

# Features and Benefits

## Energy Efficiency

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- ✓ All houses will achieve an A2 BER rating
- ✓ High levels of floor, wall and roof insulation throughout.
- ✓ Centralised mechanical extract ventilation system.
- ✓ Airtight construction detailing ensuring minimal heat loss through building fabric.

## Accessibility

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- ✓ The development is designed to comply with all requirements of *TGD Part M – Access and Use*.
- ✓ Quality housing for sustainable communities
- ✓ The internal layout of the houses are designed with the owner in mind – large open spaces allow for modern day living.

## Interiors

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- ✓ Painted wall finish to all rooms in neutral tones.
- ✓ Shaker doors internally with modern chrome ironmongery throughout.
- ✓ Timber staircase and handrail.
- ✓ Contemporary skirting boards and architraves with gloss painted finish.
- ✓ Wardrobes to double rooms.

## Bathrooms & Ensuites

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- ✓ Modern sanitaryware with chrome fittings – ‘Sonas’ range.
- ✓ Dual flush water efficient toilets throughout.

## Kitchens & Utility

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- ✓ Modern kitchens with selected worktops. Worktop is also continued on the wall to form the splashback.
- ✓ The utility rooms are plumbed for washing machine and dryers and fitted with countertop.

## Mechanical & Electrical

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- ✓ High speed fibre broadband available & pre wired for SIRO media.
- ✓ Generous allocation of sockets and data points.
- ✓ 6kw Daikin Altherma 3 third generation air to water heat pump unit complete with intuitive user interface ‘Hive’ or equivalent controller.
- ✓ Thermostatic controlled radiators ensuring continuous comfort levels.
- ✓ Smoke, heat and carbon monoxide detectors fitted in line with all current regulations.
- ✓ Low energy light fittings throughout.

## Exteriors

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- ✓ Block built houses with painted render / brick front facades. Maintenance free dry dash finish to sides and rear elevations.
- ✓ Energy efficient ‘Future Proof’ windows supplied by Munster Joinery.
- ✓ Alutech Composite front doors with secure five-point locking system supplied by Munster Joinery.
- ✓ Sliding patio doors to rear garden – Munster Joinery.
- ✓ External light over patio door.
- ✓ Rear gardens are fenced with side gate, levelled and seeded
- ✓ Black PVC Fascia & Soffit
- ✓ Black PVC Gutters and Downpipes
- ✓ Black Tile Roof

## Guarantee

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- ✓ All houses come with a 10 Year structural Homebond to cover structure and mechanical& Electrical.

