



Pond Bridge development Specification V1

Build/finish

Traditional block-built house

Highly insulated to ensure energy efficient

Sound proofing between semi-detached and terraced properties

All external walls are rendered in a white or grey finish (ask Sales team to confirm finish of specific plots)

Tiled roof finish

Mains electricity, gas, water & sewage

Dulux ash white paint to all internal walls/ceilings/woodwork

Warranty

10-year warranty with ICW (first 2 years with Castle Homes Wales) See booklet for further information

Windows/doors/carpentry

Windows and patio doors: UPVC double glazed units. Anthracite colour exterior with white finish to interior. 10-year warranty

Front door composite with glass panel, exterior colour anthracite and interior white finish

Internal doors: Solid wood white painted doors

Kitchen:

Kitchen units by Symphony. Purchasers can make their choice from the range selected by Castle Homes. Soft close doors. There is an option to order from the upgrade range and make payment for the difference

Work tops/upstand 40 mm laminate from the range selected by Castle Homes. There is an option to upgrade at a cost

Glass splash back behind hob

Fully integrated appliances included as standard: Extractor hood, ceramic hob, electric oven, 70/30 fridge/freezer, dishwasher (either a 450mm or 600mm size depending on house type).

NB: there is a space for an integrated washing machine or washer/dryer. This appliance can be purchased directly when selecting kitchen units

Kitchen sink – stainless steel

Heating/boiler/safety

Gas central heating. Combination boiler (fitted inside wall unit to kitchen)

Radiators to: WC, kitchen, lounge/diner, hall, bedrooms & landing

Carbon monoxide alarm fitted to kitchen.

Extractor fans (mains powered) to: WC, bathroom & ensuite (if applicable) and smoke/heat alarms fitted to ground and first floor (as applicable to house type)

Electrical information

Consumer unit fitted in WC (or on hall wall just outside WC)

Light switch to loft space

Power & light installed in garage (if plot has garage and is within freehold curtilage)

Chrome downlighters throughout whole property

Light to understairs cupboard (if applicable)

Two under wall cabinet lights (kitchen)

Chrome fittings

Chrome fittings: light switches, sockets, tv points, heated towel rails to bathroom & ensuite (if applicable), all door handles (internal and external), downlighters to kitchen, lounge/diner, WC, hall, landing, all bedrooms, bathroom & ensuite (if applicable). Taps/flush/shower heads to kitchen, WC, bathroom & ensuite (if applicable)

Sanitary wear

Small basin to WC & ensuite (if applicable) and larger basin to bathroom all set into vanity unit (either white or grey, purchasers to choose)

Toilet with soft close seat as standard

Bath with shower over bath (also same shower in shower enclosure if property has an ensuite) glass shower door to bath

Electric illuminated wall hung mirror included to bathroom (& ensuite if applicable)

Ceramic tiling

Fully tiled to all walls in bathroom and ensuite (if applicable). Tiled splashback behind basin to wall in WC

Tiled floors to bathroom and ensuite (if applicable)

Wall and floor tile selection to be made by purchasers from the Castle Homes range

External details

External lights fitted to front and rear of house as standard

External cold-water tap fitted

Turf to rear garden laid as standard

Patio area to rear

Paved pathway to front door

Driveways/parking spaces block paved

House number provided as standard

Landscaping to frontages (further details on landscaping drawing)