

LUXURY LIVING

IN THE HEART OF OLD LUCAN

SPECIFICATIONS

EXTERNAL & INTERNAL FINISHES

- All houses are traditionally block built
- A3 BER rated homes furnished with Photo voltaic (PV) panels at roof level
- The external façade is finished with a mix of render, clay brick and concrete roof tiles
- Low maintenance Black PVC fascia, soffits, guttering and downpipes
- Boundaries are finished with powder coated steel railings to front of houses
- All internal walls and ceilings skim plastered and painted in neutral colours
- Each house features contemporary skirting and architraves in keeping with the design

WINDOWS, DOORS & IRONMONGERY

- Munster Joinery High Performance passive triple glazed windows and patio door
- Timber painted front door with glass vision panels
- Contemporary shaker style doors with brushed chrome door handles, lock and hinges

KITCHEN

- Contemporary handle less kitchen by KUBE kitchens with Silestone countertop
- High quality branded integrated appliances to kitchen, including, fridge freezer, oven, induction hob, extractor fan, microwave and dishwasher
- The modern KUBE Kitchens are fitted with under counter lighting and Breakfast Bar

WARDROBES

- All bedrooms features high quality fitted wardrobes

BATHROOMS, EN-SUITES & WC

- In total there are 4 bathrooms within each house, 1 bath and 2 showers
- Bathrooms and en-suites are fitted with high-quality sanitary ware throughout
- Selected bathrooms to features glass shower enclosures, heated towel rails and pressurised showers
- All bathrooms feature floor tiling and partial wall tiling.

ELECTRICAL

- Generous and well designed electrical and lighting specifications
- LED downlighters to selected areas including the kitchen, living area and bathrooms
- Smoke, Heat & Carbon Monoxide detectors fitted throughout
- High End security system with entry point and main bedroom control keypads

HEATING

- Gas Fired Central Heating via radiators throughout

GARDENS

- Each garden features a raised paved patio, an external fitted tap, electrical socket and a seeded lawn
- Garden partitions are formed by concrete posts and timber panels

GUARANTEE

- The homes at Tandy Court are constructed and covered by the 10 year Homebond Structural Guarantee



tandycourt@lisney.com 01 638 2700



PRSA No: 001848

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor or by Lisney, as the vendor's agent, in respect of the premises shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor, or by Lisney as the vendor's agent, are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by the vendor or by Lisney as the vendor's agent, shall give rise to any claim for compensation against the vendor or against Lisney, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through Lisney.

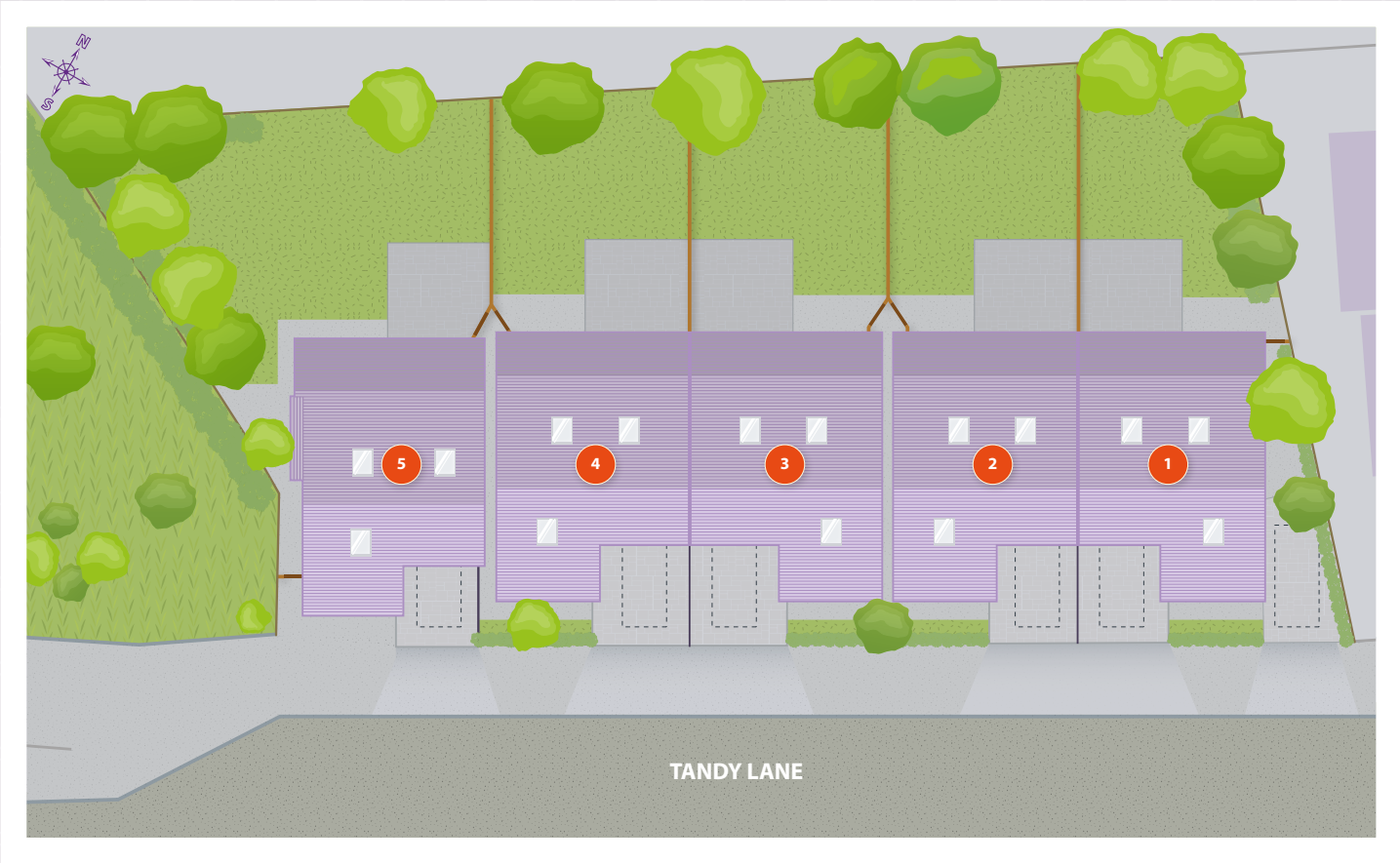


LUXURY LIVING

IN THE HEART OF OLD LUCAN

AN EXCLUSIVE DEVELOPMENT OF FIVE LUXURY PROPERTIES

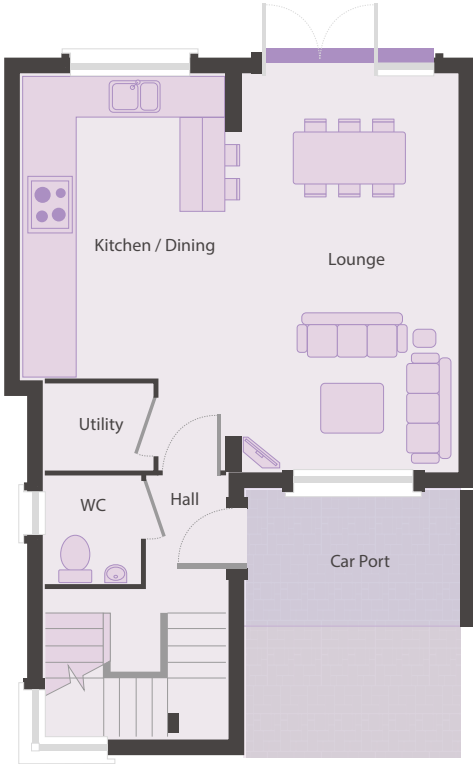
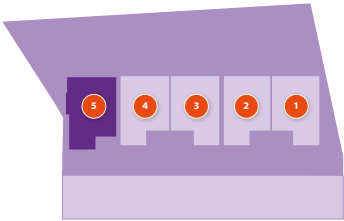
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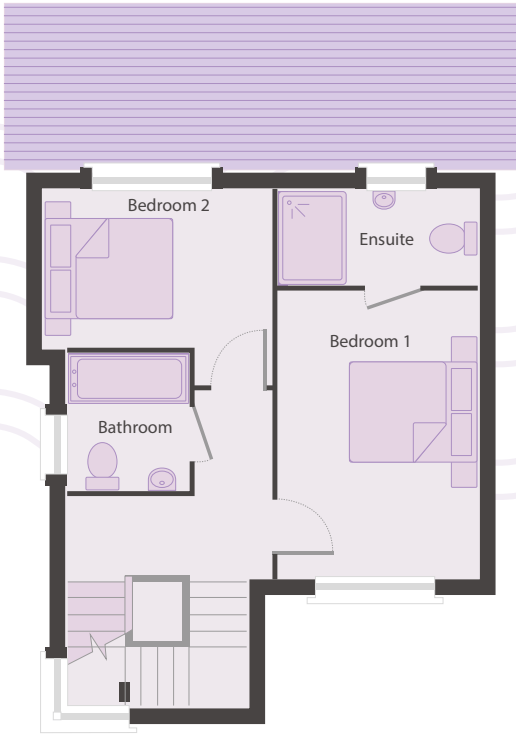
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HOUSE TYPE A (HOUSE 5)

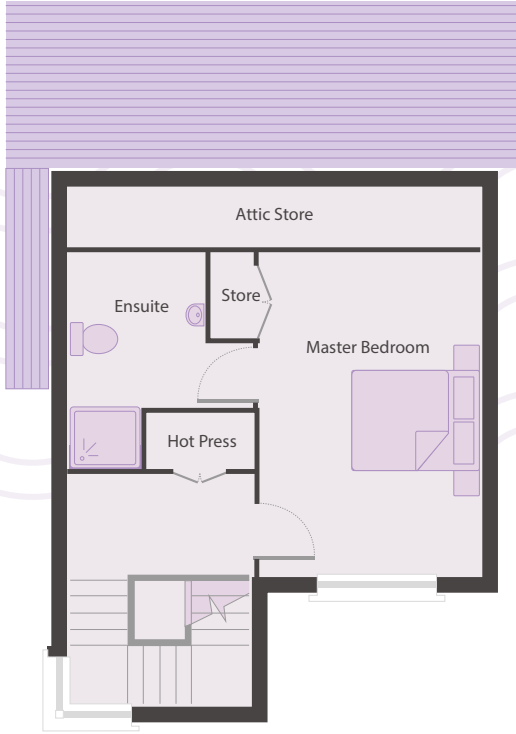
126 SQ.M./1,356 SQ.FT. APPROX.



GROUND FLOOR



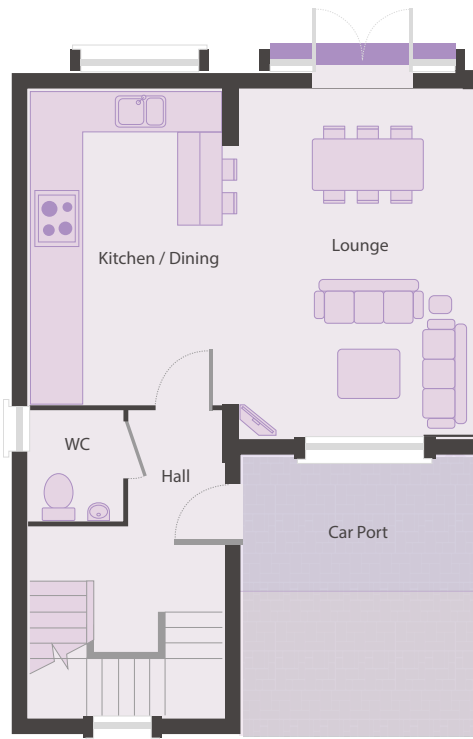
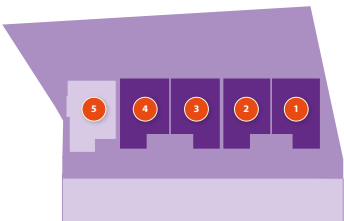
FIRST FLOOR



SECOND FLOOR

HOUSE TYPE B (HOUSE 1-4)

130 SQ.M./1,399 SQ.FT. APPROX.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR