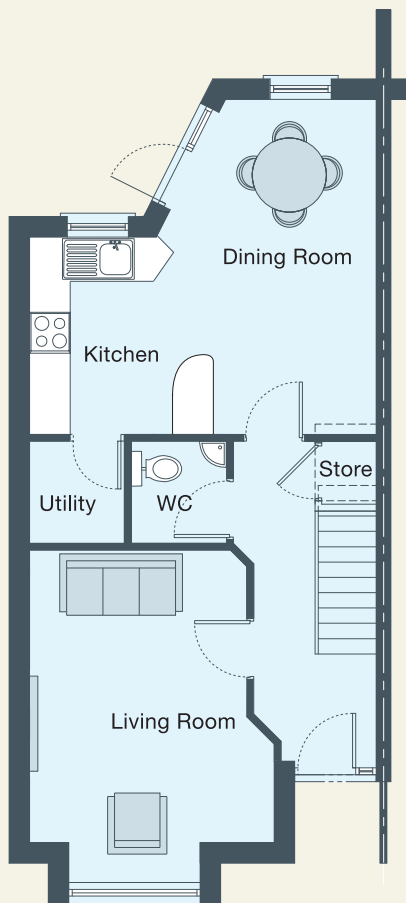


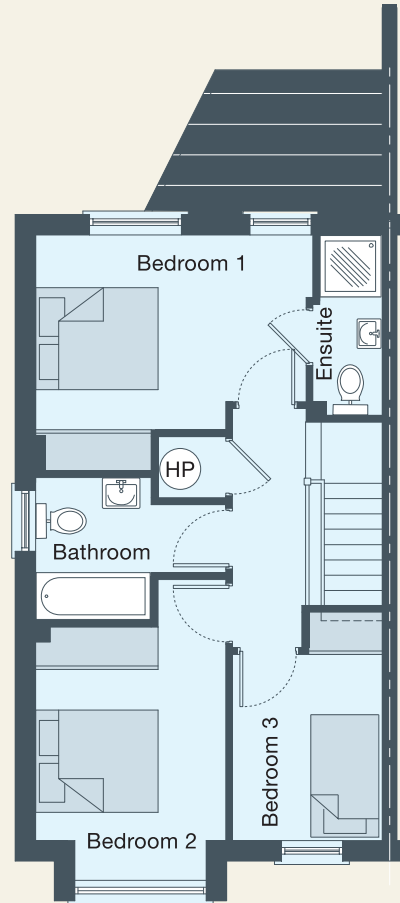


T4 & Handed

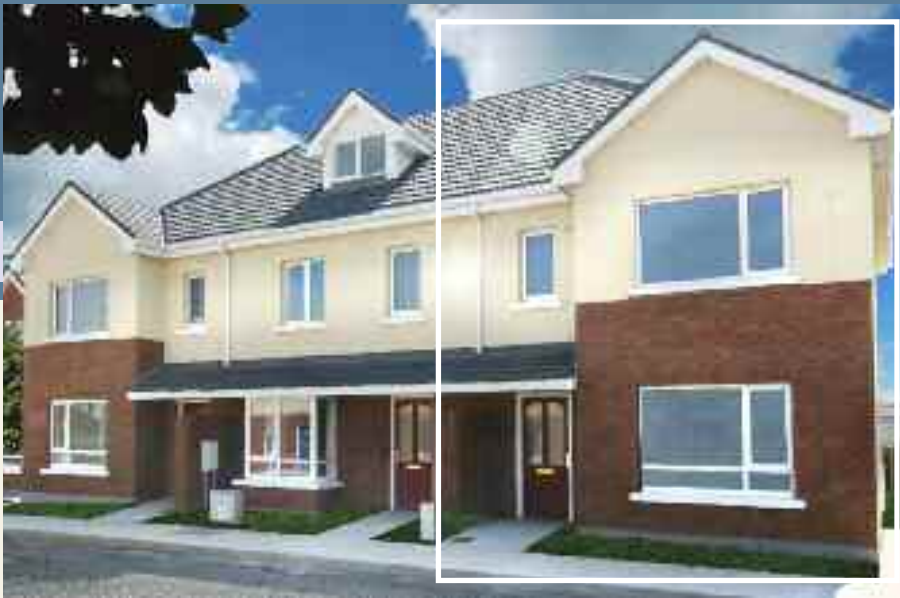
3 Bedroom Semi-Detached House
Area c. 96sqm / 1,033sqft



GROUND FLOOR

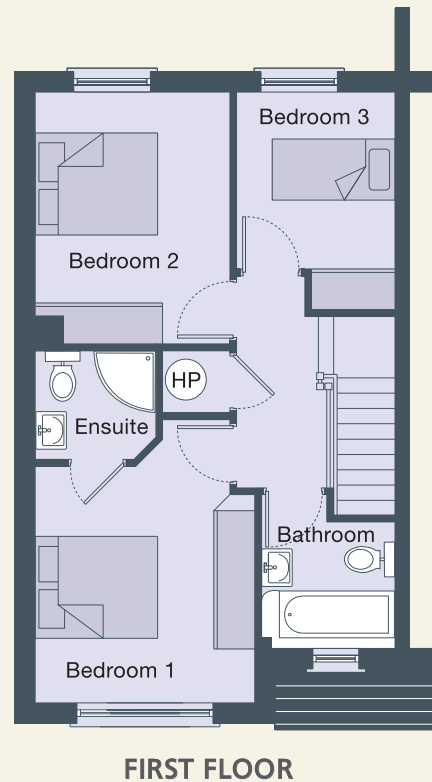
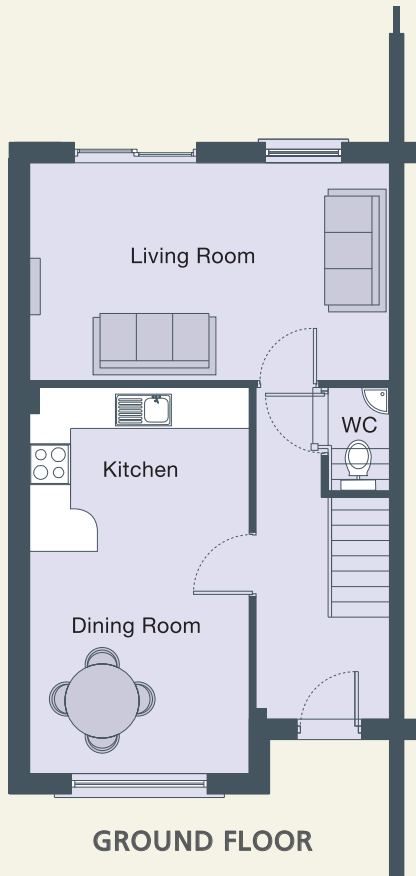


FIRST FLOOR



T4E & Handed

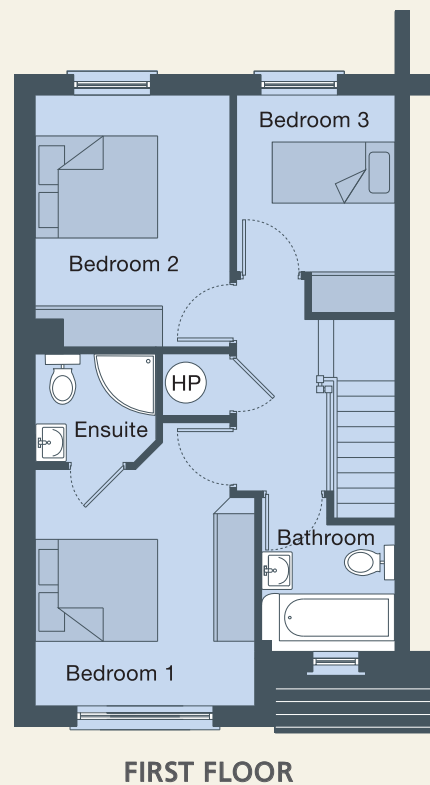
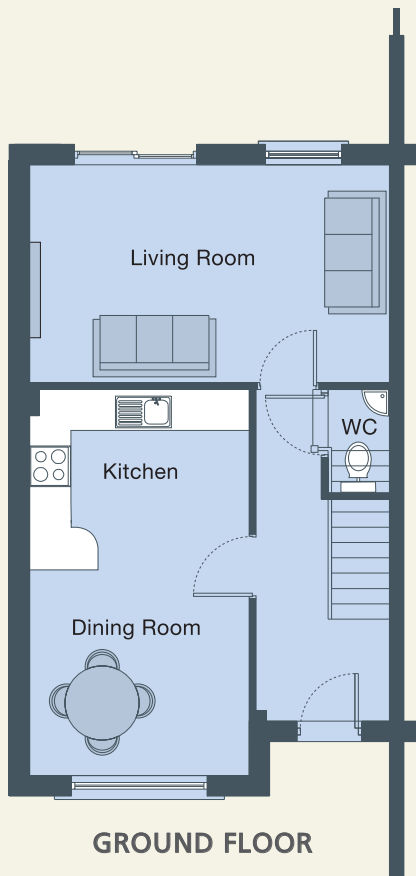
3 Bedroom End Terrace House
Area c. 90sqm / 970sqft





T4F & Handed

3 Bedroom End Terrace House
Area c. 90sqm / 970sqft



21 Strand Street,
Skerries, Co. Dublin
T +353 (0)1 8490129
seabrook@grimes.ie
www.grimes.ie/seabrook

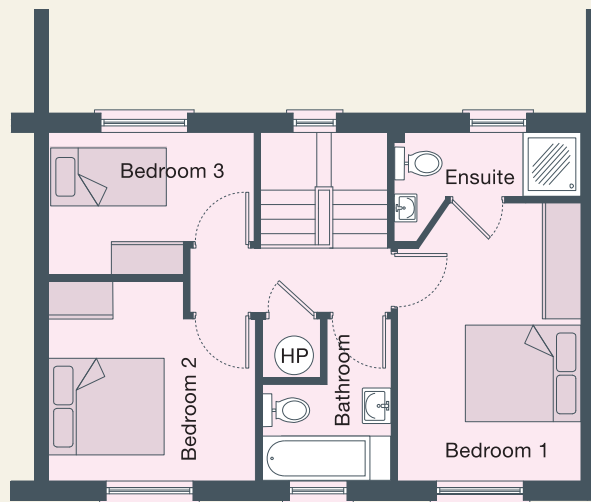
Every care is taken in preparing these particulars but neither the vendors or their agents can be held responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection 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. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.



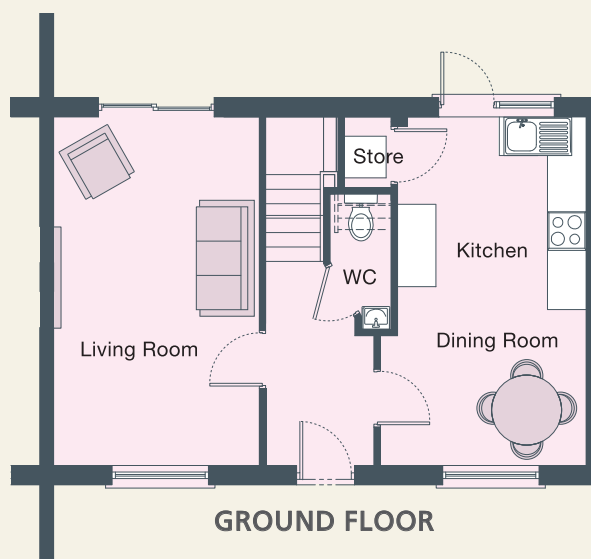


T5 & Handed

3 Bedroom Semi-Detached House
Area c. 90sqm / 970sqft



FIRST FLOOR



GROUND FLOOR



21 Strand Street,
Skerries, Co. Dublin
T +353 (0)1 8490129
seabrook@grimes.ie
www.grimes.ie/seabrook

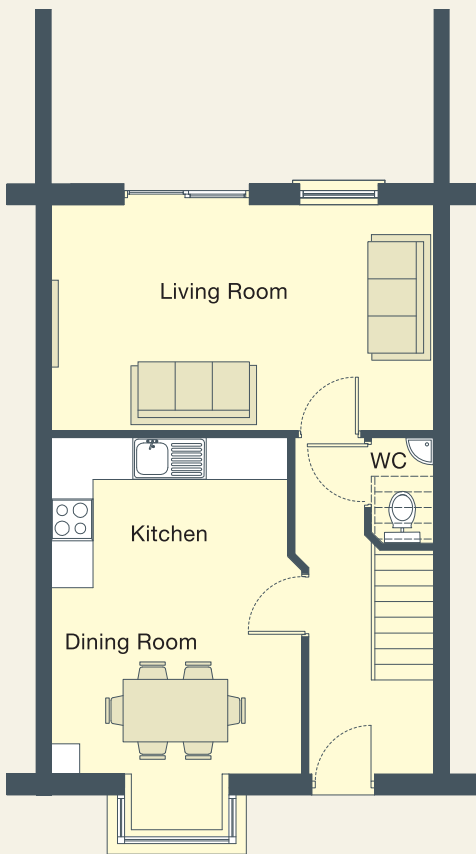
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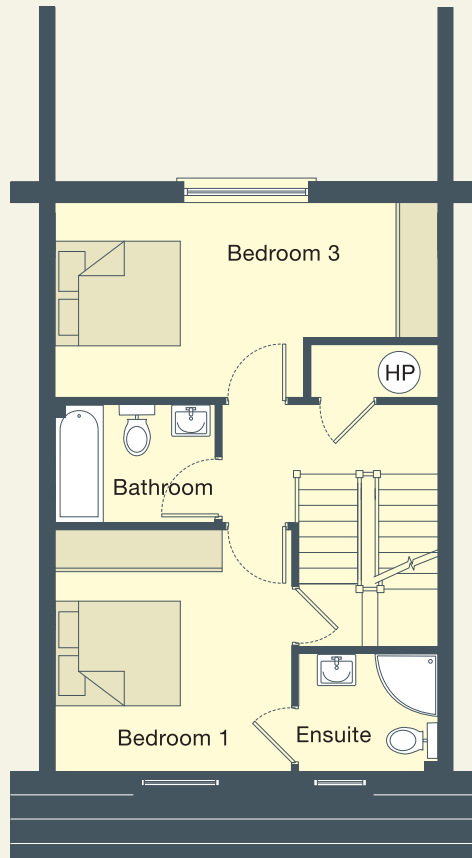


T6

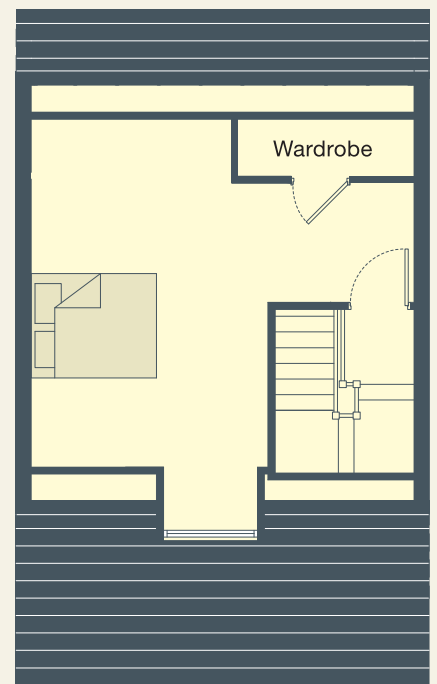
3 Bedroom Townhouse
Area c. 111.5sqm / 1200sqft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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T +353 (0)1 8490129
seabrook@grimes.ie
www.grimes.ie/seabrook

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Specifications

KITCHENS:

Kitchens are custom manufactured by Mc Nally Living and represent the very finest in contemporary European design and finish. Kitchen layout are standard as per show houses. Kitchens come complete with oven & hob, extractor fan & hood, integrated dishwasher and integrated fridge freezer.

WARDROBES:

Finely crafted and designed Mc Nally Living wardrobes standard as per show house.

BATHROOMS/ENSUITES:

The focus on bathrooms is on clean lines, hygiene and quality white sanitary ware with elegant tiling to wet areas (bathroom walls) which is standard as per show houses.

FIREPLACES:

All Sea Brook Homes come fitted with an Energy Efficient wall mounted Avanto balanced flu enclosed gas fire. These fires have been chosen to ensure the integrity of this energy efficient house.

HEATING / HOT WATER:

All homes are equipped with Termex Solar Panel Heating and Condenser Gas Fired Boiler to ensure energy efficiency

ELECTRICAL SPECIFICATION:

There is a generous electrical specification throughout the Sea Brook Homes. All Living rooms are wired for surround sound. All houses are fitted with smoke alarms as standard. All homes come fully wired for

intruder alarms. Coved ceilings to the living room, entrance halls and (dining rooms in the 4 Bed houses)

GARDENS:

Your Sea Brook home will have all gardens levelled. The boundaries are as per the show house boundaries.

CAR PARKING:

2 allocated car parking spaces adjacent to your Seabrook home.



Achieving Energy Efficiency

As part of the new Energy Performance of Buildings Directive, a Building Energy Rating (BER) Certificate will be required at the point of sale or rental of a building, or on completion of a new building from the 1st January 2009. This is to ensure that the energy efficiency of the building or house will be transparent to the purchaser.

These houses achieve an indicative B1 BER because they have more insulation in the ground floors, exterior walls and roofs than would normally be required. They also have high performance double glazed windows with a special Low-E coating which improves their energy performance dramatically.

Having reduced the Energy Demand by way of high levels of insulation and glazing, the Energy Demand is further reduced by way of the high performance solar water heating system. Typically, this evacuated tube solar collector will reduce the hot water heating bill by some 60%.

Having reduced the Energy Demand to such a low level, the back-up energy for the space

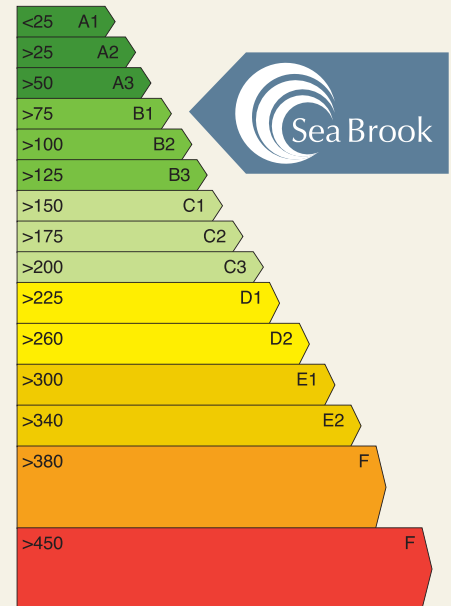
and water heating system is by way of a highly efficient condensing gas boiler. These A-Rated boilers are the most efficient gas boilers available on the market and have been shown to reduce heating bills by almost 20% over a standard gas boiler.

In summary, these houses are more energy efficient and achieve an indicative B1 Building Energy Rating because they have:

- **Superior levels of insulation in the Ground Floors, Exterior Walls and Roofs**
- **Advanced High Performance Windows**
- **A highly efficient Solar Water heating system**
- **The most efficient Condensing Gas Boilers available**
- **The format of the BER Label is shown here.**

If the houses in Rush had been built to only just satisfy the Building Regulations they would have had a C1 BER.

Building Energy Rating
kWh/m²/yr
MOST EFFICIENT



LEAST EFFICIENT

With all of the energy saving features they have an indicative B1 rating. As can be seen from the accompanying chart this is an excellent result.



ALL SEABROOK HOMES
ARE COVERED BY THE 10 YEAR
PREMIER GUARANTEE

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