

The Woods - Turlough Village

SPECIFICATIONS

CONCRETE HOLLOW CORE FIRST FLOOR

- For the ultimate in comfort reducing sound transmittance and to ensure maximum fire safety we are providing a hollowcore concrete first floor and solid block walls to the first-floor area rather than partitions and a timber floor structure.

EFFICIENT LOW-ENERGY DESIGN

- The houses at The Woods enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production.

AIR-TIGHTNESS

- Air-tightness membranes and other features have been incorporated to ensure that these homes are draught free and that heat does not escape from the fabric of the building.

INSULATION

- All of our houses are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs.

KITCHEN

- A PC sum of € 3,500 inclusive of V.A.T. is made available towards the cost of your Kitchen and utility units.

EXTERNAL FINISHES

- Plastered and painted with a select colour.
- Low maintenance uPVC fascia, soffits, gutters and downpipes.
- Cobble lock paving to driveway.
- Gardens levelled and seeded.

INTERNAL FINISHES

- Insulated airtight trap door and pull down stairs fitted for easy access to attic in all houses.
- Attic space designed to ensure maximum space and head height and fitted with a Roof light.

BATHROOM/ENSUITES

- All bathrooms and ensuites are fitted with high quality sanitary ware throughout.
- Wet-room style low profile shower trays to main ensuite.
- Shower door is fitted to ensuite.
- Luxury baths with separate shower enclosure.
- Wall and floor tiling fitted to all areas of main bathroom. Tiles to floor and walls of shower area only in ensuite.
- Tiling to floors only in WC.

FLOORING

- Tiled floors to Entrance hallway and Kitchen/dining area.
- Quality laminate floor to living room.
- Bedrooms and landing concrete finish ready to lay flooring by the purchaser to individual taste.

DOORS AND IRONMONGERY

- Shaker style painted internal doors with quality chrome ironmongery.
- All houses fitted with 6" painted skirting board and 4 "architrave.

STAIRS

- Timber stairs with painted spindles and newel posts, solid handrail stained. Steps left ready for carpet finish by the purchaser to their own individual taste. Solid oak handrail varnished with painted balustrades and posts where applicable.

ELECTRICAL

- Smoke and heat detectors fitted as standard to meet current regulations.
- Wired for intruder alarm.
- All houses are wired for Eir.
- Full electrical spec available on request
- Cabling provision left for future E - Car Charging point.
- Future proof broadband connections/ducting in place.

EXTERNAL WINDOWS AND DOORS

- High performance low-energy PVC Triple glazed windows (u value 0.).
- High performance front door with multi point locking system.
- Triple Glazed Patio doors fitted.

INSULATION

- High levels of insulation in walls, roof and floors.
- A2 BER Rating. NZEB standards

GARDENS

- Rear gardens are seeded.
- Cobble-lock paving to driveways.

GUARANTEE

- Each home is covered by a 10-year structural defects policy provided by Global Home Warranties.

Energy Efficiency Features

BER RATING

- All Homes will have a minimum BER rating of A2.

HEATING

- Air to water heating system with underfloor heating throughout.

AIRTIGHTNESS

- Airtight detailing and testing will achieve reductions in energy and heat loss through the Building Fabric.

INSULATION

- High levels of Insulation will be provided to the Floor, Walls & Roof to ensure heat conservation.