

Montpelier



- Large 4 bedroom detached
- Approx 1,951 sq.ft. / 181 m²
- **BER A2**

Plans



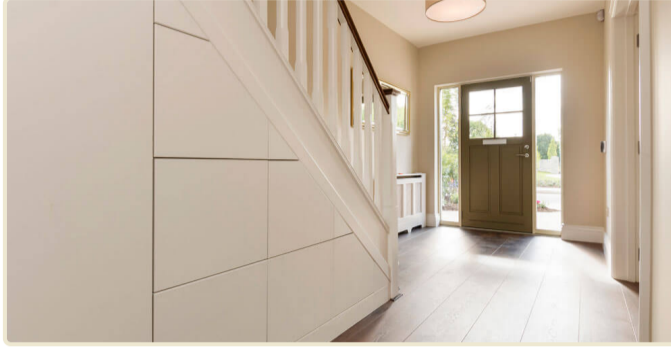
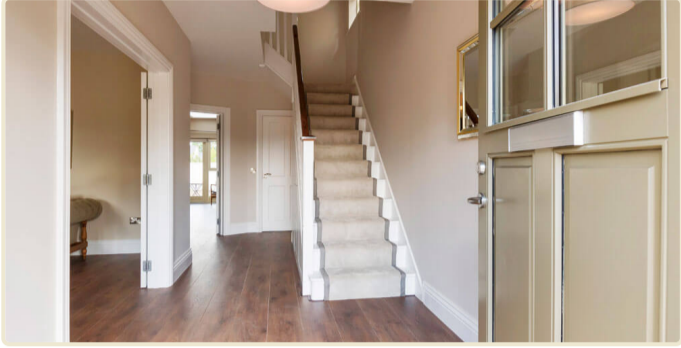
Technical Specifications

Construction Type	<ul style="list-style-type: none"> • Concrete block construction with internal insulation and brick front elevations.
Superior Low Energy Design	<ul style="list-style-type: none"> • A2 BER Rating – energy efficient homes. • Low energy, low carbon houses. • Very high levels of insulation incorporated in floors, walls and roofs. • Super warm construction delivering exceptionally high levels of thermal performance and air-tightness. • High performance, low U-value windows and external doors. • Low maintenance PVC windows. • Natural ventilation system throughout the house.
Building Guarantee	<ul style="list-style-type: none"> • These quality homes are covered by the HomeBond 10 Year Guarantee Scheme.
Kitchen & Wardrobes	<ul style="list-style-type: none"> • Elegant high-quality fitted kitchens and wardrobes as per showhouse. • Fitted storage units to utility room.
Bathrooms & En-Suites	<ul style="list-style-type: none"> • Stylish bathrooms with attractive range of high quality sanitary ware and fittings. • Bathroom and ensuite wet areas tiled as per showhouse (excluding floor tiles). • Large shower trays to ensuites.
Fireplace	<ul style="list-style-type: none"> • Fireplace and electric fire as per showhouse
Internal Finishes	<ul style="list-style-type: none"> • Internal walls plastered and painted. • Smoke, heat and CO2 detectors fitted as standard. • Wired for intruder alarm and cable television. • CAT 6 cable wiring for data and telephone points for high speed broadband connection. • Standard pendant light fittings and attractive power points.
External Finishes	<ul style="list-style-type: none"> • Low maintenance, attractive brick and render finishes. • Sandstone window surrounds, paving as per show-house. • Old world Ibstock brick front elevation. • Parex plaster finish to balance off all blockwork walls.
Gardens	<ul style="list-style-type: none"> • Gardens are top-soiled and seeded with grass. • 400mm x 400mm silver granite paving to patio areas to the rear of each house.
Windows & Doors	<ul style="list-style-type: none"> • All windows and doors are low maintenance energy efficient PVC. • Windows are Argon filled double glazed units. • Window boards will be moisture-resistant MDF. • Internal doors shall be as per showhouse. • Skirtings and architraves as per showhouse.
Stairs & Railings	<ul style="list-style-type: none"> • Stairs – newels & spindles to be custom details to compliment the house style to include painted handrails.
External Wall Finishes	<ul style="list-style-type: none"> • Old world Ibstock brick front elevation. • Parex plaster finish to balance off all blockwork walls.

BER A2



Gallery



Other Homes

Three Rock



BER A3

3 bedroom Detached

Approx 1,394 sq.ft. / 129 m²

Visit <https://pinco227.github.io/dublin-hills>

Lugmore



BER A3

Large 3 bedroom semi-detached

Approx 1,200 sq.ft. / 111.5 m²

Visit <https://pinco227.github.io/dublin-hills>



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