



Note: Specifications are subject to change, all details given are correct at the time of publishing only and to give an outline of proposed installation details only.

Finance

- 10% Non-Refundable deposit guarantee provided by Homebond / Allianz
- Qualifies for both Help to Buy & First Homes Scheme.

House Details

- Master Bedroom suitable for King Size Bed
- Master En-Suite
- 2 x Double Bedrooms
- Opening Plan Kitchen & Dining & Living room
- Separate Lounge
- Ground Floor WC
- Heated Linen Store
- Fully floored Large Open Attic for storage or future conversion [Subject to Engineer's Design].
- Attic Ladder

Fitout

- €5k PC Sum towards Fitout
- Work with Castlerock Homes and their suppliers to full fitout your home to your taste. *Further details on request*

Connectivity

- 10min Walk to Bandon Town Centre
- 10min Walk to nearest School
- 40min Drive to Cork City

Specification

- Fully Insulated and Airtight timber frame to an A2 rating
- Extra Large Future Proof Windows
- Large Rear Patio
- Fully Paved Front Driveway
- Rear Lawn Seeded
- Landscape Planting to the Front

Heating / Ventilation

- Best in Class Efficiency A+++ Heat Pump
- 200L Fully insulated Hot Water Tank
- Programmable Smart Control System
- Fully Pressurised Water System
- Underfloor Heating to the Ground Floor
- Radiators to the First
- Towel Radiators to Bathrooms
- Central Mechanical Extract System

Sanitaryware

Master En-Suite

- Large Shower
- Push Button Rain Head shower with separate handheld unit
- Wall Mounted Vanity Unit
- Full Shrouded Toilet

Family Bathroom

- Bath with Shower
- Rain Head shower with separate handheld unit
- Wall Mounted Vanity Unit
- Full Shrouded Toilet

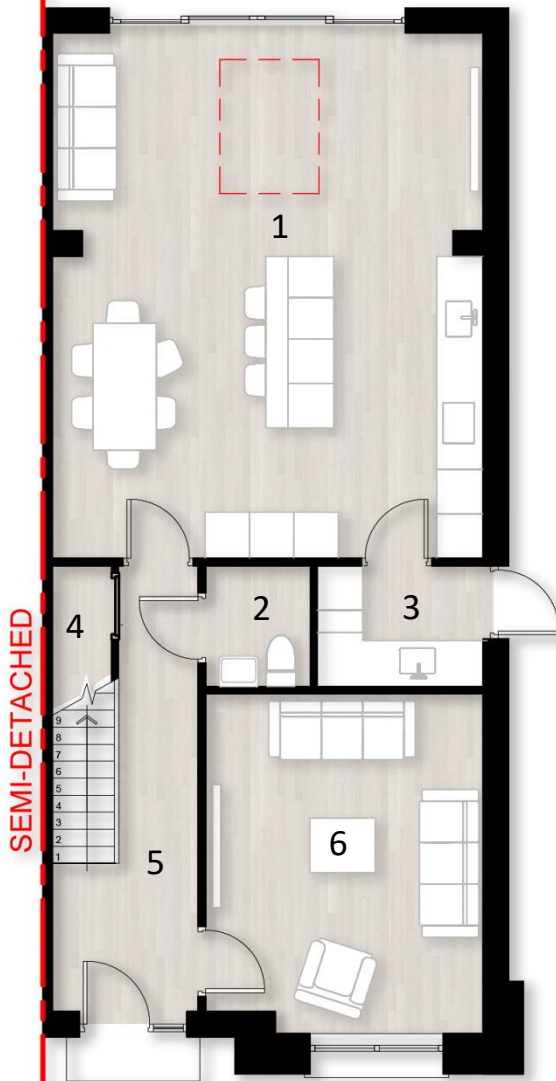
Ground Floor WC

- Wall Mounted Vanity Unit
- Full Shrouded Toilet

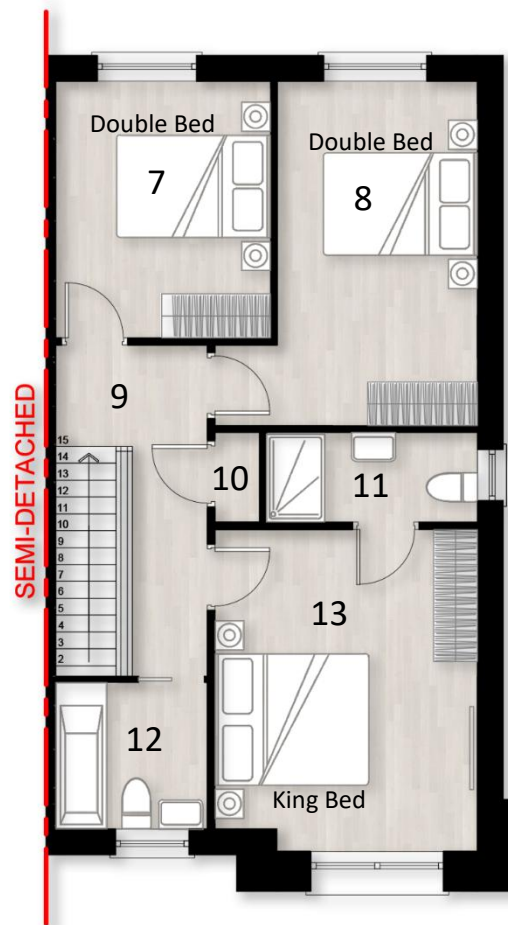
Electrical

- High end Electrical Specification throughout
- Wiring ready for installation of an EV charger
- Wiring to Garden Shed Location

Ground Floor



First Floor



ROOM DIMENSIONS

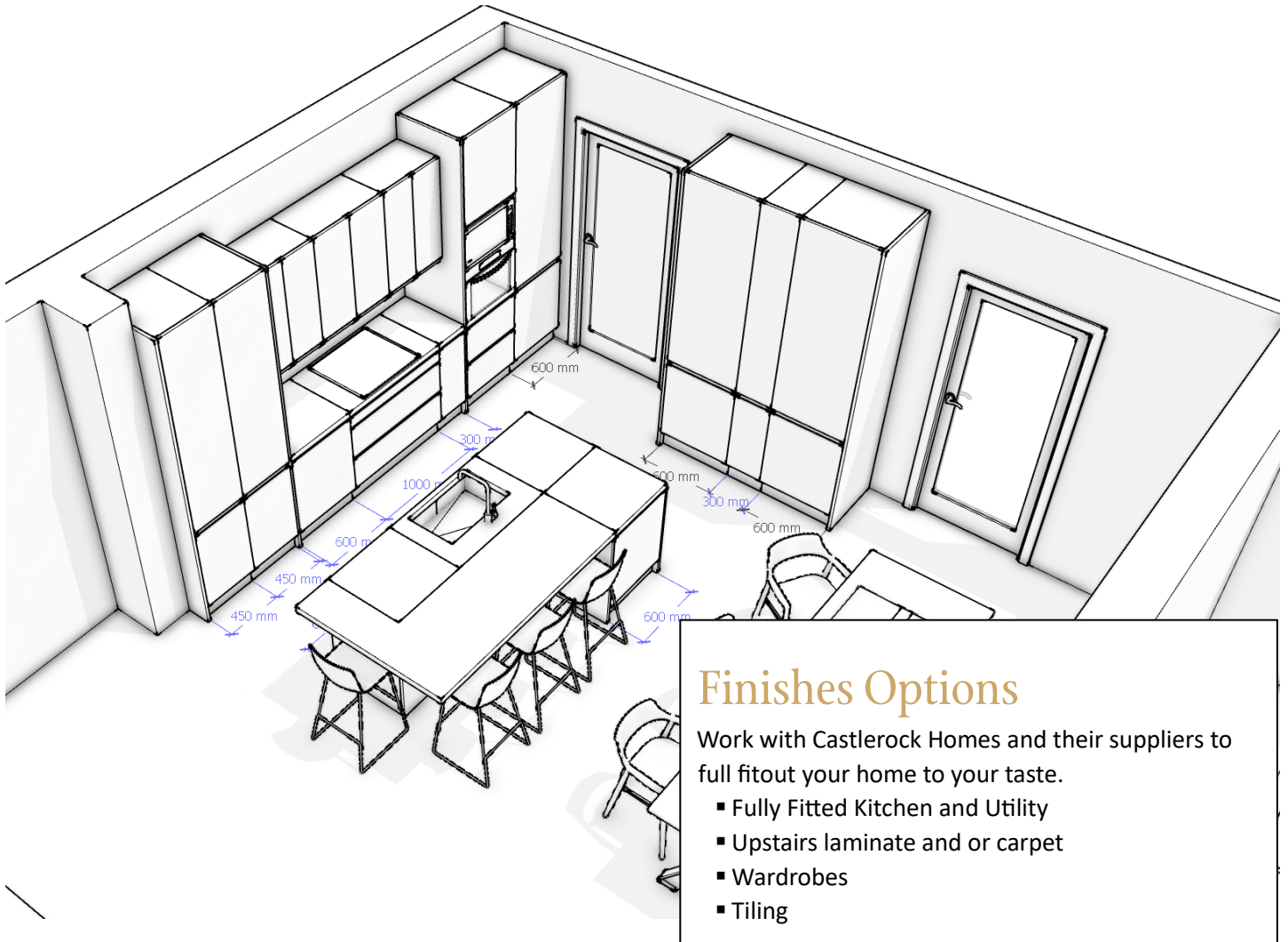
Ground Floor

1	Open Plan Kitchen, Dining & Living Room	5.8m x 7.1m
2	WC	1.4m x 1.6m
3	Utility	2.3m x 1.6m
4	Plant	1.4m x 0.9m
5	Hall	2m x 5.7m
6	Sitting Room	3.7m x 4.5m

First Floor

7	Bedroom 3	3.4m x 2.9m
8	Bedroom 2	2.7m x 4.7m
9	Landing	
10	Shelved Hot Press – No Tank	0.6m x 1.1m
11	Master En-Suite	2.8m x 1.1m
12	Bathroom	2.0m x 2.0m
13	Master Bedroom	3.4m x 4.3m

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Finishes Options

Work with Castlerock Homes and their suppliers to full fitout your home to your taste.

- Fully Fitted Kitchen and Utility
- Upstairs laminate and or carpet
- Wardrobes
- Tiling

Attic

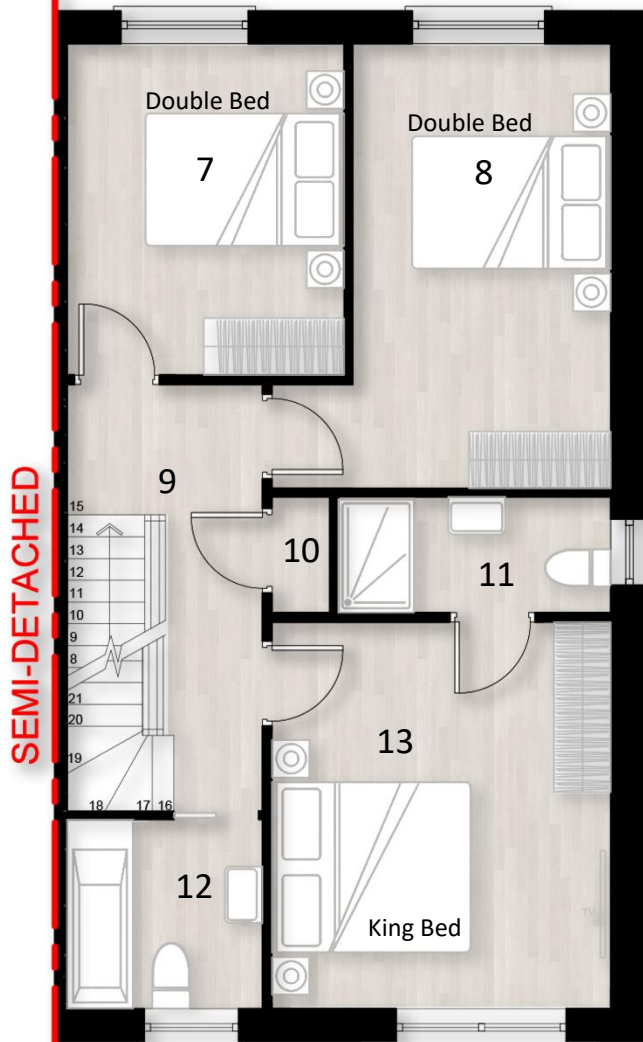
- Open Truss Design for maximum usable space
- Fully Floored
- Two Velux to Rear
- Attic Ladder

Note: Photograph is of similar attic in 3 Bed Semi-Detached House type

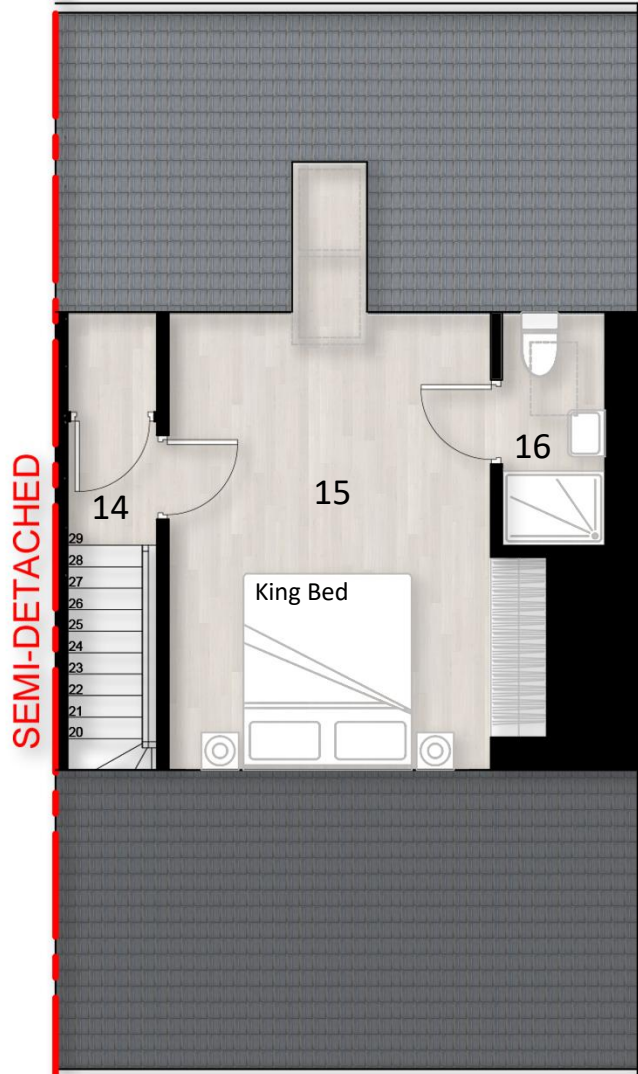


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First Floor



Potential Attic Layout



ROOM DIMENSIONS

First Floor

7	Bedroom 3	3.4m x 2.9m
8	Bedroom 2	2.7m x 4.7m
9	Landing	
10	Shelved Hot Press – No Tank	0.6m x 1.1m
11	Master En-Suite	2.8m x 1.1m
12	Bathroom	2.0m x 2.0m
13	Master Bedroom	3.4m x 4.0m

Potential Attic Layout

14	Landing	1m x 1.4m
15	Master Bedroom	3.4m x 3.9m
17	Master En-Suite	1.1m x 2.5m

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Attic Layout is provided to show potential for future conversion all final details dimensions and specification would need to be designed and signed off by a suitably qualified engineer.