



# BEECHWOOD HEATH

HANSFIELD, DUBLIN 15



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# LOCATION MAP



Not to scale. This map is for information purposes only and may be subject to variation and change.

# SITE PLAN



Not to scale. This map is for information purposes only and may be subject to variation and change.



# THE BEECH

## TYPE B1

37 BEECHWOOD HEATH  
3 BEDROOM SEMI-DETACHED 112 SQ.M. /1,205 SQ.FT.



GROUND FLOOR

FIRST FLOOR



Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



# THE BEECH

## TYPE B1

43 BEECHWOOD HEATH  
3 BEDROOM SEMI-DETACHED 112 SQ.M. /1,205 SQ.FT.



GROUND FLOOR

FIRST FLOOR



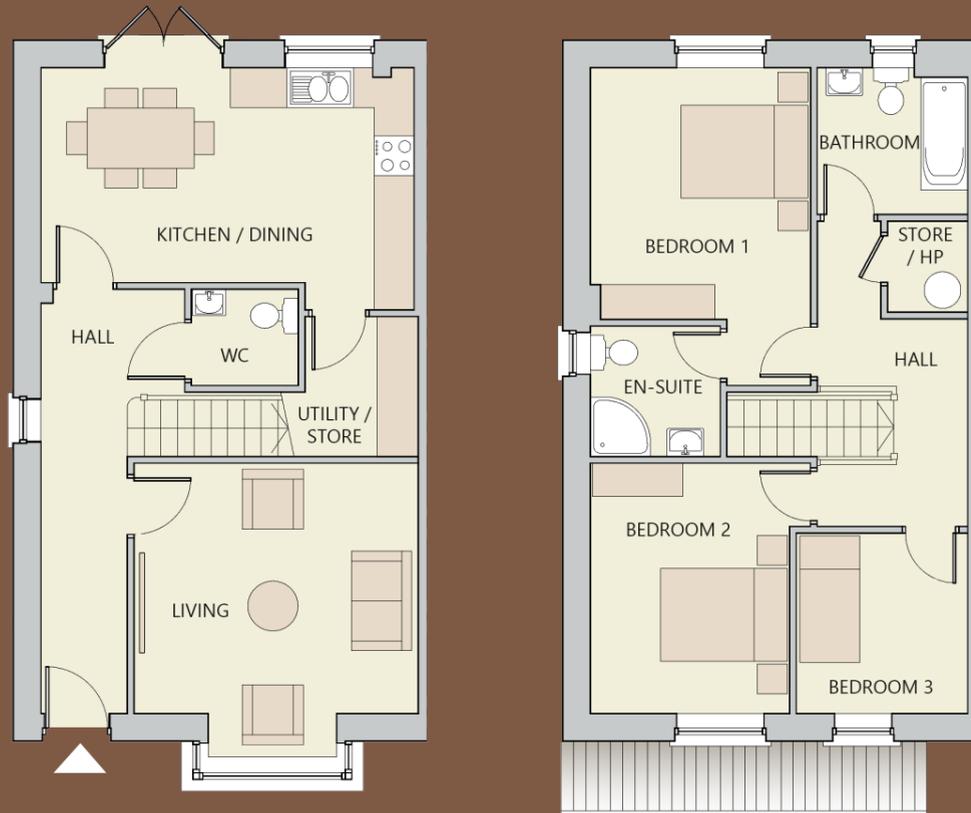
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# THE BEECH

## TYPE B2

39 BEECHWOOD HEATH  
3 BEDROOM SEMI-DETACHED 111 SQ.M. /1,195 SQ.FT.



GROUND FLOOR

FIRST FLOOR



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# THE BEECH

## TYPE B2

41 BEECHWOOD HEATH  
3 BEDROOM SEMI-DETACHED 111 SQ.M. /1,195 SQ.FT.



GROUND FLOOR

FIRST FLOOR



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# SPECIFICATION

## EXTERNAL FEATURES

- Maintenance free brick and painted render facades.
- PVC Fascia soffits, gutters and downpipes.
- Ultratech engineered timber front door with multi-point locking system by Munster Joinery.
- High performance UPVC maintenance free dual colour windows and doors with low U value for energy efficiency.
- Extensive landscaping to front gardens.
- Seeded rear gardens with solid maintenance free dividing fence.
- External lighting to front and rear.
- Treated timber side passage gate.

## BATHROOM AND EN-SUITE

- Wall tiling as per showhouse.
- High quality sanitary ware.
- Polished chrome heated towel rail.
- Thermostatically controlled shower with pressurised water supply.
- Pressurised hot and cold water.

## INTERNAL FINISHES

- Fiber optic cable (cat 6) installed.
- Wired for TV, telephone and intruder alarm.
- Quality interior joinery to include hardwood handrail to stairs.
- Satin chrome brushed finish ironmongery.
- Modern grooved architrave and skirting.
- Painted throughout.

## KITCHENS

- Superior quality modern step shaker style kitchen in a superior matt finish from Bespace as per relevant showhouse.
- Lycon White Quartz counters with upstand and splashback.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Undermounted designer square stainless-steel sink.
- Pull out recycle bins.
- Separate utility room with below counter top space provided for washing machine/dryer.

## ENERGY EFFICIENCY

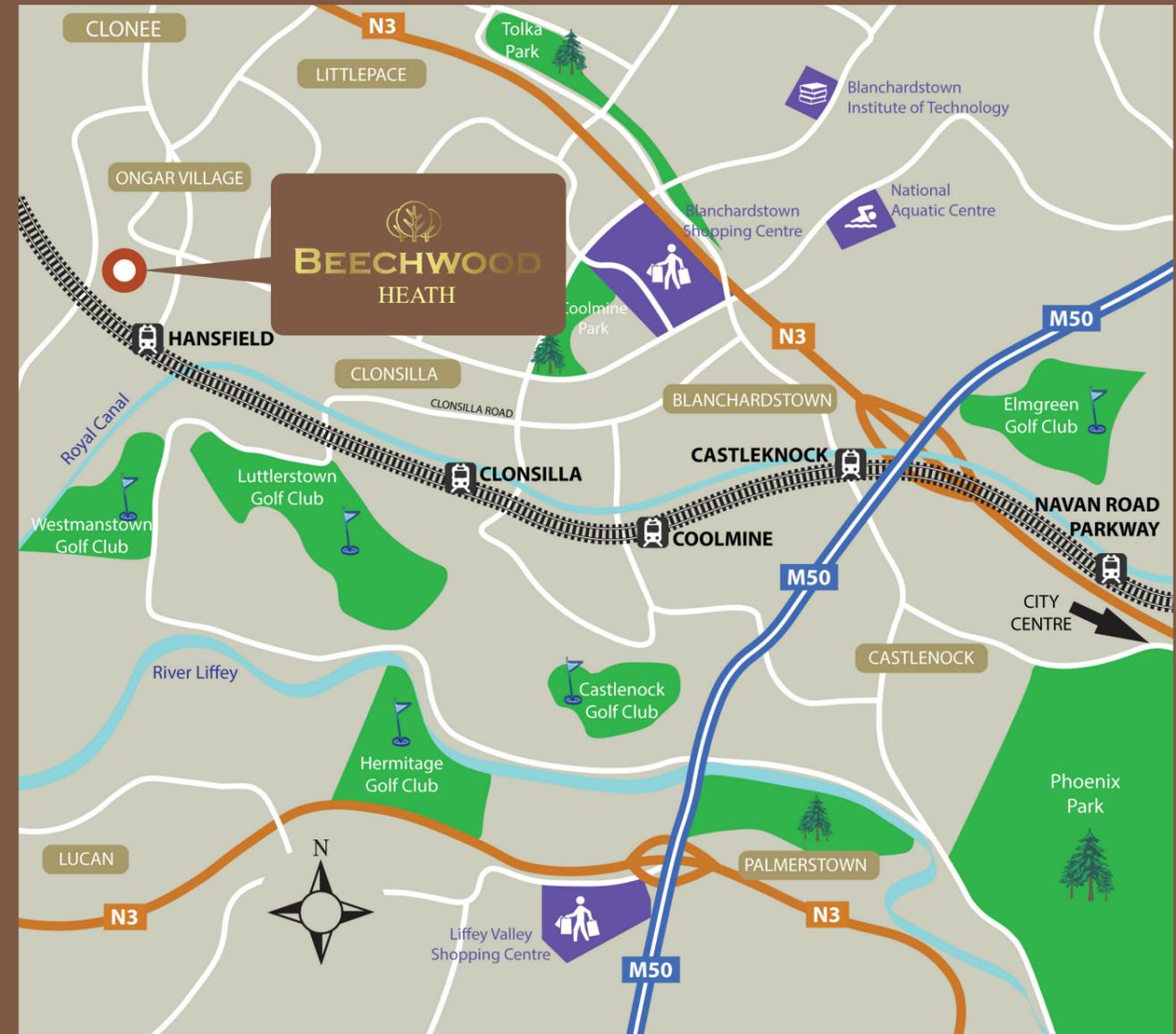
- A2 Building Energy Rating (BER).
- Mitsubishi eco dan A rated condensing heat pump with dual zone control.
- Mechanical extract demand control ventilation with humidity sensors.
- Energy saving LED light fittings.
- High levels of floor, wall and roof insulation.

## BEDROOMS

- Bespoke designed micro shaker style wardrobes fitted by Bespace as per the showhouse.

## HOME BOND WARRANTY

- 10 year structural/latent defects insurance and mechanical electrical inherent defects insurance.



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