

Drumlin Lodge

Spacious, Comfortable, Fast - Bungalow Bliss!!



4 Weeks

Arrival to Completion



1,700ft²

Internal Floor Area

Schedule



Open Plan
Kitchen/Dining/Living



Separate
Sitting Room



4 Bedrooms



Study/Den/
Playroom



3 Bathrooms



Utility Room

Base Specification & Inclusions

Customers can adapt the specification and finishes to suit their needs

- ✓ External Wall U-Value 0.19W/m²K
- ✓ Heat Recovery Ventilation & Central Oil Heating (options available)
- ✓ External Doors & uPVC Double Glazing (options available)
- ✓ Custom Fitted Kitchen & Utility (excludes appliances)
- ✓ Sanitary ware and tiled floors to all bathrooms
- ✓ All interior wall, floor & ceiling finishes; just add furniture!!!
- ✓ All second fix joinery; skirting, architrave, doors etc. (options available)
- ✓ All second fix electrical & plumbing works
- ✓ All exterior finishes (stonework at additional cost)
- ✓ Slated Roof with all guttering and downpipes (options available)

Fully fitted and ready to furnish¹ from €249,000 incl. VAT

¹Excludes site works, foundations and professional fees



Drumlin Lodge

Adaptable and Efficient Design

An adaptable design to fit beautifully into both suburban and rural settings, this design offers a great example of well utilised space for single-storey, family living.

Living Quarters

Entrance Hall (9.9m²)

A wide entrance lobby to provide a warm welcome to visiting friends and family. There is ample space for display furniture and pictures. Centrally located, turning right at the top of the lobby will lead to the bedroom quarters and left to communal living spaces.

Kitchen/Living/Dining (39.0m²)

Practical, spacious and accessible, this open plan layout is perfect for busy family life. The room is separated into three different zones with the kitchen and living spaces separated by the dining area. Patio doors are centrally positioned along with five separate windows to maximise daylight to this expansive room.



BuildWright
MODULAR CONCRETE HOMES

Sitting Room (15.7m²)

Ideal for relaxing, unwinding or catching up on your favourite TV show. The sitting room presents a quiet and separate space from the open plan living room.

Study/Den/Playroom (8.2m²)

Ideally located in the centre of the house this adaptable room will function as per the clients needs. This could be a home office, den or playroom for the kids.

Bathroom (5.4m²)

Sensibly positioned near the living quarters of the home, this bathroom hosts an enclosed shower and can be accessed discreetly. Like all our homes, customers get the opportunity to choose their interior finishes and sanitary-ware.

Sleeping Quarters

Master Bedroom & En-suite (15.6m²)

Windows within the master bedroom frame the view of the property and also create a naturally well-lit space. This room is located to the front of the building and features an en-suite bathroom and with the option for in-built storage

Second Bedroom (12.2m²)

Well-sized with the facility for in-built storage to maximise floorspace within the room.

Third Bedroom (15.4m²)

Positioned towards the front of the house this bedroom is again generously spaced.

Fourth Bedroom (11.0m²)

Located centrally, adequately sized for a double room and a substantial single room this room has great potential as a child's room.

Family bathroom (6.2m²)

Located between the master and second bedroom this bathroom features a separate bath and enclosed shower along with extra space for storage if required.

BUILD SMART. BUILD WRIGHT.

BuildWright

Swanns Cross,

Rockcorry,

Co. Monaghan,

H18 Y427.

+353 (0)42 974 4500

info@buildwright.ie

www.BuildWright.ie



@BuildWrightMCH