



# BISHOP'S LOUGH

City Living. Country Lifestyle





Train Station



McDonagh Junction



Loreto Secondary School



St. Canice's Primary school



St. Canice's Cathedral



St. Canice's Round Tower



Ayrfield Medical Practice



Kilkenny Castle



St. Mary's Cathedral



St Kieran's College



CBS Secondary School  
Coming Soon



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Brand new 3 & 4 bedroom houses at Bonnettstown Road, Kilkenny.

 CBS  
Secondary School

 St. Canices's  
Primary School

 Loreto  
Secondary School



## SITE PLAN



THE ELM  
4 Bedroom Detached  
1,814 sq.ft



THE SYCAMORE  
4 Bedroom Semi-Detached  
1,485 sq.ft



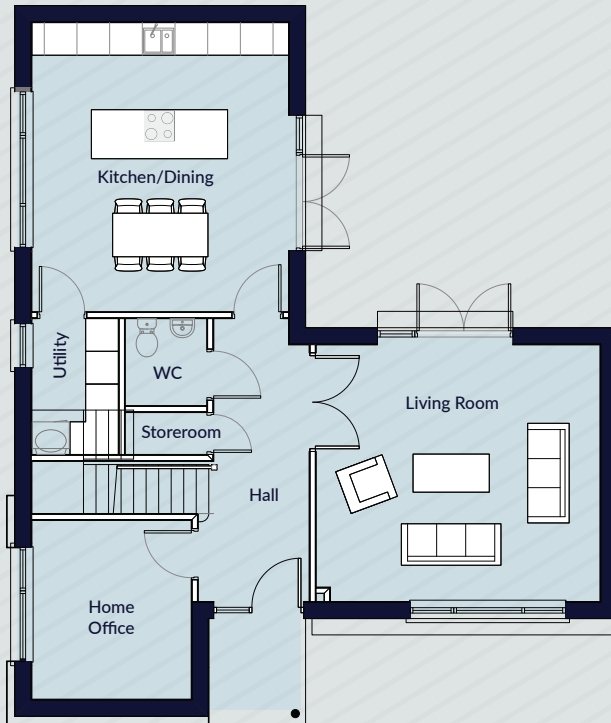
THE BIRCH  
3 Bedroom Semi-Detached/Detached  
1,555 sq.ft



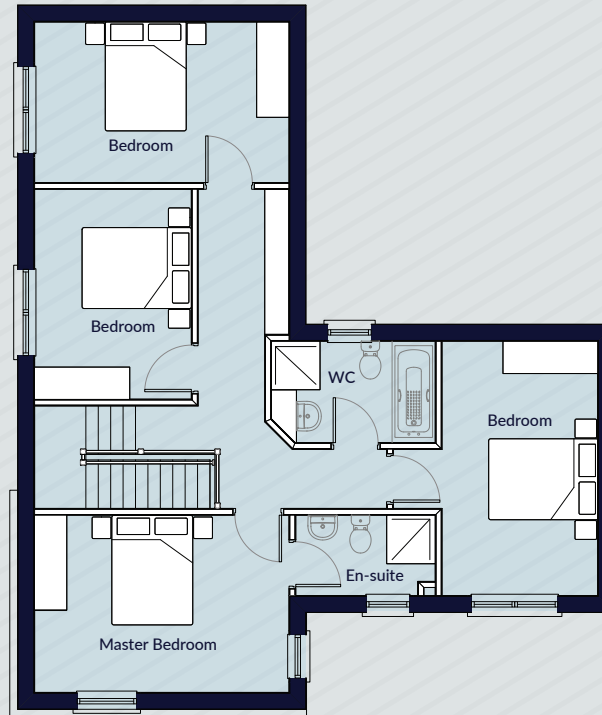
THE BEECH  
3 Bedroom Mid/End Terrace  
1,328 sq.ft



THE ELM



Ground Floor



First Floor

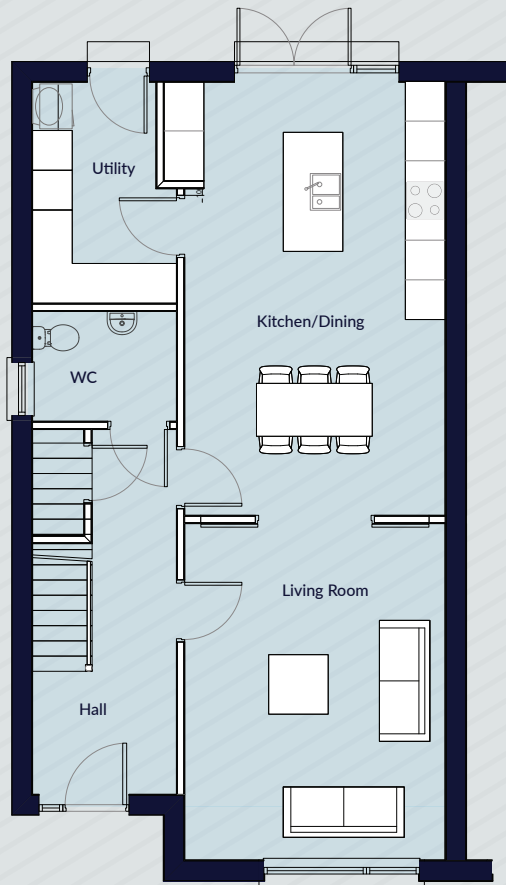


Front Elevation

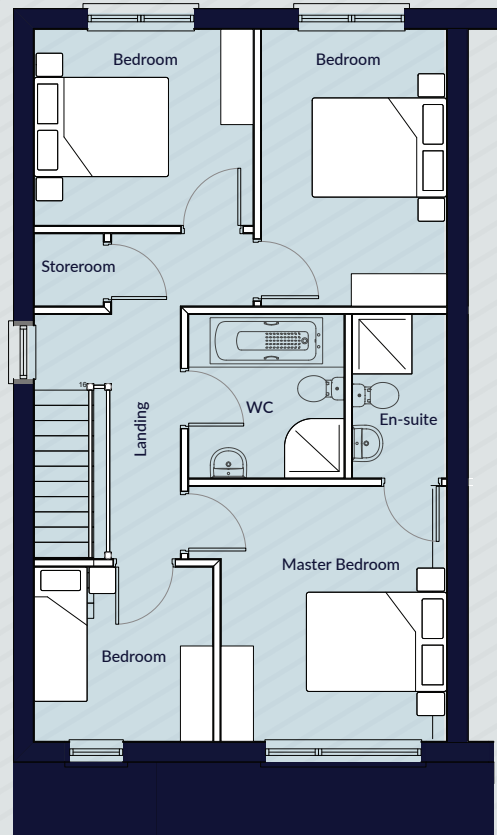




# THE SCYAMORE



Ground Floor



First Floor

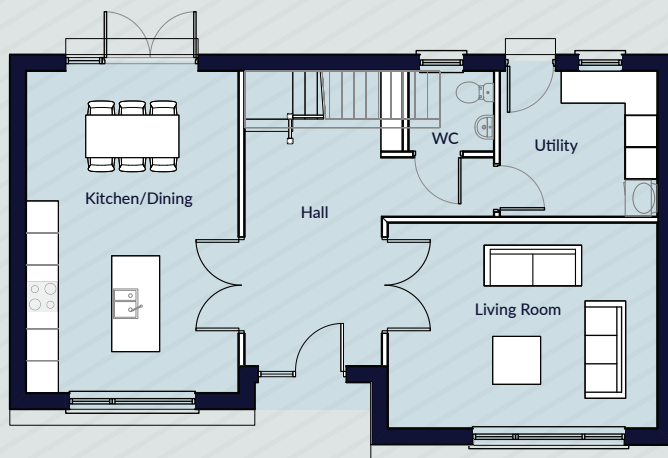


Front Elevation

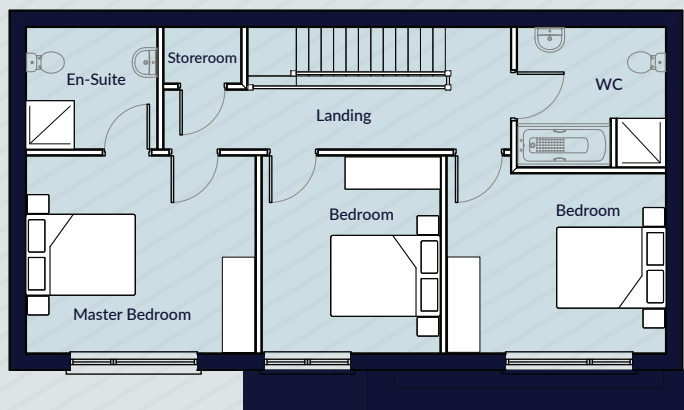




# THE BIRCH



Ground Floor



First Floor

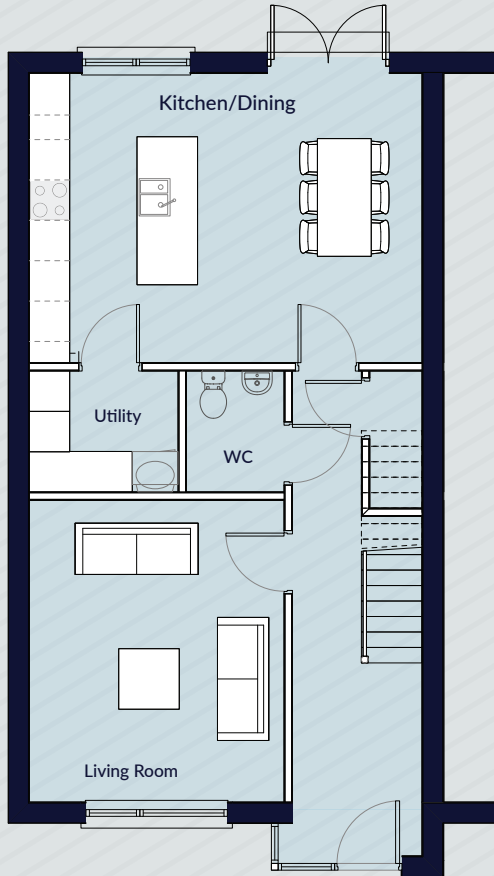


Front Elevation

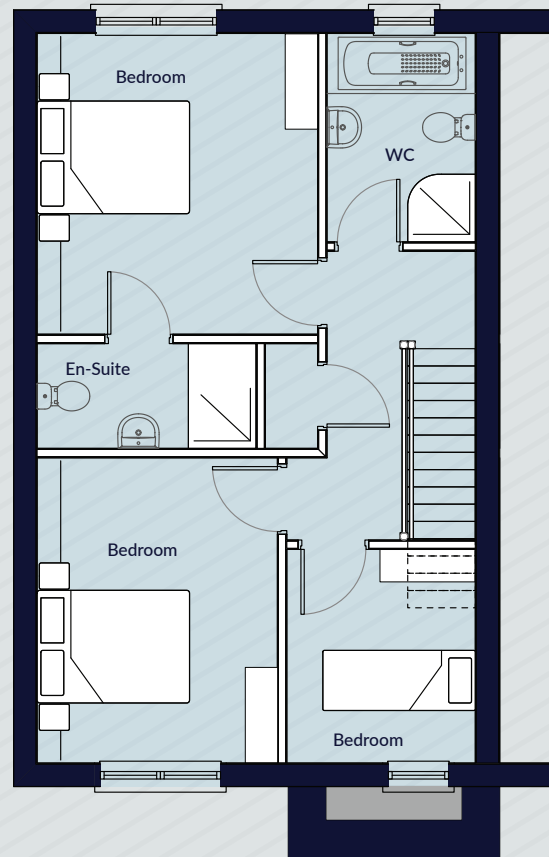




# THE BEECH



Ground Floor



First Floor



Front Elevation



# SPECIFICATIONS

**BER A2**

## BER & Energy Efficiency

- A2 Rated BER 'Nearly Zero energy Rated'
- All houses are individually tested for airtightness
- High performance, energy efficient windows & doors
- Insulated concrete formwork construction method

## Interior Finishes

- Walls painted throughout
- Painted doors
- Generous ceiling heights throughout
- Sleek contemporary doors, skirtings and architraves

## Exterior Finishes

- Low maintenance finishes
- Mix of high quality render and stonework
- PVC fascia, soffit, gutters, and downpipes
- High security, multi-point locking, high performance front door

## Kitchens & Utility

- Contemporary kitchen with soft close doors
- Separate utility room with below counter space for washer dryer and storage

## Bathroom & En-suite

- Stylish contemporary bathroom and ensuite
- Floor tiling to guest wc, bathroom and ensuite
- Wall tiling to showers and bath with splashback to wash hand basins

## Heating & Plumbing

- A-rated air to water heat pump
- Separate thermostatically controlled heating zones
- Thermostatically controlled shower to en-suite and bathroom

## Media and Communications

- Main infrastructure installed to allow air connectivity
- Wired for high speed broadband
- Digital TV points provided to living room
- Telephone & data points provided to hallway
- USB power points provided to kitchen

## Guarantees & Warranties

- Homes are covered by Homebond 10 year structural guarantee



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REGISTER YOUR INTEREST

[bishopsloough.ie](http://bishopsloough.ie)



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