



COPPENGER FIELDS

Whites Cross, Cork

## Luxury Family Homes in an Idyllic Setting

Contemporary 3 & 4 Bedroom Semi Detached and 4 Bed Detached Family Homes



# COPPENGER FIELDS

Whites Cross, Cork

*A superbly designed development in one of Cork City's most desirable residential areas, comprising 3 & 4 bed semi detached and 4 bed detached family homes.*

These superb architect designed, A-rated properties offer generously sized living space for those looking for a larger home. Built to the highest standards, this low-density development is painstakingly designed to harmonise with its surroundings. Here, each property is arranged within a tranquil cul-de-sac setting with large green spaces, all of which will be landscaped on completion – providing a comfortable & cost-efficient home for many years to come.

## Location

Coppenger Fields truly provides the best of both worlds – an idyllic country setting within easy reach of Cork City centre (3.5Kms), and in close proximity to some of the region's best road infrastructure, services, amenities, schools and shops.

In addition to popular retail destinations, such as Blackpool and Ballyvolane Shopping Centres (2Kms), the immediate locality is well serviced by its own shops, pubs and a restaurant, all located within walking distance. For the commuter, the location provides ease of access to the North Ring Road, N20 Dual Carriageway, M8, Dunkettle Interchange, and is just 2Kms from the proposed new North Ring Motorway route.

Last but not least, Coppenger Fields also benefits from excellent public transport links with the 207 and 248 bus routes located nearby.



## Amenities

This very popular residential area is conveniently located close to childcare facilities and several primary and secondary schools, with Scoil Oilbhéir Primary School and St. Aidan's Community College all within walking distance. Nearby, Upper Glanmire Primary School and Coláiste Chroí Naofa Secondary School in Carrignavar are also popular choices for families living in White's Cross.

Surrounded by an unrivalled choice of sports facilities, clubs and amenities to suit all tastes and ages – for lovers of sporting and outdoor pursuits, the opportunities to indulge in ones' past times are second to none.

The locality is steeped in a rich sporting heritage and is home to some of Cork's best known clubs, such as; Glen Rovers Hurling Club, St. Nicholas Football Club, Delaney's GAA Club, Leeds AFC, St. Mary's AFC, Old Christians Rugby Club, in addition to the 87th Cork Scouts Group and a wide choice of gyms and health clubs all located close by.



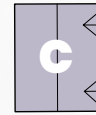
# Site Layout



**A** 4 Bed Detached  
166.2 M<sup>2</sup>



**B** 4 Bed Semi Detached  
133.6 M<sup>2</sup>



**C** 3 Bed Semi Detached  
117.8 M<sup>2</sup>



- A-rated
- Fully decorated
- Choice of fitted kitchen
- Zoned heating system
- Quality efficient stove
- 10 year Homebond guarantee
- Architecturally designed
- Air Tightness certification
- BER certification
- Solar panels & PV panels
- Wired for alarm
- High quality sanitary ware fitted
- Stylish internal doors
- Contemporary ironmongery
- Double glazing (K Glass)
- Spacious ensuites
- Timber skirting and architrave
- Radon gas protected
- uPVC fascia and soffit
- Carbon monoxide alarms
- Smoke & heat alarms
- Paved driveways
- Pumped showers
- Plumbed for washing machine & dryer
- Double insulated external walls
- External water tap fitted



## House Type A

4 Bed Detached 166.2 M<sup>2</sup>

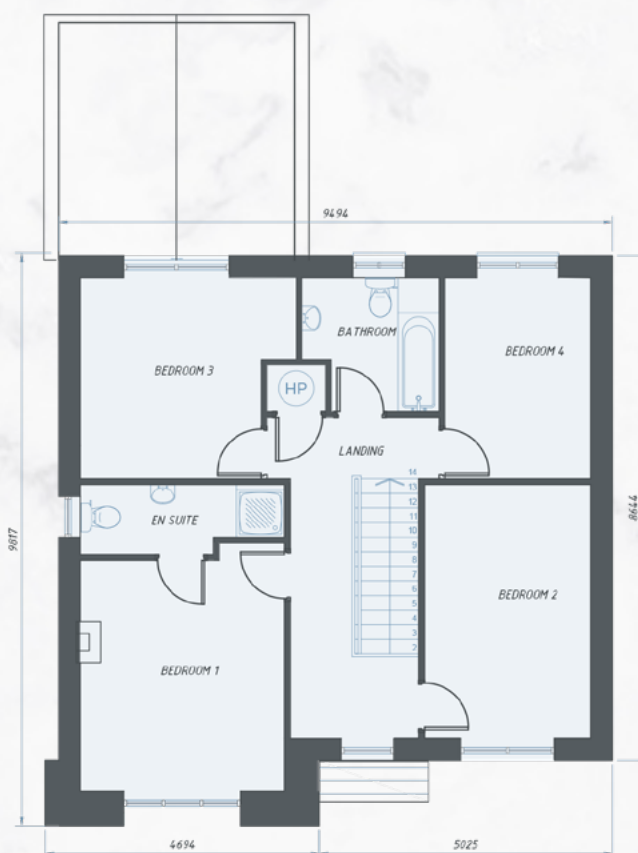
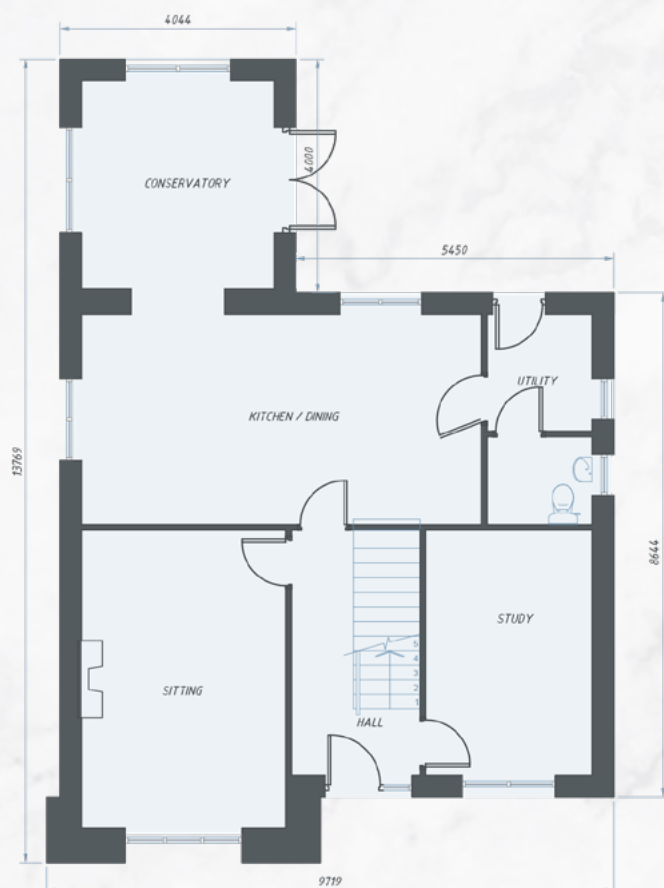


*Designed with the growing family in mind and built to the highest standards, each new home is spacious and offers many modern contemporary features.*

*Rooms are generously proportioned, while windows and glazed patio doors ensure that rooms are flooded with natural light.*

## 4 Bed Detached 166.2 M<sup>2</sup>

**BER A3**



### Ground Floor

Metres

Sitting Room	5.1 x 3.6
Study	4.2 x 3.25
Kitchen Dining	7.3 x 3.6
Conservatory	3.7 x 3.3
Utility	2.0 x 1.8
WC	1.8 x 1.5

### First Floor

Metres

Bedroom 1	3.9 x 3.6
Bedroom 2	4.3 x 3.25
Bedroom 3	3.4 x 3.1
Bedroom 4	3.4 x 3.1
Bathroom	2.3 x 2.3



## House Type B

4 Bed Semi Detached 133.6 M<sup>2</sup>



*Beautifully designed, A-rated energy efficient homes, with generous kitchen and living room spaces to bring the whole family together.*

*With high quality natural stone exterior finish and unrivalled craftsmanship throughout, these homes represent exceptional value.*

## 4 Bed Semi Detached 133.6 M<sup>2</sup>



### Ground Floor

Metres

Sitting Room	4.6 x 3.9
Kitchen Dining	6.7 x 4.0
Utility	3.0 x 1.6
WC	1.6 x 1.5



### First Floor

Metres

Bedroom 1	4.0 x 2.8
Bedroom 2	3.3 x 2.9
Bedroom 3	3.3 x 2.9
Bedroom 4	2.6 x 2.0
Bathroom	2.7 x 1.8



## House Type C

3 Bed Semi Detached 117.8 M<sup>2</sup>



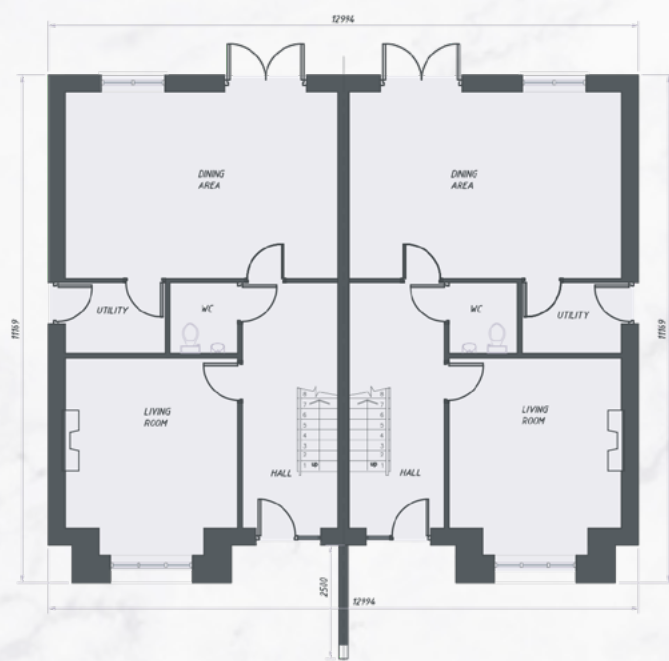
*Ideal for young families, first time buyers, or for those wishing to downsize – these homes have been thoughtfully designed with current and future needs in mind.*

*These exceptional properties are built by O'Leary & O'Sullivan Developments – a company with solid credentials and an unrivalled track record for achieving the highest standards in homebuilding.*



## 3 Bed Semi Detached 117.8 M<sup>2</sup>

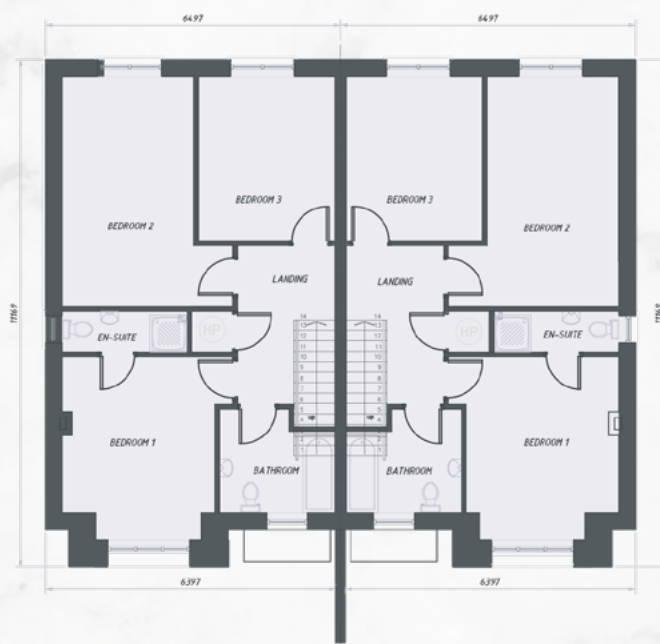
**BER A3**



### Ground Floor

Metres

Sitting Room	3.8 x 3.7
Kitchen Dining	6.0 x 4.1
Utility	2.2 x 1.5
WC	1.5 x 1.5



### First Floor

Metres

Bedroom 1	3.4 x 3.3
Bedroom 2	4.9 x 2.9
Bedroom 3	3.6 x 3.0
Bathroom	2.5 x 2.3



✈ Cork Airport	🕒 25 mins
🚧 Jack Lynch Tunnel	🕒 15 mins
🛣 M8 Motorway	🕒 10 mins
🏠 Cork City	🕒 10 mins
🏠 Blarney	🕒 15 mins
🏠 Blackpool	🕒 5 mins



## Professional Team

### Builder

O'Leary & O'Sullivan Developments Ltd  
📍 Cluain Ard, Blarney, Co. Cork.

### Consulting Engineers

O'Shea Leader Consulting Engineers  
📍 Phoenix House, Monahan Rd., Cork.

### Solicitor

Foley Turnbull Solicitors  
📍 Joyce House, Barrack Square, Ballincollig, Co. Cork.

### Architect

Deady Gahan Architects  
📍 Eastgate Village, Little Island, Co. Cork.

## Selling Agents



PSR. No. 003259

### Coldwell Banker Carlton Estates

📍 55 South Mall, Cork.  
☎ 021 4278500 or 087 2886067  
✉ cf@coldwellbankercork.ie



### OLOS New Homes

📍 Cluain Ard, Blarney, Co. Cork.  
☎ 087 7978384 or 087 7377272  
✉ sales@olosdev.com

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