



Elmwood House

Modern and Spacious Family Living



6 Weeks

Arrival to Completion



2,150ft²

Internal Floor Area

Schedule



Open Plan
Kitchen/Dining/Living



Separate
Sitting Room



4 Bedrooms



Study/Den/
Playroom



4 Bathrooms



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 (stonework at additional cost)
- ✓ Slated Roof with all guttering and downpipes (options available)



Fully fitted and ready to furnish¹ from €325,000 incl. VAT

¹Excludes site works, foundations and professional fees

Elmwood House

This design offers so much more than the necessities for modern living. It's ideal for a growing family, with a spacious floor plan that is easily adaptable.

Ground Floor

Entrance Hall (9.7m²)

Double height space featuring return staircase, balcony and landing above head with direct access into either the sitting room or kitchen/living/dining space.

Sitting Room (11.4m²)

Flexible and fresh space. Plenty of natural daylight and with excellent views out of the front of the house.

Kitchen/Living/Dining (51.0m²)

The heart of the home! This L-shaped, open plan area is bright and spacious. The kitchen boasts plentiful storage, a central island along with a separate and neat pantry. The dining and lounge areas are well sized to cater for everyday family life or celebrating special occasions with friends and family.



Study/Den/Playroom (10.3m²)

At the rear of the house, this room is well located and sized to create a space for the kids to make plenty of noise or for a quiet space to relax or concentrate.

Main Downstairs Bathroom (5.4m²)

A doorway between the kitchen and dining area opens into a hallway serving the rear of the building. The bathroom is fully accessible and can accommodate various shower/bath arrangements.

Fourth Bedroom (18.4m²)

Generously spaced and with discreet access to the main downstairs bathroom this bedroom is perfect for guests or full-time occupants alike.

Utility (11.4m²)

Accessed via the back door or off the kitchen, the utility features enough wall space for 8m of units. The compact plant room is also accessed through this room and customers have the option of adding a small, convenient wash-room/WC if desired.

First Floor

Master Bedroom & En-suite (21.1m²)

The main bedroom of the house features ample storage, a corner window and an en-suite bathroom. The perfect canvas for customers to style to their choice.

Second Bedroom (17.3m²)

With a corner window overlooking the back garden, the room itself is similar in size to the master bedroom.

Third Bedroom (11.3m²)

With views to the front and side of the house, this room can accommodate both double or twin room arrangements.

Main upstairs bathroom (10.8m²)

Generously spaced, this bathroom features a free-standing bath with separate level-entry shower. There is ample space for extra storage and to create a relaxing environment to take a bath and unwind.

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