

www.CastlewaterGardens.com

WELCOME HOME *to* CASTLEWATER GARDENS A NEW COMMUNITY *in the* MAKING

Castlewater Gardens is a place where tradition meets with and embraces the future. Externally, our homes draw their style from traditional Georgian design, with all homes incorporating large windows, beautiful brick detailing and full cavity chimneys, as well as large bay windows to all 4 bedroom homes. Internally, this design is intelligently combined with the latest in modern living layouts, with open plan kitchen/dining/lounge to every ground floor and light spilling in through the large windows to every other room in the house. These measures ensure that your home is light and bright all year round. Conveniently, all homes also come with a fully fitted utility room too. Beneath the surface, all of our homes are built to the very latest insulation and construction standards, meaning that our homes are a pleasure to live in throughout the year and are also much kinder to your pocket.



A whopping 78% of our current homeowners estimate their heating bills are between £300-£500 per year.*



* 78% refers to a homeowner survey conducted in April 2018 of similar house-types built since 2011, in which 78% of respondents selected estimated heating costs ranging from £300-£499 per annum.



Why choose a Fermac Home?

So, you're thinking of a new home and want to know who Fermac Properties are and why you should consider moving to a Fermac Properties home? Good Question!

Fermac Properties was established in 1992 and we have recently passed our 25th trading anniversary, which speaks for itself.

Here are some of the main reasons which we think will be important to you and will offer you some peace of mind:

Independently inspected TWICE!

10 STAGE, DUAL INDEPENDENT INSPECTION

All of our homes are designed to comply with, and often exceed, the latest local building control requirements. Alongside the local regulations, we also adhere to the NHBC requirements. Both Building Control and the NHBC are involved in 10 key stages for each home :

1. Notification of Commencement
2. Excavation & Foundation
3. Placement of damp barriers & gas barriers (as required)
4. Placement of internal & external drainage
5. Superstructure (Walls, windows & doors)
6. Roof installation
7. Services (Water, Electric, Gas)
8. Construction Completion (incl access & pathways)
9. Submission of Test Reports
10. Sign off & Certification

2 YEAR Snag Warranty

2 YEAR SNAG WARRANTY

Every new home which we build comes with a full 2 Year Defect Snag Warranty which covers defects in all of the built elements of your home for 2 years from the handover date. So if your home develops a leaky toilet, a wonky door, or a draughty window within the first 2 years, all you need to do is let us know and we will do our best to have your issue rectified as soon as reasonably possible. There are some sensible exclusions to this cover, such as appliances (manufacturer warranties still apply), damage/wear & tear etc, but we believe you'll find these are all sensible and fair.

WALLS

WINDOWS & DOORS

WIRING & ELECTRICAL

PLUMBING & HEATING

JOINERY

DRAINAGE

ROOF

KITCHENS & BATHROOMS

FLOOR & WALL COVERINGS

10 YEAR Structural Warranty

10 YEAR STRUCTURAL WARRANTY - A1 RATED

Our homes also come with the benefit of a full 10 Year Structural Warranty from the National House Builders Council (NHBC). NHBC are the largest home warranty providers in the UK and we are privileged to carry their very top A1 Rating, which is reserved for their longest-standing developers with a proven track record and incredibly low claims. So, for a period of 10 years from the completion of your new home, you will enjoy cover for any serious structural, or inherent defect discovered. This covers the main structure of your home, from the foundations, to the walls & ceilings, to the roof and chimney, meaning you are protected in the unlikely event of a serious issue being discovered.

DEPOSIT PROTECTION

You've been saving hard and you'll want to know that your money is safe while your new home is being built, so all contract deposits (up to 10%) are insured by the NHBC during the construction period of your new home. This means you'll have one less thing to worry about while you plan for your big move.

est 1992 Trading 25 YEARS

ROADS, SEWERS AND OPEN SPACE













We undertake to have all of our Roads and Sewers fully installed and bonded to DFI Roads/NI Water standards, as soon as possible after we commence construction on-site, so you'll never be expected to move into a home without tarmac all the way to your door. We also undertake to incorporate and commission an open space management company on your behalf and also to ensure that the open space is fully formed and planted out at the earliest planting opportunity. Likewise, you will not be asked to incur the management or maintenance costs until the open space is fully formed and available for enjoyment.

CONSUMER CODE FOR HOME BUILDERS

We subscribe to and fully endorse the Consumer Code for Home Builders. The Code is an industry led code of conduct, which was developed with the aim of ensuring that home buyers enjoy a fair and transparent buying process. The Code also reinforces best practice in the industry, something which we fully embrace. Also, on the off chance that you have an issue which can't be resolved satisfactorily through ourselves or the NHBC, the Code also offers a cost effective dispute resolution.



The Fermac Finish...

 <p>FIBRE BROADBAND</p> <p>FIBRE BROADBAND</p> <p>Fibre Optic right to your door, ensuring the fastest speeds available</p>	 <p>INSULATED CHIMNEY</p> <p>FULLY INSULATED CHIMNEY</p> <p>Weather tight from top to bottom</p>	 <p>ENSUITE BATHROOM</p> <p>ENSUITE BATHROOM</p> <p>Every master bedroom comes with an ensuite bathroom</p>	 <p>MAINS PRESSURED BATH/SHOWER</p> <p>MAINS PRESSURISED WATER SYSTEM</p> <p>Ensuring good shower pressure</p>
 <p>BRICK/BLOCK CONSTRUCTION</p> <p>TRADITIONAL BRICK/BLOCK CONSTRUCTION</p> <p>Perfect for our Climate, cool in Summer, warm in Winter</p>	 <p>WOOD BURNING STOVE</p> <p>WOOD-BURNING STOVE</p> <p>An elegant stove offering extra warmth in minutes</p>	 <p>GAS FILLED DOUBLE GLAZING</p> <p>ARGON GAS-FILLED HIGH EFFICIENCY GLAZING</p> <p>No more drafts or cold spots</p>	 <p>TARMAC DRIVEWAY</p> <p>TARMAC DRIVEWAY</p>
 <p>MAINS GAS HEATING</p> <p>MAINS GAS HEATING</p> <p>Clean, cost effective and never runs out</p>	 <p>GRANITE WORKTOP</p> <p>GRANITE/STONE KITCHEN WORKTOPS</p> <p>low maintenance, stylish & timeless</p>	 <p>UTILITY ROOM</p> <p>UTILITY ROOM</p> <p>From c. 1,100-1,580sqft, all homes include a fully fitted utility room, inc appliances</p>	 <p>PAVED PATIO</p> <p>PAVED PATIO AREA</p>

THREE AREAS TO PERSONALISE YOUR HOME

<p>1</p> <p>KITCHEN</p> <p>Choice of kitchen door finishes, handle finishes, granite worktop colour. N.B. all appliances included. Oven, hob, integrated fridge/freezer, integrated dishwasher, tumble dryer and washing machine</p>	<p>2</p> <p>TILING</p> <p>Choice of tiling to your hall, kitchen, utility and bathroom floors. As well as wall tiling to shower/bath enclosures and behind sinks</p>	<p>3</p> <p>CARPETS</p> <p>Choice of carpets, inc underfelt, to lounge(s), stairs and all bedrooms</p>
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standard to all homes!



OTHER INTERNAL FEATURES:

- High-efficiency condensing Gas boiler (c.92% efficient!)
- Multi-point secure-lock front & rear external doors
- Thermostatically controlled radiators
- Low energy lighting throughout
- TV Points to all living areas and bedrooms
- Plentiful electrical sockets to all living areas & bedrooms
- Smoke, Heat and Co2 detectors, where applicable

OTHER EXTERNAL FEATURES:

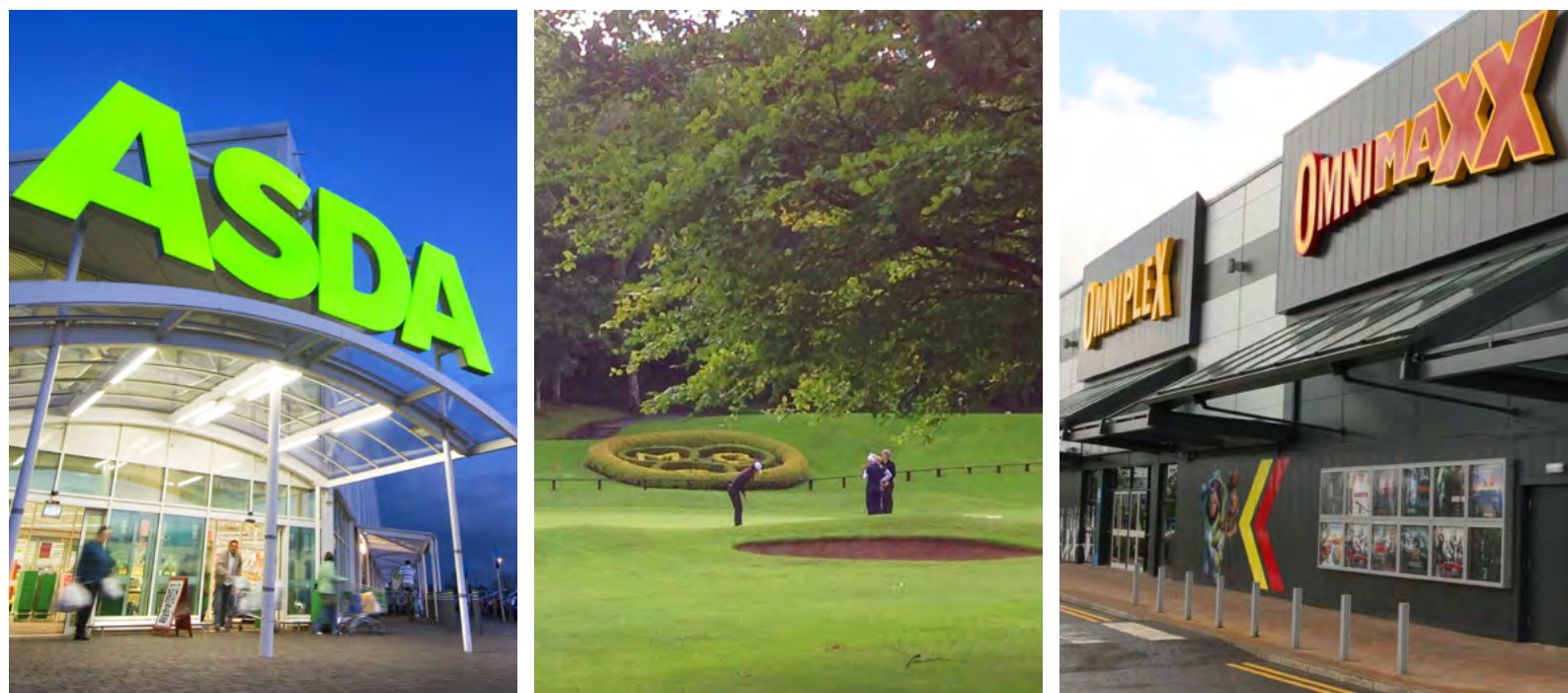
- Burglar alarm, with PIR sensors
- Fully painted walls & ceilings
- Fully painted woodwork
- Varnished oak doors with chromed door handles
- Glazed French doors between lounge and kitchen/dining
- Glazed external patio doors to rear patio from dining area
- Contemporary stylish sanitary ware
- Low volume, dual flush toilets
- Chromed taps & shower fittings
- External lights with feature lantern to front and bulk-head light to rear
- Maintenance free PVC windows, soffit, fascia board and guttering
- Spacious rear or side garden (depending on site layout)
- External water tap
- Turfed Front Lawn and sown rear lawn
- Feature planting (where applicable)
- High Quality Landscaping to the open amenity space



On your doorstep...



at Castlewater Gardens



6	4	4	3-6	2	1
MINS	MINS	MINS	MINS	MINS	MIN
M2 Motorway/ Junction 1	Antrim Train & Bus Station	Antrim Grammar & Parkhall Integrated Secondary Schools	Choice of 8 primary schools and various nurseries	ASDA Superstore	Antrim Castle & Gardens

4	4	3	4	11	29
MINS	MINS	MINS	MINS	MINS	MINS
Antrim Forum	Massereene Golf Club	Junction 1 Retail Park	Antrim Omniplex Cinema	Belfast International Airport	Belfast City Centre

Just a few minutes walk...

Whether it's an evening walk around the grounds of Antrim Castle & Gardens after a long day, a day trip to Belfast by train to visit friends, or a Saturday afternoon stroll to the cinema with the kids, everything you need is just a short walk from Castlewater Gardens. Likewise, a variety of day care, primary schools and secondary schools nearby means a short walk for you and your little ones when you can, and a short drive when you can't.

Just a few minutes drive...

Castlewater Gardens is the perfect starting point for a daily commute, or a trip abroad. Belfast International Airport is just 11 minutes by car and City Centre Belfast is less than 30 minutes door-to-door. So whether you're looking for a peaceful commuting base, or a place to build your family life, Castlewater Gardens is the perfect place for you and yours..

Schools & Colleges...

With too many nursery and primary schools to list, you've plenty of choice for your little ones early years. Likewise Antrim Grammar and Parkhall Integrated schools are perfect places for your children to grow and to develop their advanced education for later life.

Sports & recreation facilities...

Whether you're feeling like a windy walk, a spot of golf, swimming or a movie and some popcorn, everything you need is close at hand. For the more adventurous, Lough Neagh offers boating and fishing nearby and a short drive opens up endless possibilities for mountain biking, hiking and more.



SD1100

SITES 10, 11, 17, 18, 20, 21, 22, 23, 26 & 27



3 Bed

SEMI-DETACHED

c. 1,100 sq.ft

SD1100 - Our stunning 3 bedroom home offers 3 ample bedrooms (master with ensuite) together with a spacious lounge and comfortable kitchen/dining. The SD1100 is the ideal home for the individual, the young family, or simply those wishing to down-size into a cosy future-proof home.



g	ground floor		
1.	Entrance Hall	2.0m x 2.5m 6ft 7" x 8ft 2"	
2.	Living Room	3.7m x 5.0m 12ft 2" x 16ft 5"	
3.	Kitchen / Dining	5.8m x 3.6m 19ft 0" x 11ft 10"	
4.	Utility	2.0m x 1.8m 6ft 7" x 5ft 11"	
5.	WC	2.0m x 1.9m 6ft 7" x 6ft 3"	

1	first floor		
6.	Master Bedroom	3.6m x 4.2m 11ft 10" x 13ft 9"	
7.	Ensuite	2.2m x 1.0m 6ft 11" x 3ft 3"	
8.	Bedroom 2	3.3m x 3.3m 10ft 10" x 10ft 10"	
9.	Bedroom 3	2.4m x 2.6m 7ft 11" x 8ft 6"	
10.	Bathroom	2.1m x 3.0m 6ft 11" x 9ft 10"	
11.	Hotpress	-	



D1100

SITES 2, 5, 13, 16 & 44



3 Bed
DETACHED
c. 1,100 sq.ft

D1100 - Premium living without premium running costs. This beautifully finished 3 Bedroom home offers 3 ample bedrooms (master with ensuite) together with a spacious lounge and comfortable kitchen/dining. The is the ideal home for the individual, the young family, or simply those wishing to down-size into a cosy future-proof home.



g

ground floor

- 1. Entrance Hall 2.0m x 2.5m
6ft 7" x 8ft 2"
- 2. Living Room 3.7m x 5.0m
12ft 2" x 16ft 5"
- 3. Kitchen / Dining 5.8m x 3.6m
19ft 0" x 11ft 10"
- 4. Utility 2.0m x 1.8m
6ft 7" x 5ft 11"
- 5. WC 2.0m x 1.9m
6ft 7" x 6ft 3"

1

first floor

- 6. Master Bedroom 3.6m x 4.2m
11ft 10" x 13ft 9"
- 7. Ensuite 2.2m x 1.0m
6ft 11" x 3ft 3"
- 8. Bedroom 2 3.3m x 3.3m
10ft 10" x 10ft 10"
- 9. Bedroom 3 2.4m x 2.6m
7ft 11" x 8ft 6"
- 10. Bathroom 2.1m x 3.0m
6ft 11" x 9ft 10"
- 11. Hotpress -



SD1300

SITES 28, 29, 33 & 34



4 Bed
SEMI-DETACHED
c. 1,300 sq.ft

SD1300 - Bay-fronted, this stylish 4 bedroom home is spacious in all the right places. Intelligent design is key here and you will find everything you need for the growing family in this wonderful 4 bedroom home. The ground floor entrance hallway connects you to a beautiful open plan lounge, large well appointed kitchen and separate utility and WC. Upstairs, 4 generous bedrooms and 2 bathrooms give you all the space you need and the privacy you want.



g

ground floor

- | | |
|---------------------|-----------------------------------|
| 1. Entrance Hall | 2.3m x 6.1m
7ft 7" x 20ft 0" |
| 2. Living Room | 4.2m x 5.7m
13ft 10" x 18ft 8" |
| 3. Kitchen / Dining | 4.9m x 4.0m
16ft 1" x 13ft 2" |
| 4. Utility | 1.6m x 2.9m
5ft 3" x 9ft 4" |
| 5. WC | 1.0m x 1.9m
3ft 3" x 6ft 3" |

1

first floor

- | | |
|-------------------|----------------------------------|
| 6. Master Bedroom | 3.7m x 4.1m
12ft 2" x 13ft 5" |
| 7. Ensuite | 2.5m x 1.0m
8ft 2" x 3ft 3" |
| 8. Bedroom 2 | 2.8m x 3.8m
9ft 2" x 12ft 6" |
| 9. Bedroom 3 | 3.7m x 2.4m
12ft 2" x 8ft 6" |
| 10. Bedroom 4 | 2.8m x 3.0m
9ft 2" x 9ft 10" |
| 11. Bathroom | 2.5m x 1.8m
8ft 2" x 5ft 11" |
| 12. Hotpress | - |



D1300

SITES 6, 7, 12, 14, 19, 24, 31, 36, 38 & 39



*** Please note that this home has been fully furnished and upgraded in various areas, to include, but not limited to, kitchen, carpets, tiling, sanitary ware, wall colours, various fixtures and fittings, as well as all loose furnishings. If you would like to see our standard offering, then please take some time to visit our D1450 and D1580 unfurnished showhomes, which are completed to “What you see is what you get” or WYSIWIG standards.***

4 Bed
DETACHED
c. 1,320 sq.ft

D1300 - Bay fronted, as well as a bay to the kitchen/dining area. This home uses intelligent design to create a fabulous place to call home. The ground floor entrance hallway connects you to a beautiful open plan lounge, a large well appointed kitchen and separate utility and WC. Upstairs, 4 generous bedrooms and 2 bathrooms give you all the space you need and the privacy you want.



g

ground floor

- | | |
|---------------------|-----------------------------------|
| 1. Entrance Hall | 2.3m x 6.1m
7ft 7" x 20ft 0" |
| 2. Living Room | 4.2m x 5.7m
13ft 10" x 18ft 8" |
| 3. Kitchen / Dining | 5.8m x 4.0m
19ft 0" x 13ft 2" |
| 4. Utility | 1.6m x 2.9m
5ft 3" x 9ft 4" |
| 5. WC | 1.0m x 1.9m
3ft 3" x 6ft 3" |

1

first floor

- | | |
|-------------------|----------------------------------|
| 6. Master Bedroom | 3.7m x 4.1m
12ft 2" x 13ft 5" |
| 7. Ensuite | 2.5m x 1.0m
8ft 2" x 3ft 3" |
| 8. Bedroom 2 | 2.8m x 3.8m
9ft 2" x 12ft 6" |
| 9. Bedroom 3 | 3.7m x 2.4m
12ft 2" x 8ft 6" |
| 10. Bedroom 4 | 2.8m x 3.0m
9ft 2" x 9ft 10" |
| 11. Bathroom | 2.5m x 1.8m
8ft 2" x 5ft 11" |
| 12. Hotpress | - |





D1450 | Brick *or* Render

RENDER FINISH - Site: 42

BRICK FINISH - Site: 9

D1490 | Brick *or* Render

RENDER FINISH - Sites: 30, 32, 35, 40 & 41

BRICK FINISH - Sites: 1, 25 & 37



4 Bed

DETACHED
c. 1,450 or 1,490 sq.ft

D1450 & D1490 - Available in both brick or render finish (site dependant), these stunning homes offer 4 generous bedrooms, together with a lounge, den/study and spacious kitchen/dining. This is the ideal home for the large growing family. Its intelligent ground floor design means that you and yours can be nearby when you want to, but feel worlds apart when you need to. Where the D1450 and the D1490 differ is that the D1490 has an extra double height bay which runs from the study up to bedroom 2 above, increasing the size by just over 40sqft.



D1450



D1490

g

ground floor

1. Entrance Hall	1.4m x 5.2m 4ft 7" x 17ft 1"	
2. Living	3.5m x 5.6m 11ft 6" x 18ft 5"	
3. Kitchen / Dining	6.9m x 3.4m 22ft 8" x 11ft 2"	
4. Utility	1.8m x 2.8m 5ft 11" x 9ft 2"	
5. WC	1.9m x 1.0m 6ft 3" x 3ft 3"	
6. Study	2.8m x 3.1m 9ft 2" x 10ft 2"	3.7m x 3.1m 12ft 2" x 10ft 2" 1490

1

first floor

7. Master Bedroom	3.4m x 5.0m 11ft 2" x 16ft 5"	
8. Ensuite	1.6m x 2.0m 5ft 3" x 6ft 7"	
9. Bedroom 2	2.7m x 3.1m 8ft 10" x 10ft 2"	3.7m x 3.1m 12ft 2" x 10ft 2" 1490
10. Bedroom 3	2.4m x 3.1m 7ft 11" x 10ft 2"	
11. Bedroom 4	3.3m x 2.8m 10ft 10" x 9ft 2"	
12. Bathroom	2.0m x 2.8m 6ft 7" x 9ft 2"	
13. Hotpress	-	





D1580 | Brick or Render

RENDER FINISH SITES 3, 8 & 43
BRICK FINISH SITES 4 & 15



4 Bed DETACHED c. 1,580 sq.ft

D1580 Available in both brick or render finish (site dependant), this is the uncompromising, dream family home for the large family. 4 full double bedrooms, combine with a ground floor that offers large scale, open plan living on one side and a proper living room on the other. In addition, the substantially proportioned hallway & landing flow between the living spaces within your home to ensure that you can achieve exactly what you want from your dream home, giving every member of your family the space that you need and the comfort you want.



g

ground floor

1. Entrance Hall 1.4m x 5.2m
4ft 7" x 17ft 1"
2. Living Room 3.8m x 5.6m
12ft 6" x 18ft 5"
3. Kitchen / Dining 7.4m x 3.4m
24ft 3" x 11ft 2"
4. Utility 1.8m x 2.8m
5ft 11" x 9ft 2"
5. WC 2.0m x 1.0m
6ft 7" x 3ft 3"
6. Study / Bedroom 5 3.9m x 3.1m
12ft 10" x 10ft 2"

1

first floor

7. Master Bedroom 3.6m x 5.0m
11ft 10" x 16ft 5"
8. Ensuite 1.6m x 2.1m
5ft 3" x 6ft 11"
9. Walk in Wardrobe 1.9m x 1.1m
6ft 3" x 3ft 7"
10. Bedroom 2 3.9m x 3.1m
12ft 10" x 10ft 2"
11. Bedroom 3 3.1m x 2.8m
10ft 2" x 9ft 2"
12. Bedroom 4 3.2m x 2.8m
10ft 6" x 9ft 2"
13. Bathroom 2.0m x 2.8m
6ft 7" x 9ft 2"
14. Hotpress -





*Your Sunroom**



SUNROOM

2.8m x 3.2m
9ft 2" x 10ft 5"



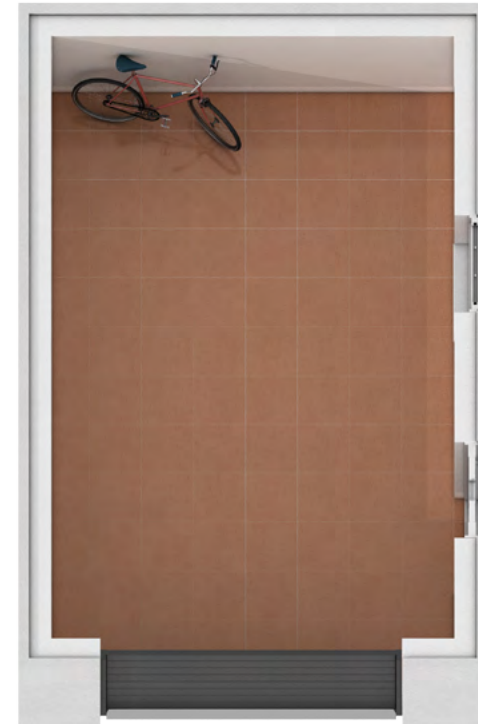
Your Sunroom includes...

- Tiled floors
- Argon gas filled glazing
- Insulated roof and walls
- Sockets and lighting



EXCITING WAYS TO CUSTOMISE AND EXPAND YOUR NEW HOME

*Your Garage**



GARAGE

3.6m x 5.6m
11ft 8" x 18ft 4"



Your Garage includes...

- Painted exteriors
- Painted interiors (including floors)
- Insulated roof and walls
- Roller shutter
- Power sockets and lights
- uPVC side door and window

* Sunroom and garage availability are subject to construction stage, contract status and price agreement



Site & location

CENTRAL & EXCLUSIVE, GREAT CONNECTIONS

Castlewater is perfectly located adjacent to Antrim town centre. This superb location is difficult to surpass, with it's central proximity to local everyday amenities within the town yet easy access to major transport links to further afield that make this development an ideal place to call home.



House Types

- **SD1100 THREE BEDROOM**
SEMI-DETACHED / c.1,100 sq.ft
- **D1100 THREE BEDROOM**
DETACHED / c.1,100 sq.ft
- **SD1300 FOUR BEDROOM**
SEMI-DETACHED / c.1,300 sq.ft
- **D1300 FOUR BEDROOM**
DETACHED / c.1,320 sq.ft
- **D1450 FOUR BEDROOM**
DETACHED / c.1,450 sq.ft
RENDER 42
BRICK 9
- **D1490 FOUR BEDROOM**
DETACHED / c.1,490 sq.ft
RENDER 30, 32, 35, 40 & 41
BRICK 1, 25 & 37
- **D1580 FOUR BEDROOM**
DETACHED / c.1,580 sq.ft
RENDER 3, 8 & 43
BRICK 4 & 15





ANTRIM

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ANTRIM

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