



PARK HOUSE

BALDOYLE

SPECIFICATIONS

EXCLUSIVE SCHEME OF
25 LARGE CONTEMPORARY
TOWNHOUSES AND APARTMENTS

SPECIFICATIONS

EXTERNAL FINISHES

- Low maintenance, high quality stonework & monocouche render.
- Secure garage in Type B houses, carport and off-street parking in Type A houses.
- Future proof A rated UPVC high performance double glazed windows with ultra tech front doors from Munster Joinery.
- Maintenance free rainwater goods.
- Rear gardens will be raked & seeded with a paved patio area.

ENERGY EFFICIENCY

- A3 BER rating.
- High levels of roof wall & floor insulation.
- Panasonic air to water heat pump to all new builds.

SECURITY & SAFETY

- Smoke detectors fitted throughout.
- Carbon monoxide detection.
- Pre-wired for intruder alarm.

INTERIOR FINISHES

- Stylish solid core painted shaker style door.
- High specification skirting & architrave.
- Brushed chrome ironmongery as per show house.
- All walls & ceilings are skimmed and painted a neutral paint colour throughout.

KITCHENS

- Contemporary kitchens by Cawley's Furniture with quartz worktop and upstands.

BATHROOMS & ENSUITES

- Contemporary white sanitary ware are standard in all bathrooms.
- Chrome heated towel rails in bathroom ensuite & down stairs W/C.
- Bathrooms are finished with a combination of floor and wall tiling to wet areas as per show house.

WARDROBES

- High quality built in wardrobes by Cawley's Furniture throughout as per the show house.

GENERAL

- 10-year structural guarantee with Homebond.

UTILITY

- Plumbed for washing machine & dryers as per house type (white goods not standard).
- Floors are tiled as standard.

MANAGEMENT COMPANY

- A management company will be put in place to ensure that the high standards of the development at Park House will be maintained into the future.

PARK HOUSE

BALDOYLE



KELLY WALSH
property advisors & agents

01.664.5500

www.kellywalsh.ie

PSRA No. 002885

BER A3

H HOMELAND



Investment Partners

Activate Capital

FOR MORE INFORMATION VISIT
PARKHOUSEHOMES.IE

These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The developer reserves the right to make alterations to the design, specification and layout. Kelly Walsh PSRA Registration Number 002885