



- HOWTH ROAD -

BER A3

THE ULTIMATE WATERFRONT ADDRESS





FOR SALE BY PRIVATE TREATY

SPECIAL FEATURES

- A3 Rated
- 5 Double Bedrooms
- Panoramic Sea Views with two properties
- Opulent Interiors
- Wired for TV/Internet Connections
- Secure Parking
- Wood burning Stove with stone surround
- German Hacker Kitchens
- Duel fuel Rangemaster cooker
- LED Plinth Lighting
- Siquastone Worktops
- Ample Storage
- High Quality Siemens Appliances
- Duravit & Laufen Sanitary Ware
- Exceptional Standard of Finish
- Meticulous Attention to Detail

ACCOMODATION

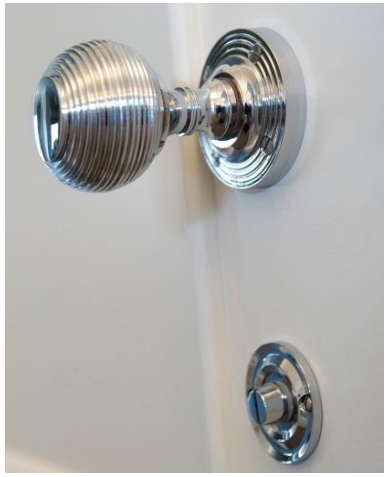
- 5 Spacious Double Bedrooms
- 4/5 Bathrooms
- Open Plan Kitchen/Dining
- Separate Utility

ENERGY RATING

A3

SIZE

220 Sqm - 250 Sqm
2,368 Sqft – 2,700 Sqft





savills

SPECIAL FEATURES

Structure

Concrete block built, with K-rend silicone E-grade render in a contemporary porcelain and charcoal colouring.

Internal Walls

Supplied and erected by Kingspan Century comprising of 235mm Ultima insulated structural panels delivering exceptionally high levels of thermal performance and airtightness due to its continuous high performance Kooltherm insulation lining.

Windows

High performance Alu-Clad Windows & Doors, supplied by Carlson were manufactured in Denmark to the highest industry standards. The timber has been engineered using the opti-wood process, which ensures that only heartwood containing a high degree of natural resin is used. Low "E" Glass, Argon Filled, Warm Edge Technology Units that result in a Glass uValue of 0.73W/m²/K, to give a very high level of insulation.

Bathrooms & Ensuites

Each bathroom has been individually and carefully tailored to all elements within it to compliment and flatter each other. Vanity units have been used under basins to enhance the storage solutions in the room. Vanity units are supplied by the renowned Duravit, Keramag, and Utopia.

The white ware is largely by Duravit, and the Swiss Company Laufen. The Taps and shower valves are mainly by German Company Hansgrohe. The shower doors are manufactured in Ireland by Merlyn, who are reputed for their quality and design.

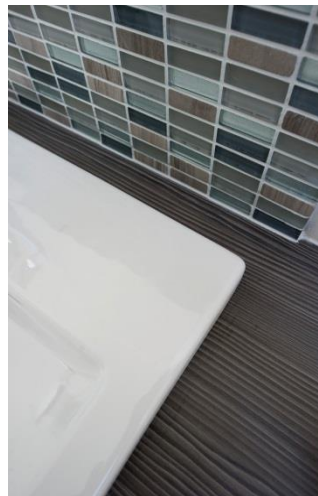
Kitchens

Beautifully designed Hacker Classic Art kitchens imported from Germany and supplied and fitted by Canavan interiors.

Including:

- Channel Handle System
- 19mm Lazer Soft Laminated Fascia's (House No. 822 Kashmir, House No. 3 Soft White, House No. 5 Basalt Grey).
- LED Plinth Lighting with Converters throughout Kitchen
- Blanco Andano 340/180 Under-mount Bowl and Half Stainless Steel Sink.
- Blanco Eye Chrome Mixer Tap.
- Island Unit.
- Siquastone 20mm Worktop Material throughout Kitchen
- Built in Electrolux Full Height Fridge & Freezer
- 90cm Black Rangemaster Dual Fuel & Rangemaster Extraction Hood
- Siemens Integrated Dishwasher
- Siemens Built in Oven with Microwave
- Utility German Hacker Classic
- 19mm Lazer Soft Laminated Fascia's (House No.822 Kashmir, House No.3 Soft White, House no.5 Basalt Grey)
- Satin Effect D Shape Handle
- Blanco Cleo Tap
- Blanco Median Single Bowl Sink
- 4cm Post formed Worktop 60cm depth
- Siemens Free Standing 8kg Washing Machine
- Siemens Free Standing 7kg Tumble Dryer





Unrivalled finish..
outstanding quality..



SPECIAL FEATURES

Electrical

Generous light and power points throughout, with TV and Phone points in every room including landing area. All points are fitted with decorative flat plate stainless steel accessories from the Scolmore Define range. LED downlighters are provided in the kitchen and dining areas with pendant light fittings elsewhere. Points for mirror lighting in all bathrooms. Fire alarm and carbon monoxide detectors throughout as standard.

Heating & Hot Water

A high efficiency “A” rated fully modulated gas fired boiler from the Ideal Logic System range with zonal control digital time clocks provided. Heated towel rails to all bathrooms. Radiators are from the Stelrad Compact range and are all fitted with thermostatic valves. All heating pipes are insulated to ensure there are no uncontrolled losses.

Solar panels

Solar panels are fitted as standard to all houses. Panels are from the Jouel Solar Company and together with their stainless steel fully insulated hot water cylinder this ensuring owners have reduced energy costs.

Mechanical Ventilation/Heat Recovery (MVRH)

The MVRH is fitted to all houses as standard. The system is by Vent-Axia and is the Kenetic Plus B range. This is a heat recovery unit installed for the energy efficient ventilation of the house. The unit is designed for continuous 24 hour ventilation of the moist air from kitchen and bathroom areas to the heat exchange unit and transfers up to 90% of the heat into the supply air entering the other rooms in the house. This ensures a cleaner living environment and also reduces energy costs.

Fireplaces

House Nos. 822 Howth Road and 824 Howth Road are fitted with a beautiful natural limestone, hand carved fireplace with timeless simplicity of design. Taking centre stage, is probably the best built European wood burning cassette on the market - the Barbas Cuatro – 3 70, with an efficiency of 79% and a maximum heat output of 11kw. Featuring award winning glass for that crystal clear view of the fire, and the ingeniously hidden from view door latch.

House Nos. 3 Kilbarrack Road and 5 Kilbarrack Road are fitted with a superbly modern landscape style wood burning cassette from the Studio 2 range, with an efficiency of 75% and a maximum heat output of 8kw. Finished in rich matt black frame with wide viewing glass with built in “air wash system” and cleverly appointed door latch and combustion air controls. Both fireplaces have a black 75mm polished granite hearth.

Wooden flooring:

Verdinia and Beauvais Grey Lacquered Flooring from the Trunk Flooring Company.

Beautiful handcrafted American country oak boards, 180mm wide, 20mm thick engineered oak with a 5mm oak wear layer. To achieve this stunning finish the timber is lightly fumed and textured, finished with lime and natural oil this surface creates depth of grey tone while allowing the woods natural character to come through.

Carpets:

Luxurious carpets from the Cormar Carpet Company fitted to all living rooms, stairs, landings, bedrooms and storage/attic areas.

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, is positioned in the bottom right corner of the page. The text is white and is set against a solid yellow rectangular background.



Architecture...
Design..
Brilliance.



SPECIAL FEATURES

Tiling

Kitchen/ Dining floors, bathrooms and ensuites floors, shower walls and splashback areas around sinks are tiled using Italian tiles from the Armatile Company. The bathroom tiles were specially selected by the designer to complement the bathroom furniture and to create a different look in every bathroom. This is also the case with all kitchens.

Doors and Door Furniture

The doors are beautifully handcrafted with an elegant yet contemporary look. All door throughout the house are 44mm doors and are rated FD 30 which are 30 minute fire doors.

The reeded style knobs to all doors and thumbturns to the bathrooms are manufactured by Carisle Brass. Traditional mortise knobs and accessories, influenced by the French regency period and constructed using a combination of solid brass and luxury materials with a polished chrome finish.

Joinery items

The stair strings (sides) are made from White Oak. The spindles (balustrades) are made from Poplar and the handrail is made from Teak. The skirting, architrave and door frames are all made from Poplar. Window boards are made from high density moisture resistant board.

Internal Finishes

All ground floor and first floor areas have 9ft (2.74 meters) high ceilings. These high ceilings are further complemented by the use of specially designed moulded coving in all the ground floor rooms, hallways and the first floor landing areas. The coving was specifically designed for these houses by the Fitzpatrick Moulding Company.

Walls and ceilings are painted throughout and finished with Johnstone Cover Plus Vinyl Matt Emulsion. The teak handrail is finished in a medium oak colour stain varnish and all other joinery items are finished in oil based satinwood paint.

Security

All houses have been fitted with intruder alarms. All downstairs areas and upstairs landings have alarm sensors and keypad has night time downstairs only setting if required. Alarm system fitted by PMN Security Company.

Parking and Paving

All houses have their own private entrance and large parking areas. The front and sides of the houses are paved all the way to the back leading to a large paved patio area. All parking areas are paved with Hydropave Tegula Bracken blocks and the house surrounds and patio areas are paved with Tegula Cedar blocks. The borders and paving/parking junction are all finished with a double line of 50mm x 50mm Golden Tegula sets. All paving supplied by Tobermore paving.

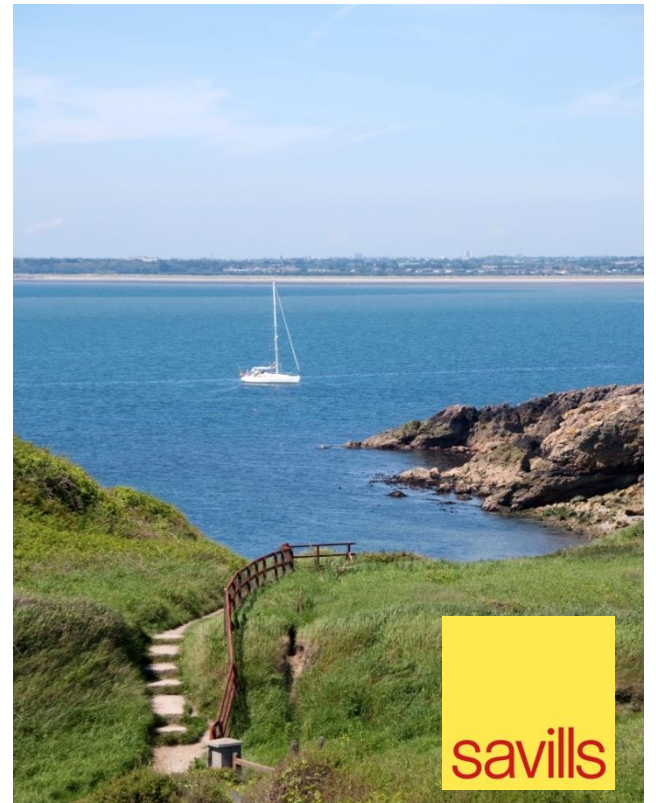
Building Energy Rating

The highest levels of insulation have been incorporated in the walls, floors and roofs to ensure a comfortable living environment and lower energy bills. All internal walls and floors have been insulated to ensure the heat stays where you want it. This high degree of insulation, the 'A' rated gas boiler, the solar panels, the solar cylinder and the Mechanical Ventilation Heat Recovery system all contribute to keeping owners energy costs to a minimum.



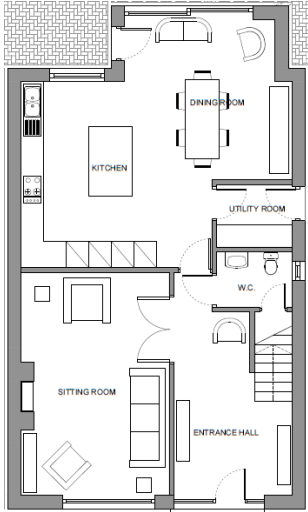
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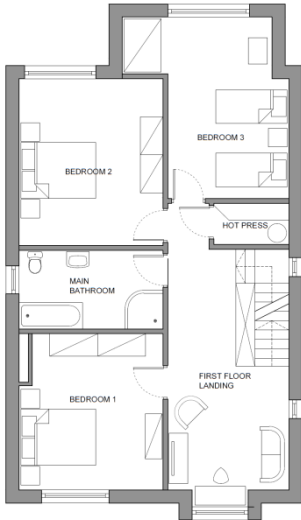


TYPICAL FLOOR PLANS

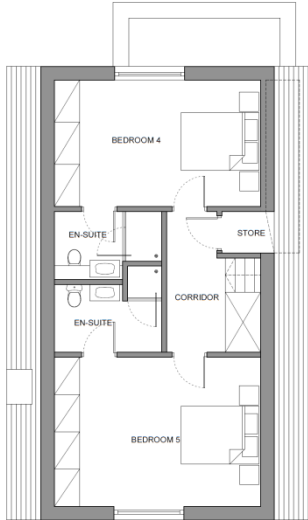
220 Sqm – 2,368 Sqft



GROUND FLOOR

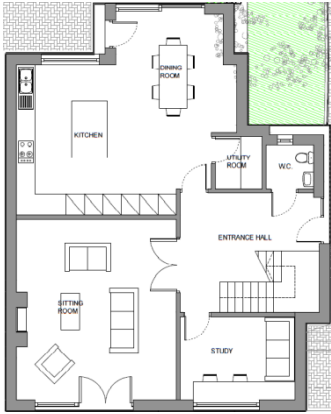


FIRST FLOOR

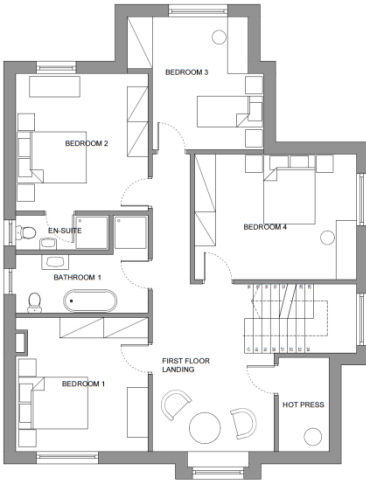


SECOND FLOOR

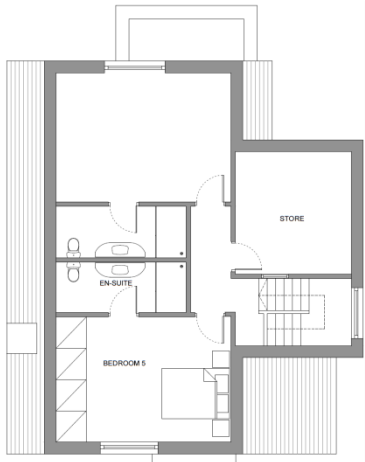
250 Sqm – 2,700 Sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





Savills – New Homes

+353 (0) 1 618 1300

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