



# Parkleigh

SEVEN MILLS – DUBLIN 22



# 3 Bedroom Houses

## Mid Terrace F1

108 Sq M  
1,162 Sq Ft

## End Terrace F2

107.3 Sq M  
1,155 Sq Ft

## Mid Terrace G1

94.2 Sq M  
1,014 Sq Ft

## End Terrace G2

95.7 Sq M  
1,030 Sq Ft

## Semi Detached G3

95.7 Sq M  
1,030 Sq Ft

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative and the final number and location may vary. Cairn reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.



Parkleigh

1-2

R113

Sitemap

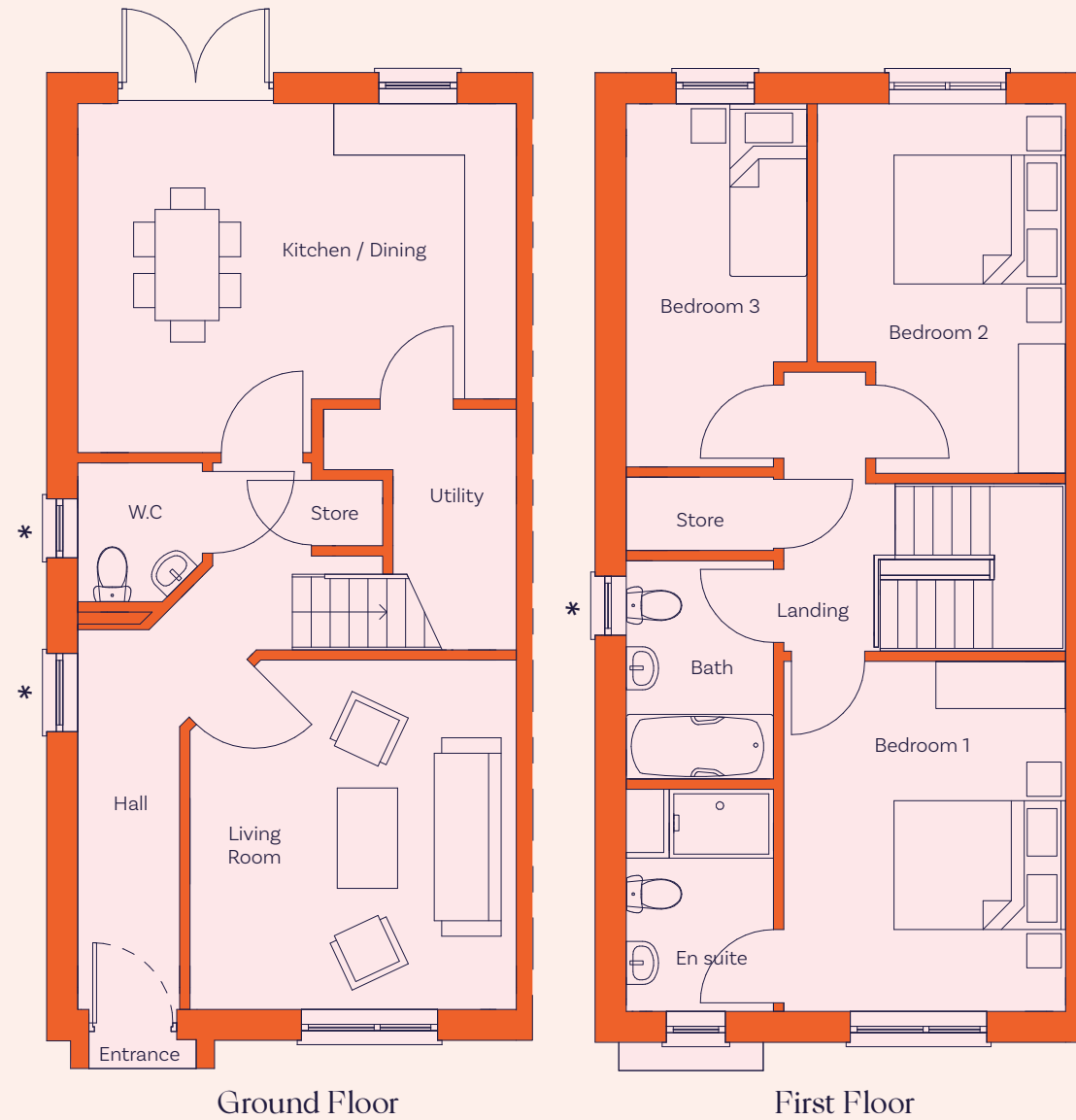
# 3 bedroom

## Mid Terrace

**F1**  
c. 108 Sq M  
c. 1,162 Sq Ft

## End Terrace

**F2**  
c. 107.3 Sq M  
c. 1,155 Sq Ft



\* Windows in end terrace

**Please note:** A mirror version of this house type layout may feature in Parkleigh, depending on location. Please speak to the Selling Agent for clarification. Floorplans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

# 3 bedroom

## Mid Terrace

**G1**  
c. 94.2 Sq M  
c. 1,014 Sq Ft

## End Terrace

**G2**  
c. 95.7 Sq M  
c. 1,030 Sq Ft

## Semi Detached

**G3**  
c. 95.7 Sq M  
c. 1,030 Sq Ft



\* Windows in end terrace and semi-detached

**Please note:** A mirror version of this house type layout may feature in Parkleigh, depending on location. Please speak to the Selling Agent for clarification. Floorplans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

# Special features & specifications



## External features

- High quality brick and render facades
- UPVC high-performance double-glazed windows with low U-Value for energy efficiency
- Engineered timber front door with multi-point locking system
- Large, glazed patio doors to private rear gardens
- Side passage gate (where applicable)
- Paved front driveways to accommodate parking (where applicable)
- Seeded gardens with dividing fence

## Energy efficiency

- A2 BER energy rating
- Highly insulated airtight design
- Whole house Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements
- High levels of roof, wall, and floor insulation
- Heat pump with dual zone controls
- Internal pipe insulation to reduce heat loss
- Energy saving LED light fittings

## Security & Safety

- Smoke detectors fitted throughout (mains powered with battery backup)
- Safety restrictors provided on upper floor windows

## Media & Communications

- Wired for high-speed broadband (Cat 6)
- Telephone/data points in living room
- Main infrastructure installed to accommodate Siro and Virgin

## Electrical

- Generous provision of lighting and power points
- Future proofing for electric car charging point to on- and off-curtilage car parking spaces

## Bathrooms & Ensuites

- High quality tiling to floors and wet areas in bathroom and ensuite
- Contemporary shower enclosure, complete with pressurised water supply and fitted shower doors
- Heated towel rails in all bathrooms and ensuites
- High quality sanitary ware

## Heating

- Energy efficient heat pump provided utilising panel radiators
- Time and temperature zone control provided
- Pressurised hot & cold water

## Wardrobes & Storage

- Shaker style fitted wardrobes in all double bedrooms

## Kitchen & Utility Rooms

- Superb contemporary designed kitchens
- Fully integrated dishwasher, cooking, and fridge/freezer appliances
- Stainless steel sink and mixing tap
- Separate utility/storeroom with countertop provided along with space for washing machine and dryer

## Interior Finishes

- Smooth finish white painting throughout
- Pull-down attic ladder fitted to all houses
- Extra height ceilings at ground floor
- High quality painted doors
- Contemporary grooved architrave and skirting
- Brushed satin finish ironmongery
- Superior quality internal joinery

## Warranty cover under Homebond

- 10yr structural insurance and 5yr defects and equipment insurance



# CAIRN

## Built For Good



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## Seven \_\_\_ \_\_\_ Mills

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