

# CLUAIN CHAOIN

## KERRY ROAD TOWER CORK

### SPECIFICATION

#### External Features

Maintenance free uPVC Fascia, Soffit & Rainwater pipes.  
External paint to all walls in accordance with planning.  
Paved front driveways – with parking for up to two cars  
Rear gardens seeded for grass.  
Boundary fencing using a timber panel system.  
Side gates included  
Fully landscaped communal grounds designed and finished to the highest standard.

#### Superstructure

Timber frame construction  
UPVC high-performance double-glazed windows with low U-Value  
(supplied and fitted by Munster Joinery)  
High Performance Front Door.

#### Heating & Ventilation

##### Low Building Energy Rating

A2 Building Energy Rating  
Air to water heating with underfloor heating to the ground floor and radiators to the first floor.  
Central mechanical extract ventilation system.  
High level attic insulation

#### Bathrooms/ Wet rooms

Standard quality sanitary ware -  
Power shower.  
Tiling to wet areas to include; Two rows of plain wall tiles above all bathroom & WC sinks  
(as splash back), Tiling of all walls surrounding baths  
Wet rooms to receive a poly floor nonslip floor grey  
Shower curtains / doors on all showers in main bathrooms and (en-suite bathrooms if applicable)

#### Kitchens

Supply and fit of kitchen units with extract hood  
*Appliances not included.*

#### Interior Finishes

Oak internal doors with stainless steel finish ironmongery.  
Contemporary grooved architrave and skirting with a white painted finish.  
Supply and fit of stairs with a white painted finish.  
Painted throughout-white ceilings and neutral wall colour.  
Considered placement and supply of sockets and lighting  
Mechanical and Electrical works to be covered under Homebond Warranty or equivalent.

