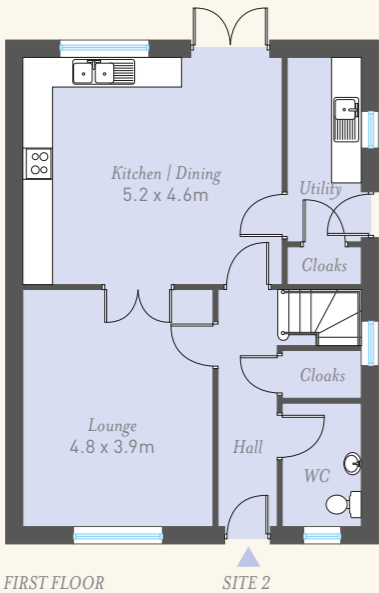
3 BEDROOM  
DETACHED HOME

TOTAL FLOOR AREA  
???? sq ft

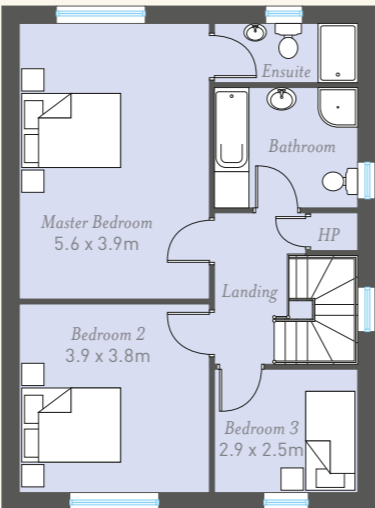
SITES 3 | 4

3 BEDROOM  
SEMI DETACHED HOME

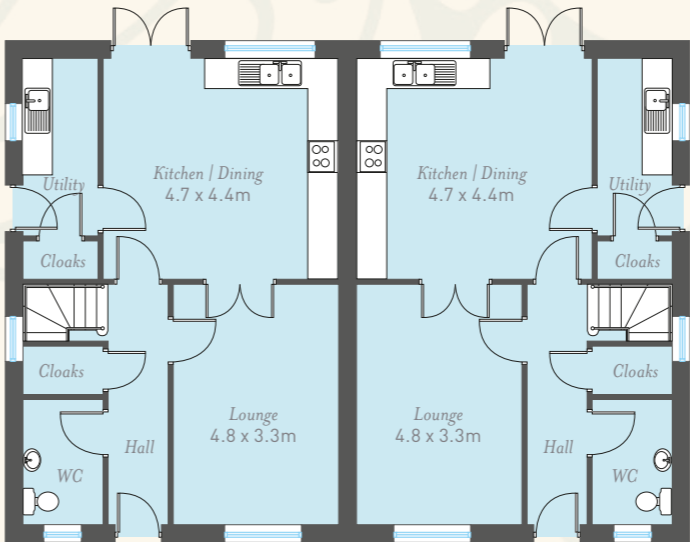
TOTAL FLOOR AREA  
???? sq ft



FIRST FLOOR

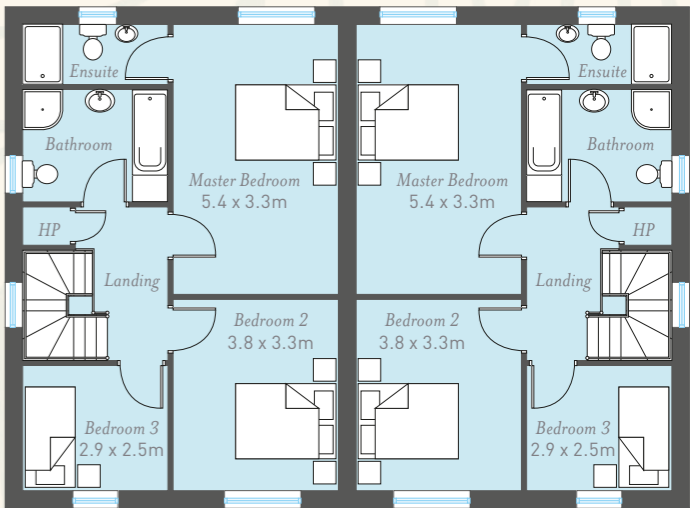


SECOND FLOOR



SITE 3

FIRST FLOOR SITE 4



SECOND FLOOR

QUALITY

SPECIFICATION

Each of these 4 select homes has been designed around the modern family lifestyle. From the approach and throughout, you'll love the naturally traditional exterior that leads to the definition of modern luxury.

PK Murphy have once again created homes that are rich in detail, from the touches that make each one aesthetically pleasing, to functional and design choices that make life infinitely more comfortable. Renowned for their turnkey finish all you have to do is move in. Your new home will be completed to the highest of standards complete with a 10 year structural guarantee.

- PK MURPHY TURNKEY PACKAGE INCLUDES**
- Internal décor – walls and ceilings painted
  - Choice of stove surround
  - Mains supply smoke detectors
  - Moulded skirting and architraves
  - Pre-finished internal doors with high quality ironmongery
  - Comprehensive range of electrical sockets, switches, TV and telephone points & wiring for future satellite point

- KITCHEN & UTILITY ROOM**
- High quality units with choice of doors, worktops and handles
  - Integrated appliances electric oven, extractor hood, fridge/freezer and dishwasher
  - Concealed under lighting to kitchen units
  - Recessed down lighters to ceilings
- BATHROOM, ENSUITE & CLOAK WC**
- Contemporary white sanitary ware with chrome fittings
  - Thermostatically controlled shower

- Recessed down lighters to ceiling
  - Heated towel rails
- FLOOR COVERINGS & TILING**
- Ceramic tiled floor to kitchen & dining areas, bathrooms, en-suites, downstairs hall & WCs
  - Full height tiling to shower enclosures and around bath areas
  - Carpets to bedroom, stairs and landing
  - Pre-finished wooden floor to lounge

- EXTERNAL FEATURES**
- Gardens levelled and seeded
  - uPVC white double glazed windows with lockable systems depending on house type
  - Composite Door for front & rear
  - Outside water tap
  - Boundary fencing to side and rear
  - External lighting to front and rear doors
  - GRP Door Head & Pillasters (dependent on house type)
  - Seamless guttering, uPVC fascia & soffit
  - Dry Dash Finish



LOCATION MAP & SITE LAYOUT - NOT TO SCALE



## A select development of only 4 detached & semi-detached homes IN THE HEART OF CASTLECAULFIELD

Totaling ONLY 4 units (2 x Detached & 2 x Semi-detached) these generously proportioned & versatile new homes (1261 – 1890 Sq Ft) by province wide renowned developer PK Murphy offer the highest of specifications in a tranquil, picturesque yet convenient village setting.

Castlecaulfield and the surrounding areas offers all the cultural and leisure opportunities the modern family could desire; from Peatlands Park to beautiful Parkanaur Forest, Shopping at famous Linen Green, fabulous restaurants, fantastic schools and superb access to the main roads network with Belfast only 30 minutes away.

Castlecaulfield Village, named for its castle, this charming village is steeped in history and lies at the heart of Northern Ireland. Perfectly positioned, Castlecaulfield offers a rural escape yet provides easy access to nearby towns and cities, making it a great base for family life with an easy commute.

Castlecaulfield itself is a model of village living; with great primary schools, convenience stores, butchers, hairdressers, public house, and the village takeaway all within a stroll of these fantastic new homes

## MODERN LUXURY LIVING IN A PICTURESQUE VILLAGE SETTING



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