

ASHWOOD  
HALL

MALAHIDE

THE TALBOT

FOUR BEDROOM SEMI-DETACHED HOUSE

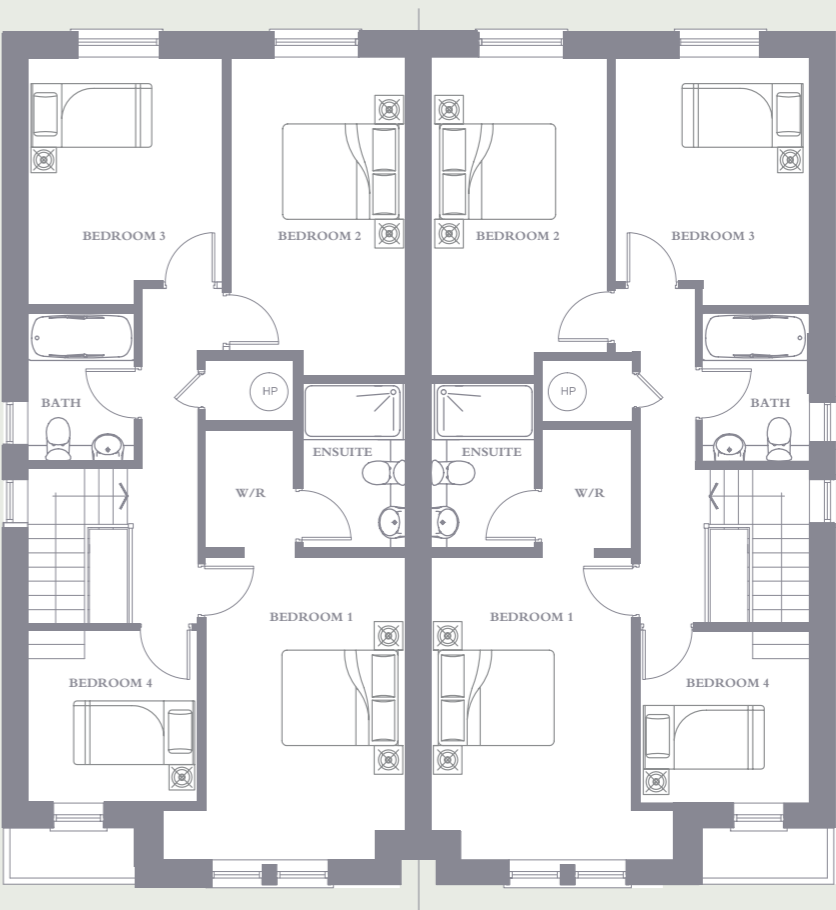
# THE TALBOT

## FOUR BEDROOM SEMI-DETACHED HOUSE

Ground Floor



First Floor



Front Elevation



Rear Elevation



Site Plan



# SPECIFICATIONS

## EXTERNAL FINISHES

Low maintenance, durable and high quality external finishes  
uPVC fascia, soffits, gutters and downpipes  
Heritage Red blend brickwork and Monochouche self-coloured render  
Double Glazed Alu Clad Windows and Hardwood Door by Munster Joinery

## INTERNAL FINISHES

All walls and ceilings will be dry lined and skimmed and a choice of paint colours will be available  
9ft floor to ceiling heights on ground floor  
Elegant 5 Panel white doors with contemporary architraves and skirting  
Contemporary inset electric fire by Gazco as standard

## ATTIC

Insulated air tight trap door and pull-down stairs with easy access to attic  
Attic space with structural provision for future conversion in the Talbot

## KITCHEN

Contemporary Leicht by McNally handleless kitchen and utility with optimum storage solutions. Choice of colours available.  
Silestone quartz countertop by Miller Bros fitted in all kitchens.  
Blanco undermount Sink with filtered tap  
Siemens Integrated fridge/freezer, electric oven and microwave, induction hob, and integrated dishwasher fitted as standard as well as under counter wine cooler  
Bosch washing machine and dryer provided in the utility room

## BATHROOMS & EN-SUITES

High quality Duravit sanitary ware throughout  
Slim line shower trays, doors and screens  
Luxury bath with bath shower mixer and handset  
Certain bathroom accessories as standard  
Italian Porcelanosa tiles to wall and floors in bathroom and en-suite – choice of tiles available  
Chrome heated towel rails fitted in main bathroom and ensuite

## WARDROBES

Hand painted contemporary style wardrobes allowing for a mix of hanging and shelf space by BeSpace  
Walk in Wardrobe to master bedroom

## ELECTRICAL

Well designed and generous electrical and lighting specification allowing for a mix of pendant and downlights.  
Smoke and carbon monoxide detectors fitted as standard  
Intruder alarm fitted to all units  
Brushed chrome sockets to ground floor and Ample data sockets throughout  
Nest electronic thermostat for heating and hot water with the ability to access remotely  
CAT 5 cable wired for future use and Wired for surround sound speakers in selected living areas  
External light fittings as standard

## HEATING & VENTILATION

Four zone gas fired central heating  
Pressurised water system with variable speed pump  
PV Photovoltaic mounted solar panels providing hot water and reduced energy bills  
Contemporary style compact radiators.  
High levels of insulation in walls, roof and floors  
Energy Efficiency A3 BER Rating

## GARDENS

Rear gardens are seeded  
Garden shed with power provided  
Granite patio area  
Permeable block paving to front driveways  
Hedging and fencing to front garden boundary

## PROPERTY GUARANTEE

10 Year Homebond Guarantee

A DEVELOPMENT BY **BIRCHWELL**

## AGENTS



**Noel Kelly Auctioneers,**  
Unit 5 Portmarnock Shopping Arcade,  
Portmarnock, Co. Dublin  
Tel: 01-8462752  
PSR License: 003533

## CONTRACTOR



**Carroll Estates Dublin Limited** have gained an excellent reputation in delivering quality traditional family homes to be proud of. Other estates completed by the developer are Castlemartin & Wellesley Manor in Bettystown, Castleway & Sleepy Hollow in Malahide and lots more.

with direct connections to the city. Opportunities to purchase a premium home in a bluechip location such as this are few and far between. With only a small number of residences availableleque con rere, tor rent adita-  
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