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Thormanby Hill  
Howth

# Breathtaking...

Five Bedroom Detached Houses on the Howth Peninsula

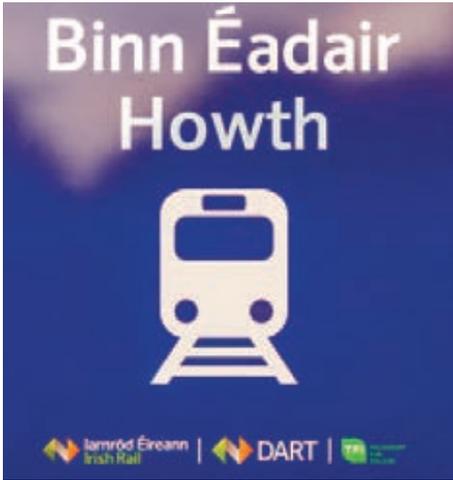
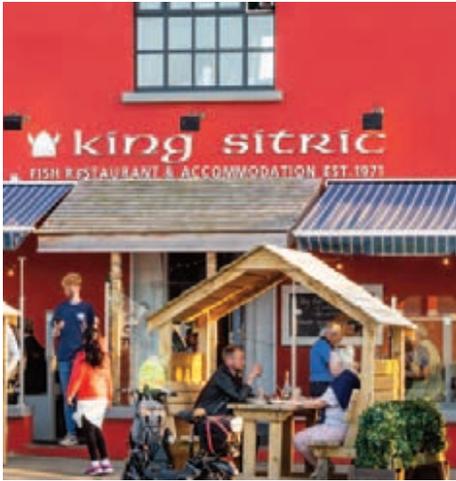
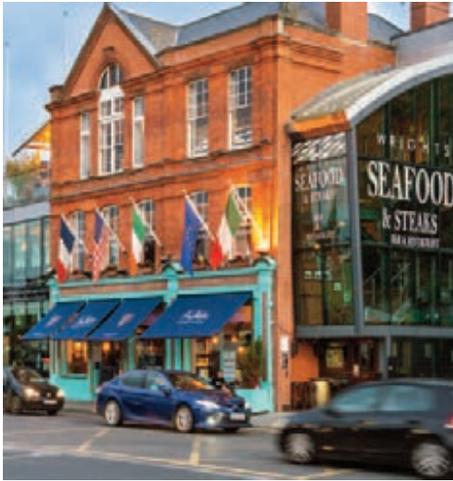
T  
Thormanby Hill  
Howth

Tramway  
Loop Walk



An aerial photograph of a coastal town built on a hillside overlooking a large body of blue water. The town features numerous houses with grey roofs and some greenery. A red outline highlights a specific property on the left side of the town. The foreground shows a mix of green grass and yellow wildflowers. In the distance, there are rocky islands and a clear blue sky.

Elegance & Comfort in a Spectacular Location



# The Jewel in Dublin's Crown

The Howth Peninsula is home to an outstanding natural landscape and an exceptional architectural heritage that boasts Ireland's oldest occupied building at Howth Castle.

Howth is an enchanting coastal town with "The finest view west of Naples" as HG Wells was moved to exclaim in a sentiment clearly understood by anyone who has enjoyed even a few hours on the peninsula.

Howth Head is "the jewel in Dublin's crown", a dominant feature of Dublin Bay, with a number of prominent peaks, the highest of which is Black Linn. The landscape here is dramatic and varied with coastal walks, hills of heather, peat bog, beaches and it is all easily accessible to the Thormanby Hill resident by a network of paths and cycle ways all linking back to the town's vibrant seafront with its promenade and harbour.

Howth has long been a sought after address and offers exceptional local amenities in a stunning maritime setting with the added strategic benefit of easy access to Dublin's City Centre and International Airport. Here at the heart of it all is Thormanby Hill, an exceptional development of large five bedroom detached houses brought to you by the Cosgrave Team that has created many of Dublin's finest addresses. Thormanby Hill is the culmination of decades of expertise and offers a distinguished, sustainable home and a truly exceptional setting for family life.

In harmony with Cosgrave's vision for Thormanby Hill are the words of William Butler Yeats who lived for a time at near by Balcaddan House "I have spread my dreams under your feet, thread softly because you tread on my dreams". Welcome to Thormanby Hill.







T  
Thormanby Hill  
Howth

# Thormanby Hill, at the Heart of Howth

Thormanby Hill, Howth is one of Dublin's finest new addresses and occupies an elevated sloping site directly off Thormanby Road. It is close to the Tramway Loop and Cliff Loop walks and the popular Summit Inn and enjoys easy access to all the great amenities of Howth.

Here Cosgraves have created a private enclave of large superior quality family houses each with an expanse of private garden, set in richly landscaped grounds that includes a wooded parkland and childrens playground.

Living in Thormanby Hill presupposes a lifestyle of comfort and elegance in a place conducive to relaxing, refreshing and recharging surrounded by a wide selection of premier and unique amenities.

From Thormanby Hill you can walk to the charming cafes, restaurants, shops, boutiques and salons of Howth Village, a village that offers a unique tradition of good living in one of Dublin's most established neighbourhoods.

From fish markets to ancient castles, the peninsula provides an awe inspiring backdrop to life. There are splendid local schools including; primary schools at Scoil Mhuire, St. Fintan's National School, Burrow School and Sutton Park and secondary schools at St. Fintan's High School for boys, Santa Sabina for girls and also a secondary school at Sutton Park.

There is an abundance of sports and leisure activities and a host of excellent civic amenities for a wide variety of activities. For sailing enthusiasts the Howth Yacht Club and Sutton Dinghy Club are of the highest standard and there are excellent golf clubs at Howth Golf Club, Sutton Golf Club and Deerpark Golf Club.

Thormanby Hill is quintessential Howth, it's the perfect embodiment of true quality, timeless design and a rooted sense of place at the heart of the peninsula. Thormanby Hill enjoys easy access to the capital city while providing an ideal setting for working from home.



*The Summit Inn*



*Coastal Walk*



23

T  
Thormanby Hill  
Howth



# Making an Entrance

Striving for perfection has always been the primary pre-occupation of the Cosgrave Team and while they agree it is impossible to claim success, the team has arrived at a consensus; It's an ideal of good taste, based in symmetry, proportion and beauty of form and function, it is informed by classical and contemporary elements and Thormanby Hill is a veritable essay in the subject.

Approach from Thormanby Road to the elegant driveway of Thormanby Hill, through a pillared gateway, across a pebbled drive and cobbled path to arrive at the elegant granite framed doorway that provides a classical veil to a home cushioned from the world outside and promising comfort within.

The feature doorway with stain glass surround provides appropriate punctuation as exterior becomes interior in the spacious elegance of the entrance hall. Large tiles provide firm footing as the hardwood lines of the stairs draw the eyes up to offer glimpses of the wrap-around landing above, then elegant coving, crisp architraves and quality wooden doors merge to create a reassuring sense of quality that will stand the test of time.

On first glance Thormanby Hill is an experience all of its own, a culmination of the vast expertise of the Cosgrave Team, it is a promise of quality and comfortable elegance, offering a worthy home for an exceptional family life.





T  
Thormanby Hill  
Howth

# Space to enjoy, inside and out.

Breaking down the boundaries between inside and out is a central theme at Thormanby Hill where the entrance hall leads to three extra large dual aspect reception rooms, each built to generous proportions and each opening to the private patios and gardens to deliver an elegant extension of living space.

It is often said that the kitchen is the heart of the house, while at Cosgraves they say it is the heart of family life, and so at Thormanby Hill the team has redefined the kitchen as an expansive open plan living, dining and kitchen space, that flows easily and casually opens to embrace the paved patio and elegant gardens beyond.

The large lounge and the living room are located one to the left and one right of the entrance hall to offer a formal reception room and a separate informal living room, the configuration of these rooms provide flexible options for

your family depending on your requirements and stage of life, easily transforming to an entertainment room, den or a playroom, or perhaps one room for adults and one for children or teenagers. The study at garden level also opens to the garden and provides an ideal home office, private hobby room, den or an additional bedroom.

Every detail is specified to deliver contemporary quality with timeless elegance. Energy efficient sealed fireplaces with stone mantles and surrounds, exceptional windows and external doors that offer market leading thermal efficiency, internal doors are high quality 'Bergerac' painted doors fitted with high quality lever handles, skirtings and deep architraves finished in gloss edelweiss for durability and ease of cleaning. Every detail at Thormanby Hill is considered and specified by a Cosgrave team with decades of expertise so that residents enjoy premium standards day in, day out in a quality home that is specified to the highest standards.



# A perfect match of function and style

The workings of the home are rooted in the kitchen where Cosgraves have created a masterpiece at Thormanby Hill.

The large dual aspect space is the centrepiece of the house, providing for kitchen, living and dining functions in superb style. This magnificent open plan space extends to 603 square feet or 56m<sup>2</sup> with an additional 93 square feet or 8.6m<sup>2</sup> in the adjoining utility and boot room room fitted out with extensive storage and laundry spaces.

The hand of the craftsman is evident in every detail, from the splendid joinery of the hardwood kitchen cabinets, the polished quartz work surfaces, the warmth and colours evoked by quality natural materials and the tiled flooring. It is quality uncompromised, it is designed to work, built to last and finished to exude good taste.

Designed around contemporary daily lives, this space is the hub of family life, from morning to night it's where family meals are prepared and enjoyed at the counter, couch or dining table, it's a place where children and indeed adults play, moving easily from inside to out, or a place for homework at the table or counter, it's a place where family and friends interact casually, its where family entertaining takes place, it's all of this and more, it is the heart of the family home.

The workings of the home are annexed to the kitchen area and the working utility / boot room so that as the generous space progresses towards the patio and gardens it is all about elegant comfort and space to enjoy home life. It really is the perfect match of function, style and effortless comfort.







# Uncompromised Comfort

Upstairs a large feature landing with void to the entrance hall below leads to five elegant double bedrooms. These large bedrooms provide each Thormanby Hill resident with uncompromised comfort and each with their own quality private space to enjoy.

The generous master suite consists of an exceptional large bedroom space with incorporated living area towards the front of the house. The master suite extends to a generous 430 square feet or 40m<sup>2</sup>. A walk-in wardrobe is resolved to provide storage for everything in easy to see retrievable ease. While a free standing bath provides a luxurious centerpiece in the large bright spaces of the ensuite bathroom.

All five bedrooms, four of which are ensuite overlook the landscaped gardens below and feature elegant wardrobe storage solutions by Cawleys finished in ivory shadow with walnut surrounds.

The bathroom and master ensuite are an exercise in functional style, an assembly of associated elements including; floor to ceiling marble and stone porcelain tiling, custom made vanity wash basin units, chrome fittings, quality ceramics suite with water saving features, a free standing bath in both and chromed steel towel rails. The four ensuite have low profile extra large shower trays with quality fixed glass panels or sliding doors and deliver the highest standards with a focus on clean lines and ease of use.

A large hotpress is accessed from the spacious landing area and houses the heat recovery ventilation system.

The specification at Thormanby Hill is a merging of the tried and tested elements to deliver Cosgraves uncanny ability to reflect the highest order of style by relying on, functional form, proven technology, quality craftsmanship and clean lines. (See specification on page 28)



# A Sustainable Home, Worthy of its Setting

At Thormanby Hill, a devoted Cosgrave team have put decades of experience to great effect to deliver houses worthy of this exceptional setting, an achievement that is confirmed at first glance and consolidated over time.

It is clear that the houses at Thormanby Hill are spacious, stylish and perfectly finished inside and out. What is not immediately discernible is the superior fabric of the house where Cosgraves have incorporated a number of passive house features together with controlled energy saving mechanisms that greatly improve comfort and efficiency while helping to significantly reduce running costs.

These are "A" rated top of the range family houses that are perfectly resolved inside and out to offer an exemplary home for every stage of family life.

Thormanby Hill is the pinnacle of an uncompromising vision that delivers contemporary living informed by a deep rooted appreciation of traditional aesthetics, quality craftsmanship and contemporary technologies.

Step inside to superior comfort and style, step outside to "the best views west of Naples" and enjoy the very best in life, day in, day out in a truly exceptional setting.





T  
Thormanby Hill  
Howth





T  
Thormanby Hill  
Howth





  
Tramway  
Loop Walk

HOWTH HARBOUR

THORMANBY HILL  
WOODED PARK

THORMANBY HILL  
PLAYGROUND

THE SUMMIT INN

  
COASTAL WALK

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Thormanby Hill  
Howth

# Thormanby Hill

From the outset the Cosgrave team recognised the potential of this unique sloping site to provide the perfect canvas to merge the Cosgrave tradition of excellence with the outstanding beauty of Howth to create the definitive new Howth address at Thormanby Hill.

The site offers easy integration with the existing mature neighbourhood and unique landscape of Howth Head, while it's layout gives residents off-road privacy enhanced by the sloping aspect of the site. The dramatic topography lends itself to the creation of unique and highly individual plots where landscape architects Cunnane Stratton Reynolds are integrating the changing levels in a design to create an exceptional individual setting for each house.

A children's playground has been created in a central location and an enhanced mature woodland park is being incorporated to the rear of Thormanby Hill where exemplary landscaping will feature throughout to bring the beauty of Howth to each doorstep, while linking easily to panoramic coastal walks, and the friendly charm of the Summit Inn and the tramway walk to the nearby harbour.

Thormanby Hill is being finished to exceptional standards by a team that are dedicated to creating an address worthy of this outstanding location.

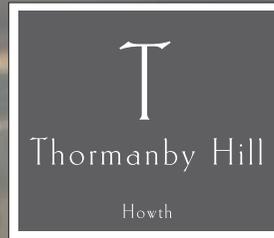


**Tramway Loop Walk**

There is a proposed pedestrian access to the Tramway Loop Walk along this boundary. The Tramway Loop Links Thormanby Hill to the DART Station and the Cliff walks via The Summit.

- Plan A Floor plans on page 25
- Plan A1 Contact agent for floor plans
- Plan B Floor plans on page 26
- Other Contact agent for floor plans

# Inspiring...



## Five Bedroom Detached Houses

**c.312 Sq.m (c.3,358 sq.ft)**

Each Thormanby Hill house is designed for residents to live in sustainable luxury while offering flexible spaces that adapt easily to cater for every stage of family life.

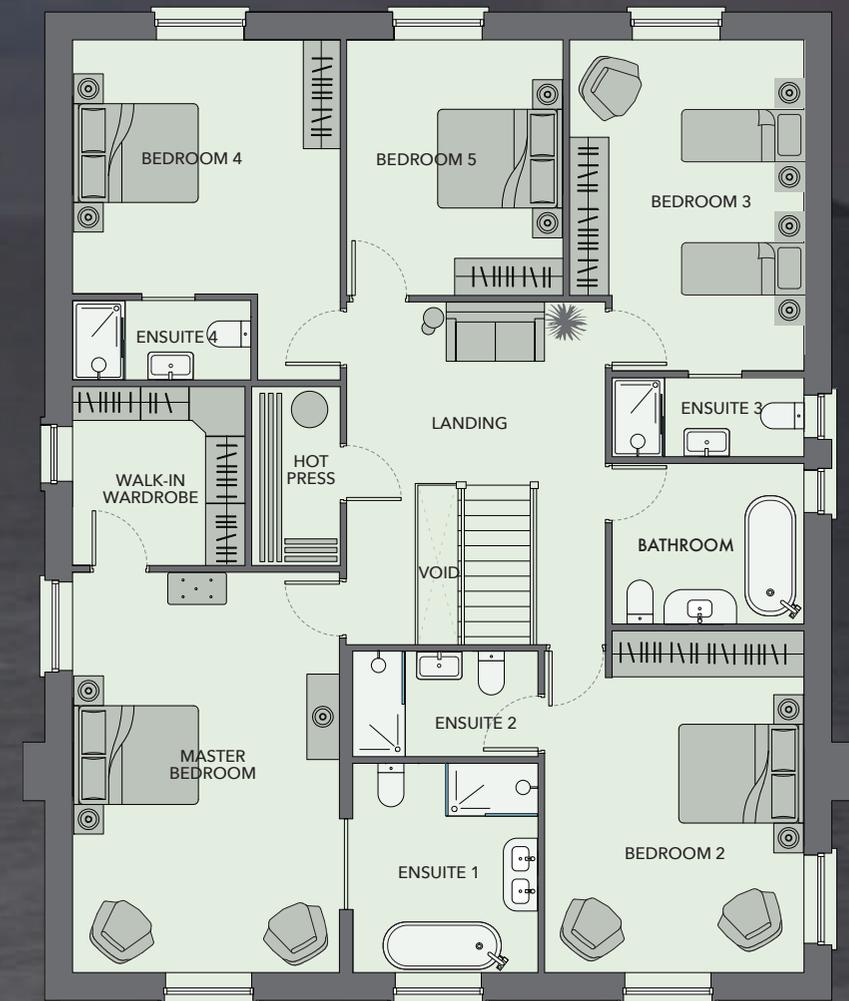
Ground floor rooms that open to large gardens ranging mainly from c.0.27 acres to c.0.35 acres facilitate the easy integration of inside and out.

The exceptional standards of energy efficient design offers increased comfort and reduced running costs.

The quality of the exterior and interior alike reflect Cosgraves commitment to the true qualities of the craftsmen of our age.

With over 40 years of dedication to their craft as master builders and two decades leading the way in energy efficiency, the Cosgrave Team offer more than an impressive house, they offer an exceptional house with a promise of quality in every single detail from conception to execution, to handing you the keys, to long after.





**Ground Floor Accommodation**

Kitchen/Dining/Family	11.1m x 5.05m	36' 5" x 16' 7"
Living Room	6.05m x 4.05m	19' 10" x 13' 3"
Lounge / Den	6.05m x 4.05m	19' 10" x 13' 3"
Office / Study	4.05m x 2.8m	13' 3" x 9' 2"
Utility / Boot Room	3.35m x 2.8m	10' 10" x 9' 2"
WC/Shower	2.5m x 1.7m	8' 2" x 5' 7"

**Gardens**

Patio	c.60 Sq.m	c.645 sq.ft
Garden Shed	4m x 3m	13'1" x 9'8"

**First Floor Accommodation**

Master Bedroom	6.05m x 4.05m	19' 10" x 13' 3"
Ensuite	3.10m x 2.9m	10' 1" x 9' 5"
Walk-in Wardrobe	2.8m x 2.6m	9' 2" x 8' 6"
Bedroom 2	5.15m x 3.95m	16' 10" x 12' 11"
Ensuite 2	2.9m x 1.6m	9' 5" x 5' 4"
Bedroom 3	5.0m x 3.55m	16' 5" x 11' 6"
Ensuite 3	2.9m x 1.2m	9' 6" x 3' 11"
Bedroom 4	5.05m x 4.07m	16' 7" x 13' 4"
Ensuite 4	2.75m x 1.2m	9' 1" x 3' 11"
Bedroom 5	3.85m x 3.3m	12' 8" x 10' 9"
Bathroom	2.9m x 2.4m	9' 6" x 7' 10"
Hot Press	2.8m x 1.35m	9' 2" x 4' 5"

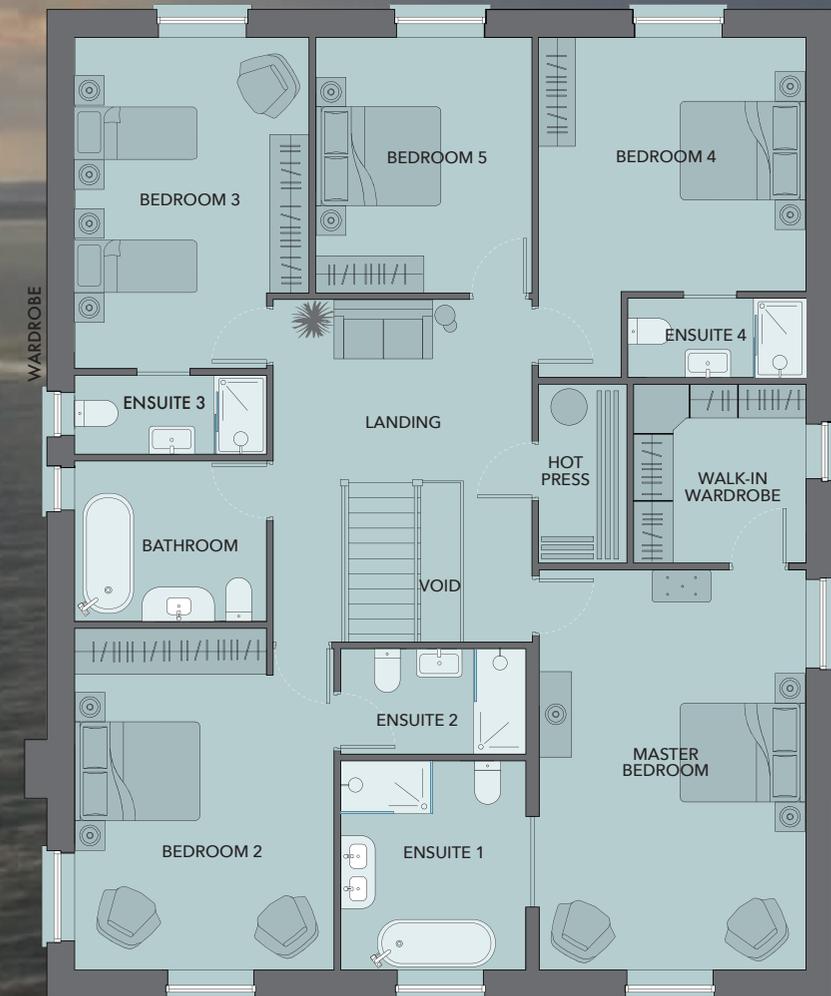


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Bedroom 4	5.05m x 4.07m	16' 7" x 13' 4"
Ensuite 4	2.75m x 1.2m	9' 1" x 3' 11"
Bedroom 5	3.85m x 3.3m	12' 8" x 10' 9"
Bathroom	2.9m x 2.4m	9' 6" x 7' 10"
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Tramway Loop Walk

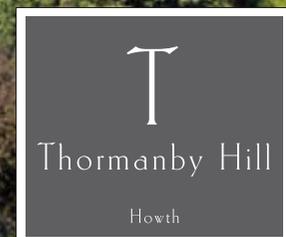
THORMANBY HILL PLAYGROUND

THORMANBY HILL WOODED PARK

HOWTH HARBOUR

COASTAL WALK

Showhouse



# An exquisite specification by Cosgraves

## Kitchen

Superb Classic Handcrafted Painted Kitchen with 100mm pillars and panel surrounds, Cambrian Oak deluxe interiors and Quartz Worktops by Cawley's Furniture. Large peninsula breakfast counter with built-in wine cooler.

## Utility Room / Boot Room

The utility room contains a sink, washing machine and tumble dryer along with painted hardwood shaker storage cupboards and a built-in 'boot room' unit.

## Wardrobes

Wardrobes are contemporary Curragh Deluxe Range fitted with Ivory shadow design doors, walnut surround by Cawleys Furniture.

## Internal Doors

High quality 'Bergerac' painted doors are fitted with high quality lever handles.

## Fireplaces

'Cambridge' and 'Gianni' Turkish Limestone with Black Granite insert and hearth Fireplaces from Lamartine with Wanders Lenga 800, 12.3kW, 90.3% efficient remote control gas fires.

## Internal Finishes

Walls and ceilings are painted throughout.

Wide open-string stairs with hardwood steps, newel posts and handrail.

Floor and wall tiling is included as per showhouse.

Wall panelling standard in Hall, Stairs and Landing as per showhouse.

## Bathrooms & En-suites

Stylish and functional Bathrooms and En-suites reflect contemporary clean lines and offer excellent quality throughout. High quality deluxe vanity units in main bathroom and en suite. Shower enclosures and towel rails are included as per showhouse. There is high quality tiling to wet areas. Bathroom mirrors fitted as standard.

## Windows

Windows are by Residence 9, a luxury window brand with market leading thermal and acoustic performance. These windows are elegant, durable and robust and are hand finished by skilled craftsmen.

## The Cosgrave Services Enclosure

The boiler, water booster pump and water tank are arranged in a specially designed Service Enclosure located outside the house. This feature not only saves space inside the house but externalises any pump noise and in the unlikely event of a leak at the tank the house is not in danger of water damage. Service work is carried out outside the house and the unit is future proofed so that should new technologies delivering greater efficiencies come on stream in the future the energy source can be changed without replacing the unit.

## Pressurised Water

The internal water supply is pressurised and both tank and pump are located in the enclosure outside the house externalising any associated noises.

## Heating

The "A-Rated" Gas Condensing Boiler Central Heating System delivers high efficiency precision control to ground and first floor zones. In addition to the two heating zones all radiators are fitted with thermostatic valves to provide easy to use additional room by room control.

## Ventilation System

The Heat Recovery Ventilation system supplies a constant stream of fresh air reducing condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving substantially on heating costs.

## Gardens

The gardens at Thormanby Hill offer an elegant extension of living space. Each garden comes complete and features large stylish patio areas directly off living area which overlook the extensively landscaped gardens. Gardens are finished with a steel garden shed that is fitted with light and sockets.

## Parking

Each house has its own private drive with generous car parking space.

## Electrical

High spec Schneider Lisse chrome sockets and switches.

Cat 5 wiring.

Contemporary switches and sockets throughout.

## Media & Communications

Each house is wired and ready for connection of TV, Telephone and Broadband. A central Thormanby Hill Hub offers Free to Air Satellite and Saorview.

Multiple choice of broadband and internet providers including the original provider Gallagher TV (01) 4910222.

## Security

Each home is fitted with an intruder alarm.

## External Finishes

Low maintenance render finishes.

Granite finish to cills and surrounds to front elevations.

Windows by Residence 9, as per showhouse.

External wall lights supplied as standard.

Wired for garden lighting

## Guarantee

Each Thormanby Hill home is covered by a 10 Year HomeBond Guarantee Scheme.



## Leaders in Energy Efficiency

Cosgraves were early adaptors of the green agenda, incorporating a number of passive house principles to create homes that are designed and constructed to use less energy. Thormanby Hill houses feature levels of energy efficiency that are superior to the average home. A variety of features combine to deliver lower energy usage and higher levels of comfort.

- **High levels of insulation** incorporated into walls, roofs and floors.
- **Low E Windows** are argon filled and feature a microscopically thin high performance low-emissivity coating which reflects heat back into the room.
- **Heat Recovery Ventilation (HRV)** Using a HRV system Cosgraves have minimised wasted energy by recycling the warm air, generated within the house, to heat the incoming fresh air, saving 90% of energy that would be otherwise lost.
- **Improved Air Tightness** works together with the HRV to retain heat reducing heat loss and minimising exposure to external elements.
- **Thermal Mass** is used for passive heat storage.
- **"A-Rated" Gas Condensing Boiler** ensures that the heat that is required is produced efficiently further reducing energy waste.
- **Photovoltaic Solar Panels** generate electricity so less is needed from the grid.
- **High Performance Pipe Insulation** is used to reduce heat loss.
- **Future Proofed** The Cosgrave Services Enclosure is designed so that the energy source can be replaced without the need to change the unit, this ensures that should a more energy efficient technology be developed in the future the houses at Thormanby Hill can easily adopt it.
- **New Thormanby Hill Houses are BER rated A2.**

**BER A2**

- **New Thormanby Hill Houses are Nearly Zero Energy Buildings.**



Nearly Zero Energy Buildings' or NZEB means a building that has a very high energy performance. The nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources produced on-site.

## Playground, Wooded Park and Exemplary Landscaping

Thormanby Hill includes a large feature wooded park that is home to many mature species and is being finished to include a network of walking/jogging paths that will provide an enhanced on-site amenity for residents. In addition an exemplary level of landscaping is being provided throughout Thormanby Hill and there are a number of feature garden areas dispersed throughout the development together with a beautiful children's playground.







*Cualanorek Dún Laoghaire, Co. Dublin.*



*Simmonsourt Square, Ballsbridge, Dublin 4.*



*Bracken Park, Castleknock, Dublin 15.*



*The Sweepstakes, Ballsbridge, Dublin 4.*



*Donnybrook Manor, Donnybrook, Dublin 4.*



*Howth Lodge, Howth, Co Dublin.*



# Rest Assured, it's by Cosgraves

Since 1979 Cosgraves have been committed to the pursuit of excellence and have built many of the most exceptional living environments in Dublin and surrounding areas.

Guided by a deep-rooted appreciation of the long term value of elegance and quality, the team has earned an undisputed reputation for excellence and the term "Cosgrave Built" is perhaps the greatest assurance of pedigree when it comes to your home.

Over 40 years as a premier builder, Cosgraves have created many of Dublin's finest addresses such as: Ardilea Wood in Clonskeagh, Bracken Park and Chesterfield in Castleknock, Honeypark, Cualanor and Clearwater Cove in Dún Laoghaire, Salthill in Monkstown, The Sweepstakes, Shrewsbury and Simmons Court Square all in Ballsbridge, Belleville, Donnybrook Manor and Morehampton Square in Dublin 4, as well as Temple Manor in Celbridge, Eden Gate in Delgany, Howth Lodge and now Thormanby Hill in Howth. Every Cosgrave development stands testimony to the long term value of their commitment to the highest

standards of quality and elegance inside and out. From the overview to the smallest detail everything is considered.

Leaders in Energy Efficient Design, Cosgrave's Lansdowne Gate development (2006) pioneered sustainable buildings in Ireland, while Honeypark in Dún Laoghaire was selected overall winner of the SEAI Environment Award, Ireland's most prestigious sustainability award and never before awarded to a housebuilder.

Cosgrave's have from the outset focused on building not just better homes but better communities and have gained significant recognition for their outstanding work. In 2020 the Urban Land Institute awarded Cosgrave's the overall National Award for Placemaking, while in 2015 the team were awarded the coveted Property Excellence Award for "Community Benefit" for their achievements in public realm.

Rest assured every Cosgrave built home delivers higher standards in design, construction, environment and energy efficiency.



Eden Gate, Delgany, Co Wicklow



Ardilea Wood, Clonskeagh



Chesterfield, Castleknock



**Professional Team**

**Architect**  
Mc Crossan O'Rourke Manning

**Civil Engineer**  
DBFL Consulting Engineers

**Mechanical & Electrical Engineer**  
McElligott Consulting Engineers

**Design Consultant**  
Archimedium

**Landscape Architect**  
Cunnane Stratton Reynolds

**Interior Design**  
Brian S Nolan

**Solicitors**  
Sheehan & Company



A SELECTION OF COSGRAVE GROUP  
INDUSTRY RECOGNITION AWARDS



PSRA No: 001651



**Hooke & MacDonald**  
118 Lower Baggot Street, Dublin 2.  
**Tel: (01) 63 18 402**  
Email: sales@hookemacdonald.ie

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