

Robinrath

N A V A N

2 Bedroom Apartments
& 3 Bedroom Duplexes

The Gateway to Great Living



Just a short walk from Navan town centre and surrounded by beautiful rolling countryside and UNESCO World Heritage sites, your new home in Robinrath offers the best of all worlds.

With brand new 2 bedroom own door apartments and 3 bedroom duplexes to choose from, Robinrath is your gateway to every aspect of great living.



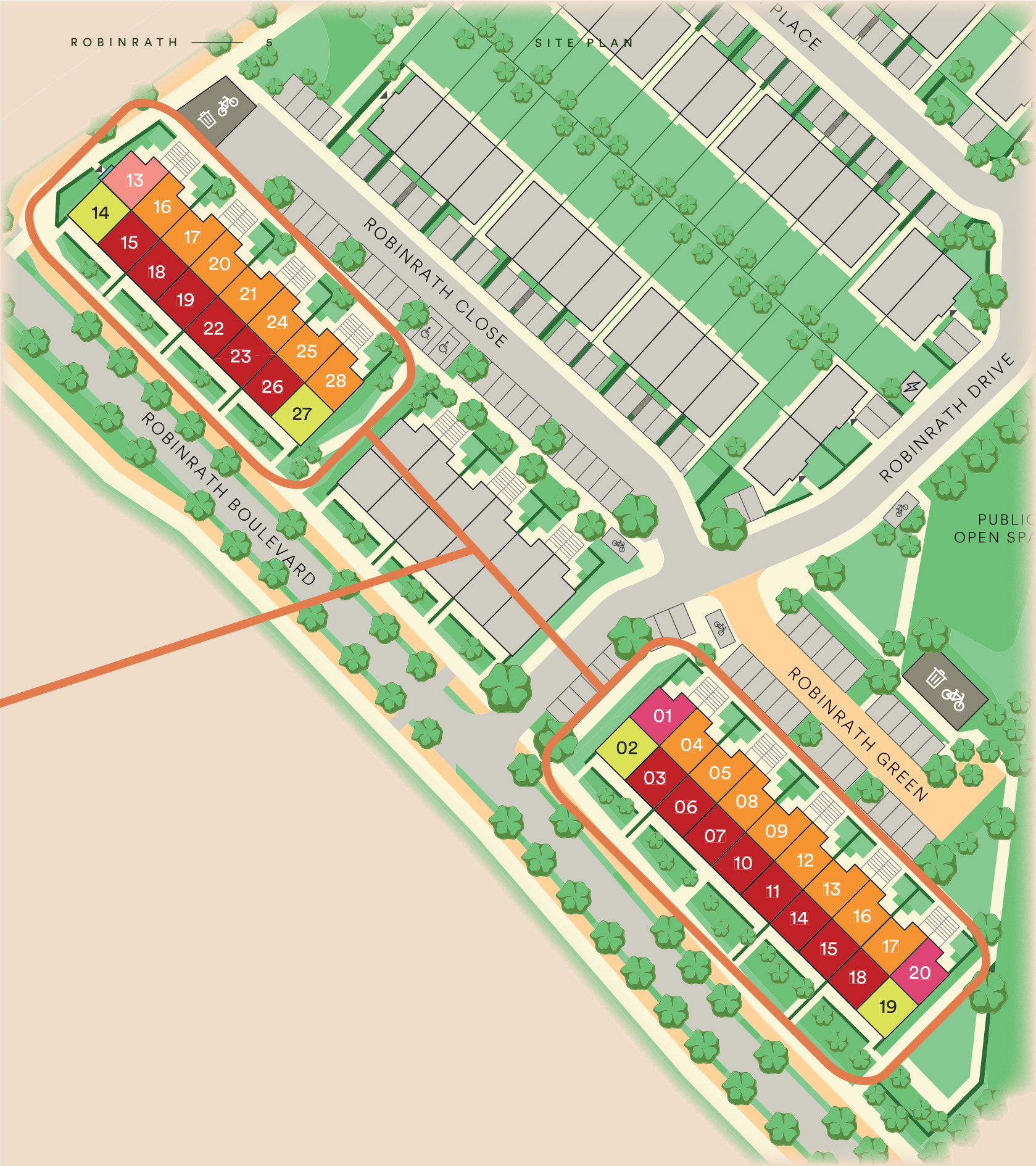
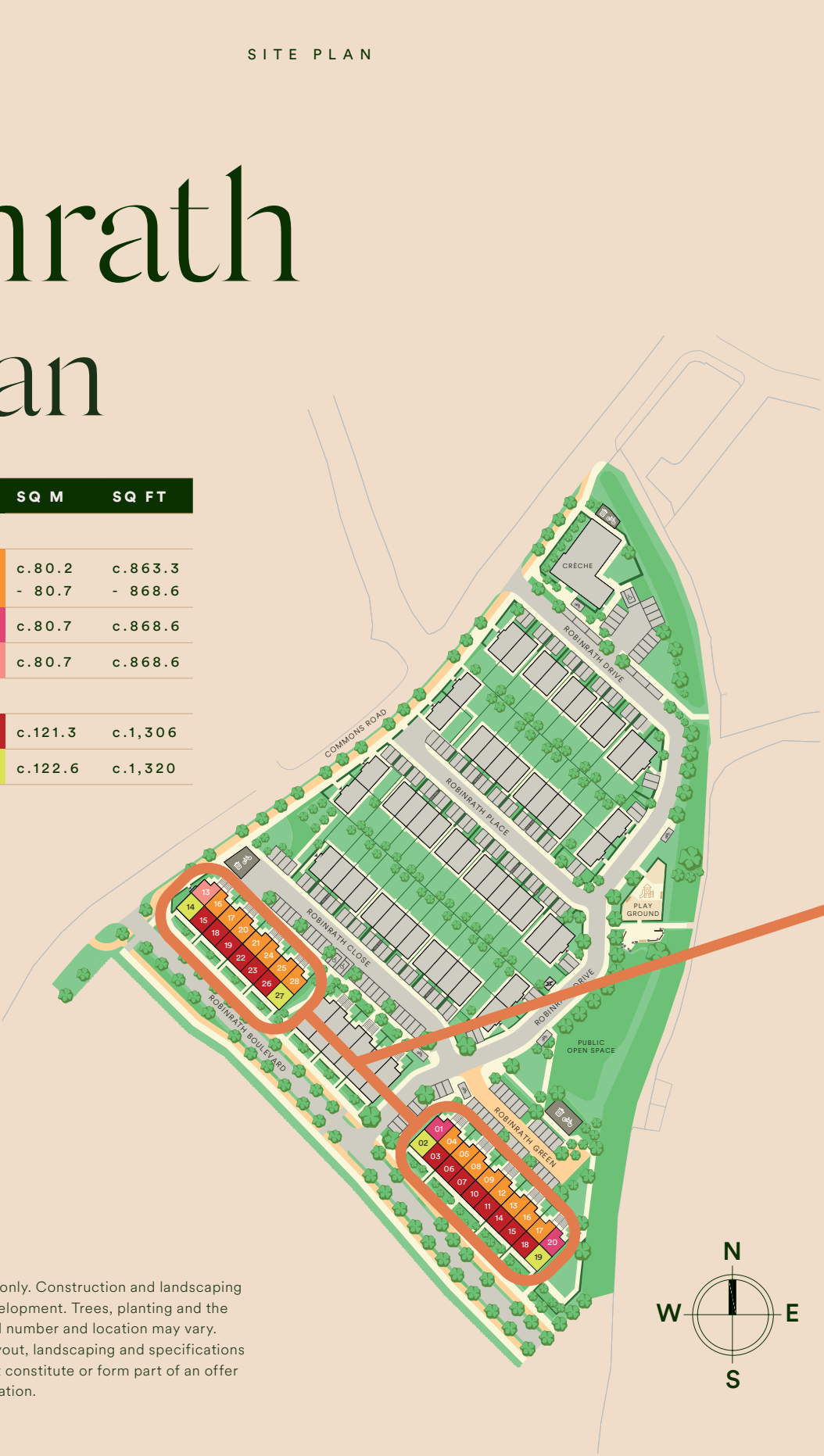
CGI for illustrative purposes.



Robinrath Site Plan

TYPE	SQ M	SQ FT
2 BEDROOM APARTMENT		
DB1 - MID/END TERRACE	c.80.2 - 80.7	c.863.3 - 868.6
DB2 - END TERRACE	c.80.7	c.868.6
DB2S - END TERRACE, SIDE ENTRY	c.80.7	c.868.6
3 BEDROOM DUPLEX		
DB3 - MID TERRACE	c.121.3	c.1,306
DB4 - END TERRACE	c.122.6	c.1,320

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Cairn Homes PLC reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.



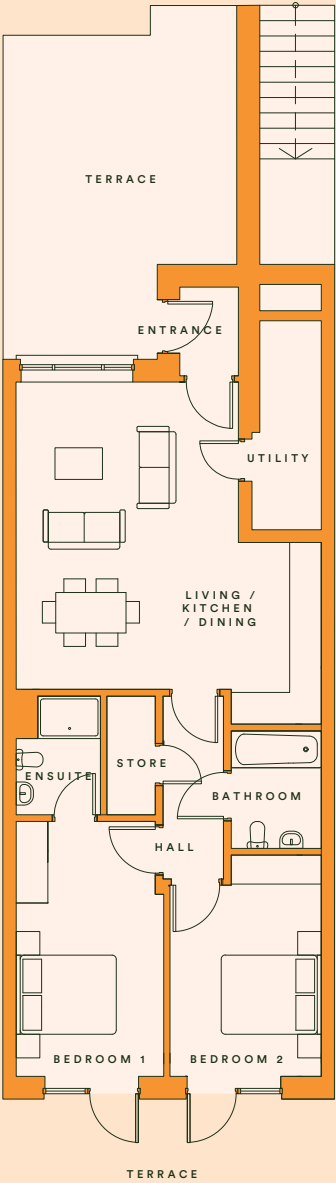


CGI for illustrative purposes.

2 Bedroom Apartment

DB1

MID/END TERRACE
c. 80.2 - 80.7 SQ M / c. 863.3 - 868.6 SQ FT



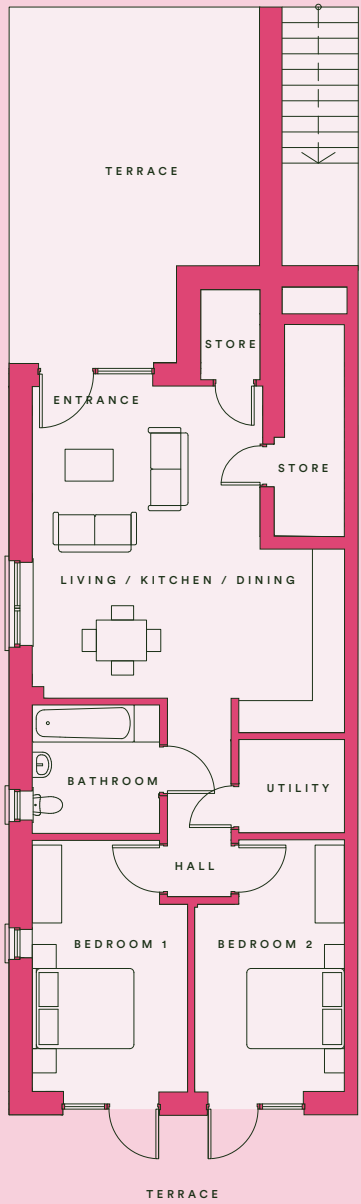
GROUND FLOOR

Please note: A mirror version of this house type layout may feature in Robinrath, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

2 Bedroom Apartment

DB2

END TERRACE
c. 80.7 SQ M / c. 868.6 SQ FT



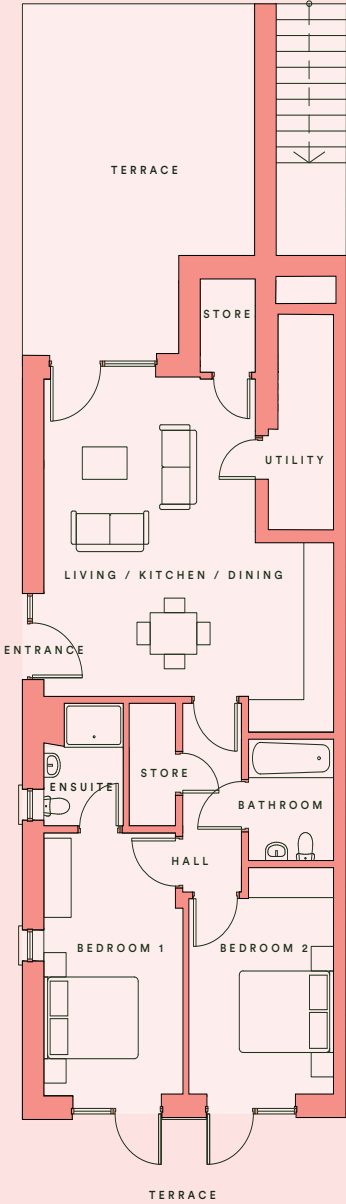
GROUND FLOOR

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2 Bedroom Apartment

DB2S

END TERRACE, SIDE ENTRY
c. 80.7 SQ M / c. 868.6 SQ FT



GROUND FLOOR

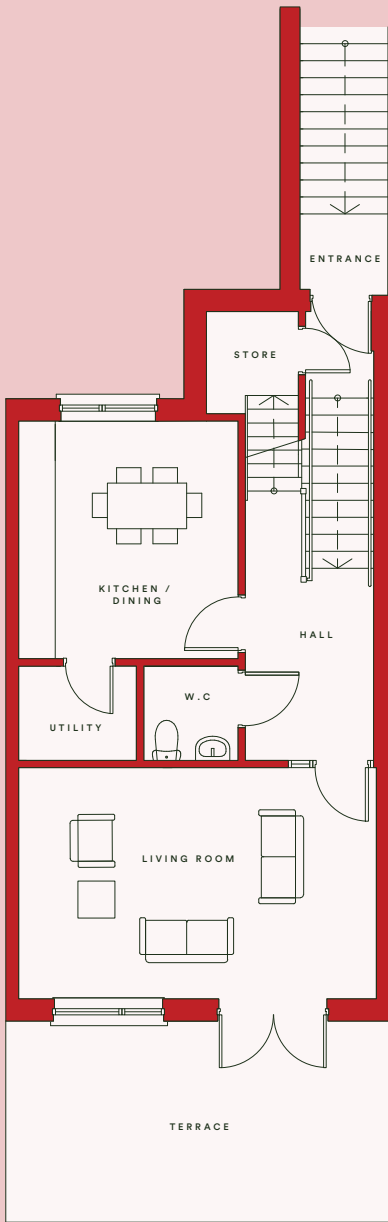
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3 Bedroom Duplex

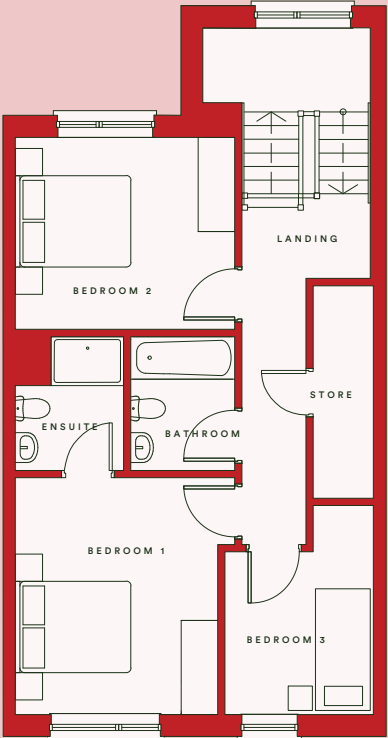
DB3

MID TERRACE
c. 121.3 SQ M / c. 1,306 SQ FT

FIRST
FLOOR



SECOND
FLOOR



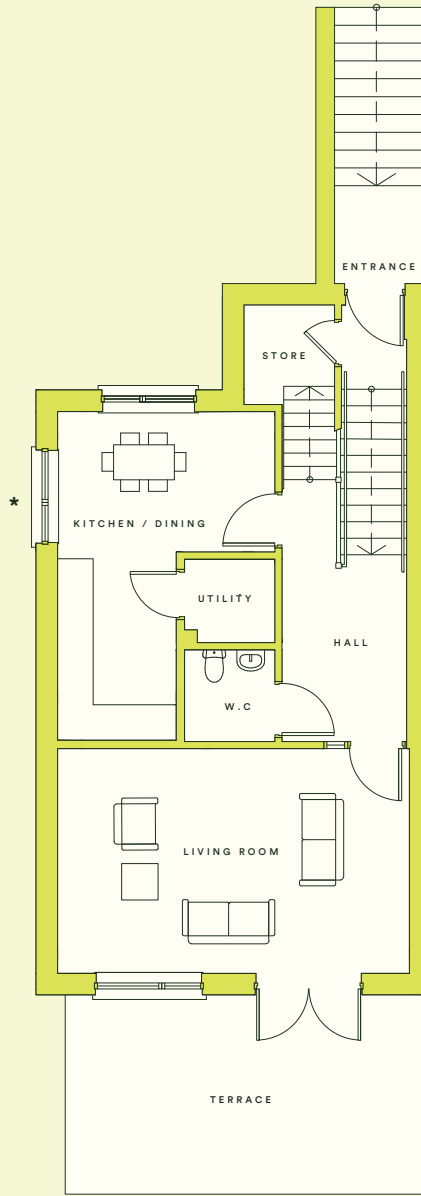
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3 Bedroom Duplex

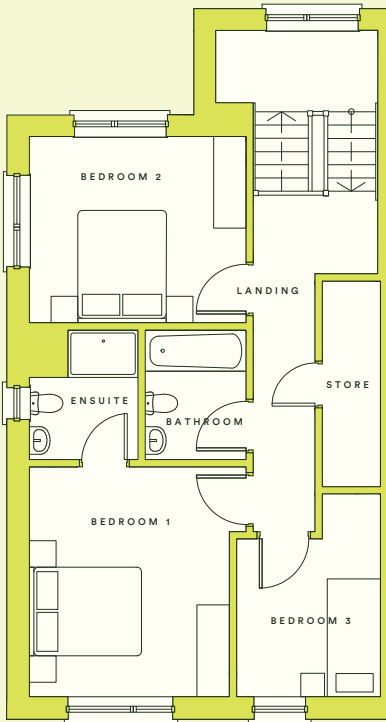
DB4

END TERRACE
c. 122.6 SQ M / c. 1,320 SQ FT

FIRST
FLOOR



SECOND
FLOOR



*Windows in End Terrace
No Windows in 27 Robinrath Close

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High Quality Fixtures, Fittings and Appliances

EXTERNAL FEATURES

- High quality brick and render facades
- UPVC high-performance double-glazed windows
- Engineered timber front door with double lock system
- Large, glazed screen with patio doors to terraces
- Terraces with external wall light

SECURITY & SAFETY

- Smoke detectors fitted throughout (mains powered with battery backup)
- Locking system to all ground floor windows and doors
- Safety restrictors provided on upper floor windows
- Provision for wireless alarm

ENERGY EFFICIENCY

- A2 BER energy rating
- Highly insulated airtight design
- All homes feature Mechanical Extract Ventilation (MEV) system for control of the dwelling ventilation requirements
- High levels of insulation
- Heat pump with zone controls
- High performance internal pipe insulation to reduce heat loss
- Energy saving LED light fittings



MEDIA & COMMUNICATIONS

- Wired for high-speed broadband
- TV data point in living area
- Main infrastructure installed to accommodate Siro and Virgin Media

ELECTRICAL

- Generous provision of lighting and power points
- Future proofing for electric car charging point to off-curtilage car parking spaces

BATHROOMS & ENSUITES

- Tiling to floors and wet areas
- High quality sanitaryware
- Ensuites have contemporary shower enclosure with pressurised water supply and fitted shower screen
- Bathrooms have bath/shower mixer and sliding rail kit and bath screen
- Heated towel rails

HEATING

- Homes are served by an energy efficient heat pump with zone-controlled panel radiators
- Pressurised hot & cold water

KITCHENS & UTILITY ROOMS

- Superb contemporary designed kitchens with quartz worktops
- Fully integrated dishwasher, cooker, extractor, microwave and fridge/freezer appliances
- Ceramic Hob
- Stainless steel sink and chrome mixer tap
- Separate utility with countertop and space for washing machine and dryer

INTERIOR FINISHES

- High quality painted doors
- Contemporary grooved architrave and skirting
- Brushed satin finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery
- Extra high ceilings at ground floor

WARDROBES & STORAGE

- Fitted wardrobe to all double bedrooms

WARRANTY COVER UNDER HOMEBOND

- 10 year Structural/Latent Defects Insurance
- 5 year Mechanical & Electrical Inherent Defects Insurance



CAIRN

Built For Good



01 631 8402
PSRA 001651



046 9023232
PSRA 001249

DISCLAIMER

The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Cairn Homes PLC may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Hooke & MacDonald has the authority to bind Cairn Homes PLC in any way or to make or give any representation or warranty in relation to this development or any part of it.