

An exquisite specification by Cosgraves

Kitchen

Superb Classic Handcrafted Painted Kitchen with solid 50mm pillar and panel surround, timber interiors and Quartz Crystal Worktops by Cawleys Furniture.

Utility Room

The matching utility room comes with a worktop, cupboards and is plumbed for a washing machine and tumble dryer with additional space for a beverage fridge.

Wardrobes

Wardrobes are contemporary Curragh Deluxe Range fitted with Ivory shadow design doors, walnut surround by Cawleys Furniture.

Under-Stair Storage

Specially designed under-stair storage units by Cawleys Furniture.

Internal Doors

High quality oak finish doors are fitted with high quality satin finish lever handles.

Fireplaces

Fireplaces are by Lamartine with surround and mantle in Turkish Limestone with Black Granite insert and hearth. A Wanders SQ68 sealed woodburner is used and outputs 6-8 Kw at 79% efficiency and incorporate an airwash clean glass system.

Internal Finishes

Walls and ceilings are painted throughout.
Solid American White Oak balustrade to stairs.
Floor and wall tiling is included as per showhouse.

Bathrooms & En-suites

Stylish and functional Bathrooms and En-suites reflect contemporary clean lines and offer excellent quality throughout. Shower enclosures and towel rails are included as per showhouse. There is high quality tiling to wet areas.

Windows

Windows are by Residence 9, a luxury window brand with market leading thermal and acoustic performance. These windows are elegant, durable and robust and are hand finished by skilled craftsmen.

The Cosgrave Services Enclosure

The boiler, water booster pump and water tank are arranged in a specially designed Service Enclosure located outside the house. This feature not only saves space inside the house but externalises any pump noise and in the unlikely event of a leak at the tank the house is not in danger of water damage. Service work is carried out outside the house and the unit is future proofed so that should new technologies delivering greater efficiencies come on stream in the future the energy source can be changed without replacing the unit.

Pressurised Water

The internal water supply is pressurised and both tank and pump are located in the enclosure outside the house externalising any associated noises.

Heating

The "A-Rated" Gas Condensing Boiler Central Heating System delivers high efficiency precision control to ground and first floor zones. In addition to the two heating zones all radiators are fitted with thermostatic valves to provide easy to use additional room by room control.

Ventilation System

The Heat Recovery Ventilation system supplies a constant stream of fresh air, reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving substantially on heating costs.

Gardens

The gardens at Thormanby Hill offer an elegant extension of living space. Each garden comes complete and features large stylish patio areas directly off living area which overlook the extensively landscaped gardens. Gardens are finished with a garden house that is fitted with light and sockets.

Parking

Each house has its own private drive with generous car parking space.

Electrical

Generous light and power points.
Cat 5 wiring.
Contemporary switches and sockets throughout.

Media & Communications

Each house is wired and ready for connection of TV, Telephone and Broadband. A central Thormanby Hill Hub offers Free to Air Satellite and Saorview. Sky services are also available. All enquiries to Gallagher TV (01) 4910222.

Security

Each home is wired for intruder alarm.

External Finishes

Low maintenance render finishes.
Granite finish to cills and surrounds to front elevations.
Windows by Residence 9, as per showhouse.

Guarantee

Each Thormanby Hill home is covered by a 10 Year HomeBond Guarantee Scheme.



Leaders in Energy Efficiency

Cosgraves were early adaptors of the green agenda, adopting a number of passive house principles to create homes that are designed and constructed to use less energy. Thormanby Hill houses feature levels of energy efficiency that are far superior to the average home. A variety of features combine to deliver lower energy usage and higher levels of comfort.

- **High levels of insulation** incorporated into walls, roofs and floors.
- **Low E Windows** are argon filled and feature a microscopically thin high performance low-emissivity coating which reflects heat back into the room.
- **Heat Recovery Ventilation (HRV)** Using a HRV system Cosgraves have minimised wasted energy by recycling the warm air, generated within the house, to heat the incoming fresh air, saving 90% of energy that would be otherwise lost.
- **Improved Air Tightness** works together with the HRV to retain heat reducing heat loss and minimising exposure to external elements.
- **Thermal Mass** is used for passive heat storage.
- **"A-Rated" Gas Condensing Boiler** ensures that the heat that is required is produced efficiently further reducing energy waste.
- **Photovoltaic Solar Panels** generate electricity so less is needed from the grid.
- **High Performance Pipe Insulation** is used to reduce heat loss.
- **Future Proofed** The Cosgrave Services Enclosure is designed so that the energy source can be replaced without the need to change the unit, this ensures that should a more energy efficient technology be developed in the future the houses at Thormanby Hill can easily adopt it.



Thormanby Hill Houses are BER rated A2/A3.

Wooded Park and Exemplary Landscaping

Thormanby Hill includes a large feature wooded park that features many mature species and is being finished to include a network of walking/jogging paths that will provide an enhanced on-site amenity for residents. In addition an exemplary level of landscaping is being provided throughout Thormanby Hill and there are a number of feature garden areas dispersed throughout the development together with a feature children's playground.