

O'LEARY & O SULLIVAN DEVELOPMENTS

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

January 1, 2010



Birch

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

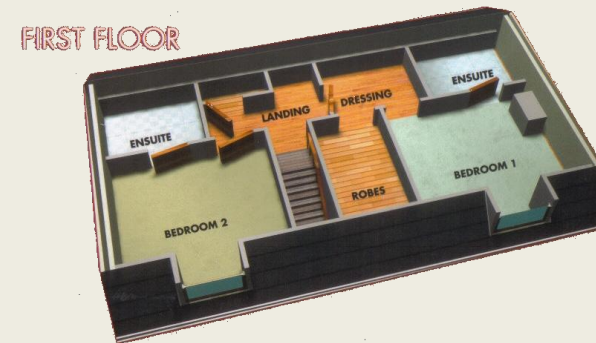
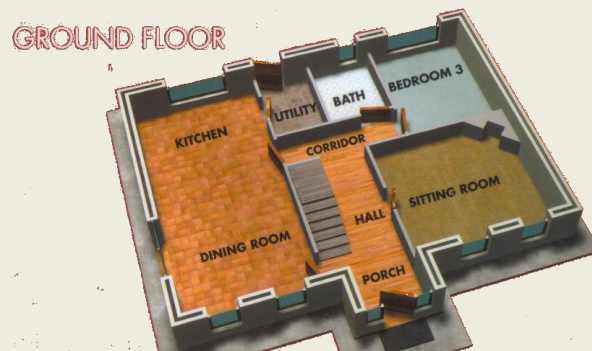
Details & Measurements are for guideline purposes only and do not form part of any contract. Purchasers should satisfy themselves as to the accuracy of details within this brochure as the developer is not liable for any inaccuracies herein

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Floor Area c. 140 M2 (1507 sq. ft.)



Living	4.8 x 4.4
Kit/ Din	8 x 3.5
Hall	5.46 x 2.5
Utility	2.7 x 2.3
Bedroom 3	3.5 x 3
Bathroom	2.7 x 2.3

Bedroom 1	3.86 x 3.22
Bedroom 2	3.86 x 3.22
En - suite	2.54 x 1.82
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Robes	3.86 x 2.9
Dressing Room	5.38 x 1.82

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