



PORTNARINNE

RINGASKIDDY · CO.CORK



A development by



www.dwellings.ie



Dwellings
are delighted
to introduce
Port na Rinne,
a small
development of 30
new three bedroom
A-rated homes in
Ringaskiddy
Co. Cork.



Artists impression of the terraced homes at Port Na Rinne.



Artists impression of the semi-detached homes at Port na Rinne.





PORT NA RINNE A DWELLINGS DEVELOPMENT



These high-quality superbly designed homes offer plenty of scope for you to create spaces to suit your own needs.

A trademark of every Dwellings home is the clever use of space, high quality materials and excellent finishes throughout. These all play a vital part in making these warm, light filled generous spaces a home that will be a pleasure to live or even work in.



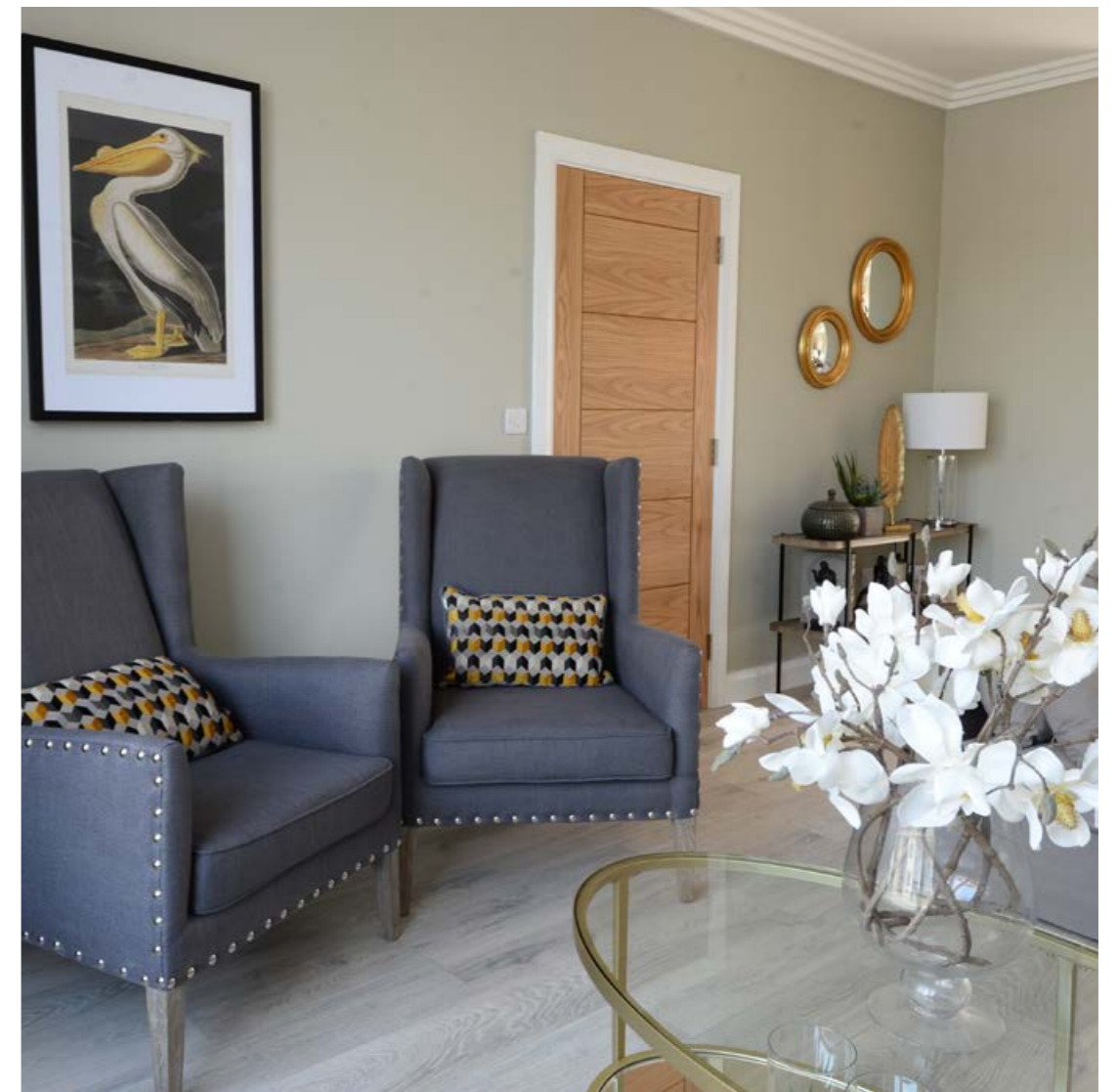
PORT NA RINNE A DWELLINGS DEVELOPMENT

The interior images shown are of a similar Dwellings home.





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Located just 16km from Cork city, Ringaskiddy offers the convenience of living out of the city with some of the most beautiful coastline that the south west has to offer – right on your doorstep.



The Rafeen Golf and Sports Club at Ringaskiddy



The highly popular Perry Street Market Cafe is at the end of your road

Ringaskiddy, originally a fishing village, is located on the western side of Cork Harbour, south of Cobh. It has grown as a centre of marine transport and industrial activity, offering a passenger ferry service to Roscoff in France and also handling much of the vehicle imports for the southern part of Ireland.

The National Maritime College of Ireland, officially opened in 2006, provides the only training in Ireland of Merchant Navy personnel, and the Irish Naval Service also carry out their non-military training there. The Irish Naval Service base is located at nearby Haulbowline.





Now one of the largest employment hubs in the pharmaceuticals sector in the Cork region, Ringaskiddy is an important industrial centre, particularly for pharmaceutical companies such as Centocor, GlaxoSmithKline, Hovione, Novartis, Pfizer, and Recordati, employing more than 3,800 people.





The nearby town of Carrigaline offers a wider choice of amenities – a choice that rivals any major town.

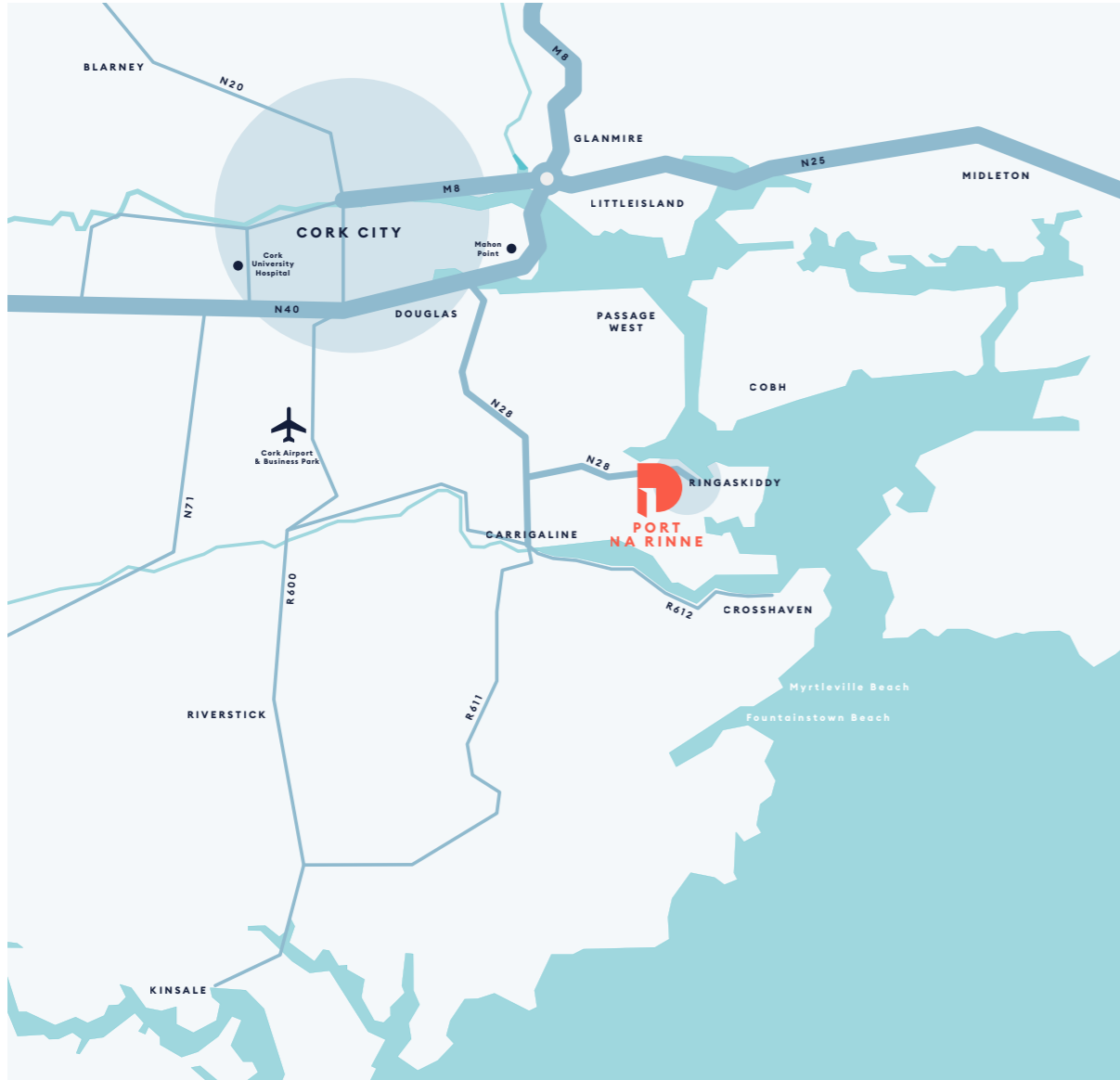
Education is well catered for in terms of pre-school, Gaelscoil, primary and secondary schools and adult education services.

Ringaskiddy is also within reach of UCC, CIT and other third level institutions in Cork city, thanks to the local bus service.

Whether it's skateboarding, kayaking, sailing, football, camogie, junior league soccer, golf, tennis, basketball or even horse riding – there truly is something nearby for everyone.



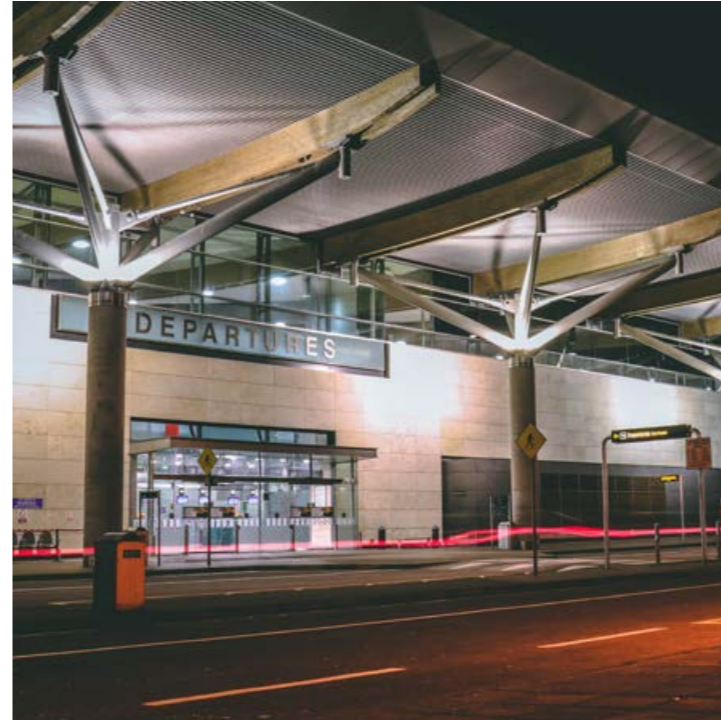
A spectacular coastal drive that takes in Crosshaven, Myrtleville, Fountainstown Beach and Kinsale offers you coastal walks, sandy beaches, a bit of surfing and great food along the way.



Well Connected

City centre	Cork Airport	Cork University Hospital	Mahon Point	Carrigaline Town Centre
25 minutes	18 minutes	23 minutes	17 minutes	8 minutes

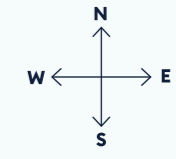
Off-peak times (Source: Google Maps)





PORTNARINNE





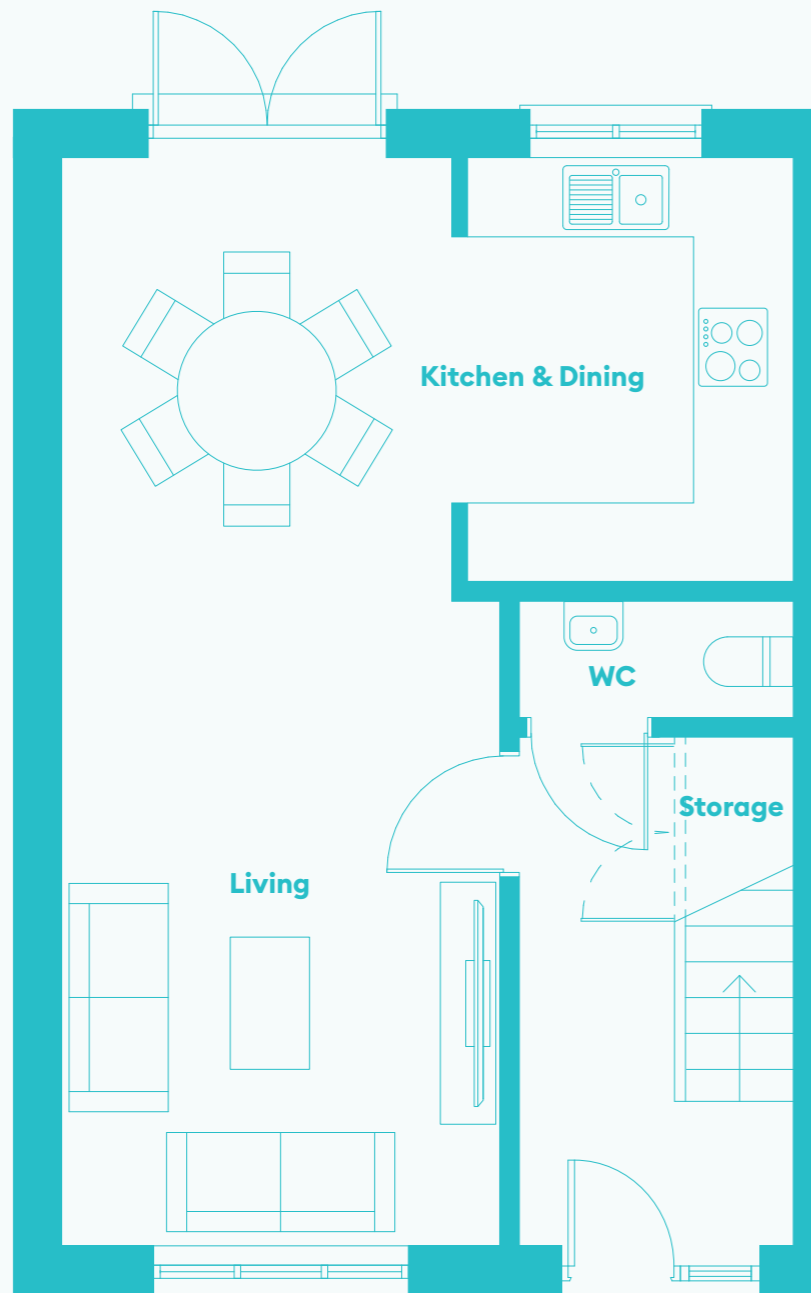
Site Plan

Not to scale. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

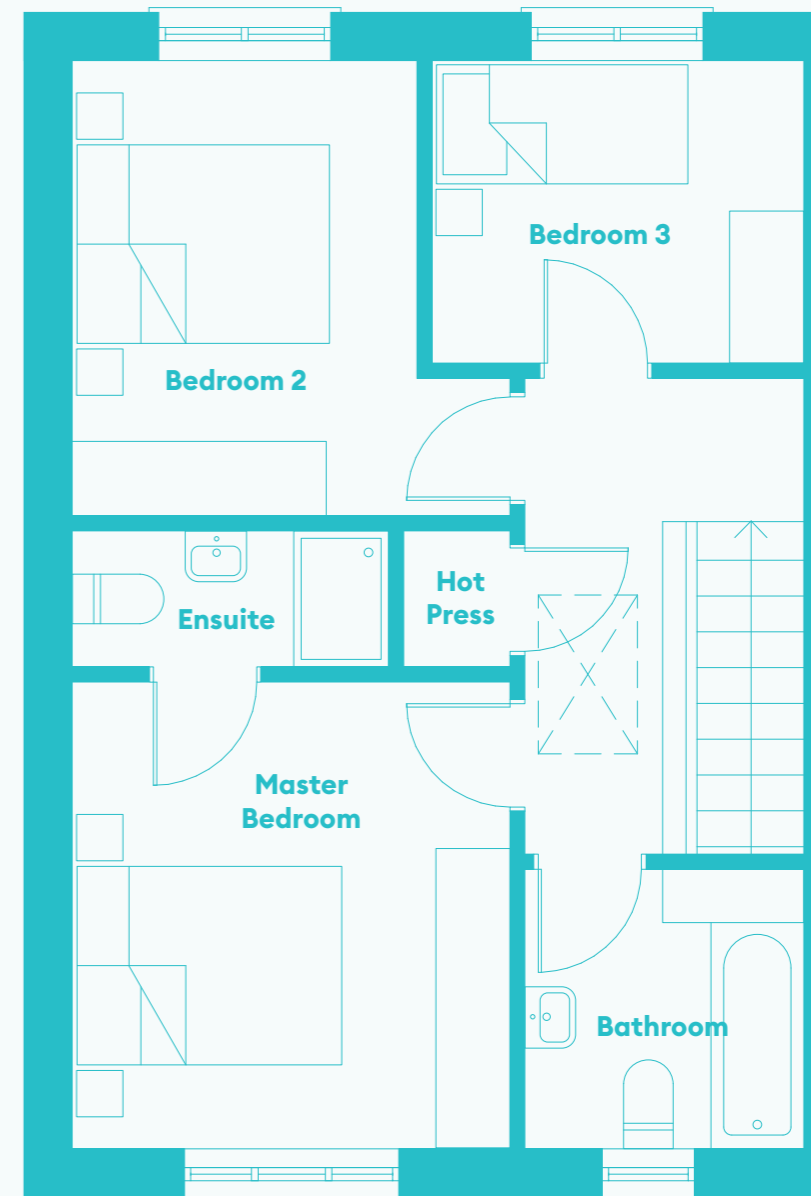


3 BED
SEMI-DETACHED/
MID/END-TERRACE

c. 90 sq.m / 968 sq.ft



GROUND FLOOR



FIRST FLOOR



Specifications & Finishes

ENERGY RATING

N.Z.E.B. A2 BER Rated.
Air to water heat pump system with underfloor heating to ground floor and radiators to the upper floors.
Pressurised plumbing system.
High quality insulated timber frame.

EXTERNAL FINISHES

A black flat tile finish to the roof.
Black uPVC fascia, soffit and guttering.

INTERNAL FINISHES

High ceilings to ground floor.
Solid timber staircase with hardwood handrail.
Quality interior joinery to include oak internal doors with chrome handles and contemporary skirting and architraves.
Laminate flooring to hall, kitchen and living/dining room.
Modern fitted wardrobe to master, second and third bedrooms.

DOORS & WINDOWS

uPVC double glazed windows, french doors and front door with grey exteriors and interiors (front door with white internal finish).

KITCHEN/UTILITY

Modern fitted kitchen with tiled splashback.
Separate tiled utility area under the stairs.

BATHROOM/ENSUITE/WC

Bathroom and ensuite fitted with high-quality sanitaryware, heated towel rails and vanity unit.
Bathroom fitted with electrical shower and shower screen.
Pump shower and shower door in ensuite.
Attractive tiles to bathroom and ensuite floors and wet areas.
Tiling to downstairs WC floor and splashback to wash hand basin

ELECTRICAL

Specifications as per showhouse.
Wired for intruder alarm system.

GARDENS

High quality paving to the driveways.
Gardens landscaped levelled and seeded.
Outdoor tap fitted to rear gardens.

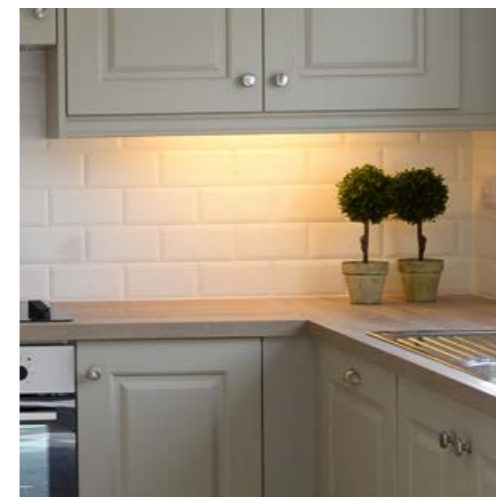
GUARANTEES

10-year HomeBond Warranty Structural Guarantee,
Latent Defects Insurance and Mechanical & Electrical
Inherent Defects Insurance.

Approved for the Help to Buy Scheme.



Homebond 10 year structural warranty





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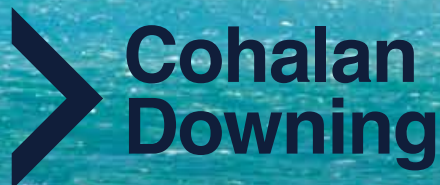


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REGISTER YOUR INTEREST:



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