

## FLOOR PLANS



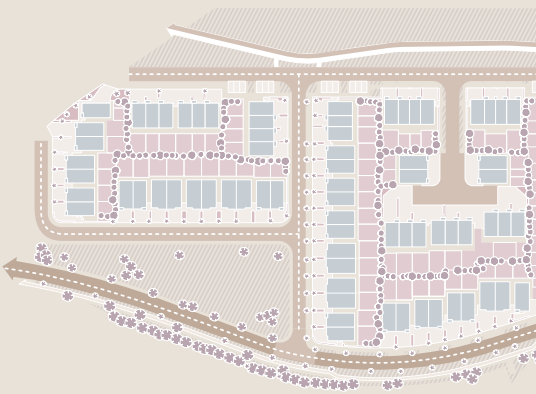
BER Nos available from Sherry FitzGerald.  
EPI Range: 39.45 kWh/m<sup>2</sup>/yr - 46.78 kWh/m<sup>2</sup>/yr

**Hansfield**  
**Wood** DUBLIN  
FIFTEEN

# Hansfield Wood

DUBLIN  
FIFTEEN

## SITE PLAN



# A stunning new development of well-appointed 2, 3 & 4 bedroom houses, all designed with modern family living in mind.

## HOUSE TYPES



### Type A1

4 Bed Semi-detached  
134.5 SQ M  
1,448 SQ FT



### Type A2

4 Bed Detached  
134.5 SQ M  
1,448 SQ FT



### Type A3

Side Entry 4 Bed  
Semi-detached  
134.5 SQ M  
1,448 SQ FT



### Type B1

3 Bed Semi-detached  
119 SQ M  
1,281 SQ FT



### Type B2

3 Bed Semi-detached  
110 SQ M  
1,184 SQ FT



### Type B3

3 Bed Semi-detached  
110 SQ M  
1,184 SQ FT



### Marketing Suite

No. 1 The Lawn  
A3, 4 Bed semi-detached  
side entry



### Show Home

No. 2 The Lawn  
A1, 4 bed semi-detached



### Type B4

Side Entry 3 Bed  
Semi-detached  
119 SQ M  
1,281 SQ FT



### Type D1

3 Bed Terrace  
110 SQ M  
1,184 SQ FT



### Type D2

3 Bed Terrace  
110 SQ M  
1,184 SQ FT



### Type D3

Side Entry 3 Bed Terrace  
110 SQ M  
1,184 SQ FT



### Type E

2 Bed Terrace  
90 SQ M  
969 SQ FT



### Show Home

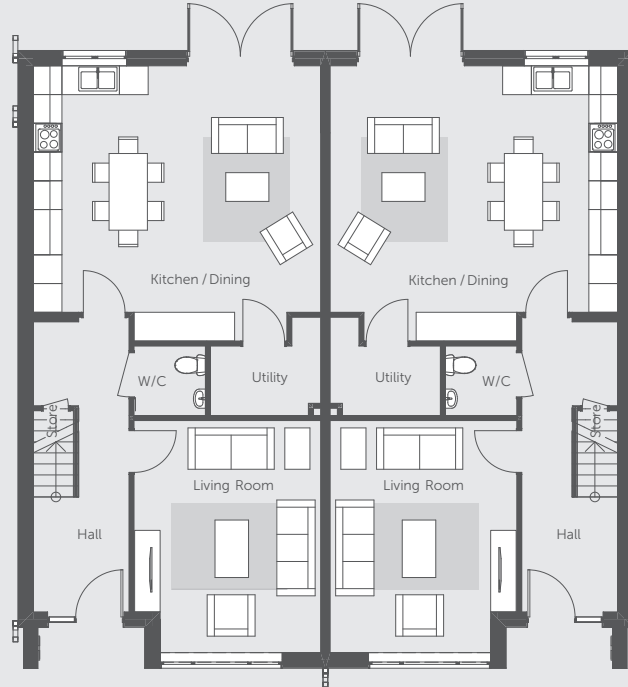
No. 7 The Lawn  
B1, 3 Bed semi-detached



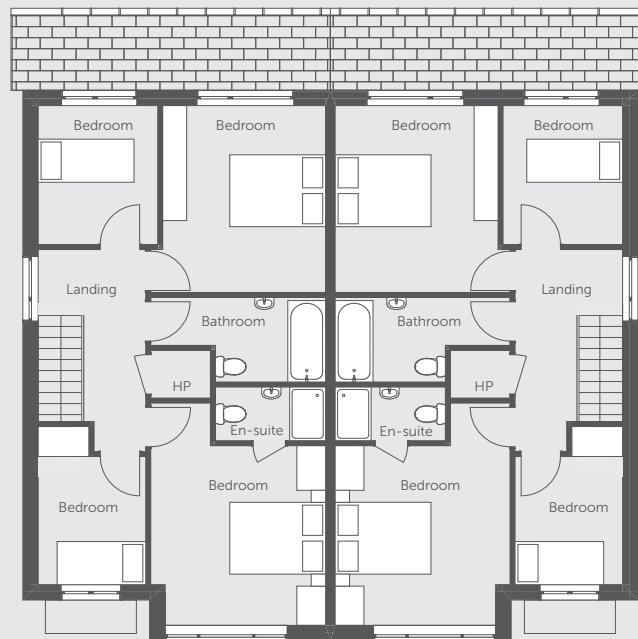
### Tech House

No. 8 The Lawn  
B4, 3 Bed semi-detached  
side entry





GROUND FLOOR



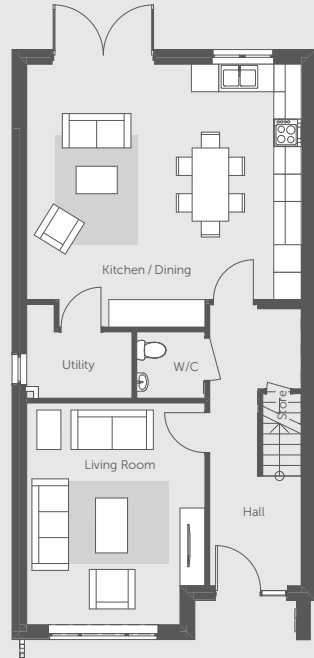
FIRST FLOOR

**HOUSE TYPE**  
A2 DETACHED

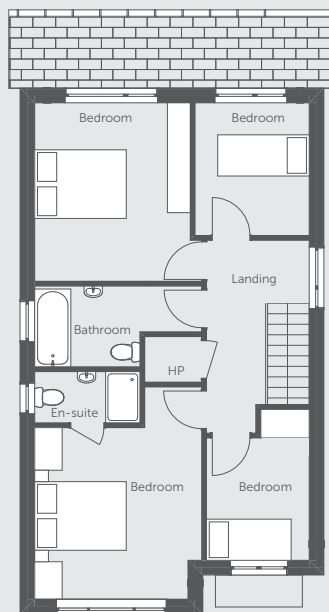
**BEDROOMS**  
4

**SIZE**  
134.5 SQ M / 1,448 SQ FT

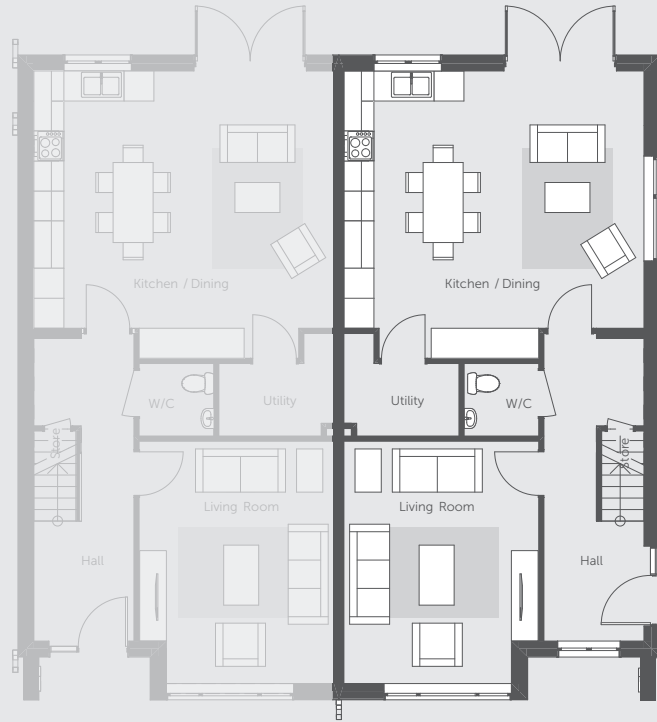
**A2**  
**Hansfield**  
**Wood** DUBLIN  
FIFTEEN



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



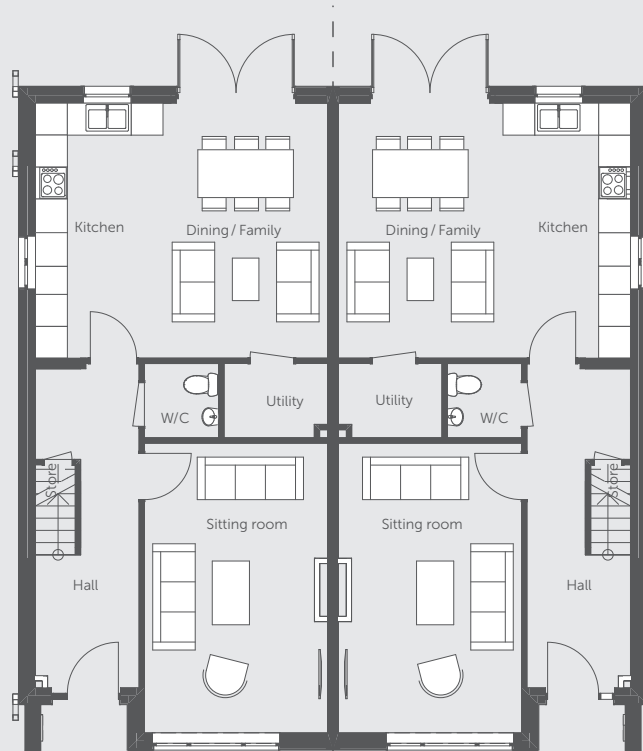
FIRST FLOOR

**HOUSE TYPE**  
B1 SEMI-DETACHED

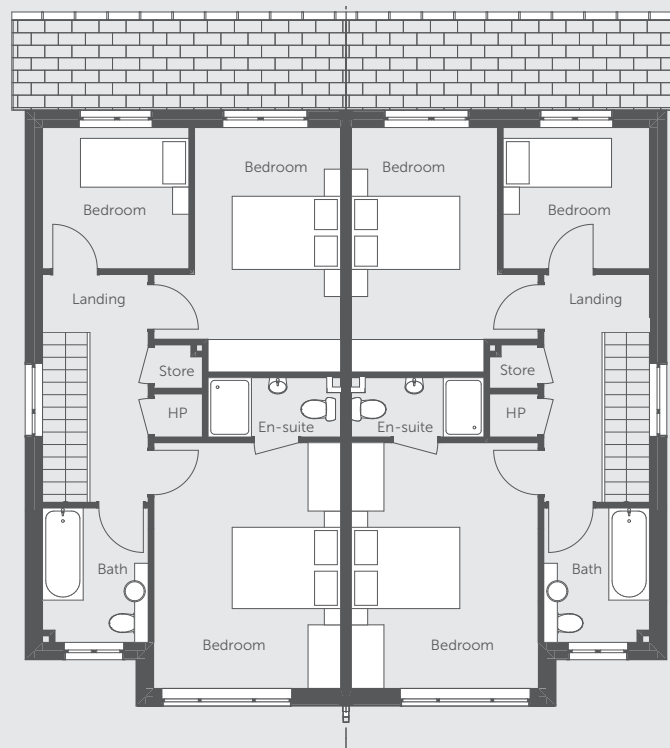
**BEDROOMS**  
3

**SIZE**  
119 SQ M / 1,281 SQ FT

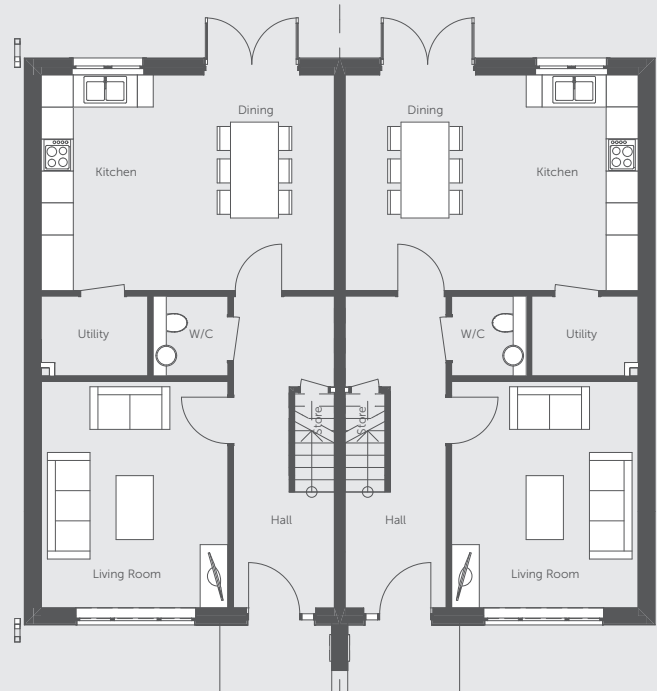
**B1**  
**Hansfield**  
**Wood** DUBLIN  
FIFTEEN



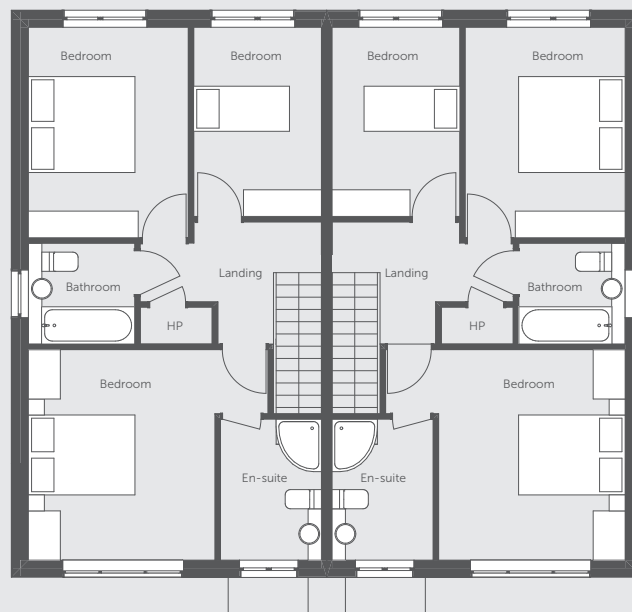
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

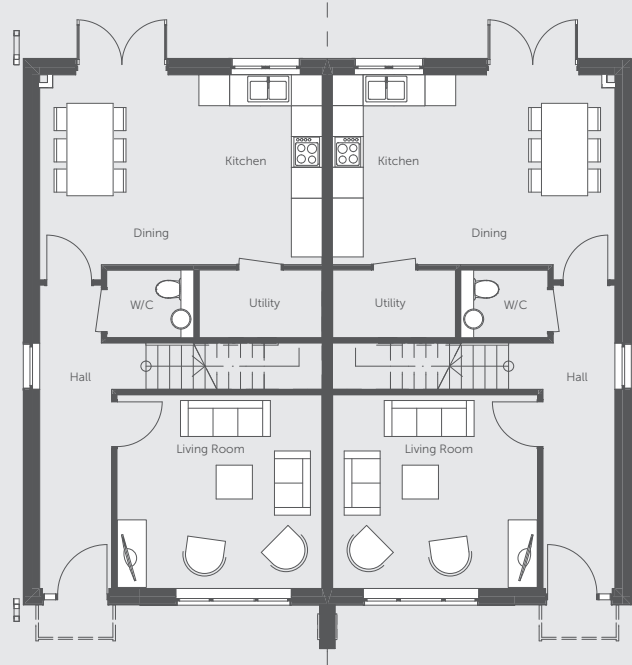


**HOUSE TYPE**  
B3 SEMI-DETACHED

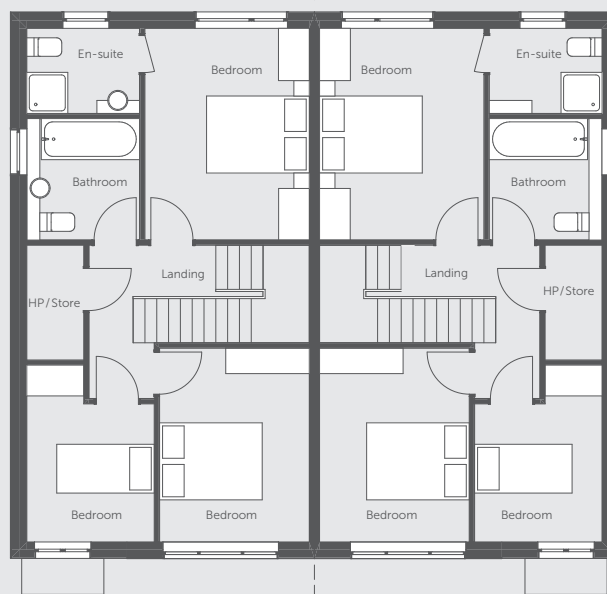
**BEDROOMS**  
3

**SIZE**  
110 SQ M / 1,184 SQ FT

**B3**  
**Hansfield**  
**Wood** DUBLIN  
FIFTEEN



GROUND FLOOR

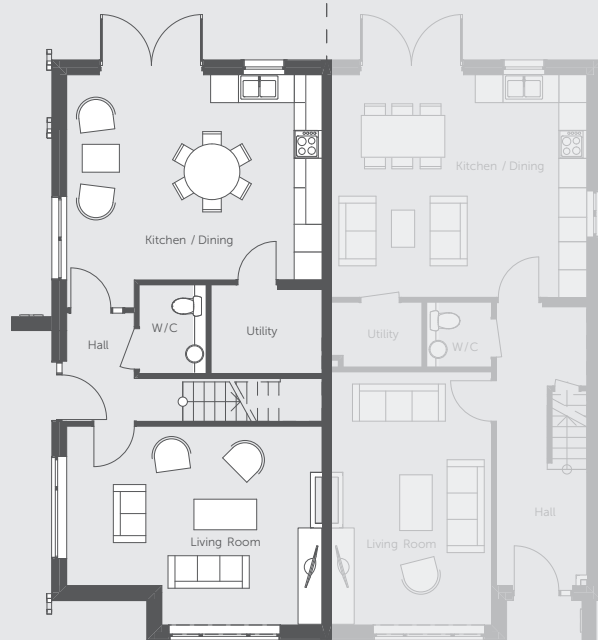


FIRST FLOOR

**HOUSE TYPE**  
B4 (SIDE-ENTRY) SEMI-DETACHED

**BEDROOMS**  
3

**SIZE**  
119 SQ M / 1,281 SQ FT



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

**HOUSE TYPE**  
E MID TERRACE

**BEDROOMS**  
2

**SIZE**  
90 SQ M / 969 SQ FT

**E**  
**Hansfield**  
**Wood** DUBLIN  
FIFTEEN



GROUND FLOOR



FIRST FLOOR

# Specifications

## KITCHEN / UTILITY

Custom Irish designed fitted kitchens with high quality counter tops and soft closing hinges.

## BATHROOM, ENSUITE AND GUEST WC

- Superior quality sanitary ware in bathrooms and en-suites with thermostatically controlled high pressure pump-fed showers as per show house.
- All bathrooms are fitted with chrome heated towel rail.
- Top quality floor and wall tiles supplied throughout the bathrooms and en-suites, as per show house.

## WARDROBES

Luxurious built in wardrobes with extensive hanging rails and shelving with soft closing doors to bedrooms.

## INTERNAL FINISH

- Increased ceiling height to both the ground and first floors.
- Painted finish to all walls and ceilings.
- Contemporary skirting and architraves.

## DOOR AND IRONMONGERY

- High quality flush painted internal doors.
- Polished chrome ironmongery throughout.
- Double glazed doors to patio area by Munster Joinery.

## EXTERNAL FINISH

- Red brick and low maintenance monocouche rendered finish.
- Elegant high quality uPVC windows by Munster Joinery.
- Prestige hardwood front door by Munster Joinery.
- uPVC fascia, soffits and gutters.
- Rear gardens are seeded.
- External lighting to front and rear gardens.

## GENERAL

- State of the art highly efficient Air to Water Central Heating System.
- Centralised mechanical extract and air quality control system.
- Smoke, heat and carbon monoxide detectors fitted as standard.
- Thermostatically controlled heating system sets the heat as required reducing unnecessary heat loss.
- Ample storage with all houses including a utility room and under-stairs cupboard.
- Private rear gardens with timber panel fencing.
- Wired for Virgin Media and Eircom.
- Stainless steel- finish sockets and light switches downstairs.

# Professional Team

## Developer



## Architects

Delphi Architects and Planning Consultants,  
Unit 3 Seapoint Building, 44-45 Clontarf Road,  
Clontarf, Dublin 3.

## Solicitors

Amoss Solicitors,  
Warrington House,  
Mount Street Crescent,  
Dublin 2.

## Mortgage Consultants

Mortgage Xpress,  
4 The Mall, Main St,  
Lucan, Co. Dublin  
T: 01 6219799  
[www.mortgagexpress.ie](http://www.mortgagexpress.ie)

## Interior Designers

Spirit & Style Interiors,  
Maygrove House,  
Castlebrowne, Clane,  
Co. Kildare Ireland,  
W91 DR64  
[www.spiritandstyleinteriors.ie](http://www.spiritandstyleinteriors.ie)

## Selling Agents

Sherry FitzGerald New Homes,  
164 Shelbourne Road, Ballsbridge,  
Dublin 4.



01 6671888  
PSRA 002183

Email: [newhomes@sherryfitz.ie](mailto:newhomes@sherryfitz.ie)

[www.hansfieldwood.ie](http://www.hansfieldwood.ie)

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