

# THE ALDERBROOK

TOTAL FLOOR AREA - HOUSE TYPE SR3.1 - 1,090 ft<sup>2</sup> approx. // HOUSE TYPE SR3.2 - 1,078 ft<sup>2</sup> approx.



### THE ALDERBROOK

TOTAL FLOOR AREA - HOUSE TYPE SR3.1 - 1,128 ft<sup>2</sup> approx. //HOUSE TYPE SR3.2 - 1,116 ft<sup>2</sup> approx.



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.



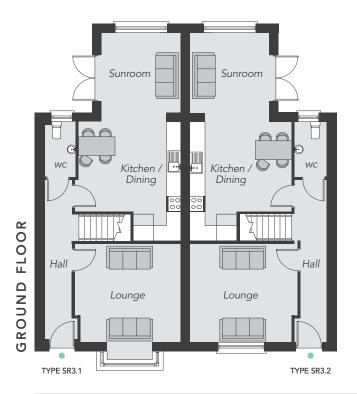
GOC Estate Agents 147 Stranmillis Road, Belfast BT9 5AJ

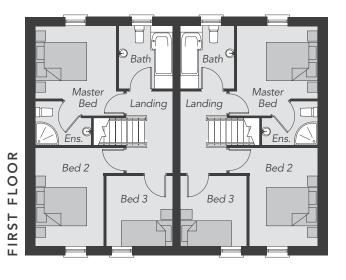
Telephone 028 9066 2366 Email info@gocestateagents.com www.gocestateagents.com



www.laganhomes.com







### TYPE SR3.1 GROUND FLOOR

Entrance Hall (with separate WC)

Lounge (max + bay) 14'8" x 13'5"

Kitchen / Dining (max) 15'1" x 13'0"

Sunroom 10'1" x 10'0"

## TYPE SR3.1 FIRST FLOOR

Master Bedroom (max) 12'2" x 10'4"

Ensuite

Bedroom 2 (max) 12'6" x 11'3"

Bedroom 3 8'10" x 8'1"

Bathroom

### TYPE SR3.2 GROUND FLOOR

Entrance Hall (with separate WC)

Lounge (max) 13'5" x 12'5"

Kitchen / Dining (max) 15'1" x 13'0"

Sunroom 10'1" x 10'0"

#### TYPE SR3.2 FIRST FLOOR

Master Bedroom (max) 12'2" 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 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.