



BAYTREE LANE



A new development of detached
modern homes

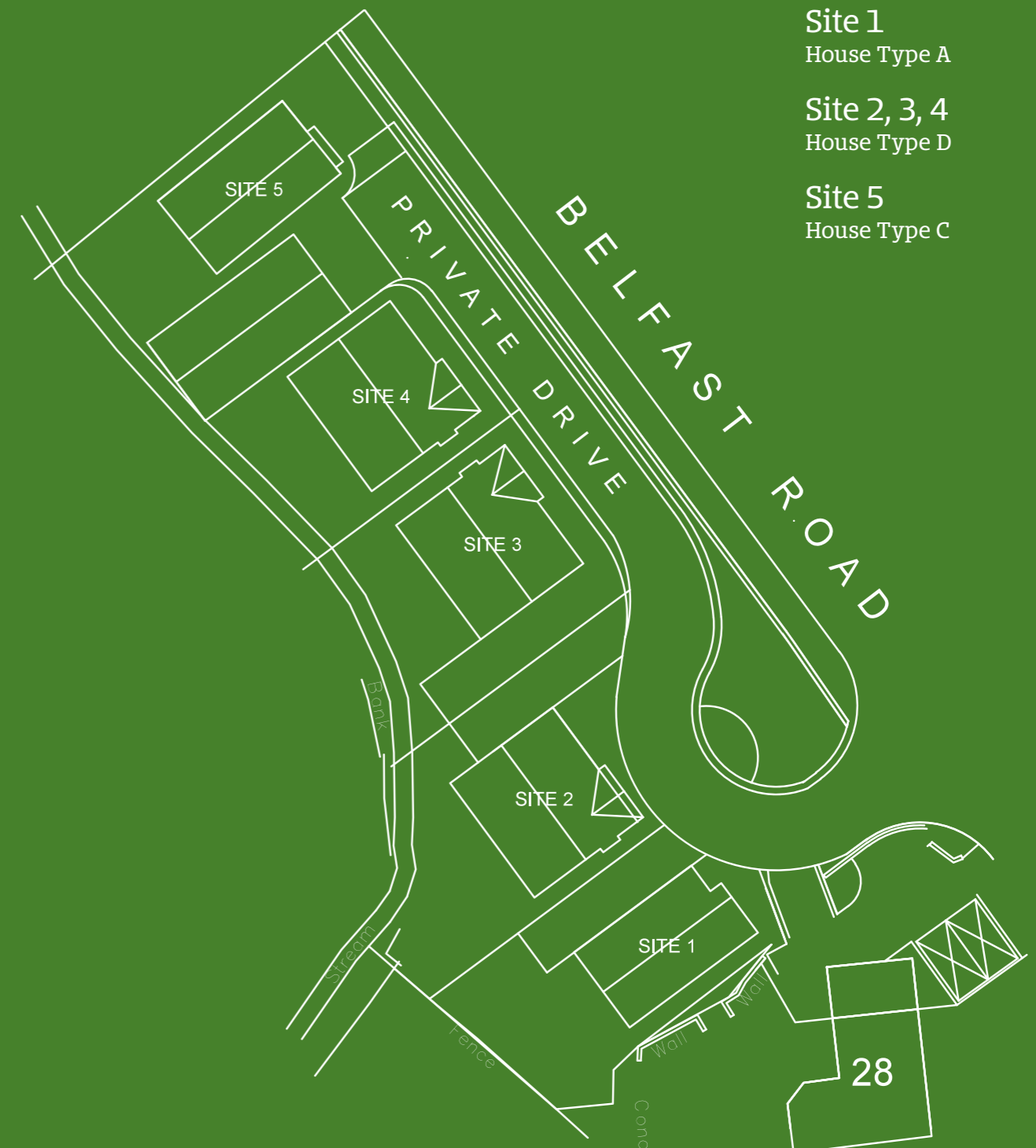
Belfast Road, Ballygowan



BAYTREE LANE



Site Layout



- Site 1
House Type A
- Site 2, 3, 4
House Type D
- Site 5
House Type C

House Type A

Dimensions – 1140sqft



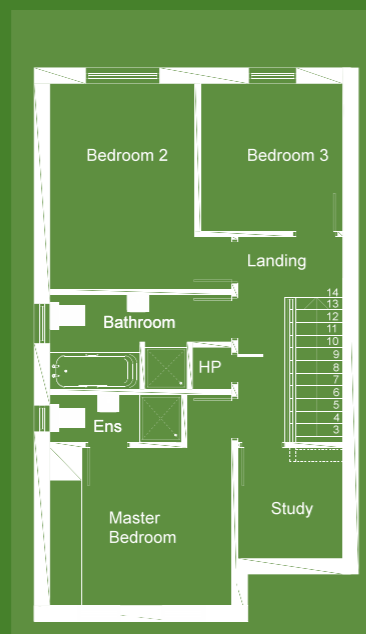
House Type C

Dimensions – 1200sqft



Ground Floor

First Floor



GROUND FLOOR

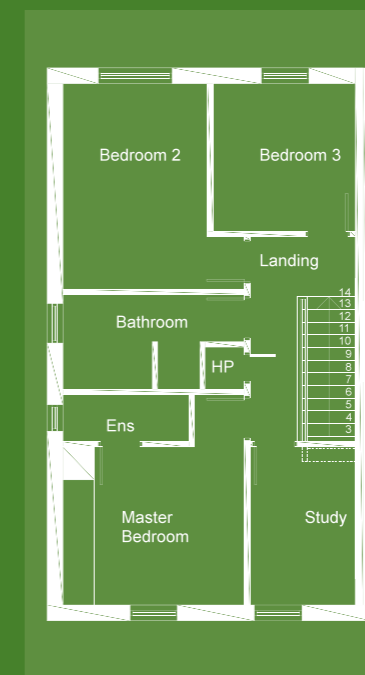
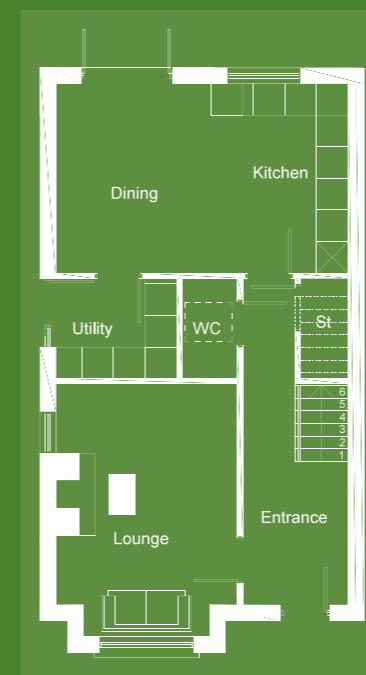
Lounge	4.2 x 3.45m		13'9" x 11'4"
Dining/Kitchen	5.55 x 3.6m		18'2" x 11'10"
Utility	2.3 x 1.9m		7'6" x 6'3"
WC	1.9 x 1.05m		6'3" x 3'10"
Storage			

FIRST FLOOR

Master Bed 1	4.0 x 3.45m		13'2" x 11'4"
Ensuite	2.5 x 0.9m		8'2" x 3'
Bedroom 2	3.9 x 2.75m		12'10" x 9'
Bedroom 3	2.8 x 2.7m		9'2" x 8'10"
Bathroom	2.6 x 1.8m		8'6" x 5'11"
Study	2.1 x 2.0m		6'11" x 6'7"
Hotpress			

Ground Floor

First Floor



GROUND FLOOR

Lounge	4.2 x 3.45m		13'9" x 11'4"
Dining/Kitchen	5.55 x 3.6m		18'2" x 11'10"
Utility	2.3 x 1.9m		7'6" x 6'3"
WC	1.9 x 1.05m		6'3" x 3'10"
Storage			

FIRST FLOOR

Master Bed 1	4.0 x 3.45m		13'2" x 11'4"
Ensuite	2.5 x 0.9m		8'2" x 3'
Bedroom 2	3.9 x 2.75m		12'10" x 9'
Bedroom 3	2.8 x 2.7m		9'2" x 8'10"
Bathroom	2.6 x 1.8m		8'6" x 5'11"
Study	3.0 x 2.0m		6'11" x 6'7"
Hotpress			

House Type D

Dimensions – 755sqft (+400sqft conversion)

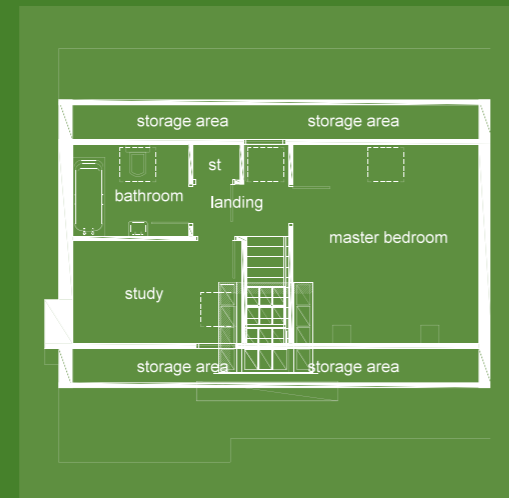


Specification

- Sand/cement smooth painted render
- Fully fitted kitchen
- Appliances including gas hob, electric oven, integrated dishwasher, washing machine, integrated fridge/freezer, extractor hood
- Low energy recessed lighting to lounge, kitchen, bathroom & ensuite
- Contemporary sanitary ware to bathroom, ensuite & cloaks
- Close coupled WC, wash hand basin, free standing quadrant shower enclosure & bath in main bathroom
- Chrome towel radiator in bathroom & ensuite
- Tiling to selected areas in bathroom, ensuite & cloaks
- Walls painted with off white and white ceilings throughout
- Bevelled edged skirting and architrave painted in eggshell finish
- Tiled floors to kitchen, utility, bathroom & ensuite, remaining rooms carpeted
- Natural gas central heating
- Generous Electrical Specification and TV points
- Flush pre finished oak doors with stainless steel furniture
- Hardwood painted front entrance door
- White uPVC double glazed windows
- Mains Smoke detectors fitted
- Mains heat detectors fitted
- Patio area to rear garden
- Gardens levelled & top soiled & sown in seed
- Bitmac driveways

Ground Floor

First Floor



GROUND FLOOR

Lounge	5 x 3.65m	16'4" x 12'
Dining/Kitchen	4.8 x 3.2m	15'7" x 10'5"
Bedroom 1	3.85 x 3.2m	12'6" x 10'5"
Bedroom 2	3.1 x 2.7m	10'2" x 8'9"
Bathroom	2.7 x 1.7m	8'9" x 5'6"

FIRST FLOOR

Master Bed	4.3 x 4m	14'1" x 13'1"
Bathroom	2.5 x 1.99m	8'2" x 6'5"
Study	3.65 x 2.2m	9'6" x 7'9"
Storage		





Developer

Selling Agent



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