



ABBHEY HILL, THOMASTOWN

HOME FEATURES & SPECIFICATIONS

EXTERNAL FEATURES

- External elevations finished with a combination of brick, and render.
- Roof is finished with concrete roof tiles
- Aluminium fascia, soffits, gutters, and uPVC downpipes
- High performance double glazed aluminium windows “Passiv AluP”
- High performance AluP sliding patio doors.
- High performance Ultra Tech, hardwood composite painted front door with multi point locking system.
- The gardens offer a wonderful extension of the living space, rear gardens are seeded and surrounded by a combination of concrete block walls and dura/concrete post & timber fencing.
- Communal parking
- Side gates are fitted to all houses where required.

INTERNAL FEATURES

- Quality Fitted Kitchen (appliances not included)
- Utility room where provided i.e. in 3 Bed, plumbed for washing machine and dryer
- High quality primed doors complete with matching architrave, skirting and ironmongery.
- The bathrooms and ensuite are completed with quality sanitary ware.
- Pressured water system provides high pressure water to the bath and showers.
- Ceilings, walls and woodwork are painted throughout.

ENERGY EFFICIENCY

- A2 Ber Energy Rating
- One of the first developments in County Kilkenny to have Home performance Index (HPI) Certification <https://homeperformanceindex.ie/>
- Energy Efficient Timber Frame construction delivering the highest level of structural performance with superior thermal insulation and airtightness.
- High efficiency air to water heat pump serves the heating and hot water requirements. There are controlled heating zones and hot water zone. In addition to the heating zones all radiators are fitted with thermostatic valves.
- Ventilation –Demand control ventilation. The system ensures excellent indoor air quality and also reduces the heat losses linked with ventilation, in effect reducing energy needs.



ELECTRICAL, MECHANICAL & MEDIA

- The electrical layout has generous allocations of light and power points located throughout the house. Data and power points are provided. Houses are wired to suit multiple TV/Broadband providers and Free to Air TV.

SAFETY & SECURITY

- Houses are fitted with smoke and heat detectors in accordance with the latest standards.
- Superior hand locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.

GUARANTEE

- Houses are covered by a 10-year HomeBond latent defects and structural guarantee.