Development Name: **Bryn Gobaith Heights, St.Asaph.**

House Types: **Uplands, Wigmore, Dorstone, Kingstone, Fairfield, Mortimer & Highbridge.**

SPECIFICATION

GOLD

Construction (general)
- All properties constructed with insulated cavity walls.
- Elevations will be a blend of high quality facing brick-work and/or render in accordance with approved plans.

Insulation
- Floor, roof and cavity wall insulation in line with current Building Regulations and LABC compliant.

Energy Saving Features
- Energy efficient gas central heating boiler.
- 100% low energy light fittings throughout.

Windows and External Doors
- Quality purpose made front and rear entrance doors.
- PVC-u double glazed windows.
- Electrically operated garage doors.

Fire Safety
- Mains powered smoke / heat detectors with provision for a battery back-up in the event of a power cut.

Electrical
- To fully comply with NICEIC requirements.
- To include shaver point to en-suite and bathroom.
- TV aerial point to lounge and all bedrooms.
- External lighting to front and rear doors.
- BT point to lounge.
- Ceiling down lighters to kitchen, bathroom and en-suite.

Joinery
- Timber stairs with solid newel posts and timber handrail.
- Moulded architraves and skirting boards.
- White or Veneered solid panelled internal doors to all rooms with chrome finish furniture.

Kitchen / Utility - Main House
- Luxury fully fitted kitchen with a range of quality base and wall units featuring soft closing doors and drawers.
- Quartz worktops with matching upstands and window cill in a choice of colours from our specified range.
- Bosch / AEG integrated appliances to include single electric oven, combination microwave-oven, five ring induction hob, extract hood, dishwasher, larder fridge / freezer and wine chiller.
- Plumbing for washing machine.

Bathroom / WC / En-suite
- High quality white sanitary ware.
- 'Grohe' chrome taps.
- 'Grohe' thermostatic controlled shower unit with shower screen.
- Chrome towel radiators.

Wall Tilling
- Bathroom : All walls fully tiled.
- En-suite: Full height tiled walls to shower cubicle, half height tiled walls elsewhere.
- Cloakroom: Splashback tiling to wash hand basin.

Floor Covering
- Kitchen / Utility / Bathroom and En-suites - Luxury vinyl flooring.

Decoration
- All internal and external woodwork to be finished in satin eggshell white finish.
- Ceiling will be smooth and emulsioned White; walls will be emulsioned in Dusted Moss colour.
- Coving to lounge, dining room and hallway.

Gardens
- Turf to front gardens only (turf to rear optional upgrade)
- Brick paviours to driveway.
- Concrete paving to path & patio area.
- 1800mm high timber fencing to rear boundaries.

Warranty
- All properties will be protected by a 10 year insurance backed warranty policy issued by LABC.

Please contact your Sales Adviser for plot specific information.

(V3)

Pure Residential and Commercial Ltd, New Vision House , New Vision Business Park, Glascoed Road, St Asaph, Denbighshire, LL17 0LP
Tel: 01745 583556 email: enquiries@purecommercial.co.uk Web: www.pureresidentialandcommercial.co.uk
The information is given as general guidance only in accordance with the Property Misdescriptions Act 1991 and does not form part of any offer or contract.