Standard Sales Specification (Upgrades Available)	Erddig 5 Bed + Study Detached /Semi-Detached	Yorke 5 Bed + Study Semi-Detached/End Of Terrace	Edisbury 4 Bed + Study Detached	Webb 5 Bed + Study Detached	Yale 4 Bed + Study Detached	Meller 4 Bed + Study Detached	Meller Alt 4 Bed + Study Detached	Clywedog 4 Bed + Study Semi Detached	Esless 3 Bed Semi Detached	Hafod 2 Bed Detached
KITCHEN										
Modern quality fitted kitchen with choice of finish	Х	X	X	Х	X	X	Х	Х	Х	Х
Granite / Stone worktops (choice from range)	X	X	X							
Laminate worktops (choice from range)	X	х	Х	х	X	X	Х	Х	Х	Х
Built in Hotpoint single electric oven								X	Х	Х
Built in Hotpoint double oven	Х	Х	Х	Х	X	X	Х			
Hotpoint 4 ring gas hob & canopy style cooker hood in stainless steel								Х	Х	Х
Hotpoint 5 ring gas hob & canopy style cooker hood in stainless steel	Х	Х	X	X	X	Х	Х			
Integrated fridge freezer	X	X	X	X	Х	X	Х	X	Х	Х
Integrated dishwasher	X	X	X	X	X	X	X			
Soft close kitchen cupboard doors	Х	х	X	x	X	x	Х	x	X	X
Space and plumbing for washing machine	X	X	X	х	Χ	X	X	X	Х	Х
Stainless steel 1 1/2 bowl inset sink with chrome taps	Х	х	X	X	X	х	Х	Х	Х	Х
Floor tiling	Х	х	X							
BATHROOM AND EN-SUITE										
Contemporary white bathroom suites with chrome taps	Х	х	Х	х	Х	Х	Х	Х	Х	Х
Thermostatically controlled shower, low profile shower tray & enclosure	X	x	X	x	X	x	Х	х	Х	х
Fully tiled shower enclosure (from standard range of tiles)	X	X	X	x	Χ	X	X	X	х	х
Half-height ceramic tiling to bathroom (from standard range)	х	x	X	x	X	x	х	x	х	х
Ceramic tiled splash-back Ensuite & WC Basin (from standard range of tiles)	Х	x	X	x	X	x	X	x	х	x
Floor tiling	х	x	х							
Chrome towel rail to bathroom Only	Х	x	X	x	Х	x	х			
LED downlights	X	x	X	x	X	x	X	x	x	X
GENERAL										
White painted interior doors with chrome furniture	Х	Х	Х	х	Х	Х	Х	Х	Х	Х
Downstairs cloakroom	X	x	×	×	X	x	X	x	×	X
Almond white emulsion to walls. White gloss paint to internal woodwork	X	x	X	×	X	×	×	x	X	×
Skimmed Plaster ceilings to all rooms	X	x	X	×	X	X	X	X	X	x
Low Maintenance uPVC double glazed windows throughout	X	x	X	×	X	×	×	x	X	×
Electric point and light to garage (where applicable)	Y	Y Y	×	, ,	X	×	Y	,	, and the second	^
High-security insulated front and rear doors	Y	x	x	, x	X	x	Y Y	x	Y	¥
Landscaped front lawn/garden. Rear gardens to be soiled and rotovated	x	x	x	x	X	x	×	x	x	X
BT "Fibre to The Premises" provided	X	x	×	×	×	x	X X	x	×	X
ELECTRICAL	X	*	X	X	X	^	X	*	X	X
TV point to lounge and family room/area (where applicable) ready for Sky Q	Х	Х	X	Х	Х	х	X	х	Х	Х
Recessed spotlights to kitchen area, bathroom and en-suite	X	x x	×	×	X	x	×	x	×	×
White sockets and switches to all areas	×	×	×	×	X	x	×	×	×	×
Telephone point to lounge, hall and master bedroom	×	×	x	×	×	x	×	×	×	× ×
Shaver socket to en-suite	X	×	×	×	X	x	× ×	x	×	^ V
External light to front	×	×	×	x	X	×	×	×	×	×
External light to rear	X	x x	X X	x x	X X	x x	X X	X X	X X	X X
ENERGY SAVING FEATURES	Α	^	Α	^	A		^	^	Α	Α
	V	v	v	v	V	v	V	v	v	v
Double glazed PVCu sealed units with adjustable ventilators to windows	X	X	X	x	X	x	x	x	X	X
Highly insulated ground floors, cavity walls and roof voids	X	X	X	X	X	X	X	x	X	X
High efficiency gas central heating SAFETY AND SECURITY	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х
		, v								
High security French doors with lockable handles to windows	X	х	X	x	X	X	X	x	X	X
Interconnected smoke detectors	Х	х	Х	х	Х	x	Х	х	Х	Х
Fire sprinkler system	Х	х	Х	Х	Х	х	Х	х	Х	Х
6ft High fencing to rear gardens	Х	х	Х	Х	Х	х	Х	х	Х	Х
Customer care (2 years)	Χ	X	X	X	X	Х	Х	X	X	X
Peace of mind with 10 year NHBC warranty	χ	x	X	X	χ	X	X	x	x	X