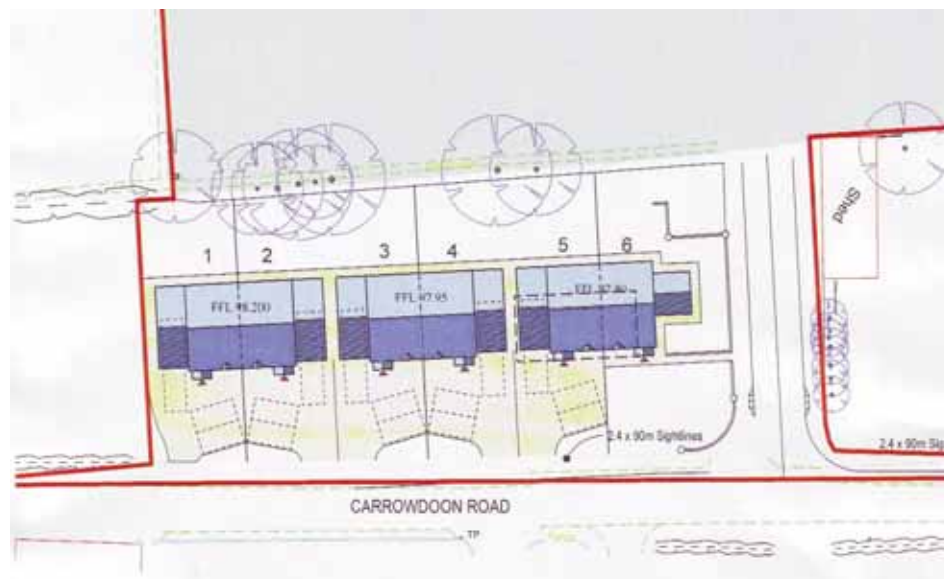


SPECIFICATION

- Garden laid in lawn to rear of properties
- Patio area to rear of properties
- Tarmac driveway to property
- Properties will be painted internally (one colour)
- Garden area to front of properties will be landscaped/laid in lawn
- All houses are of timber construction.
- UPVC Fascia and Soffits
- Thermal insulation to walls and roofs to achieve a substantial energy saving.
- All houses will be covered by a 10 year N.H.B.C. Guarantee.
- All internal woodwork will be painted or stained as the customer requires.
- Pine doors will be fitted internally.
- A smoke alarm will be fitted as standard.
- Pre-finished ceilings as standard.
- UPVC Double Glazed Windows
- The Kitchen has been designed by our designer to create maximum useable space. Purchasers may select from a wide range of colours and fittings.
- Generous provision of power points are included throughout the house. A television point is installed in the Lounge and telephone point in the Entrance Hall. External light points are left.
- Every house is built with a traditional chimney for an open fire. Purchasers may select from a range of fire surrounds. Details of suppliers may be obtained from our Agents.
- Full oil fired heating is installed in each home. A 300 gallon PVC oil tank is supplied.



P.C. 30.01.08

MISREPRESENTATION CLAUSE: McAfee Properties and Mortgages, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.
8. None of the systems or equipment in the property has been tested by McAfee Properties for Year 2000 Compliance and the Purchasers/Lessees must make their own investigations.

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Partners: Gerard McAfee and Mark Pollock

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TURNKEY SPECIFICATION

A choice of fitted kitchen, oven and extractor
 Fitted bathroom and ensuite including showers
 Fitted cloakroom where applicable
 Choice of fireplace
 Fence enclosed to rear
 Laid in Lawn where applicable
 Tarmac Driveway
 Painted Internally

SUPPLIERS

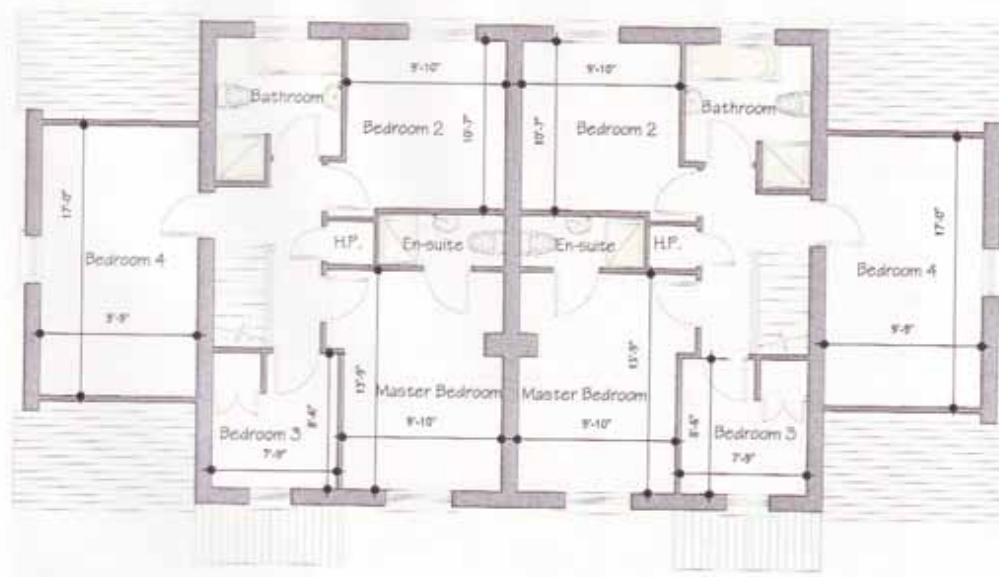
KITCHEN: McAuley Kitchens, 1 Market Street, Ballymoney
KITCHEN: AGG Furniture, Ballymoney
SANITARY WARE: McCandless, Coleraine
FIREPLACES: Coleraine Fireplaces

Sites Available 3 & 4



Ground Floor Plan

First Floor Plan



Lounge



Kitchen



Bedroom 1



Bathroom



Rear

Photos of Showroom