



NOW SELLING PHASE TWO OF THIS EXCLUSIVE RESIDENTIAL DEVELOPMENT SITUATED ON THE WESTPORT ROAD CASTLEBAR JUST MINUTES DRIVE FROM TOWN CENTRE A RATED PROPERTIES. TYPE K : SOLD OUT TYPE L : READY FOR OCCUPATION IN SEPTEMBER 2019

View development Brochure >> • "A" RATED FAMILY

HOMES

• SPACIOUS DESIGN • DETACHED & SEMI-

DETACHED • ENERGY EFFICIENT – SUSTAINABLE LIVING • LOW RUNNING COSTS •

FAMILY FRIENDLY SCHEME SUSTAINABLE LIVING - Highly insulated and air tight - Air to water heat pump, heating and hot water system with smart controls - Low running costs - Option for heat recovery ventilation MODERN DESIGN & CONVENIENCES - Under floor heating on ground floor -

Separate Utility Room in 90% of houses - Fiber optic cable on site FAMILY FRIENDLY SCHEME -

Pedestrian and children friendly home zones - All weather play facility - Generous green spaces

ADAPTABLE HOUSING & ELDERLY FRIENDLY - Option to make provision for future attic

conversion - Ground floor bedroom in 20% of houses - Potential for Live / Work arrangement

INTERNAL SPECIFICATIONS - Shaker style doors, painted timber door frames, architrave, stairs and skirting boards - Timber stairs - First floor laminate floor finish - Ground floor cement screed -

Generous Kitchen allowances - Interior to be painted throughout - Generous tiling and flooring

allowances - Option for solid fuel stove EXTERIOR SPECIFICATIONS - uPVC "A" Rated Windows

- Slate roof - "A" rated composite front door - Aluminum / uPVC Patio / Back door - Aluminum /

uPVC Fascia + Soffit - Paved driveway - Exterior of house painted - Front and back gardens raked

and seeded - Boundary fences, concrete posts and timber/concrete infill panels View development

Brochure >>

CONVENIENCE: