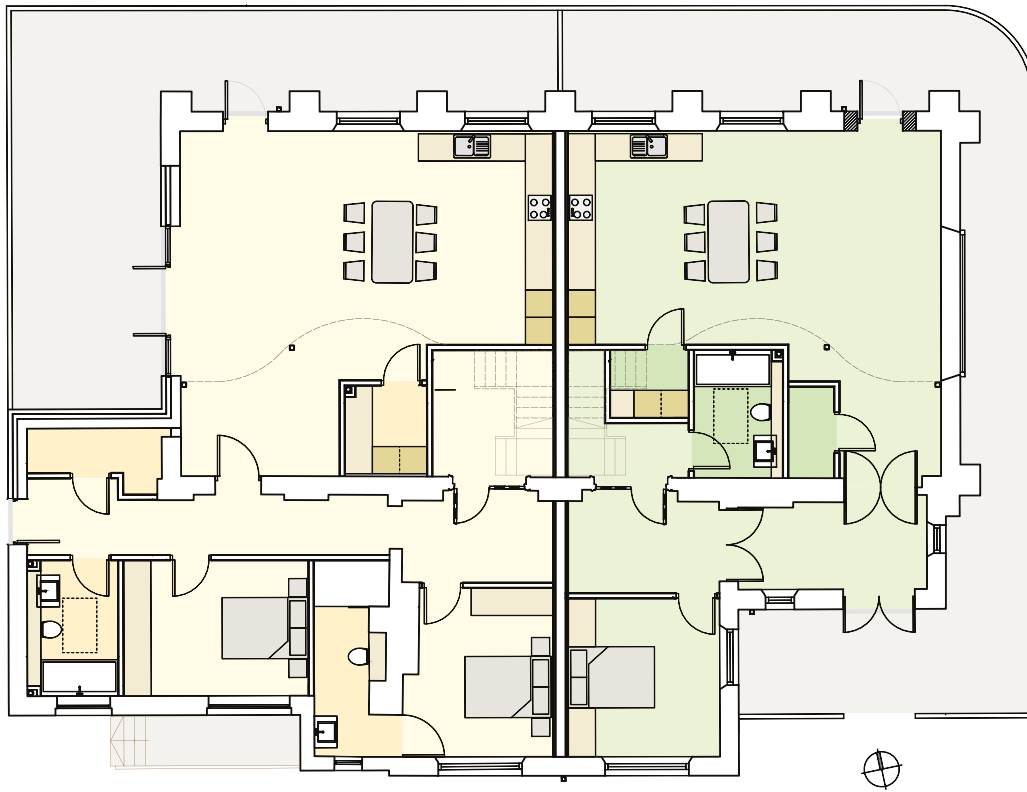


### 3 Bedroom Home

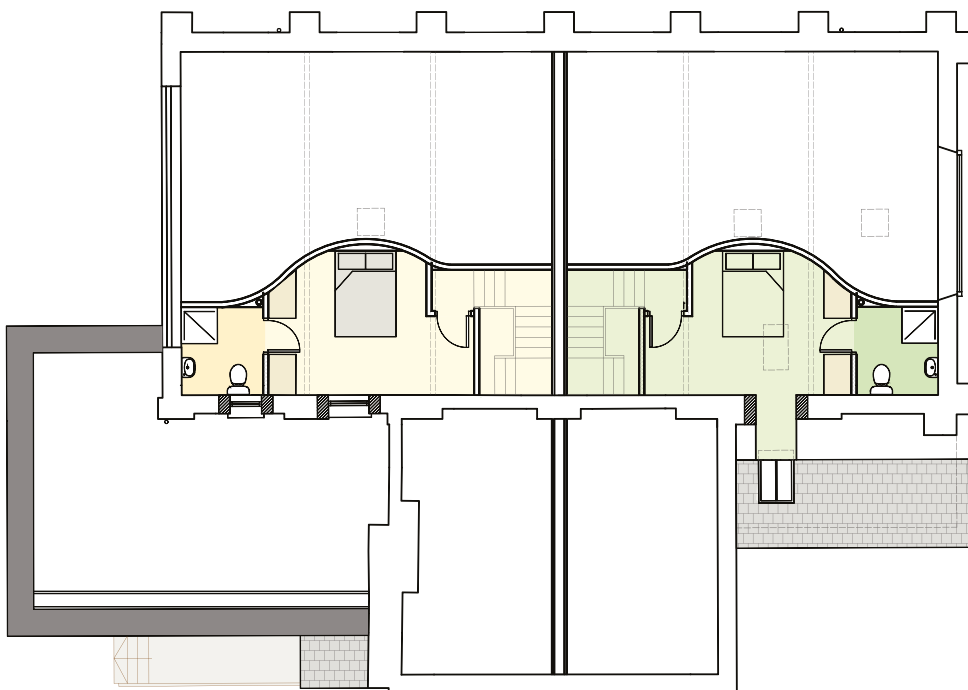
Semi Detached | 151.6 sq.m or 1,631 sq.ft

### 2 Bedroom Home

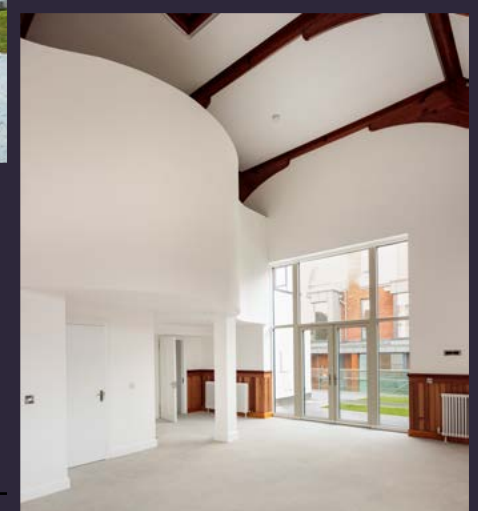
Semi Detached | 117.1 sq.m or 1,260 sq.ft



Ground Floor



First Floor



## Specification

### Interior

- Bespoke kitchen and utility with high end appliances
- Vaulted ceilings with exposed beams

### Sanitaryware & Brassware

- Supplied by Versatile Bathrooms – all good quality high end European brands used.
- Roper Rhodes basins/vanity units.
- Duarvit toilets
- Geberit frames
- Dornbracht Taps
- Herz showers valves

### Feature Lighting

- Modern/industrial style lighting featuring metal and glass elements. All designed and manufactured in Spain by Aromas Del Campo

### Heating

- Zoned controlled heating
- Gas boiler with radiators throughout

### Flooring

- High quality porcelain tiles
- Large format porcelain tile used throughout the ground floor areas
- Stone and marble effect porcelain tiles used on walls and floors in bathrooms in various sizes and patterns.
- All tiles supplied by Project Tile

### Exterior

- External glass wall with stainless steel handrails
- Fully refurbished roof
- Original stained glass refurbished in conjunction with conservation architect
- 2 parking spots
- External paved area

For more information about these stunning contemporary homes contact

Agent



01 638 2700

St. Stephen's Green House,  
Earlsfort Terrace, Dublin 2  
stpauls@lisney.com  
PSRA 001848

A development by

**TORCA**  
HOMES



BER Exempt

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor (Torca Homes) or by the vendor's agent (Lisney) in respect of the premises, shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor (Torca Homes), or by the vendor's agent (Lisney), are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract.

Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by the vendor (Torca Homes) or by the vendor's agent (Lisney), shall give rise to any claim for compensation against the vendor or against the vendor's agent, nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through the vendor's agent (Lisney).