

# O'LEARY & O SULLIVAN DEVELOPMENTS

PH. (025) 27911 E-MAIL-SALES@OLOSDEV.COM

January 1, 2010



## ***BEARA***

### **SPECIFICATION**

Planning Application, Site Survey and drawings.  
Elegant Architectural Design  
10 Year Homebond guarantee.  
BER certification.  
Members of Construction Industry Federation  
Fitted Kitchen PC Sum  
Choice of Fireplaces.  
House Painted throughout  
Hardwood Front Door  
uPVC Double Glazed Windows (Agron gas filled, K Glass)  
uPvc Facia and Soffit.  
Regency Style Interior Doors  
Moulded Skirting & Accretive.  
Smoke Alarms Fitted.  
Wired for Burglar Alarm  
Radon Gas Protected  
Complete Solar Panel.

#### **Heating Specification.**

External High efficiency boiler & Oil tank on concrete base.  
Zoned heating system with time clocks.  
Radiators with thermostatic valves

#### **Electrical Specifications.**

Living Rooms.	2 Double, 1 Main Light, 1 TV, 1 Phone point.
Bedrooms.	2 Double, 1 Main Light, 1 TV, 1 Phone point.
Kitchen	5 Double, 1 Main Light, 1 TV, 1 Phone point.
Hall	1 Double, 1 Main Light, 1 Phone point, 1 door bell, 1 smoke alarm
Landing	1 Double, 1 Main Light, 1 smoke alarm.
Utility	2 Double Sockets, 1 Main Light, Heating controls

## ***OLOS HOMES : QUALITY HOMES EXCELLENT VALUE***

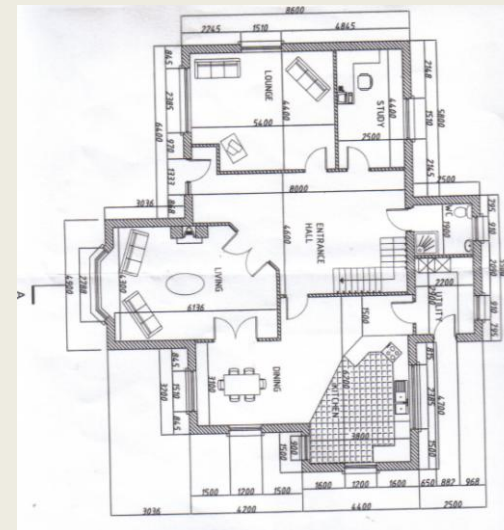
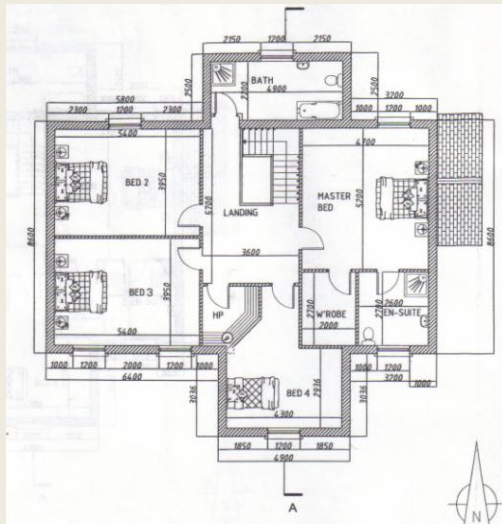
Details & Measurements are for guideline purposes only and do not form part of any contract. Purchasers should satisfy themselves as to the accuracy of details within this brochure as the developer is not liable for any inaccuracies herein

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**Floor Area c.278m<sup>2</sup> (3000 sq. ft.)**



Living	6.10 x 4.3
Kitchen	6.2 x 3.8
Dining	1 x 4.2
Sitting Room	5.4 x 4.4
Utility	2.9 x 2.2
Study	4.4 x 2.5
WC	2.2 x 1.9

Bedroom 1	5.2 x 4.7
Bedroom 2	5.4 x 3.9
Bedroom 3	5.4 x 3.9
En -Suite	2.6 x 2.7
Bedroom 4	4.3 x 2.9
Wardrobe	2.7 x 2.2
Landing	3.6 x 5.7
Bathroom	4.9 x 2.2

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