

SELLING AGENTS



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DEVELOPERS



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**DIRECTIONS FOR
FOXWARREN**



From the Jack Lynch Tunnel:

Follow the N40 Road and pass Mahon Point Shopping Centre on the right.
Take the exit to Ringaskiddy/Rochestown. Keep in the left lane and take the R610 exit towards Douglas/Rochestown. *At the roundabout, take the 2nd exit onto the Rochestown Road. Take the first turn right onto Clarkes Hill. At the traffic lights turn right onto the L2472 and pass Garryduff Sports Centre on the left. Continue to the top of the hill until you see Landsborough Estate on the right. Continue on this road and turn left following the sign for the Douglas RFC. Follow this road past the Douglas Nursing Home and Foxwarren is on the right.

From The Kinsale Road Roundabout:

Follow the N40 (South Ring East) for 1km passing both exits to Douglas. Take the next exit to Rochestown onto the N28. Take the R610 exit towards Douglas/Rochestown. Follow the directions from * above.



Moneygourney, Douglas, Cork.



These particulars do not form any part of any contract and are for guidance only. Maps and plans are not drawn to scale and measurements are approximate.
Intending purchasers must satisfy themselves as to the accuracy of the details given to them either verbally or as part of this brochure.
Such information is given to them in good faith and is believed to be correct. Developers or their agents shall not be held liable for any inaccuracies.



Watch on YouTube
www.youtube.com/watch?v=3SNMuOdvGE

City Living in a Rural Setting

Welcome to Foxwarren

*A development of high quality, contemporary (A rated)
family homes, centrally located with a rural feel.*

Situated in Moneygourney, Douglas, Cork, Foxwarren is a breath-taking development of contemporary, "A" rated, 4/5 bedroomed family homes.

The development is within easy reach of Douglas Village with its schools, shops, restaurants and other amenities. Foxwarren is also minutes' drive from the South Ring Road Network and the Jack Lynch Tunnel, which gives access to the country's main arterial routes and to Cork Airport.

Each house type has been designed with today's family in mind with open plan living together with a separate living/drawing room.

With 5 house types to choose from, there is sure to be a house to suit your tastes and requirements.

Low Energy Design

All houses have been designed with energy efficiency as a priority. The houses have been designed to achieve an "A" energy rating ensuring that you will have minimum heating and running costs. The "A" rating is achieved through an excellent standard of wall, roof and floor insulation.

Home Bond



All homes are covered by a 10 year Homebound Structural Guarantee.





HOUSE FEATURES

Heating System: An Air to Water heat pump is the primary heat source for each house. The heating system includes underfloor heating on the ground floor and radiators to the first floor.

The living room is equipped with a high efficiency integrated stove as standard.

Kitchen: Contemporary open plan kitchen/dining/sitting room. All houses come with a kitchen allowance of €10,000. You can choose your own kitchen from a range of high specification kitchen designs from our preferred partner, Crafted Fitted Furniture. All kitchens are plumbed for a kitchen island. Integrated ceiling lighting in the kitchen area comes as standard. Kitchen floors can be tiled with tiles of your choice from the house tiling supply allowance of €4,000.

Utility Room: Utility rooms will be plumbed for washing machine and can be fitted out to your requirements from the kitchen allowance of €10,000.

Bedrooms: There is a built in-wardrobe allowance of €2,000. Our preferred partner Crafted Fitted Furniture will design and build the wardrobes to your specification, if required.

Bathrooms: The house includes a thermostatically controlled pressure water system including power showers as standard in the en-suites. A sanitary ware allowance of €3,000 is provided so that you can choose your own bathroom suites. Water resistant fibre glass sheeting is installed as standard on walls surrounding all showers.

Electrical Specification: Generous allocation of light, power phone/media and TV points. Integrated ceiling lighting in the kitchen area. Pendant lighting is featured in all bedrooms and common areas such as living rooms and dining rooms. Each home is pre-wired for an intruder alarm. Smoke detectors and carbon monoxide detectors are standard.

Internal features: Choice of walnut or oak shaker style internal doors. All internal doors have high quality finish lever door handles, locks and hinges.

Wall Finishes and Paint: The ground floor will have extra high 2.7m ceilings. All internal woodwork, skirting, architrave, door frames and window boards have a high-quality white paint finish. All walls and ceilings are skimmed and painted throughout as standard.

Stairs: Painted timber stair case including balustrades and hand rails.

Attic Space: The houses have been designed to facilitate an attic conversion, if required.

EXTERNAL FINISHES

The façade of the house will include Liscannor Stone together with traditional wet dash finish. The remainder of the external walls have a wet dash plaster finish. High specification, Danish double glazed external windows and doors with high security locks and coloured frames are standard throughout.

There are large glazed patio doors to the back garden in all houses.

Maintenance free uPVC soffit and gutter. Painted timber fascia and decorative finials are standard features in all houses.

GARDENS

Both back and front gardens are landscaped. The front driveways are finished with a cobble lock border and decorative chips. The front gardens are bounded by 1.1m high capped, concrete block walls and pillars with a plaster finish on the external side. Cable is laid externally to facilitate external lighting/power for future use.

Rear gardens are enclosed with 1.8m high treated timber garden panels and concrete posts.





DOUGLAS VILLAGE

On your doorstep

Amenities

Pharmacys

Schools

Childcare

Restaurants

Bars

Service Stations

Dry Cleaners

Butchers

Garden Centre

Cork Craft & Design

Pet Store

Banks

Post Office

Library

Coffee Shops

Sport Shops

Marks & Spencer

TK Maxx

Dunne Stores

Tesco

