



# BROOK LANE



AN EXCLUSIVE  
DEVELOPMENT OF FIVE  
LARGE 4 BEDROOM  
FAMILY HOMES



**MERRION**  
DEVELOPMENTS



“Sweet guardians of nature, attendeth my soul,  
when sorrows like tempests torment me;  
and all will be clearer whatever the toll  
as thou hushes the demons that vex me.”

- *Amelia Dashwood*





THIS DEVELOPMENT IS A MODEL FOR CONTEMPORARY LIVING. IT OCCUPIES A PIVOTAL POSITION, LINKING THE VILLAGE OF GLANMIRE AND THE CITY.



## ARCHITECTURE & SPACE

Our Architect designed homes provide comfort and functionality which are key qualities that shape the design of our homes. Generous space in each of our rooms enables relaxed open arrangement of furniture. So whatever your taste, classic or minimal our homes will complement the way you live.



## QUALITY BUILT, LONGEVITY IN MIND.

At Brook Lane, every detail is designed to enhance the way you live within your home. The finest materials and fittings contribute to a home of unsurpassed luxury with thoughtful practicality.



THE CAREFUL DESIGN OF THE HOMES REFLECTS MODERN LIVING TRENDS,  
OPTIMISING COMFORT AND QUALITY THROUGH MODERN DESIGN AND  
AIMS TO SET THE STANDARD FOR URBAN LIVING IN CORK.

# WITHIN EASY REACH

Located in the heart of Glanmire village, just five miles from Cork City centre, the new homes in Brook Lane offer everything you need on a daily basis. There are a range of services and amenities close by including primary and secondary schools, shopping, banking, hotels, restaurants, bars, sporting activities and much more.

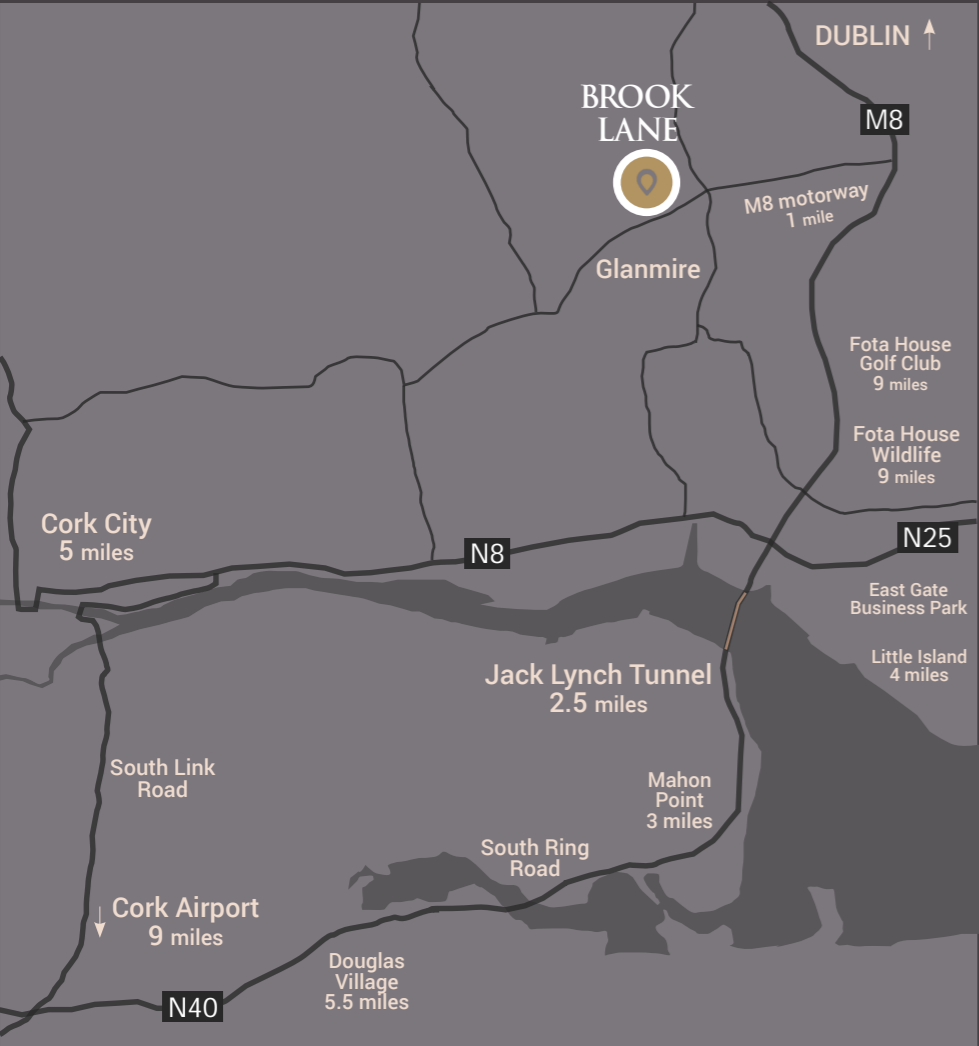
Within a few miles you can find the thriving Mahon Point Shopping Centre which is Cork’s largest shopping centre including multiplex cinemas and Mahon Point Retail Park which in all provides practical shopping and a fun day for all the family. Eastgate Business Park also provides shopping areas including Harvey Norman, The Range and many more.

One of Cork’s largest employment zones is Little Island which is 3 miles away and is home to approximately 1,000 companies employing around 16,000 people. The employment hub at Citygate, Mahon also located 3 miles away is Cork city’s largest office development comprising 360,000 sq. ft. of grade A, next generation office and healthcare space and the Mater Private Hospital.

Brook Lane also enjoys good transport links with a choice of routes to Cork city centre and provides easy access to the M8 Dublin road. The South Ring Road network is easily accessed at the Jack Lynch tunnel and this provides convenient access to Mahon Point, Douglas village, Cork Airport and the main West Cork route.

Leisure activities range from Fota House Hotel & Golf Resort, Fota Wildlife Park and Glounthaune village or take a walk into Cork city for all the city centre has to offer. For peace and tranquility take a stroll along the Glashaboy River.

The 245 bus routes link Glanmire to the city centre. The Cobh and Midleton train lines both stop at Glounthaune providing commuters easy access to Cork city centre train station.



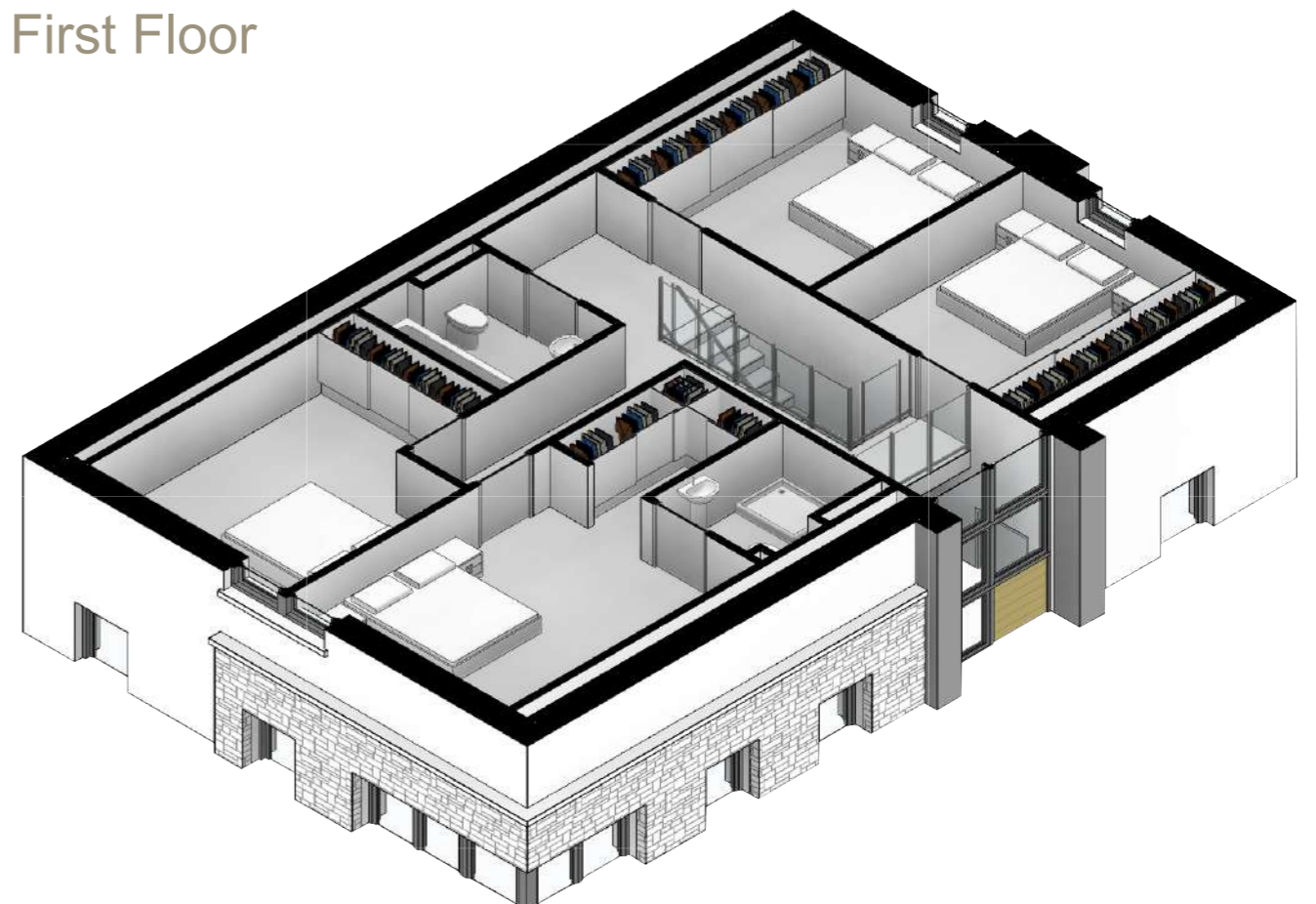
HOUSE TYPE A



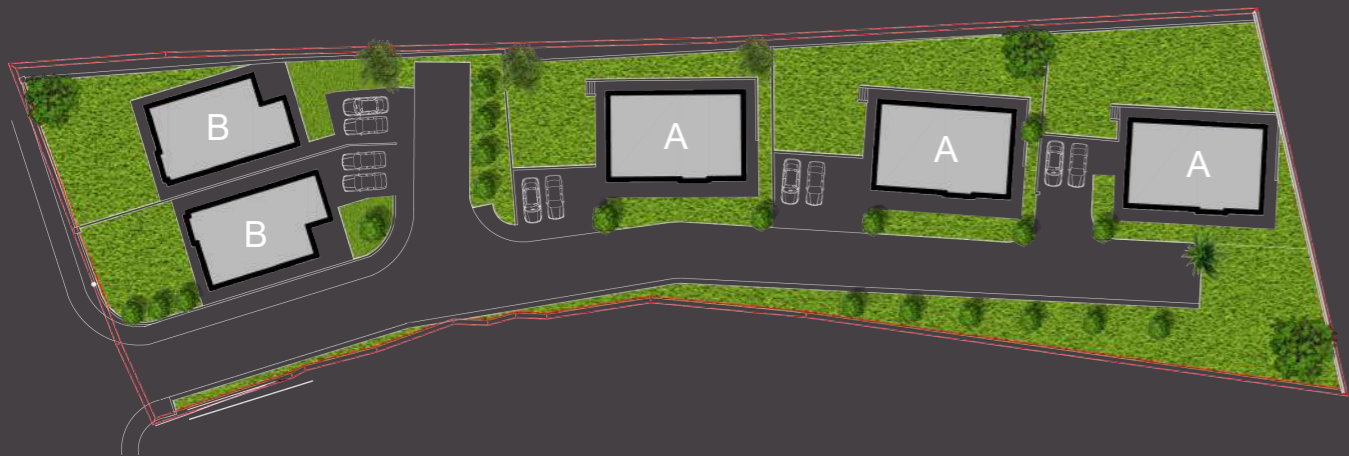
Ground Floor



First Floor



SITE PLAN



Room	m x m	sq.m
Kitchen / Dining / Sitting	7.7 x 6.5	49.6
Utility	2.7 x 3.1	13.4
Lounge	4.9 x 3.5	17.0
Visit able Toilet	1.6 x 1.9	2.4
Feature Hall	7.6 x 2.0	15.2
Master Bedroom	6.5 x 3.5	22.6
Bedroom	4.4 x 3.5	13.7
Bedroom	3.5 x 3.5	12.2
Bedroom	3.5 x 3.5	12.2
Bathroom	1.9 x 2.1	4.0

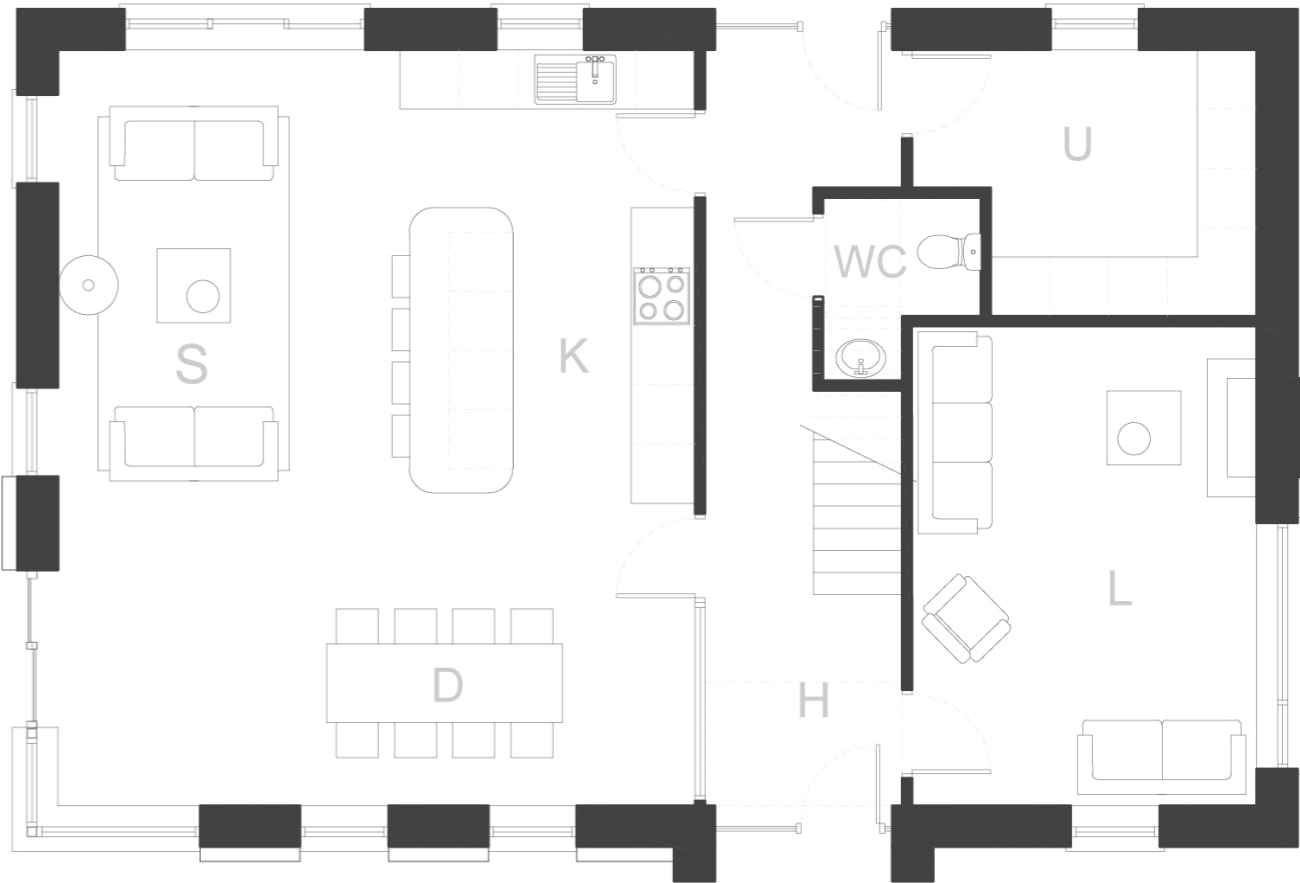
LEGEND:

KDS Kitchen / Dining / Sitting   U Utility   L Lounge   WC Visitable Toilet  
H Feature Hall   MS Master Bedroom   B Bedroom   WC Bathroom

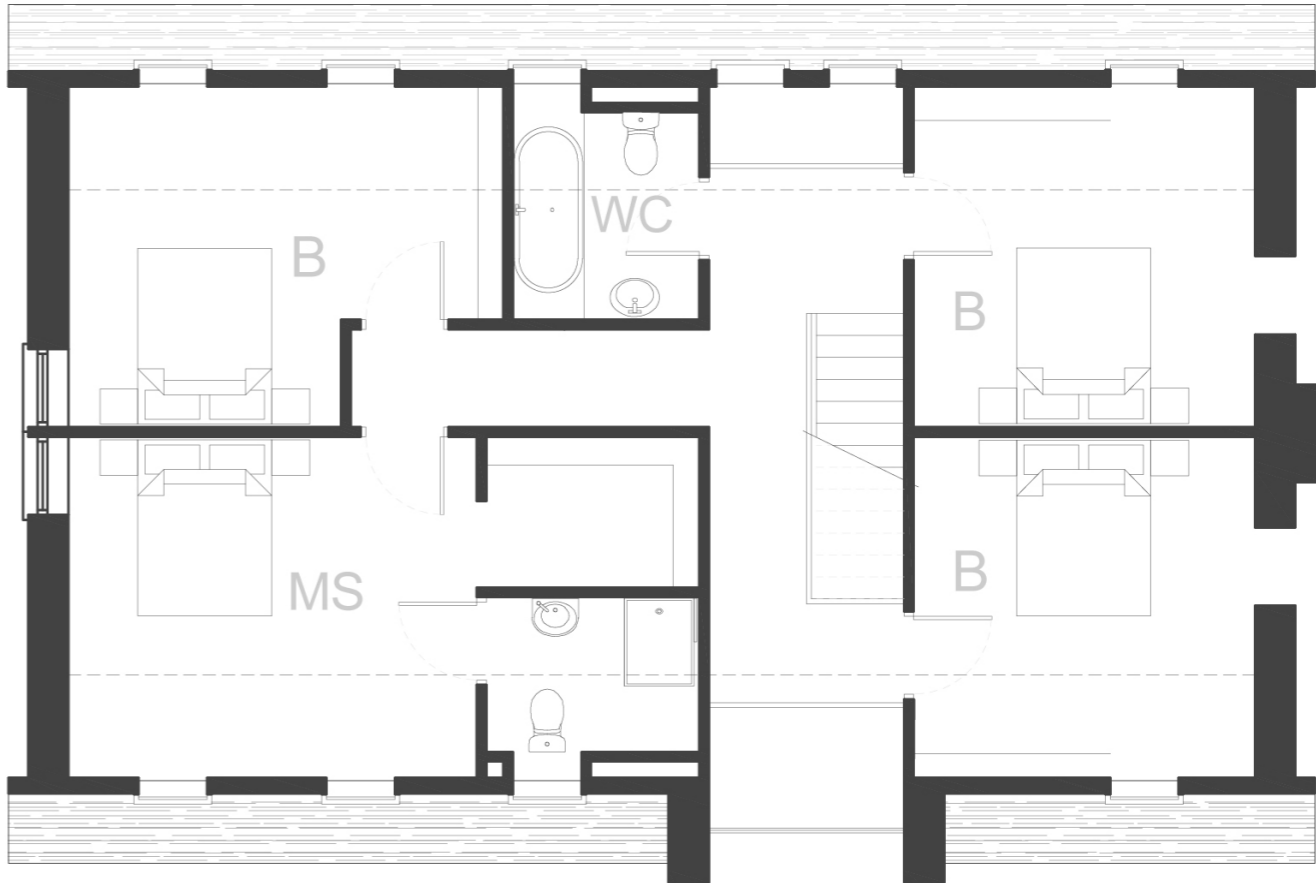
Plans are indicative only and subject to change.  
In line with our policy of continuous improvement we reserve the right to alter the layout, bulding style, landscaping and specifications at any time without notice.

House Type A   4 Bed Detached   179.4 sq.m / 1931 sq.ft

Ground Floor



First Floor



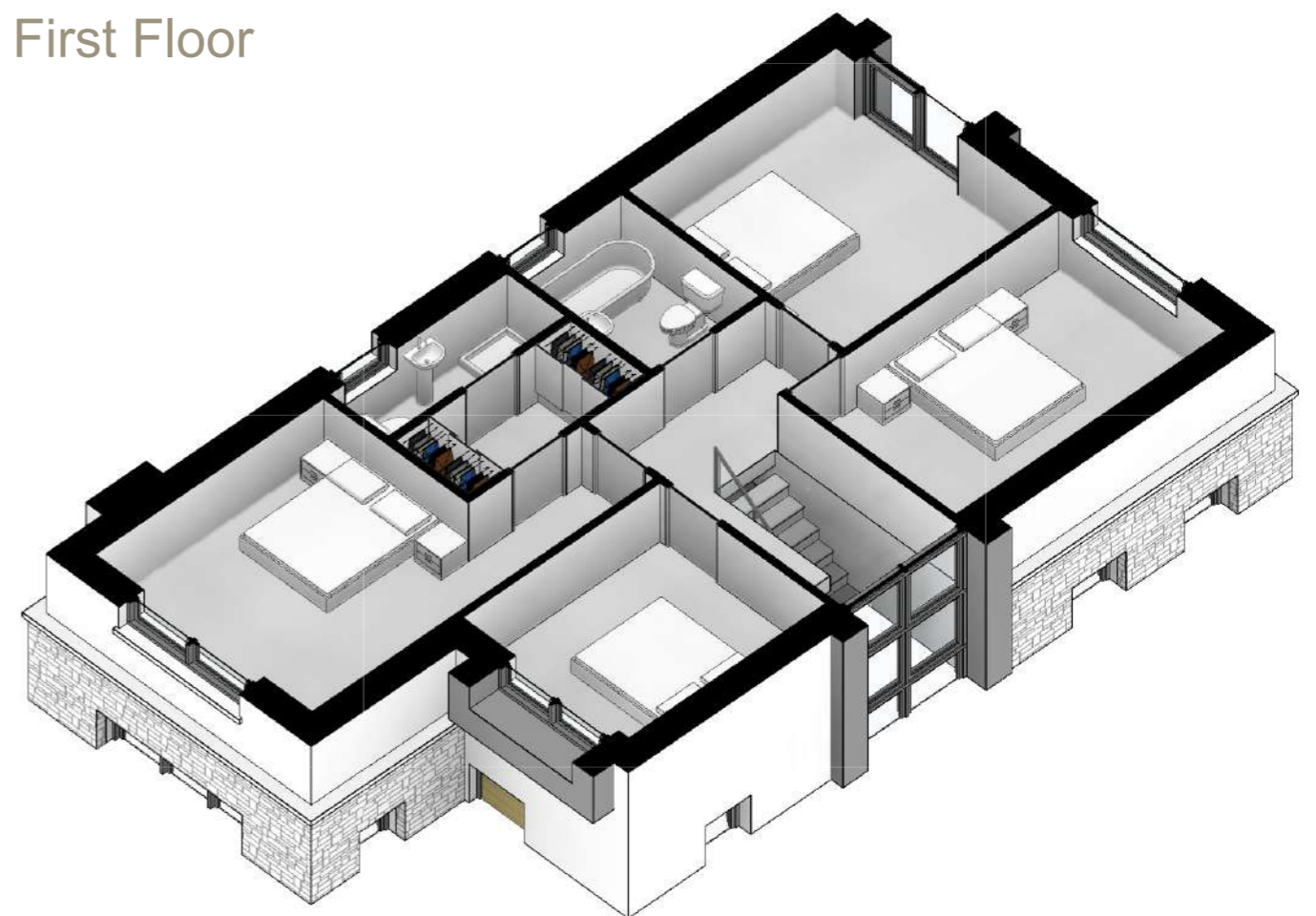
HOUSE TYPE B



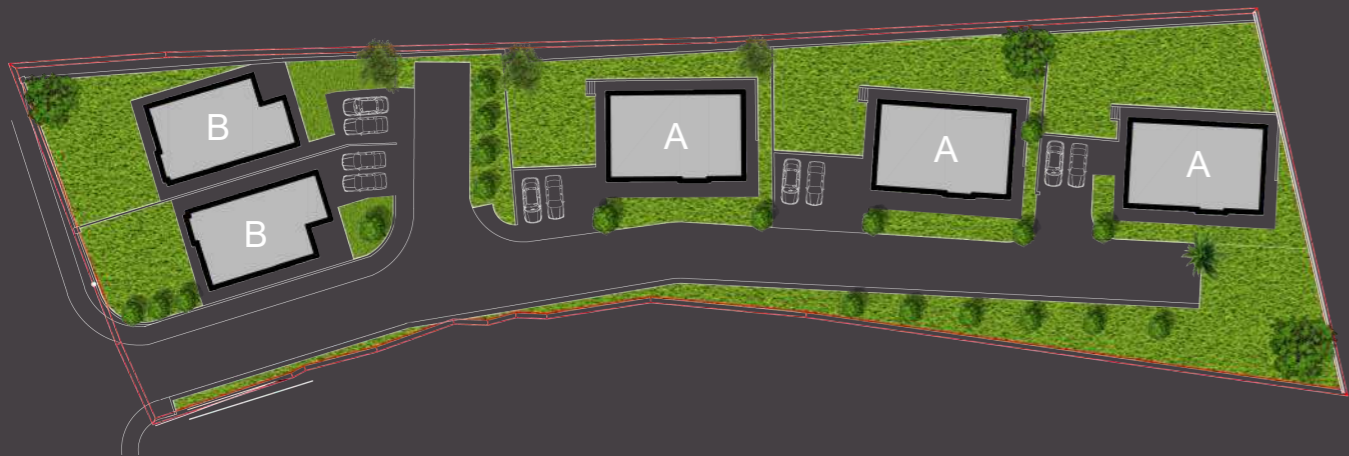
Ground Floor



First Floor



SITE PLAN



Room	m x m	sq.m
Kitchen / Dining	6.7 x 4.5	29.6
Utility	2.4 x 2.0	4.6
Lounge	5.7 x 3.7	19.8
Visit able Toilet	1.3 x 2.4	3
Feature Hall	4.2 x 2.7	15.5
Master Bedroom	6.9 x 3.7	23.9
Bedroom	3.5 x 3.7	12.8
Bedroom	4.5 x 2.8	12.6
Bedroom	2.8 x 3.3	9.2
Bathroom	1.8 x 2.4	4.1

**LEGEND:**  
KD Kitchen / Dining   U Utility   L Lounge   WC Visitable Toilet  
H Feature Hall   MS Master Bedroom   B Bedroom   WC Bathroom

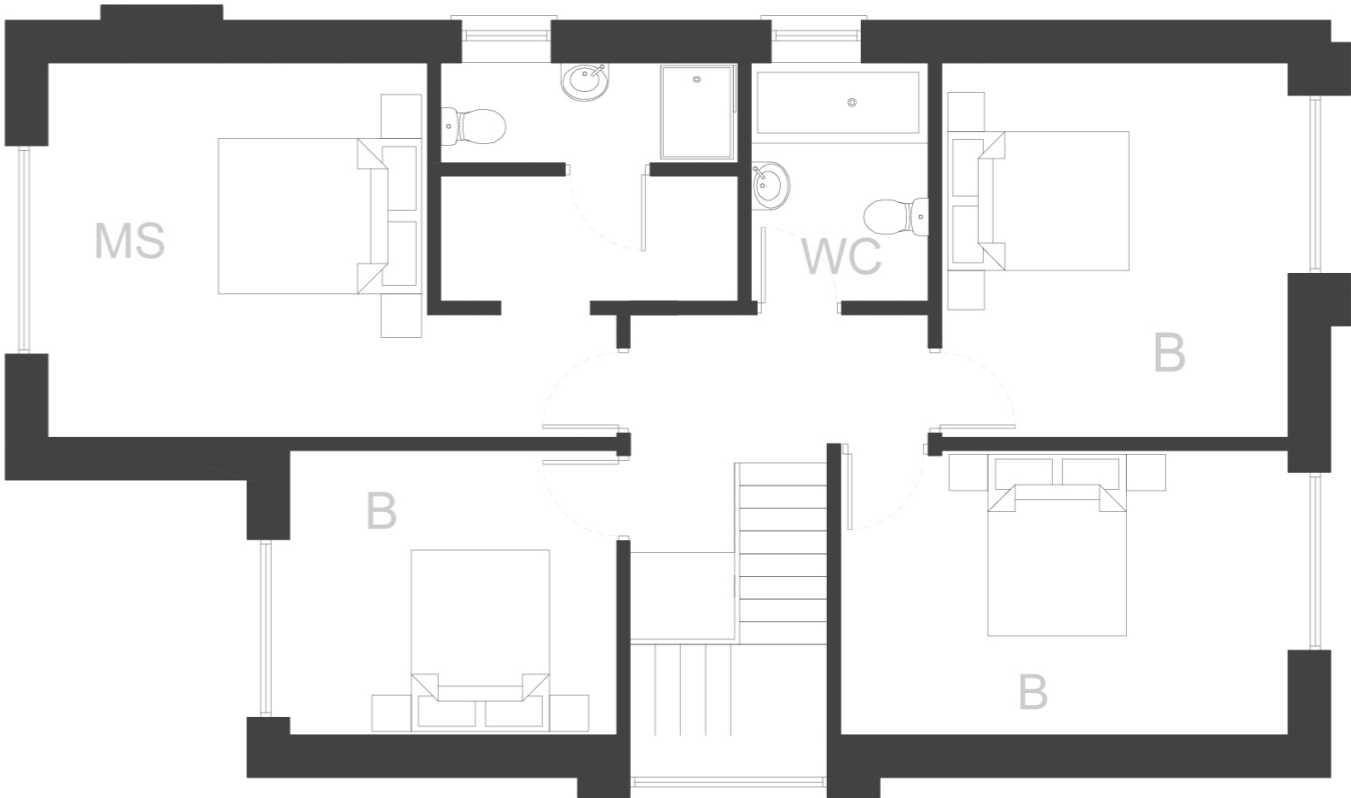
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House Type B    **4 Bed Detached**    150 sq.m / 1614 sq.ft

Ground Floor



First Floor





Homebond  
10 year  
structural  
warranty



## SPECIFICATIONS

### EXTERNAL FEATURES

- Elegant, quality elevations comprising stonework
- UPVC Double Glazed Future Proof high performance double glazed windows
- UPVC fascia, soffits and gutters
- Hardwood front door with three point locking system
- Large glazed sliding patio doors to private rear gardens
- Generous landscaping and driveway to houses with parking for 2 cars
- Garden tap

### PASSIVE HOUSE

#### CHARACTERISTICS & ENERGY EFFICIENCY

- A3 BER energy rating
- Highly insulated air tight design

- High levels of roof, walls and floor insulation
- Air to water heat pump

### SECURITY & SAFETY

- Smoke detectors fitted throughout (mains powered)
- Carbon monoxide detection
- Hard wired for security alarm
- Triple locking system to all windows and doors
- Night vent security latch on all windows

### MEDIA & COMMUNICATIONS

- High speed fibre available
- CAT 6 data points to living, kitchen and master bedroom
- Digital TV connections throughout

### ELECTRICAL

- Generous power points and light switches throughout ground floor, hall, stairs and landing
- Recessed LED down-lighters with chrome surround provided in the entrance hall, kitchen, wc and main bathroom
- Pre-wired for intruder alarm
- All houses wired for smoke & heat detectors with battery backup
- Pre-wired for SKY multi-room, UPC and EIR

### INTERIOR FINISHES

- Traditional panelled doors with satin and polished chrome ironmongery
- Skim plaster finish to all internal walls painted to interior designed specification

- 9ft high ceilings at ground floors.
- Contemporary architrave & skirting
- Internal paint finish throughout
- Superior quality internal joinery
- Solid timber stairs from ground to first floor
- Shaker style wardrobe doors with colour co-ordinated cherrywood carcass with ample shelf and rail space in master bedroom and bedroom two

### HEATING

- Air to Water Heat pump with Under-floor heating on ground floor and radiators on first floor.
- Thermostatic zoned central heating system
- High efficiency stove to living room
- Pressurised hot & cold water

### KITCHENS & UTILITY ROOMS

- Contemporary designed fitted kitchens
- All units have quartz work-top complete with quartz upstands
- Soft close drawers and doors with chrome mixer set
- Fitted utility room, plumbed for both washing machine and tumble dryer

### BEDROOMS, BATHROOMS & ENSUITES

- Finished to a high specification with quality sanitary ware and fittings
- Bath screen/shower doors fitted as standard
- Wall tiling with fully tiled shower enclosure and walls around the bath

### SUSTAINABILITY & ENERGY EFFICIENCY

- By investing in new technology and making improvements to the fabric of the building, Brook Lane is more comfortable and energy efficient than those constructed in previous decades
- BER 'A3' energy rating
- Innovated air to water heat pumps providing energy efficient central heating and hot water
- High level of insulation and airtightness throughout
- High performance A rated windows
- Insulated pipework throughout to minimise heat loss

# BROOK LANE

## SITE LAYOUT



OUR ARCHITECT DESIGNED HOMES PROVIDE FUNCTIONALITY AND TRANQUILLITY TO YOU AND THE WAY YOU LIVE. OUR LARGE LIVING KITCHEN AND DINING SPACES ARE DESIGNED TO CAPTURE THE ALL DAY SUNLIGHT. THIS NATURAL SUNLIGHT WILL ENSURE YOUR NEW HOME IS A BRIGHT AND WONDERFUL PLACE TO LIVE WHILE ALSO REDUCING ENERGY COSTS.



BUILD QUALITY IS AT THE HEART OF EVERYTHING WE DO. OUR DESIGN-LED PROCESS CONTINUALLY QUESTIONS OUTMODED PRACTICES AND THEIR RELEVANCE TO NEW WAYS OF LIVING.

WE STRIVE TO UNDERSTAND OUR CUSTOMERS NEEDS AND ASPIRATIONS AND THEN BRING TOGETHER THE MOST TALENTED DESIGNERS AND CRAFTSMEN TO INTERPRET AND DELIVER THAT VISION. WE ARE FORTUNATE TO HAVE A SUPERB TEAM OF SKILLED AND DEDICATED PEOPLE WITH A CLEAR STRATEGY TO DELIVER HIGH QUALITY NEW HOMES TO THE MARKETPLACE. AS WELL AS OFFERING HOME BUYERS PEACE OF MIND, OUR DISTINCT APPROACH ALSO ENGENDERS THE TRUST AND COLLABORATION OF PLANNERS, LOCAL AUTHORITIES, REGULATORS AND OTHER IMPORTANT STAKEHOLDERS IN THE INDUSTRY.

REGISTER YOUR INTEREST AT:  
**BROOKLANE.IE**  
OR EMAIL [INFO@BROOKLANE.IE](mailto:INFO@BROOKLANE.IE)



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A DEVELOPMENT BY



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