



# 26 Coolbawn Meadows, Castleconnell

*4-Bedroom Detached New Build*

## HOUSE SPECIFICATION

### KITCHEN AND UTILITY ROOM:

- Superb contemporary kitchen.
- Integrated extractor fan.
- Stainless steel sink draining board and mixing tap.
- Separate utility room with below-counter space for washing machine and dryer.
- Fitted storage units in utility room.

### BATHROOMS AND ENSUITE:

- High quality tiling to floors and 'wet areas' in bathrooms and ensuite. Floors tanked upstairs.
- Contemporary shower enclosure complete with pressurized water supply and fitted shower screen.
- High quality sanitaryware.
- Elegant vanity units are provided in all bathrooms.
- LED mirrors.

### INTERIOR FINISHES:

- High quality painted doors.
- High quality matte floor tiles to kitchen and utility room.
- High quality laminate floors to entrance hallway, living room and dining room.  
*(No flooring provided at 1<sup>st</sup> floor level)*
- Contemporary grooved architrave and skirting.
- Brushed satin finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery.

### MEDIA AND COMMUNICATIONS:

- Wired for high-speed broadband (Cat 6).
- TV connection point in living room.
- Main infrastructure installed to accommodate high-speed fibre broadband.

### ELECTRICAL:

- Generous lighting and power points.
- External weatherproof power point.
- Cable run to allow high-speed car charging point later.

### HEATING:

- High efficiency **Air-To-Water** heating system with thermostatic zoned heating controls.
- Underfloor heating to ground floor and radiators to first floor.
- Pressurized hot and cold water.



### **ENERGY EFFICIENCY:**

- A2 BER energy rating.
- Highly insulated air-tight design.
- Demand Control Ventilation (DCV) system for automatic control of dwelling ventilation.
- Excellent levels of roof, wall, and floor insulation.
- A-Rated Air-to-Water heat pump unit and zoned heating controls.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED light fittings.

### **EXTERNAL FEATURES:**

- UPVC high-performance double-glazed windows with low U-value (1.2W/M2K) for energy efficiency.
- Engineered timber front door with multi-locking system.
- Large, glazed patio doors to private rear garden.
- Side passage gate and footpath at side of house.
- Side access through utility room.
- Seeded gardens, with solid rear wall and post and panel dividing walls.
- Aquaflow cobblelock paved front driveway to accommodate parking.
- Estate fencing to roadway with Red Robin hedge inside.

### **SECURITY AND SAFETY:**

- Co2 and smoke detectors fitted throughout (mains powered with battery backup).
- Multi-locking system on all external windows and doors.
- Safe restrictors provided on upper floor windows.

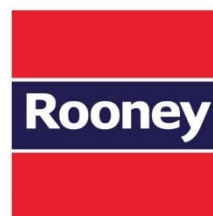
### **WARRANTY**

- 10 year Structural / Latent Defects Insurance provided by HomeBond.

### **CONTACT:**

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