



The Boulevard



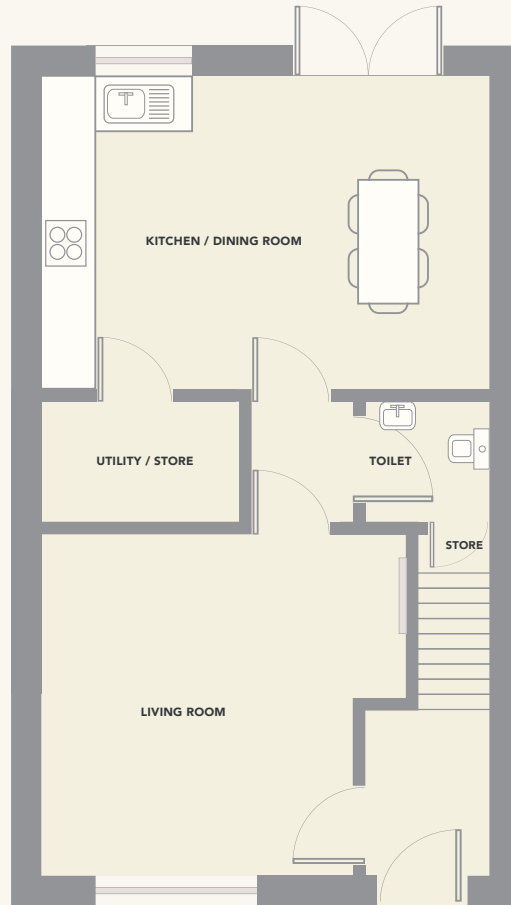


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Rose
 5 Bedroom Detached/Semi Detached
 171 sq.m. (1,840 sq.ft.) approx.
- 
Lily
 3 Bedroom Semi Detached
 108 sq.m. (1,162 sq.ft.) approx.
- 
Primrose
 3 Bedroom Mid Terrace
 108 sq.m. (1,162 sq.ft.) approx.
- 
Bluebell
 3 Bedroom Semi Detached/End of Terrace
 108 sq.m. (1,162 sq.ft.) approx.
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Violet
 3 Bedroom & Study Semi Detached
 134 sq.m. (1,442 sq.ft.) approx.

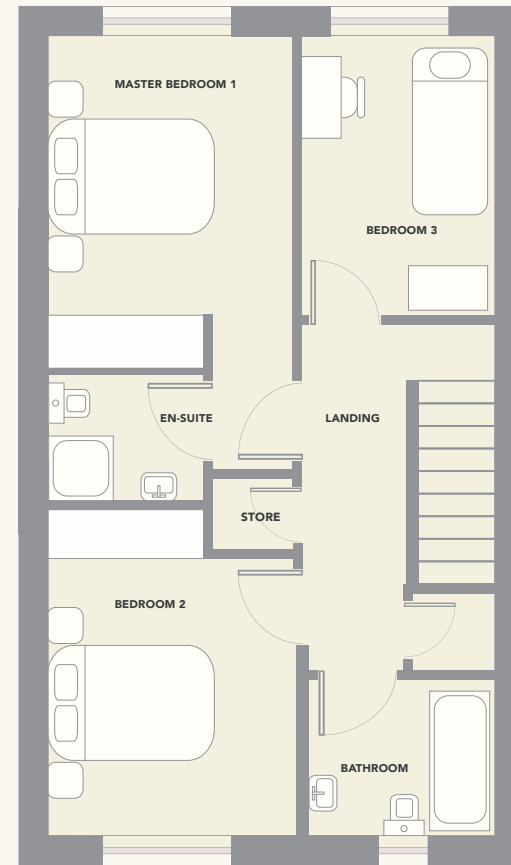


THE PRIMROSE

3 BEDROOM MID TERRACE
108 SQM, (1,162 SQ/FT)



GROUND FLOOR

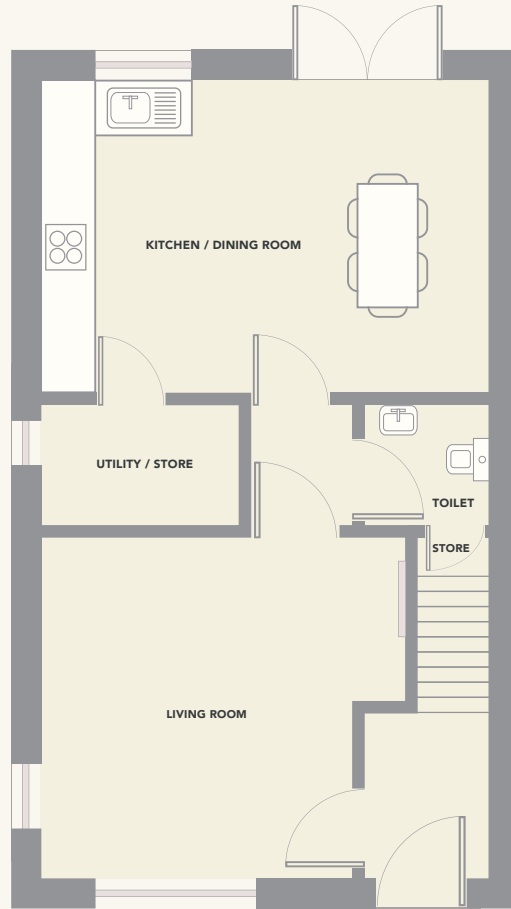


FIRST FLOOR

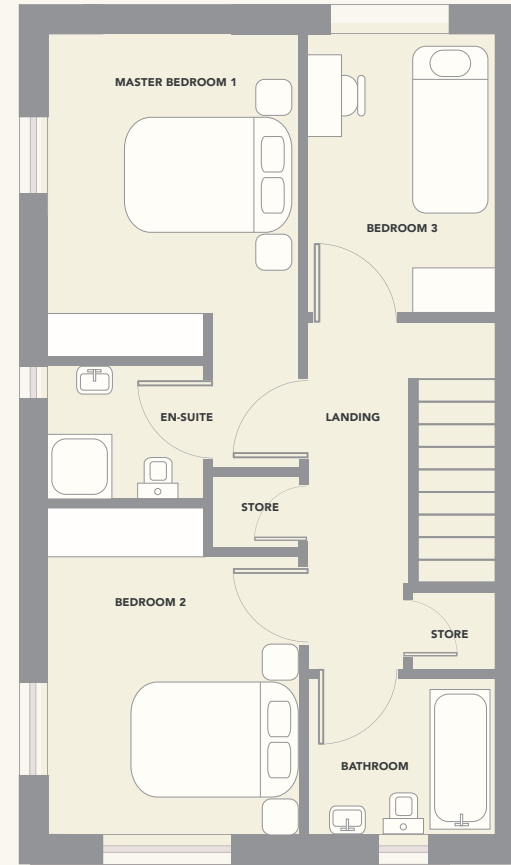
Floorplans and dimensions are indicative only and subject to change.
Cannon Kirk Developments may alter the layout, building style, landscape and specification without notice. The finished home may therefore vary from the information and showhouse provided.

THE BLUEBELL

3 BEDROOM SEMI DETACHED/END TERRACE
108 SQM, (1,162 SQ/FT)



GROUND FLOOR



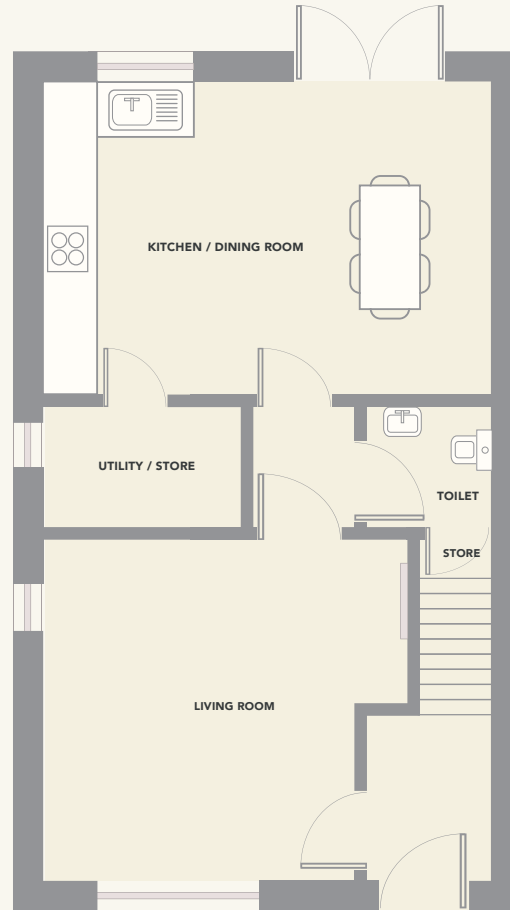
FIRST FLOOR

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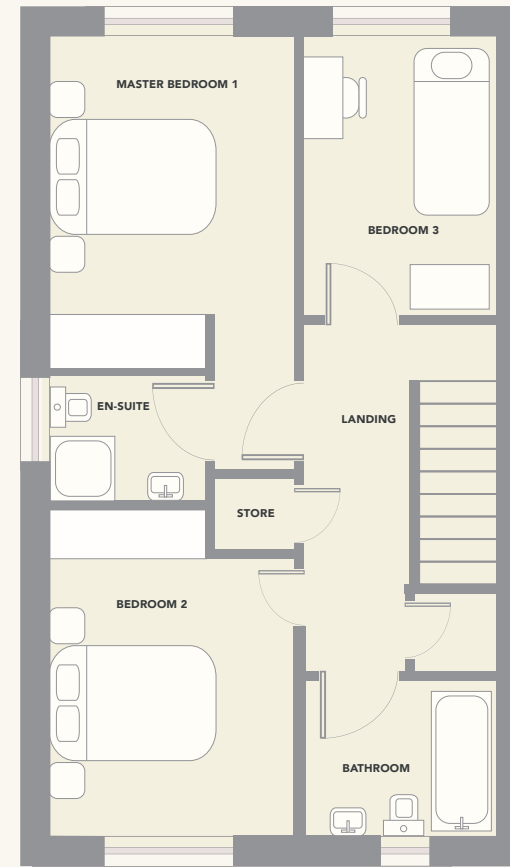


THE LILY

3 BEDROOM SEMI DETACHED
108 SQM, (1,162 SQ/FT)



GROUND FLOOR



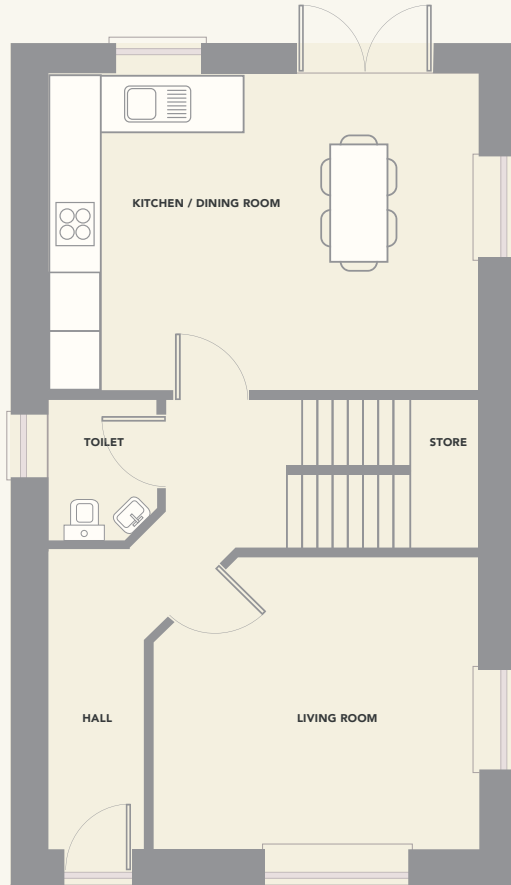
FIRST FLOOR

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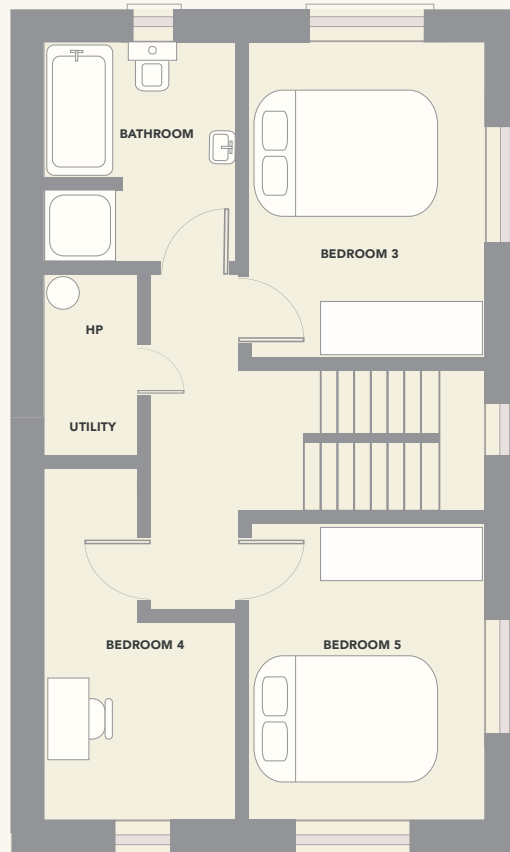


THE ROSE

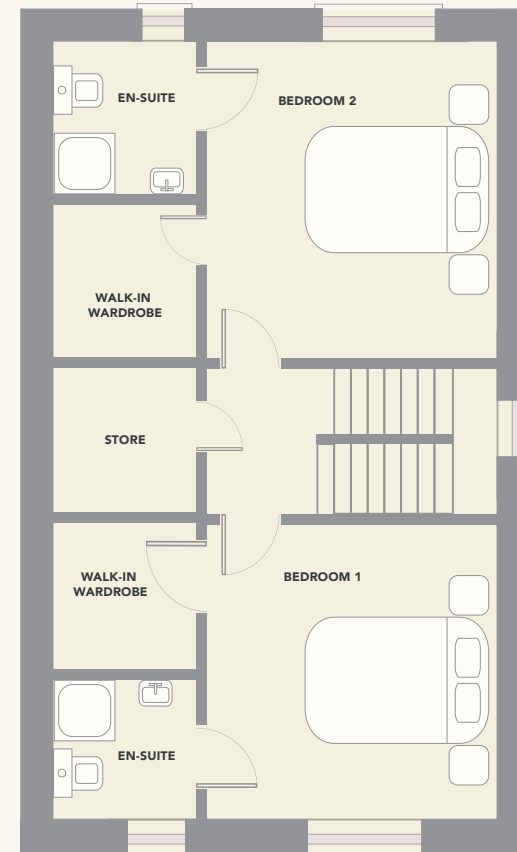
5 BED SEMI DETACHED/DETACHED
171 SQM (1,840SQ/FT)



GROUND FLOOR



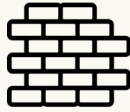
FIRST FLOOR



SECOND FLOOR

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HOUSE SPECIFICATIONS



External Features

High quality elevations comprising of brickwork and low maintenance Dash/Monocouche rendered finish. Upvc fascias and soffits throughout. Traditional interlocking flat tile that gives a clean and modern look.



Internal Finishes

All homes are furnished with a tiled floor in the kitchen along with part tiled bathroom and ensuites. High quality flush painted doors, with matching skirting board and architrave are provided. All internal walls are painted white.



External Doors and Windows

Composite front doors with five-point locking system. Stylish coloured UPVC high performance windows throughout, delivering low maintenance requirement and excellent thermal performance. Glazed patio doors which open out towards the rear garden are provided as standard.



Wardrobes

Stylish built-in wardrobes with hanging shelving provided as per show house specification. Generous storage provided where possible.



Kitchens

Fully fitted kitchens to include high quality integrated appliances including oven, hob, extractor, fridge/freezer, dishwasher, washer dryer. (Appliances subject to signing of contracts within 28 days).



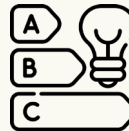
Bathroom and Ensuite

Attractive bathrooms and en suites include high quality sanitary ware, part wall and floor tiling throughout. Heated towel rails added in all bathrooms.



Mechanical & Electrical

Generous lighting, power and media points provided throughout each house. Cat 6 cabling provided as standard. Provision for electrical car charging point allowed for where applicable. Heating by Air to Water Heat Pump and thermostatically controlled heat pumps. Pressurised hot and cold water provided.



Energy Efficiency

All homes have a BER A1 rating and are built to NZEB (Nearly Zero Energy Building) standards. Excellent levels of insulation provided in the floors, walls and roof spaces. Solar Photovoltaic Panels located on the roof will reduce the electrical energy demand of your home.



Safety & Security

Smoke and heat detectors fitted throughout. Each house is wired for an intruder alarm.



Structural Guarantee

10-year Structural Guarantee provided.



Driveway & Gardens

Permeable paved driveways with seeded garden provided as standard.



The Boulevard



www.theboulevard.ie

