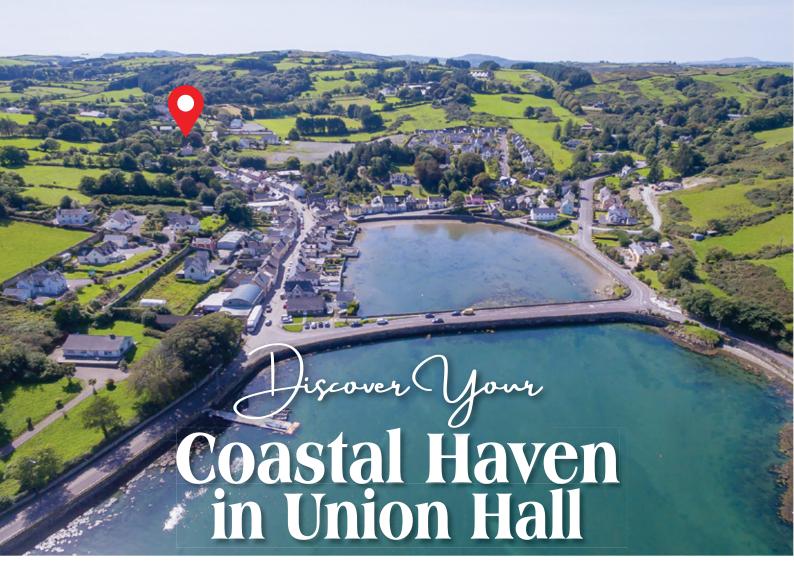
Clontaff Close cróschraín cathair



Union Hall, is a picturesque location which offers a unique blend of tranquil village life and vibrant coastal charm.

With its stunning views, rich fishing heritage, and welcoming community, this small fishing village is the perfect place to call home.

Enjoy leisurely boat trips to see dolphins and seals, explore scenic hills and woodlands, or simply relax in the warmth of a close-knit neighborhood. *Embrace the beauty of West Cork and make Union Hall your new sanctuary by the sea.*



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LEGEND:						
SIZE OF SITE: 0.4	6 HECTARES					
PUBLIC OPEN SPACE: 12% OPEN SPACE						
PROPOSED DWELLING HOUSES:						
TYPE	REF	FLOOR AREA	NO. OF UNITS			
	A1	137.4 sq/m	1			

THOI GOLD DWLLLING HOUGES.					
TYPE	REF	FLOOR AREA	NO. OF UNITS		
	A1	137.4 sq/m	1		
	A2, A2.1	150.9 sq/m	2		
	B1, B1.1, B1.2, B1.3	113.7 sq/m	4		
	B1.4	96.4 sq/m	1		
		TOTAL NO.	8		

SITE SIZES			
SITE NO. 1	0.07 ACRES	0.028 HECTARES	
SITE NO. 2	0.04 ACRES	0.019 HECTARES	
SITE NO. 3	0.06 ACRES	0.025 HECTARES	
SITE NO. 4	0.05 ACRES	0.021 HECTARES	
SITE NO. 5	0.04 ACRES	0.018 HECTARES	
SITE NO. 6	0.07 ACRES	0.028 HECTARES	
SITE NO. 7	0.09 ACRES	0.038 HECTARES	
SITE NO. 8	0.12 ACRES	0.051 HECTARES	

CLONTAFF CLOSE SPECIFICATION

OVERVIEW

- Architect designed scheme of only 8 houses
- Large private gardens to the rear accompanied with communal open space
- All houses are A2 BER rated
- All houses have air to water heat pumps and pressurised water systems
- All houses are timber frame with full air tightness complete by Cygnum
- Generous Kitchen PC sums:
 3 bedroom houses €14,000
 4 bedroom houses €20,000





A2 HOUSES





A1 & B1 HOUSES

B TYPE HOUSES

INTERIOR

- 30 minute fire doors painted finish
- · Chamfered style skirting and architrave all painted finish
- Red deal stairs, spindles and handrails all painted finish
- Stira stairs to attic with 2.4mx1.2m OSB landing only in attic
- Upstairs bathrooms floors fully tiled along with shower and over bath walls
- Bathroom ware to be Sonas, Chloe toilets, Horizon basins and white floor standing units upstairs
- Shower trays with approved doors and baths with approved enclosures
- · Plumbing and Electrical as per JKA floor plans
- · Mechanical ventilation heat recovery system installed
- · Underfloor heating downstairs with radiators upstairs
- Walls and ceilings painted in pointing colour, fully complete

EXTERIOR

- Triple glazed windows from Munster Joinery in anthracite grey
- Fully sheeted Ultra tech front door with glass side panels and half sheeted half glass rear door
- Sliding Patio doors from kitchen/ dining to rear garden
- Paved area outside patio doors
- · Precast concrete sills
- Black pvc fascia and soffit, gutters and downpipes
- · Outdoor tap to the rear
- Outer leaf of blockwork with plaster render finish
- Painted complete with external masonry paint to a yet approved colour

CLONTAFF CLOSE PROJECT TEAM

Developer TSC Investments



Contractor: **TSC Construction**



Architect: **GCA Architects**



Engineer: **Crocon Engineers**



Services: **JKA Engineers**



Warranty: **Homebond**



Solicitors:



Estate Agents:



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