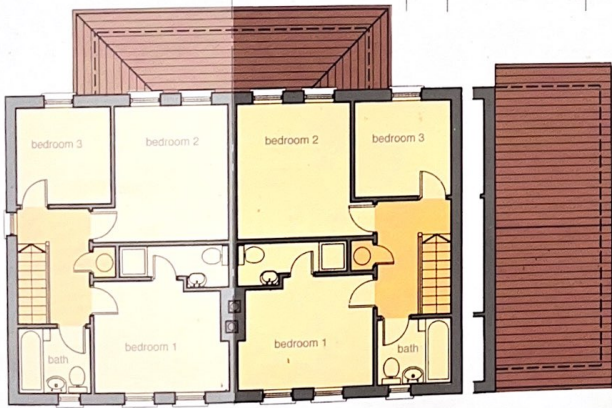
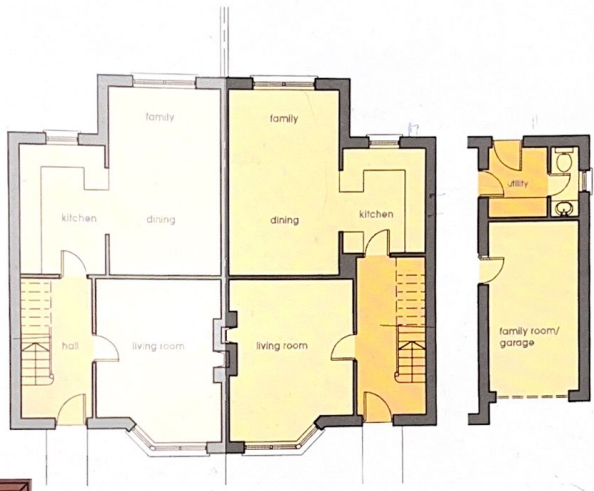


APPROXIMATE ROOM SIZES:

Ground floor
 Living room 14'9" x 11'9"
 Kitchen 11'6" x 7'10"
 Dining/family room 16'9" x 10'6"
 Hallway

Optional:
 Family room/Garage 15'7" x 8'6"
 Utility room 6'5" x 8'6"
 Guest toilet



APPROXIMATE ROOM SIZES:

First floor
 Bedroom 1 11'9" x 8'6"
 (plus en-suite)
 Bedroom 2 11'6" x 9'10"
 Bedroom 3 8'6" x 8'2"
 Bathroom

TOTAL FLOOR AREA (APPROX)

House 990 sq ft
 Optional Extension 215 sq ft

standard FEATURES

- NATURAL GAS HEATING
- PVC DOUBLE GLAZED WINDOWS
- TEAK FRONT DOOR
- PVC FASCIAS & SOFFITS
- MOULDED SKIRTING & ARCHITRAVE
- LUXURY FITTED KITCHEN
- WARDROBES IN TWO BEDROOMS
- MASTER BEDROOM EN SUITE
- GUEST TOILET (IN OPTIONAL EXTENSION)
- FULLY DECORATED
- HIGH STANDARD OF INSULATION
- 10 YEAR STRUCTURAL GUARANTEE
- QUALIFIES FOR FIRST TIME BUYER'S GRANT
- FREEHOLD TITLE

THE *Spires*
 CARRIGNAFOY, COBH