

HOUSE TYPE 6 THE HAWTHORN

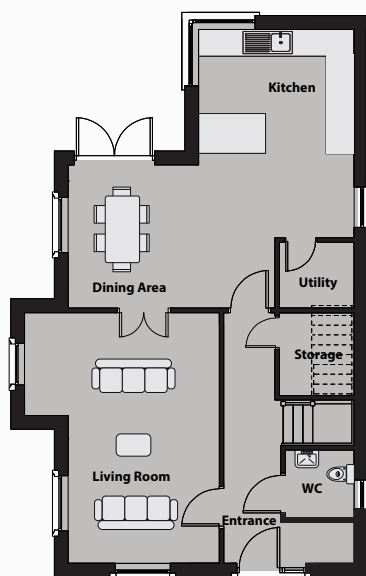
FLOOR AREA: 1394 SQ/FT

Welcome to Abbottfield

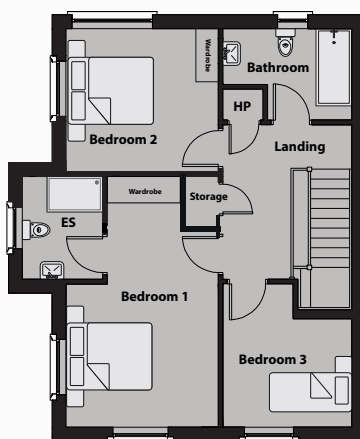
Abbottfield is a high-class development of 2, 3 & 4 bedroom "A" rated homes located a stone's throw from the town of Clane. Offering a range of detached, semi-detached and terraced homes, located just off the Ballinagappa Road in one of the finest addresses in Clane, Co. Kildare. Abbottfield offers families the opportunity to put down roots in a peaceful and private setting in a location second to none.



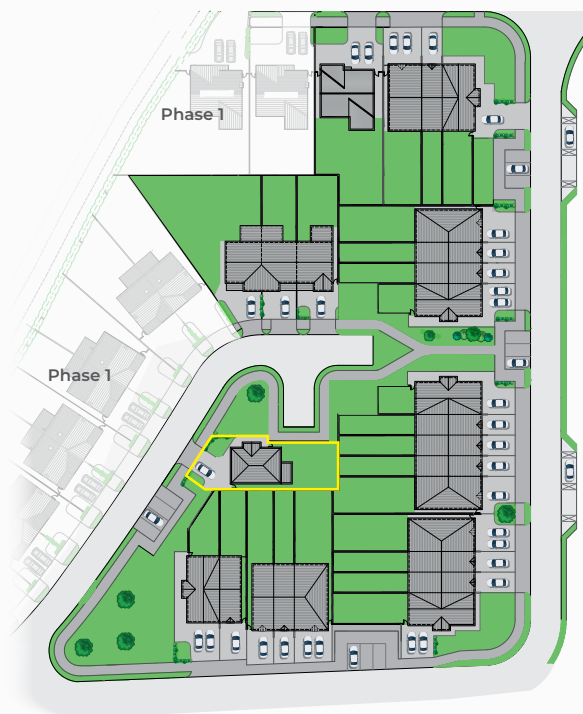
Front Elevation



Ground Floor



First Floor



Professional Team

Coonan
NEW HOMES

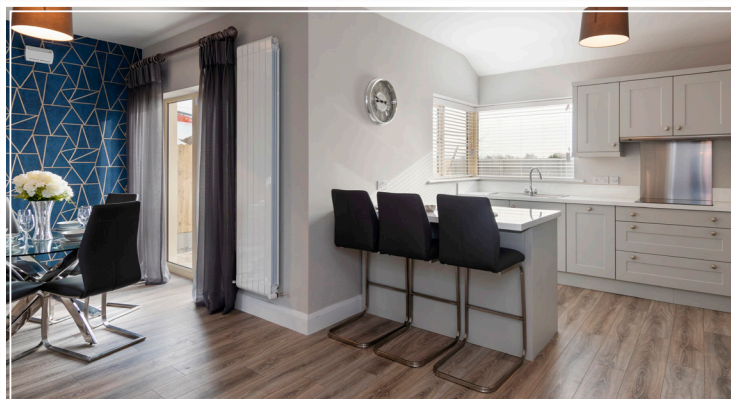
PRSA No.: 003764

Property House,
Main St., Maynooth,
Co. Kildare.

Tel: 01 6286128.
E: info@coonan.com
www.coonan.com

BER A2 A3

WESTIN HOMES



www.abbottfield.ie

These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.

THE HAWTHORN

General Specification

Superior Low Energy Design:

- 'A2/A3' BER rating energy efficient homes.
- Low energy, low carbon homes.
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value windows and external doors.
- Low emission argon-filled windows which reflect heat back into the room.
- Air-to-water heat pumps with radiators throughout for ultra-efficient heating and hot water.
- Thermostatically controlled radiators throughout.
- Heat Recovery Ventilation system throughout the house.

Building Guarantee:

- These Quality Homes are covered by the HomeBond 10 Year Guarantee Scheme.

Kitchen & Wardrobe:

- Elegant high-quality fitted kitchens and wardrobes as per showhouse.

Bathrooms & En-suites:

- Stylish bathrooms with attractive range of high quality sanitary ware, shower doors and bath screens included.
- Kitchen, WC, bathroom and en-suite wet areas tiled.

Internal Finishes:

- Internal walls plastered and painted as per showhouse.
- Smoke, heat and CO2 detectors fitted as standard.
- Wired for intruder alarm and cable television throughout.
- CAT 6 cable wiring for data and telephone points for high speed broadband connection.
- Standard light fittings and attractive power points.

