

**PROPERTY
PARTNERS**

PHELAN HERTERICH

051-364052

waterfordcity@propertypartners.ie

PSRA 004163

ARD RUA

Gracedieu



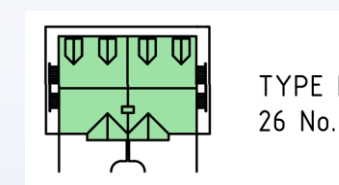
Kinsella Homes

A quality development
of 44 homes



HOUSE TYPE D

Ard Rua, Quarry Road, Gracedieu, Waterford.



SITE LAYOUT PLAN

3 Bed Semi-Detached

143sq m

HOUSE TYPE D

SITE LAYOUT PLAN

Ard Rua,

Quarry Road,
Gracedieu, Waterford



Aerial View Showing Front of House Type D

3 Bed Semi-Detached
143sq m

HOUSE TYPE D

Ard Rua,
Quarry Road,
Gracedieu, Waterford



REAR VIEW OF HOUSE TYPE D

3 Bed Semi-Detached
143sq m

HOUSE TYPE D
RENDERED VIEWS

Ard Rua,
Quarry Road,
Gracedieu, Waterford

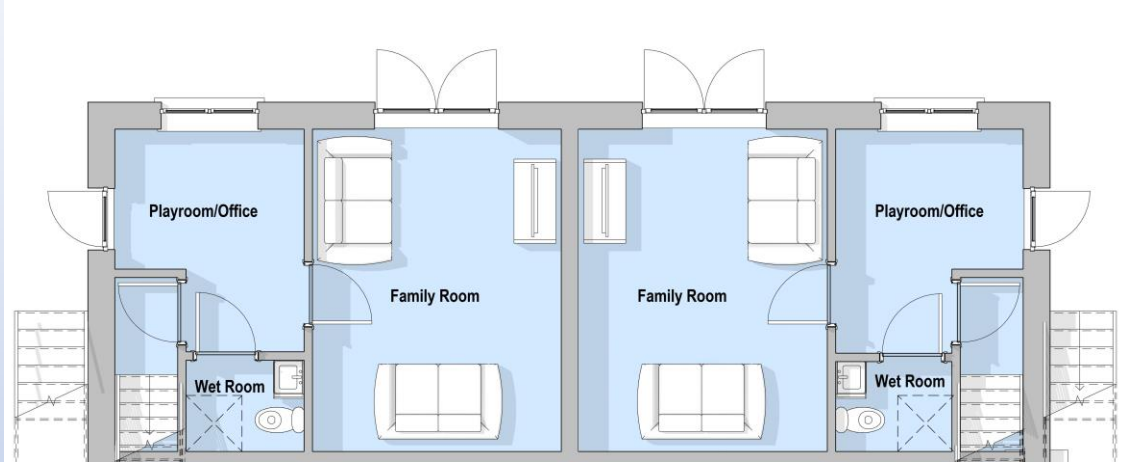
HOUSE TYPE D

LOWER GROUND FLOOR PLAN

Playroom/Office: 2.7m x 3.1m

Wet Room: 1.7m x 1.8m

Family Room: 3.6m x 4.6m



LOWER GROUND FLOOR PLAN

GROUND FLOOR PLAN

Hall Area: 1.35m x 5.4m

WC: 2.0m x 1.35m

Sitting Room: 3.5m x 5.5m

Dining Area: 3.7m x 3.5m

Kitchen: 3.6m x 3.12m

Utility: 0.9m x 0.9m



GROUND FLOOR PLAN

3 Bed Semi-Detached
143sq m

HOUSE TYPE D FLOOR PLANS

Ard Rua,
Quarry Road,
Gracedieu, Waterford

HOUSE TYPE D



FIRST FLOOR PLAN

FIRST FLOOR PLAN

Landing: 1.35m x 3.37m
Bedroom 1: 3.8m x 3.5m
En-Suite: 1.1m x 2.5m
Bedroom 2: 3.75m x 3.0m
Bedroom 3: 3.3m x 2.5m
Bathroom: 2.0m x 2.7m



HOUSE TYPE D (FRONT ELEVATION)

3 Bed Semi-Detached
143sq m

HOUSE TYPE D FLOOR PLANS & ELEVATION

Ard Rua,
Quarry Road,
Gracedieu, Waterford



HOUSE TYPE D (REAR ELEVATION)

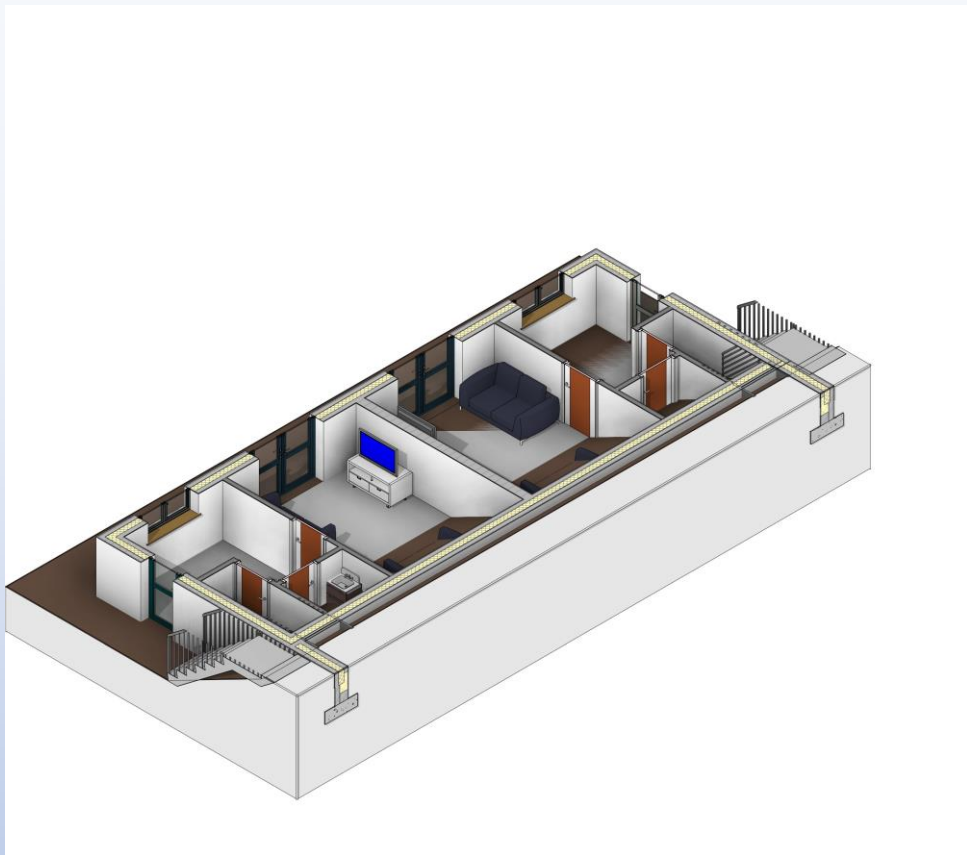


HOUSE TYPE D (SIDE ELEVATION)

3 Bed Semi-Detached
143sq m

HOUSE TYPE D ELEVATIONS

Ard Rua,
Quarry Road,
Gracedieu, Waterford



LOWER GROUND FLOOR 3D LAYOUT

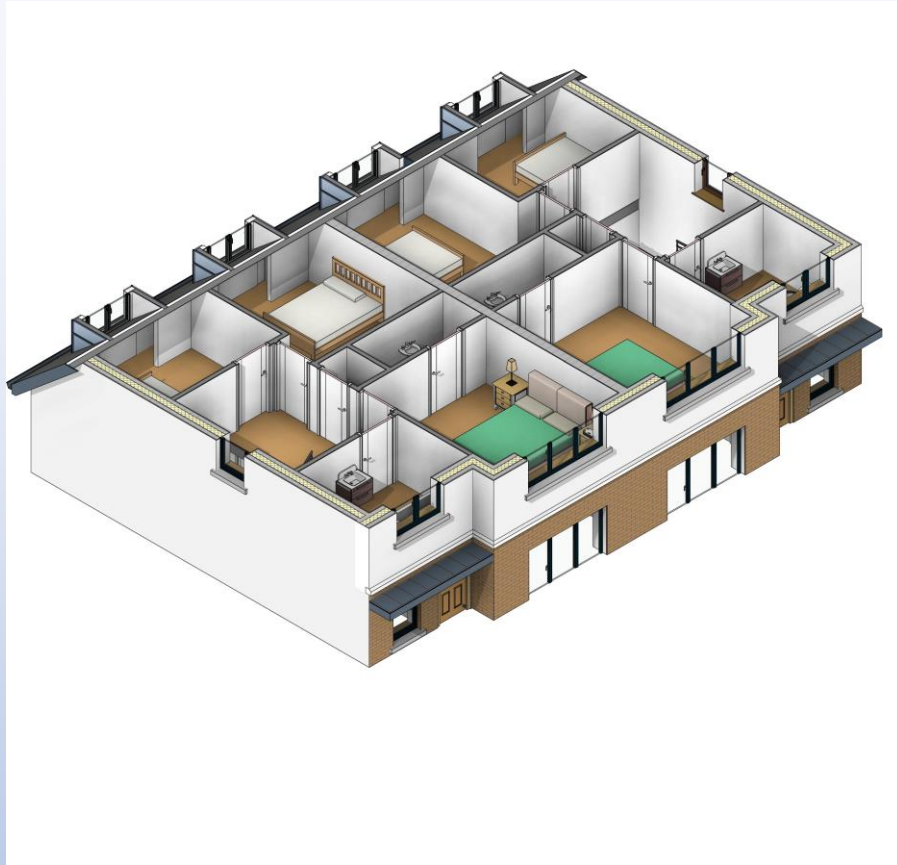


GROUND FLOOR 3D LAYOUT

3 Bed Semi-Detached
143sq m

HOUSE TYPE D
3D Views

Ard Rua,
Quarry Road,
Gracedieu, Waterford



FIRST FLOOR 3D LAYOUT



OVERALL 3D LAYOUT

3 Bed Semi-Detached
143sq m

HOUSE TYPE D
3D Views

Ard Rua,
Quarry Road,
Gracedieu, Waterford