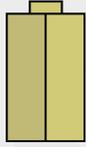


# The Holly

FOUR BEDROOM  
DETACHED AND SEMI-DETACHED HOUSE

136 SQ.M. / 1.464 SQ.FT.

1 Clonrath Green (Detached)  
7 Clonrath Park (Semi-detached)



GROUND FLOOR

FIRST FLOOR



Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



# Specification

## KITCHENS

- Superb quality contemporary styled kitchens from Kitchen Elegance as per relevant showhouse.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Stainless-steel bowl and a half sink.
- Under sink pull-out recycle bins.
- Separate utility room with below countertop space provided for washing machine and dryer.

## BATHROOM AND EN-SUITE

- Quality Twyford sanitary ware.
- Polished chrome heated towel rail.
- Pumped thermostatically controlled shower.

## BEDROOMS

- High quality shaker style wardrobes fitted by McCauls as per showhouse.

## INTERNAL FINISHES

- Superior quality internal joinery and hardwood handrail to stairs as per relevant showhouse.
- Satin chrome finish ironmongery.
- Painted throughout in Orchid White.
- Climote remote heating control system allowing remote control of the heating system from a mobile phone.
- Wired for TV, telephone and intruder alarm.

## ENERGY EFFICIENCY

- BER "A3" energy rating.
- PV solar panels for reduced electricity running costs.
- High levels of roof, wall and floor insulation.

## HOME BOND WARRANTY

- 10-year HomeBond Guarantee.

## EXTERNAL FEATURES

- High performance uPvc maintenance free windows and doors.
- Ultratech front door by Munster Joinery.
- Multi-point locking system to external doors.
- Cobblelock driveway with parking for two cars.
- Extensive landscaping to front gardens.
- Seeded rear garden.
- Patio area paved in Kilsaran shelbourne buff granite slabs.
- Concrete post and quality treated timber fencing panels to rear garden.
- Treated timber side passage gate.
- External lighting to front and rear garden.

## DEVELOPER



## SALES AGENT



PSRA Licence No: 001417

21 Strand Street  
Skerries,  
Co. Dublin  
info@reagrimes.ie

## FUNDER

Activate Capital



01 849 0129

clonrathhomes.ie

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