



HANSON WOOD

— MAIN STREET, DUNSHAUGHLIN, CO. MEATH —

www.horahomes.ie





HANSON WOOD



Hanson Wood

Hanson Wood is the latest new development by Hora Homes. Following on from the highly regarded Seachnall Abbey development, Hora Homes will continue the tradition of offering homes of superior quality and specification. The development is ideally situated within the heart of Dunshaughlin with all local amenities within easy walking distance.

Phase One of Hanson Wood comprises 22 three and four bedroom houses located in the centre of Dunshaughlin Village. Externally, the houses will be finished in a rich redbrick with limestone window surrounds. The windows are by Grady's Joinery. The roofs have been finished in the highest quality flat black tile, similar to our developments at Beresford in Donabate and Seachnall Abbey in Dunshaughlin.

The Hora Purchaser Pledge of only selling to genuine owner occupiers will apply, a promise which ensures a stable community in which to create your first home, raise your family or downsize in to.

Hanson Wood will bring a high quality residential community in to the heart of Dunshaughlin Village.

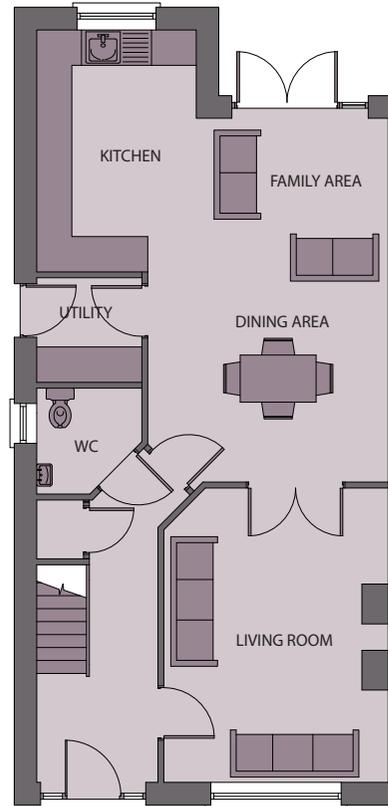


HOUSE TYPE **A**

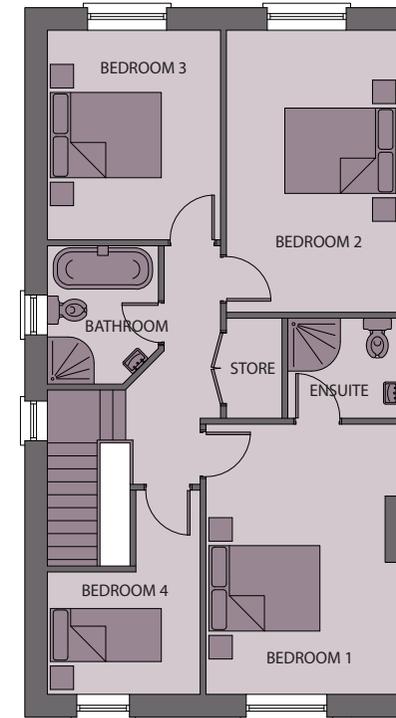
- A3 Energy Rating
- Heating by way Air to Water Heat Pump
- Attics left ready for conversion
- Traditional Stone Fireplaces & Wood Burning Stoves
- Wardrobes by KUBE Design
- Heated Towel Rails in bathrooms
- Sliding wardrobes
- Landscaped front gardens
- Off Street parking / cobble lock driveways
- Rear gardens seeded and with patio
- Designer KUBE kitchens



1 & 2, Hanson Wood



GROUND FLOOR



FIRST FLOOR

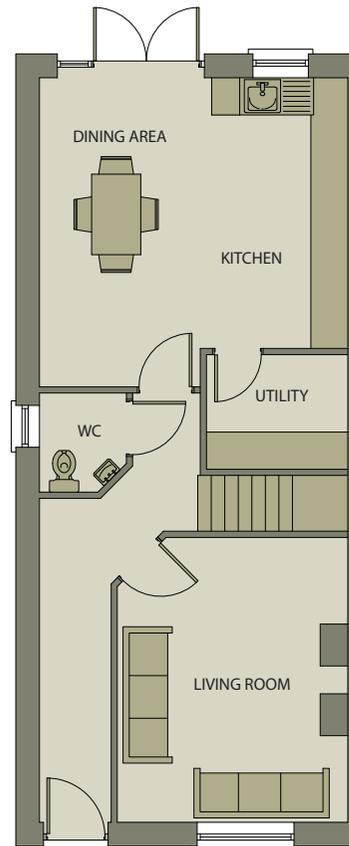
4 Bedroom Semi Detached
c.1,500 sq.ft. / 140 sq.m.

HOUSE TYPE **B**

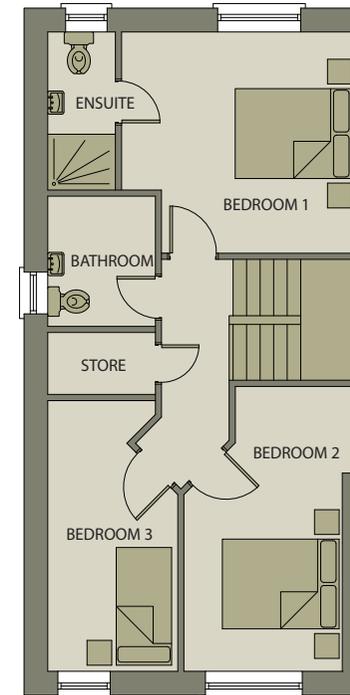
- A3 Energy Rating
- Heating by way Air to Water Heat Pump
- Attics left ready for conversion
- Traditional Stone Fireplaces & Wood Burning Stoves
- Wardrobes by KUBE Design
- Heated Towel Rails in bathrooms
- Sliding wardrobes
- Landscaped front gardens
- Off Street parking / cobble lock driveways
- Rear gardens seeded and with patio
- Designer KUBE kitchens



3 - 16, Hanson Wood



GROUND FLOOR



FIRST FLOOR

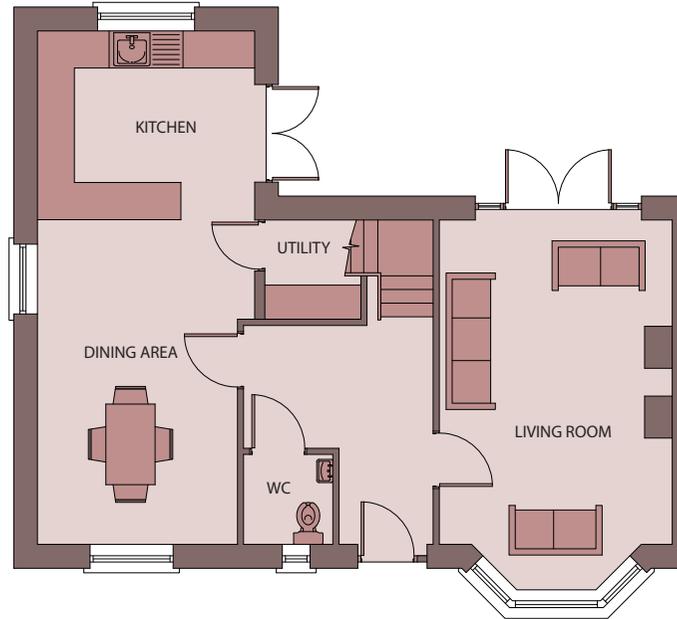
3 Bedroom Semi Detached
c.1,200 sq.ft. / 110sq.m.

HOUSE TYPE C

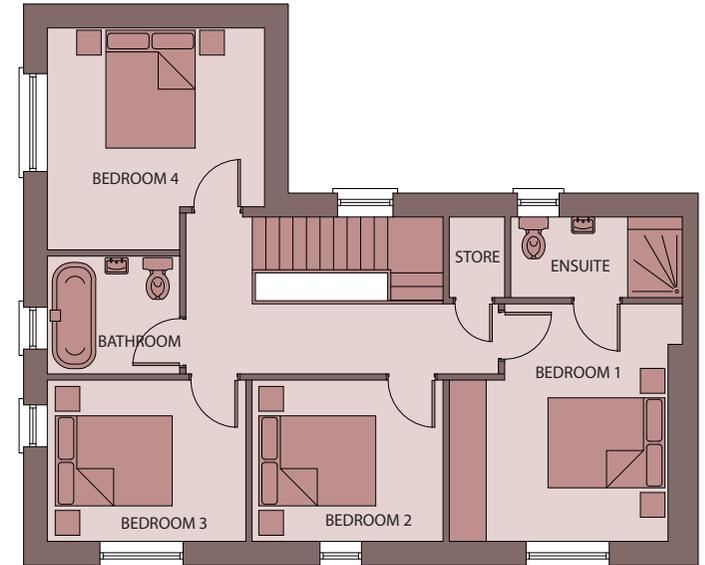
- A3 Energy Rating
- Heating by way Air to Water Heat Pump
- Traditional Stone Fireplaces & Wood Burning Stoves
- Coving in Hall & Living Room
- Heated Towel Rails in bathrooms
- Sliding wardrobes
- Landscaped front gardens
- Off Street parking / cobble lock driveways
- Rear gardens seeded and with patio
- Designer KUBE kitchens



17, 22 & 23 - 28, Hanson Wood



GROUND FLOOR



FIRST FLOOR

*4 Bedroom Semi Detached / Detached
c.1,400 sq.ft. / 130sq.m.*

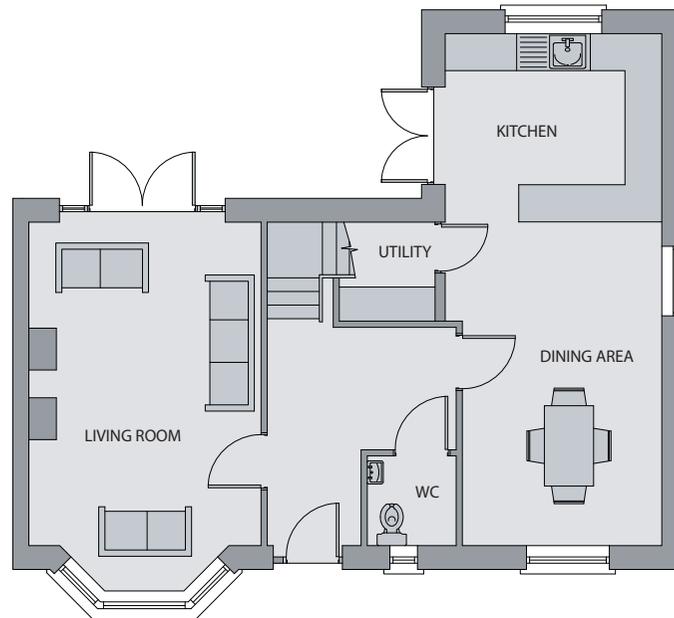
HOUSE TYPE **D**

- A3 Energy Rating
- Heating by way Air to Water Heat Pump
- Traditional Stone Fireplaces & Wood Burning Stoves
- Coving in Hall & Living Room
- Heated Towel Rails in bathrooms
- Sliding wardrobes
- Landscaped front gardens
- Off Street parking / cobble lock driveways
- Rear gardens seeded and with patio
- Designer KUBE kitchens

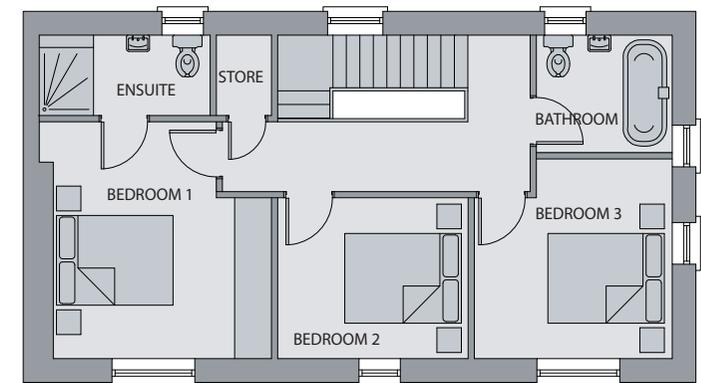


18 - 21, Hanson Wood

3 Bedroom Semi Detached
c.1,300 sq.ft. / 120sq.m.



GROUND FLOOR



FIRST FLOOR

An Exquisite Specification by Hora

External Finish

Externally, the houses will be finished in a rich redbrick with limestone window surrounds. The windows are by Grady's Joinery. The roofs have been finished in the highest quality flat black tile, similar to our developments at Beresford in Donabate and Seachnall Abbey in Dunshuaghlin.

Landscaping

Great care is being taken to retain a number of large mature trees which will be located in the main green area. The feature entrance and decorative railing will form a distinctive edge between the main access road and Hanson Wood. Each house will be beautifully landscaped. Front boundaries will be defined by a mixture of decorative iron railings, hedging and walls. The houses have large paved areas for at least two cars, side passages with fitted door and an extra wide path to the rear of the house. Outside lighting and power points are fitted as standard.

Bathrooms

All bathrooms come fully tiled. Contemporary bathroom ware, shower enclosures, showers and heated towel rails are fitted as standard. All showers and taps are fed off a fully pressurised, pumped water system.

Kitchen

The German "Kube" kitchens are a feature of Hora houses. They are designed and fitted by Ireland's leading kitchen specialist, Kube Design. Siemens kitchen appliances are supplied FREE of charge where buyers sign contracts within 28 days.

Wardrobes

The bedrooms are fitted with slide robes again by Kube Design. They utilise the full ceiling heights offering excellent storage in all bedrooms.

Joinery

All internal doors, skirtings and architrave have been finished in a contemporary style with striking contemporary door handles.

Fireplaces

The reception rooms have the benefit of the very highest quality sandstone fireplaces which are fitted with a high quality wood burning stoves.

Utility Rooms

Matching units, work top and sink.

Energy Efficiency & Heating

Hanson Wood offers home owners unrivalled levels of energy efficiency. The houses achieve an A3 BER rating through the use of full fill twin leaf concrete cavity walls, an air tightness system and class leading Panasonic Air to Water heat pump technology. This design offers 24 hour a day consistent heat and on demand hot water.



Type C House, Detached. 23 & 24 Hanson Wood

Guarantee

All Hora Homes come with a 10 Year Homebond Structural Guarantee.



HANSON WOOD

About the Developer

HORA Homes are a well known and respected house builder in the Dublin and Meath area, having been established in 1973. They are long associated with quality and luxury housing developments which are finished and maintained to the highest standards. The company prides itself in the meticulous attention to detail followed through all stages of its residential developments from planning and design, to construction and sales, right through to its customer care and after sales service. We are a medium sized residential development company who aim to be the best in our local market rather than the biggest. We endeavour to create stable communities for our residents by building quality homes and only selling to owner occupiers. As a policy we do not sell to investors.

Current developments include Seachnall Abbey, Dunshaughlin, Co.Meath and Wellington Hall, Knightsbrook, Trim, Co.Meath. Previous developments include Beverton Heights, Donabate, Ardan in Athboy, Wilfield on Sandymount Avenue, Ballsbridge, Dublin 4 and Teaguestown Wood, Victorine Abbey, Cluain Ri and Norbury Hall all in Trim, Co.Meath.



The Georgian Collection, Dunshaughlin



Beresford, Donabate



Seachnall Abbey, Dunshaughlin



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MAIN STREET, DUNSHAUGHLIN, CO. MEATH

SITE PLAN



House Types

- Type A
4 Bed Semi Detached
- Type B
3 Bed Semi Detached
- Type C
4 Bed Semi Detached / Detached
- Type D
3 Bed Semi Detached

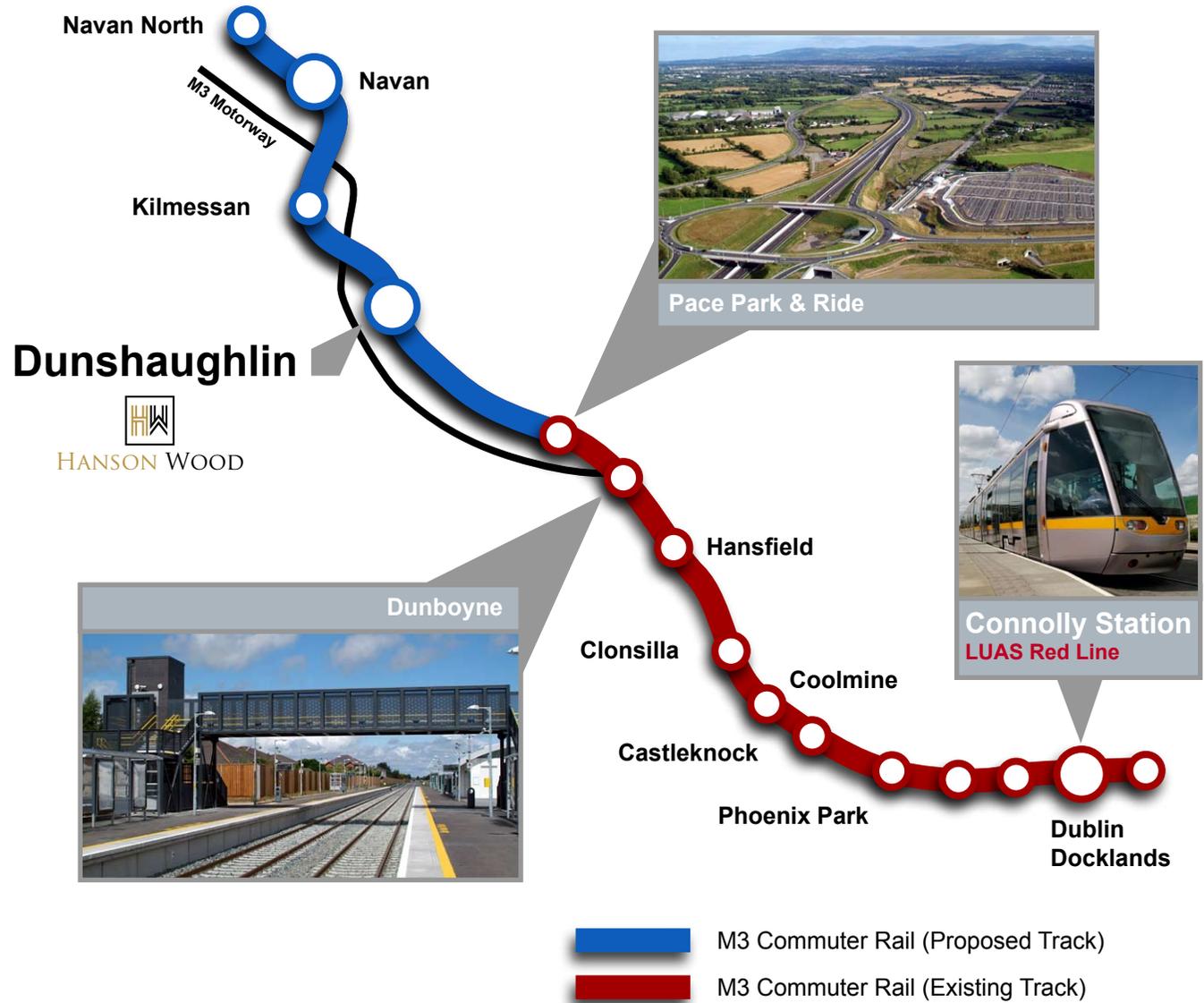


LOCATION

Dunshaughlin

Dunshaughlin is well serviced by both rail and road. The M3 motorway significantly reduces travel times into Dublin City Centre and the short journey can now be made in just 30 minutes. Alternatively commuters can avail of the rail line which runs from Dunbooyne to the Dublin Docklands where it will link with the LUAS red line. This line is combined with the largest Park & Ride facility in the country, located at Pace, only 9 kilometers from Dunshaughlin. Trains will run every half hour with a peak journey time of only 27 minutes.

The proposed extension to the rail line will run through a dedicated Dunshaughlin stop finally terminating at Navan Station.





HANSON WOOD

— MAIN STREET, DUNSHAUGHLIN, CO. MEATH —

The Professional Team

O'Daly Architects

Architect

*20 Proudstown Road
Navan, Co.Meath*

Loughglynn Developments Ltd.

Building Contractor

*T/A Hora Homes
Rathvale, Athboy, Co.Meath*

John P.O'Malley & Co.

Solicitor

*38 Percy Place
Dublin 4*

Builder



www.horahomes.ie

Sales



www.horaproperty.ie