



HAMPDEN HILL

DONABATE

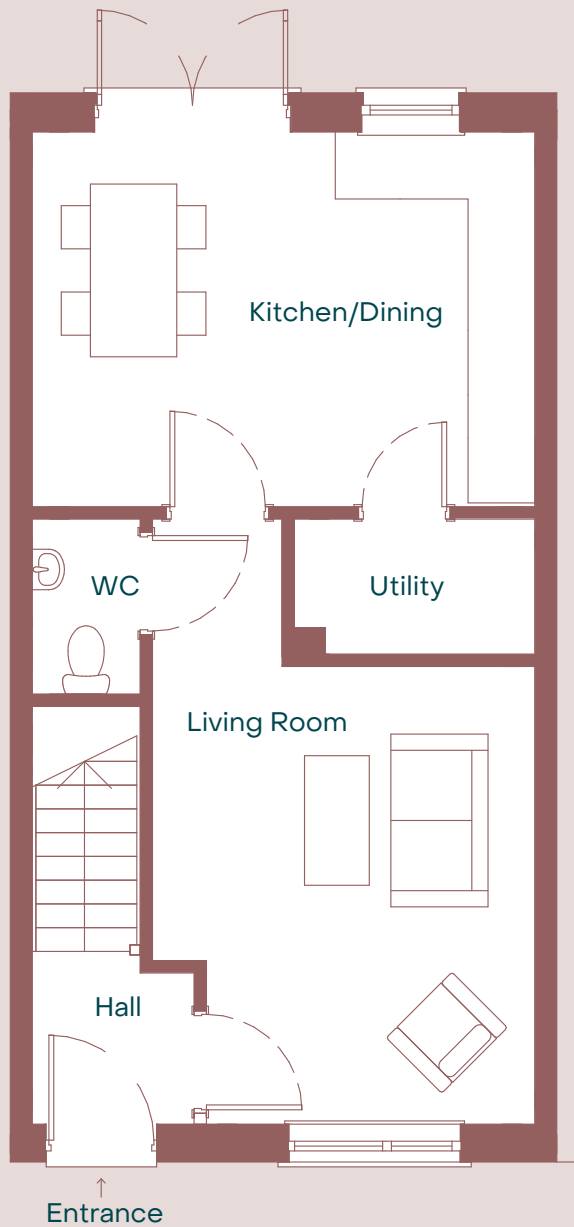
Welcome to your new coastal lifestyle

Discover a new way of living, where
the land meets the sea and city life blends
with peaceful village life. Set within the
heart of Donabate Village, Hampden Hill
is the ideal place to call home.

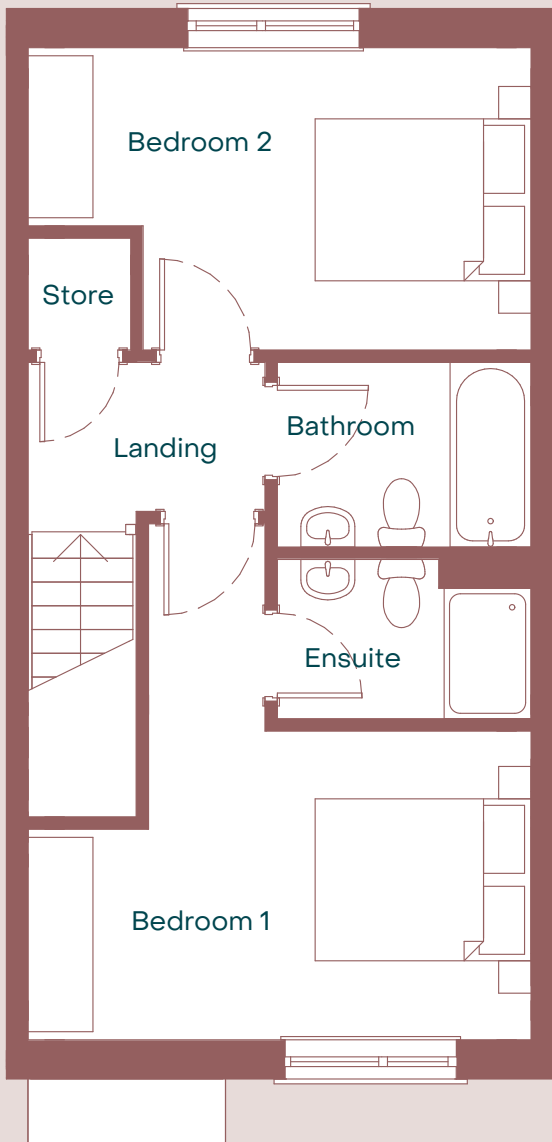


2 Bedroom House Mid Terrace

M1 c. 85.6 sq m | 921 sq ft



Ground Floor

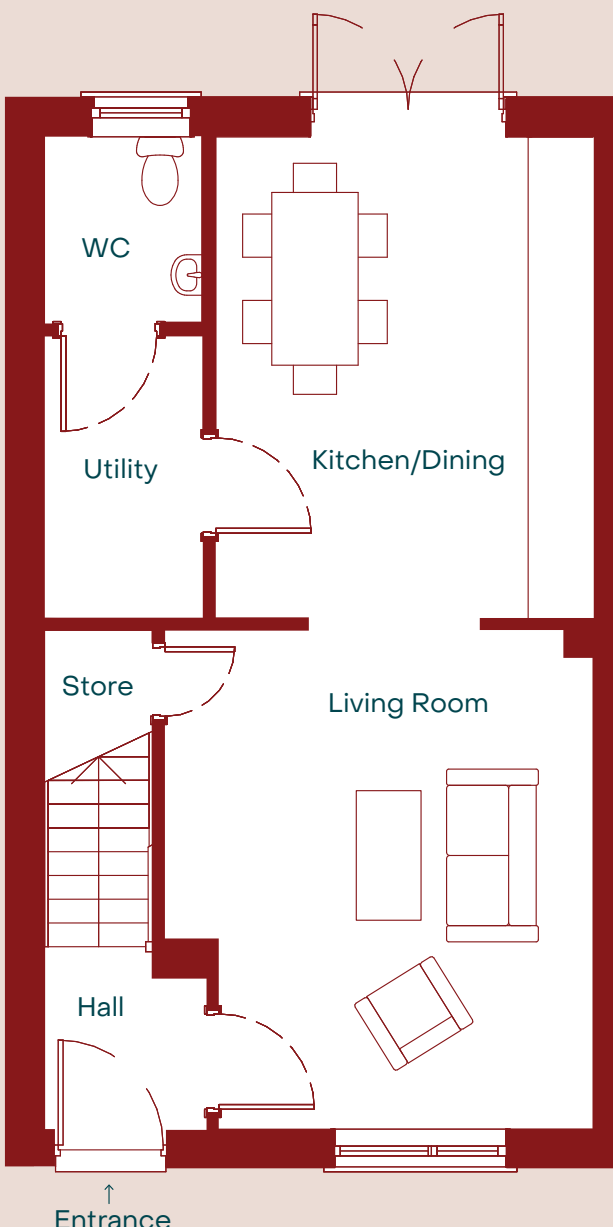


First Floor

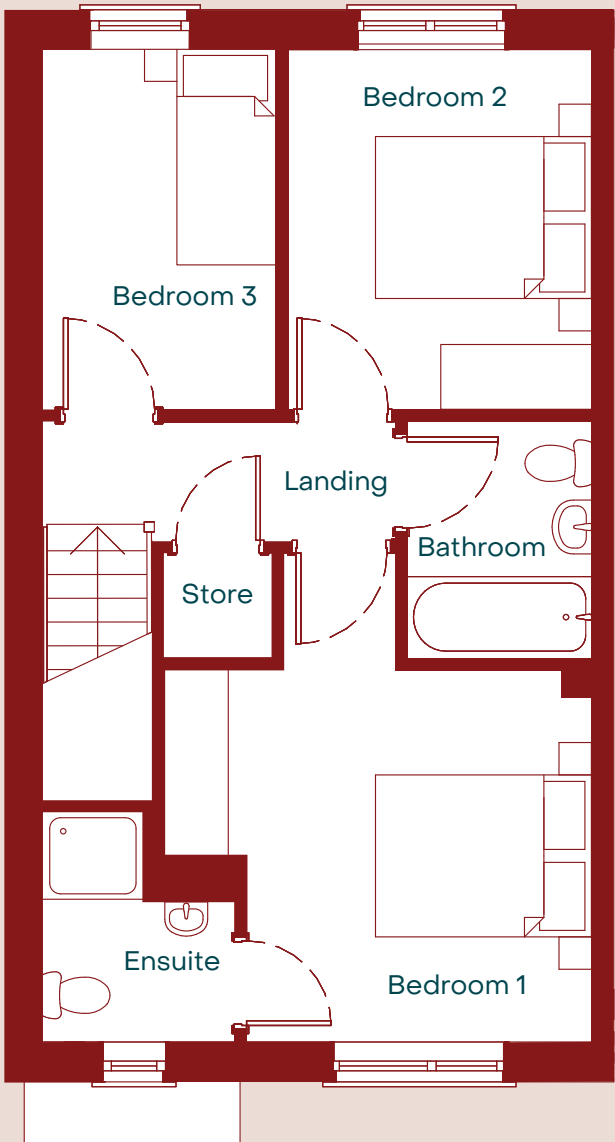
Please note: A mirror version of this house type layout may feature in Hampden Hill, depending on location. Please speak to the Selling Agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve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

3 Bedroom House Mid Terrace

T1 c. 93.8 sq m | 1,010 sq ft



Ground Floor



First Floor

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3 Bedroom House

Mid Terrace

P1 c. 106.2 sq m | 1,143 sq ft



Ground Floor

First Floor

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3 Bedroom House

Mid Terrace

N1 c. 114.1 sq m | 1,228 sq ft



Ground Floor

First Floor

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3 Bedroom House

End Terrace (Side Entry)

S2S c. 117 sq m | 1,259 sq ft



Ground Floor

First Floor

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3 Bedroom House

Mid Terrace

U1 c. 120.1 sq m | 1,293 sq ft



Ground Floor

First Floor

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HAMPDEN HILL

DONABATE

2 Bedroom Homes

M1

Mid Terrace

c. 85.6 sq m | 921 sq ft

3 Bedroom Homes

T1

Mid Terrace

c. 93.8 sq m | 1,010 sq ft

P1

Mid Terrace

c. 106.2 sq m | 1,143 sq ft

S2S

End Terrace (Side Entry)

c. 117 sq m | 1,259 sq ft

R2

End Terrace

c. 121.1 sq m | 1,304 sq ft

4 Bedroom Homes

X3

Semi Detached

c. 135.3 sq m | 1,456 sq ft

W2

End Terrace

c. 140.2 sq m | 1,509 sq ft

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 and the final number and location may vary. Cairn 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.



3 Bedroom House End Terrace

R2 c. 121.1 sq m | 1,304 sq ft



Ground Floor

First Floor

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4 Bedroom House Semi Detached

X3 c. 135.3 sq m | 1,456 sq ft



Ground Floor

First Floor

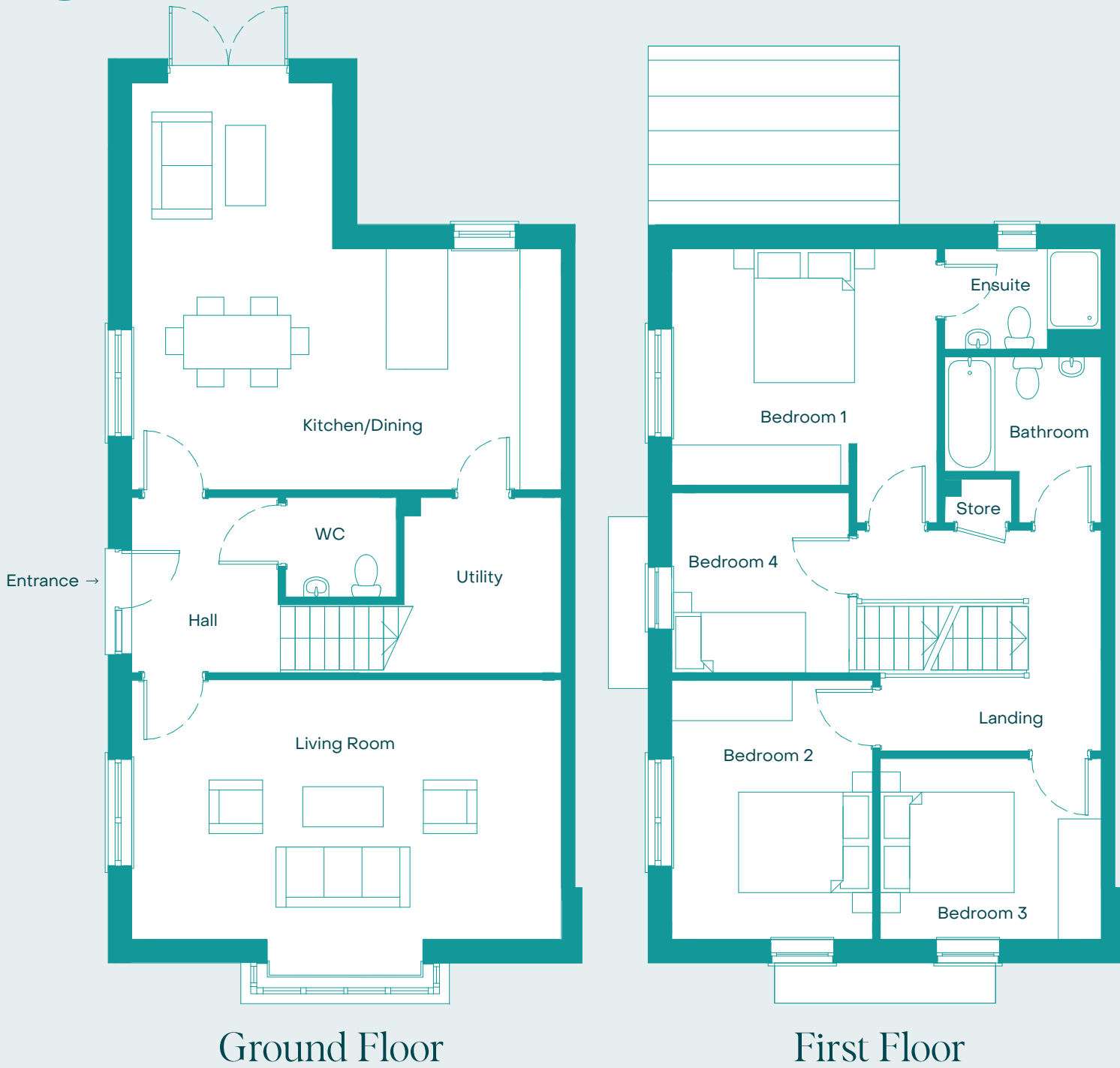
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4 Bedroom House

Semi Detached (Side Entry)

Z3S c. 138.4 sq m | 1,490 sq ft



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4 Bedroom House

End Terrace

W2 c. 140.2 sq m | 1,509 sq ft



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Special Features and Specifications

External features

- High quality brick and render façades.
- UPVC high-performance double-glazed windows.
- Engineered timber front door with double lock system.

Houses

- Large, glazed screen with patio doors to private rear garden.
- Side passage gate (where applicable).
- Paved front driveways to accommodate parking (where applicable).
- Seeded gardens with native trees and dividing fence.

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 on and off-curtilage car parking spaces.

Bathroom & ensuites

- Tiling to floors and wet areas with feature tile in shower/bath.
- 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.

Interior finishes

- High quality painted doors.
- Contemporary grooved architrave and skirting.
- Brushed satin finish ironmongery.
- Internal smooth finish painting throughout.
- Superior quality internal joinery.

Houses

- Extra high ceilings at ground floor.
- Pull-down attic ladder fitted to all houses.

Kitchen & utility rooms

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

Heating

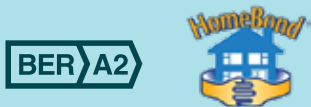
- Homes are served by an energy efficient heat pump with zone-controlled panel radiators.
- Pressurised hot and cold water.

Wardrobe & storage

- Fitted wardrobe to all double bedrooms.

Warranty cover under Homebond

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



Inspired by Donabate



Donabate Beach, oil on canvas

Artwork created by Emily McCormack.
Commissioned by Cairn.
Inspired by Donabate.



Martello Tower, oil on canvas



CAIRN

Built For Good



Tel: 01 618 1300

PSRA No. 002233

Disclaimer

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