

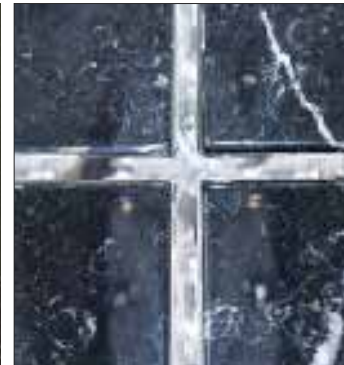
KITTIWAKE

APARTMENTS 1-39
BUILDINGS D1 & E1



BARNAGEERAGH COVE

SKERRIES CO DUBLIN



SPECIFICATION

KITCHENS

"NOBILA" High Gloss Kitchens from McNally Living with Granite Worktops in Building E1 and Laminate worktops in Building D1, as per respective showhomes.

WARDROBES

Contemporary Style Wardrobes are by "Bedroom Elegance" and are specified as per showhomes.

INTERNAL DOORS

High quality 30 min Fire Doors are fitted with Stylish Polished & Satin Chrome Lever Handles, finished in Oak Veneer in Building E1, and painted finish in Building D1.

BATHROOMS & EN-SUITES

Bathrooms and en-suites are contemporary in style with built-in basin and wall mounted WC by Shires. Contemporary Shower Enclosures and Shower screens over Baths are as standard. Floors and walls are tiled in high quality porcelain as per showhomes and there are Heated Towel Rails throughout.

HEATING

High Efficiency Gas Condensing Boiler "WormGlow", Central Heating System with Contemporary Style "Stelrad" Radiators, as per showhomes.

BALCONIES

Galvanised Steel Framed Structures with Timber Clad Deck & Soffit Incorporating 19mm Toughened Glass Panel rail guarding with Stainless Steel Handrails.

ELECTRICAL

Low Voltage Chrome Finished Recessed Downlighters and high quality chrome finished slim-line switches and sockets in Building E1. Pendant Light fittings and white finished slim-line switches and sockets in Building D1.

COMMUNICATION

High Specification Integrated Media Provision of Broadband, TV & Telephone System by "IMS", as per showhomes.

PARKING

Apartments in Building E1 have two designated parking spaces while apartments in Building D1 come with one designated parking space.

SECURITY

Each apartment is wired for intruder alarm and features an Integrated intercom access system via Telephone Handset by "IMS"

ENTRANCE HALLS/LOBBIES

Oak Veneered Joinery and High Specification Porcelain Floor Tiling define these contemporary shared spaces while Stainless Steel Handrails and Toughened Glass infill panels finish the stair and landing areas.

INTERNAL FINISHES

Walls and ceilings are painted throughout as per showhomes.

EXTERNAL WINDOWS & DOORS

High performance Aluminium Clad Double Glazed Windows, Screens and Doors with Scandinavian Pine Internally and Grey Coloured Aluminium Externally. The glazing system used is the "Velfac" 200 Plus.

EXTERNAL FINISHES

Walls are finished in "Lafarge Parex" self coloured low maintenance plaster/render. The roof is finished with "VM Zinc Plus" standing seam roof. Windows are "Velfac" Aluclad Doubled Glazed Windows & Doors as per showhomes.

MAIN STRUCTURE

225mm suspended pre-cast concrete floor slabs with acoustic resilient layer. 440mm solid blockwork with insulated cavity walls plus 21.5mm solid blockwork compartment walls with acoustic cork sound board. The timber cut roof incorporates main supporting steel beams.

EXTERNAL AREAS

High quality paved areas, walkways and exceptional landscaping have been designed by Ronan Mac Diarmada and incorporate exquisite topographical features, a superb planting schedule as well as elegant feature lighting.

MANAGEMENT

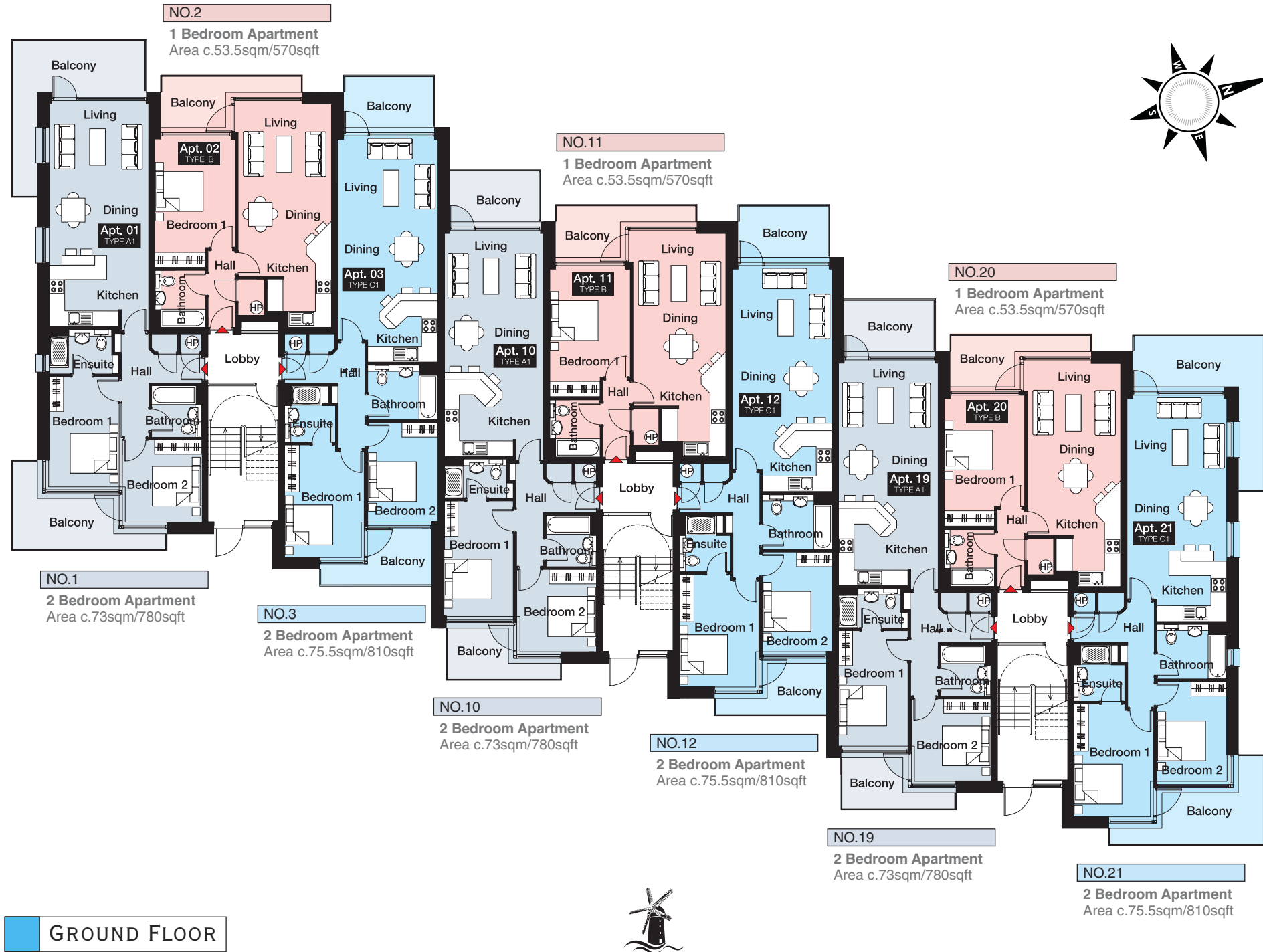
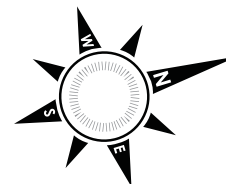
All communal areas will be maintained by a Private Management Company set-up by Wyse Property Management.

GUARANTEE

Apartments at Barnageeragh Cove are covered by the 10 year HomeBond Guarantee Scheme.

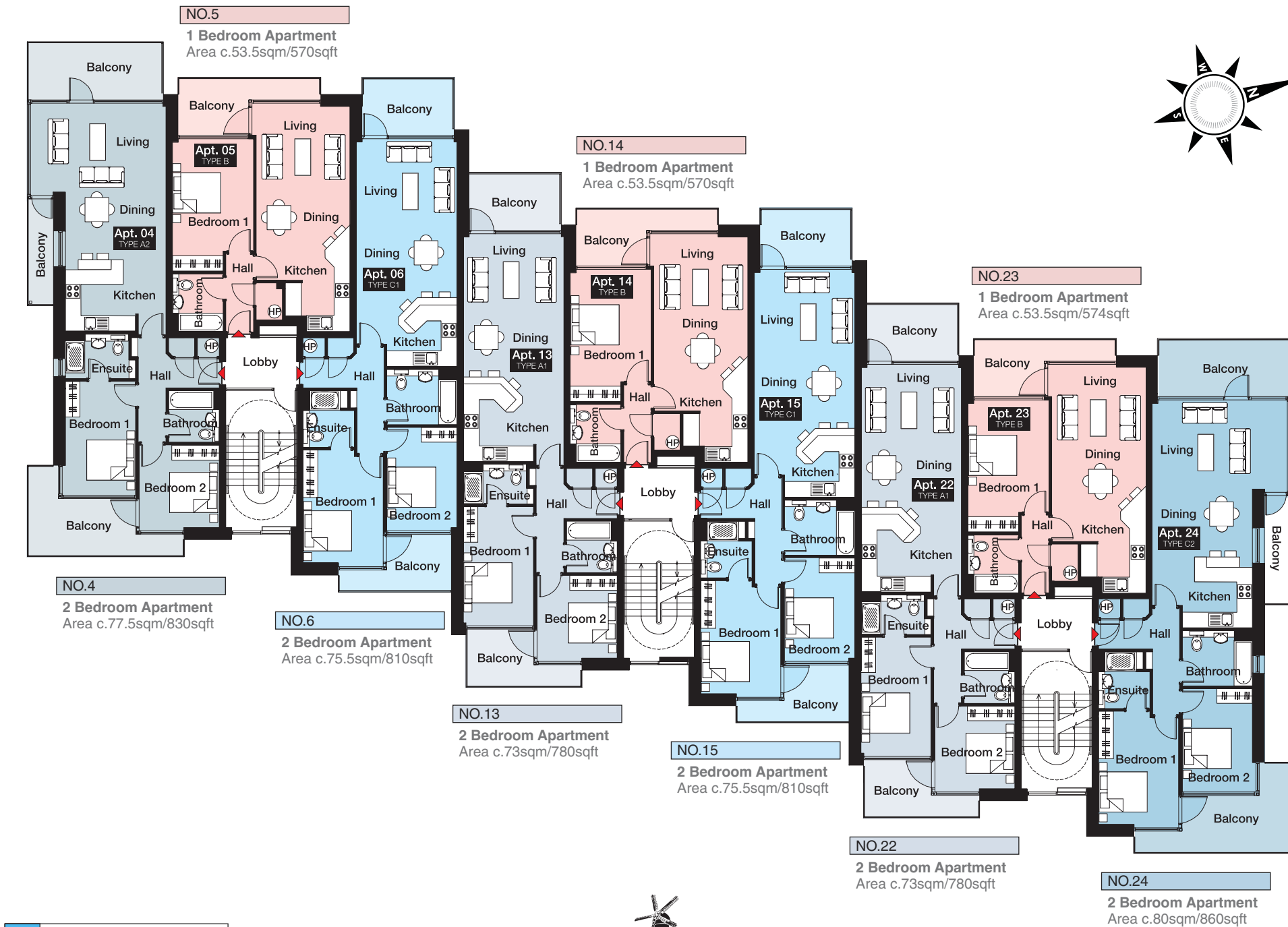
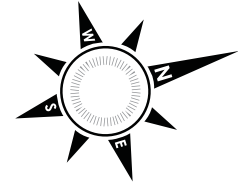


K I T T I W A K E



GROUND FLOOR





NO.5

1 Bedroom Apartment
Area c.53.5sqm/570sqft

NO.14

1 Bedroom Apartment
Area c.53.5sqm/570sqft

NO.23

1 Bedroom Apartment
Area c.53.5sqm/574sqft

NO.4

2 Bedroom Apartment
Area c.77.5sqm/830sqft

NO.6

2 Bedroom Apartment
Area c.75.5sqm/810sqft

NO.13

2 Bedroom Apartment
Area c.73sqm/780sqft

NO.15

2 Bedroom Apartment
Area c.75.5sqm/810sqft

NO.22

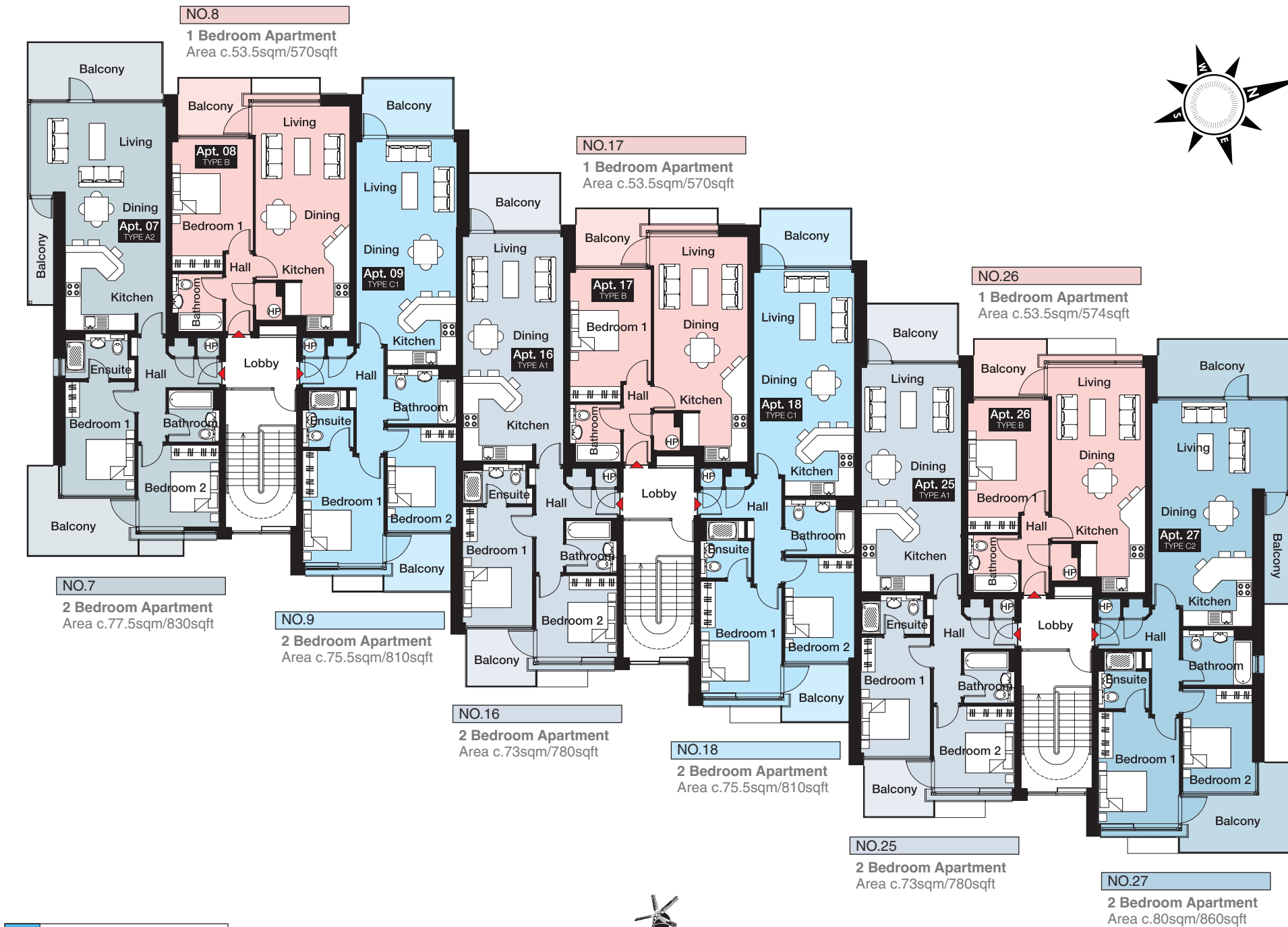
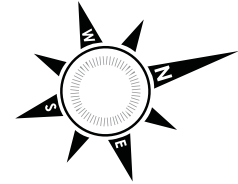
2 Bedroom Apartment
Area c.73sqm/780sqft

NO.24

2 Bedroom Apartment
Area c.80sqm/860sqft

FIRST FLOOR

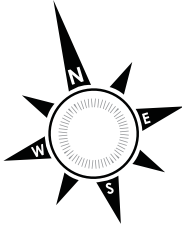




SECOND FLOOR

ONE & TWO BEDROOM APARTMENTS
BUILDING D1

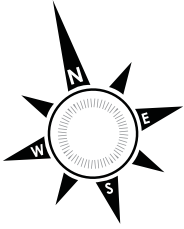




GROUND FLOOR

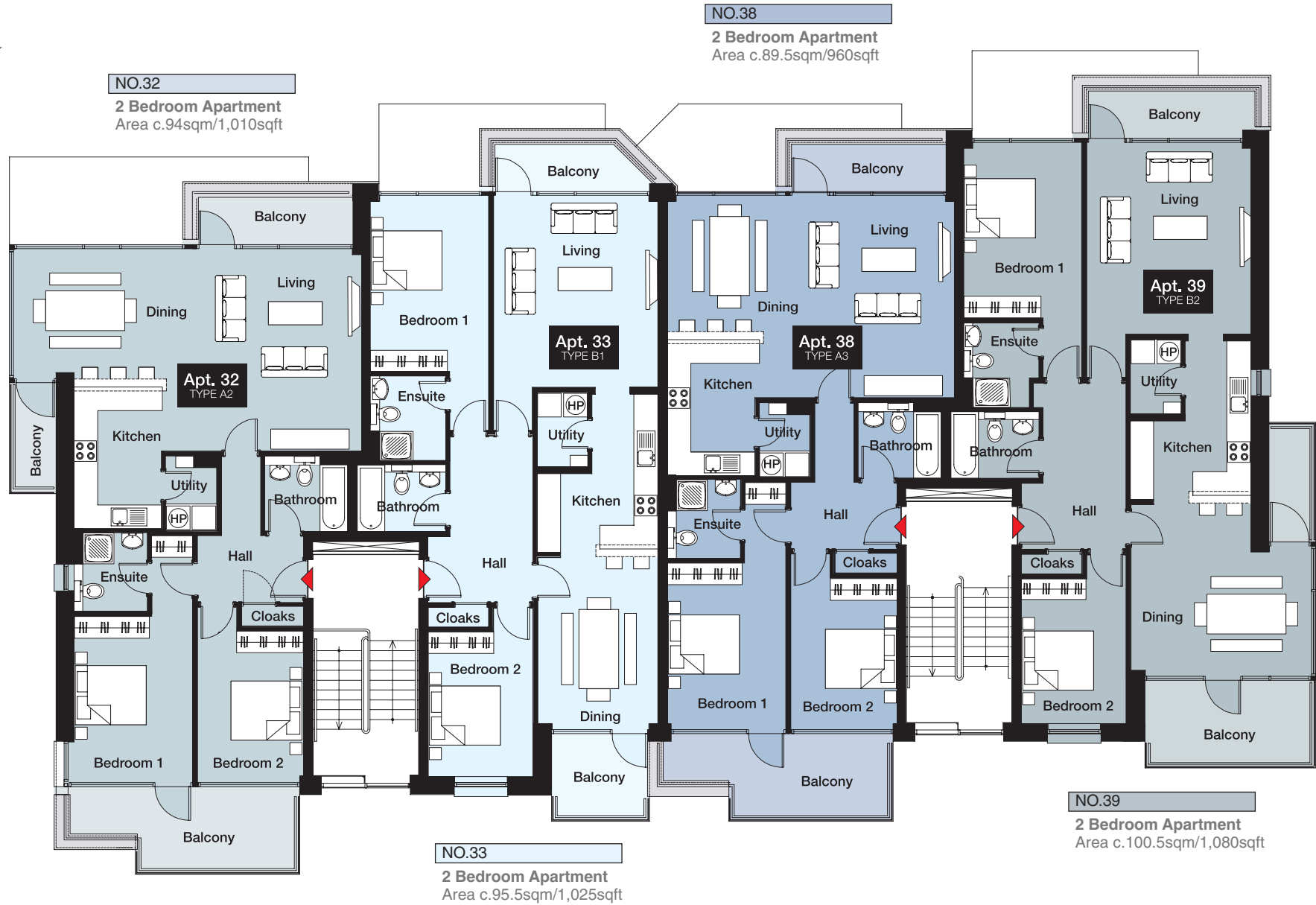
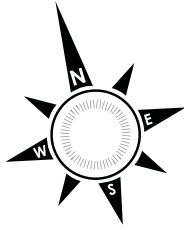


KITTIWAKE 28 - 39 BUILDING E1



FIRST FLOOR





SECOND FLOOR





BUILDING D1

BUILDING E1



DIRECTIONS FROM DUBLIN

Take the M1 direction north, at Exit 4 follow signs for Skerries-Rush-Lusk, by-passing Lusk and entering Skerries from the Dublin Road (R127). Pass under the railway line and take the immediate left onto Thomas Hand Street avoiding the town centre, after the filling station on the left take the left turning onto Balbriggan Street. Take a left at the coast and follow the road to Barnageeragh Cove which is on the left.



SALLING AGENTS
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