

# SANDERLING



## BARNAGEERAGH COVE

[www.barnageeraghcove.ie](http://www.barnageeraghcove.ie)

# SANDERLING

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## A SHORT STROLL TO THE BEACH

Welcome to Sanderling at Barnageeragh Cove, an exclusive new development of high – quality, modern apartments brought to you by Winsac Developments Ltd.

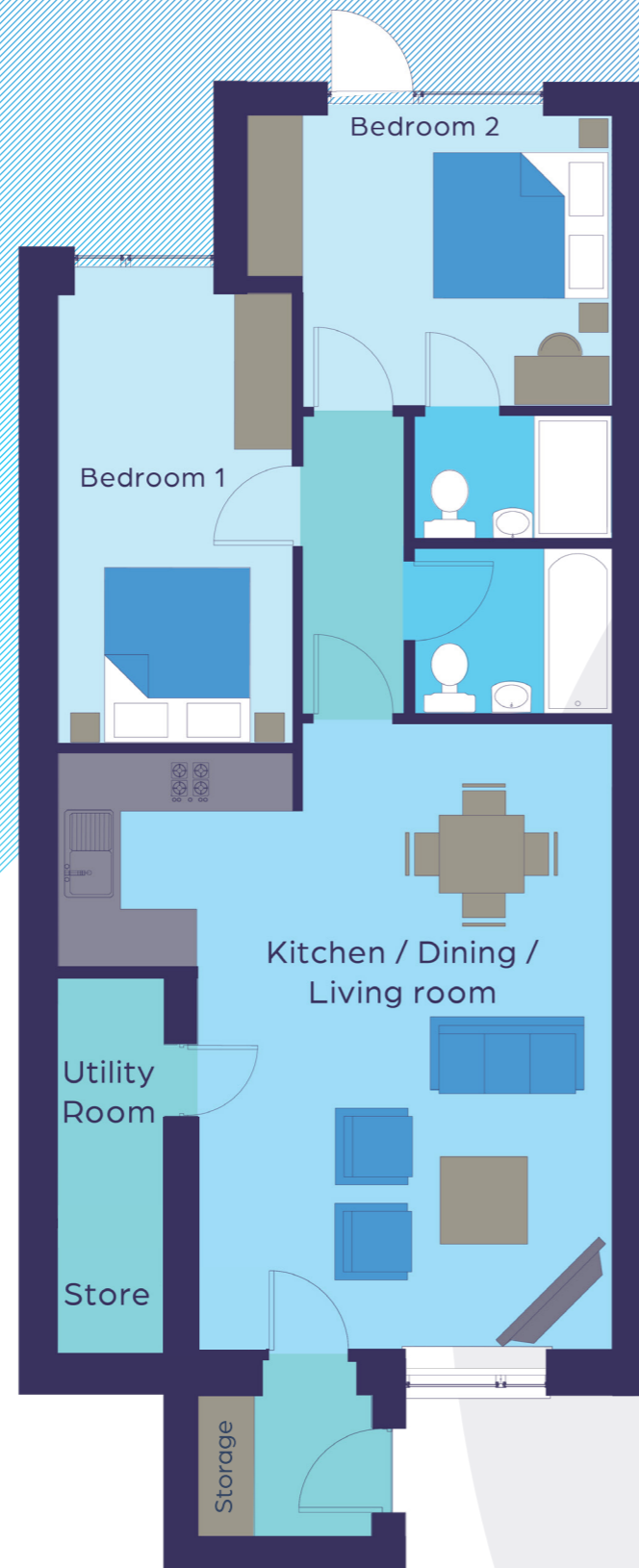
Set in the stunning seaside village of Skerries Co. Dublin, Winsac Developments Ltd are launching the final phase of 2 bed apartments and 3 bed duplex apartments in one of Ireland’s most sought-after locations.

Skerries boasts some of the most beautiful beaches along Ireland’s ancient east coast, which are located just minutes from Barnageeragh Cove. Residents will have their pick of leisure facilities, shops, restaurants, pubs, clubs, and cafés which are all part of the friendly local community and within walking distance of your doorstep.



# SPECIFICATIONS

# 2 BEDROOM APARTMENT



## Structure

150mm solid concrete ground floor slab with insulation below. Blockwork cavity external walls with insulation in the cavity. Solid blockwork party walls.

## External Finishes

**Walls** "Monocouche" self coloured plaster / render.

## First floor slab over "

Precast concrete floor slabs with reinforced structural screed.

## External Windows & Doors

"Futureproof" u.P.V.C. double glazed windows, screens and doors glazing system by Munster Joinery.

\*Please note that floor plans displayed are for illustrative purposes only. Dimensions and layouts of each property may vary and therefore the floor plans may not represent all apartments and duplex for sale. Please check with the selling agent if you need further clarification.

Approximately 70 Sq M (753 Sq Ft)

## Specifications

### KITCHEN

High gloss kitchens by BeSpace with optimum storage solutions, represent the finest in European design and finish.



### BATHROOMS & ENSUITE

Bathrooms and ensuites are contemporary, the design being based on clean lines. Shower enclosures are as standard. High quality European tiling to wet areas from Doramics.

### INTERNAL DOORS

(As per showhouse)

### WARDROBES

Contemporary style wardrobes by BeSpace (As per showhouse)

### INTERNAL DECORATION

Walls and ceilings painted throughout. (As per showhouse)



### ELECTRICAL

Pendant light fittings with modern switches and sockets. (As per showhouse)

### COMMUNICATIONS

High specification integrated multiroom media using CAT 5e cable for future expansion with communal TV by Management Company

### HEATING

High efficiency air to water heat pump System for space heating (via wall mounted radiators) and domestic hot water supply.

### SECURITY

Pre-wired for intruder alarm system by others.

### EXTERNAL AREAS

High quality paving to front and rear of apartments with front grassed area levelled and seeded.



### CAR PARKING

One car parking space is provided to each apartment either to the front of the building or in the basement carpark.

\* Option available to purchase additional car parking spaces

### \* GUARANTEE

All apartments are covered by the 10 year "HomeBond" Guarantee Scheme.

# SPECIFICATIONS

## 3 BEDROOM DUPLEX

### KITCHEN

High gloss kitchens by BeSpace with optimum storage solutions, represent the finest in European design and finish.



### BATHROOMS & ENSUITE

Bathrooms and ensuites are contemporary, the design being based on clean lines. Shower enclosures are as standard. High quality European tiling to wet areas from Doramics.

### INTERNAL DOORS

(As per showhouse)

### WARDROBES

Contemporary style wardrobes by BeSpace (As per showhouse)



### INTERNAL DECORATION

Walls and ceilings painted throughout. (As per showhouse)



### ELECTRICAL

Pendant light fittings with modern switches and sockets. (As per showhouse)

## Specifications

### COMMUNICATIONS

High specification integrated multiroom media using CAT 5e cable for future expansion with communal TV by Management Company.

### HEATING

High efficiency air to water heat pump system for space heating (via wall mounted radiators) and domestic hot water supply.

### SECURITY

Pre-wired for intruder alarm system by others.

### EXTERNAL AREAS

High quality paving to first floor front and rear of balconies with blockwork and railings to rear and glass balustrading to front.



### CAR PARKING

Two car parking spaces are provided to each apartment either to the front of the building or in the basement carpark.

\* Option available to purchase additional car parking spaces



### GUARANTEE

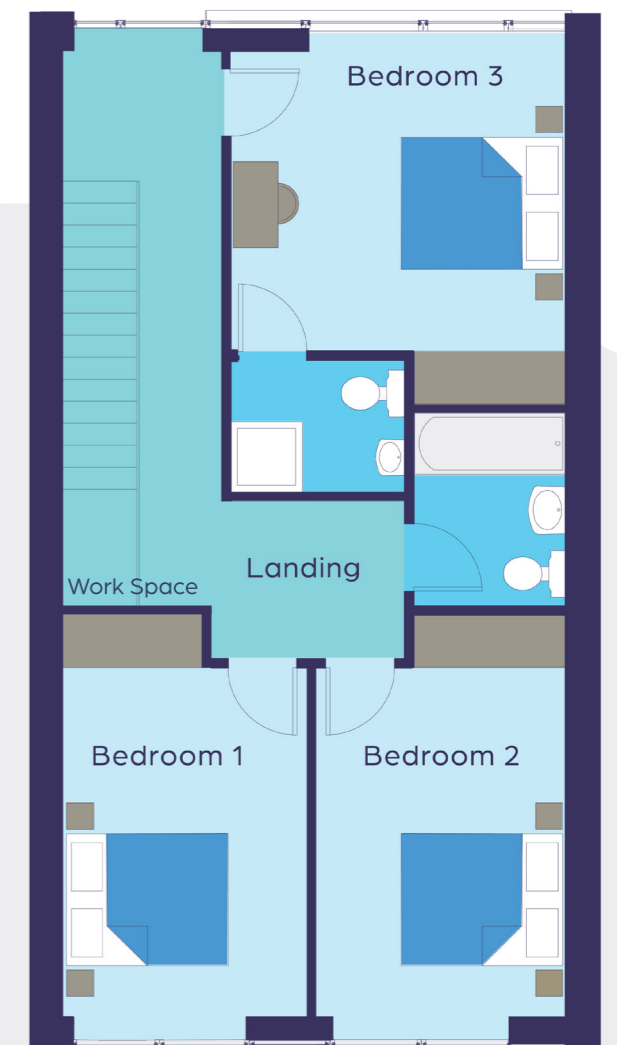
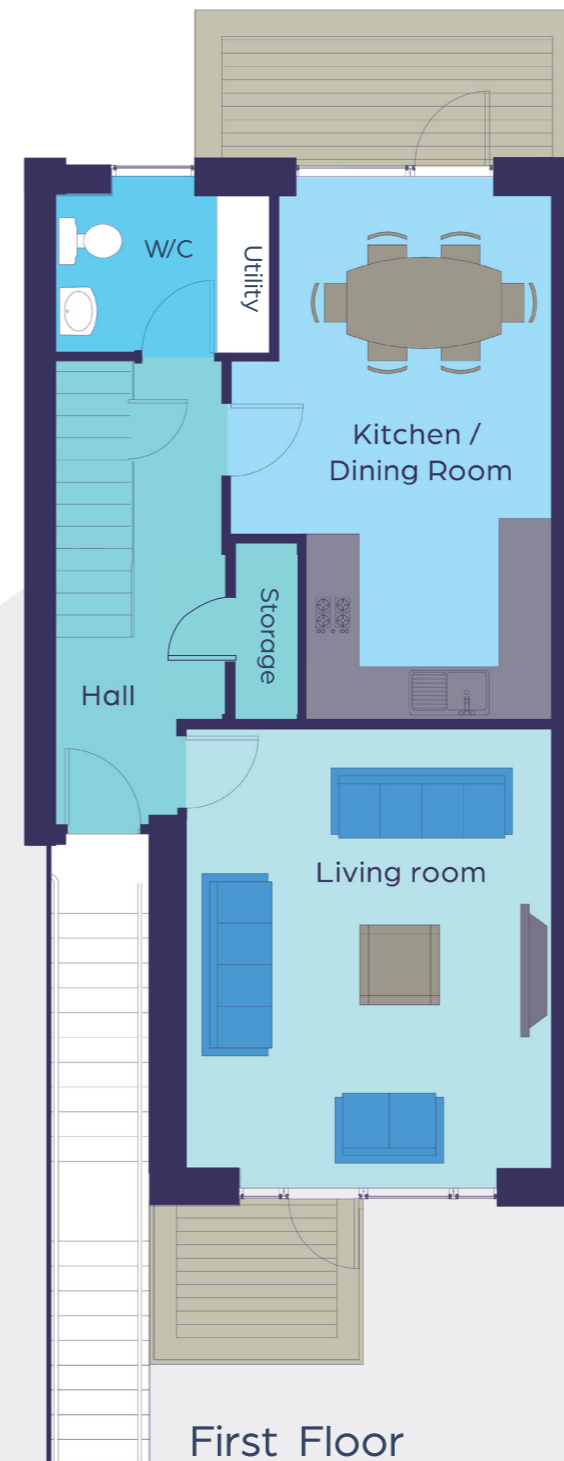
All duplex units are covered by the 10 year "HomeBond" Guarantee Scheme.

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**Structure**  
150mm precast concrete floor slab with 100mm structural creed. "Kingspan Timber Frame Systems" timber frame structure throughout with blockwork outerleaf.

**External Windows & Doors**  
"Futureproof" u.P.V.C. double glazed windows, Screens and doors glazing system by Munster Joinery.

**External Finishes**  
**Walls** "Monocouche" self coloured plaster / render.



Second Floor

Approximately 122 Sq M (1,318 Sq Ft)

# A NEW WAY OF LIVING

These thoughtfully designed and elegant homes feature designated surface or underground car parking and some properties will enjoy rooftop sea views. As well as having a BER rating of 'A', the homes at Sanderling come with a number of contemporary and high-spec touches, making them the ideal home for modern living.



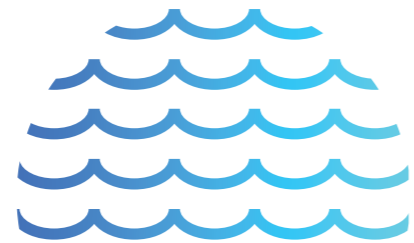
## COMMUNITY MAP



# ELEGANT HOMES



## SITE MAP



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