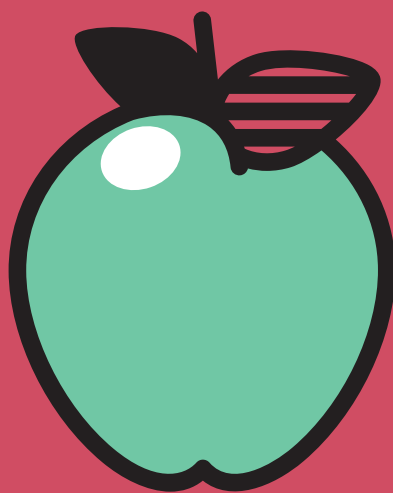


**THOUGHTFULLY DESIGNED APARTMENTS,  
PERFECTLY PLACED**

**ORCHARD  
HILL  
LANE  
DUNDONALD**





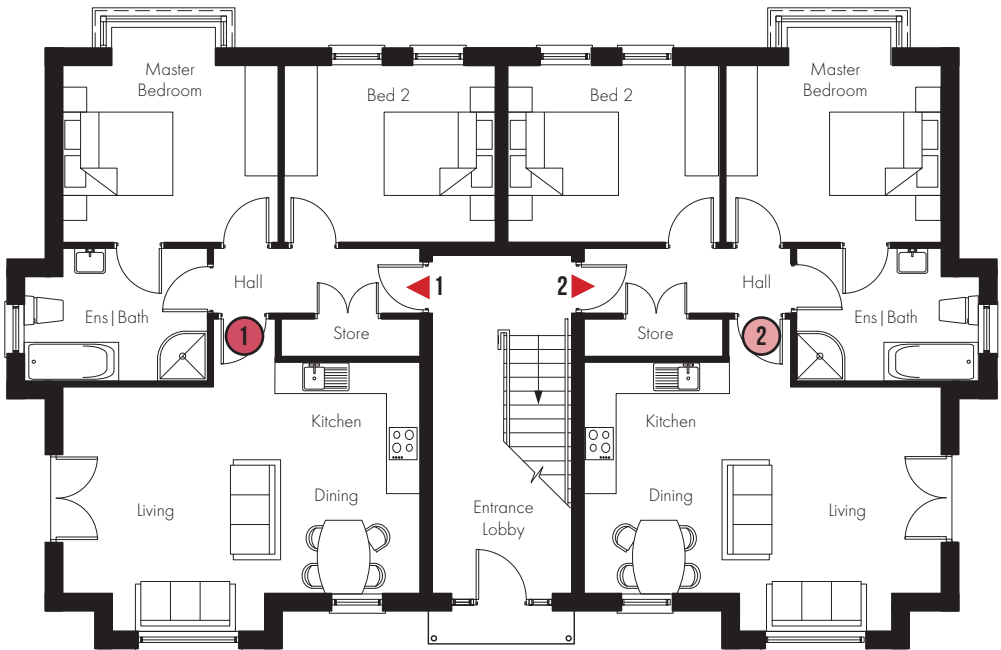


CGI is for illustrative purposes only and finishes may vary on site



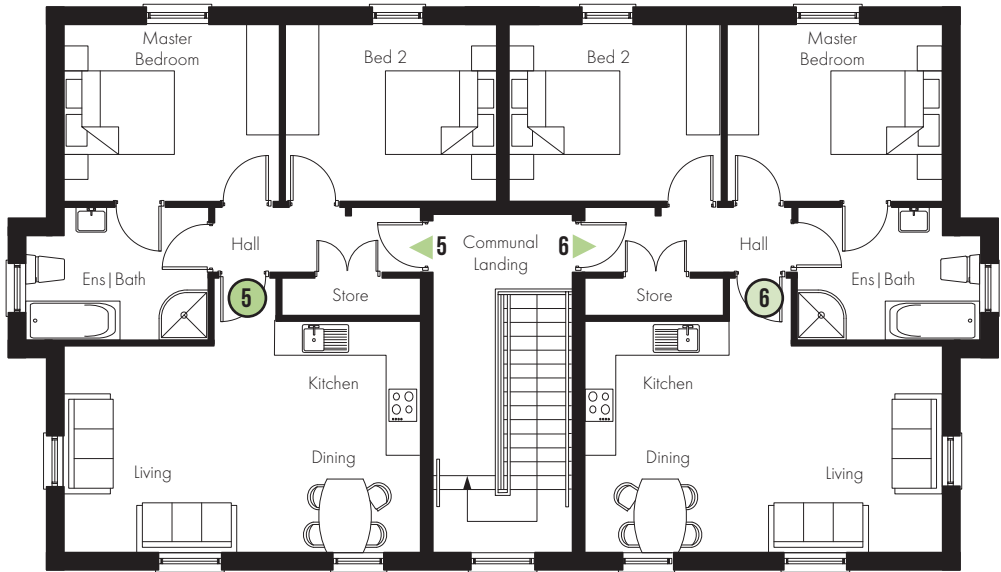
# GROUND FLOOR APARTMENTS 1 & 2

2 bedroom 750 sq ft approx



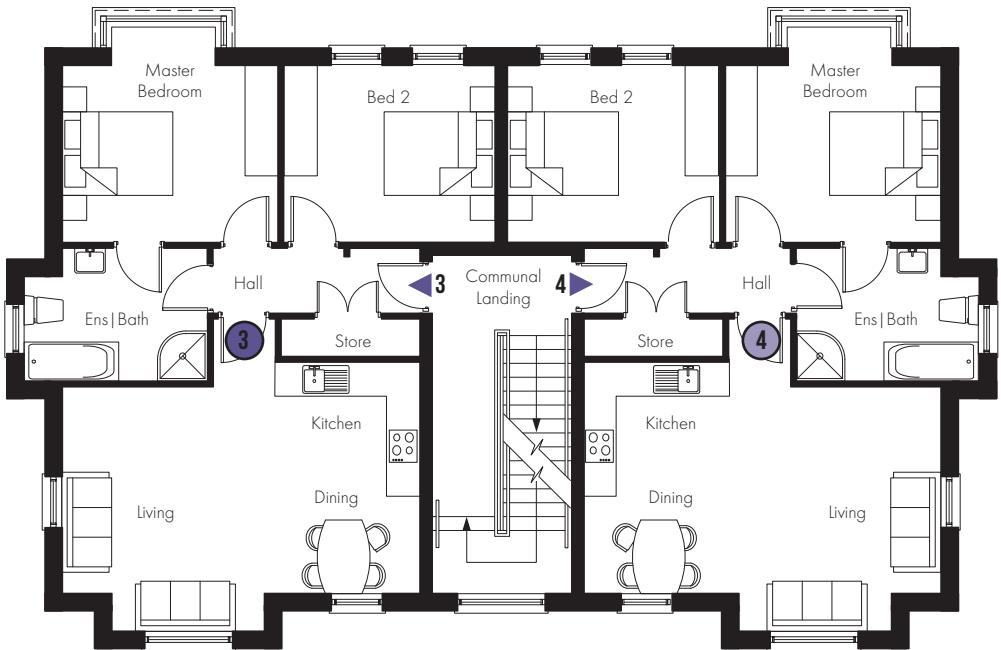
# SECOND FLOOR APARTMENTS 5 & 6

2 bedroom 720 sq ft approx



# FIRST FLOOR APARTMENTS 3 & 4

2 bedroom 750 sq ft approx



## GROUND FLOOR APARTMENT 1

Entrance to Hall with Store

Living   Kitchen   Dining	20'8" x 14'5"	6.30 x 4.40
Master Bedroom	12'7" x 12'5"	3.83 x 3.78
Ensuite   Bathroom	10'7" x 7'8"	3.22 x 2.33
Bedroom 2	12'3" x 10'3"	3.73 x 3.12

## FIRST FLOOR APARTMENT 3

Entrance to Hall with Store

Living   Kitchen   Dining	20'8" x 14'5"	6.30 x 4.40
Master Bedroom	12'7" x 12'5"	3.83 x 3.78
Ensuite   Bathroom	10'7" x 7'8"	3.22 x 2.33
Bedroom 2	12'3" x 10'3"	3.73 x 3.12

## SECOND FLOOR APARTMENT 5

Entrance to Hall with Store

Living   Kitchen   Dining	20'8" x 13'5"	6.30 x 4.09
Master Bedroom	12'7" x 10'3"	3.83 x 3.12
Ensuite   Bathroom	10'7" x 7'8"	3.22 x 2.33
Bedroom 2	12'3" x 10'3"	3.73 x 3.12

## GROUND FLOOR APARTMENT 2

Entrance to Hall with Store

Living   Kitchen   Dining	20'8" x 14'5"	6.30 x 4.40
Master Bedroom	12'7" x 12'5"	3.83 x 3.78
Ensuite   Bathroom	10'7" x 7'8"	3.22 x 2.33
Bedroom 2	12'3" x 10'3"	3.73 x 3.12

## FIRST FLOOR APARTMENT 4

Entrance to Hall with Store

Living   Kitchen   Dining	20'8" x 14'5"	6.30 x 4.40
Master Bedroom	12'7" x 12'5"	3.83 x 3.78
Ensuite   Bathroom	10'7" x 7'8"	3.22 x 2.33
Bedroom 2	12'3" x 10'3"	3.73 x 3.12

## SECOND FLOOR APARTMENT 6

Entrance to Hall with Store

Living   Kitchen   Dining	20'8" x 13'5"	6.30 x 4.09
Master Bedroom	12'7" x 10'3"	3.83 x 3.12
Ensuite   Bathroom	10'7" x 7'8"	3.22 x 2.33
Bedroom 2	12'3" x 10'3"	3.73 x 3.12

All dimensions are approximate and taken at widest points. Floor plans are not to scale.  
Apartments 1 - 4 Living | Kitchen | Dining and Master Bedroom measurements are max lengths  
Apartments 5 - 6 Living | Kitchen | Dining measurements are max lengths





CGI of kitchen and living area is for illustrative purposes only

# SPECIFICATION

## KITCHEN

- Quality kitchen with a choice of doors and handles
- Laminate worktop with stainless steel under mounted bowl
- Integrated appliances to include gas hob, electric oven, extractor hood, fridge freezer and dishwasher
- Washer dryer
- Energy efficient LED down lights to kitchen area

## BATHROOM

- Contemporary white sanitary ware with chrome fittings
- All bathrooms have a shower bath and shower enclosure

- Chrome towel radiators to bathrooms
- Energy efficient LED down lights to bathrooms

## INTERNAL FEATURES

- Walls, ceilings, and all woodwork painted
- Contemporary internal doors and ironmongery
- Smoke and carbon monoxide alarms fitted to Building Control standards
- Generous range of points for electrical sockets, switches, telephone and tv points.
- One USB charging socket to kitchen and master bedroom
- Wired for alarm

## TILING AND FLOOR COVERING

- Ceramic floor tiling to kitchen, living dining, and bathroom floors
- Full height tiling to shower enclosure.
- Selective wall tiling to bath area
- Feature splash back wall tile to wc, bathrooms
- Carpets fitted to bedrooms

## EXTERNAL FEATURES

- High standard of floor and wall insulation to reduce heat loss
- Black flat roof tiles

- uPVC fascia, soffit, gutter and rain water down pipes
- uPVC windows & patio (where applicable)
- Parking area to be finished in bitmac
- External light to main entrance
- Intercom entry system

## WARRANTY

- Each home will be issued with a 10 year NHBC Structural Warranty







Developed by



Selling Agent

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[www.simonbrien.com](http://www.simonbrien.com)

**T: 028 9059 5555**

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