



**LOOK  
GOOD,  
FEEL  
GOOD!**

At Dream Homes Ireland, we design your dream homes in a way that enhances your lifestyle.



# About Us

**Dream Homes Ireland** is a family run business specializing in building quality dream homes.

Stephen Foley (*Company Director*) has over 22 years experience in the building industry and has extensive experience in building warm, comfortable and beautiful, cost effective, ecological houses.



We promote the building of low energy and passive houses. We also pride ourselves in being able to provide the highest level of service to our customers, ensuring they are 100% satisfied, right from the first quote to house completion, so that they enjoy the long term benefits of a comfortable, energy efficient, home.

We can help to bring your dream home a step closer by providing high quality house designs. Designing a home from scratch means investing a lot of time and money. Our house plans give you a solid starting point from which you can develop your ideas.

It's your dream home, you can change whatever you want! Amending our plans is a straightforward process and can be done by our designers. Please contact us for more information.

We can also assist with obtaining, ***Mortgages and Planning Permission***, along with providing a comprehensive ***Interior Design Service***.

If you have your own plans for your dream home, please ***Email*** them to us for a free quotation.

All of our designs come with a plaster finish but can also be finished in whatever material you prefer upon request. Whether it be brick, stone, render or timber, the choice is yours. We provide the blueprint, you provide the ***imagination!!***

Working with carefully selected and well respected partners, we are confident of providing complete customer satisfaction,



# Benefits of Building a Timberframe Home

Timberframe homes offer a number of benefits and now account for around 70% of all new houses throughout the modern world.

These include:

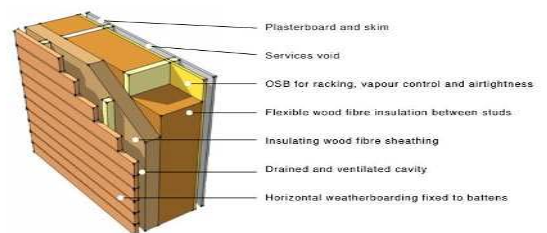
- Easier to meet Building Regulations (NZEB)
- Improved acoustics
- Speedier build times
- Added comfort

The exterior walls are 245 mm thick, 2800mm high and the (U 0.15 w/M2) consisting of:

- 50mm external insulation
- Wooden frame from the Certified KVH construction wood with a section of 60 \* 140mm with a 140mm mineral insulation
- OBS 12mm
- Steam-barrier film
- 40mm internal insulation layer with electricity wiring channels



Our Low Energy Homes can give you a U-Value 0.15 and our Passiv Homes can give you a U-Value 0.11.



# Standard Works Package

Prices for all houses come with our Standard Works Package which includes the following:

## Foundations

- Supply machine to clear site
- Dig foundations
- Back fill floors to dpc
- Trunk around outside of house
- Pour foundations
- Fit steel, concrete, etc
- 3 rows of blocks work to dpc .
- Pipe work for toilets radon pipe and radon sump
- Blind floor area ready for:
  - (1) radon barrier
  - (2) floor insulation
  - (3) underfloor heating pipes
- Pour sub floor and finish floor

## Main Build

- Supply and Erect Timber frame walls
- Supply & fit Windows & external doors and roof
- Build external walls / concrete panel
- Pour concrete for footpaths
- Fit window cills, fascia, soffits, gutters
- Plaster external walls & down pipes



## Internal

- Fit 1st fix joinery
- Fit 1st fix electrical
- Plaster all external walls
- Plaster & skim internal walls
- Complete 2nd fix electrical
- Supply & fit electric radiators
- Fit internal door frames, doors, skirting
- All plumbing completed including Bathroom and architrave ware (bath, sink, shower tray, shower unit and enclosure)



**DREAM HOMES IRELAND**  
A MODERN WAY OF LIVING

Opal Range of Houses

929-428



**DESIGN 929-428**  
**FROM €170,950**

**A deceptively spacious American style bungalow design offering three bedrooms and plenty of opportunity to customise to your taste.**

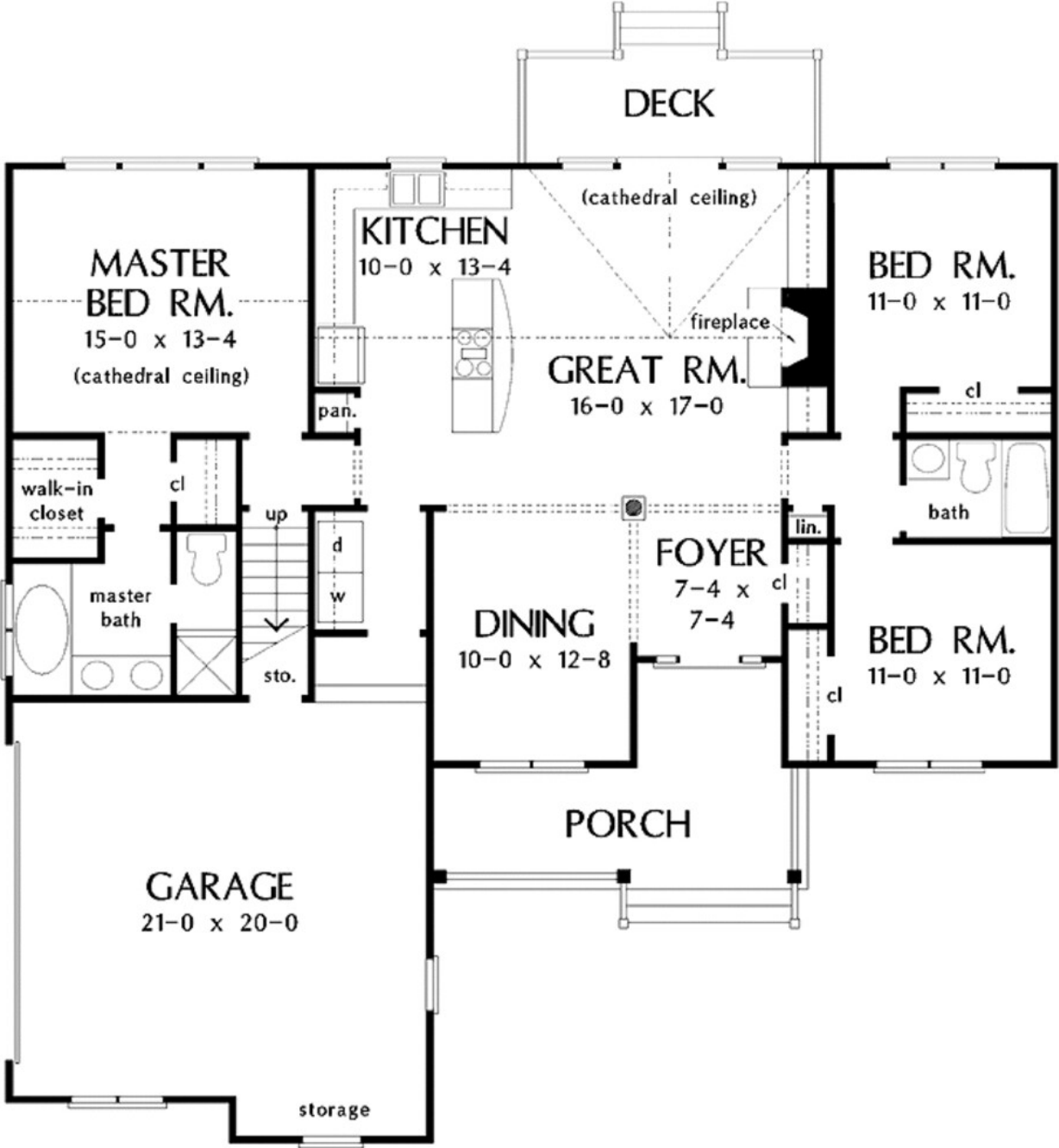
- American Style
- Floor Area: 1473 sqft and garage is 420 sqft
- Open plan: Kitchen, Great room, dining room
- Large master suite and cathedral ceilings.



☎ (086) 170 3223

🌐 [www.dhireland.com](http://www.dhireland.com)





929-1040



**A deceptively-spacious  
American style  
bungalow design  
offering three  
bedrooms and  
plenty of opportunity  
to customise to  
your taste.**

## **DESIGN 929-1040** from €226,950

- American Style
- Floor Area of 2,025 sqft and garage 600 sqft
- Cathedral ceiling and Large master suite

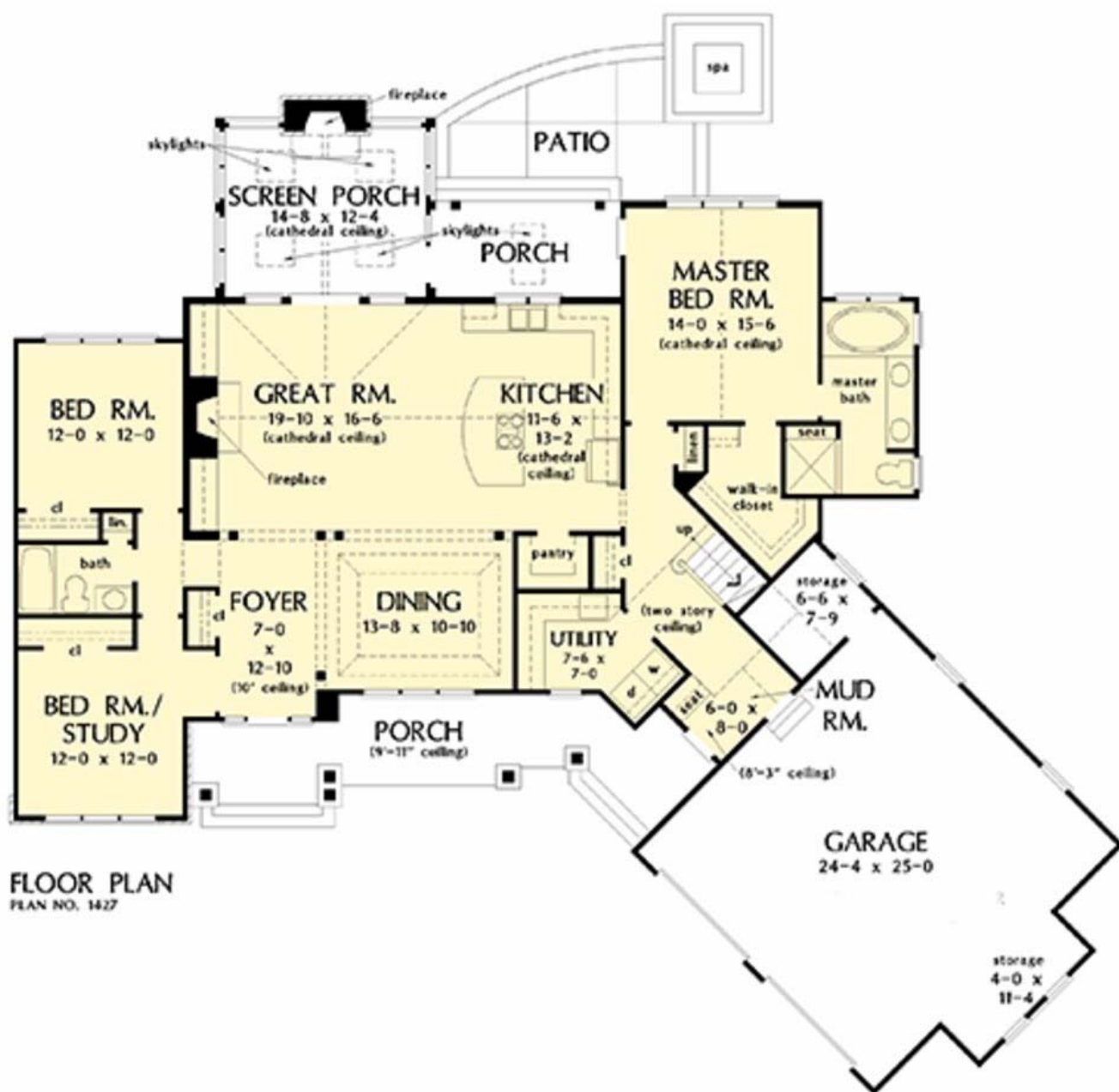


 (086) 170 3223

 [www.dhireland.com](http://www.dhireland.com)







929-1043



## DESIGN 929-1043 FROM €203,500

A deceptively-spacious American style bungalow design offering three bedrooms and plenty of opportunity to customise to your taste.

- American Style with a floor area of 1986 sqft and garage 555 sqft
- Large great room and tray ceilings



(086) 170 3223

[www.dhireland.com](http://www.dhireland.com)





FLOOR PLAN

# Looking to build your dream home?

Speak to us about getting  
connected with a mortgage broker.



**DREAM HOMES IRELAND**  
A MODERN WAY OF LIVING

 (086) 170 3223

 [www.dhireland.com](http://www.dhireland.com)



**DREAM HOMES IRELAND**  
A MODERN WAY OF LIVING

## Quartz Range of Houses

# The Felton

## THE FELTON 175SQM FROM €193,000



**A single storey modern house design offering two bedrooms and the flexibility to take on a contemporary or traditional style.**

- Floor Area: 175 sqm and an Internal garage
- Contemporary design and open plan living
- Master dressing room



 (086) 170 3223

 [www.dhireland.com](http://www.dhireland.com)





# The Fownhope

**THE FOWNHOPE - 142SQM FROM €157,000**



**142sqm from €157,000 The latest of our modern detached bungalow designs**

**A traditional detached bungalow with optional integral garage and plenty of reception space.**

- Floor Area: 142sqm and Internal Garage of 20 sqm
- An Open plan living, dining, kitchen, and 4 bedroom



 (086) 170 3223

 [www.dhireland.com](http://www.dhireland.com)







# The Harewood

## The Harewood - 140sqm from €154,000



**A traditional single story hose designed with a thoughtful and well executed layout.**

- Floor Area: 140sqm & Garage: 19sqm
- Traditional Style with Open Plan Living, Kitchen, Dining
- 2 Bedroom & Master Bedroom with En-Suite



☎ (086) 170 3223

🌐 [www.dhireland.com](http://www.dhireland.com)





# The Highbridge

## The Highbridge

93sqm from €105,000



A compact family bungalow design offering three bedrooms and plenty of space to entertain.

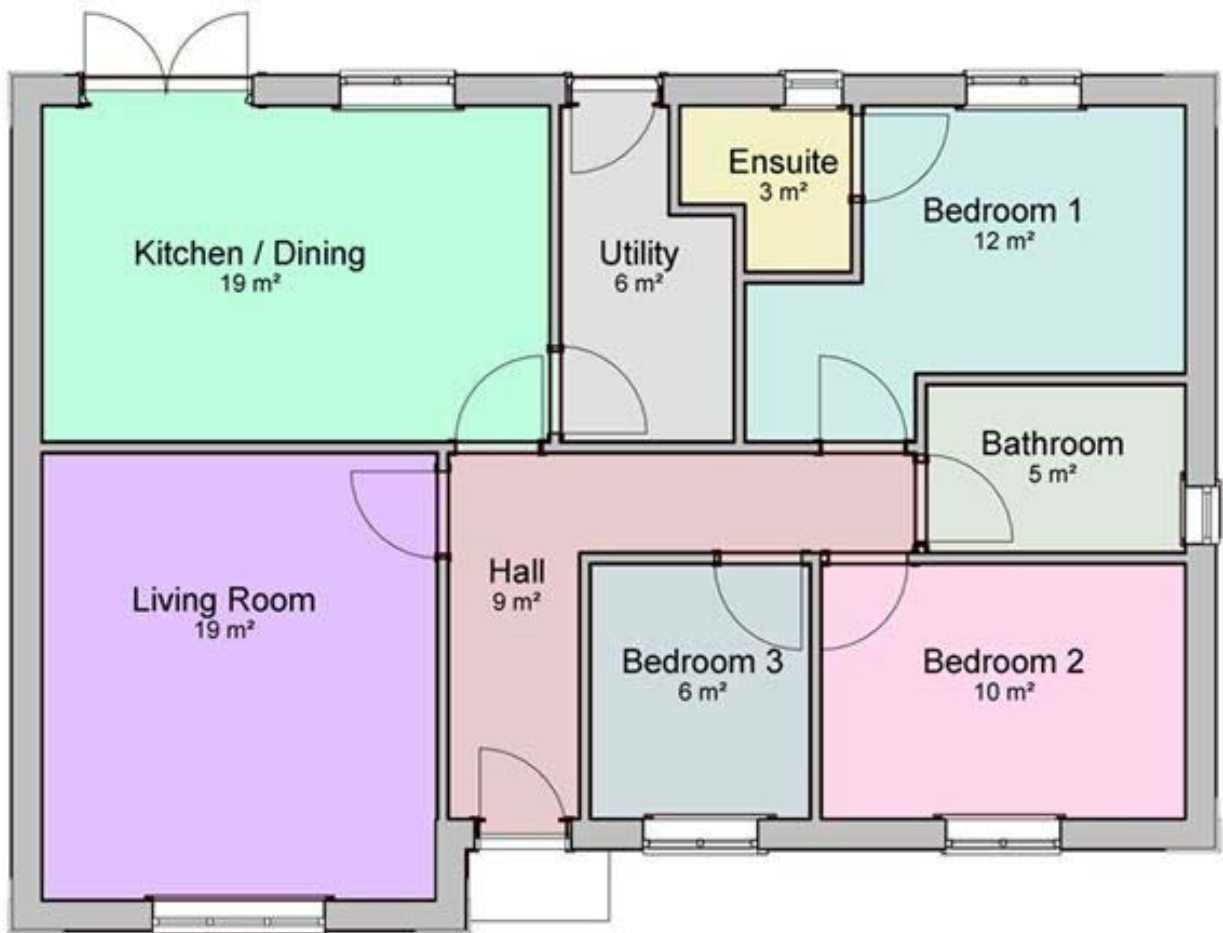
- Floor Area: 93sqm
- Kitchen area has double patio doors
- Includes separate living rooms and a Master En- Suite



☎ (086) 170 3223

🌐 [www.dhireland.com](http://www.dhireland.com)






# The Turnastone

## THE TURNASTONE 178SQM FROM €196,000

A contemporary two-bedroom bungalow design which combines a light and airy aesthetic with clean lines and a flexible layout.

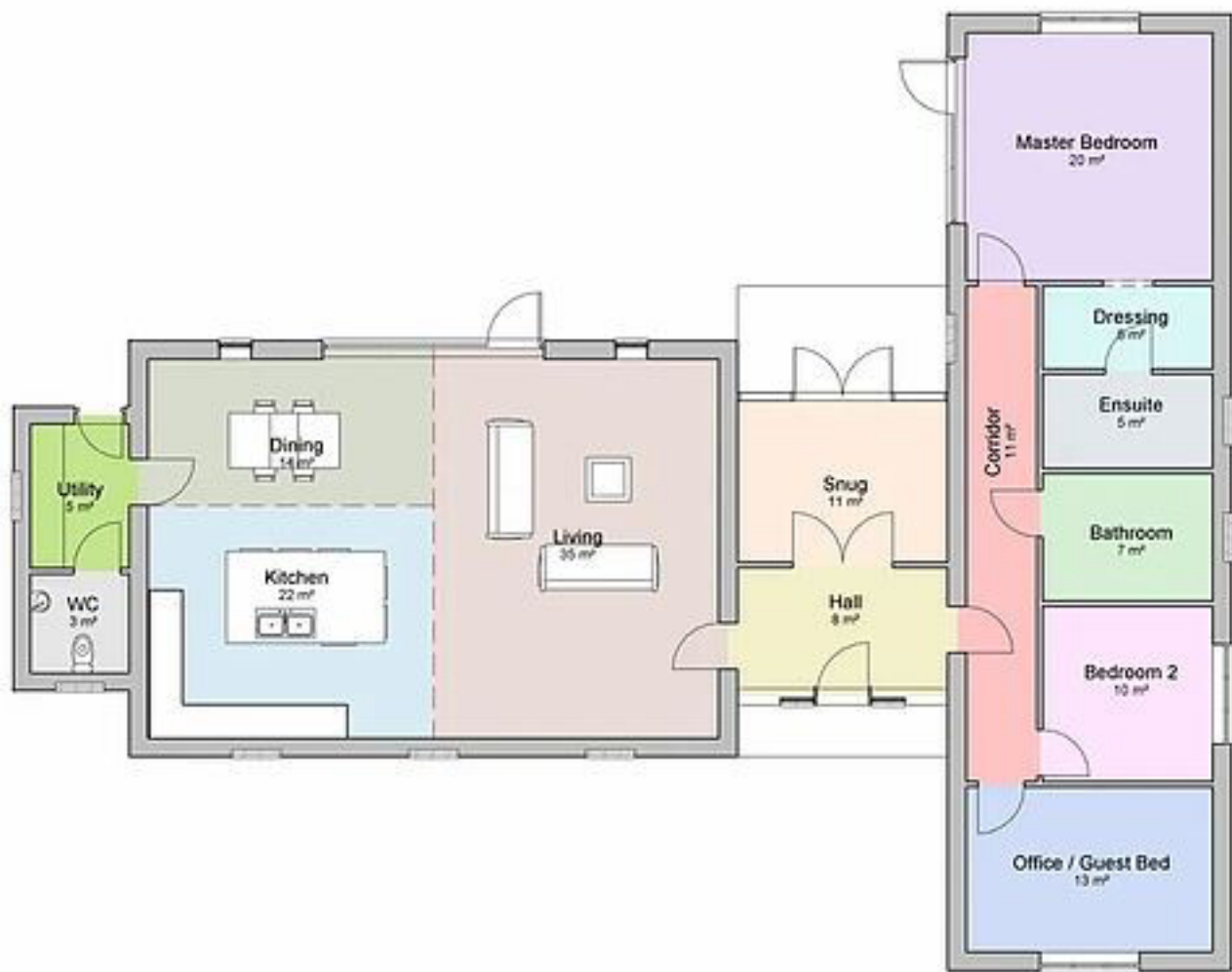
- Floor Area 178 sqm
- Traditional Style with an open plan kitchen, dining and living
- Master Bed has direct access to the patio



 (086) 170 3223

 [www.dhireland.com](http://www.dhireland.com)





# The Wigmore

**THE WIGMORE**  
**136SQM FROM €150,000**

**A deceptively spacious traditional bungalow design offering four bedrooms and plenty of opportunity to customise to your taste.**

- Floor Area 136sqm
- A tradition style with separate living rooms
- 4 Beds, 2 En-Suits and a court yard appearance in the front



(086) 170 3223



[www.dhireland.com](http://www.dhireland.com)








**The journey to building your  
dream home all begins here**

**Dormers start from  
€200,000 - €300,000**



 (086) 170 3223

 [www.dhireland.com](http://www.dhireland.com)



**DREAM HOMES IRELAND**  
A MODERN WAY OF LIVING

## Emerald Range of Houses

# The Garway



## The Garway

270sqm from €297,000

An executive house design with a tremendous amount of floor space and all the features you'd expect from a high quality modern home.

- Floor area: 270sqm
- Expansive Entrance Hall & 2 Ground floor bedrooms
- 3 Bedrooms with En-Suite



☎ (086) 170 3223

🌐 [www.dhireland.com](http://www.dhireland.com)



## Downstairs



## Upstairs



# The Portway

## THE PORTWAY

187sqm from €206,000

A spacious dormer bungalow home plan with a self-contained 'granny flat', and three bedroom suites in the main house.

- Floor area: 187sqm
- Self-contained granny flat with Large family rooms and 2 En-Suit Bedrooms



☎ (086) 170 3223

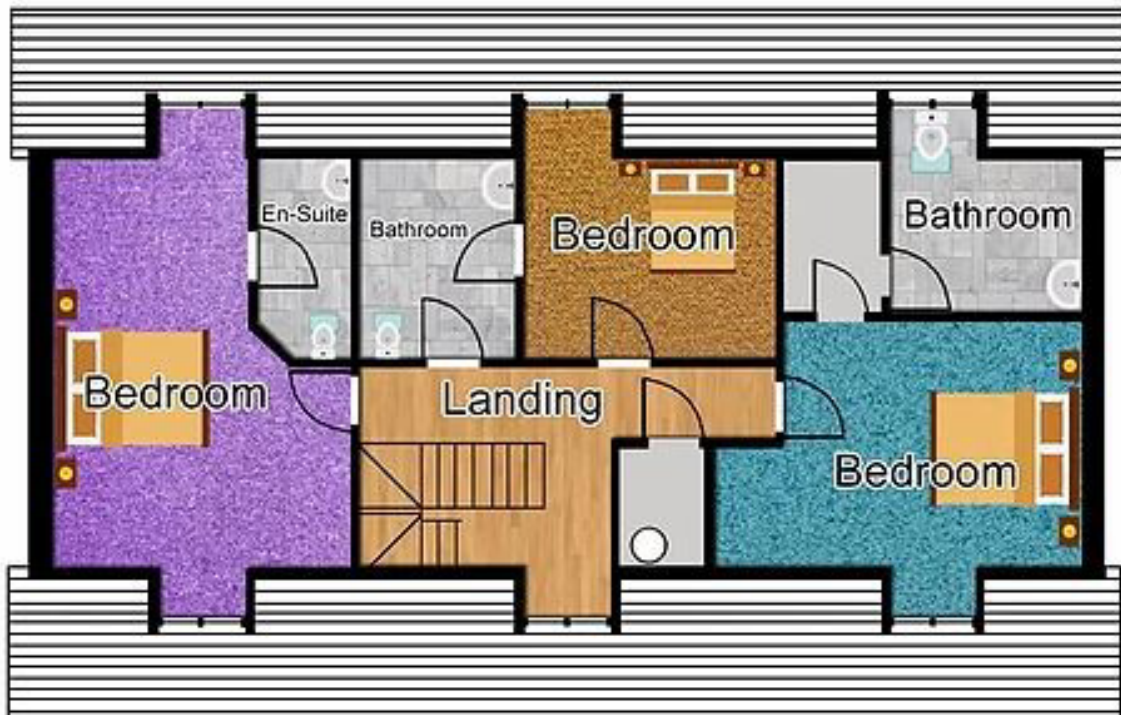
🌐 [www.dhireland.com](http://www.dhireland.com)



## Downstairs



## Upstairs



# The Goodrich



One of our more commanding detached house plans, offering a wealth of flexibility and the opportunity to put your own stamp on a truly impressive design.

- Floor area: 191 sqm
- Entrance Porch and an Impressive hall.
- Includes a conservatory and study



 (086) 170 3223

 [www.dhireland.com](http://www.dhireland.com)





## Downstairs



## Upstairs






**Are you  
looking to  
build an Energy  
Efficient Home?**

---

The processes  
and products  
we use lead to  
lower long-term  
ownership costs  
and happier  
homeowners



 (086) 170 3223

 [www.dhireland.com](http://www.dhireland.com)



**DREAM HOMES IRELAND**  
A MODERN WAY OF LIVING

## Jade Range of Houses

# The Bishopstone

## THE BISHOPSTONE

205SQM FROM €226,000

A traditionally-styled detached home which lends itself to entertaining, with two considerable reception rooms and four sizeable double bedrooms.

- Floor area 205sqm
- Large Entrance Hall, Kitchen and breakfast area
- Large family dining area

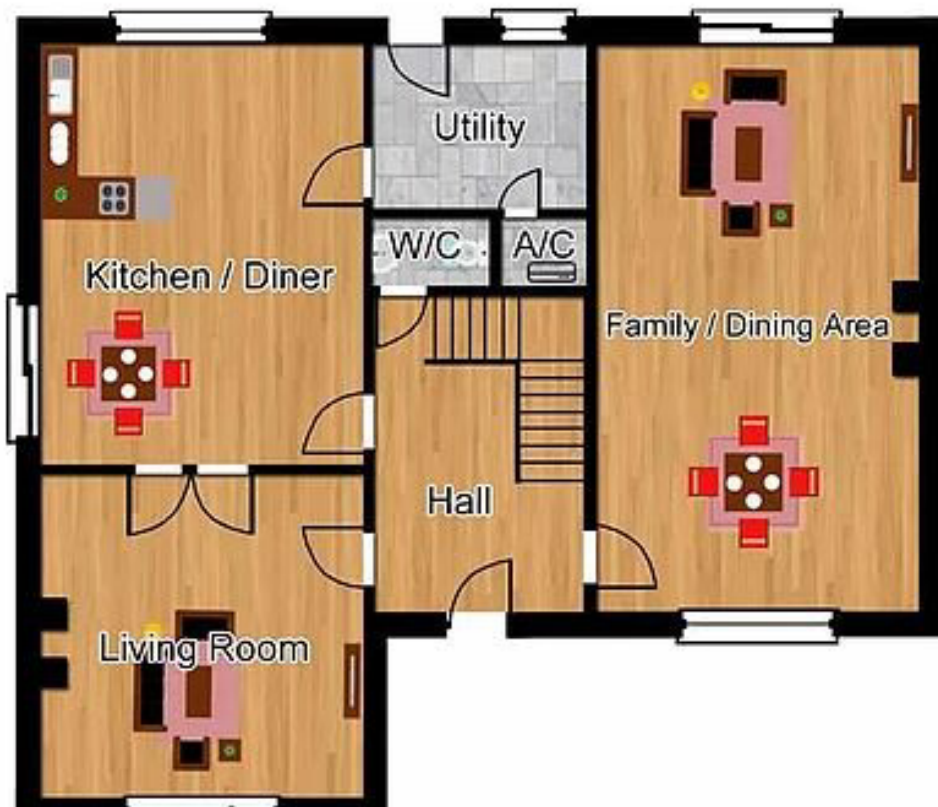


☎ (086) 170 3223

🌐 [www.dhireland.com](http://www.dhireland.com)



## Downstairs



## Upstairs



# The Hardwicke

## The Hardwicke 141sqm from €155,000



A compact  
four-bedroom  
home which  
would not look  
out of place  
in a town or  
country setting

- Floor Area 141 sqm
- Compact 4 bedroom house with 2 reception rooms



(086) 170 3223

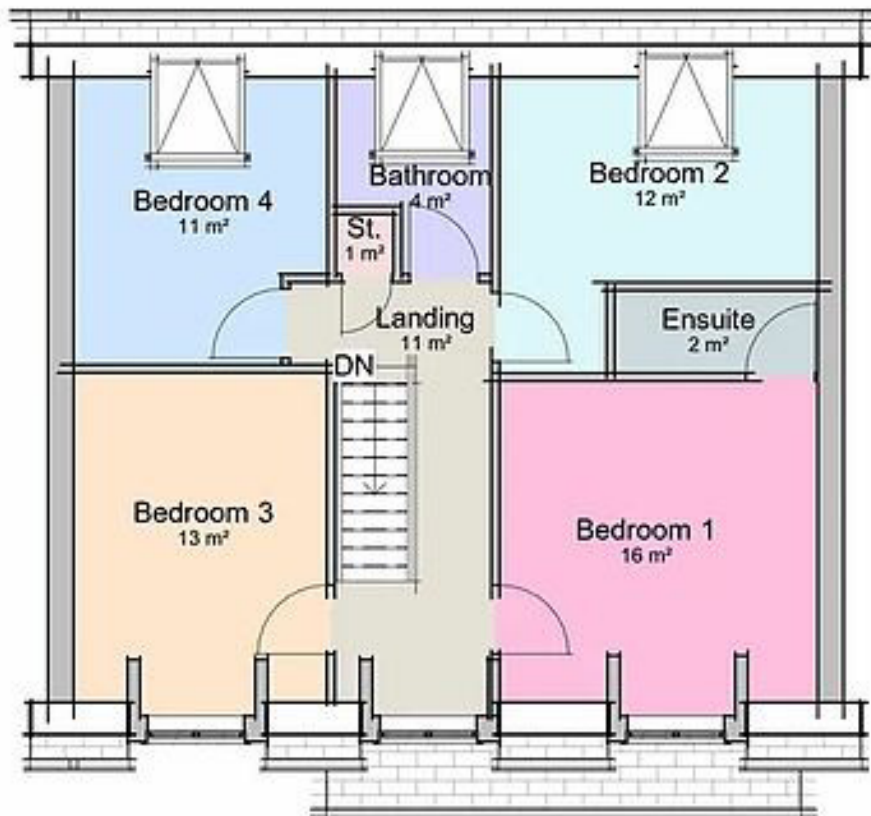
[www.dhireland.com](http://www.dhireland.com)



## Downstairs



## Upstairs



# The Kingsacre

## THE KINGSACRE

225sqm from €248,000

An imposing country residence with a light and airy interior, and offering four large en-suite bedrooms.

- Floor area 225 sqm
- Large 1.5 Storey House with large kitchen and dining room
- 4 En-Suite bedroom and study



(086) 170 3223

[www.dhireland.com](http://www.dhireland.com)

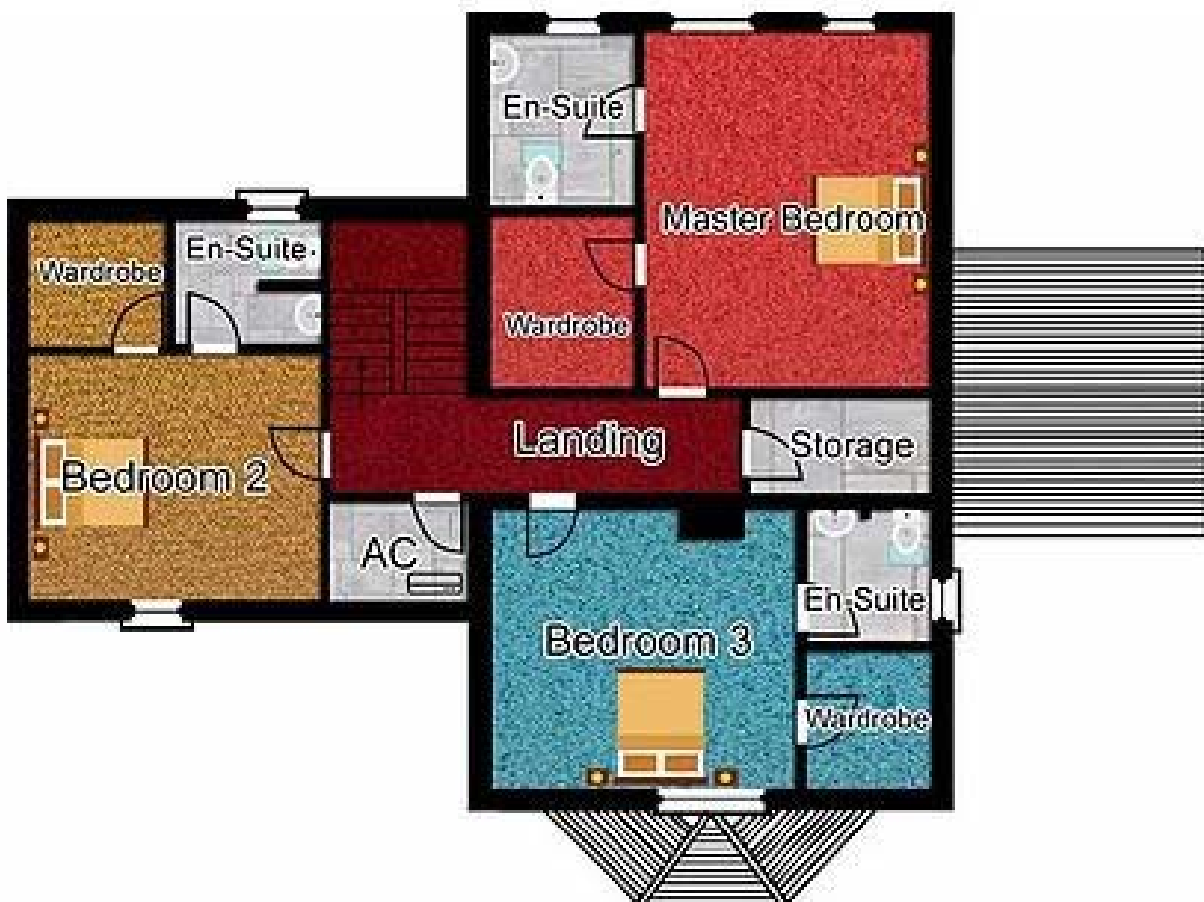




## Downstairs



## Upstairs



# The Ballingham



## THE BALLINGHAM - €187,000

A classic four bedroom detached home with plenty of space downstairs to entertain, and plenty upstairs to accommodate guests.

- Floor area of 225sqm
- Large 1.5 Storey House
- Large Kitchen, dining room, 4 En-Suite bedrooms

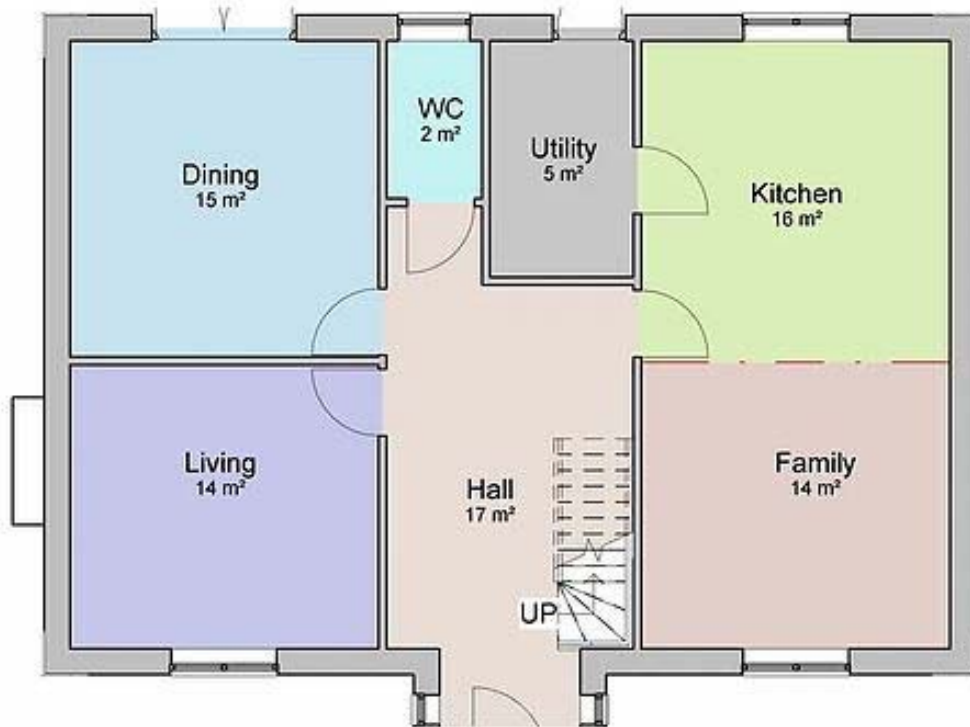


☎ (086) 170 3223

🌐 [www.dhireland.com](http://www.dhireland.com)



## Downstairs



## Upstairs



# The Cusop



## THE CUSOP

176sqm from €194,000

A rustic country cottage intertwined with modern design feature, as seen on TV.

- Floor area of 176 sqm
- Separate kitchen and dining room.
- Large living room and 4 double bedrooms.



(086) 170 3223

[www.dhireland.com](http://www.dhireland.com)



# Downstairs



# Upstairs



# The Dormington

## The Dormington

231sqm from €255,000

A classic four bedroom detached home with plenty of space downstairs to entertain, and plenty upstairs to accommodate guests.

- Floor area of 231 Qqm and a Separate garage
- Family room with bay window and large living room



 (086) 170 3223

 [www.dhireland.com](http://www.dhireland.com)



## Downstairs



## Upstairs





# DREAM HOMES IRELAND

A MODERN WAY OF LIVING



*Building Quality Eco Friendly Houses*

*.....at affordable prices*