



ARD NA RÍ SPECIFICATIONS

EXTERIOR

- Distinctive and elegant elevations comprising of contemporary painted render with architectural detailing.
- Decorative stone surrounds to side extensions. (Type B1 and C1)
- High quality PVC fascia, soffits and gutters throughout.
- Outdoor tap provided at rear.
- Mixture of Concrete block boundary walls and side timber panel with concrete post and plinth.
- Attractive paved front driveway to each house.
- External overhead porch to front door.
- External lighting provided to front and rear doors.

WINDOWS AND DOORS

- High quality and energy efficient attractively coloured PVC double glazed, future-proof windows.
- Sliding Alu-P Patio door to rear.
- Composite Front Door with triple point locking mechanism.

INTERNAL FINISHES

- Walls and ceilings are finished smooth & painted with a choice of two colour finishes.
 - Modern style internal doors with quality brushed chrome ironmongery.
 - Folding stairs to attic.
 - Attractive skirting's and architraves.
 - Timber newels and balustrades on staircases.
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KITCHEN

- Modern and stylish high quality fitted kitchen including elegant counter top (finishes will vary between house types)
 - Mechanical Ventilation provided.
 - Kitchen Plumbed for dishwasher.
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UTILITY

- The utility room is plumbed for a washing / condenser dryer machine
 - Mechanical Ventilation provided.
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BATHROOMS AND EN-SUITES

- All bathrooms and en-suites fitted with stylish high quality sanitary ware.
 - Baths provided in each house type and low profile shower trays in en-suites.
 - Pumped showers to all en-suites.
 - Bathroom and en-suite tiling included. Choice of tiles with PC sum allowance.
 - Ground floor guest toilet suite.
 - Mechanical Ventilation provided.
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ELECTRICAL

- Generous electrical specification throughout.
 - TV point / data points to living room and master bedroom.
 - Wired for broadband and satellite.
 - Smoke / heat detectors fitted as standard.
 - Wired for security alarm.
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HEATING AND VENTILATION SYSTEM

- The central heating system is a modern air source heat pump. The system provides energy efficient and responsive central heating and large capacity hot water storage.
- Modern zoned heating controls.
- Modern and responsive underfloor heating to all ground floor areas.
- High output, low-temperature radiators to first floor areas.
- Mechanical Ventilation in all wet rooms.

A-RATED HOMES

- The homes at And Na Rí are classified as A Rated low energy / low CO2 homes. They include an innovative and modern heating system with high levels of insulation which with the use of renewable energy from our quality construction methods provide maximum comfort throughout all seasons.
- Highly efficient A-rated Building Energy Rated (BER) house contributing to a reduction in the heating cost of the house.
- Air tight membrane provided for extra comfort and efficiency.
- High levels of insulation are incorporated in the roofs, walls and floors.

STRUCTURAL GUARANTEE

- Each house will be covered by a Homebond 10 year Structural Guarantee.