

STATION
WALK **NEWBRIDGE**

PREVIEW PACK

ballymore.

STATION WALK SITE PLAN

ELM

3 bedroom semi-detached
121 sq.m | 1,306 sq.ft

ASH

3 bedroom mid-terrace
121 sq.m | 1,306 sq.ft

OAK

4 bedroom semi-detached
136 sq.m | 1,468 sq.ft

BIRCH

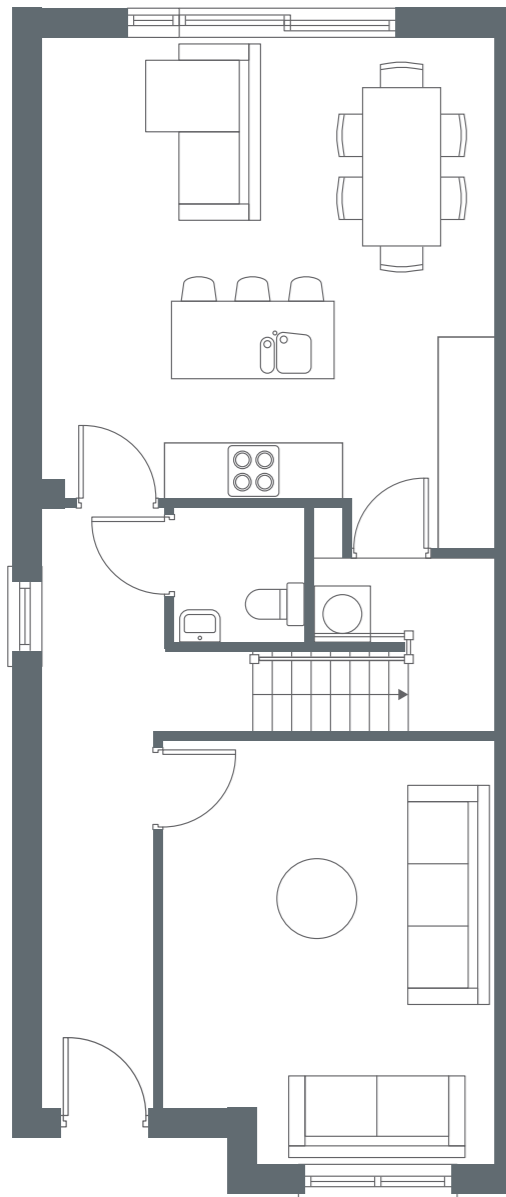
4 bedroom detached
146 sq.m | 1,572 sq.ft



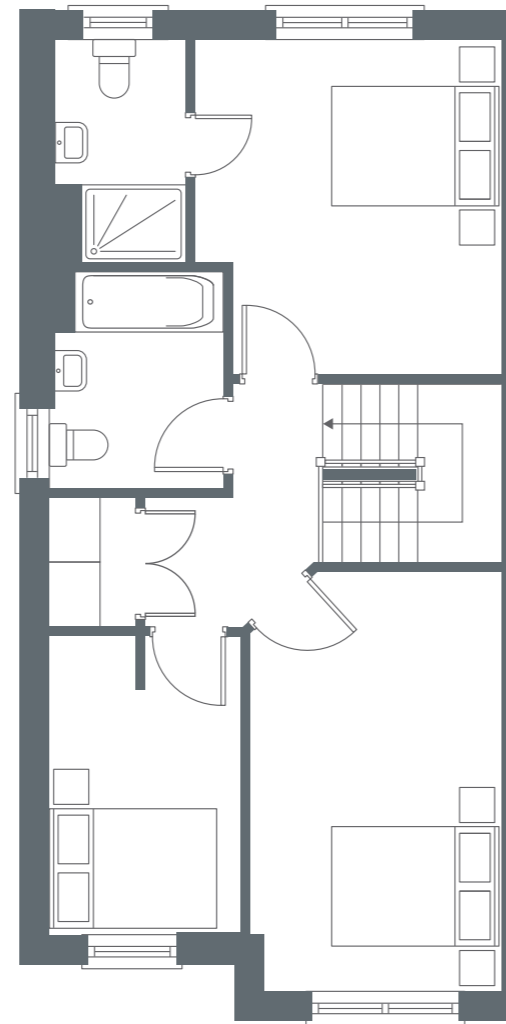
Siteplan is for illustration purposes only

ELM

3 bedroom semi-detached
121 sq.m | 1,306 sq.ft



GROUND FLOOR

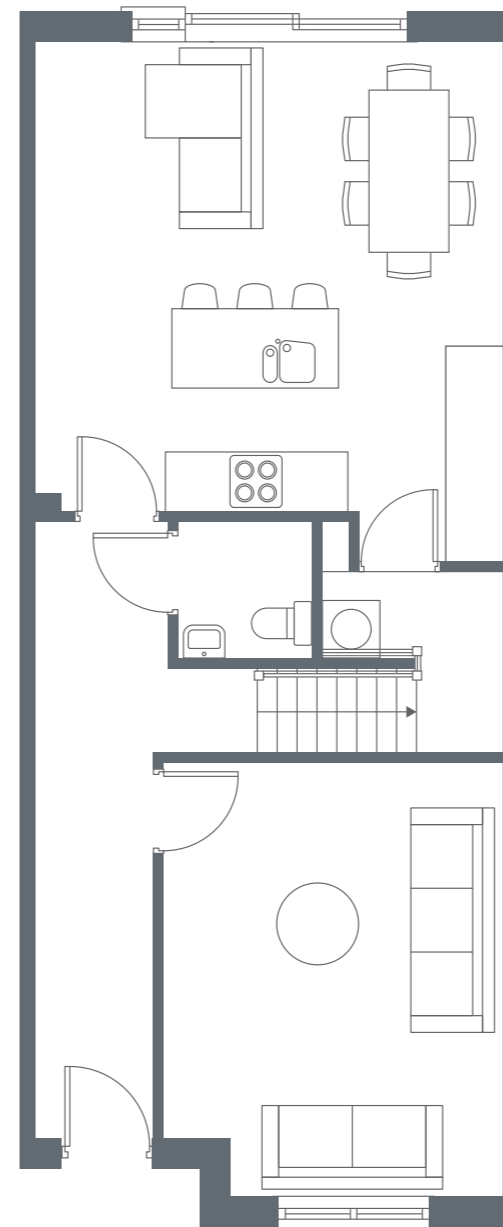


FIRST FLOOR

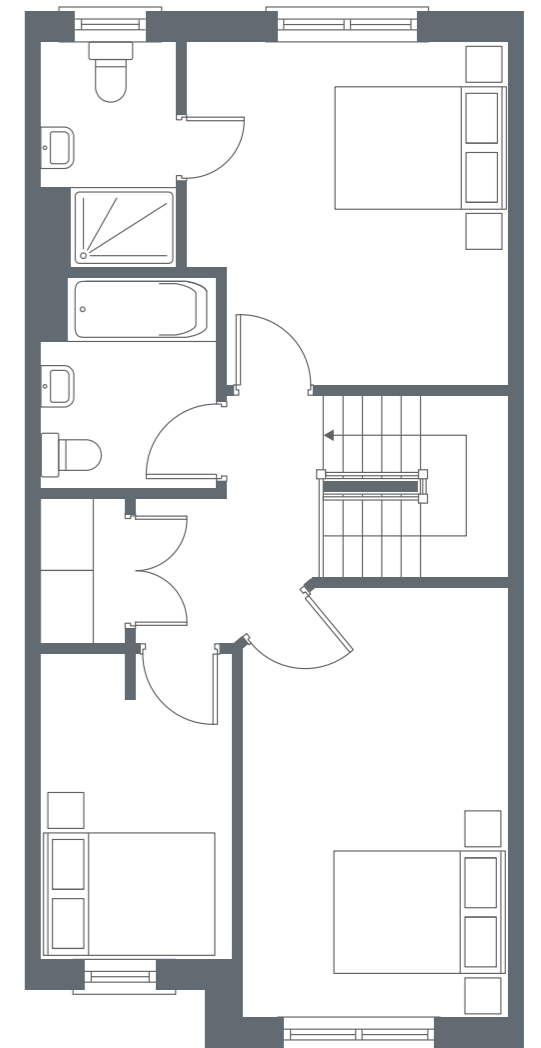
Floorplan is for information / illustration purposes only

ASH

3 bedroom mid-terrace
121 sq.m | 1,306 sq.ft



GROUND FLOOR



FIRST FLOOR

Floorplan is for information / illustration purposes only

SPECIFICATIONS

CEILING HEIGHTS

Each home benefits from raised ceiling heights.

INTERNAL FINISHES

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint. Feature painted balustrades & handrails. High quality floor tiling and wall tiling in shower and bath enclosures is standard in the bathrooms and en suites.

WINDOWS & DOORS

Windows are high performance uPVC windows fitted with sealed double-glazing units throughout. Front doors are composite uPVC. Multi Point locking system used on front rear, and patio doors and windows.

KITCHENS

The kitchen is the heart of any home. The modern stylish kitchens feature an extensive range of units including distinctive full height wall units. Other modern design features include an island and additional storage.

WARDROBES

The bedroom wardrobes have a contemporary design with assorted storage and hanging options.

ELECTRICAL

White switches and sockets throughout. All rooms to have pendant light fittings.

HEATING SYSTEMS

Air to Water heat pump system provides domestic hot water and efficient heating, serving wall mounted radiators. The heat system can be controlled from a mobile device.

BATHROOMS & EN SUITES

Stylish bathrooms and en suites are designed around contemporary fresh lines to offer excellent quality throughout. There are heated towel rails in all bathrooms and en suites.

PARKING

Homes have 2 car parking spaces.

CHARGING POINT

All homes are pre-wired to facilitate an electric vehicle charge point.

GARDENS

The enclosed gardens offer a wonderful extension of the living space. A patio area is ideal for alfresco dining and overlooking the seeded lawn.

SUPERIOR ENERGY EFFICIENCY

Station Walk homes feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and in addition a more sustainable way of living. All houses will achieve an A rating.

SECURITY

Each home is wired for intruder alarm.

GUARANTEE

Each home is covered by a 10-year Structural Guarantee Scheme

EXTERNAL AREAS

All public spaces will be fully landscaped.



CONTACT US

01 667 1888
newhomes@sherryfitz.ie



PSRA:002183

045 433 550
newhomes@jordans.ie



PSRA: 001536

Sherry FitzGerald, Jordan Auctioneers and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Selling Agent nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Selling Agent or any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by the Selling Agents on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland. BER Nos available from Selling Agents.

ballymore.

www.ballymoregroup.com





www.stationwalk.com