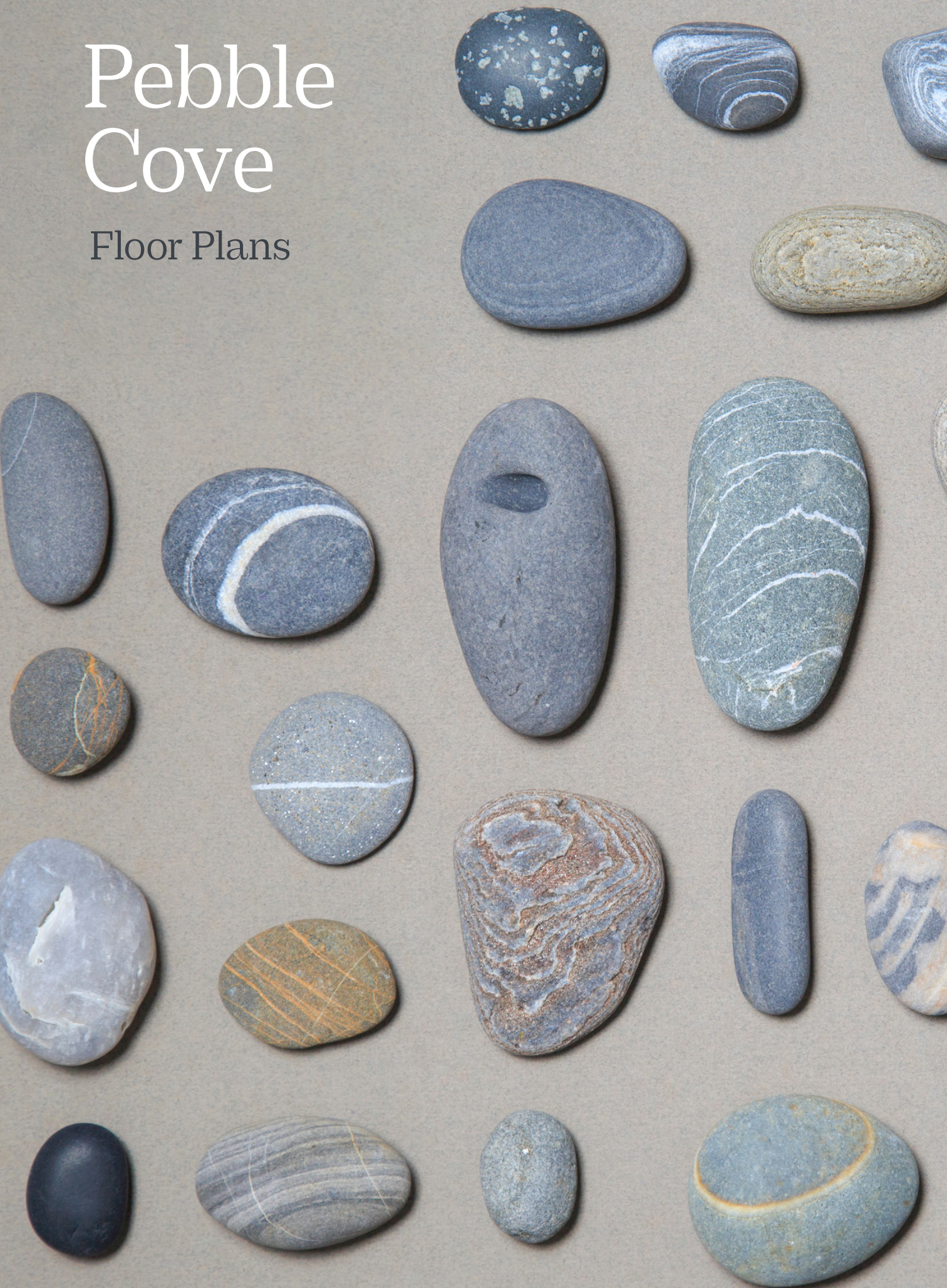


# Pebble Cove

Floor Plans



# SITE PLAN

PEBBLE COVE

- THE DOVE**  
2 BEDROOM  
MID/END-TERRACE  
APARTMENT  
c. 77 sqm / 829 sq ft

**THE COVE**  
3 BEDROOM MID-TERRACE/  
SEMI-DETACHED  
c. 117 sqm / 1,259 sq ft
- THE ANCHORAGE**  
3 BEDROOM  
MID-TERRACE  
c. 107 sqm / 1,152 sq ft

**THE ANCHORAGE EXTENDED**  
3 BEDROOM  
END-TERRACE  
c. 116 sqm / 1,249 sq ft
- THE BEACON**  
3 BEDROOM  
MID-TERRACE  
c. 111 sqm / 1,195 sq ft

**THE BEACON EXTENDED**  
3 BEDROOM END-TERRACE/  
SEMI-DETACHED  
c. 122 sqm / 1,313 sq ft
- THE DUNE**  
4 BEDROOM  
END-TERRACE  
c. 140 sqm / 1,507 sq ft

**THE FAIRHAVEN**  
4 BEDROOM  
END-TERRACE  
c. 134 sqm / 1,442 sq ft
- THE FAIRHAVEN EXTENDED**  
4 BEDROOM  
END-TERRACE/SEMI-DETACHED  
c. 146 sqm / 1,572 sq ft

**THE KEEL**  
4 BEDROOM  
MID/END-TERRACE  
c. 168 sqm / 1,808 sq ft



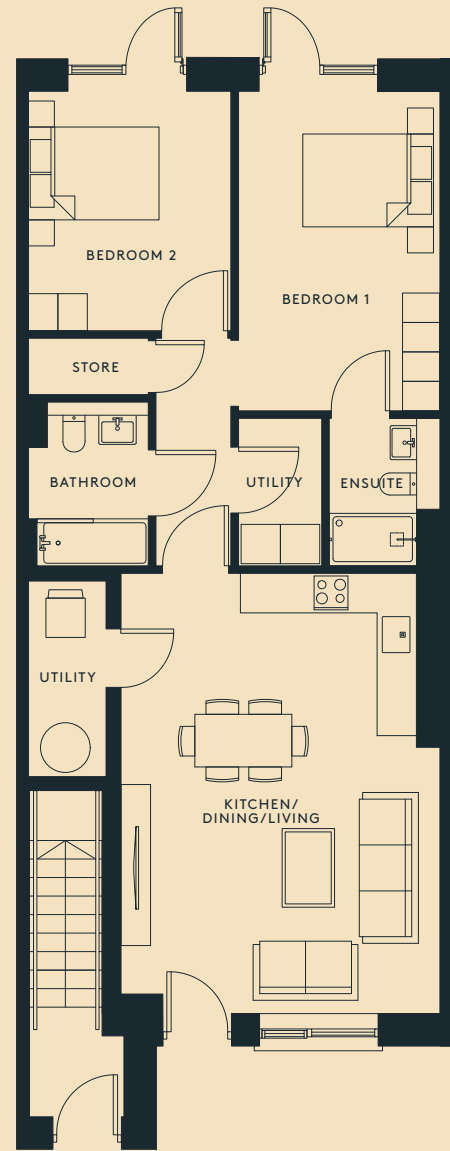
SITE PLAN

Site plan and floorplans are for illustrative purposes only. Elevational treatment, window positions, sizes and configurations may vary depending on unit type and position. Please refer to the selling agent for full details

### THE DOVE

## 2 BEDROOM MID/END-TERRACE APARTMENT

c. 77 sqm / 829 sq ft



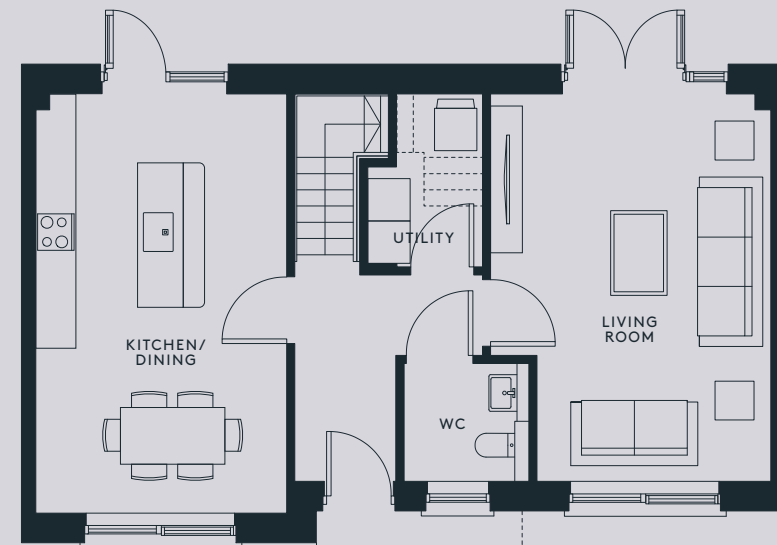
Ground Floor

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### THE COVE

## 3 BEDROOM MID-TERRACE / SEMI-DETACHED

c. 117 sqm / 1,259 sq ft



Ground Floor



First Floor

**THE ANCHORAGE**  
**3 BEDROOM MID-TERRACE**  
 c. 107 sqm / 1,152 sq ft



Ground Floor

First Floor

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**THE ANCHORAGE EXTENDED**  
**3 BEDROOM END-TERRACE**  
 c. 116 sqm / 1,249 sq ft



Ground Floor

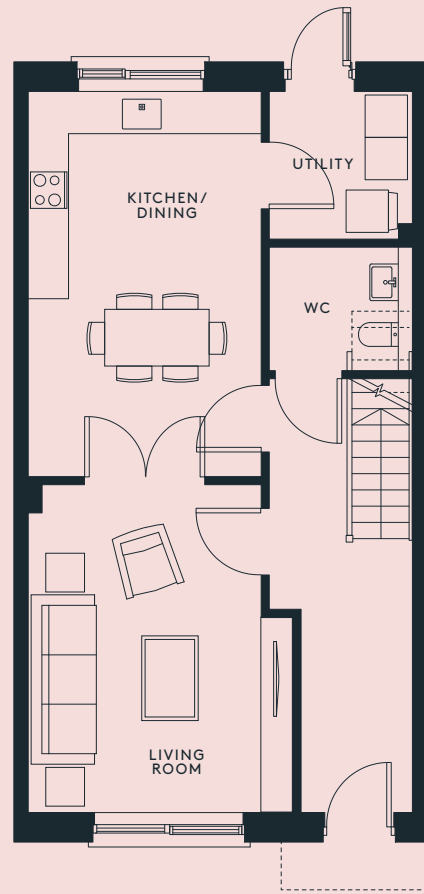
First Floor

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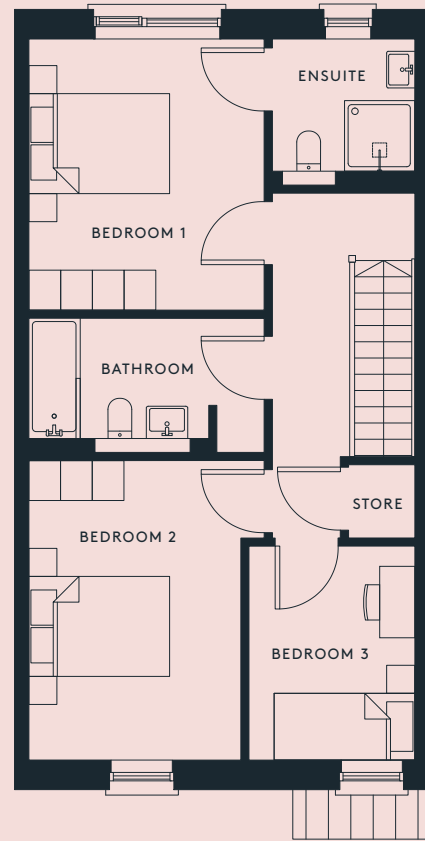
THE ANCHORAGE

THE ANCHORAGE EXTENDED

**THE BEACON**  
**3 BEDROOM MID-TERRACE**  
c. 111 sqm / 1,195 sq ft

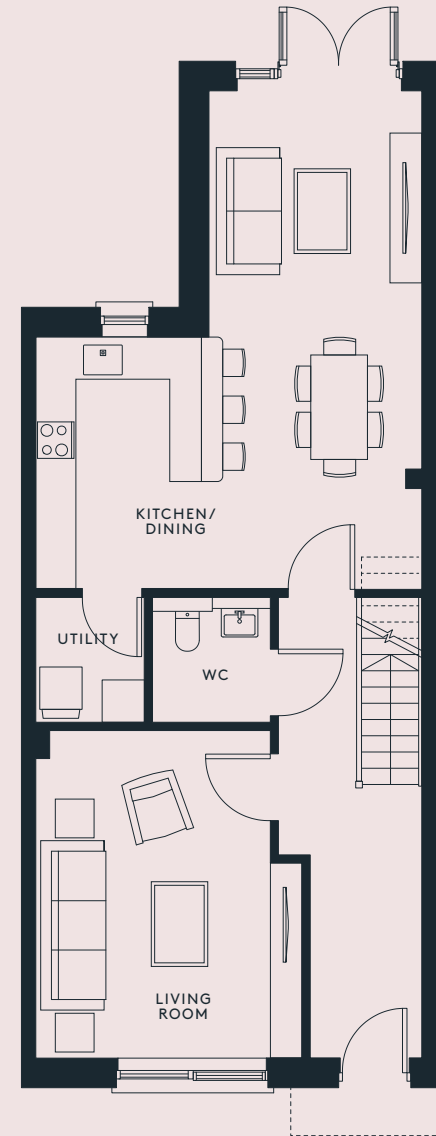


Ground Floor

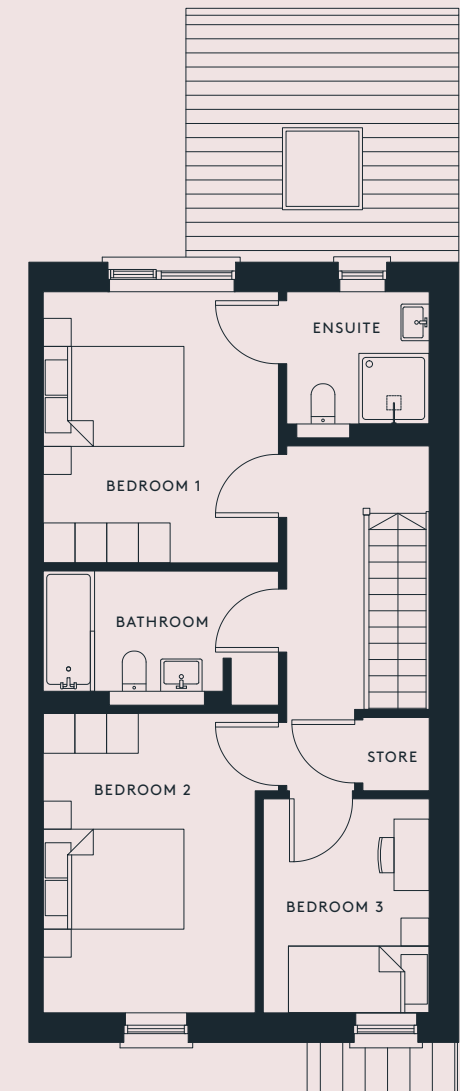


First Floor

**THE BEACON EXTENDED**  
**3 BEDROOM END-TERRACE / SEMI-DETACHED**  
c. 122 sqm / 1,313 sq ft



Ground Floor



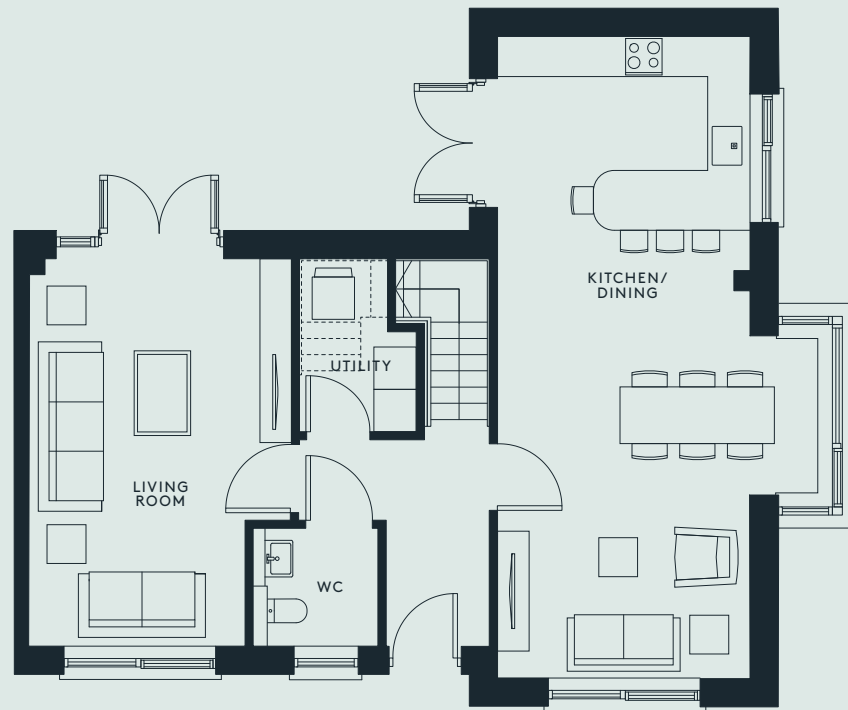
First Floor

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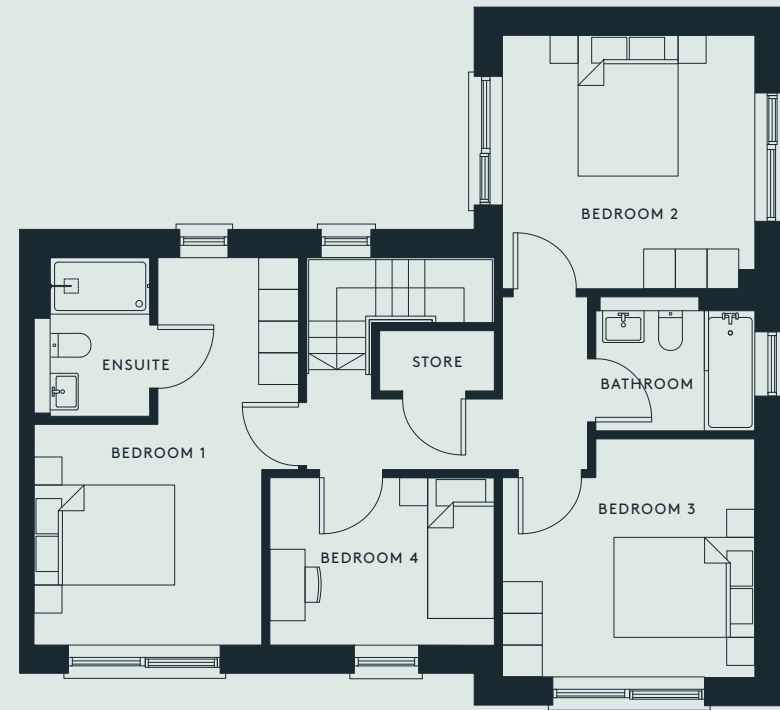
THE BEACON

THE BEACON EXTENDED

**THE DUNE**  
**4 BEDROOM END-TERRACE**  
c. 140 sqm / 1,507 sq ft



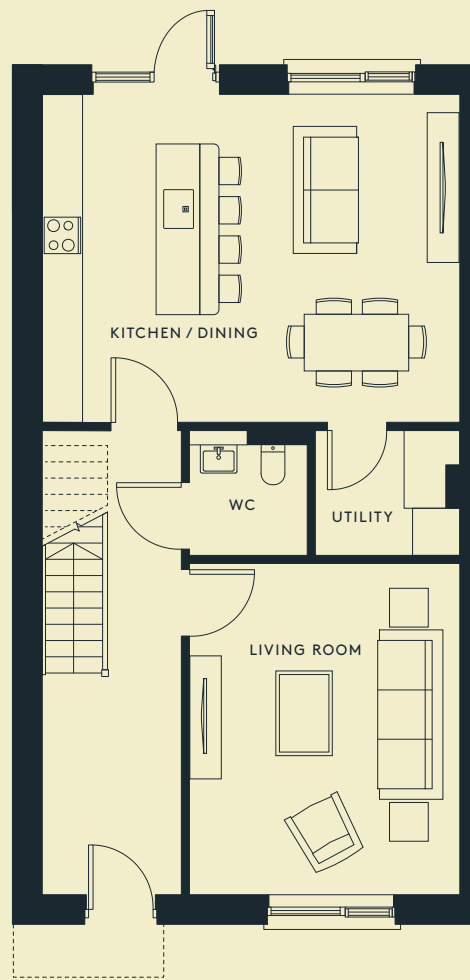
Ground Floor



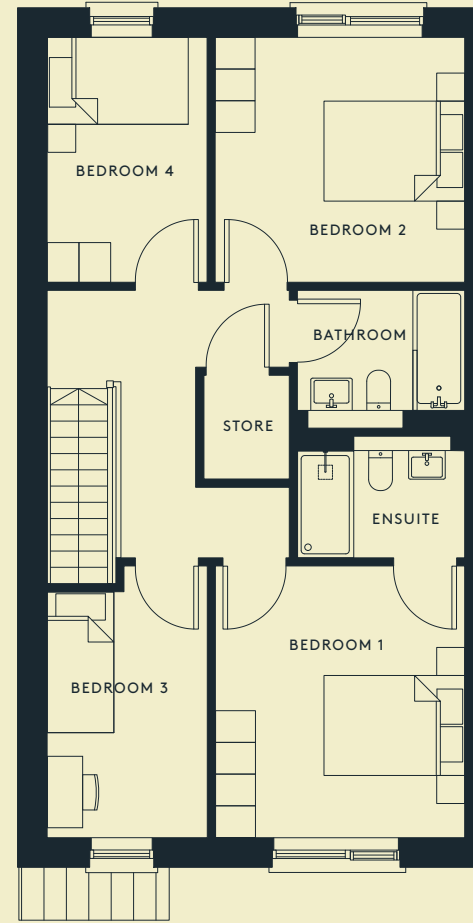
First Floor

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**THE FAIRHAVEN**  
**4 BEDROOM END-TERRACE**  
c. 134 sqm / 1,442 sq ft

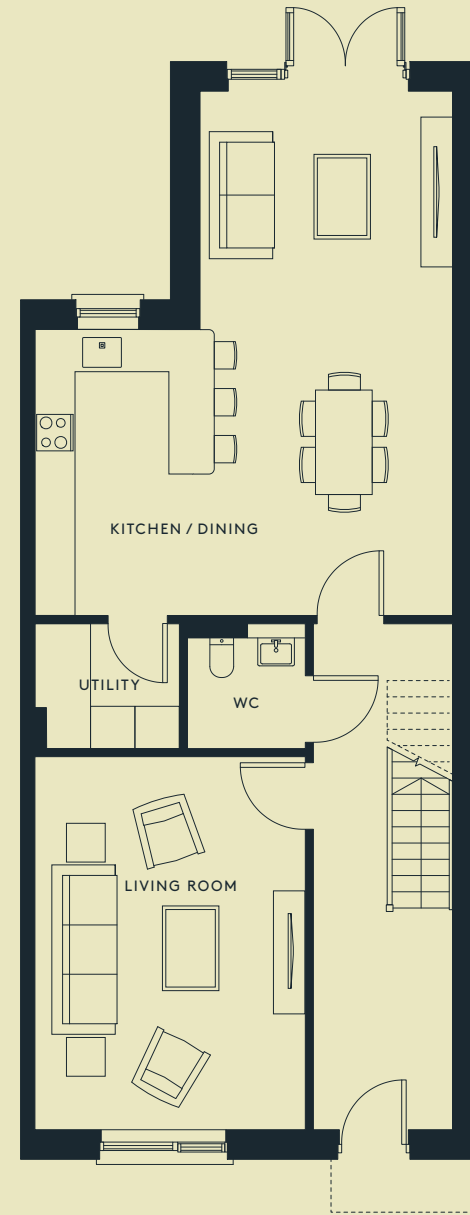


Ground Floor

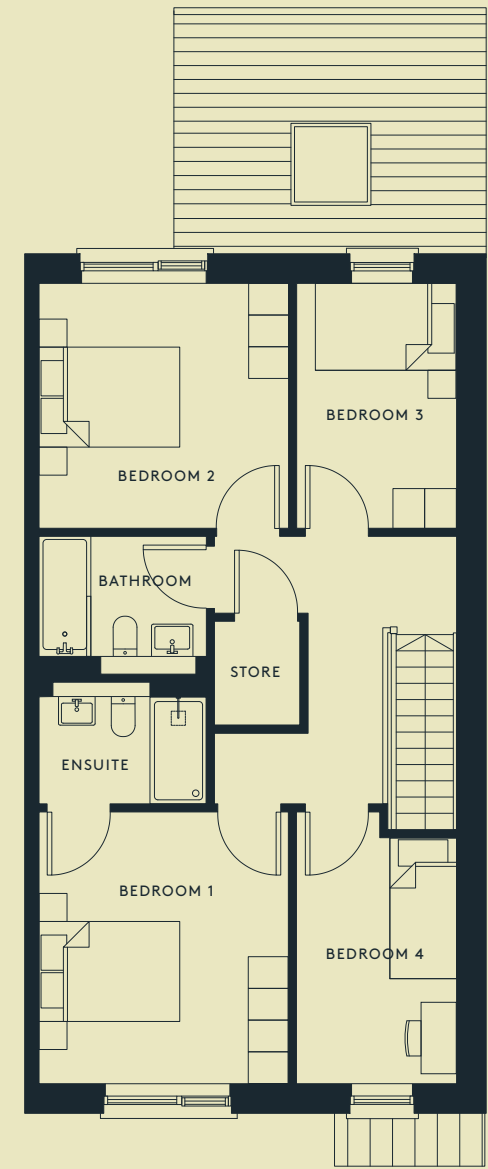


First Floor

**THE FAIRHAVEN EXTENDED**  
**4 BEDROOM END-TERRACE/SEMI-DETACHED**  
c. 146 sqm / 1,572 sq ft



Ground Floor



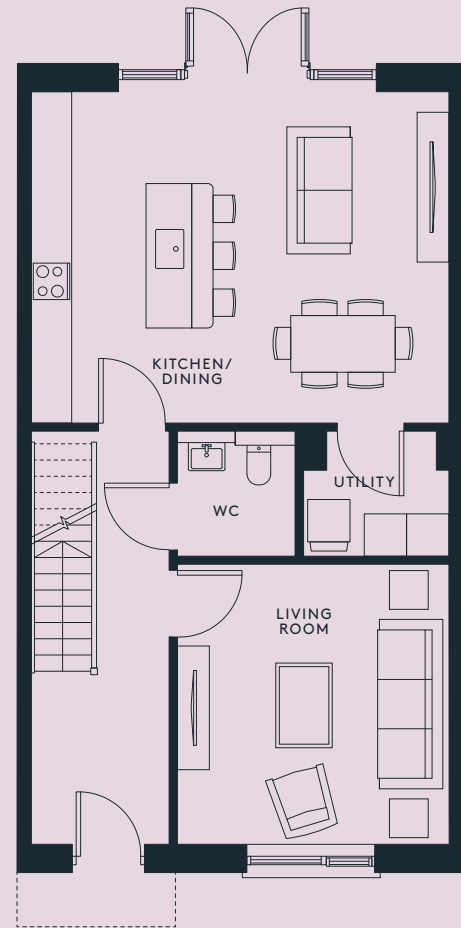
First Floor

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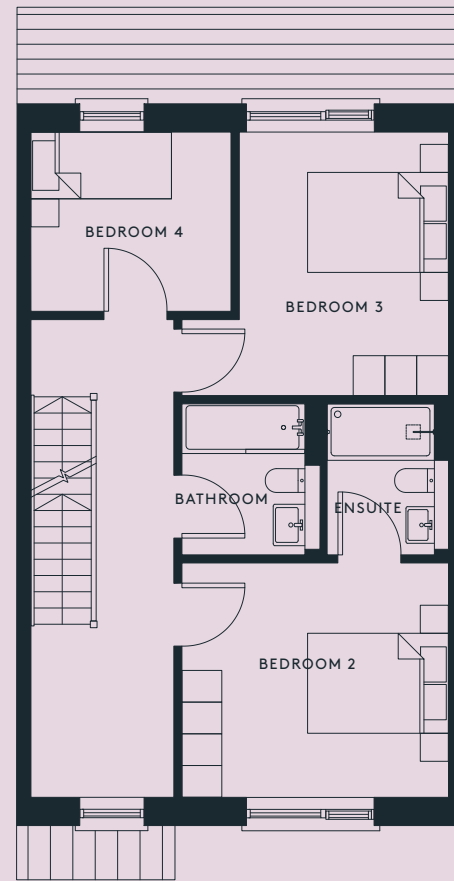
THE FAIRHAVEN

THE FAIRHAVEN EXTENDED

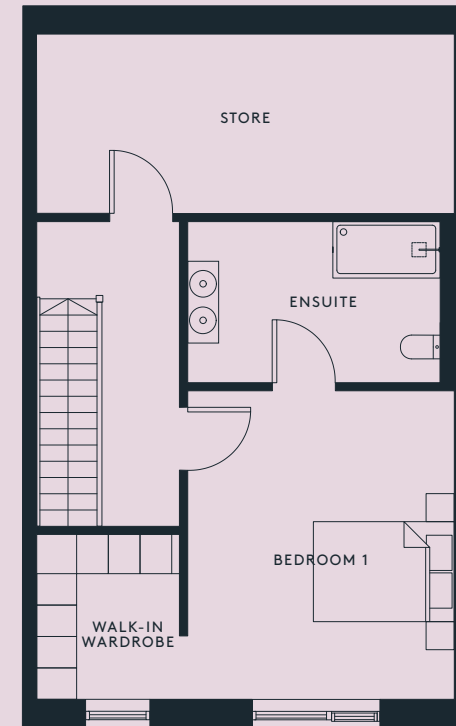
**THE KEEL**  
**4 BEDROOM MID/END-TERRACE**  
c. 168 sqm / 1,808 sq ft



Ground Floor



First Floor



Second Floor

Floorplans are for illustrative purposes only. Elevational treatment, window positions, sizes and configurations may vary depending on unit type and position. Please refer to the selling agent for full details

THE KEEL

THE KEEL

# Specifications

## HOUSE EXTERNAL FINISHES

- Cobblelock Kilsaran paving to front with soft planting to neighbouring divisions
- Low maintenance mix of brick and render finishes
- Premium front entrance door with multi point locking system
- Private rear garden with paved patio area and seeded lawn to houses
- External weather proof electrical point to rear
- Brick finish bin stores to mid terrace homes
- Fully fitted secure bicycle parking provided to mid-terrace houses
- Car parking spaces for all houses have been pre-wired for the provision of EV charging points

## ELECTRICAL

- Generous power points throughout
- Satin chrome power points above kitchen counters
- USB power points are in the living area, kitchen and bedroom areas
- Pre-wired for Eir and Virgin services
- Data outlets in living areas and main bedroom
- Mains powered battery backup smoke and heat detectors fitted throughout

## HEATING & HOT WATER

- Zone controlled heating
- Boosted water supply to ensure ample water pressure in showers

## KITCHENS

- High quality fully fitted kitchens with quartz worktops and splashback by BeSpace;
  - Four Bedroom Houses: Micro shaker style doors in Pompeian ash, paired with a new oak lacquered finish, an oyster oak internal finish, completed with a Misterio Quartz worktop and splashback
  - Three Bedroom Houses: Micro shaker style doors in cashmere with an oyster oak internal finish, completed with a Calacatta Gold Quartz worktop and splashback
  - Apartments & Duplex: Super-matt lacquered doors in white along with ribbed doors in natural oak finish
- Emotion LED built-in lights to wall units
- Pull out recycling centres to houses

- Built in appliances include oven, fridge freezer, dishwasher, hob and Elica extractor fan
- Appliances provided subject to signed contracts returned within 28 days
- Fitted units to utilities which are plumbed for a washing machine and dryer

## BATHROOMS

- Stylish contemporary sanitary ware by Sonas
- High-quality large-format floor and wall tiling fitted as similar to the showhouse
- Heated towel rails in bathrooms and en-suite
- Bath screens and shower doors fitted as standard
- Wall-hung vanity unit to ensuites

## BEDROOMS

- Full-height superior-quality contemporary wardrobes by BeSpace
- Ample wardrobe space with a combination of hanging and shelved storage

## INTERNAL FINISHES

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary bevelled-edge skirting and architraves fitted throughout
- High-quality contemporary internal doors with satin finish ironmongery
- Attic hatch with fold-down stairs

## BUILDING ENERGY EFFICIENCY

- BER A2 energy rated homes
- High levels of roof, wall and floor insulation
- Centralised demand control ventilation system for wet areas ensuring good air quality
- High-performance Rationel triple glazed windows.
- Recessed low-energy lighting in kitchen areas
- Houses pre-wired for electrical vehicle charge point
- High-efficiency air-to-water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving

## WARRANTY

- 10 year Homebond warranty provided



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