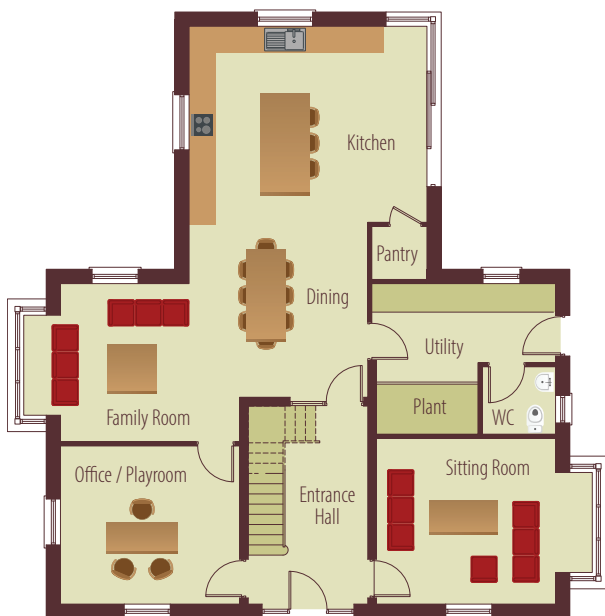
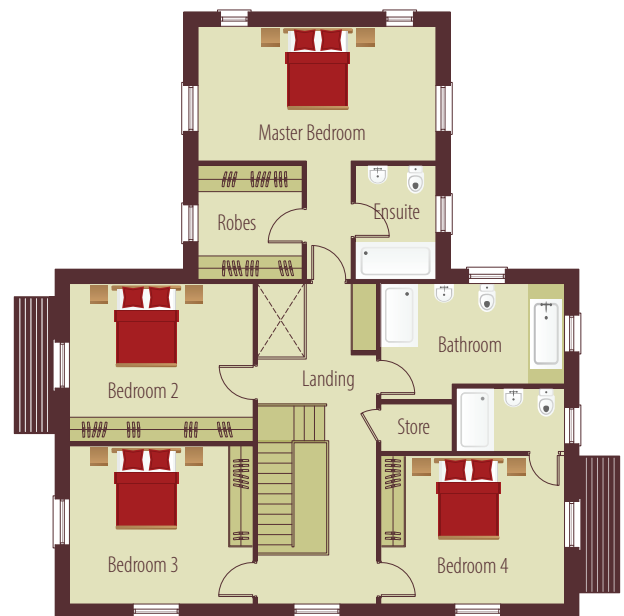


# SITE 1

**Ground Floor** 136m<sup>2</sup> (1,464ft<sup>2</sup>)  
**First Floor** 132m<sup>2</sup> (1,420ft<sup>2</sup>)  
**Total Area** 268m<sup>2</sup> (2,884ft<sup>2</sup>)



Ground Floor



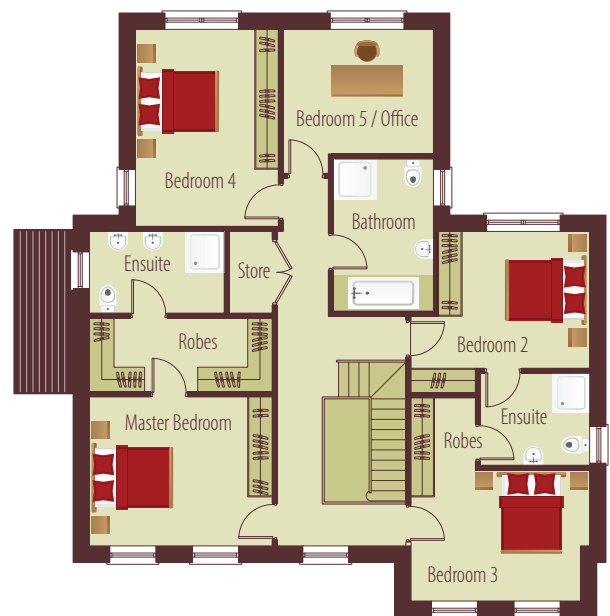
First Floor

# SITE 2

<b>Ground Floor</b>	153m <sup>2</sup> (1,539ft <sup>2</sup> )
<b>First Floor</b>	139m <sup>2</sup> (1,496ft <sup>2</sup> )
<b>Total Area</b>	282m <sup>2</sup> (3,035ft <sup>2</sup> )



Ground Floor



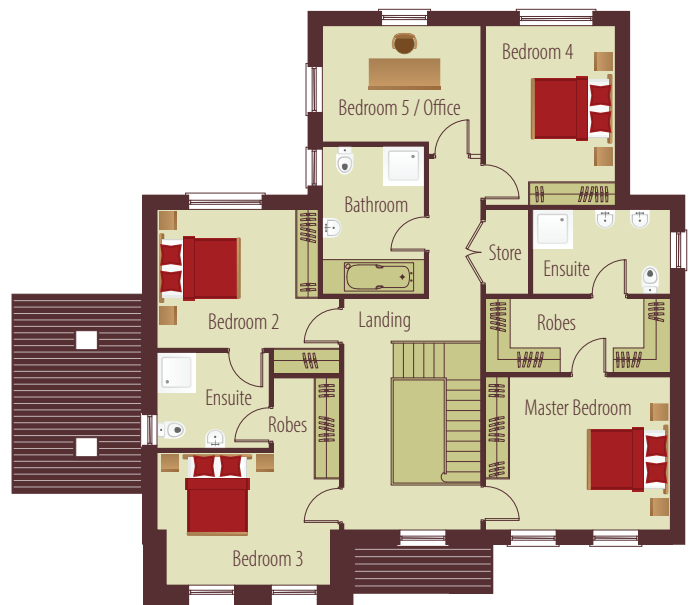
First Floor

# SITE 3

**Ground Floor** 153m<sup>2</sup> (1,647ft<sup>2</sup>)  
**First Floor** 136m<sup>2</sup> (1,464ft<sup>2</sup>)  
**Total Area** 289m<sup>2</sup> (3,111ft<sup>2</sup>)

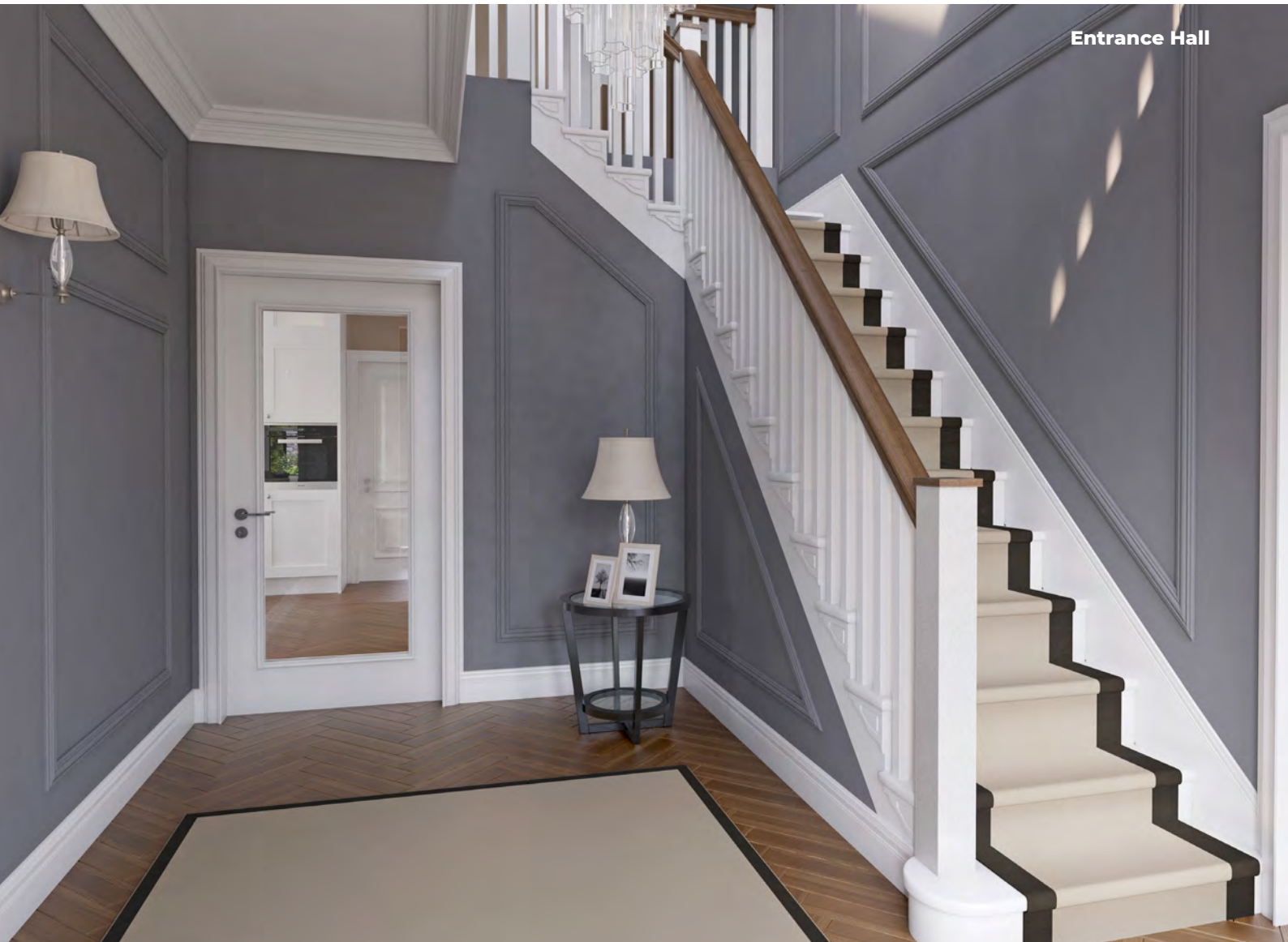


Ground Floor



First Floor

All images shown are for illustrative purposes only



Entrance Hall



Living Room

Family Room



Kitchen



Master Bedroom



# Special Features and Specifications

## General Features

- Twin leaf concrete block construction
- Concrete floors at first floor level
- Slate roof
- Homebond registered (10 year structural guarantee)
- A1 BER rating
- Generously sized garage building to side/rear of house

## External Features

- High quality render and natural stone facades
- High performance triple glazed windows with low U-Value for energy efficiency
- Engineered timber front door with multi-point locking system
- Large-glazed screen & door to garden areas
- Generously sized seeded gardens to front and rear of the houses
- EV Charging point (in curtilage)
- Outdoor tap at rear
- External power socket at rear

## Energy Efficiency A1 BER energy rating

- Highly insulated airtight design
- Air-to-water Heat Pump
- Mechanical Heat Recovery Ventilation system
- PV Panels to supplement electricity requirements
- Underfloor heating throughout (Ground & first floor)
- Energy saving LED light fittings
- Low U-value triple glazed windows

## Security & Safety

- Fire Alarm
- Smoke detectors fitted throughout (Mains powered with battery backup)
- Hard wired for future intruder alarm system
- Locking system to all ground floor windows
- Safety restrictors provided on upper floor windows
- Hard wired for future Access Control system to entrance gates

## 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 only and are 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 Donrath Homes may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of and selling agent has the authority to bind Donrath Homes in any way or to make or give any representation or warranty in relation to this development or any part of it.

## Media & Communications

- Wired for high-speed broadband
- Data points in hallway, landing, kitchen and office
- TV connection point to family room, office, sitting room and master bedroom

## Electrical

- Generous provision of lighting and power points
- Recessed LED downlighters in selected areas
- USB sockets to kitchen and master bedroom
- External weatherproof power point to rear garden
- Future proofing for electric car charging point

## Bathrooms and Ensuites

- PC Sum allowed for High quality sanitary ware
- PC Sum allowed for tiling to floors and wet areas in bathroom and ensuites
- Heated towel rails in all bathrooms and ensuites

## Heating and Ventilation

- Heating provided by air-to-water heat pump and zoned underfloor heating
- Pressurised hot and cold water
- Highly efficient mechanical heat recovery ventilation system

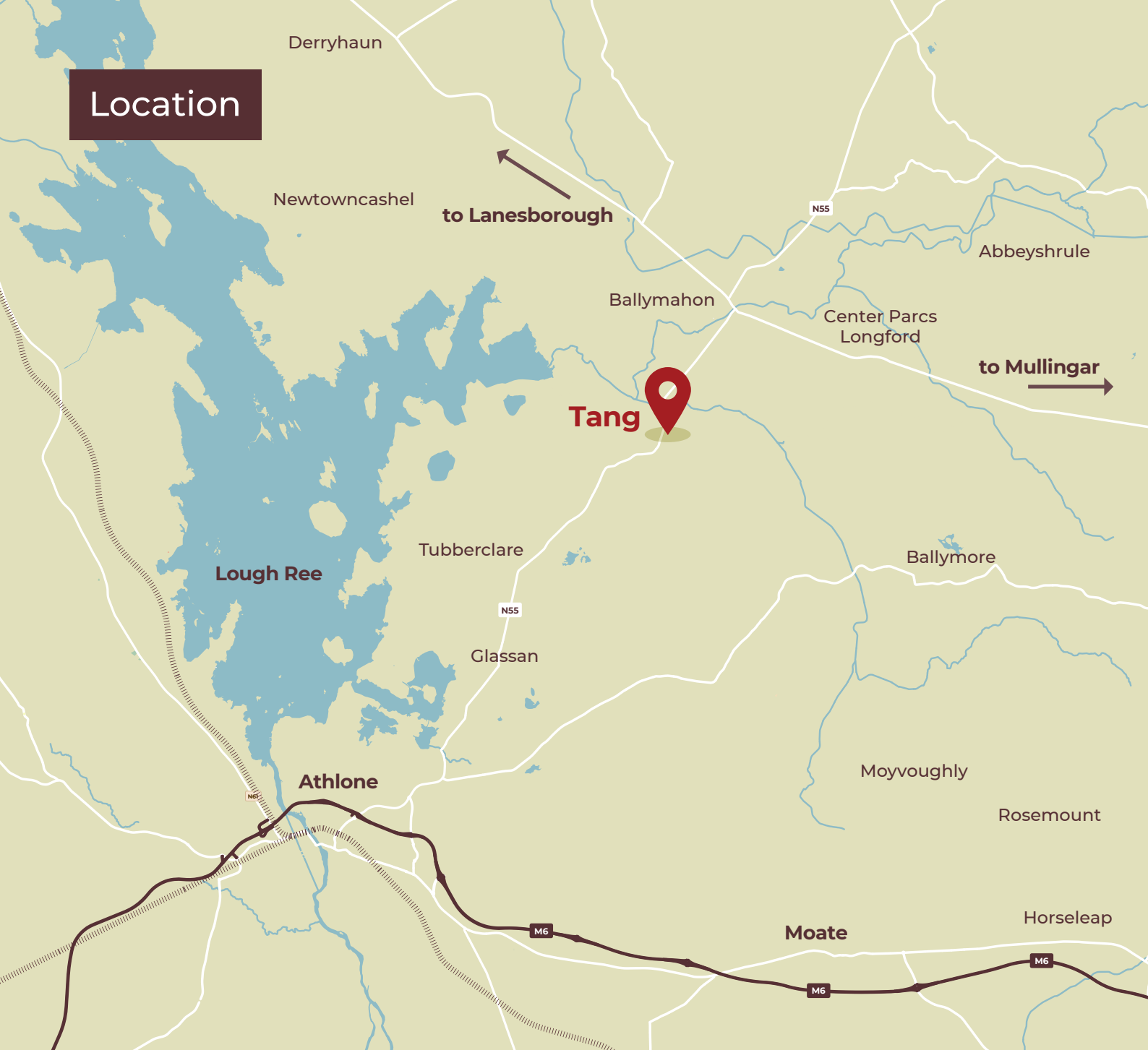
## Kitchens and Utility

- PC Sum allowed for superb contemporary designed kitchens
- Separate Pantry adjacent to each kitchen
- Separate utility room plumbed for washing machine and dryer
- Plant Room space allocated at ground floor of each house
- PC Sum allowed for tiling to kitchen and utility areas

## Interior Finishes

- Extra height ceilings at ground floor
- PC Sum allowed for High quality internal doors
- Internal smooth finish painting throughout
- Pull-down attic ladder fitted
- PC Sum for internal joinery with handrail to stairs
- PC Sum for wardrobes to bedrooms.

## Location



Location	Distance	Time
Athlone	18km	20 mins
Roscommon	36km	30 mins
Mullingar	33km	35 mins
Tullamore	56km	45 mins
Portlaoise	90km	1 hr 10 mins
Galway	100km	1 hr
Dublin (M50)	106km	1hr 10 mins
Knock Airport	99km	1 hr 20 mins
Dublin Airport	122km	1 hr 30 mins
Shannon Airport	159km	1 hr 40 mins
Limerick	172km	2 hrs
Waterford	196km	2 hr 50 mins
Belfast	215km	3 hrs
Cork	225km	3 hr 10 mins

# Tang, Co. Westmeath

**Tang** is located on the eastern shore of Lough Ree and just 20 minutes north of Athlone. The area's central location between Athlone, Roscommon and Mullingar allows access to a variety of local services and amenities.

## Transport

Tang's central location provides great connectivity to **Athlone**, **Roscommon** and **Mullingar** and local employment hubs, as well as to Dublin, Galway and the rest of the country.

Located on the N55 between Athlone and Edgeworthstown, these properties allow easy access to the **M6** motorway to the south and the **M4** to the north.

Athlone Train Station is located on intersection of the Dublin-Galway rail line and also the Dublin-Westport line.

