



BEECHWOOD GROVE

HANSFIELD, DUBLIN 15



hansfieldhomes.com

LOCATION MAP



Not to scale. This map is for information purposes only and may be subject to variation and change.

SITE PLAN



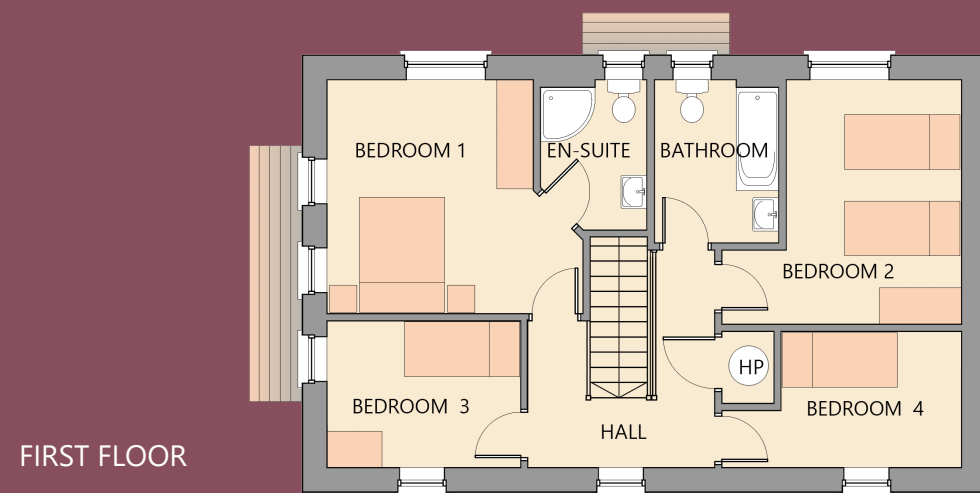
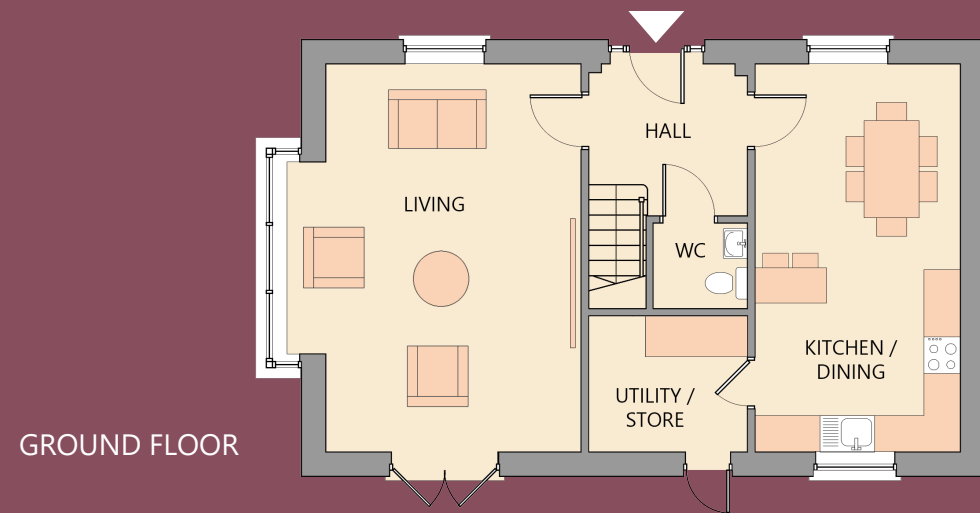
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THE ELM

TYPE H1

1 BEECHWOOD GROVE
4 BEDROOM DETACHED HOUSE 136 SQ.M. /1,463 SQ.FT.



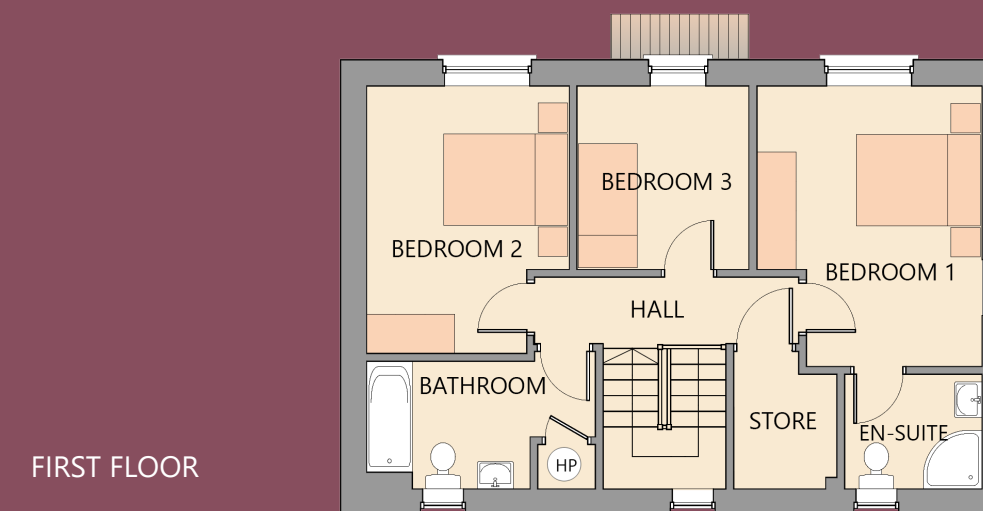
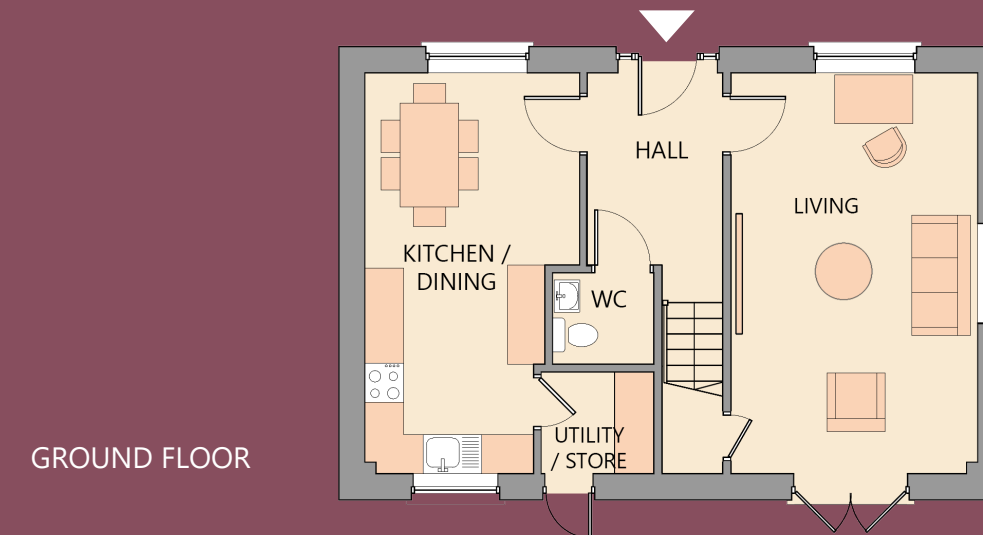
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THE SYCAMORE

TYPE V

2 BEECHWOOD GROVE
3 BEDROOM DETACHED HOUSE 115 SQ.M. /1,237 SQ.FT.



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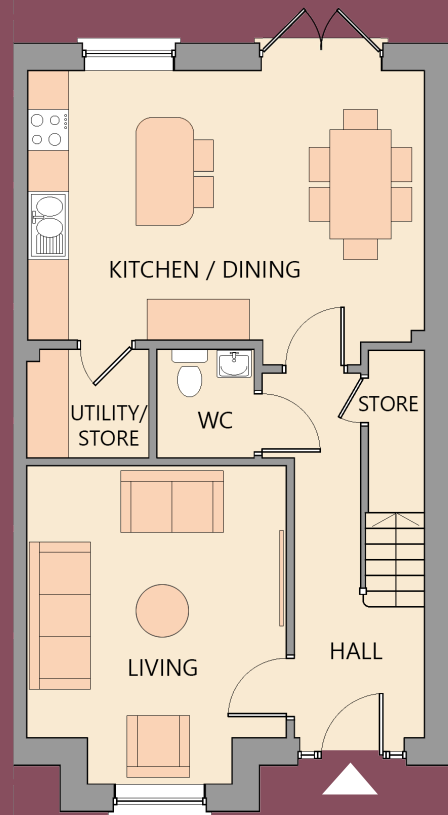


THE ALDER

TYPE G1

3 BEECHWOOD GROVE

4 BEDROOM SEMI-DETACHED HOUSE 116 SQ.M. /1,248 SQ.FT.



GROUND FLOOR



FIRST FLOOR



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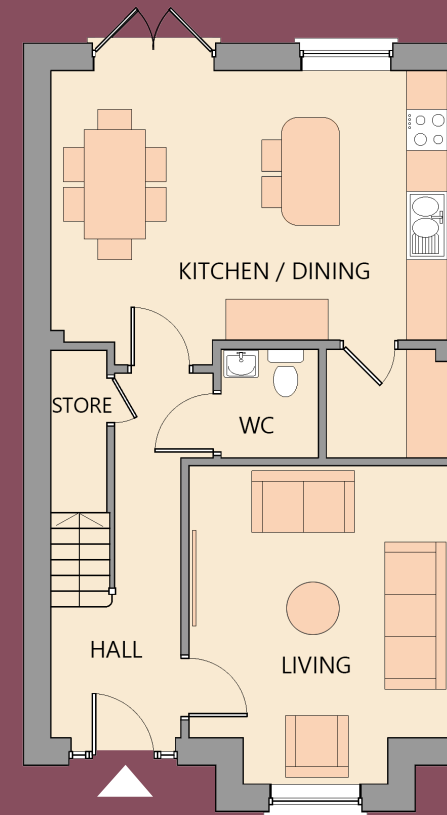


THE ALDER

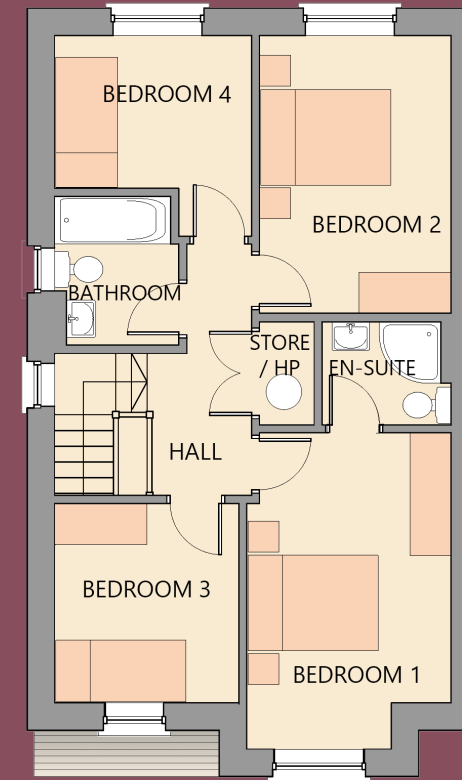
TYPE G1

4 BEECHWOOD GROVE

4 BEDROOM SEMI-DETACHED HOUSE 116 SQ.M. /1,248 SQ.FT.



GROUND FLOOR



FIRST FLOOR



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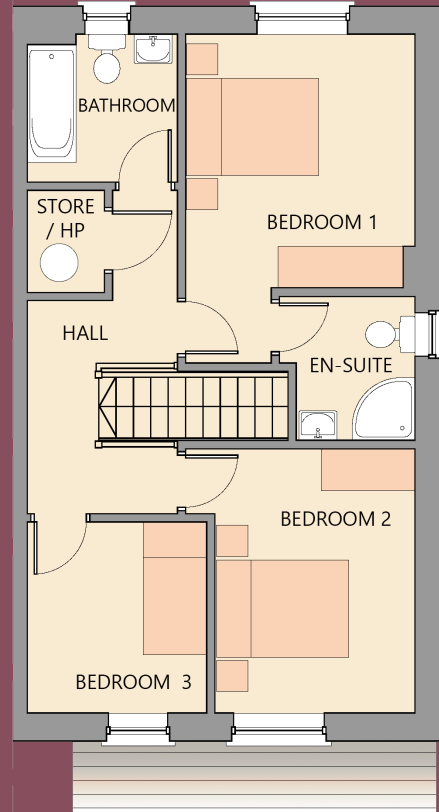
THE BEECH

TYPE B2

5, 7 BEECHWOOD GROVE
3 BEDROOM SEMI-DETACHED HOUSE 111 SQ.M. /1,195 SQ.FT.



GROUND FLOOR



FIRST FLOOR



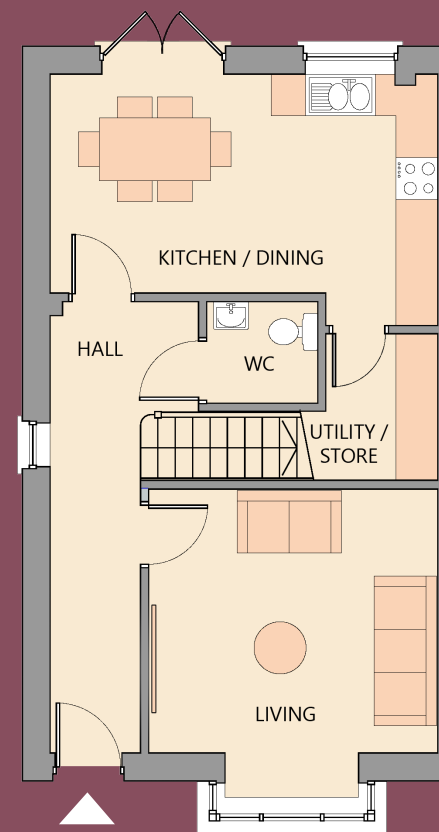
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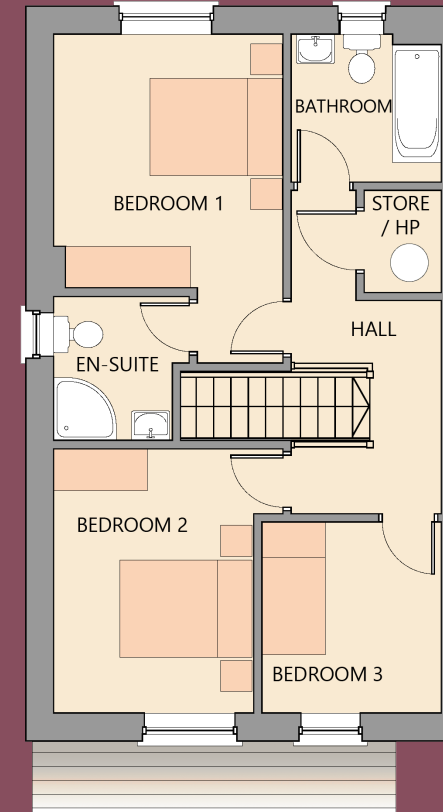
THE BEECH

TYPE B2

6, 8 BEECHWOOD GROVE
3 BEDROOM SEMI-DETACHED HOUSE 111 SQ.M. /1,195 SQ.FT.



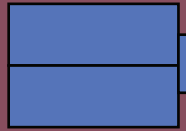
GROUND FLOOR



FIRST FLOOR



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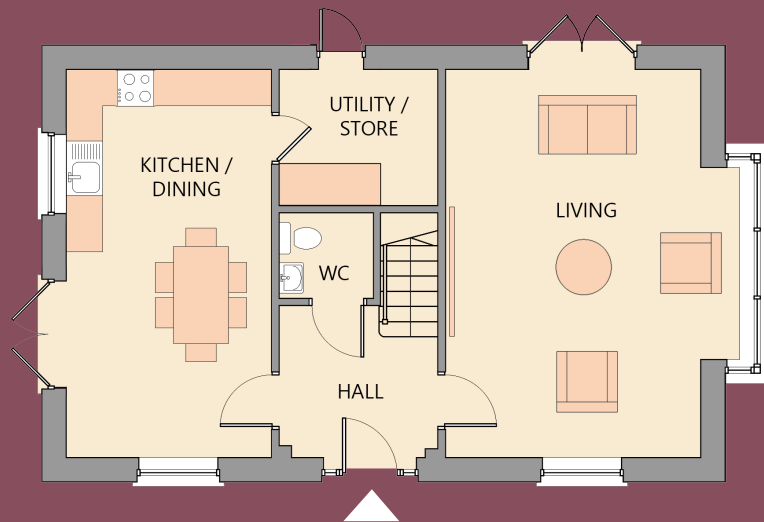


THE ELM

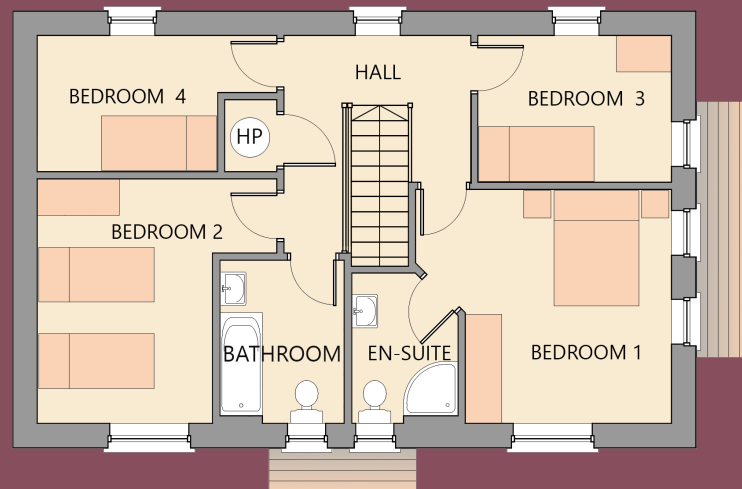
TYPE H2

9 BEECHWOOD GROVE
4 BEDROOM DETACHED HOUSE 136 SQ.M. /1,463 SQ.FT.

GROUND FLOOR



FIRST FLOOR



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SPECIFICATION

EXTERNAL FEATURES

- Maintenance free brick and painted render facades.
- PVC Fascia soffits, gutters and downpipes.
- Ultratech engineered timber front door with multi-point locking system by Munster Joinery.
- High performance UPVC maintenance free dual colour windows and doors with low U value for energy efficiency.
- Extensive landscaping to front gardens.
- Seeded rear gardens with solid maintenance free dividing fence.
- External lighting to front and rear.
- Treated timber side passage gate.

BATHROOM AND EN-SUITE

- Wall tiling as per showhouse.
- High quality sanitary ware.
- Polished chrome heated towel rail.
- Thermostatically controlled shower with pressurised water supply.
- Pressurised hot and cold water.

INTERNAL FINISHES

- Fiber optic cable (cat 6) installed.
- Wired for TV, telephone and intruder alarm.
- Quality interior joinery to include hardwood handrail to stairs.
- Satin chrome brushed finish ironmongery.
- Modern grooved architrave and skirting.
- Painted throughout.

KITCHENS

- Superior quality modern step shaker style kitchen in a superior matt finish from Bespace as per relevant showhouse.
- Lycon White Quartz counters with upstand and splashback.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Undermounted designer square stainless-steel sink.
- Pull out recycle bins.
- Separate utility room with below counter top space provided for washing machine/dryer.

ENERGY EFFICIENCY

- A2 Building Energy Rating (BER).
- Mitsubishi eco dan A rated condensing heat pump with dual zone control.
- Mechanical extract demand control ventilation with humidity sensors.
- Energy saving LED light fittings.
- High levels of floor, wall and roof insulation.

BEDROOMS

- Bespoke designed micro shaker style wardrobes fitted by Bespace as per the showhouse.

HOMEbond WARRANTY

- 10 year structural/latent defects insurance and mechanical electrical inherent defects insurance.



PROFESSIONAL TEAM

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Earlsfort Terrace
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Conroy Crowe Kelly
65 Merrion Square
Dublin 2

Engineers
Cronin & Sutton Consulting
45 Fitzwilliam Place
Dublin 2

DEVELOPER

 **McGarrell Reilly
Homes**

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