Kildare A18.1b (gr) 242 Enlerbank Comber,

Asking Price £332,950

VICTORIA PINKERTON

victoriapinkerton.co.uk

SHOW HOME OPEN BY PRIVATE APPOINTMENT

SHOW HOME OPEN SUNDAY 2PM-4PM OR BY PRIVATE APPOINTMENT

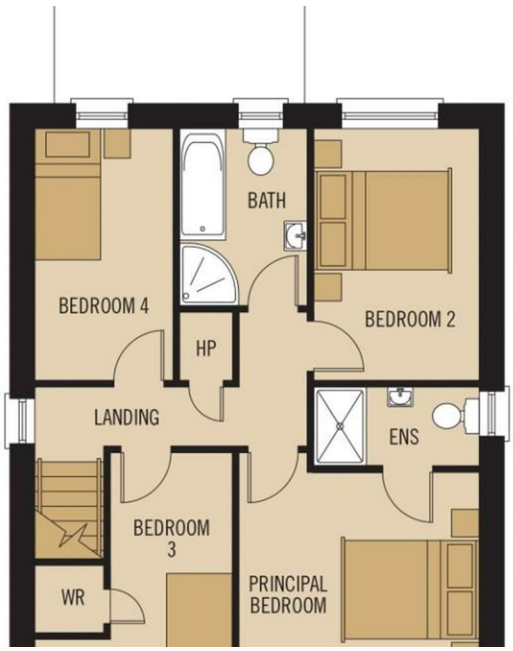
ABOUT YOUR NEW HOME

The Main Structure:
Walls are of traditional, tried and tested cavity construction. Brick and/or plaster render are used for the external finish. External timber features are painted to match where applicable. The roof will have a grey coloured, flat concrete tile crowned by a dry fixed ridge tile. uPVC round guttering with round uPVC downpipes compliment the external trim.

Energy saving uPVC gas filled double glazed windows with locking latches (except those deemed emergency escape routes) are standard. uPVC French doors or sliding patio doors are fitted where applicable.
A low maintenance GRP front door and uPVC rear door with double-glazing complete the external elevation.

External:
All garden areas will have a front and rear lawn unless otherwise specified or shown on the site layout. To give a complete look from day one, the front lawn will be turfed. The back lawn will have either turf or seed depending on the time of the year, subject to ACC Ltd discretion. Flat top garden edge and treated rail fencing will be erected where applicable. Fencing will include a timber privacy screen between adjoining properties; all other fenced areas will comprise of treated timber posts and rail (approx 900mm high).

Driveways will be approx 10 metres long or from the road kerb to the front elevation of the property, whichever is the greater, and finished in bitmac. Garages (where applicable) are counted as a parking space and may reduce the length of driveways. A coloured pavia brick path will be provided to at least the front and rear elevation with level access to one external door. Patios will have a minimum area of 5.75m2 where applicable. Specified plots may have a boundary wall subject to planning conditions on site. You can even wash your car and water the plants using the outside tap which is provided as standard!



PROPERTY FEATURES

PROPERTY MEASUREMENTS

Ground Floor

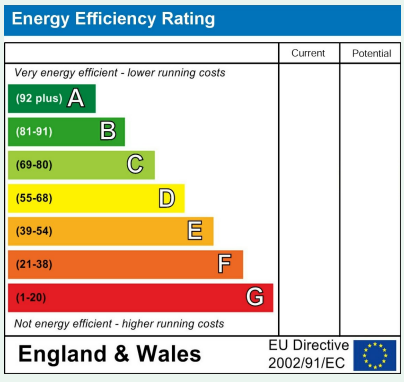
Lounge	14′10″ x 14′2″
Kitchen/Dining	22′2″ x 14′4″
Garden Room	10′4″ x 10′0″
WC	6′0″ x 3′1″

First Floor

Principal Bedroom	12′6″ x 12′0″ max
Ensuite	8′2″ x 3′9″
Bedroom 2	12′5″ x 8′2″
Bedroom 3	12′6″ x 9′8″ max
Bedroom 4	12′5″ x 6′9″
Bathroom	8′8″ x 6′3″

Energy Efficiency Rating

The rating for this property is:



* For your information: The UK average rating is 'E50'.

///WHAT3WORDS: word.word.word

VICTORIA PINKERTON

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028 9140 4100

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