



SG ESTATES

AWARD WINNING HOUSING DEVELOPER

PONT ADAM – STANDARD SPECIFICATION

Kitchen

- An extensive range of fitted kitchen units
- Granite worktops in Bradman house type
- Tiled or glass splash back behind the hob
- Integrated Electric Double Oven or separate 5 burner gas hob (single oven & 4 ring burner in Brenig)
- Integrated fridge/ freezer and dishwasher
- 1 ½ bowl stainless steel sink

Utility

- An extensive range of fitted units with a choice of worktops
- Space and plumbing for washing machine

Bathrooms/ En-Suites/ Cloakroom

- Free standing sanitary ware in white and double width spacious shower enclosure where specified
- Chrome taps and fittings
- Heated chrome towel rails to bathrooms and en-suites in Bradman house type
- An extensive range of quality ceramic tiling to walls
- Bathroom floor tiling to Bradman house type
- Full tiling to shower cubicles
- Shaver points fitted to bathrooms and en-suites
- Extractor fans fitted

Electrical

- External security porch light to front of property & outside security light to rear elevation
- BT points to Lounge and Master Bedroom
- TV points to Lounge, kitchen and all bedrooms
- Front door bell
- Down Lights to Kitchen area, bathroom and en-suites
- Energy efficient light bulbs fitted to all other light fittings
- Mains operated smoke detectors with battery back up
- Electric point and light fitting to garages
- Security Alarm

External

- Front garden landscaped
- Rear garden rotivated and top-soiled with 6ft high fence to rear garden boundaries

General

- White UPVC double glazing throughout
- Low Maintenance white UPVC fascias, bargeboards and soffits
- Highly efficient eco-friendly boiler
- High security insulated external doors
- Exceptional level of insulation to cavity walls, roof and ground floor-in line with Code 3 sustainability guidelines.
- White panel moulded interior doors with chrome fittings
- Almond white emulsion to all walls
- White gloss to all internal woodwork
- Skimmed ceilings throughout
- NHBC 10 Year structural warranty