

# Rowan

## House Type B

The attic space is conversion-ready with planning permission in place\*. Fitted with a Stiria folding stairs, light fitting, Velux window, and full-height roof trusses. The roof has been designed to accommodate up to 2 rooms making the space ideal for a home office, guest bedrooms or kids playroom.

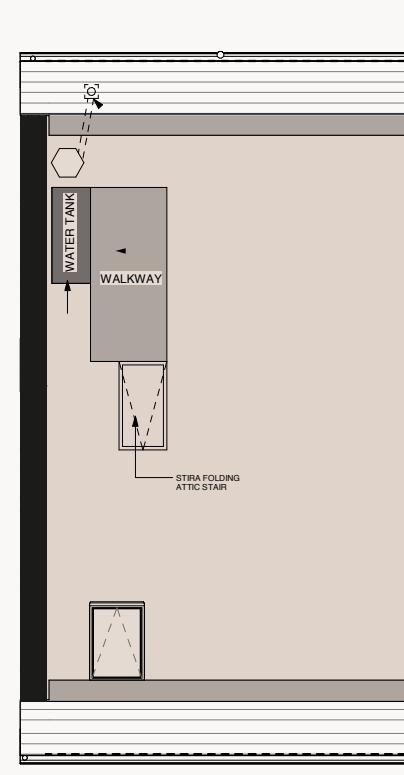
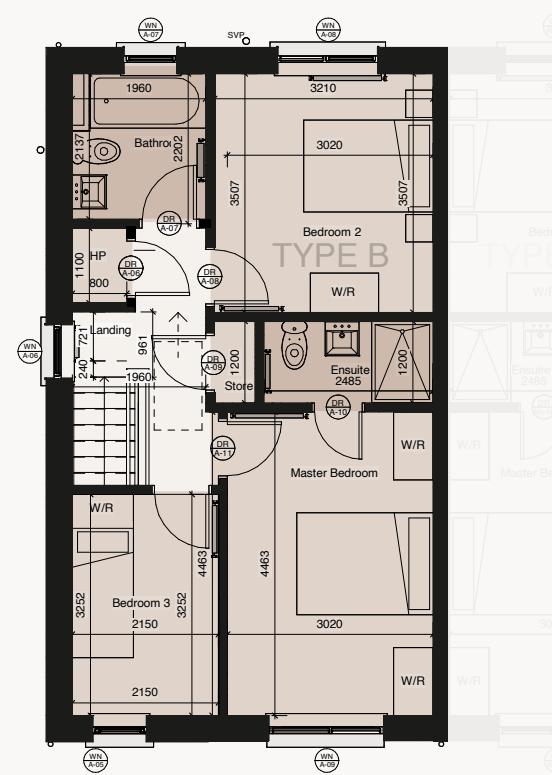
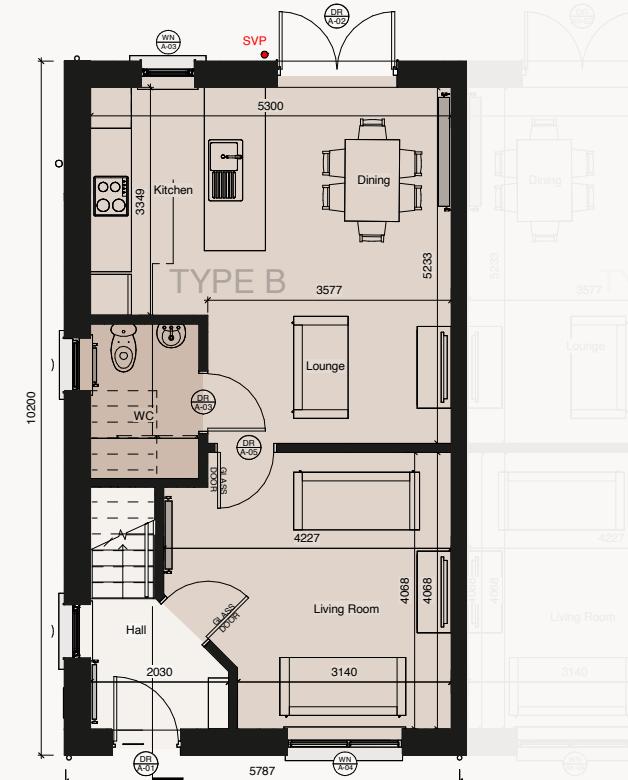
 Semi-detached

 3 bed

 3 bathrooms

 Gross floor area of 100m<sup>2</sup> (1,076 sq ft)

 Brick & Render Finish



\*Planning permission as approved on planning file. Deviations from approved planning drawings may require further planning. The timing to complete alterations must be within the statutory time limit for standard planning. Separate advice may be required.

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#### **Sustainability**

Every home in Copper Close is A Rated for energy use with the very latest in thermal performance insulation, air to water heat pumps, smart glazing and thoughtful landscaping featuring native plants.



#### **Design**

Copper Close homes are designed by Waterford based international architects Fewer Harrington. The thoughtful design gives space for you and your family to live, breathe and grow. Natural light is used to great effect.



#### **Quality**

Brought to you by Whitebox Property Developments, you can be assured that your Copper Close has been built to last with the best materials.

