

Mercer Vale

CHERRYWOOD, DUBLIN 18



Floor Plans & Specifications

HOUSES

CAIRN
PLC





APARTMENTS & DUPLEXES

2 Bedroom Apartments Mid-End Terrace	84 - 87 sq. m / 907 - 934 sq. ft
3 Bedroom Duplexes Mid-End Terrace	122 -125 sq. m / 1,308 - 1340 sq. ft

3 BEDROOM HOUSES

Mid Terrace (B)	117 sq. m / 1,263 sq. ft
End Terrace/ Semi Detached (B)	117 sq. m / 1,254 sq. ft
End Terrace/Semi Detached (side entry) (B1)	118 sq. m / 1,270 sq. ft
Semi Detached (C) / Detached (C1)	114 sq. m / 1,227 sq. ft

4 BEDROOM HOUSES

Mid Terrace (A)	141 sq. m / 1,513 sq. ft
End Terrace/ Semi Detached (A)	140 - 141 sq. m / 1,505 - 1513 sq. ft
End Terrace/Semi Detached (side entry) (A1)	140 sq. m / 1,505 sq. ft
Semi Detached (D)	138.4 sq. m. / 1,490 sq. ft.
Semi Detached (E/E2)	185 sq. m / 1,988 sq. ft
Semi Detached (side entry) (E1)	186 sq. m / 2,003 sq. ft

-  ESB Sub Station
-  Proposed vehicular entrance to Windyridge Garden Centre

The Site Plan is intended for illustrative purposes only. Construction, landscaping and naming details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Cairn Homes PLC reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

Please note that all mid terrace house types will have their own private bin stores to the front of their house. Please speak to a Selling Agent with any queries.





3 Bedroom Mid/End Terrace/Semi Detached

House Type B

Mid c. 117 sq. m / 1,263 sq. ft

End / Semi c. 117 sq. m / 1,254 sq. ft



Ground Floor Plan

First Floor Plan

House Type B Mid-Terrace does not have windows in these locations

Please note: A handed version may apply depending on location within the scheme, please speak to your Selling Agent for clarification.

Floor plans, room areas and dimensions are indicative only and subject to change.

In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

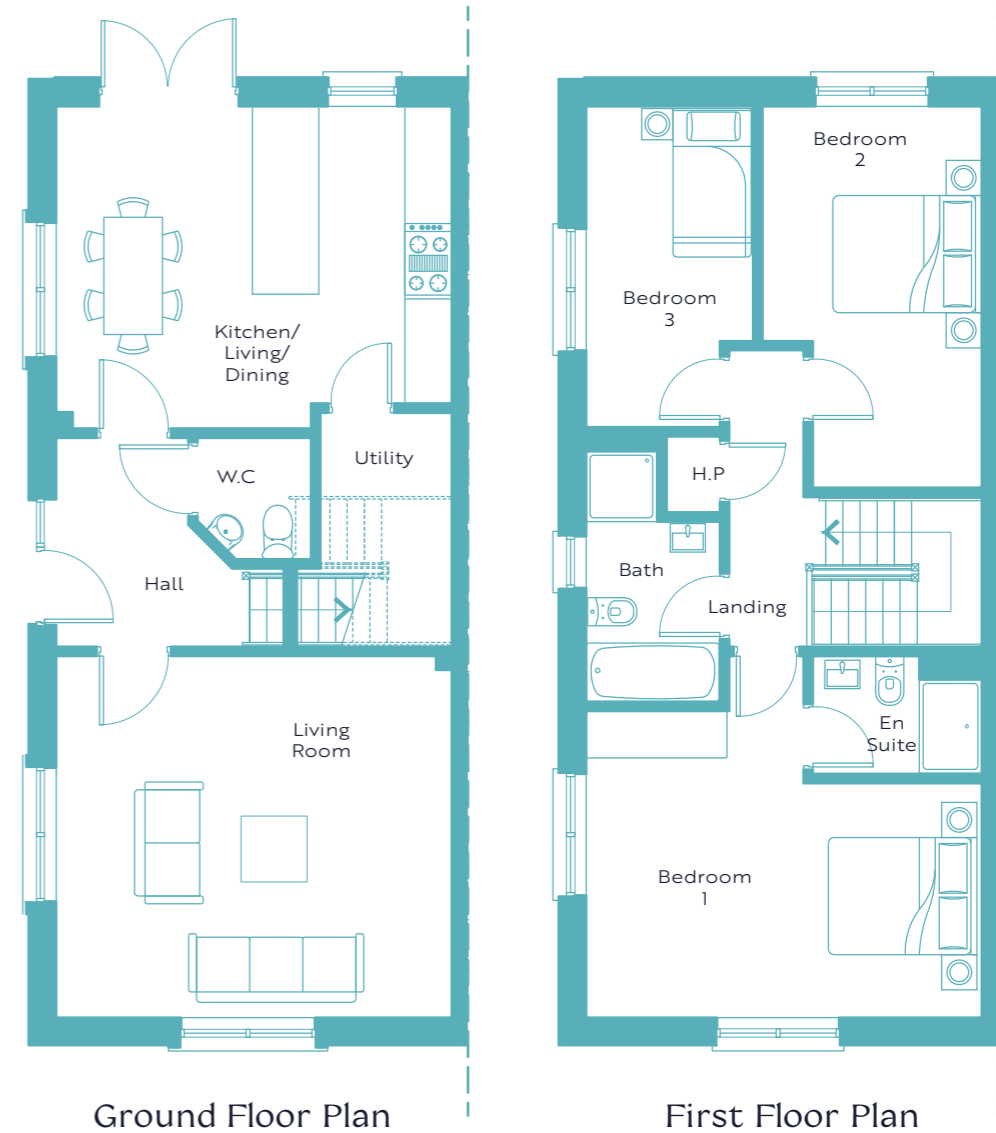
Future-proof attic trusses designed to assist with attic conversion. It is recommended that you seek the appropriate professional advice before any conversion works are undertaken. Any conversion works should only be done after the consultation with a structural engineer.



3 Bedroom End Terrace/ Semi Detached (side entry)

House Type B1

c. 118 sq. m / 1,270 sq. ft



Ground Floor Plan

First Floor Plan

Please note: A handed version may apply depending on location within the scheme, please speak to your Selling Agent for clarification.

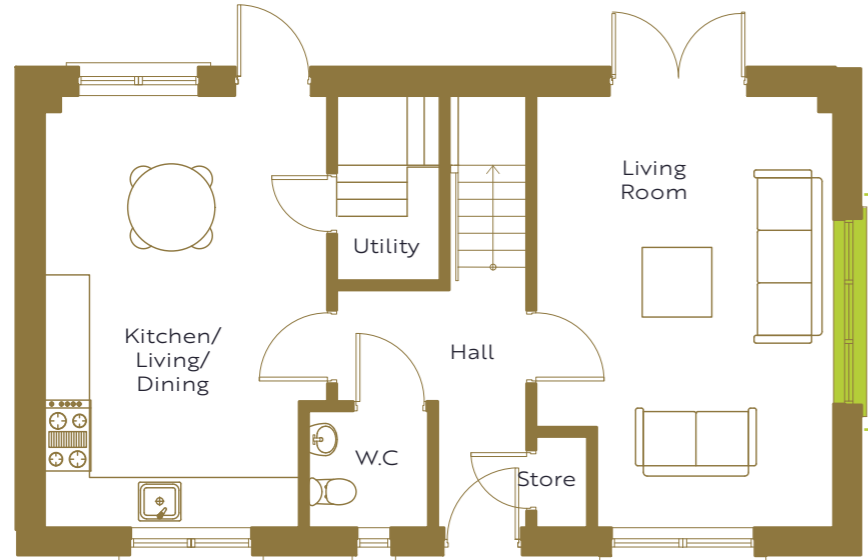
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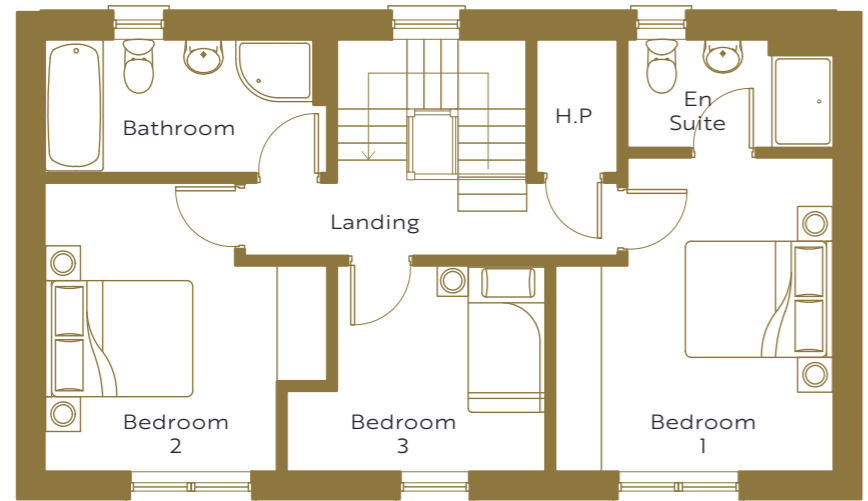


3 Bedroom Semi Detached/Detached

House Type C/C1
c. 114 sq. m / 1,227 sq. ft



Ground Floor Plan



First Floor Plan

House Type C 3 Bedroom Semi Detached does not have windows in these locations

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4 Bedroom Mid/End Terrace/Semi Detached

House Type A

Mid c. 141 sq. m / 1,513 sq. ft

End / Semi c. 140-141 sq. m / 1,505-1,513 sq. ft



Ground Floor Plan

First Floor Plan

House Type A Mid-Terrace does not have windows in these locations

Please note: A handed version may apply depending on location within the scheme, please speak to your Selling Agent for clarification.
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4 Bedroom End Terrace/ Semi Detached (side entry)

House Type A1

c. 140 sq. m / 1,505 sq. ft



Ground Floor Plan

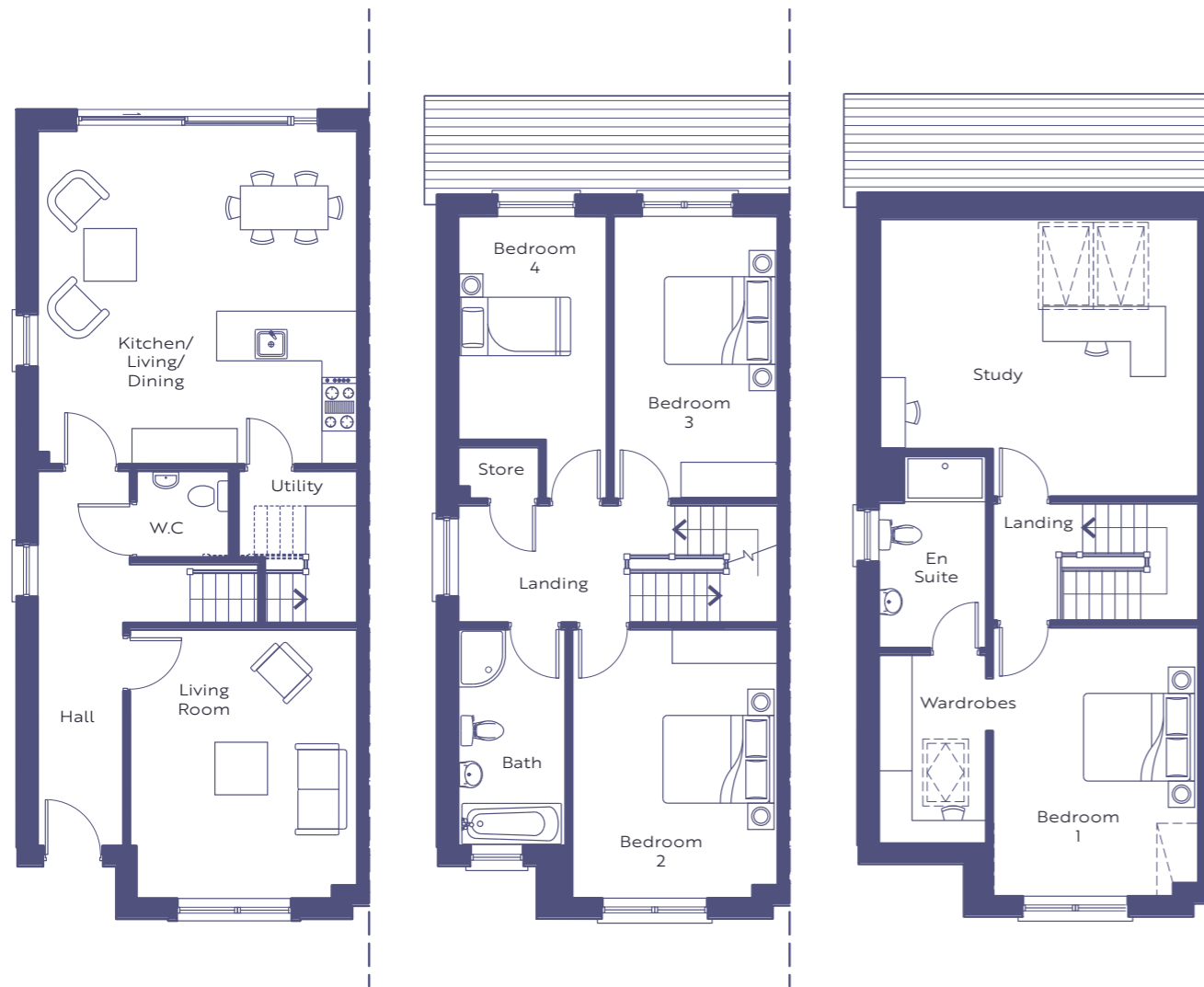
First Floor Plan

Please note: A handed version may apply depending on location within the scheme, please speak to your Selling Agent for clarification.
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4 Bedroom Semi Detached

House Type E/E2
c. 185 sq. m / 1,988 sq. ft



Ground Floor Plan

First Floor Plan

Second Floor Plan

Please note: House type E2 has a brick finish to the gable end of the house. Please contact the Selling Agent for further information. A handed version may apply depending on location within the scheme, please speak to your Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.



4 Bedroom Semi Detached (side entry)

House Type E1
c. 186 sq. m / 2,003 sq. ft



Ground Floor Plan

First Floor Plan

Second Floor Plan

Please note: A handed version may apply depending on location within the scheme, please speak to your Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.



Special Features & Specifications

External Features

- High quality brick and render facades
- Reconstituted stone window surrounds and headers to selected windows
- UPVC high performance double-glazed windows with low U-Value for energy efficiency
- Engineered timber front door with multi-point locking system
- Large glazed screen with patio doors to private rear gardens (B, C & D types only)
- Extra large glazed screen with sliders to private rear gardens (A & E types only)
- Side passage gate (where applicable)
- Paved patio area to rear gardens with external wall light
- Paved front driveways to accommodate parking (where applicable)
- Seeded gardens with solid, maintenance-free dividing fence
- Water butts provided in rear gardens (where applicable)

Energy Efficiency

- A2 Building Energy Rating (BER)
- Highly insulated airtight design
- Mechanical extract ventilation with humidity control
- High levels of roof, wall and floor insulation
- Heat pump with dual zone controls
- High performance internal pipe insulation to reduce heat loss
- Energy saving LED light fittings

Security & Safety

- Smoke detectors fitted throughout (mains powered with battery backup)
- Locking system to all ground floor windows and doors
- Safety restrictors provided on upper floor windows
- Suitable for wireless alarm

Media & Communications

- Wired for high speed broadband (Cat 6)
- Telephone and data points in hallway, living room, kitchen and smallest bedroom
- TV connection point to living room, kitchen and main bedroom
- USB charging point in main living room, kitchen and main bedroom
- Main infrastructure installed to accommodate Siro and Virgin Media

Electrical

- Generous provision of lighting and power points
- Recessed LED downlighters in hallway
- Chrome sockets and light switches in kitchen worktop area
- External weatherproof power point to rear garden
- Futureproofing for electric car charging point, on curtilage car parking spaces only

Bathrooms & Ensuites

- High quality tiling to floors and wet areas
- Contemporary shower enclosure, complete with pressurised water supply and fitted shower screen
- Heated towel rails
- High quality sanitary ware

Wardrobes & Storage

- Shaker style fitted wardrobes in all double bedrooms

Heating

- Homes are served by a heat pump, zone-controlled panel radiators
- Pressurised hot & cold water

Future-Proof Attic Space

- Future-proof attic trusses designed to assist with attic conversion (type B)† †

Kitchens & Utility Rooms

- Superb contemporary designed kitchens with quartz worktops
- Fully integrated dishwasher, cooking and fridge/freezer appliances †
- Stainless steel sink and mixing tap
- Separate utility/storeroom

Interior Finishes

- Extra height ceilings at ground floor
- High quality painted doors
- Contemporary grooved architrave and skirting
- Brushed satin finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery with hardwood handrail to stairs
- Pull-down attic ladder fitted to all houses

Warranty Cover under HomeBond

- 10yr Structural/Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance



† Subject to contracts being signed within 21 days
 † † It is recommended that you seek the appropriate professional advice before any conversion works are undertaken. Any conversion works should only be done after consultation with a structural engineer.







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DISCLAIMER

The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Cairn Homes PLC may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Hooke & MacDonald has the authority to bind Cairn Homes PLC in any way or to make or give any representation or warranty in relation to this development or any part of it.