



College Gardens Specification

	Pembroke	Whitland	Rhossili	Anglesey	Mewslade	Laugharne	Llangennith	Oxwich	Ashford	Windsor	Oxwich Bay	
General												
LABC New Home 10 Year Warranty												
Insulated Ground Floor Construction												
Traditional Cavity Wall Construction												
Tile/Slate Roofing												
High Performance UPVC Double Glazed Windows												
High Performance UPVC Double Glazed French Doors												
Painted Steel Moulded Entrance Door												
Internal Drylined & Plaster Skimmed												
Room Sprinklers - BS 9251:2014												
Kitchen												
Fully Fitted Kitchen												
Choice of Doors & Laminate Worktops												
Stainless Steel 1.5 Sink With Chrome Mixer Taps												
Stainless Steel Single Oven												
5 Burner Gas Hob												
Integrated Extractor Hood												
Choice of Glass Splashback												
Integrated A+ Rated Fridge Freezer												
Integrated A Rated Dishwasher												
Stainless Steel Built in Microwave												
Plumbing For Washing Machine												
Recessed Spotlights & Task Lighting												
Choice Of Flooring In Kitchen area only	1	1	1	1	1	1	1	1	2	2	2	
Utility												
Units To Match Kitchen												
Stainless Steel Sink With Chrome Mixer Tap												
Choice Of Flooring To Match Kitchen							1	1	1	2	2	2
Bathroom												
White Bathroom Sanitary Ware By Roca												
Chrome Fittings To Sanitary Ware												
Choice of wall tiling (full height to shower, half height to sanitary walls)												
Heating												
High Efficiency Gas Boiler With Panel Radiators												
Electrical												
Telephone & TV Points To Lounge & Master Bedroom												
Telephone & TV Points To Study Or Bedroom 2 Or Home Office												
Shaver Socket With Light To Bathroom												
Mains Operated Smoke Detectors												
Lighting To Loft Space												
Mains Powered Door Bell												
Energy Efficient Lighting												
Security Lighting To Rear With PIR & Photocell												
Low Energy Lighting To Front Entrance												
Decoration												
Internal Walls Painted In White Emulsion												
Flat Ceilings Painted in White Emulsion												
Internal Woodwork Painted In Gloss White												
Internal Panel Doors Painted In Gloss White												
Quality Dordogne Oak Internal Door to Ground Storey, Matching Dordogne Smooth Gloss White to Upper floor												
Polished Chrome "Tosca" Ironmongery												
Softwood Stairs Painted Gloss White												
Fitted Wardrobe To Master Bedroom												
Ladder Access To Partially Boarded Loft												
External												
Front Garden Turfed												
Rear Garden Turfed												
1.8M Close Board Fence To Rear Boundary												
Rear Patio Area												
Macadam Finish To Driveway												
Garage												
Garage Complete With Power & Lighting												
Automation To Garage Door												

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1 Colonia/Camaro Flooring
2 Ceramic Floor Tiles