

A Rated Energy Efficient Homes







**Brought to You
by
Home Options Ltd.**

Introducing Owenmore Paddock to the market

A high quality development of modern 'A' rated homes finished to a high standard. Spacious well designed properties this development is located in the heart of Ballincarrow village and is within easy commute of Sligo.



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House Types	
	House Type A 2 Bed Terrace
	House Type B 3 Bed Semi Detached
	House Type C 4 Bed Semi Detached
	House Type C1 4 Bed Detached



Property types:

8 X 2 Bedroom – Town Houses

12 x 3 Bedroom – Semi Detached

8 X 4 Bedroom – Semi Detached

1 x 4 Bedroom – Detached

Property Specifications:

External Features.

- High Quality low maintenance facades
- Velux windows fitted in the roof.
- Tarmac to all drive ways.
- Future proof PVC external doors and triple glazed windows.
- All gardens seeded.
- External Lighting.

Internal features.

- Attic left ready for conversion (future office/storage room)
- Modern sanitaryware suites with vanity units in all bathrooms.
- Quality and modern tiling on the kitchen/utility floor and down stairs bathroom floor.
- Industrial grade laminate flooring (light Grey) in all other rooms.
- High quality modern painted doors.
- Contemporary architrave and skirting.
- Bathroom tiling.
- All ironmongery in chrome finish.
- All walls and ceilings finished in white emulsion paint all bathrooms painted with white antifungal washable emulsion.

Electrical specification.

- Generous allocation of sockets in each room some with USB charging points.
- Smoke and heat sensor alarms fitted as standard.
- Extra power connection left in the attic for possible conversion.
- Ample lighting points - all light bulbs fitted low energy.
- External light to front porch side/back lights.
- Charging point provision for electric car.

Kitchen.

- Modern quality fitted kitchen installed.
- Extractor fan supplied and fitted.
- Water connection point for washing machine/dish washer in the kitchen/utility.

Media and communications.

- Pre-wired for TV, broadband and telephone.

A1 Rating.

- All the houses build with ICF Double Insulated blocks.
- Full fill rafter spray foam insulation.
- Clever modern design features secure BER A1 rating reducing the energy demand and lowering annual heating bills.

Heating.

- Energy efficient air heat pump, providing constant on demand hot water, underfloor ground floor heating and high efficiency aluminium radiators on the first floor.
- Water pressurised from water tank to all showers and taps.
- Zoned digital heating controls making it possible to control your smart heating system from your phone.

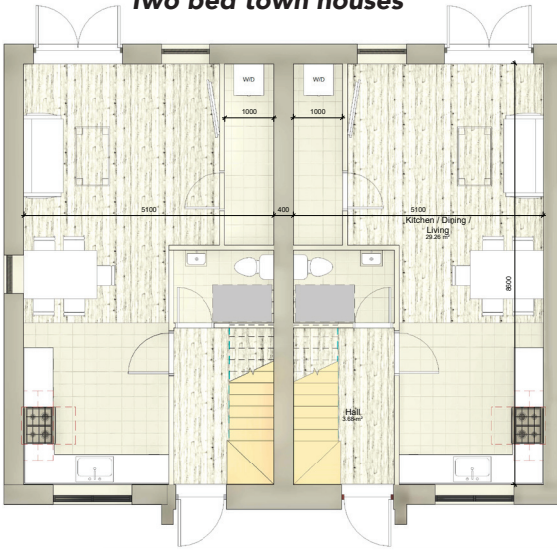
Air ventilation

- Mechanical heat recovery ventilation (HRV) system fitted to provide superior air quality and to create the lowest cost of heating.

Air tightness

- Each house is constructed to provide high levels of air tightness that exceeds current standards.

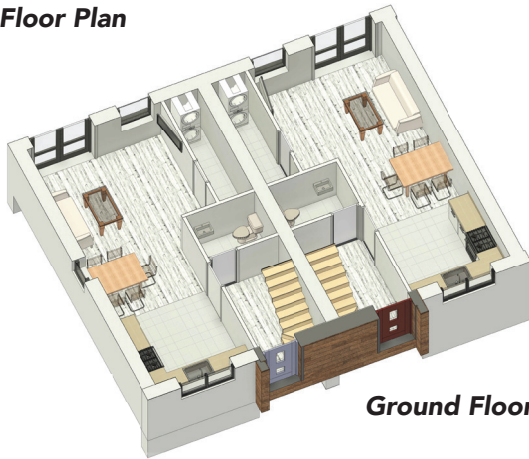
Two bed town houses



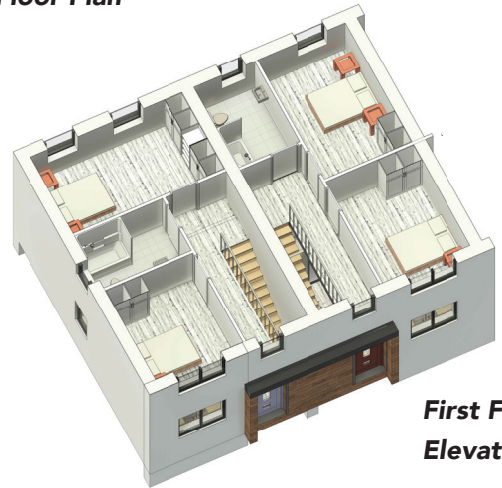
Ground Floor Plan



First Floor Plan

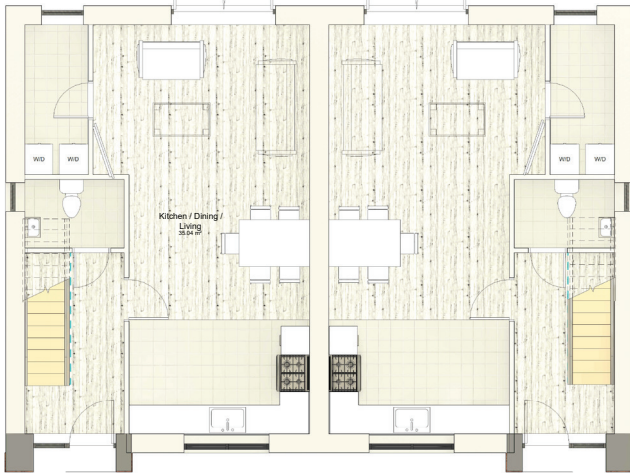


Ground Floor Elevation

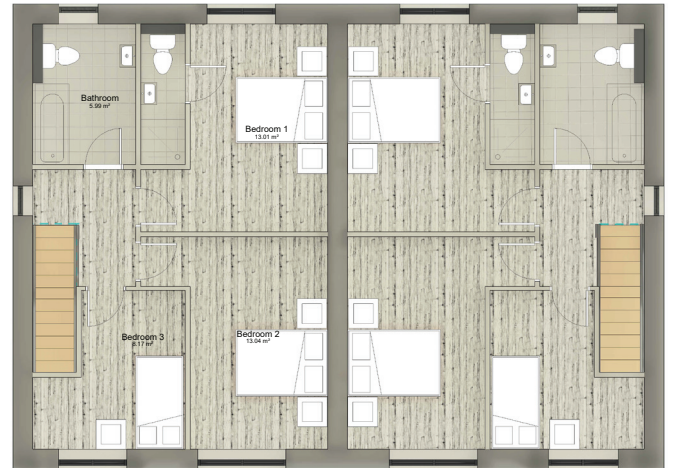


First Floor Elevation

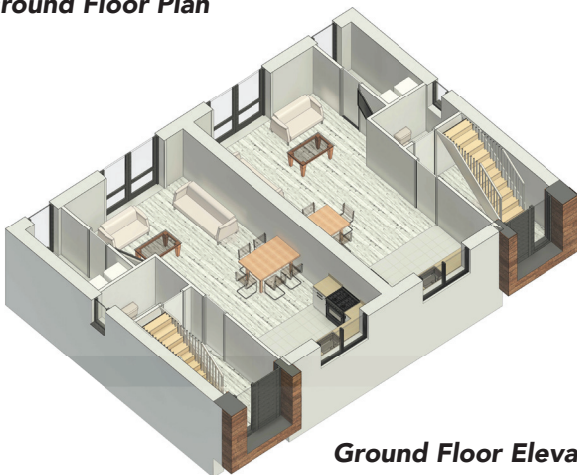
Three bedroom semi detached



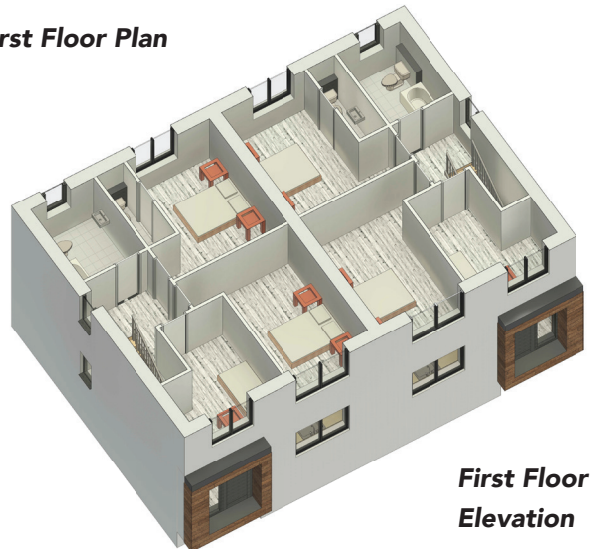
Ground Floor Plan



First Floor Plan

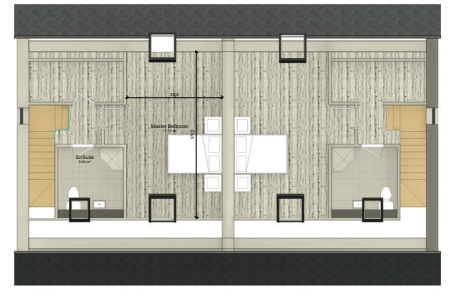
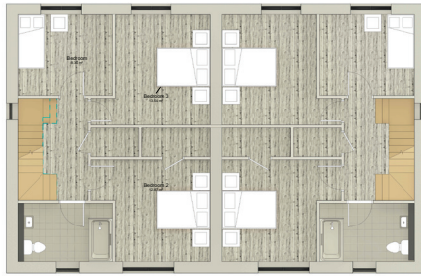
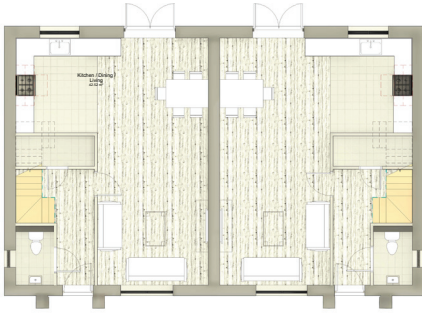


Ground Floor Elevation



First Floor Elevation

Four Bed Semi Detached



1 00 Ground Floor
1:50

Ground Floor Plan

First Floor Plan

Second Floor Plan



Ground Floor Elevation



First Floor Elevation



Second Floor Elevation



Help to buy Scheme

Qualifying for the Help to Buy Scheme for first time buyers, meaning qualifying purchasers could be entitled to a tax rebate of up to 10% of the value of the property, subject to a maximum of €30,000.00 (Enhanced Help to Buy Scheme available up until December 2025).

Booking Information:

An initial booking deposit of €5,000.00 by bank draft, cheque or EFT made payable to the selling agents with your solicitors' details are required to secure a property. On signing of unconditional contracts within 21 days of receipt, an additional contract deposit of 10% of purchase price will be required to be paid to developers legal advisors. Subject to contract/contract denied. Balance will be payable on completion.

CONDITIONS TO BE NOTED: These particulars and any accompanying documentation and price lists do not form part of any offer or contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not drawn to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are Gross internal area- the measurements from block wall to block wall, excluding internal finishes. This is the industry norm and variations can occur. E & M Scanlon Auctioneers & Estate Agents are not authorised to make or give any warranties in relation to the development. PRSA registration No. 004183.

Development:

Owenmore Paddocks,
Ballinacarrow,
Co. Sligo

Builder:

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Engineers:

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