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PRSA LICENCE NUMBER 002358

DEVELOPERS

MORNINGTON NEW HOMES
01 534 6606

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THE COVE
MAYDENHAYES
MORNINGTON
CO MEATH

6 EXCLUSIVE 5 BED DETACHED HOMES
Approx. 212 sq.m / 2,282 sq.ft
**Interior Specification**

- Dimplex A-Class sourced Heat Pump providing constant hot water and heating at lowest possible cost; underfloor heating to the downstairs.
- Bespoke kitchen with solid wood doors and tongue and groove panelling.
- Large kitchen Island with solid oak worktop.
- High standard insulation to an A-rated specification.
- High standard wall hung sanitary ware.
- Two superior en-suites and walk in wardrobes.
- Pumped rain forest showers as per show house.
- Generous sizing as per show house.
- Spacious bright living area.
- Sliding doors between sitting room and dining room.
- High level ceilings downstairs - 9 ft.
- Generous electrical specification as per show house.
- A large study / home office.
- High quality fitted wardrobes as per show house.
- Plumbed utility with large storage area.
- Large downstairs WC.
- Wired for alarm, telephone and TV internal network cabling.

**Exterior Specification**

- Large South-westerly facing gardens, levelled and seeded.
- Wired for future car charging point.
- UPVC windows and doors.
- UPVC fascia soffit and guttering.
- Traditional block built.
- Solid wood front door with stained glass feature panel.
- High quality cobblestone paving to front driveway with parking for 2 cars.
- 2 side gates.
- Concrete posts and pressure treated timber fencing to rear gardens.

In addition to buying your home from Mornington New Homes, each home is covered by the 10 year Homebond structural guarantee scheme.