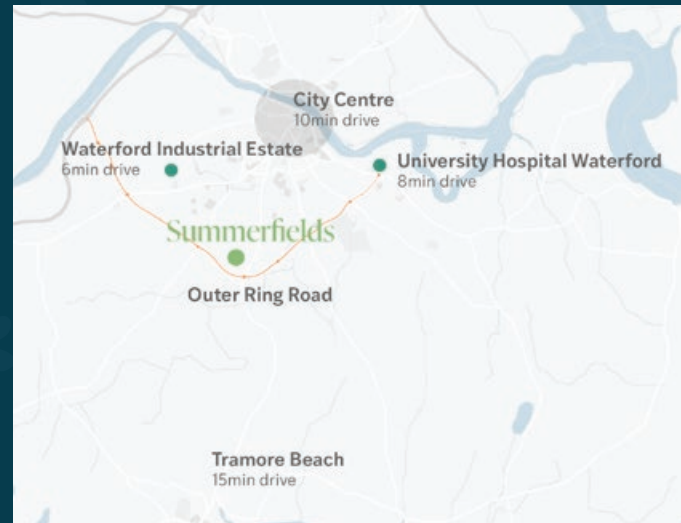




92 Affordable houses - Waterford

Summerfields Development

Elder Walk - Summerfields,
Kilbarry, Waterford



Summerfields Overview

Summerfields is to be delivered in 12 phases of no more than 100 homes in each. Each phase will have its own identity, theme and centralised open space, to give the homeowner a sense of place within their own community.



A Rated homes

All houses will achieve an A2 BER rating



Air to water heat pumps

Third generation air to water heat pump unit



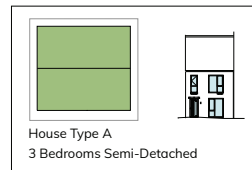
Home Insulation

High levels of floor, wall and roof insulation throughout.

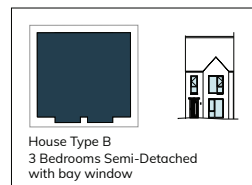


Accessibility Friendly

Designed to all of TGD Part M – Access and Use



House Type A
3 Bedrooms Semi-Detached



House Type B
3 Bedrooms Semi-Detached
with bay window



House Type C
4 Bedrooms Semi-Detached




House Type A

3 Bedrooms Semi-Detached

This 3 bed semi-detached house type features an exceptional gross floor area of 100m². The modern open plan ground floor layout seamlessly connects the living spaces while the ultra modern energy efficient windows and doors bathe the space with natural light. The first floor master bedroom features an en-suite or walk-in wardrobe. Along with the downstairs WC, this home features 3 bathrooms.




 Semi-detached

 3 bed

 3 bathrooms

 Gross floor area of 100m²

 Front elevation varies between full brick

 or painted render finish



House type B

3 Bedrooms Semi-Detached

This 3 bed semi-detached house type also features an exceptional gross floor area of 103m². The modern open plan ground floor layout seamlessly connects the living spaces while the ultra modern energy efficient bay windows and doors bathe the space with natural light. The first floor master bedroom features an en-suite or walk-in wardrobe. Along with the downstairs WC, this home features 3 bathrooms.

 Semi-detached

 3 bed

 3 bathrooms

 Gross floor area of 103m²

 Front elevation varies between full brick

 or painted render finish



House type C


4 Bedrooms Semi-Detached

This large 4 bedroom family home extends to a roomy 135m². Downstairs, the generous open plan kitchen/lounge area will comfortably accommodate a large dining table, couch and coffee table, creating a wonderful family or entertainment space. The spacious downstairs bathroom includes plenty of storage space and room to manoeuvre for those with increased mobility needs. Upstairs, 3 light and airy double bedrooms with plenty of storage space compliment the large en-suite bedroom. The 4th bedroom will comfortably accommodate a bunk bed for larger families. At 69sq. metres the first floor has plenty of room to grow with your family.



 Semi-detached

 4 bed

 3 bathrooms

 Gross floor area of 135m²

 Front elevation varies between full brick

 or painted render finish

Living in Waterford

Summerfields is Waterford's newest planned 'urban village'. Within walking distance to the city's main educational and employment centres, WIT and the IDA industrial park, its aspect is onto the rolling landscape of the surrounding countryside.



The adjacent Outer Ring Road provides a congestion-free link to the City Centre and minutes drive to Waterford University Hospital, UPMC Whitfield Hospital, numerous large retail parks and the stunning seaside towns of Dunmore East and Tramore. With numerous public transport options on the doorstep, residents will enjoy painless commuting.

The stunning Waterford Greenway is within easy cycling distance and offers tranquil, scenic and safe cycling for families. Along the Greenway, families can enjoy the magnificent Mount Congreve House and Gardens, Suir Valley Railway, Kilmeaden Village and comfortably cycle all the way to Dungarvan where there are shuttle bus transfers to bring them home. The close-by Tramore Road river path offers traffic-free walking and cycling right into the city centre.



Summerfields Full Spec

Summerfields is to be delivered in 12 phases of no more than 100 homes in each. Each phase will have its own identity, theme and centralised open space, to give the homeowner a sense of place within their own community.

Energy Efficiency

- All houses will achieve an A2 BER rating
- High levels of floor, wall and roof insulation throughout.
- Centralised mechanical extract ventilation system with no draughty background room vents.
- Airtight construction detailing ensuring minimal heat loss through building fabric.

Accessibility

- The development is designed to comply with all requirements of *TGD Part M – Access and Use*.
- Design also follows the guidance in *Building for Everyone : A Universal Design Approach*.
- The internal layout of the houses are designed with the owner in mind – large open spaces allow for modern day living.

Interiors

- Tile floor finish to all wet areas such as kitchen, utility and bathrooms.
- 2700mm (9 Ft) high ground floor ceilings.
- Painted wall finish to all rooms in neutral tones.
- Shaker doors internally with modern chrome ironmongery throughout.
- Timber staircase and handrail.
- Contemporary skirting boards and architraves with gloss painted finish.
- Wardrobes to double rooms.
- Wall tiles to kitchen, bath, shower and wash hand basin splashback.
- Whitegoods to include Electric Hob, Electric Oven, 70-30 Fridge Freezer, Extractor Fan ducted to external wall.

Bathrooms & Ensuites

- Porcelain wall tiles to bath and shower enclosures along with wash basin splashbacks.
- Modern sanitaryware with chrome fittings – ‘Sonas’ range.
- Dual flush water efficient toilets throughout.
- Bath / shower screens provided.

Kitchens & Utility

- Custom designed modern kitchens with selected worktops complete with tiles splashback.
- The utility room are plumbed for washing machine and dryers and fitted with countertop.
- Whitegoods – Extractor fan, 30/70 Fridge Freezer, Hob & Oven.
- Units – ‘Impulse’ German Kitchen, Slab MFC Leading Edge Door Selected Colour – 40mm laminated square edge worktop.

Mechanical & Electrical

- High speed fibre broadband available & pre wired for Virgin media.
- Generous allocation of sockets and data points.
- 6kw Daikin Altherma 3 third generation air to water heat pump unit complete with intuitive user interface ‘Hive’ or equivalent controller.
- Thermostatic controlled radiators ensuring continuous comfort levels.
- Smoke, heat and carbon monoxide detectors fitted in line with all current regulations.
- Low energy light fittings throughout.
- TV connection point in living room and master bedroom.
- Wired for ev charging port.

Exteriors

- Block built houses with painted render / brick front facades. Maintenance free dry dash finish to sides and rear elevations.
- Energy efficient ‘Future Proof’ windows supplied by Munster Joinery.
- Alutech Composite front doors with secure five-point locking system supplied by Munster Joinery.
- Sliding patio doors to rear garden – Munster Joinery.
- External light over patio door.
- Rear gardens are fenced with side gate, levelled and seeded
- Black PVC Fascia & Soffit
- Black PVC Gutters and Downpipes
- Black Tile Roof

Guarantee

- All houses come with a 10 Year structural Homebond to cover structure and mechanical& Electrical.

