

# THE ACRES

A DEVELOPMENT OF 3 LUXURY HOMES  
IN KILLALA, CO. MAYO

BER A2



# JKD



THE ACRES, KILLALA, CO. MAYO



JKDDEVELOPMENTS.COM

# THE ACRES

JKD is pleased to introduce The Acres, a wonderful development of family homes in the growing community of Killala, Co. Mayo.

Ideally located near the Wild Atlantic Way, The Acres offers seaside village living in a convenient location just a short drive from Ballina.



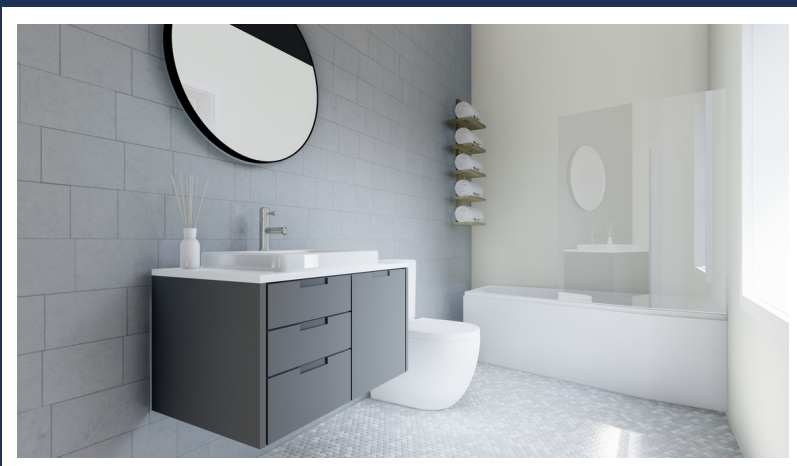
Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come.

All homes are energy efficient with an A2-rating on the BER scale with the highest standards of insulation and air tightness.



Whether you want space for the kids to play or more room to entertain friends, our fantastic range of homes offers all the flexibility you will need.

Sunlight-filled interiors, well-appointed kitchens and spacious living areas are just a few of the features that buyers can expect.

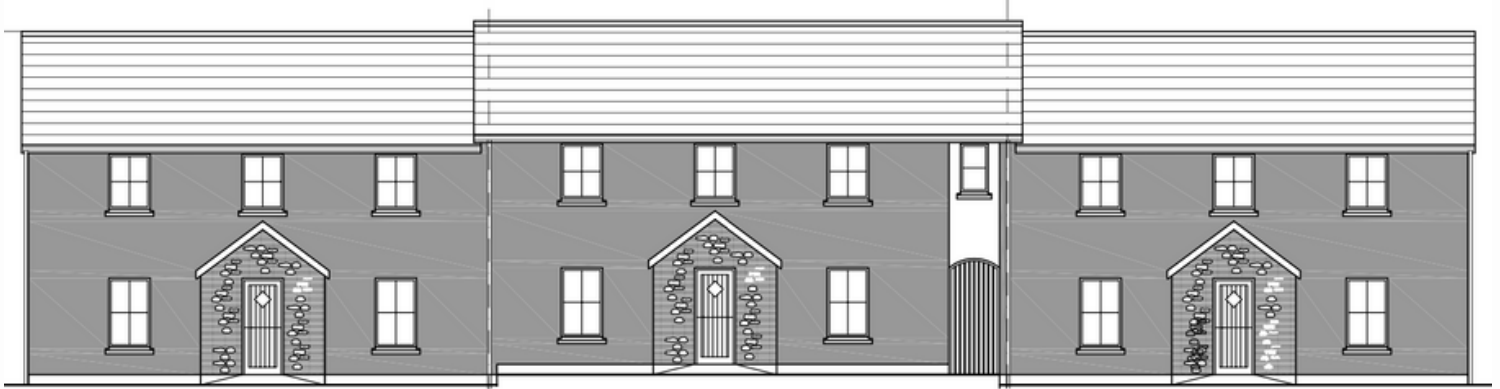


Bedrooms and bathrooms are generously sized with a high-level finish to give that luxury feel to your home.

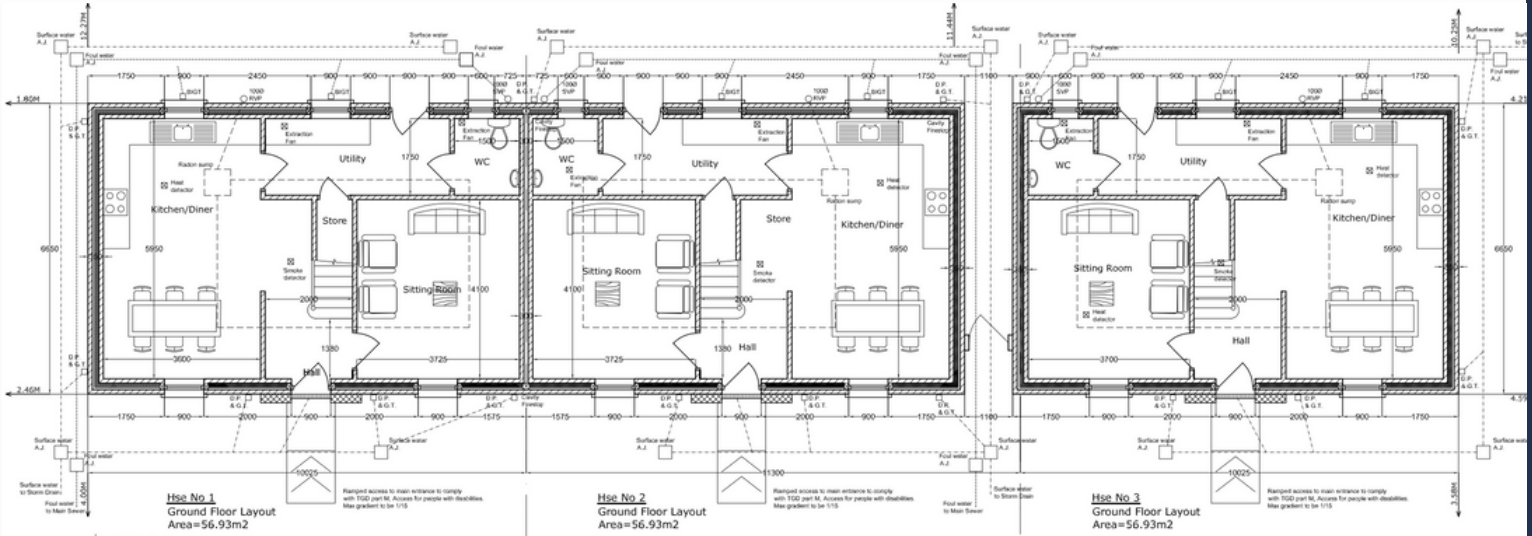
**[VIEW WALKTHROUGH VIDEO AT JKDDEVELOPMENTS.COM](http://JKDDEVELOPMENTS.COM)**

# 3 X TERRACED HOUSES

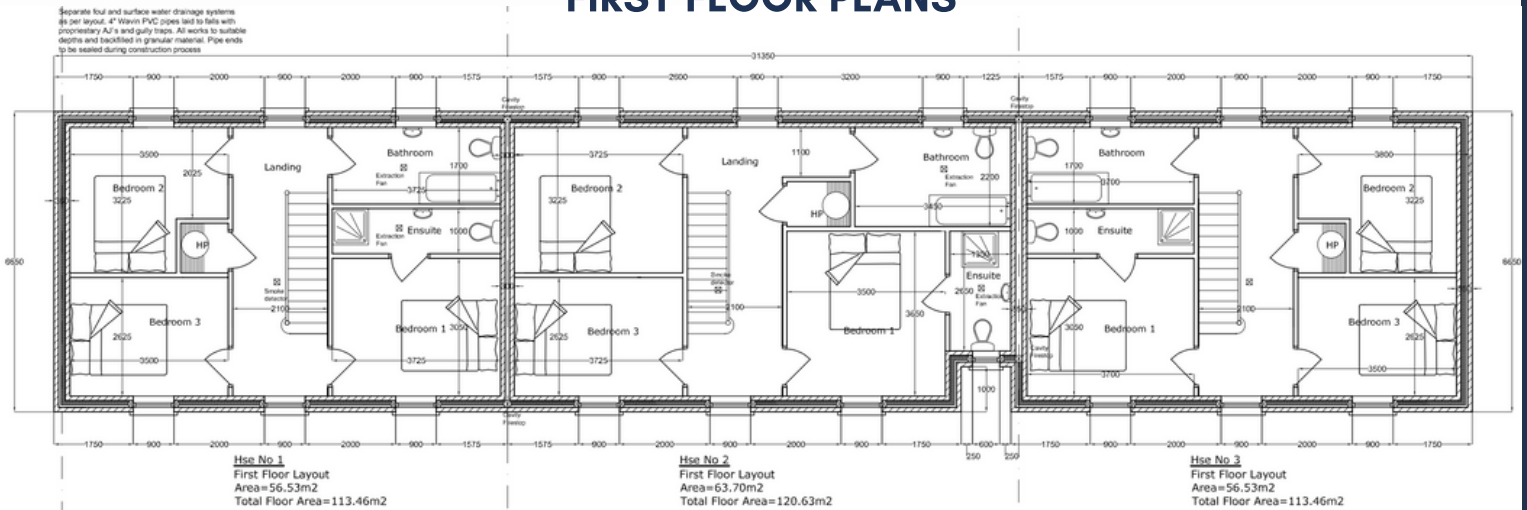
## FRONT ELEVATION



## GROUND FLOOR PLANS



## FIRST FLOOR PLANS



# LOCATION



The development is within walking distance of Killala town centre where residents can avail of the coastal town's amenities, including supermarkets, restaurants, coffee shops, a local school, post office and more. For even more amenities, Ballina is conveniently located 12km away.

An abundance of green space, both public and private, add to the luxurious feel of The Acres. The nearby Green Way walking and cycling route links the historic towns of Ballina and Killala, offering a taste of Ireland's heritage in a scenic coastal location.

# BUILT TO A STANDARD YOU CAN TRUST

## KEY SPECIFICATIONS

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### EXTERNAL FEATURES

- Triple glazed A-rated PVC windows
- Hardwood front door with secure locking system
- Painted plaster finish
- Natural limestone finish to porch
- Slate roof with black PVC fascia, gutters and downpipes
- Footpaths front and rear - wheelchair accessible
- Street parking to front



### GARDENS

- Seeded gardens with secure boundary
- Full height timber fence between neighbouring gardens
- Rear garden access from front of houses with secure gate



### INTERNAL FINISHES

- Paint undercoat on walls and ceilings throughout ready for final colour coat
- Carpet throughout first floor and stairs
- Timber floors throughout ground floor
- Timber doors finished in white with chrome handles
- Skirting and architraves finished in a white satin paint
- Painted timber staircase with carpet to steps
- Pull down attic ladder with insulated & airtight access hatch
- Recessed electric fireplace in sitting room



### BATHROOM & ENSUITE

- Stylish and contemporary upstairs bathroom, ensuite and downstairs accessible toilet
- High quality, modern sanitary ware.
- Carefully chosen tiles on floors and shower area walls



## ELECTRICAL & HEATING

- Recessed LED lighting throughout
- Convenient power points and switches
- Smoke and carbon monoxide detectors fitted
- TV connection in sitting room
- A-rated air to water heat pump system which is thermostatically controlled to maximise your comfort
- Underfloor heating on ground floor level with aluminum radiators on first floor
- Fully pressurised domestic hot and cold water system
- Mechanical heat recovery ventilation system



## KITCHEN

- P.C. sum of €5,000.00 included for kitchen

## ENERGY EFFICIENCY

- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs
- High level of insulation incorporated in floors, walls and roofs
- Acoustic separation between neighbouring houses
- Triple glazed PVC windows throughout
- All houses are constructed to provide a high level of air tightness



*All images in this document are reference images only*

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