

Dwyer Nolan Standards, More Comfort, Less Energy



At Dwyer Nolan our promise to each home owner is that we add value in every detail. Some you can see in the fine finishes and some you can't, for example, higher levels of insulation or improved soundproofing. By adopting the best available building technology The Forge homes **use less energy**, and a significant portion of the energy that is required is derived from renewable solar power.

From the feature entrance gates to the handles on your door, it's all about appreciation, because we understand that real value comes from real quality, that not only means you enjoy your home to the full, but also your home will appreciate to its full potential. The highest standards of quality in every detail, is our promise for your home.

KITCHENS

- Luxurious custom designed fitted kitchens
- Classic Country Style fitted units
- Butcher slab work-top
- The finest quality kitchen accessories including stainless steel handles
- Soft closing mechanisms
- Maximized storage with extensive wall units throughout

BATHROOMS & EN-SUITES

- Contemporary white sanitary ware, ceramic basin with single lever pillar tap
- Contemporary WC & chrome dual flush
- Contemporary tiling to walls
- Shaving socket, shaving light and extractor fan
- Mira thermostatic controlled showers

DOORS

- Hardwood entrance door
- Painted internal doors with brushed metal handles

FINISHES

- Walls & Ceilings Painted throughout

WARDROBES

- Contemporary luxury fitted wardrobes to all bedrooms

HEATING & PLUMBING

- Pumped water
- Natural gas central heating system
- Solar powered hot water on tap
- 'A' rated energy efficient gas combination boiler
- Thermostatically controlled showers in bathrooms & en-suites

ELECTRICAL

- T.V. points to living areas and master bedrooms
- Telephone and broadband points to master bedroom and living rooms
- Wired for alarm
- Ample sockets throughout
- Recessed lighting to sitting room and kitchen
- Smoke / heat detectors to hallway, kitchen and landing
- External electrical socket to rear garden

WINDOWS

- Rich ivory maintenance free uPVC windows
- High performance Argon filled glazing, benefitting from a low "U" Value

DRIVES & GARDENS

- Cobble drives with landscaped areas to front
- Cobble patio to rear
- Rear gardens levelled and seeded

EXTERNAL AREAS

- Dramatic feature stone entrance
- Direct access to large public open spaces, superb garden areas designed by Ronan MacDiarmuida incorporate: large lawns, pathways, extensive natural stone work, elegant exterior lighting and extensive shrub and tree planting throughout The Forge.
- Direct pedestrian access to park lands, tennis courts and playing areas
- Cycle and pedestrian access to village and train station
- Playground incorporated in later phase at The Forge
- **No Management Fees**

HOME BOND GUARANTEE

- The Forge homes are covered by a 10 year HomeBond Structural Guarantee



ENERGY EFFICIENCY

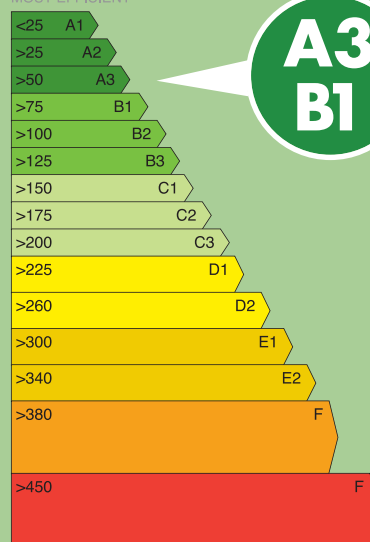
Dwyer Nolan's commitment to sustainable development ensures not only lower running costs and a more comfortable home today, but also protects the value of a home at The Forge into the future. It's about providing a home that will best serve our customers over time thereby protecting both their investment and the environment we share.

Adopting Insulation levels that exceed building regulations, the specification of high performance products and the employment of superior construction techniques all combine to provide an exceptional and energy efficient home.

These houses at The Forge are set to achieve an **A3 - B1 BER (Building Energy Rating)*** incorporating the following features:

- Super High Levels of insulation throughout
- Solar Powered Hot Water System
- Minimised Thermal Bridging
- Improved Airtightness Throughout
- High Standard External Windows and Doors / Low U values
- 'A' Rated Energy Efficient Gas Combination Boiler

Building Energy Rating
kWh/m²/yr
MOST EFFICIENT



BER BUILDING ENERGY RATING

LEAST EFFICIENT

* BER ratings at The Forge vary from A3 to B1.