





BED 4
3.2x3.5

ALFRESCO
3.3x5.3

BED 3
3.0x3.2

KITCHEN/LIVING
6.5x5.2

BED 2
3.3x3.5

GARAGE
6.6x5.5

BATH

L'DRY

ENS'

WIR

BED 1
3.3x3.8

ENT'

PORCH

Kitchen

- Technika Gas Stainless steel cooktop 600mm
- Technika Stainless steel electric under bench oven 600mm
- Technika Stainless steel canopy range hood 600mm
- Technika Stainless Steel Dishwasher including all connections
- 1-3/4 Stainless Steel Sink
- Sink mixer (Stainless Steel)
- Laminate benchtops
- Laminate base cabinets and overhead cabinets. (as per working drawings)

Bathroom & Ensuite

- Semi Inset Basin with pop up waste
- Showers – Semi framed clear glass pivot door on a polymarble shower base
- Acrylic inset bath
- Close Coupled soft close toilet suite
- Polished edge mirrors above vanity benchtops
- Mixer tapware, shower head & bath wall outlet (Nirvana))
- Laminate bench tops & cabinets (as per working drawings)
- 600mm Single Towel Rails to Ensuite & Bathroom
- Toilet Roll Holders to WC and Ensuite (Nirvana)
- Exhaust fans to Ensuite & Bathroom

Floor Coverings

- Builders range category 1 carpet complete with 7mm foam underlay to all Bedrooms, robes & Lounge. Note. Lounge is plan specific.
- Laminate flooring to Entry, Entry Hallway, Kitchen, Meals, Family & passage including linen cupboard
- Floor tiles to Ensuite, Bathroom, WC & Laundry
- Wall tiles to Kitchen, Ensuite, Bathroom & Laundry
- Skirting tiles to Ensuite, Bathroom, WC & Laundry

External

- Builders range Category 1 bricks to dwelling and garage
- Façade as per working drawings (Notion, Nightington, Regency)

Laundry

- Stainless steel trough and metal cabinet 45lt
- Mixer tapware & Washing machine stops

Electrical (As per working drawings)

- TV points, phone point & smoke detectors
- Power points
- Internal & external Batten light point(s) including front porch
- TV antenna

Heating & Cooling

- Gas ducted heating (unit in roof space)
- Split system cooler located in family room

Windows and External Doors

- Front door – with Deadlock + round entrance set to front door (as per working drawings)
- Aluminium windows including window locks
- Provide nylon mesh flyscreens to all openable aluminium windows and sliding doors. Note. Flydoor not included to front entry door or Laundry door (if applicable)
- Entrance set to all other external doors & garage internal access door
- Block-out roller blinds to all windows and external sliding doors

Garage

- Colourbond sectional lift up door to front including remote control unit

Ceilings

- 2440mm (Overall Plate) standard ceiling height

Insulation

- R2.0 Batts - Wall Batts
- R4.0 Batts - Ceiling area, under roofline, excluding garage

Hot Water Service

- Solar hot water unit with 170L tank with 20L instantaneous gas booster (for non recycled water estates)

Roofing

- Metal Roof – Selection from builder's range
- Metal fascia and gutter

Fixing

- 67mm MDF square dressed skirting and 42mm square dressed architraves
- Hinged flush panel doors
- Gainsborough lever passage sets and dummy handles
- Hinged flush panel doors to linen & build in wardrobes

Plaster

- Cornice – 75mm cove

Paint – 2 Coat System

- Low sheen acrylic to external timber work
- Low sheen acrylic to internal walls
- Flat acrylic to ceiling
- Gloss finish to internal wood work
- Gloss finish to front entry and internal doors

Driveway

- Colour through concrete driveway & front porch up to 35m² (as per working drawings)

Landscaping & Fencing

- Front & rear landscaping as per developers guidelines (if required) including wall mounted clothesline & mailbox
- Fencing as per developers guidelines (if required) including winged fencing & P/A gate

Foundations

- Class M concrete slab

Connection

- Connection of services (water, gas, electricity, sewer, telephone conduit & stormwater) based on 500mm blocks with less than 300mm fall & 5m setback. Does not include Energy and telephone consumer account opening fees.

Termite

- Part A Slab penetration system & Part B Slab Spray

Structural

- 7-year structural guarantee (conditions apply)

Energy

- Minimum 6-star energy rating

QA Inspection

- Independent quality assurance inspection, reinspection & certificate upon completion

NOTES: Welsh Homes reserves the right to substitute the make, model or type of any of the above products to maintain the quality & product development of its homes