

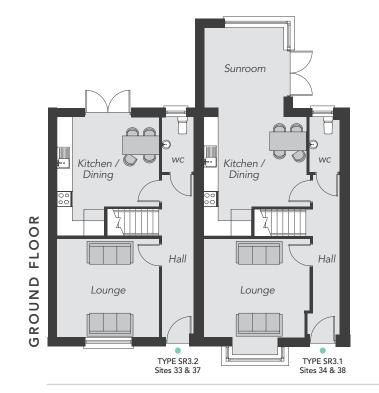
THE ALDERBROOK

TOTAL FLOOR AREA - HOUSE TYPE SR3.1 - 1,128 ft² approx. // HOUSE TYPE SR3.2 - 998 ft² approx.



THE ALDERBROOK

TOTAL FLOOR AREA - HOUSE TYPE SR3.1 1,128 ft² approx. // HOUSE TYPE SR3.2 - 998 ft² approx.



TYPE SR3.2 (Sites 33 & 37) GROUND FLOOR

Entrance Hall (with separ	ate WC)
Lounge	13′5″ x 12′6″
Kitchen / Dining (max)	15'1" x 13'0"

TYPE SR3.2 (Sites 33 & 37) FIRST FLOOR

Master Bedroom (max)	10′4″ x 9′2′
Ensuite	
Bedroom 2 (max)	12'6" x 11'3'
Bedroom 3	8'10" x 8'1"
Bathroom	

TYPE SR3.1 (Sites 34 & 38) GROUND FLOOR

Lounge	14′8″ x 13′5′
Kitchen / Dining (max)	15'1" x 13'0'
Sunroom	10'1" x 10'0'

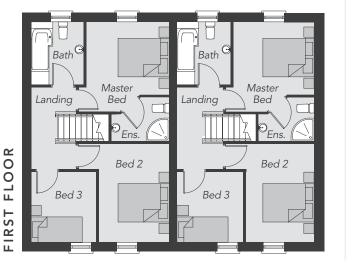
TYPE SR3.1 (Sites 34 & 38) FIRST FLOOR

Master Bedroom (max	×) 11'4" x 10'4"
Ensuite	
Bedroom 2 (max)	12′6″ x 11′3″
Bedroom 3	8′10″ x 8′1″
Bathroom	

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. All measurements of area are quoted as Net Sales Area which is calculated in accordance with the RICS Code of Measuring Practice (6th Edition) APP 21. Configurations of kitchens, bathrooms and wardrobes may be subject to alteration from those illustrated without prior notification. Purchasers should satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Computer visuals are for illustration only. Plans are not to scale and all dimensions shown are approximate.



Lagan eHomes have been designed to be more sustainable by retaining heat and saving on energy bills. The energy efficiency of these homes is achieved by using thermally efficient insulation, highly thermal doors and windows and the latest in heating technology.



state gents

GOC Estate Agents 147 Stranmillis Road, Belfast BT9 5AJ

Telephone 028 9066 2366 Email info@gocestateagents.com www.gocestateagents.com



www.laganhomes.com

