

Mariners Point - Wicklow

Mariners Point, Wicklow Town

Introducing the House of Tomorrow, 46 new homes at Mariners Point .

With Smart home technology, Geothermal under floor central heating, Superior Insulation, Central vacuuming system, Natural stone & brick exterior finish A2 BER energy rating, 10 year Homebond guarantee, Coastal location, Spectacular sea views

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Energy efficiency will become the single most important selling feature in any new development.

The quality and choice of materials used in creating the home of tomorrow is superlative. The concept and thought behind the design is ingenious. Luxurious Living in a Picturesque Setting

Standard Features General Specification: External Specification:

- A-Rated Energy Efficient Homes.

- Low energy running cost.
- All homes with sea views.
- A selection of house types.
- Natural granite facade.
- Natural brick finish.
- Landscaped open green space.

- Double glazed low U-Value windows
- Feature balcony to the front & rear.
- Individual cobble lock drive ways.
- Stone & brick facade.
- Optional sunroom available.

Internal Specification: Energy Features:

- Underfloor heating to ground & optional first floor.
- Integrated vacuum systems
- Wired for Smart home technology
- Hand painted kitchens (or generous kitchen allowances).
- Superior quality ceramic ware to bathrooms.
- Wet rooms to en-suite bathrooms.
- Generous tile allowance.
- Oak internal doors.

- A rated energy efficient homes.
- Low energy running cost.
- Geothermal heat source.
- Heat pump & air / heat recovery system.
- Low U value windows.
- Highly insulated floors, walls, and roof.
- Underfloor heating.
- S.E.I. Certified.

Trident:

2,800sq. ft. living space.

Stone with plaster & cedar wood to facade.

Ground floor consists of Large Kitchen-Dining-Family room. Open plan layout.

Utility off kitchen with back door to side of house.

Sun room extension available as an optional extra. Large hall with living room. Incorporating a feature fire place. Downstairs cloakroom with W.C. Study to the front of the house.

4 large double bedrooms 3 ensuite. Balcony to main bedrooms. Walk in Hot press. Generously proportioned bathrooms. Attic space linked by main stairs. Neptune:

2,800 sq. ft. living space.

Brick & plaster. Ground floor consists of Large Kitchen-Dining-Family room. Open plan layout.

Utility off kitchen with back door to side of house.

Sun room extension available as an optional extra. Large hall with living room incorporating a feature fire place. Downstairs cloak room with W.C. Study to the front of the house.

4 large double bedrooms all with en suite. Balcony to main bedrooms. Spacious bathrooms. Walk-in Hot press. Generously proportioned bathrooms.

Attic space linked by main stairs Site Layout

Location

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