

Cohalan Downing

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NEW DEVELOPMENT

“Old Quarry” Glounthaune, Co. Cork



FOR SALE BY PRIVATE TREATY

Old Quarry comprises three stunning modern homes, each individually designed and completed to the highest of standards to include bespoke interior finishes and distinct individual landscaping plans, all in this attractive setting convenient to Glounthaune village. Glounthaune continues to be a popular and established residential location with ease of access to the N25 and N8 as well as a railway station and a frequent bus service passing through the village also.

Great care and attention has been given to each property at Old Quarry which will be appreciated once seen.

Accommodation briefly comprises 2 reception rooms, 4 bedrooms with an overall floor area of approx. 2,200 sq.ft.

Viewings Strictly By Appointment With Sole Agency

NEWLY BUILT

**4 BED DETACHED
2,200 sq.ft.**

Developers: Axis

Architects: Quinn Architects

Landscape Architects: Cunnane
Stratton Reynolds

Agent: Suzanne Tyrrell
Phone: 086 607 9200



ACCOMMODATION

Entrance hall Porcelain tiled floor (continuing through to kitchen area). Architecturally designed solid feature oak stairs.

Lounge with stove suitable for solid fuel.

Guest w.c. with floor and wall tiling.

Open plan kitchen, dining area and family room Fitted kitchen supplied by Celtic Interiors. Porcelain tiled floor. Expansive feature windows and sky light to maximise sunlight throughout the day.

Utility Room fitted with extensive storage and plumbed for washing machines.

Master Bedroom Large double room with en-suite shower room and walk-in-wardrobes fitted with shelves and hanging.

Bedroom 2 Double bedroom

Bedroom 3 Double bedroom

Bedroom 4 Double bedroom

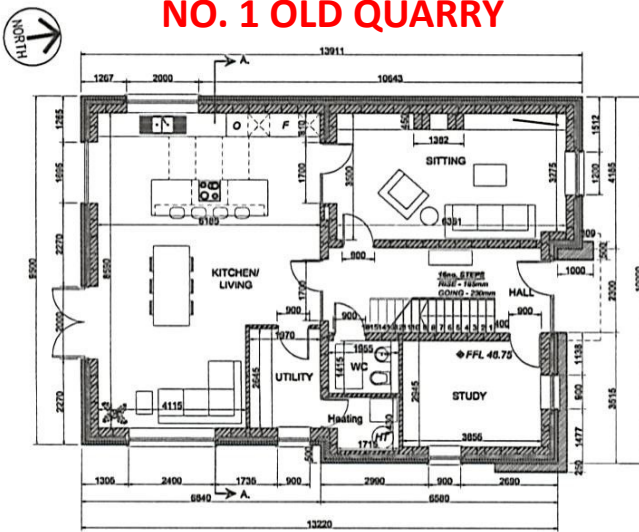
Bathroom Tiled to floor and wet areas. Wash hand basin, wc, bath and walk-in shower.

INTERNAL SPECIFICATION

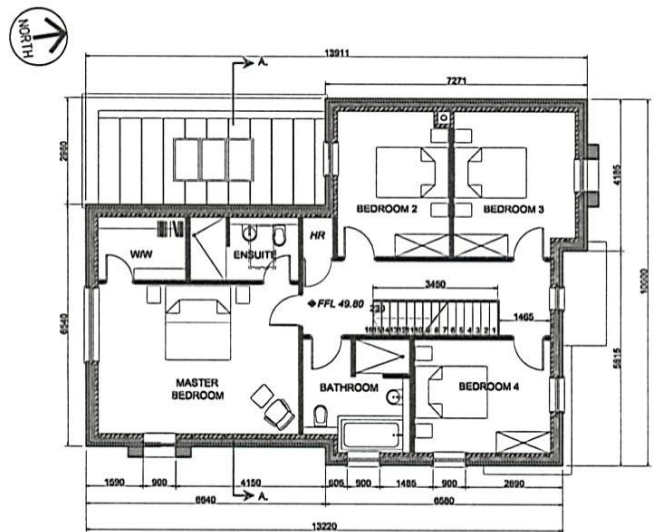
- Fully fitted high end kitchens supplied by Celtic Interiors. High gloss door panels with natural stone and solid timber work surfaces. Gas hobs are supplied.
- Internal doors are modern oak design, with contemporary stainless-steel ironmongery.
- Stairs are architecturally designed, bespoke modern style, constructed of solid oak.
- Porcelain floor tiling throughout the downstairs hallway, kitchen/dining areas and all bathrooms.
- All sanitary ware is contemporary in design, with concealed cisterns and sleek stainless-steel fittings.
- All electrical outlets and switches are flat plate stainless steel.
- Suspended concrete first floor allowing extra sound proofing.

FLOOR PLANS

NO. 1 OLD QUARRY

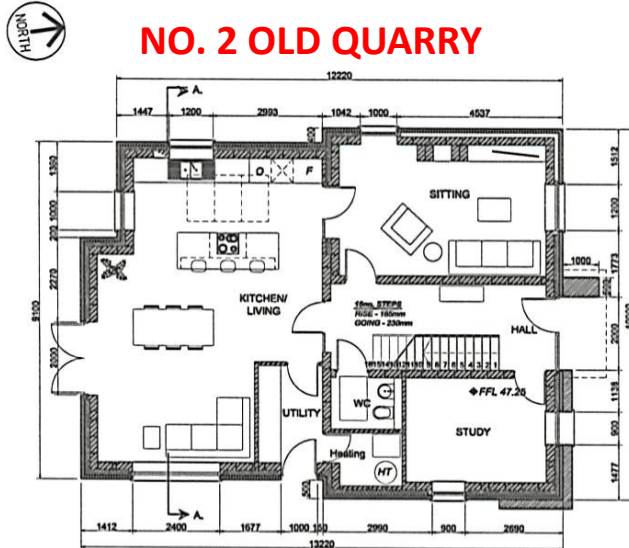


GROUND FLOOR PLAN

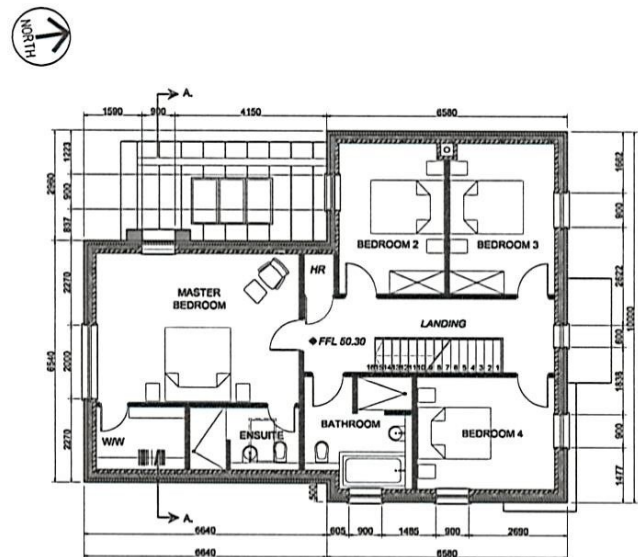


FIRST FLOOR PLAN

NO. 2 OLD QUARRY

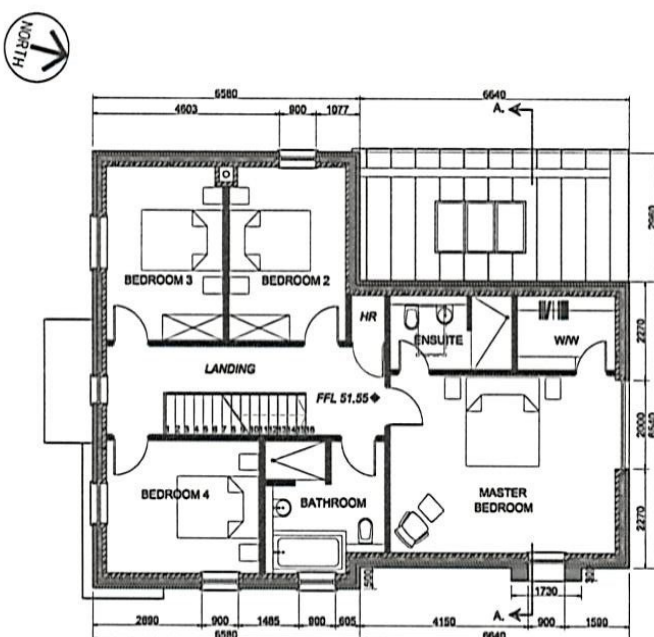
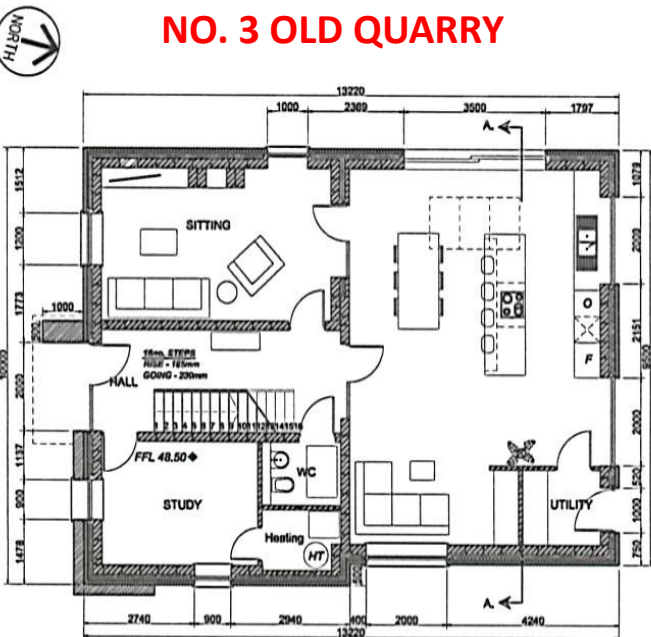


GROUND FLOOR PLAN



FIRST FLOOR PLAN

NO. 3 OLD QUARRY



Further Specifications

EXTERNAL SPECIFICATION

Windows are aluminium frame with double glazing.

The overall development is fully landscaped, with each individual house having a bespoke landscape plans including fully planted private gardens and paved patio area.

All houses are provided with a concrete base for the installation of a garden shed.

Each car space is fully cabled for electric car charging point (2 spaces per house).

MECHANICAL SPECIFICATION

Heating and Water Services Installation
The Air to Water heat pump will provide all the space heating and hot water requirements.

Heating and domestic hot water cylinder are included in one indoor unit.

A cold water storage tank will be fitted with a submersible pump providing a pressurised water system throughout the house.

Underfloor heating to ground floor. Wall mounted radiators to first floor.

Ventilation Installation

Ventilation will be provided by mechanical Heat Recovery system.

Controls

Each ground floor room will be controlled via a thermostat and first floor radiators will be controlled via thermostatic radiator valve.

Hot water will be thermostatically timed controlled via a heating controller located in the plantroom.

Ventilation will be light switch operated with a run-on timer.



ELECTRICAL SERVICES INSTALLATION

Lighting Installation

Lighting will be provided via domestic type pendant fittings, ceiling rose and lamp holder in all living rooms, kitchen and bedrooms. All remaining rooms, bathrooms, toilets, utility and changing room will be via circular surface light fitting.

External lighting will be provided by a light fitting on each of the four building elevations via a water proof fitting.

Small Power Installation

Ample twin sockets c/w USB socket are distributed throughout the house. Data outlets are provided through out to serve the data/telephone and T.V. services in throughout the house.

CCTV Installation

A cloud based C.C.T.V. camera will be provided at the main entrance to the house.

Fire Alarm Installation

Smoke Alarms, Heat Alarms and CO2 detectors are provided throughout. These are mains power with battery back-up and interlinked with fire rated cabling.

Intruder Alarm Installation

The building will be provided with an intruder alarm, comprising of all perimeter doors fitted with door contacts, and ground floor rooms protected by passive infra-red detectors. An external bell, internal bell, control panel and keypad at the main entrance are provided.



Messrs. Cohalan Downing, for themselves and for the vendors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract, (ii) no person in the employment of Messrs. Cohalan Downing has authority to make or give any representation or warranty whatever in relation to the property.

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