

SPECIFICATION: PLAS ISSA

INTERNAL FEATURES

- Internal walls painted Almond White
- Internal white panelled doors with chrome effect door furniture
- Smooth skimmed ceilings
- White satin internal mouldings
- Staircase to be painted white
- Wardrobes fitted to master bedroom in detached homes (see working drawings)
- Wiring for satellite TV (Sky compatible)
- TV point to lounge, master bedroom and family room (where applicable)
- White electrical sockets and pendant light fittings
- USB sockets (kitchen and master bedroom only)

EXTERIOR FEATURES

- Sealed double glazed white PVC-U windows, with French windows fitted
- Front door - GRP pre-finished door in a solid colour externally and white internally
- Rear door - GRP door finished in white
- External light to front entrance
- Steel up and over garage door painted to match front door (where applicable)
- Patio & pathways to be concrete paving flags (as per working drawing)
- 1.8m timber close boarded fence to side and rear
- Turf and landscaping to front garden (refer to landscape layout)
- Rear garden to be top soil
- Driveways to be blocked paved
- All shared drives and parking courts to be tarmac

ENERGY SAVING FEATURES

- Energy efficient gas central heating, zone controlled
- 100% low energy light fittings throughout
- Insulated brick/block cavity construction
- 400mm (min) thick roof insulation

KITCHEN & UTILITY FEATURES

- Choice of kitchens from Panorama Kitchens
- Choice of co-ordinating laminate worktops
- Choice of Johnson's ceramic floor tiles to kitchen and breakfast area
- Ceiling downlighters to kitchen area

APPLIANCES

- 600mm gas hob with 600mm recirculating extractor hood and single oven fitted to 2 & 3-bed properties
- 750mm gas hob with 900mm extractor hood, double oven fitted to 4-bed detached properties only
- Integrated fridge freezer (excluding Highfield & Oakley)
- Integrated dishwasher to 4-bed detached properties only

BATHROOM, EN SUITE & CLOAKROOM

- Ideal Standard Tempo range in white
- Shower to en suite (where applicable)
- Shower over the bath in 4-bed properties (unless there is a separate shower cubicle)
- Shower valve to be Aqualisa Midas
- April low profile tray with concealed waste
- April shower screen to enclosure
- Choice of co-ordinating wall tiles (see working drawings)
- Downlighters fitted to master en suite
- Chrome heated towel rail fitted to bathroom & en suite

10 YEAR NHBC GUARANTEE



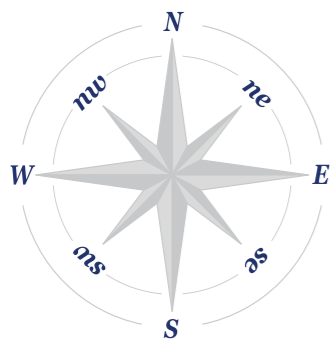
PLAS ISSA, BRYN Y BAAL

SPECIFICATION & DEVELOPMENT LAYOUT

CONSUMER CODE FOR HOME BUILDERS

www.consumercode.co.uk

NB: Specification is correct at time of print and could be subject to change. All specifications and personalisation options are dependent on house type, specification and build stage. Please speak to your Sales Consultant for more information about your chosen plot.



PLAS ISSA

House Type Key

- | | | | |
|---|-------------------|---|----------------|
|  | The Albury |  | The Beaumont |
|  | The Wiltshire |  | The Kingsley |
|  | The Marbury |  | The Huxley |
|  | The Salisbury |  | The Highfield* |
|  | The Heatherington |  | The Oakley* |
|  | The Alderton |  | Render Variant |
|  | The Ashbury | | |

*Highfield & Oakley plots are available to purchase on a local shared equity scheme, please ask for further details

