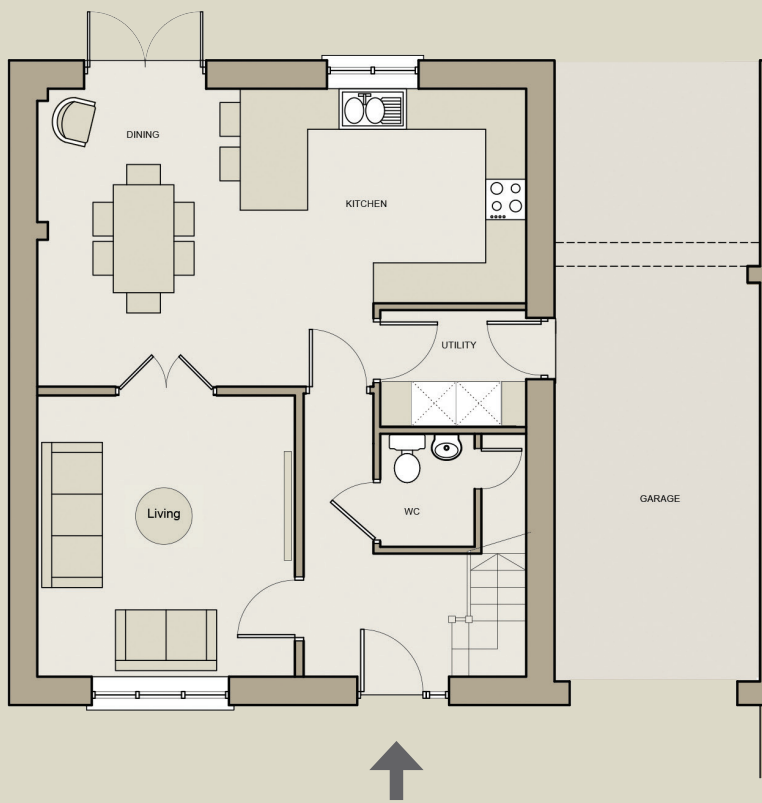


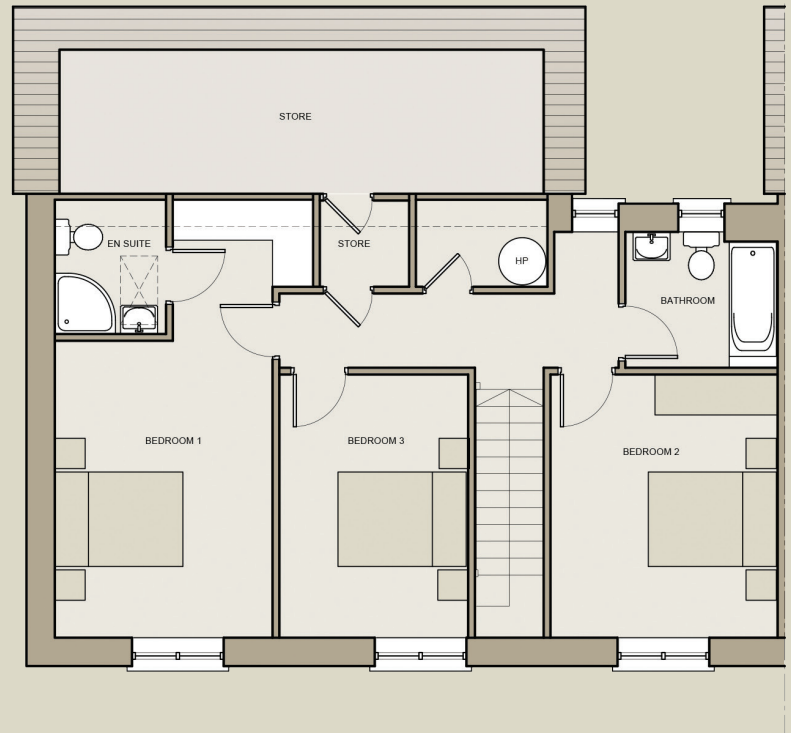


The Birch

THREE BEDROOM
SEMI-DETACHED AND TERRACED HOUSE
130 SQ.M. / 1,399 SQ.FT



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.



STATION ROAD

LUSK, CO. DUBLIN



KITCHENS

- Superb quality contemporary styled kitchens from BeSpace 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/dryer.



BATHROOM AND EN-SUITE

- Quality Niko Bathrooms sanitary ware.
- Polished chrome heated towel rail.
- Pumped thermostatically controlled shower.
- Wall tiling as per relevant showhouse.



INTERNAL FINISHES

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



BEDROOMS

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



HOMEBOND 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.
- Parking for two cars.
- Granite sills to front of all houses.
- Landscaping to front gardens.
- Seeded rear garden.
- Patio area paved in Kilsaran shelbourne buff granite slabs.
- Blockbuilt walls, capped and plastered to rear gardens.
- Treated timber side passage gate.
- External lighting to front and rear.



ENERGY EFFICIENCY

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

DEVELOPER



SALES AGENT



PSRA Licence No: 001417

FUNDER



stationroadlusk.ie

01 849 0129



Disclaimer : These particulars are issued by REA Grimes on the understanding that all negotiations are conducted through them. While every care is taken in preparing them, REA Grimes, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither REA Grimes nor any of its employees have any authority to make or give any representations or warranty in relation to the property. Please understand that the details contained within this brochure shall not form any part of a binding agreement and no agreement shall exist or be deemed to exist between any intending house purchaser and the builder of their agents until such time as a formal contract has been executed in writing by both parties.