

# ARDOUGHAN WOODS

*BY Craven Construction*

A development of 45  
Luxury homes,  
comprising of two story  
semi-detached and  
detached dwelling  
houses.

Georgian style  
features, future proof,  
Energy efficient, a high  
quality property on a  
generous site.



## FINAL PHASE

NEW HOUSES –  
NEW STANDARDS!



Licence no. 002274



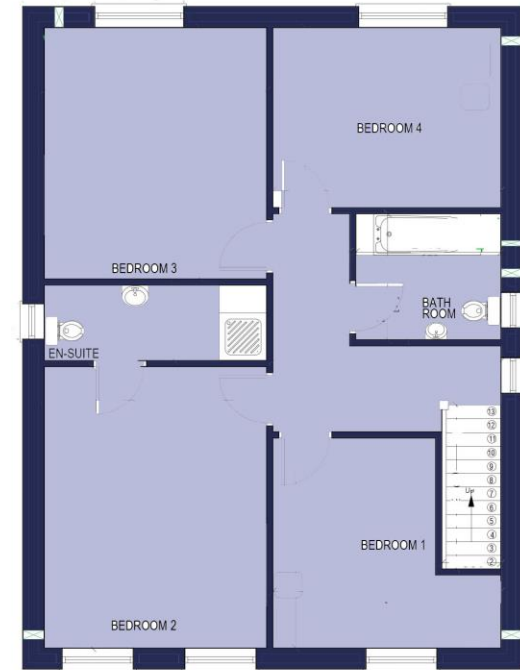


# FOUR BED DETACHED HOUSES

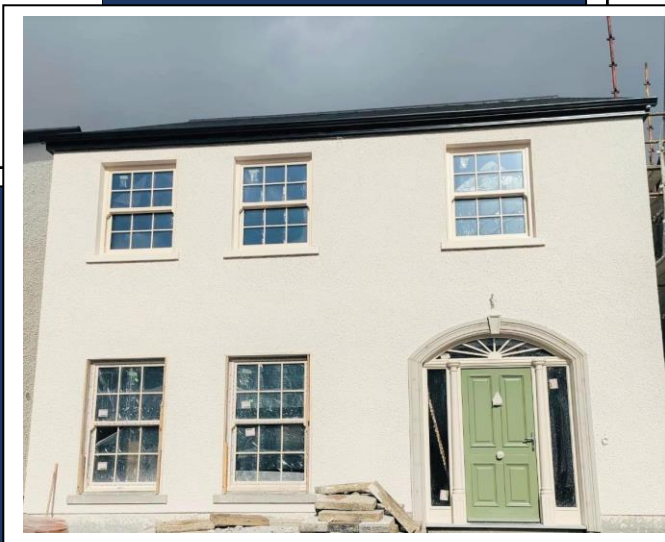
FLOOR AREA 160m<sup>2</sup> /1722ft<sup>2</sup>



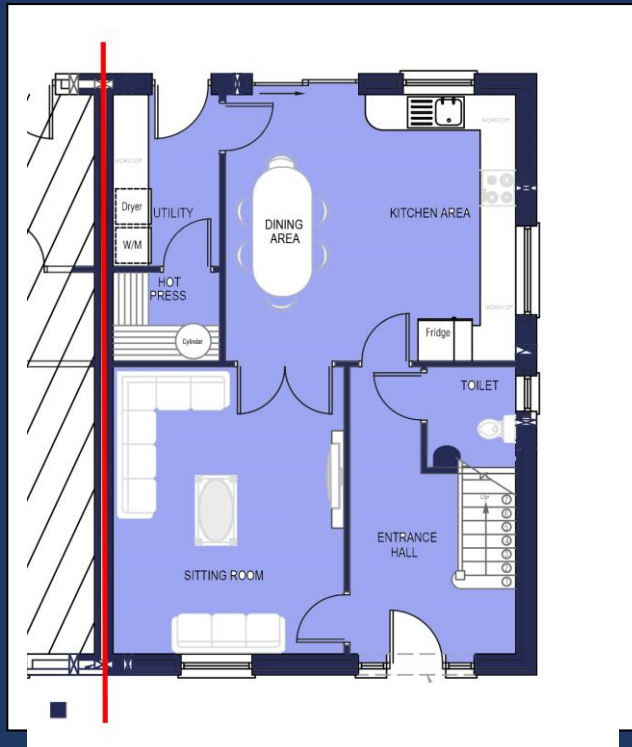
Ground floor plan



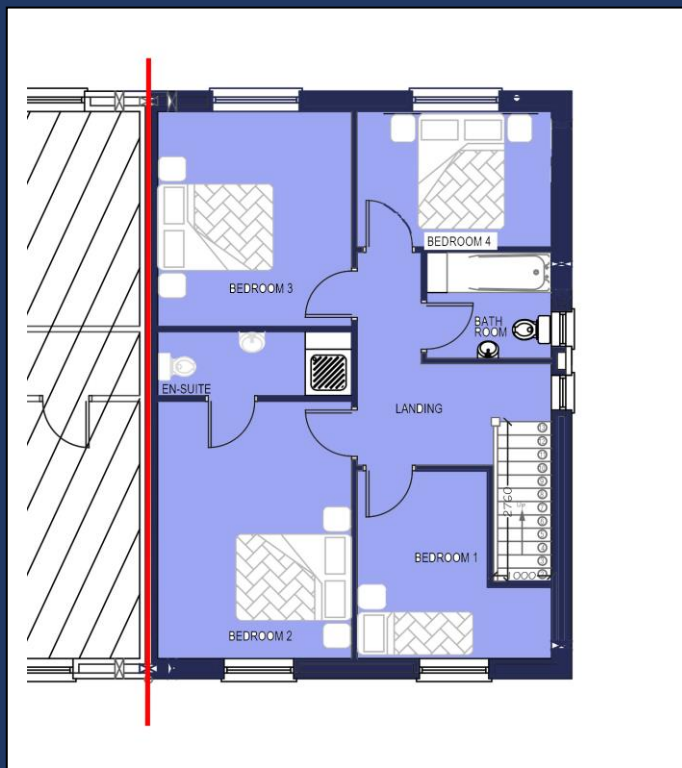
FIRST FLOOR PLAN



# SEMI-DETACHED HOUSES



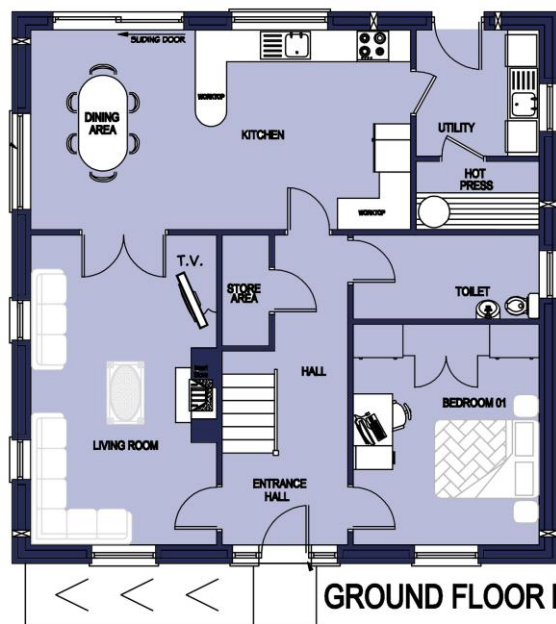
FLOOR AREA 127m<sup>2</sup> /1372ft<sup>2</sup>



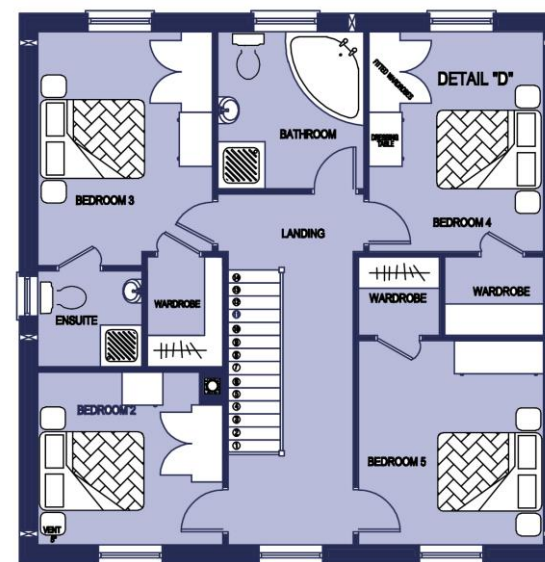
# FIVE BED DETACHED HOUSES



FLOOR AREA 190m<sup>2</sup> /2045ft<sup>2</sup>



GROUND FLOOR PLAN



FIRST FLOOR PLAN



# DETACHED SPECIFICATION

## SITE

- Lawns levelled & seeded
- Green areas landscaped & planted with trees, external /common side of boundary walls to be planted with ivy.
- Driveways & Side of house with SMA tarmac
- Future proof broad band ducting

## EXTERNAL

- Hardwood Georgian style front door with triple glazed units and fan light, decorative surround painted grey.
- Windows – triple glazed sash windows to the front with casement windows to the rear
- Rear door to match the front door
- Triple glaze sliding door to passive standards
- Foot paths with wheel chair ramp
- Boundary walls plastered with capping or poured concrete walls with capping

## INSULATION

- High density cavity insulation with internal insulated slab on all walls and ceilings & 150mm earthwool overhead.
- High density insulation in attic area
- Insulation in stud walls on first floor and between floors to provide sound proofing.
- A2 energy rating

## PAINTING

- White undercoat throughout ready for final colour coat, ceilings finished in white matt emulsion paint. (onsite painter available for bookings)
- External – Cills & Plinth

## TILING

- Tiling of main bathroom with walls tiled halfway, fully tiled in shower area.
- En-suite – fully tiled
- Tiling of floor in ground floor W.C, kitchen & utility floors.
- Choice of tiles from local supplier – Albany

## SANITARY WARE

- High quality white sanitary ware fitted in all bathrooms
- Neptune sealed shower units with associated Shower doors included 1200x900mm in main bathroom & 900x900mm in ensuite.

## KITCHEN

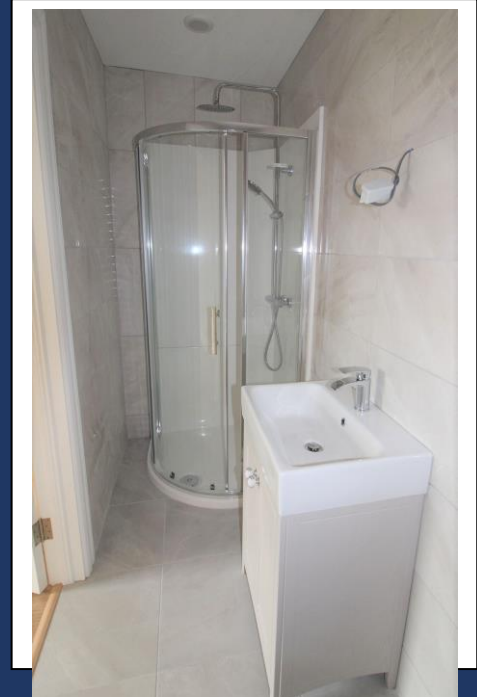
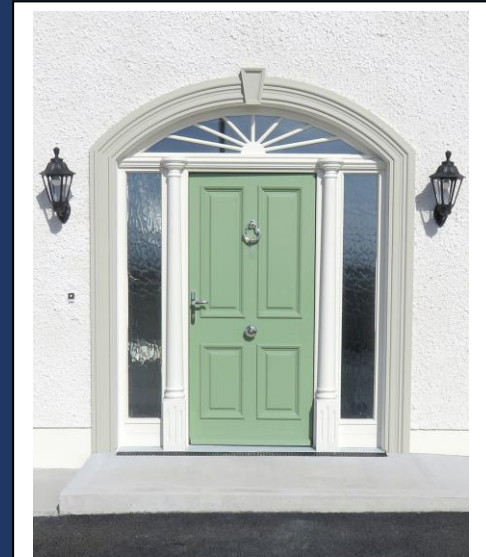
- P.C. sum of €5,000.00 included for kitchen – Queenan kitchens

## INTERNAL JOINERY

- 4 panel pre-finished Georgian style doors, with high quality brushed steel handles and hinges.
- Glazing in double doors from kitchen to living room.
- Pre-finished Victorian style skirting and architrave to match doors – skirting can be temporarily fixed to allow for fitting of floors.

## PLUMBING

- Samsung Air to water heat system (7 year guarantee) – with heating controlled zones.
- Under floor heating on ground floor level, with aluminium radiators on first floor.
- Pressurised water system with water tank on ground floor.
- External tap



# DETACHED SPECIFICATION



## FEATURES

- 9ft Ceilings on the ground floor
- Solid wood deal staircase, with painted spindles & solid oak handrail. (Cut string staircase on the 5 Bed detached.
- Stira stairs to access attic space
- Attic floor fully decked
- Electric fire place recessed into mock chimney with area to recess T.V above.
- Hot press shelving unit for storage
- Coving in sitting room, Kitchen/ dining room & in Hallway
- External finish wet dash – maintenance free

## ELECTRICAL

- External – 3 external lights over doors – power cable for future fitting of E-Car charging point.
- Hallway – 2 rose light fittings, 3 double sockets, 1 data point
- Kitchen/ dining room – 4 downlighters in kitchen area, 1 rose light fitting, power to all appliances, 6 double sockets, 1 USB socket, T.V. point & data point (kitchen layout must be supplied as soon as possible)
- Utility – 2 double sockets, 1 rose light fitting
- W.C. – 1 Globe light fitting, power for shaver light & vent
- Sitting room – 5 double sockets, 1 USB socket, T.V. point, data point, electrical supply to electrical fire, 1 rose light fitting.
- Bathroom & ensuite – 1 globe light fitting, power for shaver light & vent
- Master bedroom – 1 rose light fitting, 5 double sockets, 1 USB socket, TV point, data point.
- Bedrooms – 3 double socket, 1 USB socket, rose light fitting.
- Landing – Rose light & 2 double sockets
- All necessary electrical supply for Fire alarms, heating controls , showers etc.



# SEMI-DETACHED SPECIFICATION

## SITE

- Lawns levelled & seeded
- Green areas landscaped & planted with trees, external /common side of boundary walls to be planted with ivy.
- Driveways & side of house with SMA tarmac
- Future proof broad band ducting

## EXTERNAL

- Hardwood Georgian style front door with triple glazed units and fan light.
- Windows – triple glazed sash windows to the front with casement windows to the rear
- Rear door to match the front door
- Triple glaze sliding door to passive standards
- Plaster finish – painted
- Foot paths with wheel chair ramp
- Boundary walls plastered with capping or poured concrete walls with capping

## INSULATION

- High density cavity insulation with internal insulated slab on all walls and ceilings & 150mm earthwool over head.
- High density insulation in attic area
- Insulation in stud walls on first floor and between floors to provide sound proofing.
- A2 energy rating

## PAINTING

- White undercoat throughout ready for final colour coat, ceilings finished in white matt emulsion paint.
- External – Cills & Plinth

## TILING

- Tiling of main bathroom with walls tiled halfway, fully tiled in shower area.
- En-suite – fully tiled
- Tiling of floor in ground floor W.C., kitchen and utility floor also tiled.
- Choice of tiles from local supplier - Albany

## SANITARY WARE

- High quality white sanitary ware fitted in all bathrooms
- Neptune sealed shower units with associated Shower doors included in ensuite, main bathroom option of bath with shower over same or 1200 x 800mm Neptune shower unit.

## KITCHEN

- P.C. sum of €5,000.00 included for kitchen – Queenan Kitchens

## INTERNAL JOINERY

- 4 panel pre-finished Georgian style doors, with high quality brushed steel handles and hinges.
- Double doors ½ glass between kitchen and sitting room
- Glazing in door from Hallway to kitchen.
- Pre-finished Victorian style skirting and architrave to match doors – skirting can be temporarily fixed to allow for fitting of floors.

## PLUMBING

- Samsung Air to water heat system (7 year guarantee) – with heating controlled zones.
- Under floor heating on ground floor level, with aluminium radiators on first floor.
- Pressurised water system with water tank on ground floor.
- External tap





# SEMI-DETACHED SPECIFICATION



## FEATURES

- 9ft Ceilings on the ground floor
- Solid wood deal staircase, with painted spindles & solid oak handrail.
- Stira stairs to access attic space
- Attic floor fully decked
- Electric fire place recessed into mock chimney with area to recess T.V above.
- Hot press shelving unit for storage
- Coving in the sitting room & Hallway
- External finish wet dash – maintenance free

## ELECTRICAL

- External – 3 external lights over doors – power cable for future fitting of E-Car charging point.
- Hallway – 2 rose light fittings, 3 double sockets, 1 data point
- Kitchen/ dining room – 4 downlighters in kitchen area, 1 rose light fitting, power to all appliances, 6 double sockets, 1 USB socket, T.V. point & data point (kitchen layout must be supplied as soon as possible.
- Utility – 2 double sockets, 1 rose light fitting
- W.C. – 1 Globe light fitting, power for shaver light & vent
- Sitting room – 4 double sockets, 1 USB socket, T.V. point, data point, electrical supply to electrical fire, 1 rose light fitting.
- Bathroom & ensuite – 1 globe light fitting, power for shaver light & vent
- Master bedroom – 1 rose light fitting, 4 double sockets, 1 USB socket, TV point, data point, 1 rose light in wardrobe.
- Bedrooms – 3 double socket, 1 USB socket, rose light fitting
- All necessary electrical supply for Fire alarms, heating controls , showers etc.



