

Ard Griffin Homes Specification

Spec refers to houses only, does not apply to apartments or maisonettes

Revision 1.3

11/09/2025



Attics

All houses will have attic space. It is non-convertible. Attics will be provided with a light and a folding attic stairs. There will be approx. 3 - 5m² of attic flooring included as standard. This will be suitable for light storage.

Bathrooms

Bathrooms will be fully fitted out to include all sanitary ware, floor tiling and wall tiling to selected areas, detailed overleaf. We have chosen high-quality sanitary ware to complement our house designs. Vanity units will be fitted in all bathrooms as standard.

Building Energy Ratings/BERs

All houses will achieve an A2 rating. The BER Certificate will be provided with closing documentation.

Boundaries

Individual house boundaries will be defined in the legal contracts.

Changes Policy & Site Instruction Sheet

Clancy Homes have taken great care, using the best professional, structural and internal design to provide a quality home. Clancy Homes will provide a limited range of options to allow each home to be personalised. These options are detailed in the Site Instruction Sheet, which will be issued on purchase. All changes, including changes referred to in this specification, can only be made if detailed on the Site Instruction Sheet and agreed in writing by us. The Site Instruction Sheet must be returned by the date specified when issued. Changes can only be considered once the Contract for Sale is returned. Purchasers are referred to the special conditions of the Building Agreement which govern all such changes.

Ceiling Heights

Ground floor ceiling height will be approx. 2.7m and approx. 2.4m upstairs.

Colour (External)

External elevations will have a high-quality finish in accordance with the development colour scheme. All doors and windows will be as per the development colour scheme.

Colour (Internal)

Walls and ceilings will be painted to a white colour scheme.

Construction

The houses will be of timber frame construction. Alternatively, the developer may opt for masonry or insulated form construction.

Doors

Front doors will be composite doors, or similar. There will be French doors to the garden. Internal doors will be contemporary doors with a painted finish and fitted with good quality satin chrome ironmongery. The door between the kitchen and hallway will be clear glazed. Living and dining rooms are connected by double doors, where applicable.

Driveways

Where applicable, driveways will be paved with brick, to selected colour scheme, and in accordance with the overall landscaping scheme. Alternatively, in certain locations tarmacadam or concrete may be used.

Electrics

A fully certified electrical system will be installed in each house. A high level of electrical specification will be provided both in terms of quality of fittings and quantity of power and lighting points.

Exterior Finish/ Facades

External finishes will comprise of feature granite-effect cills to the front elevation and painted plaster or coloured acrylic render to walls. There will be some brick to selected areas on some houses.

Flooring

High quality floor tiling is standard in bathrooms, ensuites and WC floors.

Upstairs flooring is a board finish suitable for laminate flooring or carpet.

Gardens

All back gardens are seeded & graded. An outdoor socket will be provided. An outdoor tap will be provided. Rear boundaries will be timber fence panels with concrete posts and concrete base boards, or plastered block walls, or hedgerow with weld mesh fencing, or precast walling system or other construction at the developer's discretion. There will be a paved patio area in the rear garden. There will be a duct to centre of the rear boundary or the shed base (where applicable) to allow for future electrical connection to shed or garden lights.

Guarantee/Insurance

Each Ard Griffin home is covered by a Homebond Essential 300 Insurance policy - Latent Defects Insurance and a Mechanical & Electrical Inherent Defects Insurance. Purchasers can find additional information on https://www.homebond.ie/home_buyers/

Heat Detection/Smoke Detectors

Heat, and smoke alarms will be provided to the current Building Regulation requirements.

Heating

The heating system will be fully certified and compliant with all current regulations. It will be powered an energy efficient Heat Pump and will have separate zones for each floor and for hot water.

Radiators are provided to ground and first floor. Bathrooms, en-suites and WCs will have heated towel rails instead of radiators.

Insulation

There is high grade insulation to a level compliant with an A2 rated BER.

Joinery

There will be a high standard of contemporary style joinery throughout including quality skirting and architraves.

Kitchens

All homes incorporate contemporary kitchens which have been designed specifically for each house type. Purchasers can choose between a range of door types and colours, handles and worktops, but the layout of the kitchen may not be changed. All units include soft close drawers and doors, a range of base and wall units, complete with sink, taps and built-in extractor. Utility room units, where applicable, will have a similar range of doors.

Any additional client costs due to the kitchen upgrades must be paid at Final Account stage.

Landscaping

Site will be fully landscaped to a landscaping design by our appointed landscape architect.

Site Visits

Purchasers will be invited to site at snagging stage. Appropriate PPE must be worn. This will include steel toe capped footwear, hard hat and Hi-Vis-vest, gloves and glasses. Site visits are not permitted outside of this due to health and safety reasons.

Showers

Bathroom and Ensuite will have thermostatic showers.

Stairs

All stairs will be timber and built in accordance with building regulations. Handrail will be finished hardwood. Stairs and newel posts will be white painted wood.

Television and telephone points

Television and telephone data points are provided. There will be a TV point in the living room.

There will be a data point in the hallway or living room. There will be a data point in the attic to allow for future flexibility. There will be a phone point in the hallway or living room.

Purchasers are not tied into any broadband/service company – they will have a choice of providers.

Tiling and Floor Finishes

Our interior designer has chosen a tile to complement the house design. The area of tiling included in each room is detailed below.

Bathroom

Bathroom tiling is included as follows;

Main Bathroom

Bathroom wall tiling is provided to ceiling level over the bath recess and to 1.2 metre high on other walls. The bathroom floor is tiled.

Ensuite

Ensuite wall tiling is provided to ceiling level over the shower recess and to 1.2 metre high on the other walls. The Ensuite floor is tiled.

Downstairs WC

The WC floor is tiled. Wall tiles are not included..

Kitchen

Floor tiling to the Kitchen/Dining and Utility is not included.

Living Room

Floor finish to living room is not included.

Hallway

Floor finish to hallway is not included.

Bedrooms

Floor finish to bedrooms is not included.

Stairs and Landing

Floor finish to the stairs and landing is not included.

Utility Room

Utility rooms, where applicable, are provided with cupboard units and have space and services for a washing machine and condensing dryer.

Windows

Windows will be of high quality, with double-glazed glass units and insulated PVC frames.

Wardrobes

Wardrobes are provided in the main bedroom as standard. Additional wardrobes can be provided for and must be paid a Final Account stage.

Disclaimer: While every effort has been made to ensure the veracity and accuracy of this information, we do reserve the right to amend the specification.