

Specifications for Clos Molua, Slí na Manach, Mungret, Co.Limerick

BER Rating

- A2 BER energy rating
- Renewable Energy Air to Water heat pump
- Underfloor heating on ground floor and radiators on first floor – (hot water 24/7 - lower running costs, one utility bill)

External Finishes

- Natural Stonework to front elevation with painted nap plaster finish to rest of house
- Outdoor tap fitted
- Front and rear outdoor lighting

Doors & Windows

- Internal Oak Doors with glazing to double doors
- “A” Rated external double-glazed windows and doors

Internal Finishes

- All walls and ceilings will be plastered, skimmed and painted
- Stira stairs to attic
- Ceiling coving to entrance hall and living room

Kitchen / Utility

- Luxurious kitchen with choice of finishes for both units and worktops

Bathroom / Ensuite

- All bathrooms and ensuite rooms fitted with high-quality sanitaryware
- Chrome towel rails in main bathroom and ensuite
- Mixer handset fitted in main bathroom
- Shower doors fitted in ensuite
- Pump showers in ensuite
- Choice of wall and floor tiling fitted in bathrooms and ensuite shower areas and splashback

Wardrobes

- Stylish fitted wardrobes provided

Tiling

- High quality choice of tiling for bathrooms and kitchen

Electrical

- Smoke, heat and carbon monoxide detectors fitted as standard
- Wired for intruder alarm
- Wired for broadband

Gardens

- Rear gardens seeded
- Paved driveways to front of house
- Front gardens planted and seeded
- Boundary walls of block construction and concrete capping
- Timber side gates

Guarantee

- 10-year Global Homes Warranty Structural Guarantee
- Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance

This FAQ document is intended for guidance purposes only and does not form part of any contract between the purchaser and the developer.

Selling Agent Particulars

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