

MAYDENHAYES

MORNINGTON, CO. MEATH

PROFESSIONAL TEAM

DEVELOPER
Mornington New Homes
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DEVELOPERS

**MORNINGTON
NEW HOMES**
01 4534606



A2-A3 RATED HOMES

Disclaimer – The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guidance purposes only, are not necessarily comprehensive and may be subject to change. Knight Frank or Sherry Property are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination, the purchaser is responsible for making their own enquiries.

6 EXCLUSIVE 5 BED DETACHED HOMES

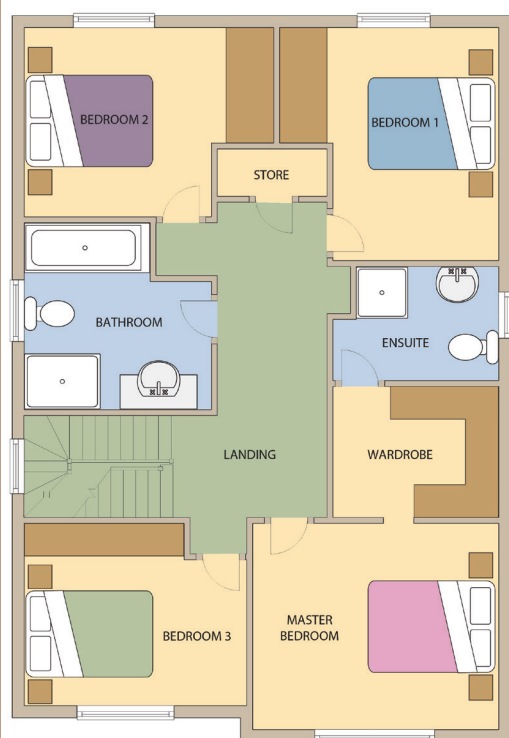
Approx. 212 sq.m / 2,282 sq.ft



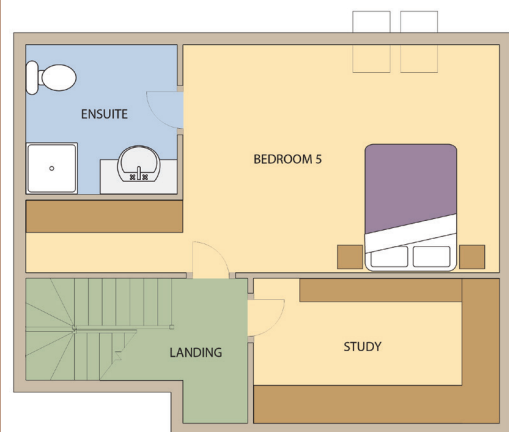
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Interior Specification

Dimplex A-Class sourced Heat Pump providing constant hot water and heating at lowest possible cost, underfloor heating to the downstairs

Bespoke kitchen with solid wood doors and tongue and grooved panelling

Large kitchen Island with solid oak worktop

High standard insulation to an A-rated specification

High standard wall hung sanitary ware

Two superior en-suites and walk in wardrobes

Pumped rain forest showers as per show house

Generous tiling as per showhouse

Spacious bright living area

Sliding doors between sitting room and dining room

High level ceilings downstairs - 9 ft

Generous electrical specification as per showhouse

A large study / home office

High quality fitted wardrobes as per showhouse

Plumbed utility with large storage area

Large downstairs WC

Wired for alarm, telephone and TV internal network cabling

Exterior Specification

Large South-westerly facing gardens, levelled and seeded

Wired for future car charging point

UPVC windows and doors

UPVC fascia soffit and guttering

Traditional block built

Solid wood front door with stained glass feature panel

High quality cobblelock paving to front driveway with parking for 2 cars

2 side gates

Concrete posts and pressure treated timber fencing to rear gardens

In addition to buying your home from Mornington New Homes, each home is covered by the 10 year Homebond structural guarantee scheme.

