



Specification

Kitchen

- Contemporary fitted kitchens with stone work surface and upstand
- Under wall unit LED lighting
- Undermount stainless steel sink with brushed steel mixer tap
- A range of integrated appliances to include:
 - Fridge/freezer
 - Induction hob
 - Hidden extractor
 - Multifunction single oven
 - Combi oven microwave
 - Dishwasher

Utility

- Plumbing and space for washing machine
- Sink (where indicated on floor plan)

Interior Finishes

- Karndean flooring throughout ground floor
- Carpet to stairs, landing and bedrooms
- Walls and ceilings painted in Vinyl Matt brilliant white paint
- White architrave and skirting
- Brushed stainless steel ironmongery

Bathroom/en-suite

- Contemporary white sanitary ware
- Chrome mixer tap
- Concealed wall mounted chrome thermostatic shower with additional hand held shower head to cubicle
- Adjustable height shower mixer fitted above bath
- Ceramic wall and floor tiling
- Fitted bathroom mirror above sink
- Floor mounted WC with soft close toilet seat, concealed cistern and dual flush plate
- Clear glazed shower screen
- Low level shower tray
- Chrome heated towel rail

Heating and Hot Water

- Underfloor heating throughout ground floor
- Efficient boiler
- Contemporary style radiators to first and second floors
- Thermostatic control, WiFi enabled

Electrical Fittings

- USB point to living space and bedrooms
- White low profile sockets and switches
- Brushed sockets and switches above worktop to kitchen
- Shaver socket to bathroom and en-suite
- Sky/BT multipoint with CAT6 network to living room and master bedroom (subject to subscription)
- Mixture of LED lighting and pendants

Security

- Sprinkler system installed to Welsh legislation and building regulation standards
- Multi-point locking doors that meet Secure by Design standards
- Smoke and heat detectors

External Finishes

- Landscaped front gardens with feature plants and lawned areas to rear
- Slabs to pathways and patios
- Electric garage doors, light, power and personnel door to all garages
- External double socket
- External tap
- External light to front and rear of property
- Aluminium powder coated windows externally with wood frames internally

Peace of Mind

- 10 year Build Zone structural warranty

These details are intended to give a general indication of the development and do not form part of any contract. Acorn Property Group reserves the right to alter any part of the development, specification or floor layout at any time. The dimensions are maximum and approximate and may vary based on the internal finish. Dimensions are to the widest part of each room scaled down from architect's plans. Furniture measurements should only be taken from the completed property. These details are believed to be correct but neither the agent nor Acorn Property Group accept the liability whatsoever for any misrepresentation made either in these details or orally. Furniture is shown for indicative purposes only. 09/2019.