

# HOUSE TYPE 6 THE HAWTHORN

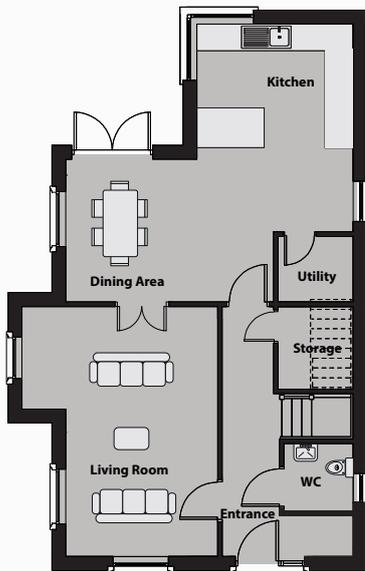
FLOOR AREA: 1394 SQ/FT

## Welcome to Abbottfield

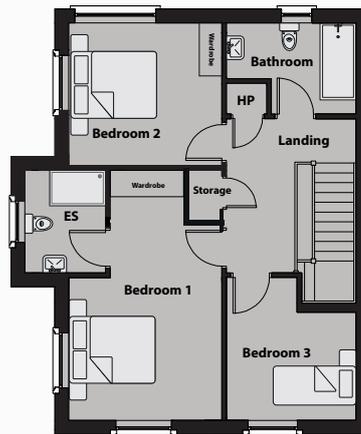
Abbottfield is a high-class development of 2, 3 & 4 bedroom "A" rated homes located a stone's throw from the town of Clane. Offering a range of detached, semi-detached and terraced homes, located just off the Ballinagappa Road in one of the finest addresses in Clane, Co. Kildare. Abbottfield offers families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



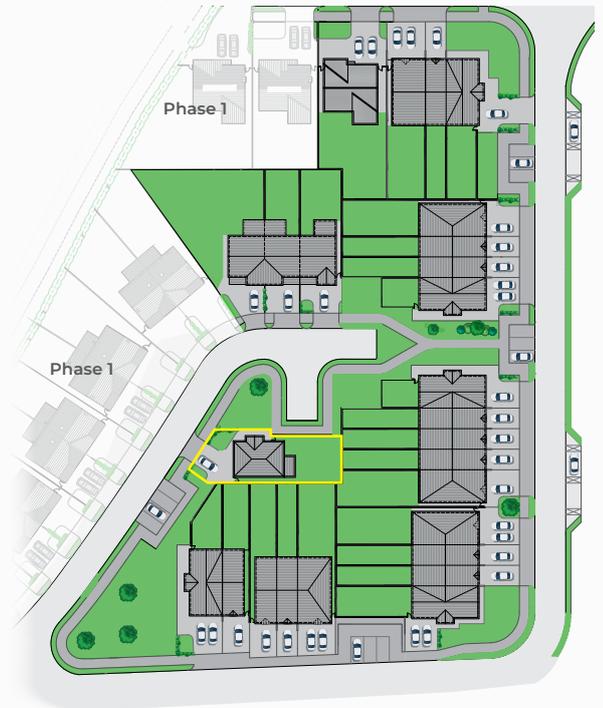
Front Elevation



Ground Floor



First Floor



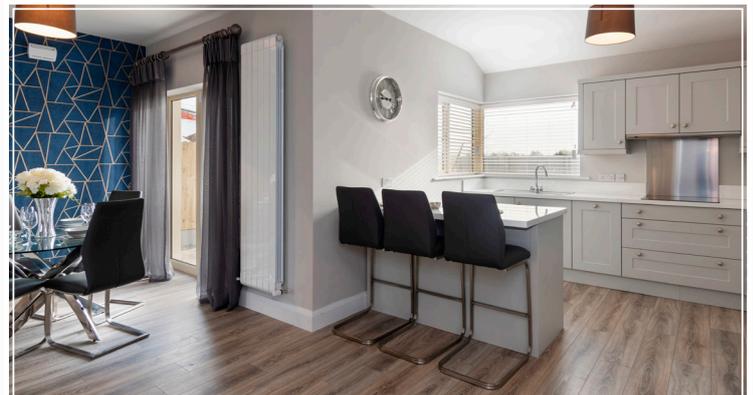
## Professional Team



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# 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.

