

STEEPLECHASE COURT
Ratoath



... achieving balance and variety



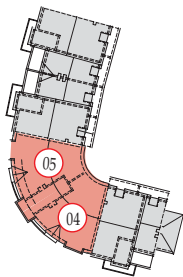
SPECIFICATIONS

KITCHENS	Well appointed luxurious kitchens – factory made in Germany by the Alno Group. Fully fitted custom built units and work tops, chrome cooker hood and stainless steel splashback included, integrated doors included for fridge/freezer, washer/dryer and dishwasher. Chrome light switches and plug points as per showhouse.
BATHROOMS	Quality sanitary ware with chrome fittings and fitted wall tiles. Triton pumped shower fitted as standard.
WARDROBES	Stylish wardrobes fitted to bedrooms, as per relevant showhouse allowing for a mix of hanging and shelf space.
FIREPLACE	Each home features a classic, attractive fireplace with a fitted gas fire.
HEATING	Natural gas fired central heating with radiators, thermostatically controlled throughout.
JOINERY	Top specification Wrightwood Elite double glazed sealed pine windows. Internal doors throughout as per showhouse. Deep moulded skirting and architraves. Feature canopy style porch.
DECORATION	Walls are drylined and skimmed. They will be painted as standard in Buttermilk (Code dulux 10C31 in vinyl matt).
ELECTRICS	Prewired for alarm. Ample electric sockets and light points provided. Outside lights supplied and fitted to front and rear.
OUTSIDE	Patios or balconies overlooking mature landscaped areas.
HOME BOND/	10 year HomeBond structural guarantee scheme
FINANCE DETAILS	No stamp duty payable for owner-occupiers.

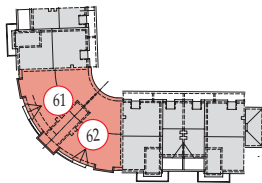


Floor plans

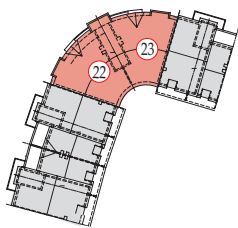
2 BED APARTMENT - GROUND FLOOR



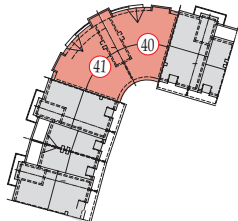
Ground Floor Block C



Ground Floor Block F

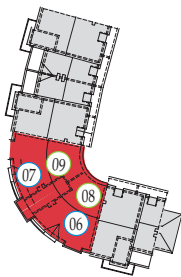


Ground Floor Block B



Ground Floor Block D

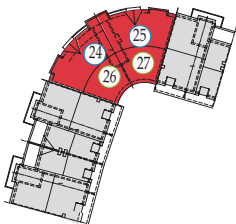
2 BED APARTMENT - FIRST/SECOND FLOOR



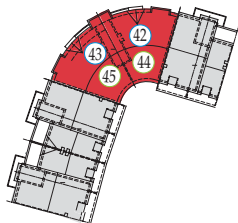
First/Second Floor Block C



First/Second Floor Block F

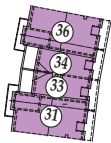
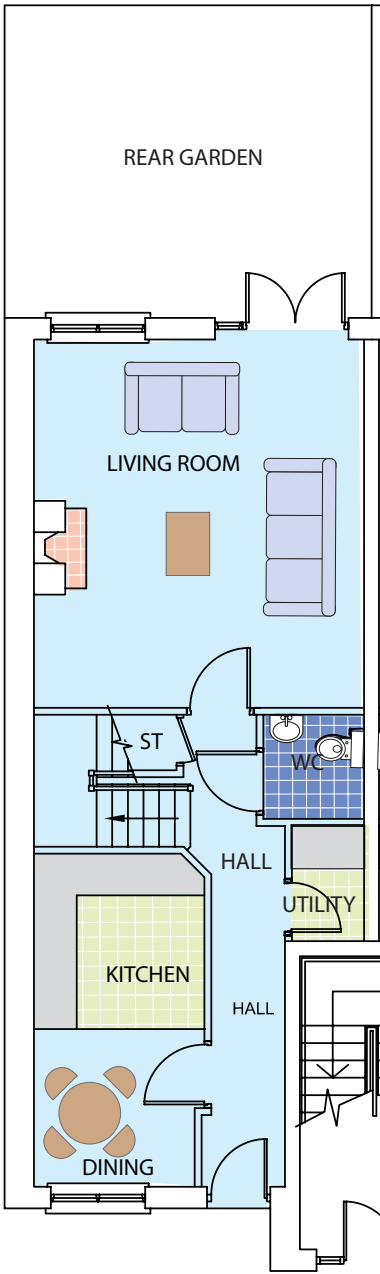
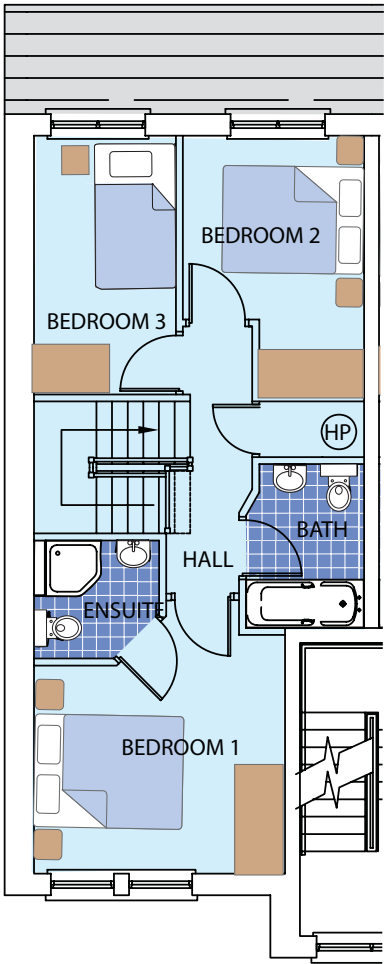


First/Second Floor Block B

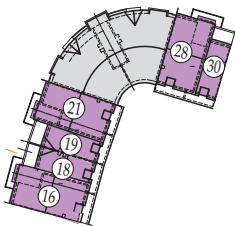


First/Second Floor Block D

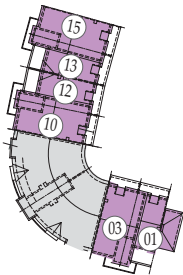
3 BED TOWNHOUSE



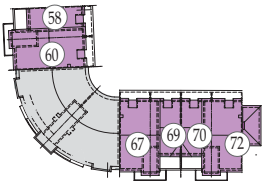
Ground/First Floor Block A



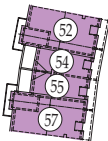
Ground/First Floor Block B



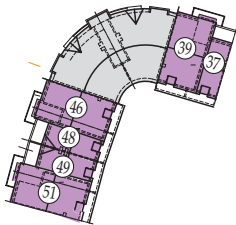
Ground/First Floor Block C



Ground/First Floor Block F



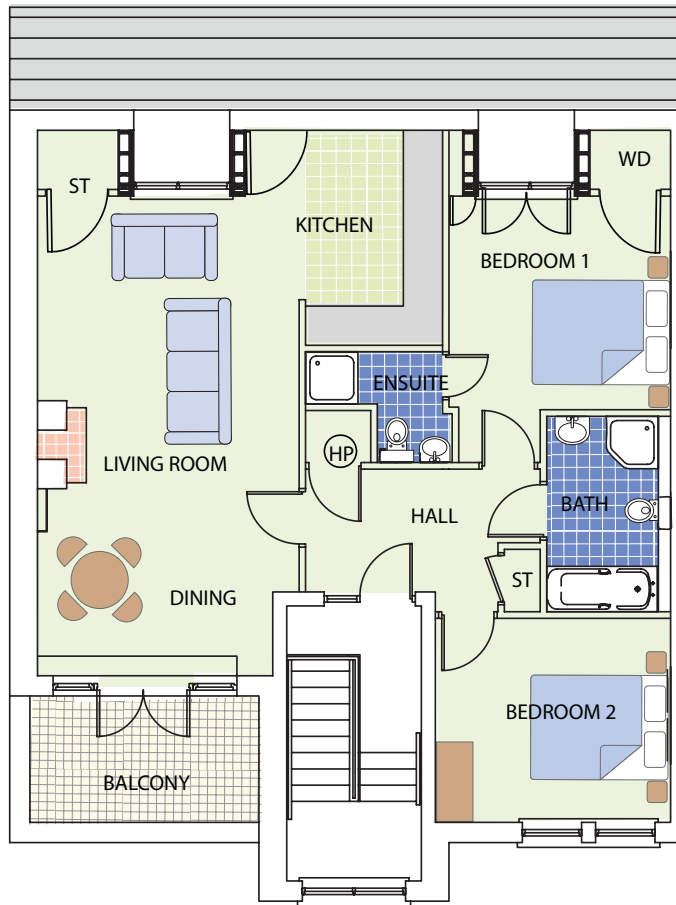
Ground/First Floor Block E



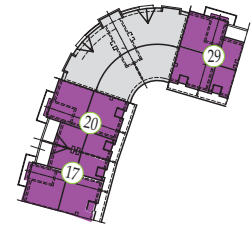
Ground/First Floor Block D

Floor plans

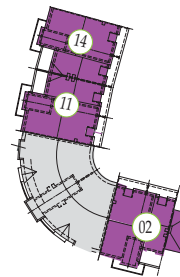
2 BED PENTHOUSE



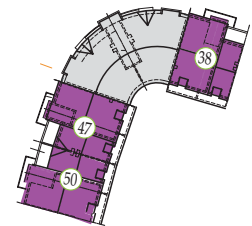
Second Floor Block A



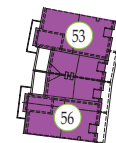
Second Floor Block B



Second Floor Block C



Second Floor Block D



Second Floor Block E



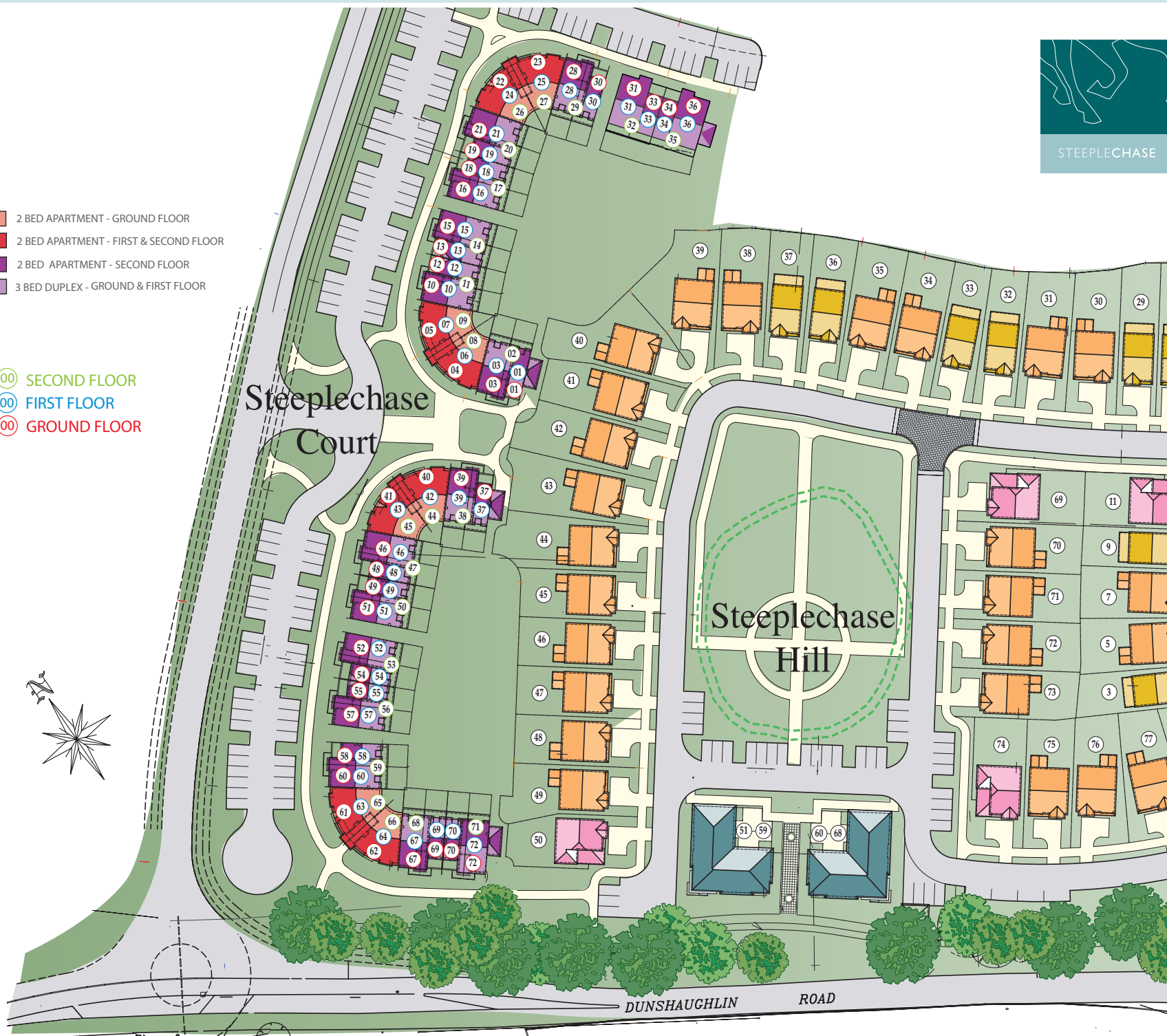
Second Floor Block F





- 2 BED APARTMENT - GROUND FLOOR
- 2 BED APARTMENT - FIRST & SECOND FLOOR
- 2 BED APARTMENT - SECOND FLOOR
- 3 BED DUPLEX - GROUND & FIRST FLOOR

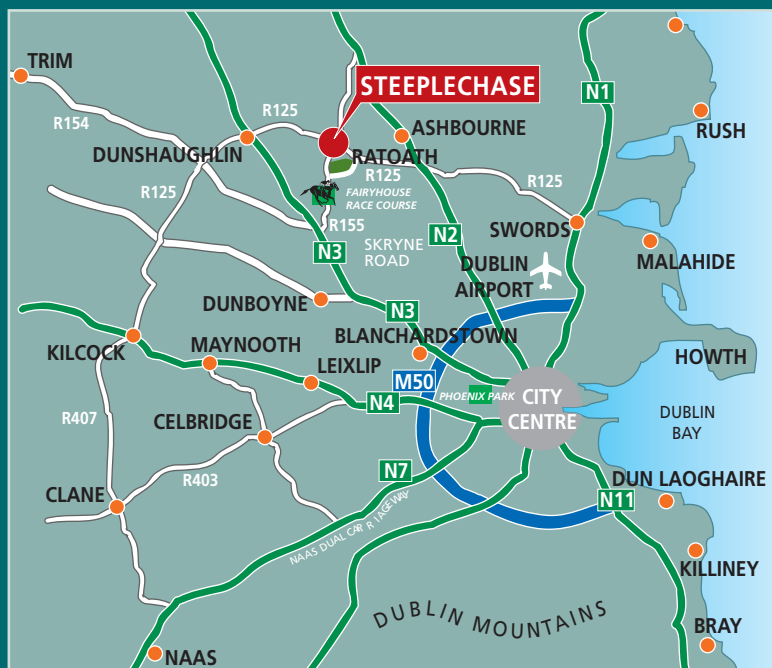
- SECOND FLOOR
- FIRST FLOOR
- GROUND FLOOR



Important Note:

The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change. Sherry FitzGerald New Homes and Property Partners Brady Fitzgerald are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.

LOCATION MAP



Professional Team:

Architects
McCrossan O'Rourke Manning
12 Richmond Row
Portobello Harbour
Dublin 8

Engineers
Fahy Fitzpatrick
2057 Citywest Campus
Naas Road
Dublin 24

Landscape Architects
Ronan MacDiarmada
5 Tooten Hill
Rathcoole
Co. Dublin

Solicitors
Matheson Ormsby Prentice
30 Herbert Street
Dublin 2

Developers
McGarrell Reilly Homes
Iveagh Court
Harcourt Road
Dublin 2

JOINT SELLING AGENT



8027000



6671888





STEEPLECHASE COURT Ratoath



An exceptional development of 2 & 3 bedroom homes