

Specifications



External Features

- Attractive, high-quality façades with a combination of brick and render
- All homes feature impressive, reconstituted stone surrounds, enhancing the generous windows and doors to the front elevations
- High-quality aluminium, high-performance windows and patio doors, with multi-point locking systems and enhanced acoustic and insulating properties
- All front doors are composite with multi-point locking system
- Each house and ground floor apartment has a private rear garden, offering a wonderful extension of the living space at the property
- All rear gardens are seeded with paving, providing the perfect alfresco dining area. Where applicable, all side gates are hardwood
- Wall-mounted outdoor lights, double sockets, and an outdoor tap are provided as standard to all rear gardens
- 3-bed duplex homes feature large, private paved terraces, maximising natural light and aspects within the property
- Bin stores with a premium brick finish are provided to all mid-terrace units
- Each home will have the benefit of secure cycle parking within designated bike enclosures
- Each home will have the benefit of at least one car parking space located either on-curtilage or in close proximity to the dwelling

Internal Features & Finishes

- Elevated floor to ceiling height of 2.7m at ground floor level
- All walls and ceilings have a plastered and painted finish
- Modern doors throughout with contemporary feature square architrave and skirting
- High-quality ironmongery throughout

- Staircases have modern design features and handrails with a painted finish
- Wardrobes are full-height with a contemporary design with assorted storage and hanging options
- Attic hatch and folding stairs fitted for easy access to attics in all homes

Kitchens & Utility Room

- The design concept for the kitchens is focused on creating a space with both comfort and style, balanced equally. All kitchens feature a fresh colour palette echoing the coastal setting of your doorstep as follows:
 - 2- & 3-bed houses — Aqua
 - 4-bed houses — Coastal Blue
 - 2-bed apartments & 3-bed duplexes — Sulking Room Pink
- The custom designed contemporary kitchens feature premium-quality quartz worktops and a detailed tile splashback
- Fully fitted Neff appliances (oven, microwave, hob and dishwasher). Extractor fan, fridge and freezer provided. All appliances are subject to signing of contracts within 21 days
- All utility rooms are plumbed for a washing machine and dryer
- LED lighting at counter level

Bathrooms and En Suites

- Stylish bathrooms and en suites are designed with a soft colour palette. Flooring and walls are adorned with large-format terrazzo-style tiles
- Feature wall tiling in family bathrooms with bespoke wall-mounted mirror and vanity cabinet elevate the user experience
- Striking large-format wall tiles to the en suites, with an Italian-inspired marble style, offer a dynamic yet relaxing escape for the user
- Striped hexagonal floor tiling to WC

- High-quality, square-profile chrome sanitaryware throughout
- Wall-mounted heated towel rails
- Bath screens and shower enclosures are included as standard
- Pressurised shower system with thermostatic valve

Electrical & Heating

- Recessed spotlighting and pendant fittings throughout, with 5-amp and USB sockets provided in select locations
- Generous light and power points provided within each home, using contemporary switches and sockets throughout
- Smoke alarms, heat detectors, and carbon monoxide alarms are fitted as standard
- All homes are wired for security alarms
- All car parking spaces have the provision to facilitate an electrical vehicle charging point. EV chargers are supplied to specific units
- All homes are wired for telecoms and media
- Energy efficient MEV systems (Energy Efficiency Class B) are incorporated into all homes to manage ventilation, reduce heat losses, and reduce dust and air pollutant build-up as a high air-change rate is utilised
- Thermostatic controlled heating system
- Pressurised hot and cold water systems

Energy Efficiency

- All homes are A-rated and registered under the Home Performance Index developed by the Irish Green Building Council
- All homes are insulated to a superior standard, providing a greener home and a more sustainable way of living

- Modern energy-efficient windows with argon double glazing and low emissivity coating designed to reflect heat back into rooms
- High-efficiency heat pump systems provided for all hot water and heating needs, designed to operate at lower temperatures to ensure efficiency and energy saving
- Energy-saving LED light fittings throughout

Outdoor Amenities

- Residents will benefit from over 4 acres of additional public open space across a series of connected landscaped areas within this initial phase
- Amenities will include playgrounds, a multi-use games area, a dog park, and spacious natural landscaping with dedicated walking and cycle routes
- A crèche, a café, and a convenience store will be located adjacent to the Market Square to provide residents with key local services

Guarantee

- Each home at Sea Gardens is covered by a 10-year structural guarantee scheme

Service Charges

- Service charges are paid annually to the management company, of which every owner will be a member
- Further information is available upon request