

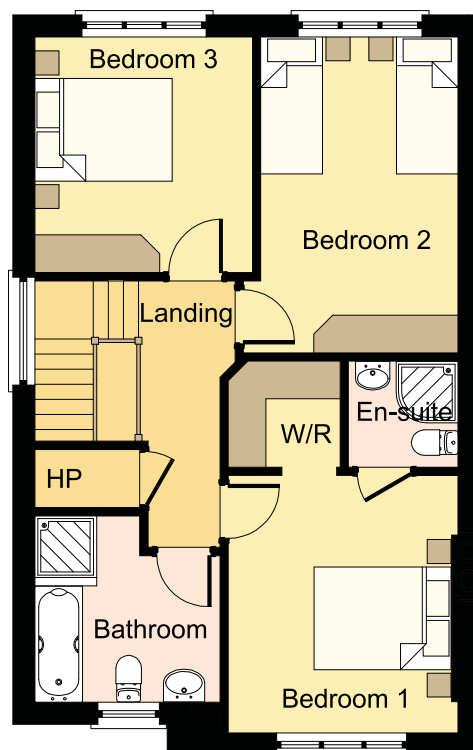
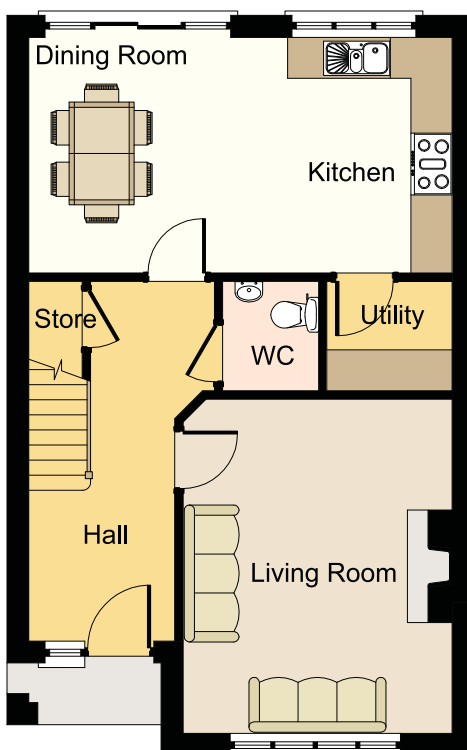
# Fionn Laoi



Ballincollig



Type C1 (3 bed semi detached, 1307 sq ft / 121.40 sq mts)



# Features

## INTERIOR

### Electrical

- Chrome sockets and fittings throughout
- Fully fitted front and rear outside lighting
- House wired for burglar alarm
- Hallway: one double socket, one light fitting, one phone point, one smoke detector
- Upstairs landing: one light fitting, two way switch, one smoke detector
- Cloakroom: one centre light
- Living Room: smoke detector, one light fitting, three double sockets, one TV point, Telephone point
- WC: one light fitting, one extractor fan, one strip light fitted
- Kitchen area: four recess lights, three single sockets, four double sockets, one cooker switch, one extractor fan, heat detector
- Dining area: two recess lights, one TV point, two double socket
- Utility room: one light fitting, two double sockets
- Hot press: electric immersion
- Bedroom 1: three double sockets, one TV point, one telephone point, one light fitting
- Ensuite: one extractor fan, one light fitting, one electric shower, one strip light
- Walk in wardrobe: one double socket, one light fitting
- Bedroom 2: three double sockets, one light fitting, one TV point, one telephone point
- Bedroom 3: three double sockets, one light fitting, one TV point, one telephone point
- Main bathroom: one light fitting, one strip light

### Heating

- Energy efficient house construction
- Energy rating certificate provided with each home
- High degree of insulation throughout
- Natural gas central heating
- Insulated hot water cylinder with electric immersion heater
- Open fire in living room, plumbed for gas

### Decoration

- All interior walls painted throughout, choice of white or 'natural harvest'
- All ceilings painted white
- Coving to living room and hallway

### Doors and Woodwork

- Stylish internal oak panel doors with quality chrome handles
- Moulded skirting and architrave, painted white throughout
- Traditional spindle staircase

### Kitchen

- Superbly crafted, spacious, fitted kitchen with integrated extractor fan (see kitchen design layout)
- Choice of doors, handles and worktops available – please consult your McInerney representative for further details
- Integrated appliances to include dishwasher, fridge freezer double oven and hob

### Utility Room

- Superbly crafted, spacious, fitted units. Plumbed for washing machine

### Fireplace

- Fully fitted feature fireplace to living room – choice of five, please see samples

### Bathroom

- High quality sanitary ware (white)
- Chrome taps throughout
- Chrome heated towel rail fitted to main bathroom
- Mixer tap to bath
- Pumped shower to main bathroom
- Electric Chrome effect Tritan T901 shower in ensuite

### Wardrobes

- Bedroom 1: Walk in wardrobe
- Bedroom 2: Three door wardrobe
- Bedroom 3: Two door wardrobe

## EXTERIOR

### Elevations

- Black PVC fascia, soffit and guttering

### Gardens

- Open plan landscaping to front of house
- Cobble lock driveway
- Gardens graded and seeded to rear
- Front garden planted with a tree
- Post and panel fencing to rear gardens
- Natural open spaces with a unique design
- Handcrafted fully fitted side gate

### Doors and Joinery

- Three point locking system to front door
- Low maintenance double glazed wood grain PVC windows throughout

### Structural Guarantee

In addition to McInerneys 6month maintenance guarantee, every McInerney home carries the Homebond 10 year structural guarantee which covers you against structural defects for a ten year period, following the date of building completion

## Selling Agents:



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