



Outstanding
development of
three & four bedroom
terraced and
semi-detached houses
adjacent to Waterford's
New Outer Ring Road



CARRAIG AN ÁIRD

SIX CROSS ROADS, BUTLERSTOWN, WATERFORD



Purchasing a home is one of the most important and exciting of all the diverse choices we make in life.

In keeping with the latest advances in technology, each home comes complete with a Smarthomes Central Cabling System. Telephone, Broadband & TV services are co-ordinated in to one central hub from where they are neatly distributed throughout your home giving you access to extensive communications & entertainment options.

TELEPHONES

For your convenience & ease of access, telephone points are provided in the living room, kitchen, dining room & all bedrooms.

BROADBAND

Where once the Internet was the preserve of the few, today it's the tool of modern living & provision for broadband is available in all rooms, even allowing broadband access in every room simultaneously. An added benefit of this system is being able to control access to selected rooms by plugging or unplugging the colour coded cables at the central hub.

PC NETWORKING

A secure computer network is pre-installed so that computers, printers, scanners & other devices can be immediately shared throughout your new home.

WIRELESS ACCESS

In addition, by simply plugging a wireless receiver into any PC point, your new home seamlessly becomes a world of wireless connectivity.

HOME OFFICE

Working full time or part time from home has never been easier as the Smarthomes System allows you set up your home office in whatever room you choose.

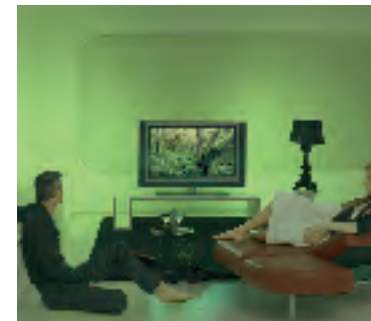
TV

Each room is cabled to cater for Terrestrial & Satellite TV, with further provision being made for the most up to date Sky + option.

CONTROL OF HEATING

For your added convenience, provision has been made for the installation of the Text Smart System as standard in all homes (cabling only). This allows control of your heating via a text message from your mobile phone so that you arrive to a beautifully warm & comfortable home. If you wish to enable the Text Smart control unit, Smarthomes Ltd will install & commission this for you directly at an extra cost.

Say good bye to the all too familiar sight of cables pulled across the floor or tacked to the skirting board in your new home, this is one development with the future already built in.





All you need to make the "Smart Move"

Carraig an Áird Development Site

Six Cross Roads Business Park

New Outer Ring Road



CARRAIG AN ÁIRD



Purchasing a home is one of the most important and exciting of all the diverse choices we make in life. It says so much about how we want to live our lives: our priorities, our aspirations, and our dreams for the future. As more and more of us choose to leave crowded city centre living behind, these choices become even more varied. Moving out of the city centre, however, does not necessarily mean sacrificing the advantages of access to schools, shops, entertainment, and all of the other amenities that city life offers.

You can now have the best of both worlds. It's time to take the plunge into home ownership or take the next step in the property journey turn to Carraig An Áird. Located on the Six Crossroads adjacent to Waterford's new bypass.

Location

Carraig An Áird is located on the Six Crossroads adjacent to Waterford City's new bypass. In close proximity to Waterford Industrial Estate, Waterford Institute of Technology, Waterford Crystal Ltd., and Lisduggan Shopping Centre.

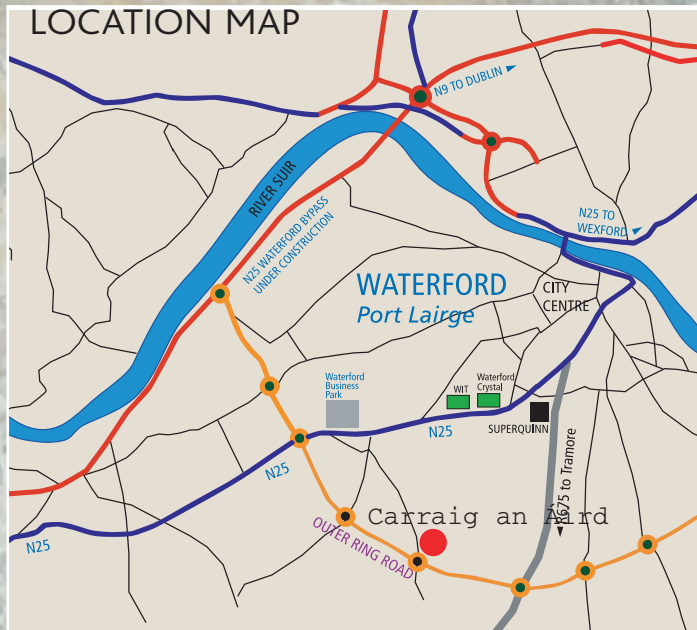
With the arrival of the City bypass, Carraig An Áird is only 2 miles from Waterford Regional Hospital and the Dunmore road and its many associated facilities and amenities.

Carraig An Áird

WD Bolster & Son Ltd. are proud to associate their name with the high quality development of Carraig An Áird. Having already completed various schemes around Waterford City including the landmark Maritana Gate development on Canada St., and Williamstown Glen residential development on Grantstown Road, WD Bolster & Son Ltd. are no strangers to the Waterford market. As a result, they have an in-depth knowledge of the needs of this market.

Designed by Robinson Keefe Devane Architects of Dublin, this scheme incorporates extensive public open space, a children's playground area, creche and a feature bandstand located in the centre of the development.

Carraig An Áird is a whole new way of thinking about modern living.



An ideal location within close proximity to the New Outer Ring Road, Waterford's Industrial Parks and Waterford Institute of Technology



SITE MAP



- Type A 3 Bed Semi-Detached
- Type B 3 Bed Semi-Detached
- Type D 3 Bed Detached
- Type E 4 Bed Detached
- Type F 2 Bed Terrace
- Type G 3 Bed Terrace
- Type H 4 Bed Semi-Detached

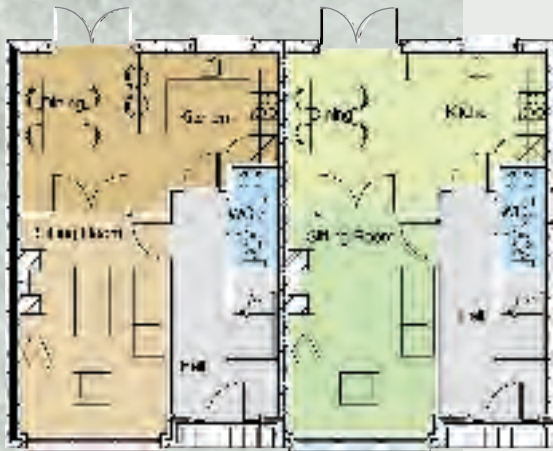




HOUSE TYPE A

3 BEDROOM
SEMI-DETACHED

Total Area 1020 sq.ft.



GROUND FLOOR



FIRST FLOOR

Specifications for Carraig An Áird

- Smart Homes Central Cabling System
- Internal Gas Fired Central Heating
- Quality Fitted Kitchen
- Spacious Built in Wardrobes
- Choice of Fireplaces
- All Houses fully painted
- Regency Panel Doors
- Plumbed for Washing Machine
- Gas connection to cooker location
- Zoned Central Heating
- Generous Electrical Layout
- Wiring for Alarm included
- Smoke alarm
- Master Bedroom en-suite
- Modern Skirting and Architrave throughout
- High quality sanitary ware in white
- External block/concrete construction
- High degree of insulation
- Black uPVC Glazed Windows
- uPVC Fascia + Soffits
- Teak Front doors and uPVC rear door
- Slated Roof
- Maintenance Free Colour Plaster finish to outside
- Front & Back Gardens Landscaped
- Unique Front Driveway
- Gate + Fencing
- French Patio Doors to rear
- Path around house
- Outside tap
- 10 year Homebond/Premier Structural Guarantee

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HOUSE TYPE G 3 BEDROOM TERRACED

Total Area 946 sq.ft.



GROUND FLOOR

HOUSE TYPE 1

HOUSE TYPE 2

HOUSE TYPE 3

HOUSE TYPE 4



FIRST FLOOR

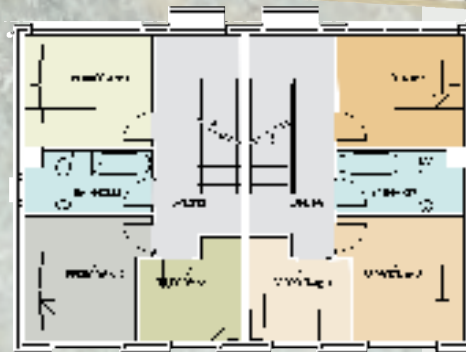


HOUSE TYPE H

4 BEDROOM

SEMI-DETACHED

Total Area 1304 sq.ft.



FIRST FLOOR



GROUND FLOOR



ATTIC FLOOR

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tel 051-875855

Selling Agents:



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