




Glenbrook

a world of comfort in your home



*A Superb
Development of a
variety of beautifully
designed houses
together with a
superb Community
Centre and
Convenience Store
located a short
distance from all
amenities.*

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Glenbrook is a new development by Eurhouse and TCL is conveniently situated off the Knock Bypass, just 5 minutes from the village itself. It is a development that offers a quality of life that is second to none. The houses range in style from a state of the art apartments and five bedroom detached homes.

House Type C is a four bedroom semi-detached residence built to the highest of standards and with a host of wonderful features. These properties are built with the use of natural stone to create a finish that embraces traditional style while also delivering a truly modern appeal.

These properties offer the prospective purchaser a great quality of life and value for money.

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Peace of Mind

Eurhouse is a building development company supplying homes to discerning customers in the midlands and the west of Ireland. We have a strong commitment to completing well designed quality homes efficiently and safely. During the design process we would look to maximise the use of floor space in a consistent and well thought out manner incorporating disabled access requirements in as seamless a way as possible. A carefully designed and controlled building process is used so as to maximise thermally insulated properties and to minimise sound and transmission between properties.

Quality

At Eurhouse we have developed quality control measures that we robustly implement so as to ensure that we consistently deliver a quality and well finished home. These measures include over forty processes and inspections that are carried out over the construction of your new home. This quality control system allows us to deliver a superior built home to you the customer.

Layout

Great care and attention is given to the layout of your new home. Just a few of the considerations would be that the chimney breast should not protrude out into a bedroom, your rooms should be square or rectangular and not be odd shaped to accommodate other design requirements. Furthermore, your smallest bedroom should be of a decent size and storage space possibilities should be maximised. It is also important that the new handicap bathrooms integrate seamlessly with layout. Many more requirements are implemented in the layout design.

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Thermal Insulation

Whilst in theory many houses meet current regulation, in practice they do not. There are numerous reasons for this ranging from builder apathy, poor supervision, bad work practice to building systems that are difficult to control or implement and subcontractor control issues. At Eurhouse we tackle these issues head on by strict and timely inspections and by introducing new building systems that are easier to control and monitor. Some examples of these are the use of high performance cavity insulation blown in, instead of sheet insulation that is more often than not badly installed and difficult to inspect subsequent to wall completion.

The use of a special high insulated block at the base and the top of the internal walls so as to prevent cold bridging, and the insulating around the sides, top and bottom of all openings prior to the installation of external doors or windows. *(This last procedure is often not done or at the very most have the sides insulated only)*

Sound Insulation

Sound insulation is greatly increased by the use of full cavityfill as described above. The master bedroom has double plasterboard to walls adjoining other sleeping areas or hallways. No electrical or plumbing fittings or fixtures are allowed to penetrate walls without being fully insulated for sound. Sockets and switches are not located across from each other in wall cavities. Most importantly, party walls are constructed from a dual leaf block wall rather than a single block on flat.

Construction

Every part of the construction process is carefully controlled and inspected so as to ensure that your new home is delivered in the most efficient manner. All construction processes and methods are challenged and scrutinised to find a better and more efficient way of building. After exhaustive evaluation of timber frame homes, we decided that block homes are superior in longevity, sound insulation, fire resistance and heat insulation. Timber frame however, are built faster and dry out quicker and whilst this may be a good trade off for the builder it is not, we believe, better for the customer.

Safety

At Eurhouse we take safety very serious and are committed to implementing a rigorous and robust safety programme at all times. This extends through to our subcontractors, suppliers and customers alike. We keep current with all Health and Safety Requirements and give our employees additional training as necessary both through in house courses and through specialised training companies. Daily and weekly inspections are carried out to keep the site safe for employees, subcontractors and suppliers. As a further commitment to safety, we employ an outside safety consultant to inspect each site on a random basis. Each site would expect to receive twelve of these inspections a year. We would believe that a clean and safe site has a direct and positive impact on the quality of your new home.

After Sales Care

Whilst every care is taken to build and finish your new home to the highest of standards, there will always be some items that need attention later on, such as drying out cracks, doors catching, etc. With this in mind, we come and take care of these items six months after you have taken possession of your new home.

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Accommodation

Ground Floor

Sitting Room	5.0m x 3.90m	(16'4" x 12'9")
Kitchen	5.0m x 2.70m	(16'4" x 8'10")
Dining Room	3.30m x 3.0m	(10'9" x 9'10")
Utility	2.10m x 1.85m	(6'10" x 6'0")
W/C	1.70m x 1.85m	(5'6" x 6'0")



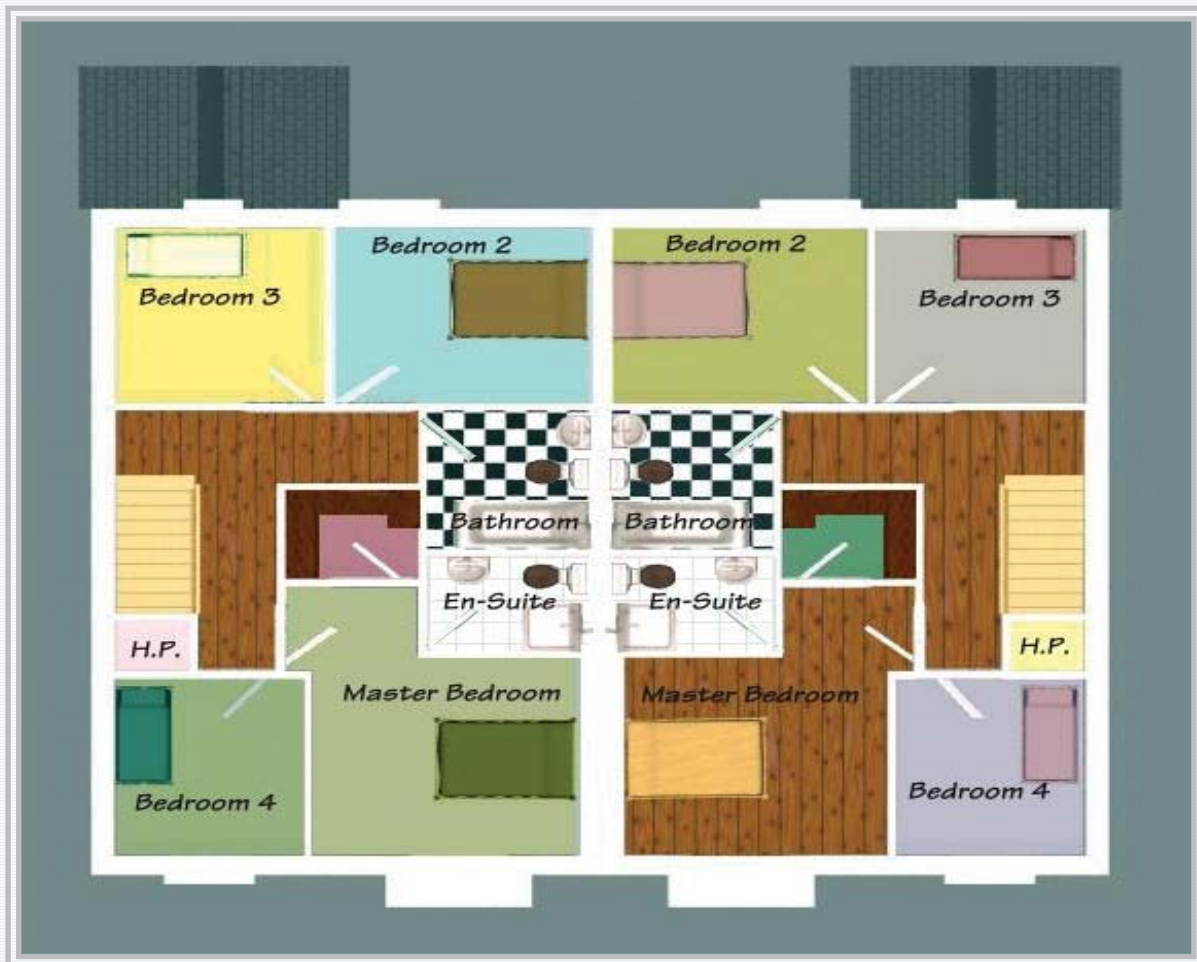
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Accommodation

First Floor

Master Bedroom	3.45m x 3.10m	(11'3" x 10'2")
Ensuite	2.05m x 1.50m	(6'8" x 4'11")
Walk-in Closet	1.70m x 1.40m	(5'6" x 4'7")
Bedroom No.2	3.20m x 2.76m	(10'6" x 9'0")
Bedroom No.3	2.76m x 2.67m	(9'0" x 8'9")
Bedroom No.4	2.80m x 2.40m	(9'2" x 7'10")
Bathroom	2.05m x 2.18m	(6'8" x 7'1")



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Features

Exterior Features

- Elegantly detailed architecturally designed elevations
- Exterior painting
- Exterior lights to front and rear doors
- Tiled roof
- Outside tap
- Poured concrete paths

Interior Features

- Painted magnolia and white
- Electric door bell
- Protective smoke detectors
- Brass door furniture
- Generous electrical specification
- Fireplace allowance - €750
- Two panel designer interior doors with matching architrave

Kitchen Features

- Choice of five quality cabinet doors
- Stainless steel sink and tap
- Laminate counter tops
- Plumbed for dishwasher and washing machine

Bathroom Features

- Tile allowance - €800
- Quality bathroom ware with ceramic disc taps
- Electric shower to ensuite

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Features (Cont.)

Energy Saving Features

- High efficiency outside heatpack boiler
- Argon filled double glazed PVC windows with K glass
- 10 inches energy efficient attic insulation
- 24 hour timer for heating
- Blown in cavity wall insulation to walls
- Quick recovery hot water tank
- Thermal break in blockwork at floor and wall plate level

Construction Features

- Distinctive architectural plans
- Superior 10 Year Homebuyer's Warranty by Premier
- Concrete block construction
- Nap plaster finish to exterior
- Quality construction throughout
- Quality Qualplex water and heating lines
- Superior raft foundations designed and certified by structural engineer

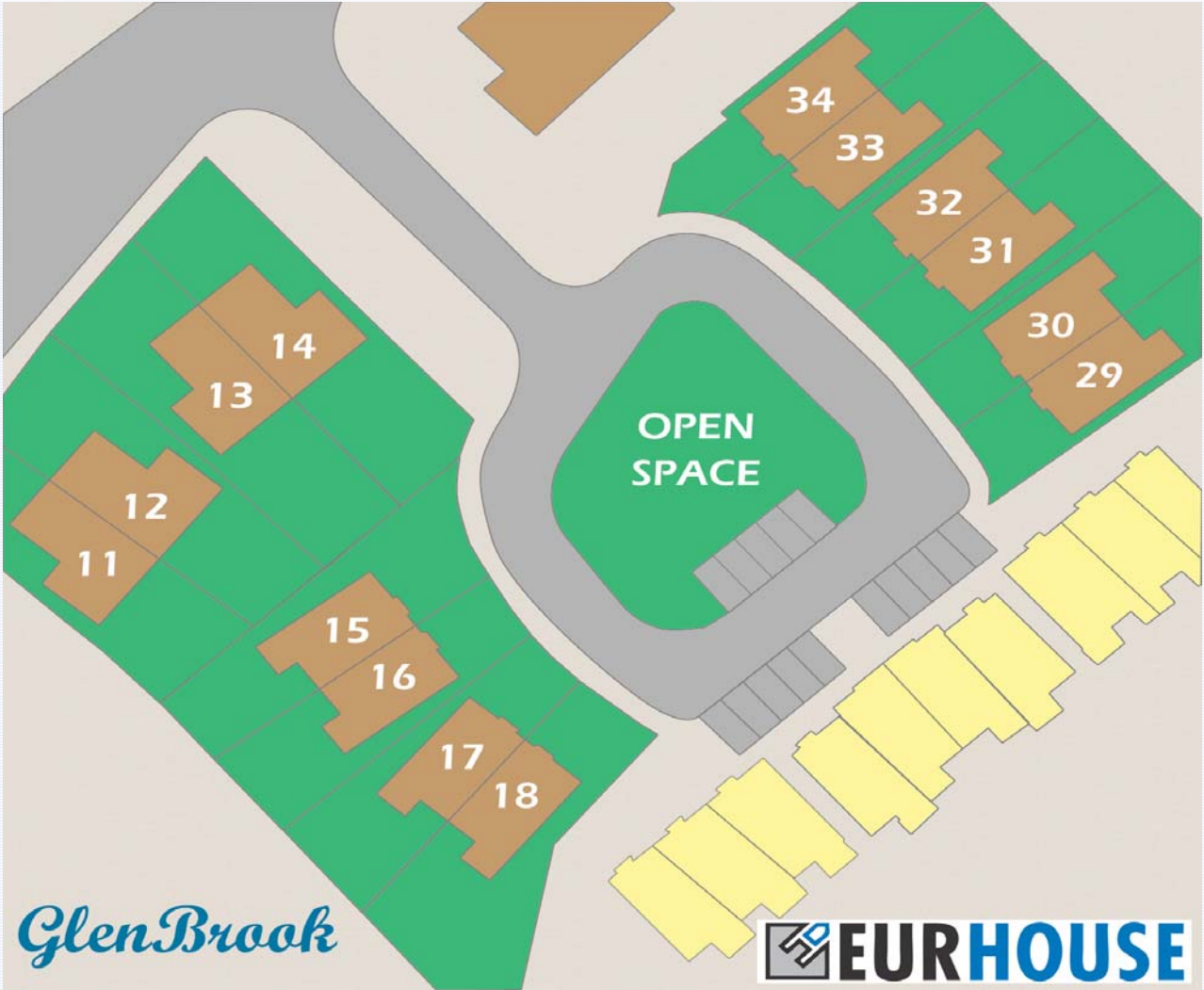
Community Features

- Landscaped green areas
- Creche and Community Room
- Shop
- Underground utilities

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Site Layout



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