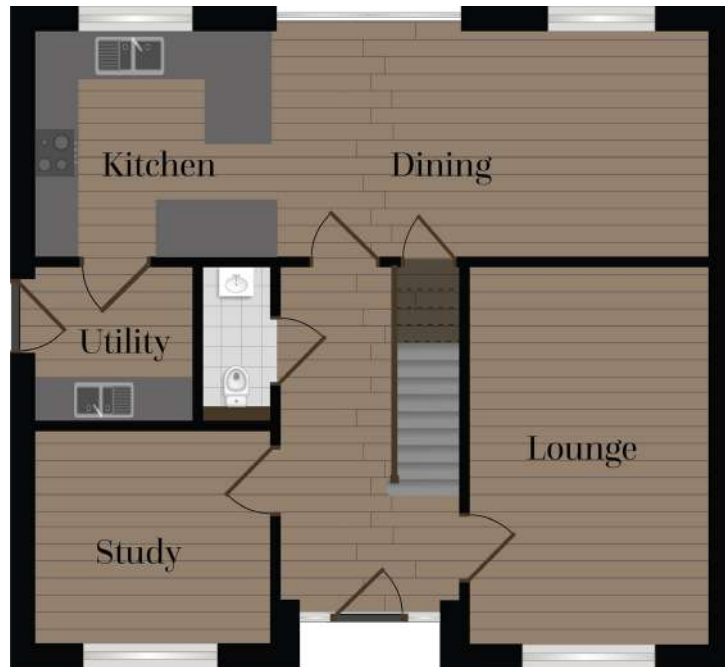


The Penpol

The largest home at Park An Daras. A beautifully designed, traditional family home offering impressive and versatile living space, garage and driveway. 'The Penpol' enjoys multiple living areas, four double bedrooms and master en suite and the added benefit of a utility room. Externally the property enjoys a garage and driveway

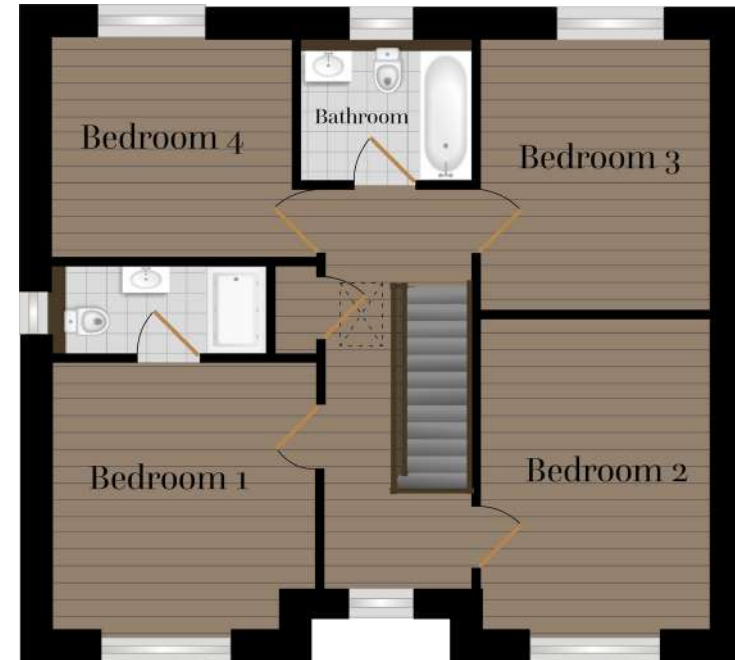


GROUND FLOOR



Kitchen	8.95m x 2.96m
Lounge	4.97m x 3.11m
Study	3.11m x 2.77m
Utility	2.12m x 2.08m

FIRST FLOOR



Bedroom 1	3.58m x 3.65m
Bedroom 2	3.11m x 4.25m
Bedroom 3	3.11m x 3.68m
Bedroom 4	3.24m x 2.97m

All measurements given are approximate, for further details please contact the agents. Dimensions given are done so in good faith and before construction has commenced. They are approximate and for guidance only and should not be used for furniture or appliance purchases. Purchasers are strongly advised to confirm actual dimensions when the property is nearing completion or is completed.

Specification

Kitchen

Penpol
Lerryn

Howdens fully fitted kitchen with soft close to doors and drawers	•	•
38mm square edged Laminate worksurfaces		
20mm Silestone worksurfaces to kitchen and utility room	•	•
Lamona Tumble Dryer	•	•
Bosch Gas Hob	•	•
Bosch Double Oven	•	•
Bosch built in 60/40 split fridge/freezer	•	•
Lamona built in extractor	•	•
Bosch built in dishwasher	•	•
Black Granite Composite 1.5 bowl sink with Rienza Polished Chrome tap	•	•
Bosch built in washing machine	•	•

Heating & Ventilation

Gas filled boiler with radiator to ground and first floor	•	•
Chrome heated towel rails to bathroom and en-suite (where applicable)	•	•
Centralised Mechanical extract system	•	•

Bathrooms

White Sanitaryware with chrome fittings	•	•
Wall hung rimless Roca Wc's	•	•
Roca Anthracite grey vanity units to bathroom and en-suite (where applicable)	•	•
Mirror with intergral light and dimista to bathroom and en-suite (where applicable)	•	•
Semi-pedestal basin to cloakroom	•	

Internal Finishes

Penpol
Lerryn

Light Oak Veneered doors with contemporary door furniture	•	•
White emulsion to ceilings and walls	•	•
White gloss woodwork with hardwood handrail to staircase	•	•

Lighting & Electrical

Open network fibre to premises	•	•
Terrestrial TV aerial	•	•
TV point to living room and master bedroom	•	•
External lights to all entrance doors	•	•
LED downlights to kitchen area and bathrooms	•	•

External

Anthracite Grey UPVC windows	•	•
External doors with multipoint locking	•	•
Landscaping to front gardens, turfed rear gardens	•	•
External tap to rear	•	•
Chartres paving patio	•	•
Power and light to garages with personnel doors (where applicable)	•	•
7.0 Kw EV Charger	•	•

The specification of the houses is correct at the date of print but maybe subject to change as necessary and without notice. Images are indicative of the quality and style of the specification and may not represent wholly the actual fittings and furnishings at this development. Some of the images shown are computer generated. Specification is not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract.