

O'LEARY & O SULLIVAN DEVELOPMENTS

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

January 1, 2010



Beech

SPECIFICATIONS

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

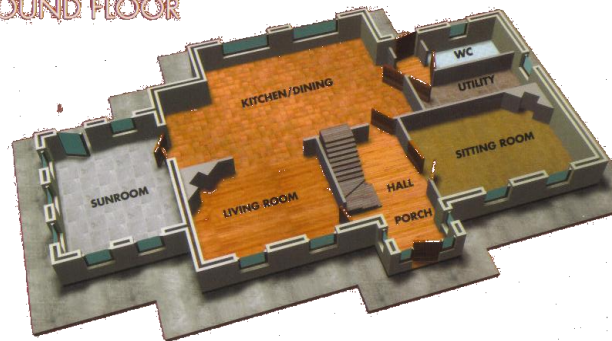
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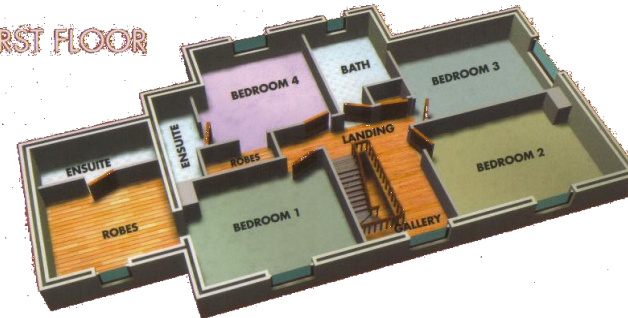
Floor Area c. 255m2 (2753 sq. ft.)

GROUND FLOOR



Sunroom	3.6 x 4.48
Living room	4.6 x 3.6
Kit/Dining room	8.6 x 5.13
Utility	4.26 x 1.67
WC	2.99 x 1.65
Lobby	1.82 x 1.82
Sitting Room	5.28 x 3.68
Hall	2.84 x 3.6

FIRST FLOOR



Bedroom 1	4.6 x 3.68
Bedroom 2	5.28 x 3.68
Bedroom 3	4.6 x 3.4
Bedroom 4	4.26 x 3.96
En-Suite	3.6 x 1.27
En-suite	3.40 x 1.21
Bathroom	3.96 x 1.93
Gallery	2.74 x 3.4

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