

DNG Thomas Reid Auctioneers

DNG
Developers
16 Rathbord Street, Waterford
Tel: 051 852233 Fax: 051 341131
Email: info@thomasreid.ie
Website: www.thomasreid.ie

THOMAS REID
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Compass Ltd

Fairhaven

Knockane

Arnestown

Co Waterford

Tel: 051 396119 Mob: 086 8348509

Structural Engineers

John E. Maree

Carreen House

Westminster Road

Foxrock

Dublin 18

Tel: 01 2897624 Fax: 01 2897625

Email: maree@indigo.ie

Solicitors

A. McCann & Co. Solicitors

56a York Road

Dun Laoghaire

Co Dublin

Tel: 01 2802538 Fax: 01 2843658

Finance:

Available through

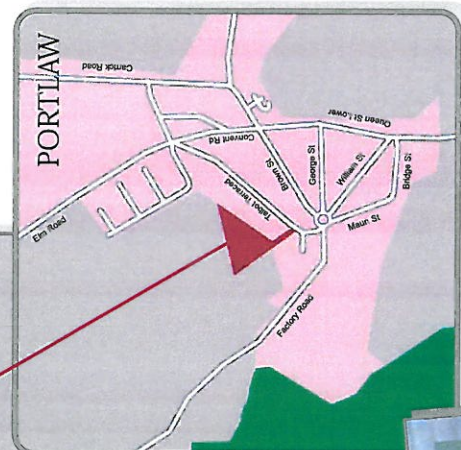
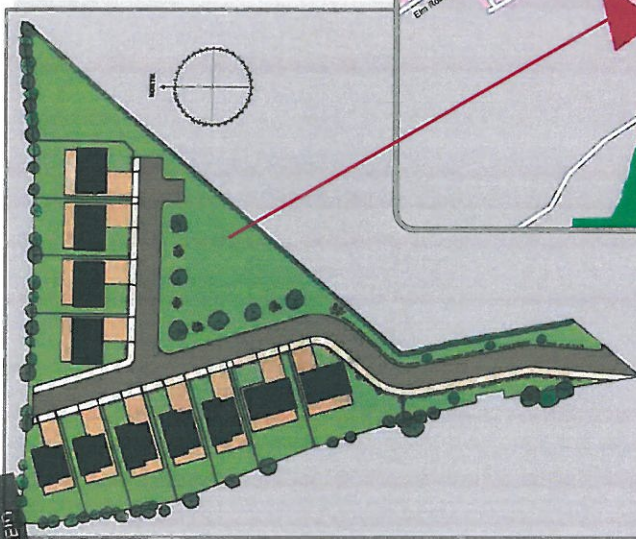
Bright Finance

Contact Ken Byrne on 087 2698308

Ferrybank Financial Services 051 833360



Disclaimer: These particulars and accompanying price list are issued on the understanding that they do not form part of any contract. Measurements are approximate. Maps are not to scale. Houses are artists impressions and intended for use as a guide only. The builder reserves the right to make alterations to the design and the specifications in the interest of the overall quality of the development.



Church Court



*Only 9 miles from
Waterford City*

Brickleigh Homes Development

Church Court

Talbot Terrace, Portlaoigh, County Waterford

'Stop Looking, You're Home!'



Printed by GK Print, Granagh, Waterford. 051 852169

Buildings of Quality & Excellence

Church Court is situated in the historic cotton mill town of Portlaw, located just 9 miles from Waterford.

Church Court comprises of a select number of storey and a half dormer bungalows in a self contained area. Each residence is fitted out to a very high standard of craftsmanship, from under floor heating to central vacuum system.

This development is a landmark for us in Portlaw, where we have many years of experience completing successful projects in a timely manner, which provides for an excellent living location as all amenities are in close proximity ie. schools, church, shopping, playground and sports facilities.



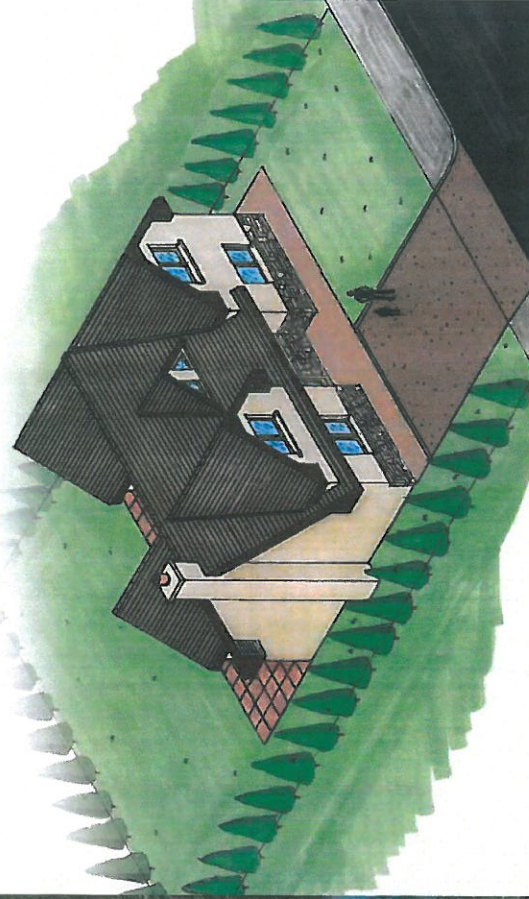
Standard Features

Internal

- Moulded skirting and architrave
- High quality internal doors
- Built in wardrobes in master bed
- Red deal painted stairs with hardwood handrail. Plywood to first floor.
- Quality fitted kitchen
- Oil fired central heating
- Under floor heating downstairs and radiators upstairs
- High pressurised plumbing system for added efficiency
- High quality sanitary ware throughout
- Main bath thermostatic shower
- Master ensuite with electric shower
- Plumbing for washing machine
- Generous electric spec
- Wired for burglar alarm
- Wired for multi media
- Central vac throughout
- High standard of insulation in excess of building regulations
- Decorated throughout

External

- UPVC Double Glazed window (Golden Oak)
- UPVC Fascia & Soffits (Golden Oak)
- UPVC Patio doors to rear
- High quality external doors
- Slated roofs
- Stone to base house to front
- Coloured render to remainder of house
- Concrete paths
- Tarmac driveway
- Tap to rear of house
- Light to front and rear of house
- Ten year home bond structural guarantee
- Radon barrier



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'Stop Looking, You're Home.'

Type A

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DNG
 THOMAS REID



Church Court

Talbot Terrace,
 Portlawn,
 County Waterford

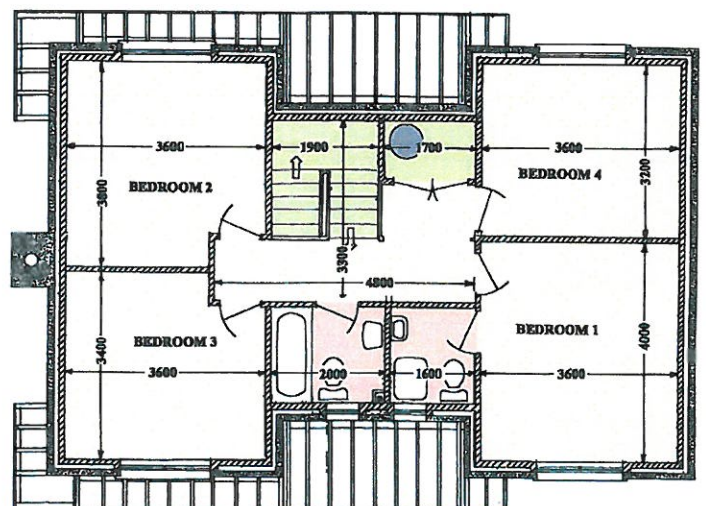
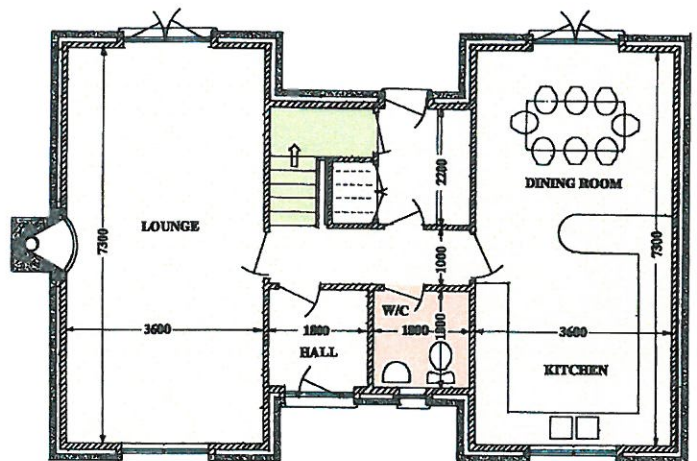
Standard Features

Internal

- Moulded skirting and architrave
- High quality internal doors
- Built in wardrobes in master bed
- Red deal painted stairs with hardwood handrail. Plywood to first floor.
- Quality fitted kitchen
- Oil fired central heating
- Under floor heating downstairs and radiators upstairs
- High pressurised plumbing system for added efficiency
- High quality sanitary ware throughout
- Main bath thermostatic shower
- Master en-suite with electric shower
- Plumbing for washing machine
- Generous electric spec
- Wired for burglar alarm
- Wired for multi media
- Central vac throughout
- High standard of insulation in excess of building regulations
- Decorated throughout

External

- U.P.V.C. Double Glazed window (Golden Oak)
- U.P.V.C. Fascia & Soffits (Golden Oak)
- U.P.V.C. Patio doors to rear
- High quality external doors
- Slated roofs
- Stone to base house to front
- Coloured render to remainder of house
- Concrete paths
- Tarmac driveway
- Tap to rear of house
- Light to front and rear of house
- Ten year home bond structural guarantee
- Radon barrier



Type B

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Church Court

Talbot Terrace,
Portlaw,
County Waterford

Standard Features

Internal

- Moulded skirting and architrave
- High quality internal doors
- Built in wardrobes in master bed
- Red deal painted stairs with hardwood handrail. Plywood to first floor.
- Quality fitted kitchen
- Oil fired central heating
- Under floor heating downstairs and radiators upstairs
- High pressurised plumbing system for added efficiency
- High quality sanitary ware throughout
- Main bath thermostatic shower
- Master en-suite with electric shower
- Plumbing for washing machine
- Generous electric spec
- Wired for burglar alarm
- Wired for multi media
- Central vac throughout
- High standard of insulation in excess of building regulations
- Decorated throughout

External

- U.P.V.C. Double Glazed window (Golden Oak)
- U.P.V.C. Fascia & Soffits (Golden Oak)
- U.P.V.C. Patio doors to rear
- High quality external doors
- Slated roofs
- Stone to base house to front
- Coloured render to remainder of house
- Concrete paths
- Tarmac driveway
- Tap to rear of house
- Light to front and rear of house
- Ten year home bond structural guarantee
- Radon barrier

