

North East Farm Development,
Walton East, Pembrokeshire.

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Tony Morris and Sons

Property Specifications	House Type				
	North East Cottage	Wiston & Glandwr	Penfordd & Clarbeston	Gelli & Llawhaden	Walton
10 Year NHBC buildmark guarantee	✓	✓	✓	✓	✓
Traditionally built	✓	✓	✓	✓	✓
<u>Externally.</u>					
UPVC doors, windows, and fascia boards	✓	✓	✓	✓	✓
Undulating render – painted	✓	✓	✓	✓	✓
Natural slate roof with slate verges	✓	✓	✓	✓	✓
Turfed lawn gardens	✓	✓	✓	✓	✓
Cobble driveway	✓	✓	✓	✓	✓
Double garage with two hormann electric doors	✓	x	x	✓	✓
single garage with hormann electric door	x	✓	✓	✓	x
Natural sandstone paving	✓	✓	✓	✓	✓
<u>Internally.</u>					
Oil central heating	✓	✓	✓	✓	✓
Mains electricity, water and drainage	✓	✓	✓	✓	✓
Tenure - freehold	✓	✓	✓	✓	✓
Cavity wall, floor and ceiling insulation	✓	✓	✓	✓	✓
Oak doors throughout	✓	✓	✓	✓	✓
Oak staircase with softwood treads and risers	✓	✓	x	✓	✓
Cast iron multi fuel stove with enamelled finish	✓	✓	✓	✓	✓
Slate hearth	✓	✓	✓	✓	✓
Vaulted ceiling with exposed oak beams to lounge	x	x	✓	x	x
Vaulted ceiling with exposed oak beams to master bed	x	x	x	✓	x
Exposed oak ceiling beams	✓	✓	x	✓	✓
Fitted wardrobes to bedrooms	x	✓	x	x	x
Slate window sills to ground floors	✓	✓	✓	✓	✓
<u>Floor Finishes -</u>					
Hallway - laminate or ceramic tiles	✓	✓	✓	✓	✓
Lounge - laminate floor	✓	✓	✓	✓	✓
Family room/Sitting Room - laminate floor	✓	✓	x	x	x
Porch with ceramic tiled floor	✓	x	x	x	x
Study - laminate floor	✓	✓	✓	✓	✓
Dining Room - laminate floor	✓	x	✓	✓	x
Dining room - ceramic tiles	x	✓	x	x	✓
Kitchen - ceramic tiles	✓	✓	✓	✓	✓
Utility - ceramic tiles	✓	✓	✓	✓	✓
Cloakroom - ceramic tiles	✓	✓	x	✓	✓
Bathroom & En-suites - ceramic tiles	✓	✓	✓	✓	✓
Bedrooms/Stairs/Landing - carpet by client	✓	✓	x	✓	✓
Bedrooms - laminate floor	x	x	✓	x	x
<u>Kitchen -</u>					
Sigma kitchens with granite worktops & upstands	✓	✓	✓	✓	✓
Fully integrated single oven, microwave, fridge freezer	✓	✓	✓	✓	✓
Fully integrated dishwasher, hob and extractor fan	✓	✓	✓	✓	✓

