



The Malincross Specification

Flemington VILLAGE

QUALITY & VALUE

Flemington Village benefits from new cost structures and the close attentions of a quality builder. Malincross Limited is a local reputable builder that offers an excellent level of finish and is committed to delivering a quality large house, with greatly improved energy efficiency to offer amazing value for money to each customer.

HIGH CEILINGS

9ft ceilings to ground floor
Feature cornice to hall and sitting room

KITCHEN

Choice of designer kitchens available or option of kitchen allowance

WARDROBES

Designer wardrobes in four bedrooms

INTERNAL JOINERY

Quality internal doors, architraves and skirtings

BATHROOMS / ENSUITES

High quality sanitary ware with chrome fittings
Shower doors fitted
Extensive quality tiling to bathrooms or the option of a tiling allowance.

FIREPLACE

Option of open or sealed fireplace*
**Choice may affect the Building Energy Rating or BER*

HEATING & HOT WATER

Gas fired central heating
Solar powered hot water system

ALARM

Wired for alarm

ELECTRICAL

Generous electrical specification
T.V. points in all bedrooms
Recessed lighting to kitchen and living rooms

EXTERNAL

Concrete built house
Brick finish facades
Gardens levelled and seeded
Cobblelock driveways
Colour co-ordinated maintenance free double glazed windows, fascia, soffit and rainwater installations.
White sand and cement finishes to outdoors
No external maintenance
10 year HomeBond Structural Guarantee

ACHIEVING ENERGY EFFICIENCY

A3 BER RATING

Using less energy means lower energy bills. These five bedroom houses spread over 3 floors are designed for the future. Using improved design, proven technology and modern building methods each house is set to achieve a very high standard of energy efficiency, mainly through use of the following features:

- Higher levels of insulation throughout
- Improved levels of Airtightness
- Solar powered Hot Water System (Significant savings of 30%)
- "A" rated energy efficient condensing boiler
- Excellent Thermal Efficiency
- Concrete Build benefits from increased thermal mass and therefore retains heat for longer periods of time
- A Porch is used to create a buffer zone to keep external elements from penetrating the internal temperature



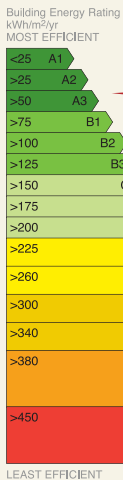
Computer Generated Image of Living Room (Furniture is not included)



Computer Generated Image of Rear Garden (Landscaping is not included)



Computer Generated Image of Streetscape (Finishes may vary)



* Based on calculations pre-construction, a BER can only be established as a fact when tests are carried out on the completed house.

Every care is taken in preparing these particulars but neither the vendors or their agents can be held responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. Images of houses in this publication are computer generated using architects drawings for reference and will vary in construction and finishes on-site. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.



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