



## HOME SPECIFICATIONS

|                                |   |
|--------------------------------|---|
| <b>Energy Rating</b>           | A1 BER Rated Home   |
| <b>Energy Saving Systems</b>   | NIBE Exhaust Air Heat Pump  |
|                                | Photovoltaic (PV) Array   |
| <b>Heating and Ventilation</b> | NIBE Exhaust Air Heat Pump, supports Smartphone App for remote monitoring and alarming of system      |
|                                | Zoned thermostatically underfloor heating at ground floor level                                       |
|                                | Low temperature radiators on first-floor bedrooms with thermostatic valves                            |
| <b>Kitchen</b>                 | Handcrafted bespoke kitchens and utility cabinets by Nolan Kitchens                                   |
|                                | Soft-close drawers  |
|                                | Quartz worktops and splashbacks   |
|                                | NEFF double oven, touch control hob, microwave, and extraction hood                                   |
|                                | All-Inclusive Appliances:<br>Dishwasher, washing machine, tumble drier, American style fridge-freezer |
| <b>Bathrooms</b>               | Walk-in shower in master  |
|                                | Heated towel rail in master en-suite  |
|                                | Bath / Shower combo in family bathroom  |
|                                | Vanity units in master and family bath  |
|                                | Mirrors in main bathroom and en-suite   |
| <b>Stairs</b>                  | Elegant handcrafted stairs and balustrades  |
|                                | Built-in Storage under stairs   |
| <b>Wardrobes</b>               | Slide-robe wardrobes in all bedrooms  |
|                                | Cabinetry fitted in all bedrooms  |
| <b>Lighting</b>                | LED Down lighters to bathrooms  |
|                                | Recessed LED Lights to Kitchens   |
|                                | Pendant lighting in all bedrooms and living areas   |
| <b>Painting and Flooring</b>   | Interior Designer to consult with on paint colouring and flooring options                             |
|                                | Painted throughout  |
|                                | Hallway / Entry, and Kitchen tiled  |
|                                | Carpet, Engineered Timber Flooring, Tile Options in living areas                                      |
|                                | All wet areas and bathroom floors tiled   |
| <b>Doors</b>                   | Solid classic style doors with brushed chrome handles throughout                                      |
|                                | Front door is composite hardwood with multi-point locking system                                      |
|                                | Back door is passive PVC door with multi-point locking system   |
|                                | Sliding Doors are passive Alu-clad  |
| <b>Windows</b>                 | Munster Joinery Triple-glazed Passive UPVC Windows  |



# CLOG NA LÉINN

COLLINSTOWN, CO. WESTMEATH

|                                   |  |
|-----------------------------------|--|
| <b>Broadband and TV</b>           | Fibre optic broadband service available  |
|                                   | Cat6 data cable  |
|                                   | Pre-wired with four (4) Ethernet drop points, one (1) pre-wired to NIBE  |
|                                   | TV coaxial connection in Living Room   |
| <b>External</b>                   | Velux roof lights  |
|                                   | Factory built closed cell timber frame structure with engineered trussed roof with the highest standard of air tightness and insulation                              |
|                                   | External walls are coated in a Weber acrylic composite render giving a long lasting and highly weather resistant durable finish                                      |
|                                   | Roof is finished in a Quinn Tile with Freeform UPVC fascia soffit and rainwater system   |
| <b>Safety and Alarm</b>           | Alarm system pre-installed   |
|                                   | Alarm room and door sensors  |
|                                   | Smoke and Carbon Monoxide Detectors  |
| <b>Garage (Per Plan)</b>          | Henderson automatic remote controlled insulated sectional doors  |
|                                   | Insulated to accommodate easy conversion into habitable or hobby space   |
| <b>Garden and Landscaping</b>     | Parking area finished in a bitumen surface   |
|                                   | Footpaths around house and aprons in finished concrete   |
|                                   | Front gardens are enclosed with natural stone and / or iron railings   |
|                                   | Rear gardens have a mix of precast concrete and concrete post with wood panels   |
|                                   | Lawn areas are levelled, prepared and seeded   |
|                                   | Screen walls are natural stone faced with rendered or fair-faced concrete block inner face   |
| <b>Footpaths / Walkable Areas</b> | 1.59 km of paved and walkable footpaths  |
| <b>Parks / Green Spaces</b>       | Four (4) parks / green spaces, totalling 1.16 acres  |
|                                   | Trees planted in Parks and Side of Roads   |
| <b>Water</b>                      | Water supply from Lough Lene   |
|                                   | The development is adjoining the Lough Lene Natura 2000 Heritage site, protected by EU, ensuring the highest standards of water quality and environmental protection |
| <b>Waste</b>                      | Municipal treatment waste system   |
|                                   | Garbage and Recycling wheelie bin service  |
| <b>Warranty</b>                   | 10-year Structural Warranty  |
|                                   | 3-year NIBE Heat Pump Warranty   |