



Cuileann House

Stylish & Affordable Living



2 Weeks

Arrival to Completion



850ft²

Internal Floor Area

Schedule



Kitchen/Dining



Sitting Room



2/3 Bedrooms



Integrated Study



1 Bathroom



Utility

Base Specification & Inclusions

Customers can adapt the specification and finishes to suit their needs

- ✓ External Wall U-Value 0.19W/m²K
- ✓ Heat Recovery Ventilation & Central Oil Heating (options available)
- ✓ External Doors & uPVC Double Glazing (options available)
- ✓ Custom Fitted Kitchen & Utility (excludes appliances)
- ✓ Sanitary ware and tiled floors to all bathrooms
- ✓ All interior wall, floor & ceiling finishes; just add furniture!!!
- ✓ All second fix joinery; skirting, architrave, doors etc. (options available)
- ✓ All second fix electrical & plumbing works
- ✓ All exterior finishes (Larch finish at additional cost)
- ✓ Slated Roof with all guttering and downpipes (options available)



Fully fitted and ready to furnish¹ from €130,000 incl. VAT

¹Excludes site works, foundations and professional fees

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Cuileann House

A Beautiful Space For Living

One of the unique homes designed exclusively by McGuigan Architects. 'Cuileann House' offers a designer home with all the benefits of the BuildWright system.

Available in a two bedroom and three bedroom configuration with a bathroom, utility room and open plan kitchen, living, dining area this home matches comfort with efficient use of space.

Every detail has been meticulously designed to realise significant benefits for the client from aesthetics and style to function and energy performance.

All aspects of the thermal envelope have been considered to maximise comfort and minimise running costs delivering the highest standards with the latest construction technology. This home can be delivered with space heating costs from as little as €84 a year.



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MODULAR CONCRETE HOMES

House Description (3 Bedroom layout)

Entrance Hall (8.3m²)

A welcoming and effective entrance hall, providing access to most rooms throughout the home. Full height glazing is provided towards the end of the corridor to maximise light in this functional space.

Kitchen/Dining (12.4m²)

In the kitchen come dining area there is plenty of wall space on offer to make the most of your customised kitchen design. The dining table is best placed neatly and conveniently within this space.

Direct access to the utility and hence the back door is also provided for easy access. This space can be opened out to include the Living Room for those in favour of open plan living

Living Room (13.6m²)

A large corner window and french doors provide not only a wide view across the landscape but also plenty of natural light. The facility has been made to accommodate a stove upon client request. A perfect place to relax, unwind or host visiting friends and family.

Utility (4.7m²)

The utility rests between the kitchen, hallway and back street providing convenient access between all three spaces. It is anticipated that this space will be utilised for the plant room, washroom appliances and additional storage.

Bathroom (5.1m²)

Serving as the communal bathroom for the home, there is ample space for bath/shower, WC and vanity unit. All Buildwright customers have a wide range of choice from leading providers when it comes to selecting sanitary-ware.

First Bedroom (13.1m²)

Anticipated as the master bedroom, this room is well sized and makes use of a feature corner window to open out the space further and provide a beautiful view.

Second Bedroom (6.0m²)

Compact but functional, this room is suitably sized to sleep children or overnight guests. Alternatively, this space can be used to provide an en-suite bathroom or walk-in wardrobe in a two-bedroomed format.

Third Bedroom (12.2m²)

A good match to the master bedroom, there are two full length, feature glass windows to light up this well-spaced room. Provision has also been made for a built-in wardrobe negating any impact on the floorspace within this room.

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