



# THORNHILL OAKS

LUXURY LIVING IN MOUNT MERRION

THE MEWS HOMES

Lisney

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**Sotheby's**  
INTERNATIONAL REALTY













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# SPECIFICATION

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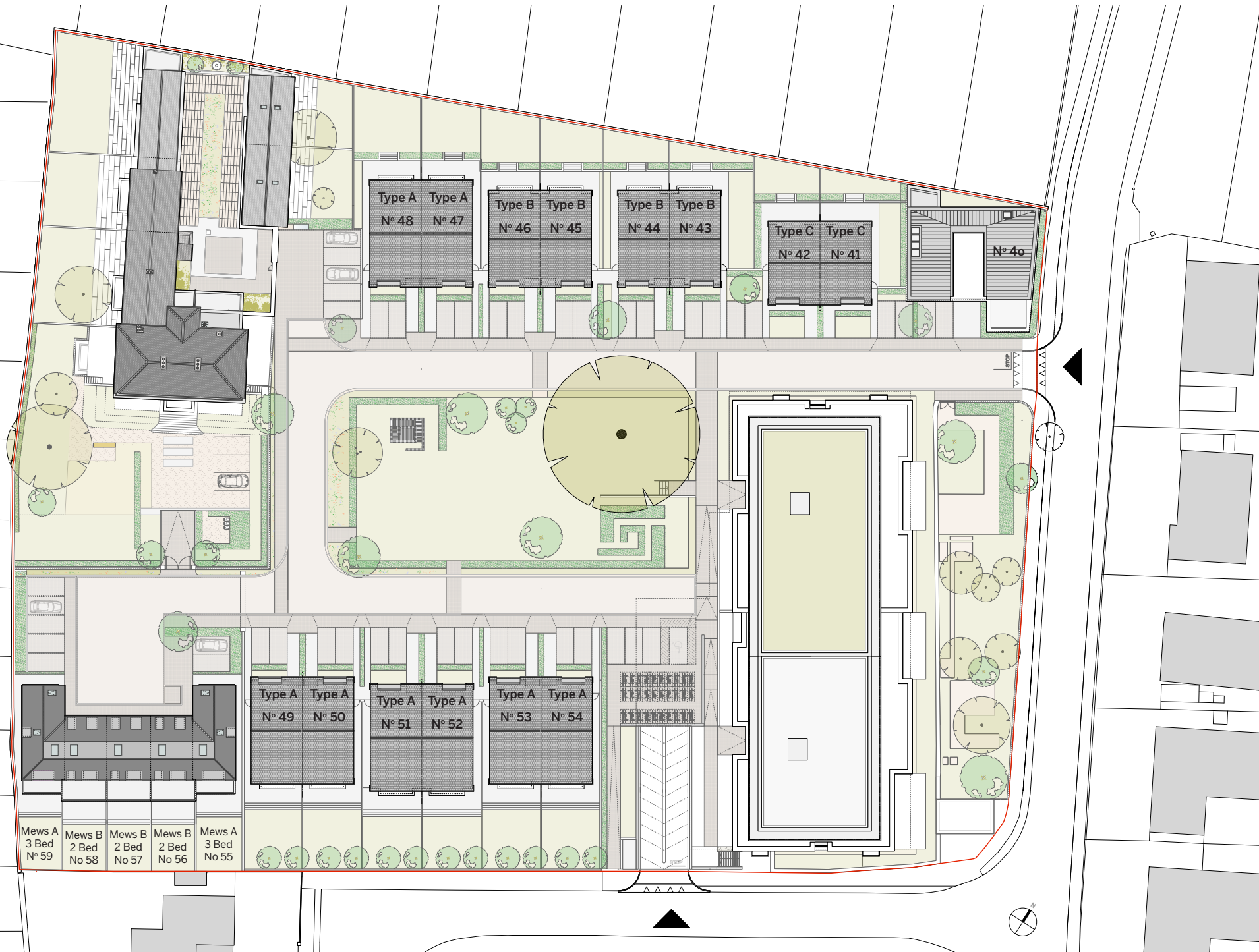


- High quality, custom designed fitted kitchens to be provided
- Kitchens include quartz countertops and full height splashbacks, and come with high quality integrated appliances including oven, microwave, induction hob, extractor fan, fridge/freezer and dishwasher
- Attractive bathrooms and en-suites with extensive porcelain wall and floor tiling
- Top quality vitreous china sanitary ware from Roca
- Heated towel radiators will be provided in bathrooms.
- Utility room features fitted units, with a washing machine and tumble dryer included as standard
- All houses feature extremely high levels of energy efficiency with a BER Rating of A2/A3
- The heating system will consist of an efficient Air to Water heat pump system.
- Underfloor heating will be provided at ground floor level. Thermostatically controlled radiators will be provided at First Floor level.
- Multiple heating zones are provided in each house, controlled by individual OEM thermostat displays
- Fire alarm, smoke and heat detectors are fitted as standard
- All houses are pre-wired for Virgin Media and Eir broadband services
- Where applicable, contemporary built-in bedroom wardrobes are provided with extensive rails and shelving
- The front elevation consists of a white render finish to external walls with bespoke details including large format windows, sliding timber screens, a granite stone plinth and contemporary style dormer windows with a sheet metal finish. A natural slate finish is provided to the pitched roof.
- Gutters and downpipes will be aluminium with a powder-coated finish.
- All windows and doors are triple glazed Alu-clad by Rational.
- All Houses benefit from 10 Year Homebond Latent Defects Insurance Policy

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# SITE PLAN

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Type A  
N° 48

Type A  
N° 47

Type B  
N° 46

Type B  
N° 45

Type B  
N° 44

Type B  
N° 43

Type C  
N° 42

Type C  
N° 41

N° 40

Type A  
N° 49

Type A  
N° 50

Type A  
N° 51

Type A  
N° 52

Type A  
N° 53

Type A  
N° 54

Mews A  
3 Bed  
N° 59

Mews B  
2 Bed  
No 58

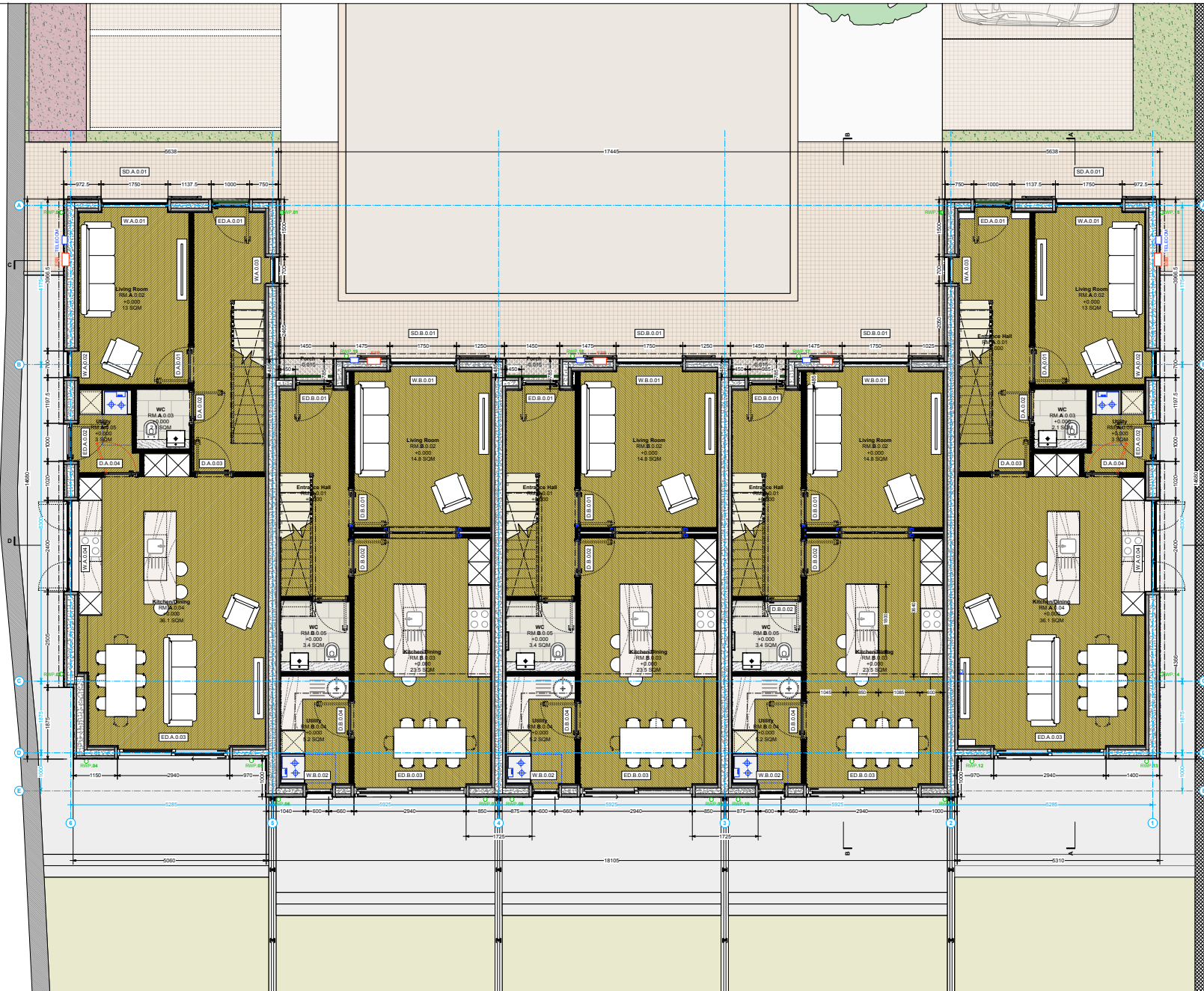
Mews B  
2 Bed  
No 57

Mews B  
2 Bed  
No 56

Mews A  
3 Bed  
No 55

HOUSE PLANS

PRIVATE  
RESIDENCES  
- SOUTH AVENUE



THORNHILL  
- PHASE II



# Lisney

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INTERNATIONAL REALTY

Lisney Sotheby's International Realty

St. Stephen's Green House,

Earlsfort Terrace, Dublin 2.

T: (01) 638 2700

E: [newhomes@lisneysir.com](mailto:newhomes@lisneysir.com)

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