



## Droim Ard Avenue

### Internal Specifications

- All homes are future proofed with an extensive electrical installation and will be left ready to be fitted with the “Home Automation” specification
- Oil fired underfloor heating throughout. Each room has individual room stats and floor probes fitted for optimum control and efficiency
- Beam vacuum system fitted
- Bison hollowcore slab to first floor and block walls throughout
- Security camera fitted at front door
- Top quality cherry finish internal doors fitted with Italian door furniture
- Cornice mouldings to hall, stairs and landing; lounge, kitchen/dining area and master bedroom
- €12,500 PC sum for your kitchen units, appliances, worktops and built in wardrobes \*\*
- Stylish contemporary sanitaryware
- €2,000 PC sum for fireplaces \*\*
- €2,000 PC sum for carpets
- €5,000 PC sum for tiling
- All homes have 5 generously sized bedrooms
- Wardrobes in all bedrooms
- Two no. ensuites in housetypes A and B,C, E and E1
- All houses are fully painted internally and externally (to developer's specification)
- All homes have large sunrooms

### External Specifications

- Private secluded woodland setting with much sought after “Ramelton Road” address
- Outstanding views over the golf course and Lough Swilly
- Small development of large homes with a choice of 7 house types
- Each home is set on a large plot, with entrance pillars, black painted iron fencing, external garden lighting and external power supply
- Beautifully designed avenue style entrance to the development with feature arched walkways and railings
- Sites finished to a high standard, including paved driveways and paths, seeded lawns and planted trees
- Professional landscaping to park like open spaces to include a multitude of trees, plants, shrubs, etc.,
- Management company appointed to carry out maintenance of open areas
- Ultra tech ‘secured by design’ front door – a new concept in entrance doors. Combining strength and security with modern design.