

Standard Specifications Willow Close The Orchard Watergrasshill

- Concrete Block Outer Leaf /Timber Frame Internal Leaf with insulated structural timber leaf
- Timber Stud internal partitioning walls
- Cement base coloured render to exterior finish
- Cedral Wood effect panelling on partial Front Façade (House Type A, B & C)
- Liscannor Lough Natural Stone (Dry Finish) on partial Front Façade (House Type A, B & C)
- Concrete roof slate tile
- UPVC Fascia, Soffit, Gutters and Downpipes
- NZEB (Nearly Zero Energy Building) A2 Standard Energy Efficiency
- Daikin Air to Water Electric Heat Pump for Heating/Hot Water
- Zoned Heating with digital control panel
- Underfloor Heating on ground floor/Steel Radiators upper floor
- Pressurised Water system with power showers
- Aqua Box Water Storage in Attic area.
- Futureproof UPVC 1.2W/M2K U Value Windows and Doors
- Ultratech Front Entrance Door
- CMEV (Controlled Mechanical Extract Ventilation) System
- Kitchen PC Sum (€4000 to €6000 depending on House Type)
- Tiling PC Sum €2500 (Supply and install for wet areas in bathrooms)
- Standard Sanitary Ware from ideal standard
- Paint Grade panelled internal doors plus ironmongery
- Paint grade MDF architraves, skirting and window boards
- Painted red deal timber stairs
- Interior Paint
- Rear and Front Garden : Grass seeded topsoil
- Treated Timber Side gates
- Front Boundary divisions : precast concrete pencil kerbs (front lawns)
- Rear & Side Boundaries : Precast concrete base panel and treated timber panel
- Common Public Area Boundaries : Block walls rendered on public side Paved Driveways at front of Houses