

For Sale

Asking Price: €730,000

**Sherry
FitzGerald**
O'Leary Kinsella



8 Grange Lough,
Rosslare Strand,
Co. Wexford, Y35 ADF3

BER A1

sherryfitz.ie



A brand new A1 rated passive house with motorised passenger lift, built to a passive house standard (PHI slow to certify) by the well known firm Michael Bennett & Sons.

This new house represents exciting times and a progressive move forward in the provision of low energy homes.

The houses will provide, you, the buyer, with a choice of what way you wish to live, a viable option for buyers who prioritise reduced running costs and financial outlay.

Accommodation extends to 194 sq mts approx. comprising entrance hall, sitting room, kitchen/dining room, utility room, wc, bedroom/playroom/study on the ground floor, three bedrooms, one ensuite, drying room and one bathroom on the first floor. Gardens to front and artificial grass to rear.

Why buy a house that you'll need to heat, when a Passive House keeps you warm naturally.

Comfort levels are delivered by insuring a constant internal air temperature 20c (temperature can be adjusted) throughout the dwelling over a full 24 hour period each day.





The Benefits

House is built to a passive house standard of very high thermal efficiency, quality of build, high comfort levels, and very low running costs.

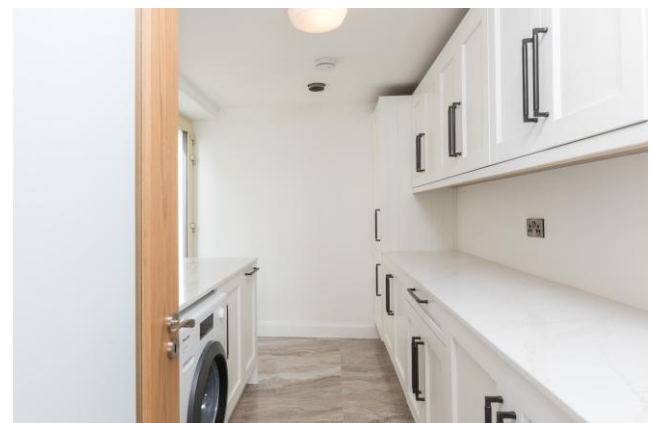
100% air change (air filtered in and out) in the property every 3 hours. (8 times per day).

This house is constructed to a Passive House standards (PHI slow to certify). This home has an A1 Ber rating.

Optional Extra: Turn key furnishing package available. This house can be fully furnished including accessories within three weeks of closing sale by our interior designer working within your budget. Our interior design Tony Noctor (0860674349). All furniture and accessories supplied by Bolands of Gorey.

Located in a sought after development within walking distance of Rosslare Strand and a beach.

For more information about this exciting new home call us today



Accommodation

Ground Floor

Entrance Hallway 5.70m x 3.70m (18'8" x 12'2") at widest point:
tile flooring and light fittings.

Sitting Room 4.90m x 4.61m (16'1" x 15'1"):
Canada laminate wood flooring and light fittings.

Kitchen/Dining Room 4.25m x 5.50m (13'11" x 18'1"):
tile flooring, fitted kitchen units with island and breakfast bar with quartz worktop & splashback on worktops, V-Zug Combair Steam V2000 Black Oven (Warranty 10 years parts & labour), V-Zug Combair V4000 Black oven (Warranty 10 yrs parts & labour), AWC Amica 30cm wine cooler, Bosch dishwasher SMV21TX18G, integrated LIEBHERR fridge freezer, Quooker Pro 3 Fusion Boiling Tap, ceramic sink, light fittings.

Utility 3.65m x 2.14m (12' x 7'):
Heat ventilation recovery unit, Miele freestanding 7Kg Waerz Clothes washing machine 1400RPM, Silestone Quartz worktops, units on both sides, Upper presses on one side, ceramic tiled floor, light fittings.

Guest WC 2.00m x 1.46m (6'7" x 4'9"):
tile flooring and walls, shower, WC, wash hand basin, light fittings, back lit mirror.

Bedroom 4 3.63m x 5.10m (11'11" x 16'9"):
Canada laminate wood flooring, light fittings,

First Floor

Landing 5.70m x 3.73m (18'8" x 12'3") at widest point:
Candia laminate wood flooring, light fittings

Master Bedroom 3.53m x 5.10m (11'7" x 16'9") at widest point:
Candia laminate wood flooring, light fittings

En-Suite 1.63m x 2.67m (5'4" x 8'9"):
tile flooring and walls, shower, WC, wash hand basin, back light mirror.

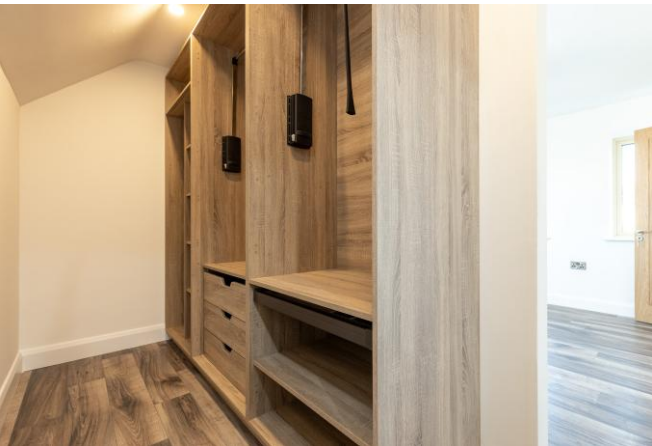
Walk in wardrobe
Fully fitted, Candia flooring, light fittings.

Bedroom 2 4.90m x 4.63m (16'1" x 15'2") at widest point:
Candia laminate wood flooring, light fittings.

Bedroom 3 3.13m x 5.52m (10'3" x 18'1"):
Candia laminate wood flooring, light fittings

Bathroom 3.08m x 3.10m (10'1" x 10'2") at widest point:
tile flooring and walls, shower, WC, wash hand basin, back lit mirror, light fittings.





Special Features & Services

- This house is constructed to a Passive House standard.
- BER A1
- Nzeb building regulations compliant Passive certified triple glazed windows and doors
- Highly insulated air tight home
- Mechanical heat recovery ventilation unit (MHRV) to heat the house and the hot water
- Supplementary heat provided by 2no. Electric radiators and controlled by the MHRV
- The ventilation is mechanically controlled, the air is filtered into the house and the exhaust air is filtered out.
- There is a 100% air change within the house every 3 hours (8 x 100% air changes in 24 hours)
- Very low energy consumption to run this home
- The home is designed to run at 19 - 22 degrees 24 hours per day
- Light fittings are fitted throughout the home
- All switches and sockets are brushed stainless
- This home is fully fitted with electric white goods as follows:

KITCHEN:

V-ZUG Comhair V4000 Black Oven (Warranty 10yrs parts & Labour)

V-ZUG Comhair Steamer V2000 Black Oven (Warranty 10yrs parts & Labour)

V-ZUG Fusion Down Draugh Hob (Warranty 10yrs parts & Labour)

AWC Amica 30cm Wine Cooler

Bosch Dishwasher SMV21TX18G

LIEBHERR Integrated Fridge / Freezer

Quooker Pro 3 Fusion Boiling Water Tap

Kitchen Presses high and low

Island with hob, Breakfast silestone quartz worktop

Silestone Quartz13 worktop and splashback on Worktops

Ceramic sink

UTILITY ROOM:

Heat Ventilation Recovery Unit

MIELE Freestanding 7KG Waerz Clothes Washing Machine 1400RPM

Silestone Quartz worktops

Kitchen Units on both sides

Upper presses on one side

Ceramic floor tiles

(Clothes)Drying Room (Formerly hot press)

Oak Stairs with glass features

Wilton Carpet on stairs with 20yrs warranty

All bathrooms fully tiled

Touch control bathroom mirrors

Interval solid doors

3 bedrooms upstairs

1 bedroom / office / sportsroom downstairs

5KW Photo voltage battery storage in drying room

14no. PV panels on the roof generating electricity

Change over switch in utility room from ESB to battery when power failure

Internal Solar Gains

PASSENGER LIFT

Will carry 4no. People or can accommodate a wheelchair

FLOORS:

Timber floors throughout

All bathroom floor tiled

Kitchen, Utility room and entrance hall all ceramic tiles

Stairs - Wilton Carpet

FRENCH DOORS:

French doors out of living room

French doors out of dining room

Stainless steel and glass weather shelter over front door

Astro turf artificial grass in back garden

Side gates

Bulk water storage shed in back garden

Water softener unit

Water pump to give water pressurised system throughout the house, including showers

Good orientation

Homebond 10 years latent defect insurance

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions
Y35 ADF3

FIRST FLOOR



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