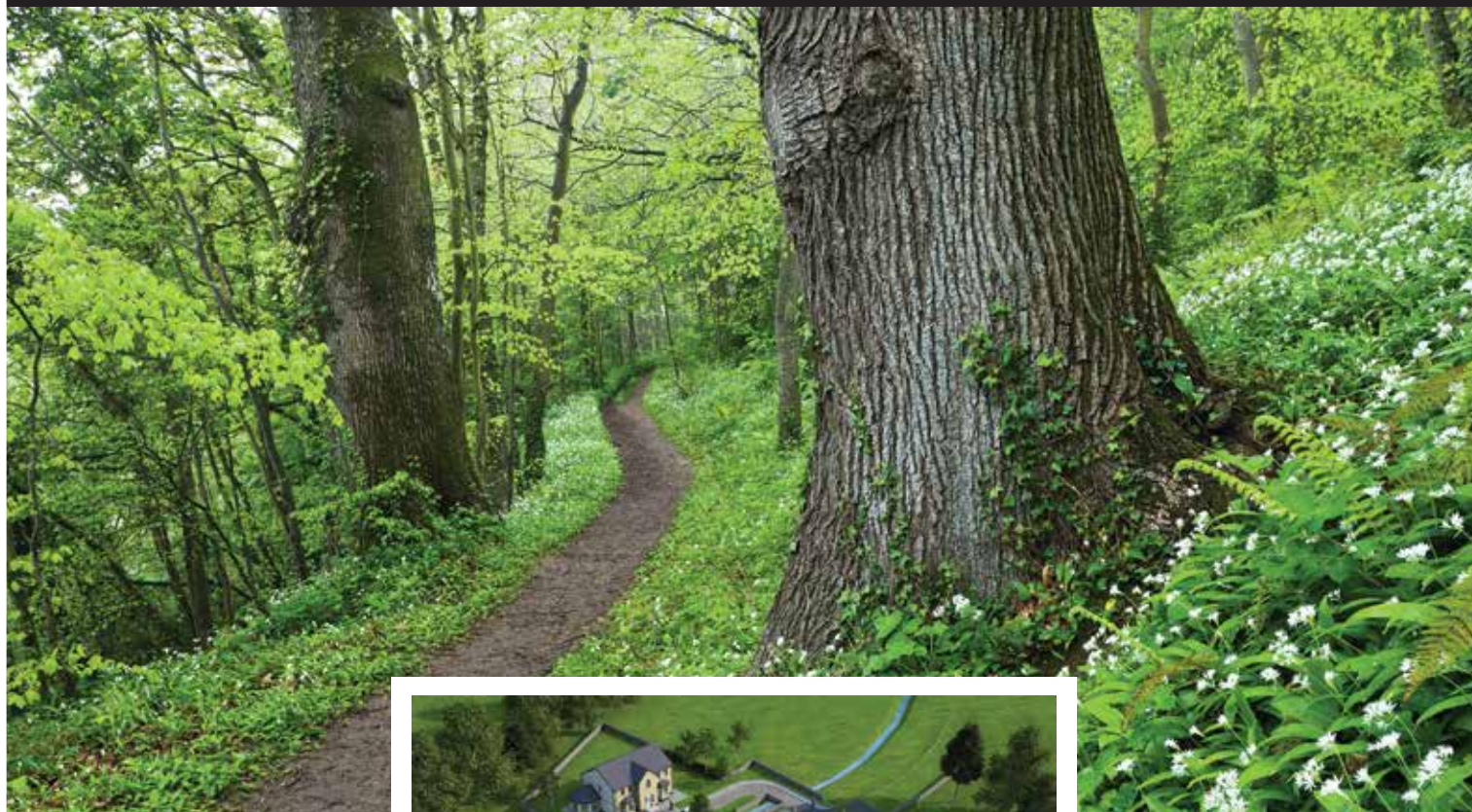


EXCLUSIVE DEVELOPMENT

URBANLIFE



Termonfeckin Strand



Seapoint Golf Course

Four 5 Bedroom Homes



DNG
DUFFY

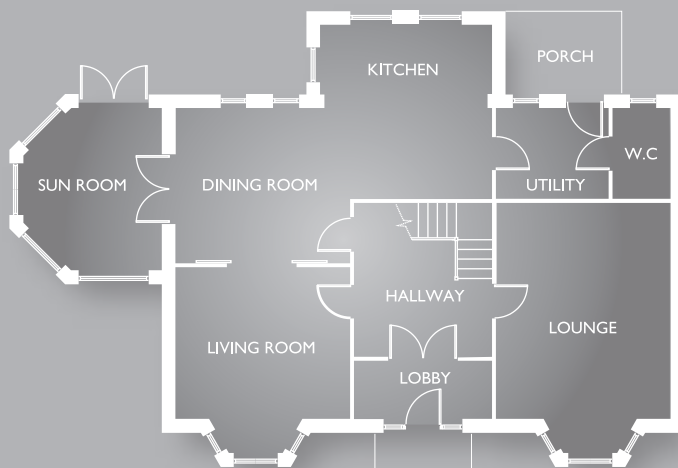
PSL NO. 002108

Telephone
042 9351011

STRAND ROAD TERMONFECKIN



House Type {A}



Ground Floor

SUN ROOM - 13.7m²

DINING ROOM - 18.3m²

LIVING ROOM - 20.8m²

KITCHEN - 20m²

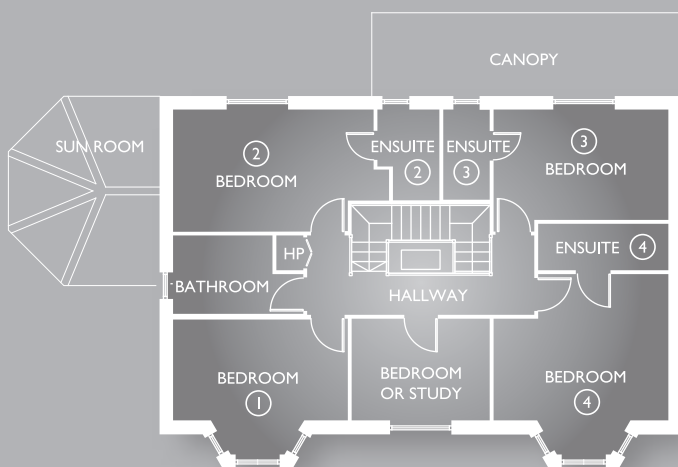
HALLWAY - 11.1m²

LOBBY - 5.7m²

UTILITY - 7.8m²

W.C. - 3.8m²

LOUNGE - 28.6m²



First Floor

BED ROOM 1 - 14.8m²

BED ROOM 2 - 17.6m²

BED ROOM 3 - 14.5m²

BED ROOM 4 - 18.9m²

BED ROOM 5 / STUDY - 10m²

ENSUITE 2 - 3.7m²

ENSUITE 3 - 3m²

ENSUITE 4 - 4.2m²

HALLWAY - 8.1m²

HOT PRESS - 0.8m²

BATHROOM - 6.3m²

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HOUSE TYPE PAGE DISCLAIMER

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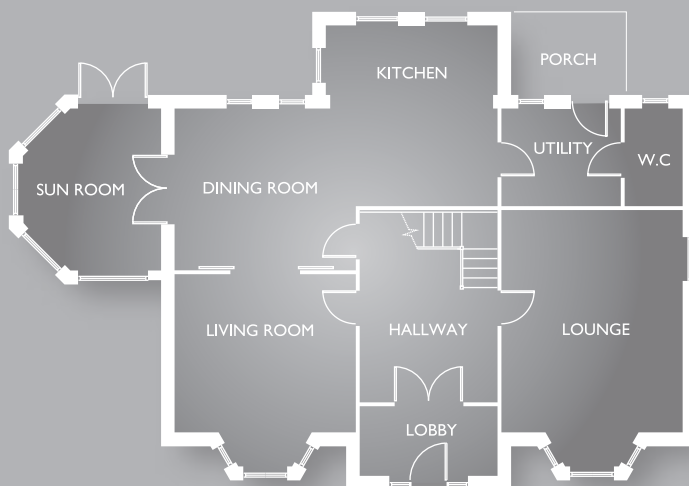
DNG
DUFFY

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House Type {B}



Ground Floor

SUN ROOM - 13.7m²

DINNING ROOM - 18.3m²

LIVING ROOM - 20.8m²

KITCHEN - 20m²

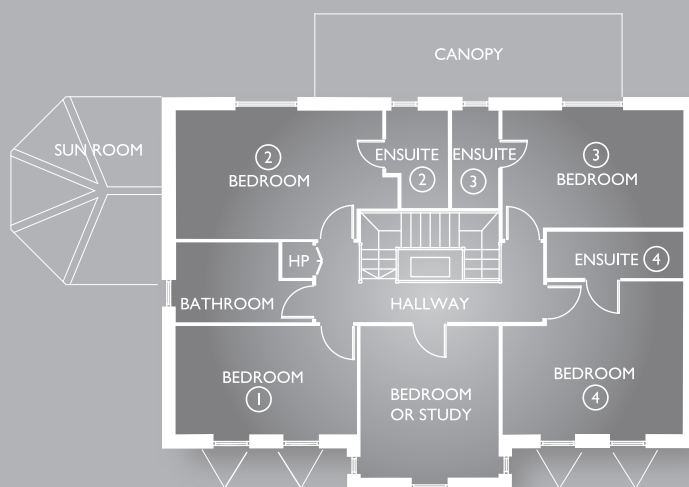
HALLWAY - 14.1m²

LOBBY - 6.7m²

UTILITY - 7.8m²

W.C - 3.8m²

LOUNGE - 28.6m²



First Floor

BED ROOM 1 - 13.1m²

BED ROOM 2 - 17.6m²

BED ROOM 3 - 14.5m²

BED ROOM 4 - 17.2m²

BEDROOM 5 / STUDY - 14m²

ENSUITE 2 - 3.7m²

ENSUITE 3 - 3m²

ENSUITE 4 - 4.2m²

HALLWAY - 8.1m²

HOT PRESS - 0.8m²

BATHROOM - 6.3m²

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DNG
DUFFY

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SPECIFICATIONS

STRAND ROAD TERMONFECKIN

EXTERIOR

- Stylish brick front elevation
- White plaster with quartz dash to rear and gables
- Blue /black concrete tile to roof
- Black Facia and soffit
- Decorative gravel driveway with cobble locked detailing
- Turfed front garden with which may be planted in selected areas
- External tap and external power point provided to rear of house
- Rear garden level and seeded with timber post and panel fencing

WINDOWS & DOORS

- Passive Certified Triple Glazed Windows
- Centrally operated espagnolette locking security mechanism
- Hardwood Front door with multipoint locking system

INTERIOR

- All walls and ceilings painted throughout with white emulsion
- Woodwork painted in a white satinwood finish
- Shaker style walnut finished doors
- Elegant white staircase with dark wood hand rails and steps
- High efficiency Kerosene boiler
- Heating boosted by Photovoltaic Solar Panels
- Remote heating control via your smartphone
- Plumbed for wood/multi-fuel burning stove
- Wired for Satellite TV to main rooms
- Cat 5 cable data points for your Smart TVs, Broadband, etc
- Wired for intruder alarm
- Smoke and carbon monoxide detectors throughout

KITCHEN

- Hand painted hardwood Shaker style contemporary kitchen
- Quartz or Velstone work surfaces in choice of finishes
- Upstands to match work surfaces
- Stainless steel splash back
- Stainless steel extractor fan
- Kitchen appliances finished in brushed stainless steel

WARDROBES

- Fitted wardrobes in bedrooms

BATHROOMS

- En-suite bathrooms to selected bedrooms
- Large flush shower trays giving a high quality wetroom look and feel
- High quality shower doors
- Contemporary stylish white sanitary ware with chrome fittings
- A choice of ceramic wall tiles
- Heated chrome towel rails
- Mirror fitted above bathroom and en-suite washbasins

BUILDING GUARANTEE

- 10 year structural warranty by Global Home Warranties

ENERGY RATING

BER A3

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