

FIND YOUR FOREVER HOME



# Cluain Shuí Finn

LEMYBRIEN

An exclusive collection of detached family  
homes in Lemybrien, Co. Waterford

*Proudly brought to you by*

**KENT**  
HOMES

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# Welcome HOME



Cluain Shuí Finn is a small, exclusive development of just 16 bungalows and 2-storey homes located in the charming village of Lemybrien at the foothills of the breathtaking Comeragh Mountains in Co. Waterford.

Just 10 minutes from Dungarvan and less than 30 minutes to Waterford City, Cluain Shuí Finn offers the perfect blend of countryside peace and convenient access to vibrant towns and amenities.

Whether you're dreaming of mountain views, a warm and welcoming community, or the perfect location for your family, Cluain Shuí Finn has it all.

A-rated and energy efficient, you and your family will stay warm and cosy all year round, all while saving on energy bills.

At Kent Homes, we've been building communities for more than 50 years. We create more than just houses - we deliver comfortable, welcoming homes where you can enjoy life.

Every Kent Home is built from start to finish with you in mind. We're proud to carry our legacy of craftsmanship, customer care, innovation, and sustainability into every home at Cluain Shuí Finn.

*There's no place like home...*

# Home SPECIFICATIONS

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## Home Energy Ratings



All new dwellings require a Building Energy Rating (BER) of A2. New dwellings with this high level of energy performance are called Nearly Zero Energy Buildings (NZEB).



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## Energy Efficiency

- Timber frame construction
- Demand control ventilation (DCV)
- Air to Water Dimplex Heat pump
- Future proof pre-wiring for solar panels, car charging and battery storage

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## Warranty

10 Year Structural Guarantee with Home Bond





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## Windows & Doors

- Munster Joinery Future Proof uPVC windows and uPVC door units
- Ultra Tech hardwood front door unit
- Double glazed units - U-value 1:2



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## Construction

Timber frame construction provides the highest level of structural performance, thermal insulation and airtightness to deliver superior thermal performance that exceeds current building regulations.

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## Landscaping

Front & back garden levelled & seeded



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## Interior Finishes

- Red deal stair with decorative balustrades
- Half splayed primed skirting and architrave
- White regency internal doors with chrome wave handle

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## Exterior Features

- Black uPVC fascia, soffit, gutters & downpipe
- Elegant low-maintenance elevations
- Front & rear external lights
- External tap to rear
- Private parking



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## Security & Safety

- Pre-wired for security alarm
- Smoke detectors fitted

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## Media & Communications

- All homes enabled for fibre to the home (FTTH)





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## Electrical

- Generous electrical layout
- Pre-wired & futureproofed for PV Solar, car charging point & battery storage

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## Bathrooms & Ensuites

- High-quality modern sanitary ware
- Stylish thermostatic showers



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## Kitchens & Utility Rooms

- Fitted kitchen with a choice of door finishes. Allowances:
  - €4,500 3-bedroom homes
  - €5,500 4-bedroom homes
- Plumbed for washing machine & dishwasher

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## Heating

### Dimplex A-Class Air to Water Heat Pump

*Air source heat pumps extract heat from the outside air and use sophisticated heat exchangers to transfer this heat into your home. The external unit collects ambient heat from the outside air which is then transferred to an internal unit that uses the refrigerant cycle to transfer the heat into a 'wet' central heating and hot water system.*

### eReflex 105R Insert Electric Fire

*All homes have a state-of-the-art eReflex 105R Insert Electric Fire. The contemporary eReflex 105R fire uses Gazco's Chrome light Immersive LED system to create stunning visuals.*



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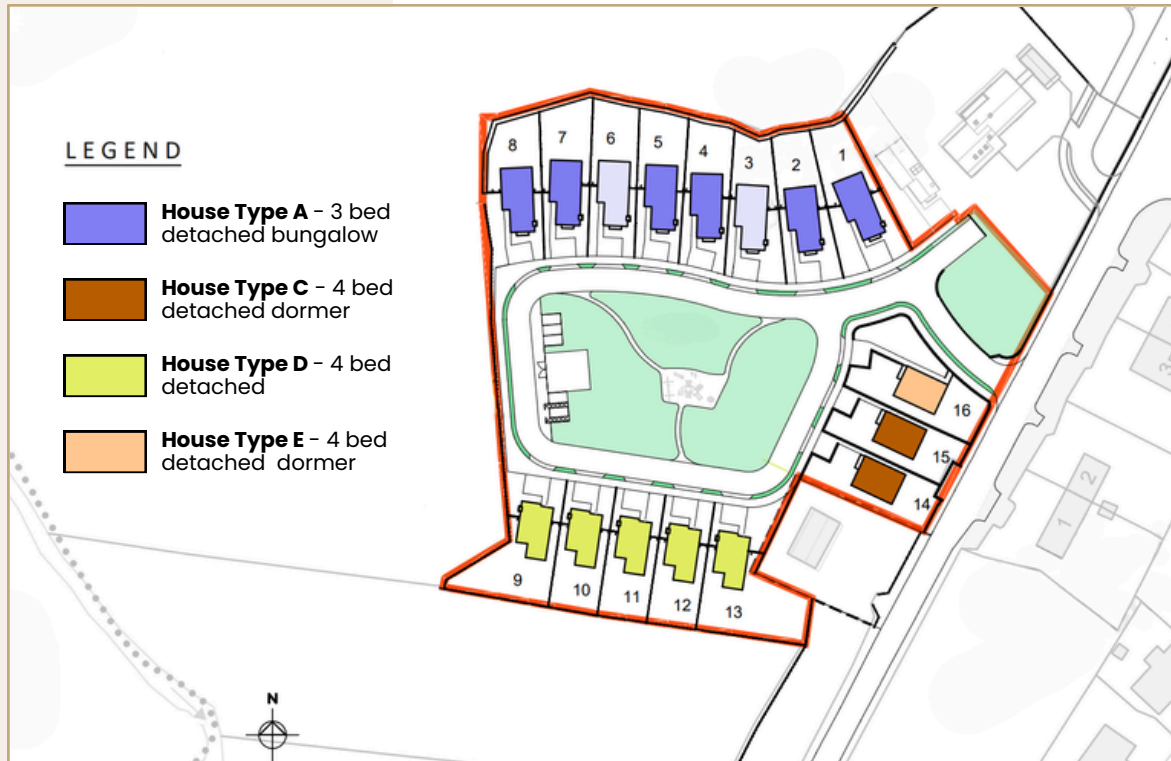
## Ventilation

High-quality German-engineered demand control ventilation (DCV) system.

*A highly efficient and low maintenance system. Fresh air is introduced into the living areas and bedrooms via efficient, elegant, and regulated wall vents which ensures that the correct amount of air is being introduced at all times. The intelligent extract fans in the house respond to humidity levels and adjust speeds automatically – the stale air extracted via these smart fans is quickly balanced via the controlled fresh air inlet.*

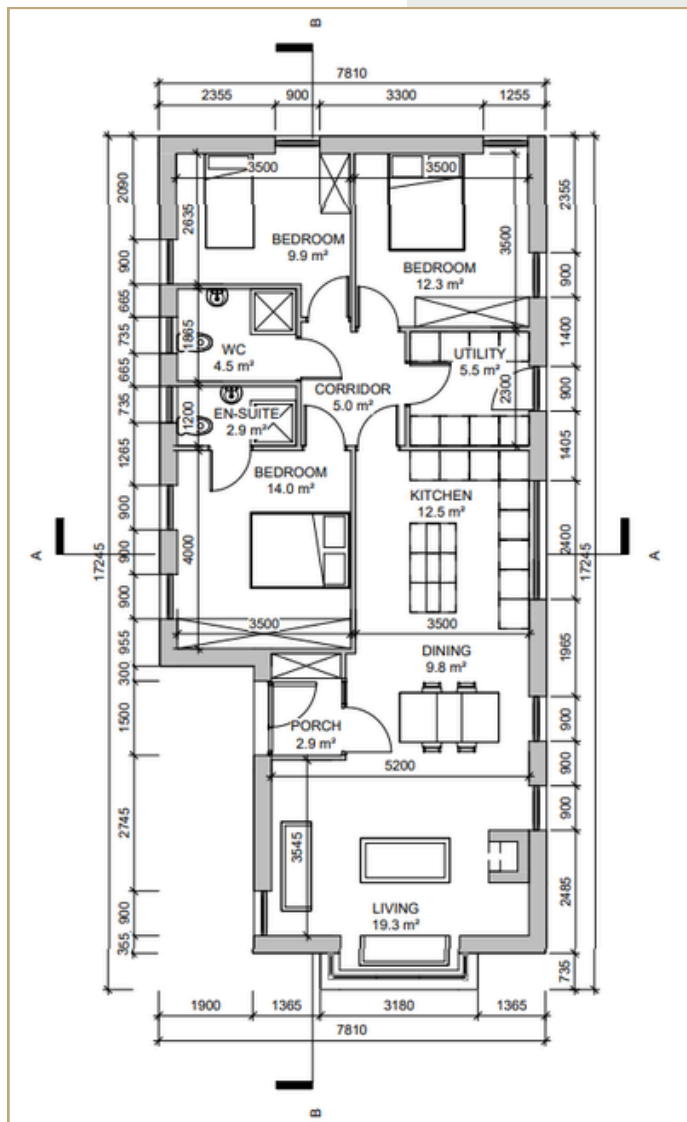
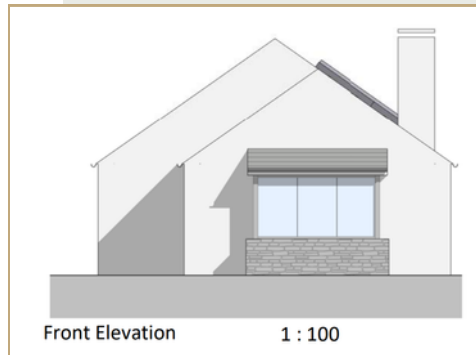


# Site PLAN



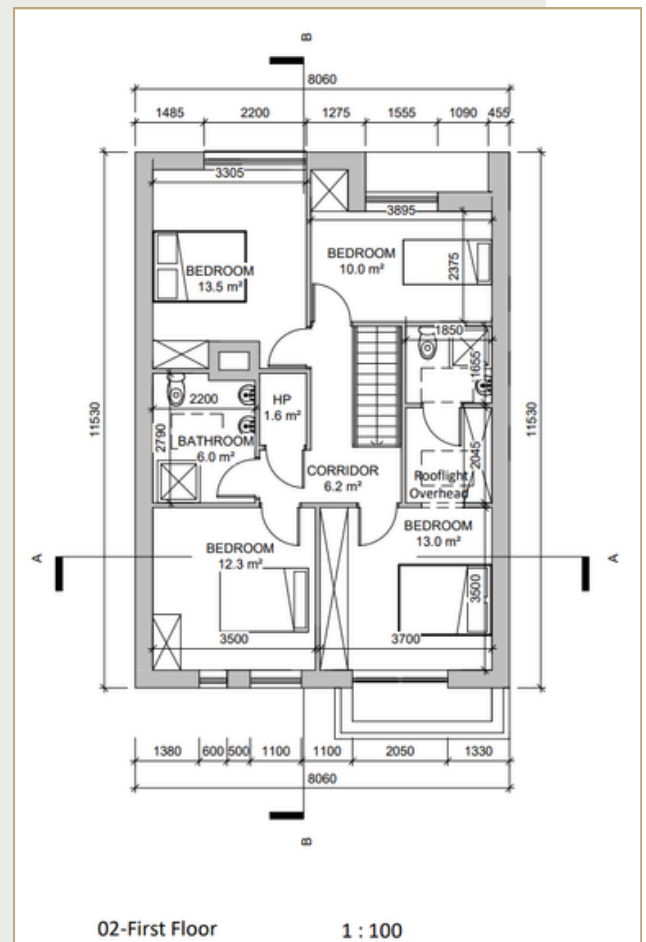
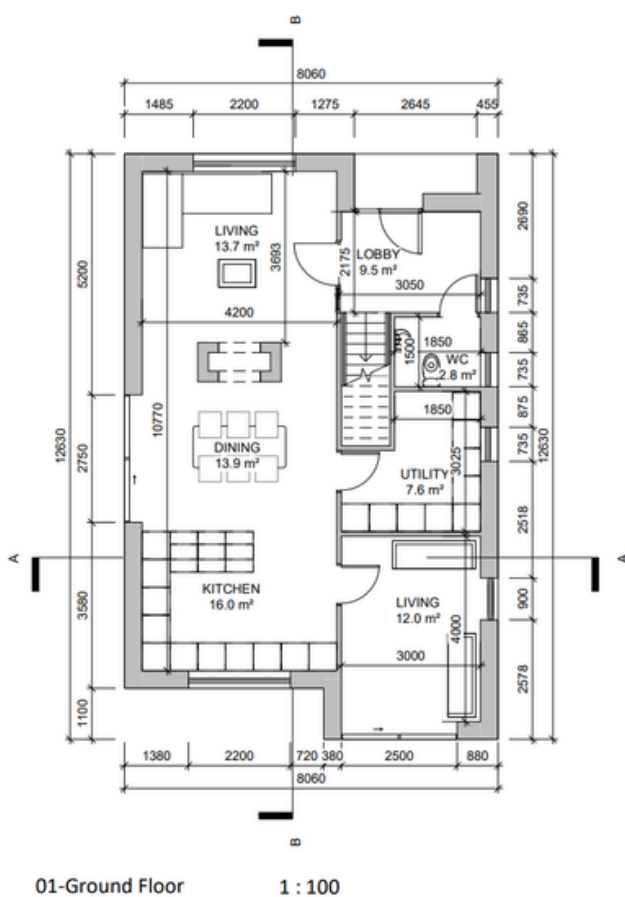
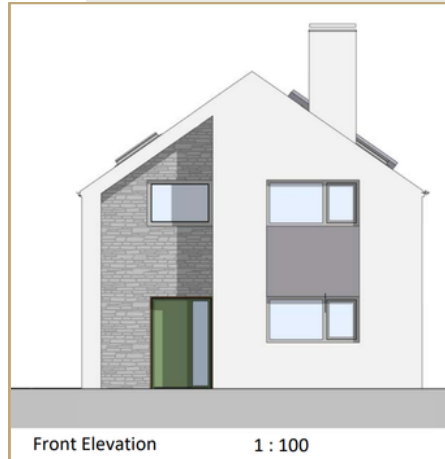
## House Type A

- 3 bed detached bungalow
- 103sqm/1,100 sq ft
- Sites 1, 2, 4, 5, 7, 8



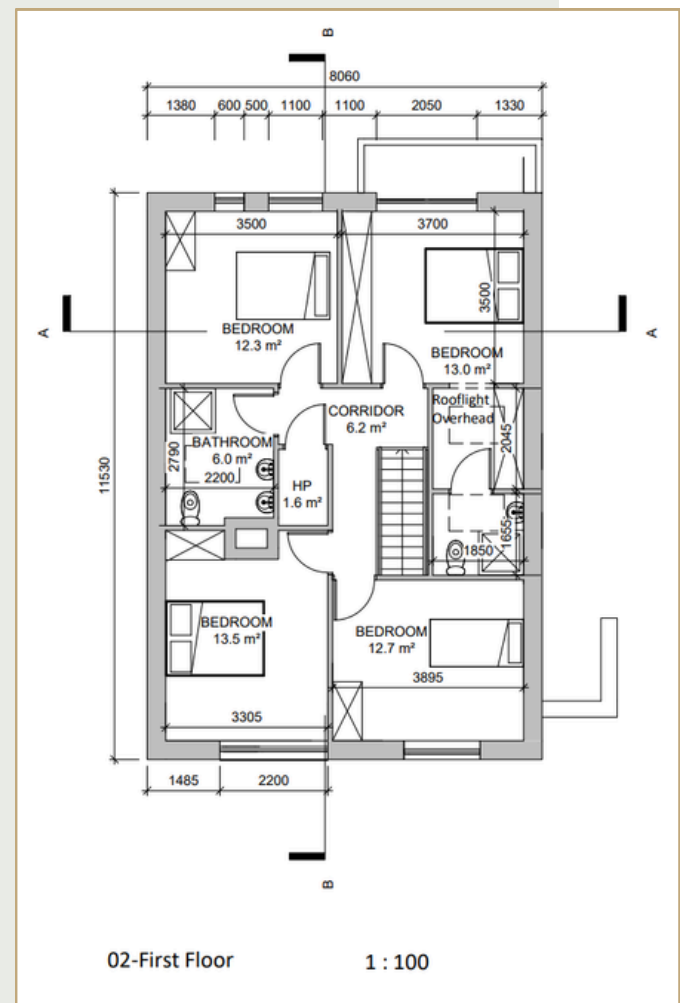
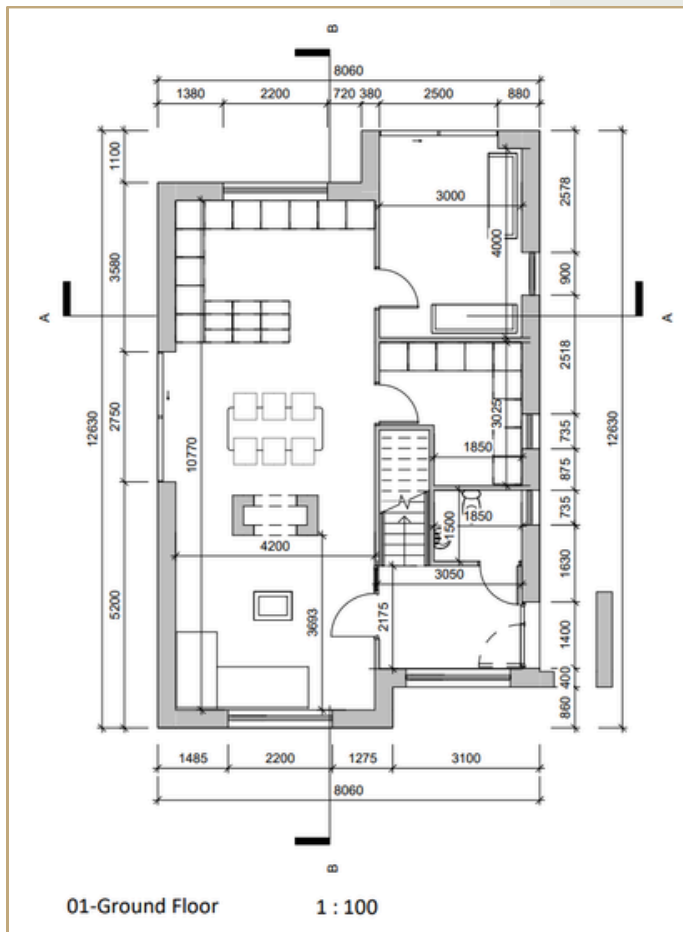
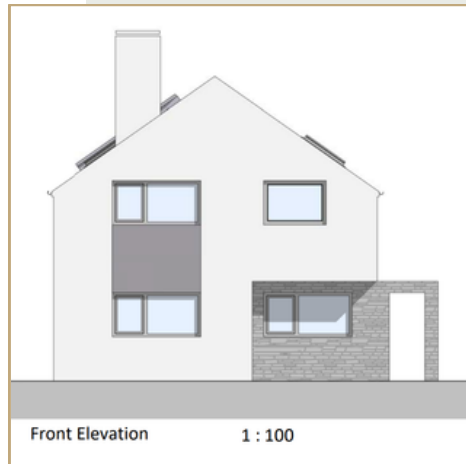
## House Type C

- 4 bed detached dormer
- 158sqm/1,700 sq ft
- Sites 14, 15



## House Type D

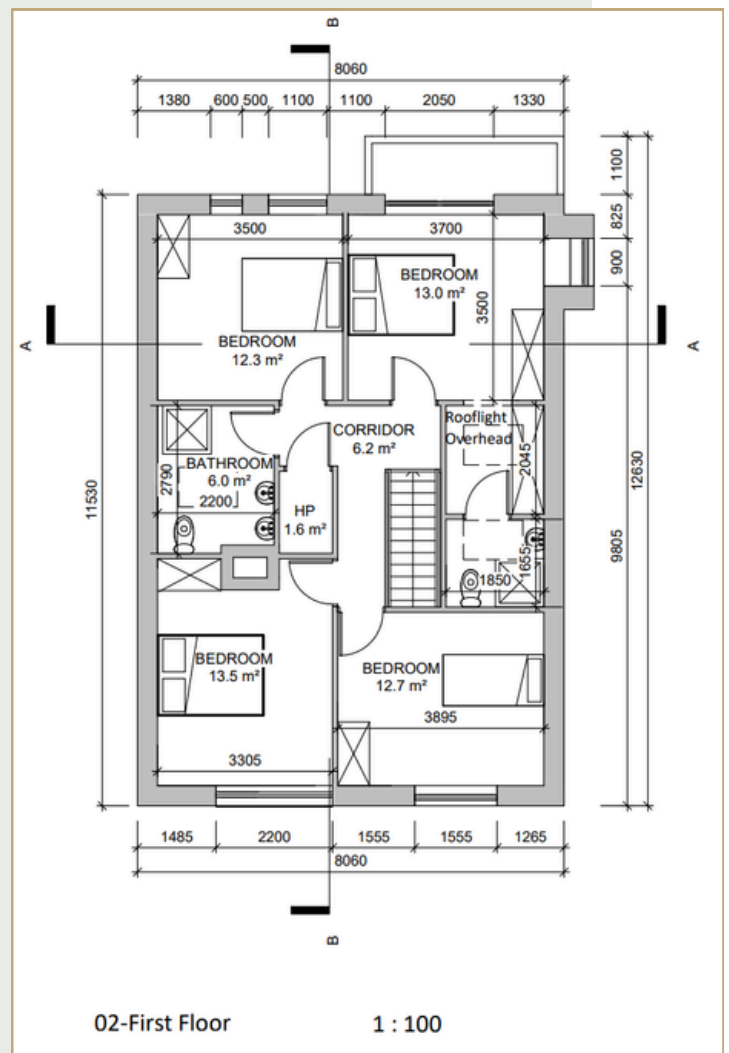
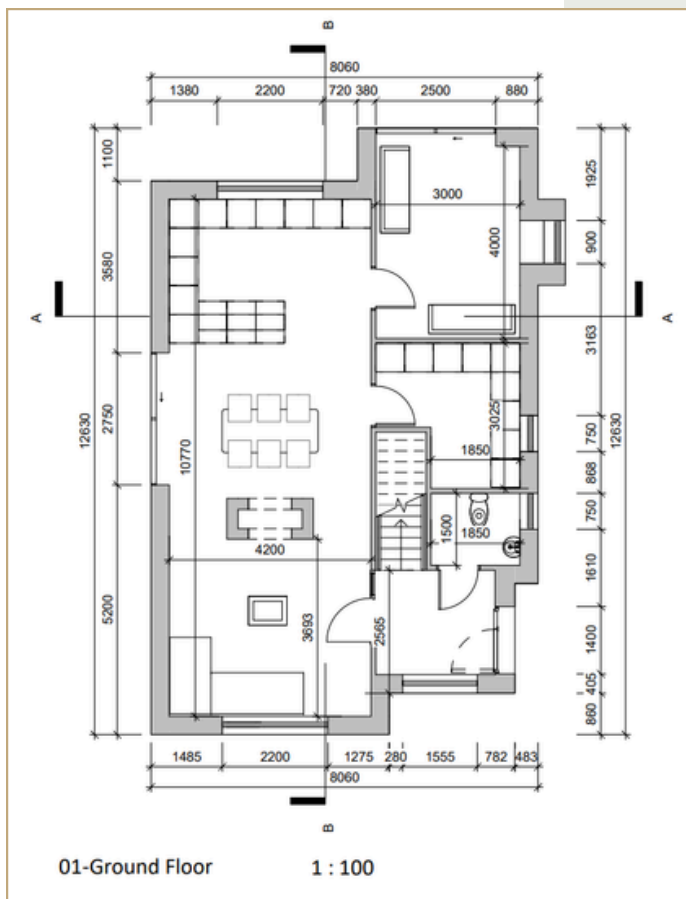
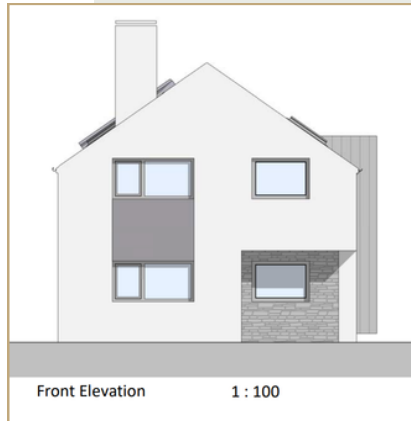
- 4 bed detached
- 151sqm/1,625 sq ft
- Sites 9, 10, 11, 12, 13





## House Type E

- 4 bed detached dormer
- 155sqm/1,670 sq ft
- Site 16



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HOMES

### Who we are...

Family-owned & operated, Kent Homes has been building homes since 1970, and we're still passionate about crafting beautiful, energy-efficient spaces that stand the test of time. We're proud of our hard earned reputation for providing our customers with the best possible craftsmanship, customer service, innovation and value for money.



### Our communities...

You may be familiar with some of our other popular developments, such as:

- Clochán, Kilmeaden, Co. Waterford
- Fan Glas, Kilmeaden, Co. Waterford
- Cluain Lárach, Tramore, Co. Waterford
- Ard Álainn, Gracedieu, Waterford



### We're with you...


... every step of the way.


We stand by our homes – so when you purchase a Kent Home, you deal directly with us!

Buying a new home is an exciting time. Our friendly customer service team guarantee to make the process as simple and stress-free as possible. We're on hand to guide you through the whole process – from choosing your kitchen to arranging to view your new home as work progresses.

Our friendly sales team is ready  
to guide you on the path to your  
new home

**Get in touch today!**

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It's  
TALK



*Let's Talk*

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