

ASHWOOD
HALL

MALAHIDE

THE WELLESLEY

FOUR BEDROOM DETACHED HOUSE

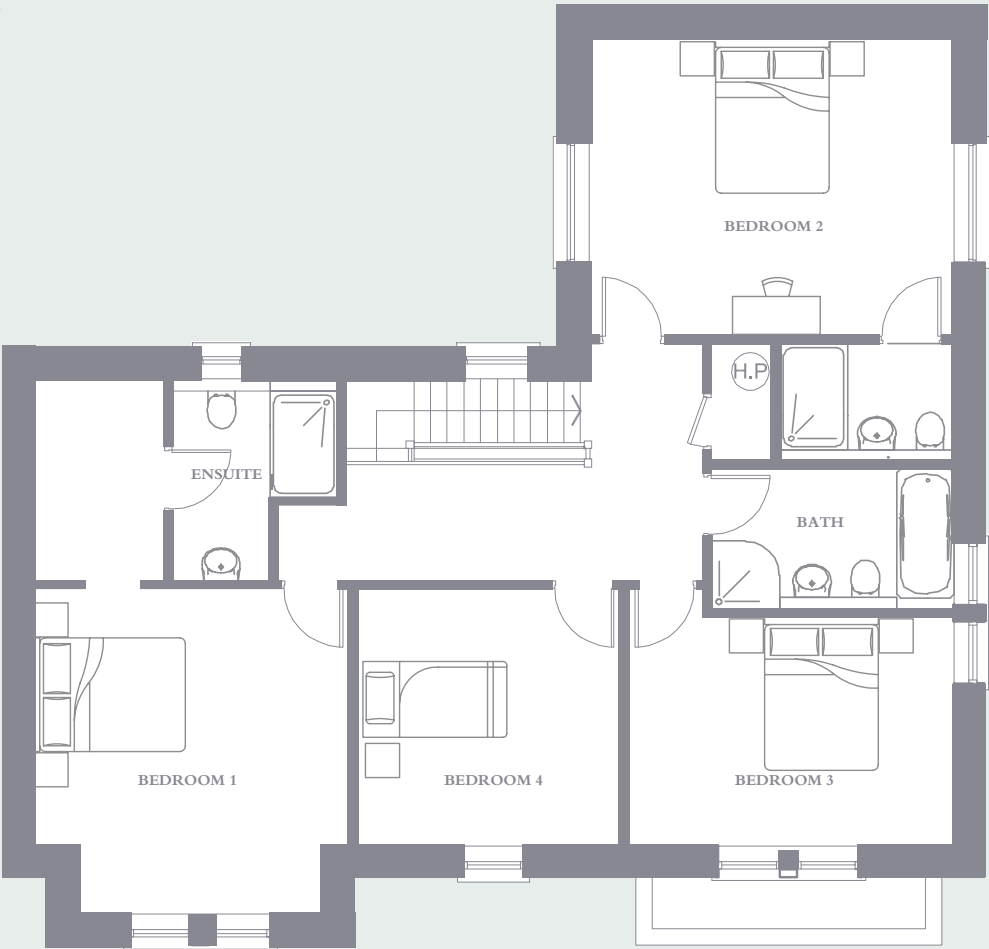
THE WELLESLEY

FOUR BEDROOM DETACHED HOUSE
2,194 SQFT / 203.8 SQM

Ground Floor



First Floor



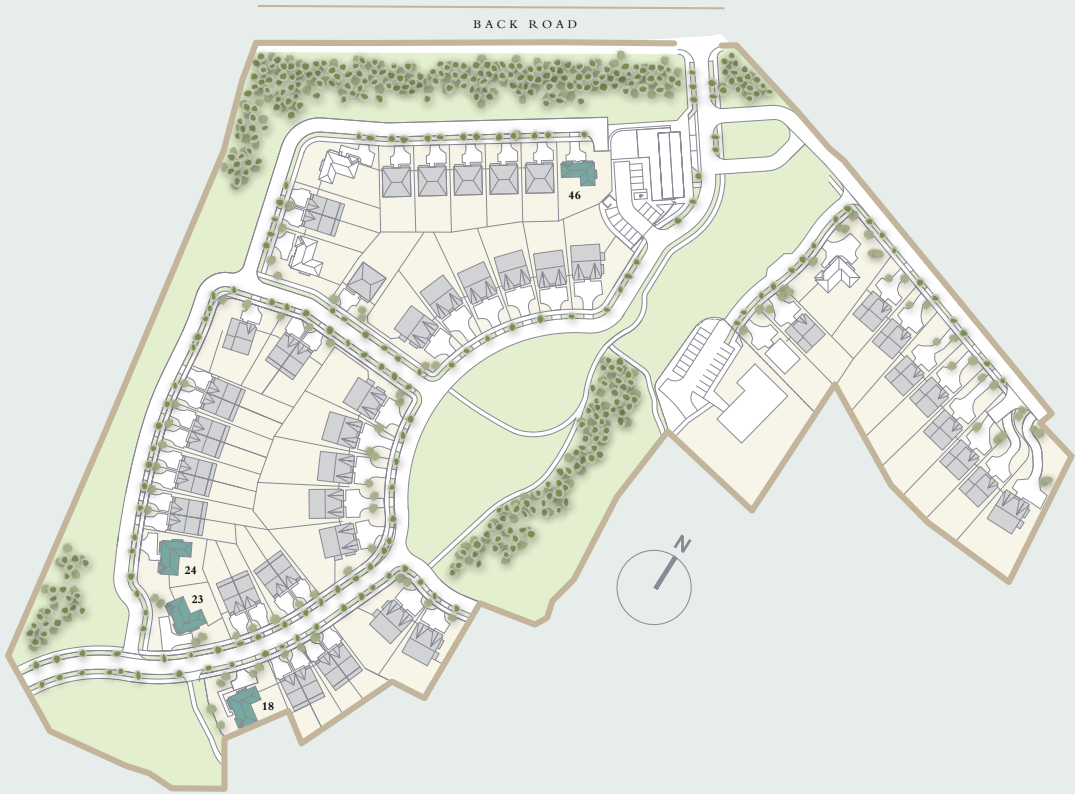
Front Elevation



Rear Elevation



Site Plan



THE WELLESLEY SPECIFICATIONS

EXTERNAL FINISHES

Low maintenance, durable and high quality external finishes
uPVC fascia, soffits, gutters and downpipes
Heritage Red blend brickwork and Monochouche self-coloured render
Double Glazed Alu Clad Windows and Hardwood Door by Munster Joinery

INTERNAL FINISHES

All walls and ceilings will be dry lined and skimmed and a choice of paint colours will be available
9ft floor to ceiling heights on ground floor
Elegant 5 Panel white doors with contemporary architraves and skirting
Contemporary wood burning stove as standard

ATTIC

Insulated air tight trap door and pull-down stairs with easy access to attic
Attic space with structural provision for future conversion in the Wellesley

KITCHEN

Contemporary Leicht by McNally handleless kitchen and utility with optimum storage solutions. Choice of colours available.
Silestone quartz countertop by Miller Bros fitted in all kitchens.
Blanco undermount Sink with filtered tap
Siemens Integrated fridge/freezer, electric oven and microwave, induction hob, and integrated dishwasher fitted as standard as well as under counter wine cooler
Bosch washing machine and dryer provided in the utility room

BATHROOMS & EN-SUITES

High quality Duravit sanitary ware throughout
Slim line shower trays, doors and screens
Luxury bath with bath shower mixer and handset
Certain bathroom accessories as standard
Italian Porcelanosa tiles to wall and floors in bathroom and en-suite – choice of tiles available
Chrome heated towel rails fitted in main bathroom and ensuite

WARDROBES

Hand painted contemporary style wardrobes allowing for a mix of hanging and shelf space by BeSpace
Walk in Wardrobe to master bedroom

ELECTRICAL

Well designed and generous electrical and lighting specification allowing for a mix of pendant and downlights.
Smoke and carbon monoxide detectors fitted as standard
Intruder alarm fitted to all units
Brushed chrome sockets to ground floor and Ample data sockets throughout
Nest electronic thermostat for heating and hot water with the ability to access remotely
CAT 5 cable wired for future use and Wired for surround sound speakers in selected living areas
External light fittings as standard

HEATING & VENTILATION

Four zone gas fired central heating
Pressurised water system with variable speed pump
PV Photovoltaic mounted solar panels providing hot water and reduced energy bills
Contemporary style compact radiators.
High levels of insulation in walls, roof and floors
Energy Efficiency A3 BER Rating

GARDENS

Rear gardens are seeded
Garden shed with power provided
Granite patio area
Permeable block paving to front driveways by Tobermore
Hedging and fencing to front garden boundary

PROPERTY GUARANTEE

10 Year Homebond Guarantee



A DEVELOPMENT BY **BIRCHWELL**

AGENTS



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CONTRACTOR



Carroll Estates are a family business who have shaped communities across Dublin since 1974. For over 35 years, Bernard Carroll and his family have been building homes of the highest quality and materials, setting the benchmark for stylish, durable homes in the Malahide area. Some of the highly regarded modern developments across Malahide include the classic styling of Castleway on Kinsealy Lane, the stunning Sleepy Hollow and the fabulous family homes of Hazelbrook.