

House Type (2) 1,800 sqft

PC Sums:	Fire places	€1, 500 each
	Kitchen/Utility	€8, 000
	Tiling (to include ensuites, bathroom and kitchen splashbacks)	€5, 000

Electrical Specification to include:

1	Bedrooms	2 x doubles. 2 x bedside lamps, 1 x TV, 1 x ceiling rose
2	Hallway	2 x doubles, 2 x ceiling roses
3	Bathroom	1 x shaving socket, 1 x ceiling rose, 1 x wall light
4	Ensuites	1 x shaving socket, 1 x ceiling rose, 1 x wall light
5	Kitchen	8 x double sockets, 2 x single sockets, 4 x ceiling roses, 1 x TV, 1 x Telephone
6	Sitting Room	4 x double sockets, 2 x wall lights, 2 x ceiling roses, 1 x TV, 1 x Telephone
7	Family Room	4 x double sockets, 2 x ceiling roses, 1 x TV, 1 x Telephone
8	Sun Room	2 x double sockets, 1 x ceiling rose, 1 x TV, 1 x Telephone
9	Utility Room	4 x double sockets, 2 x single sockets, 1 x ceiling rose
10	Outside	1 x front light, 1 x back light, 1 x side light, 1 x external socket

Plumbing

- 1 High quality ware as standard in all wet rooms – colour white
- 2 Oil fired central heating with timber
- 3 External boiler
- 4 All rooms properly sized to ensure adequate heating

Doors

- 1 All solid wood doors throughout 4 or 6 panel
- 2 Moulded skirting and architraves
- 3 Good quality handles and locks

Floors

- 1 Solid oak floor in sitting room
- 2 Tiling in all ensuites and bathrooms

External

- 1 Delorent white plaster finish
- 2 Brick cobbled driveway
- 3 Lawns landscaped & seeded
- 4 Timber garden shed
- 5 All roofs to be slated with blue black Tegral Trutone

Windows & Doors

- 1 All double glazed uPVC white
- 2 White PVC fascia & soffit