

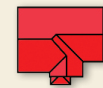
MARLMOUNT

OLD DUBLIN ROAD, DUNDALK



marlmount.ie

SITE PLAN



THE BEECH

3 Bedroom Semi-Detached
114 Sq. M / 1,227 Sq. Ft



THE HAZEL

4 Bedroom Semi-Detached
120 Sq. M / 1,292 Sq. Ft



THE ASPEN

4 Bedroom Semi-Detached
125 Sq.M / 1,345 Sq Ft



THE SYCAMORE

4 Bedroom Semi-Detached
and Detached
136 Sq. M / 1,464 Sq. Ft

SPECIFICATION

EXTERNAL

- Maintenance free brick and render facades
- PVC Fascia soffits, gutters and downpipes
- Ultratech engineered timber front door with multi-point locking system by Munster Joinery
- High performance UPVC maintenance free dual colour windows and doors with low U value for energy efficiency
- Private parking for two cars
- Extensive landscaping to front gardens.
- Seeded rear gardens with timber fence with concrete posts
- External lighting to front and rear
- Treated timber side passage gate

BATHROOM & EN-SUITE

- Wall tiling as per showhouse
- High quality sanitary ware
- Polished chrome heated towel rail
- Thermostatically controlled shower with pressurised water supply
- Pressurised hot and cold water

KITCHENS

- Superior quality contemporary step shaker style kitchen in a superior matt finish from Bespace as per relevant showhouse
- Extractor fan included as standard
- Satin chrome sockets and switches above worktops
- Soft close drawers and doors
- Separate utility room with below counter top space provided for washing machine/dryer
- Stainless steel bowl and a half sink

ENERGY EFFICIENCY

- A2 building energy rating (BER)
- Mitsubishi eco dan A rated condensing heat pump with dual zone control
- Mechanical extract demand control ventilation with humidity sensors
- Energy saving LED light fittings
- High levels of floor, wall and roof insulation

INTERNAL FINISHES

- Fiber optic cable (cat 6) and media hub installed
- Wired to TV, telephone and intruder alarm
- Quality interior joinery to include hardwood handrail to stairs
- Satin chrome brushed finish ironmongery
- Contemporary grooved architrave and skirting
- Painted throughout

BEDROOMS

- Bespoke designed micro shaker style wardrobes fitted by Bespace as per the showhouse

HOME BOND WARRANTY

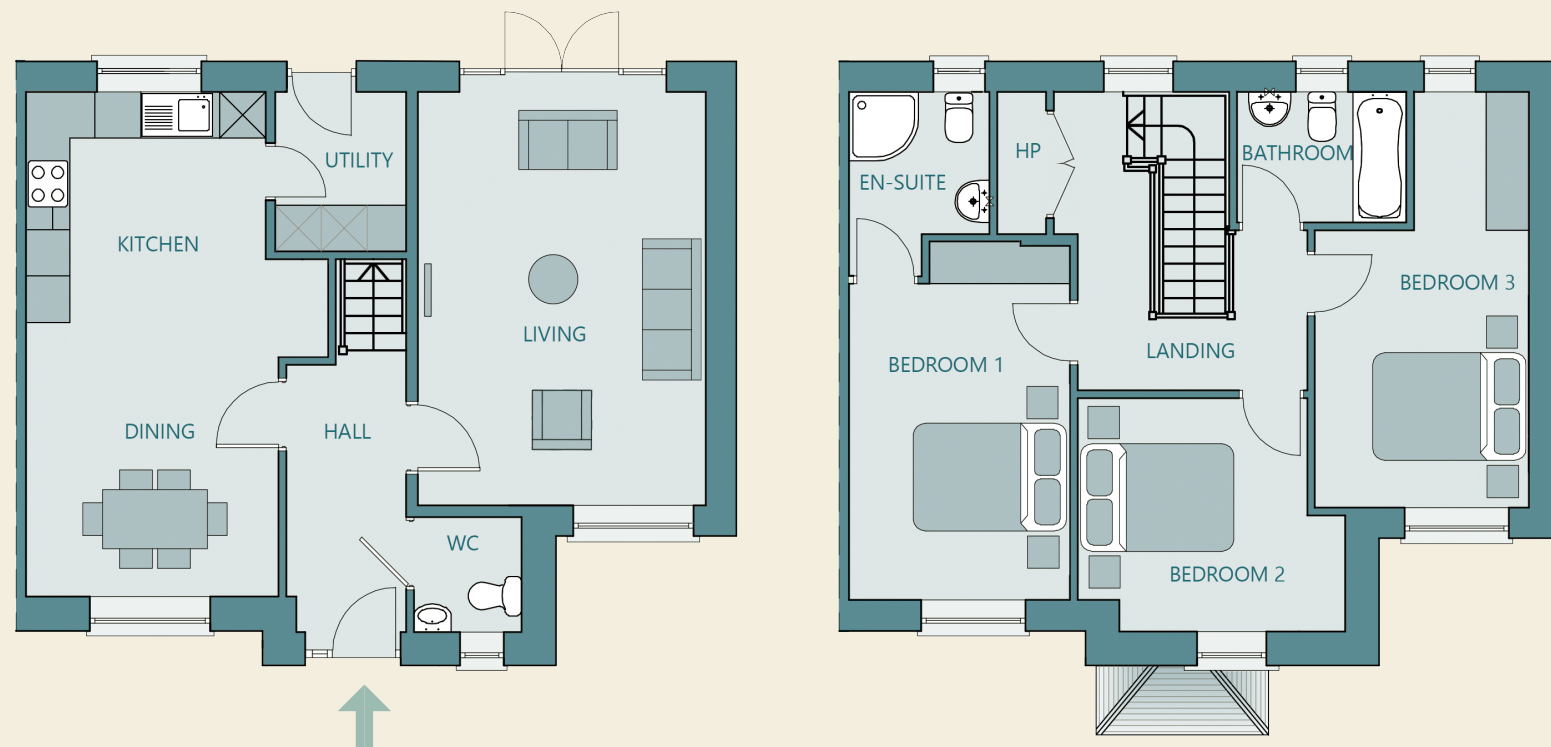
- 10 year structural/latent defects insurance and mechanical electrical inherent defects insurance





THE BEECH

3 BEDROOM SEMI-DETACHED HOUSE
114 SQ.M / 1,227 SQ.FT



GROUND FLOOR

FIRST FLOOR

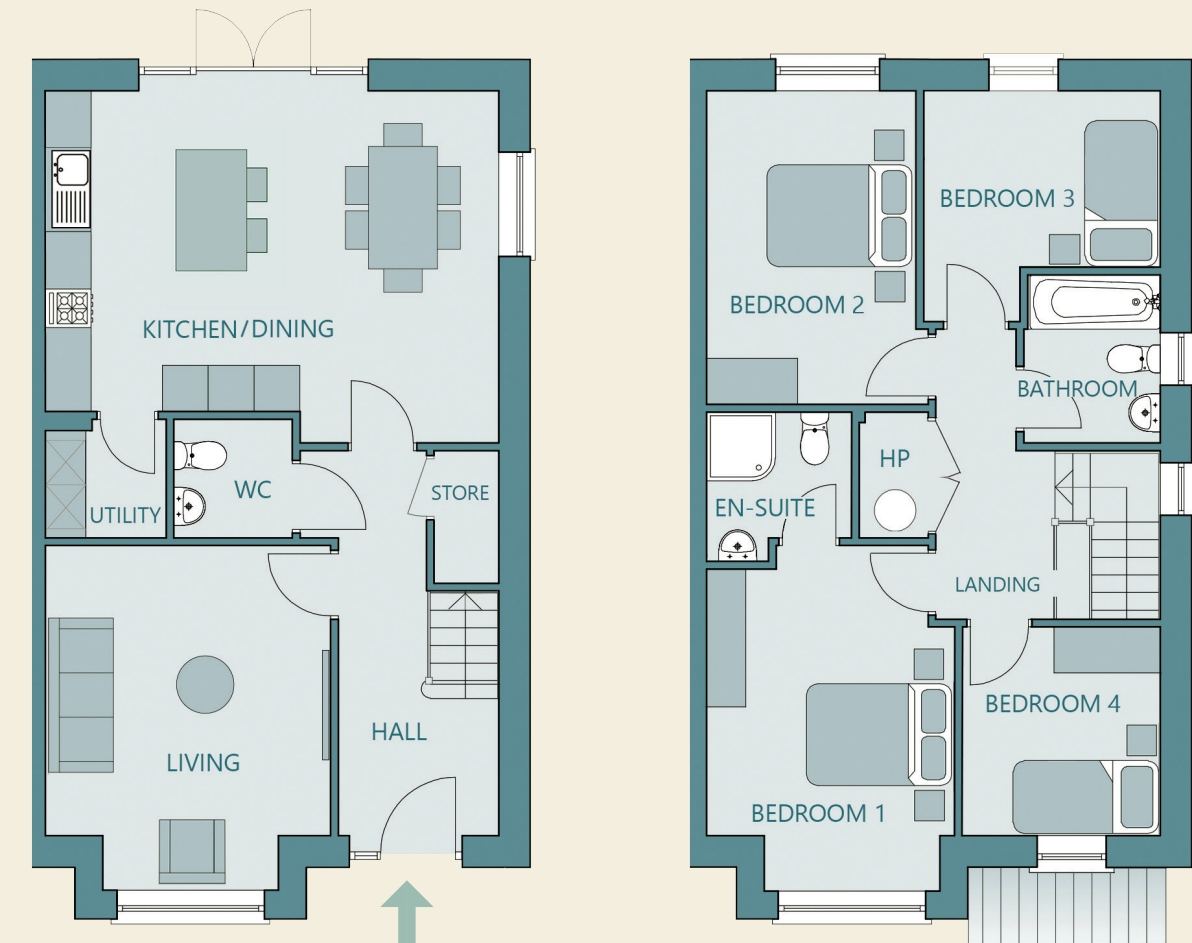


Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



THE HAZEL

4 BEDROOM SEMI-DETACHED HOUSE
120 SQ.M / 1,292 SQ.FT

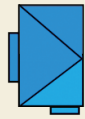


GROUND FLOOR

FIRST FLOOR

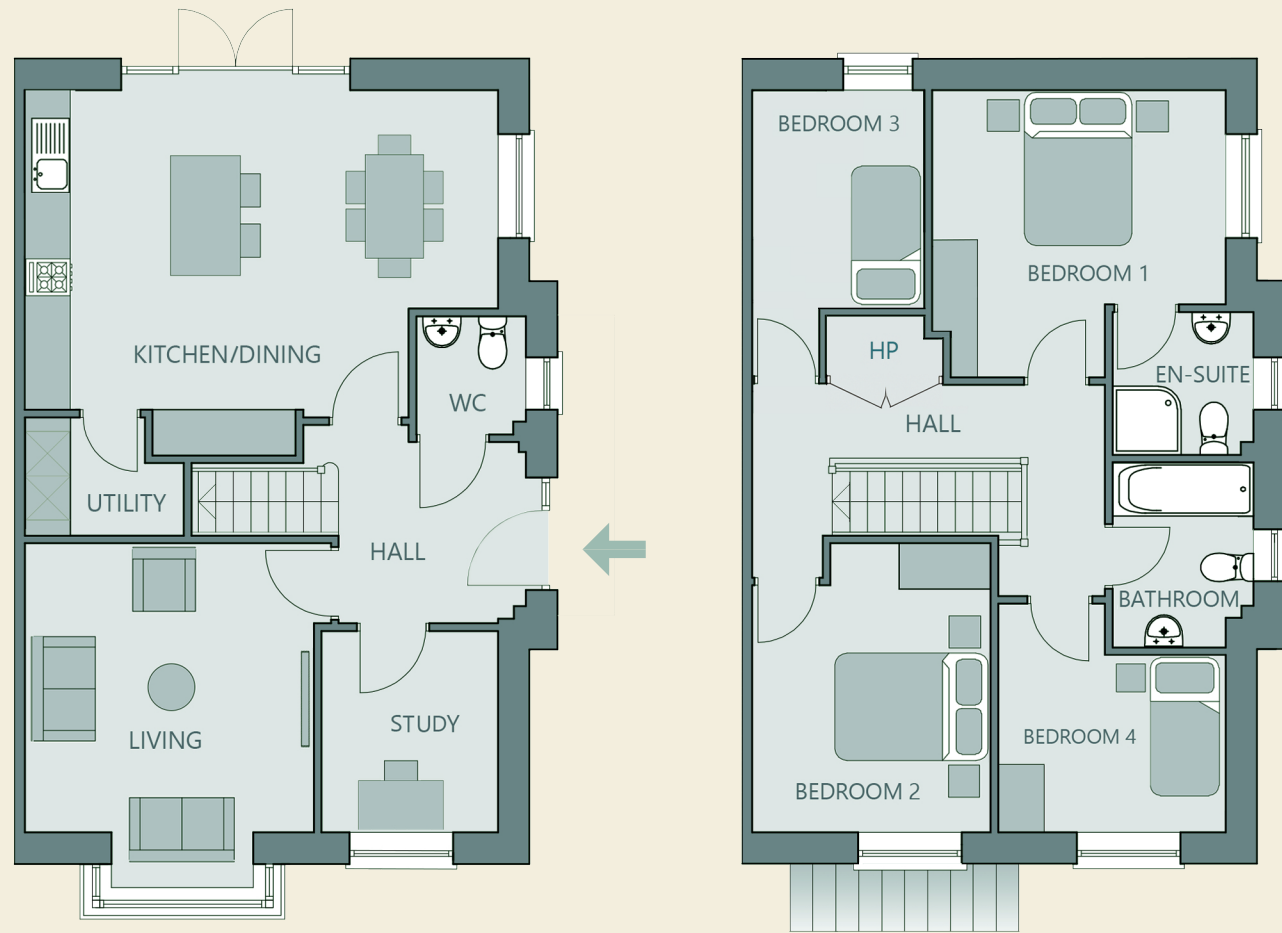


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THE ASPEN

4 BEDROOM SEMI-DETACHED HOUSE
125 SQ.M / 1,345 SQ.FT



GROUND FLOOR

FIRST FLOOR

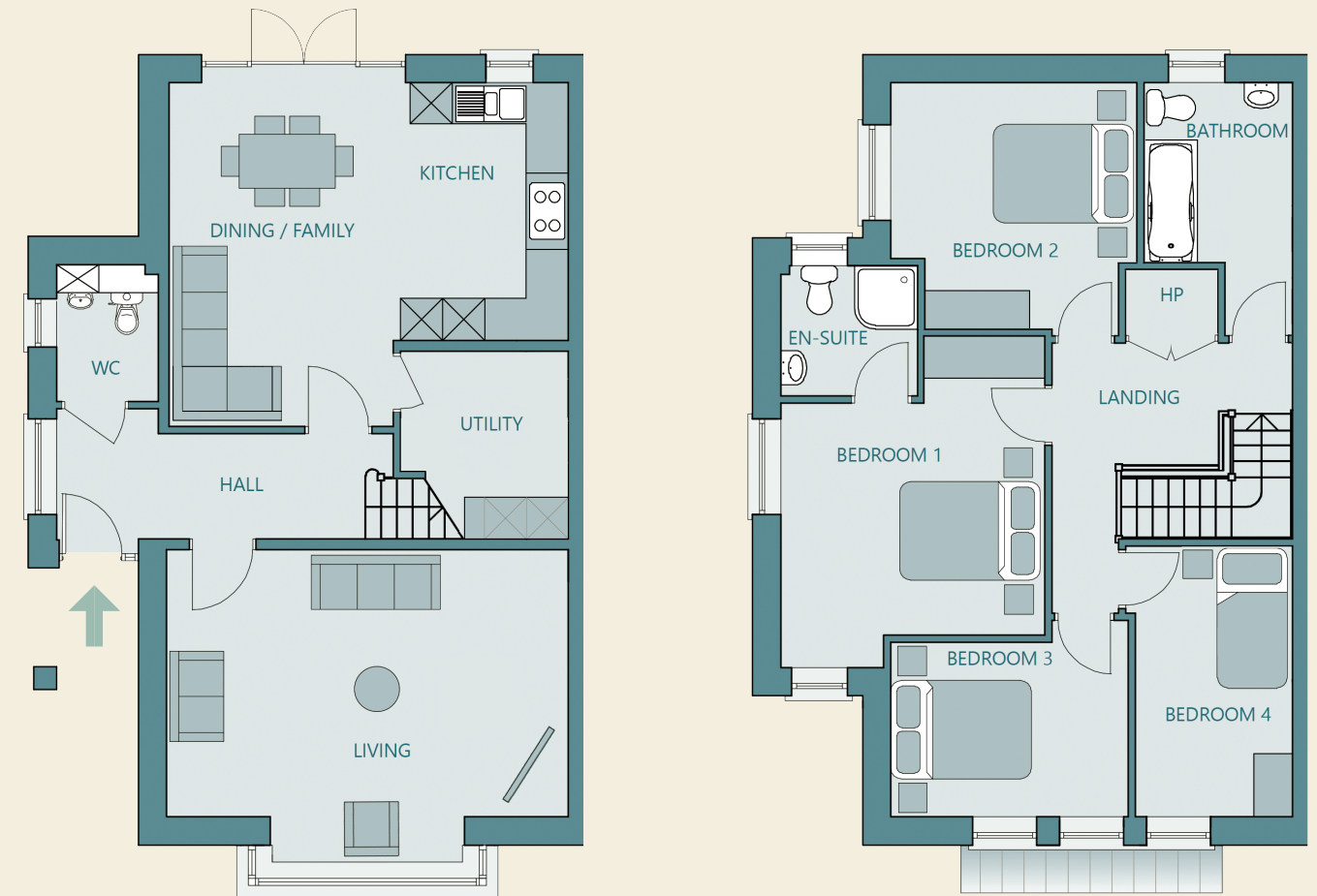


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SYCAMORE

4 BEDROOM SEMI-DETACHED & DETACHED HOUSE
136 SQ.M / 1,464 SQ.FT

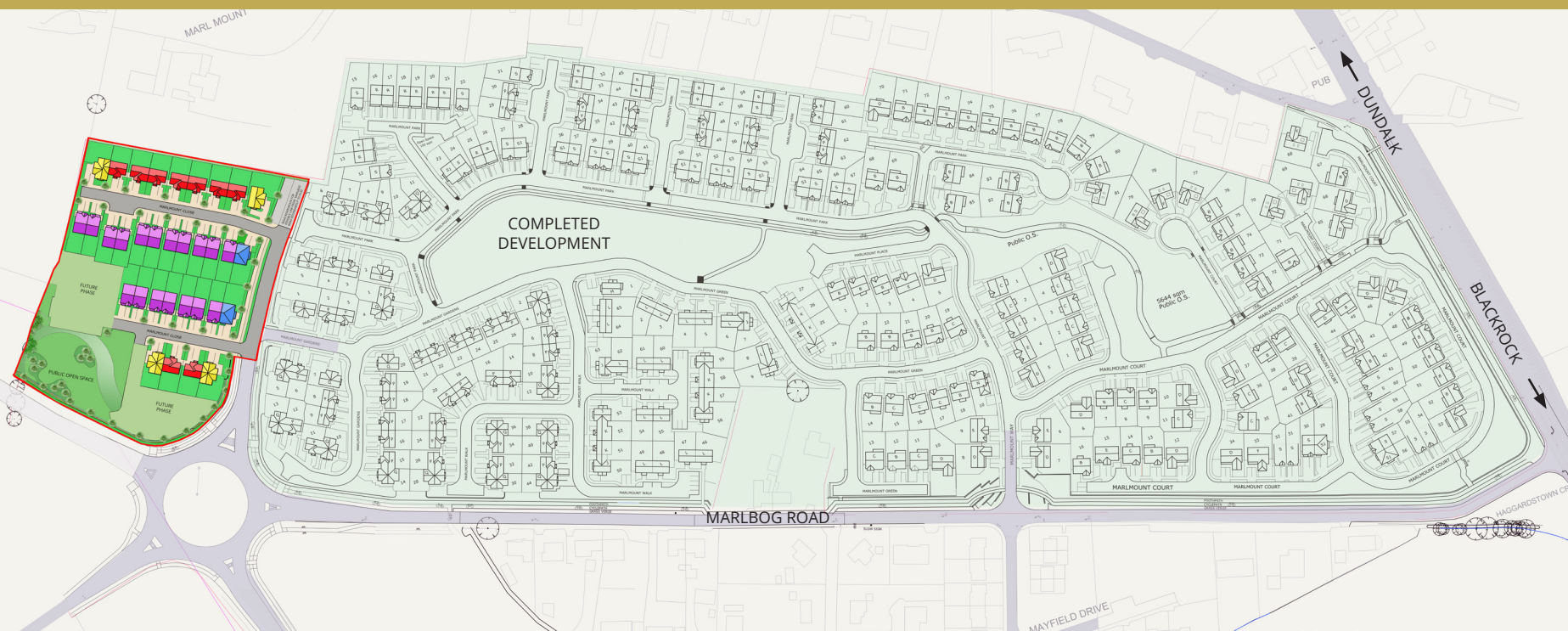


GROUND FLOOR

FIRST FLOOR



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LOCATION MAP



PSRA No. 003177

 **McGarrell Reilly
Homes**

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