



CONVENT GARDEN

KINSALE, COUNTY CORK

BER A3

Harvest Walk

www.conventgarden.ie



An Inspired Location

Convent Garden is set in a stunning location within the heart of Kinsale, only a couple of minutes easy walking to the centre of this vibrant town. Kinsale is a Seafaring Town, exuding its own distinctive charm, character and heritage, with a history dating back to medieval times.

Kinsale, renowned as the gourmet capital of Ireland has something to offer everyone with three marinas, a yacht club, two outdoor activity centres, very active clubs promoting Gaelic Football, Hurling, Soccer, Tennis, Golf, Equestrian and Water Sports (windsurfing, parasailing and surfing at the nearby Blue Flag Beach of Garretstown).

Kinsale is very well serviced with schools – Primary, Gaelscoil, Secondary and College of Further Education, all in close proximity to Convent Garden. Cork City itself, and Cork International Airport, are also very easily accessed just a short 25 minutes' drive away.



Specifications

Structure

- Cygnum timber frame construction
- Monocouche self-coloured render
- Natural roof slating
- Part slate front elevation
- Hardwood double glazed windows

Internal

- High quality solid core internal doors
- Modern wood staircase
- Hardwood engineered external doors with 3 point locking system
- Painted throughout with contemporary colour scheme

Heating & Hot Water

- Daikin air to water split system heat pump which includes a 180 litre stainless steel domestic hot water cylinder and smart heating controls
- Underfloor heating on ground floor
- Low temperature aluminium radiators on first and second floor
- High quality wood-burning stove in first floor living-room

Electrical

- High quality Hager switches and sockets are used throughout
- All light fixtures feature the latest LED technology

Fibre Optic Broadband

- Ducting is installed throughout Convent Garden to enable the future connection of Fibre Optic Broadband to each property

Structural Guarantee

- The Homebond 10 year Structural Guarantee applies to all homes at Convent Garden

Ground Floor Coverings

- Floor tiling throughout (PC allowance)

Kitchen & Utility

- Contemporary kitchens are supplied and fitted, finished to the highest standards with a solid Silestone worktop and a range of Normende appliances including: slim-line extractor, electric hob, dishwasher, fridge / freezer, microwave and oven (PC allowance)
- Contemporary utility units are supplied and fitted (PC allowance)

Bathrooms, Ensuites & Guest WC

- All bathrooms, ensuites and guest WC are tiled (PC allowance) and fitted with high quality Roca sanitary ware and heated Fondital towel rail

Bedrooms

- The four double bedrooms are thoughtfully designed to balance space and comfort, while maximizing wardrobe space (PC allowance)

Balcony

- Balcony to first floor livingroom finished with a natural hardwood decking and galvanised, powder coated steel balustrade

Gardens & Exterior

- Cobble-lock driveway
- Paved patio area
- Seeded lawns



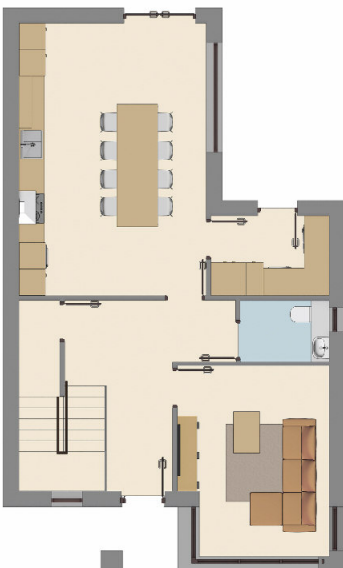


House Type A

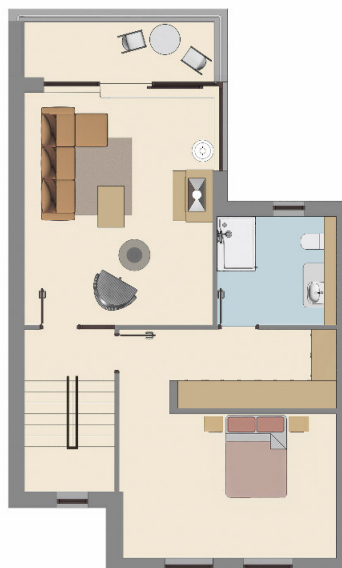


4 Bed Detached 192 sq m / 2067 sq ft

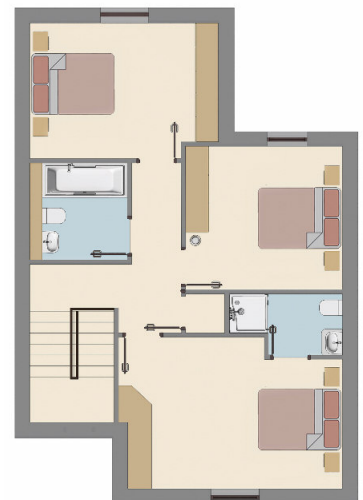
House Type A



Ground Floor



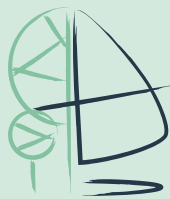
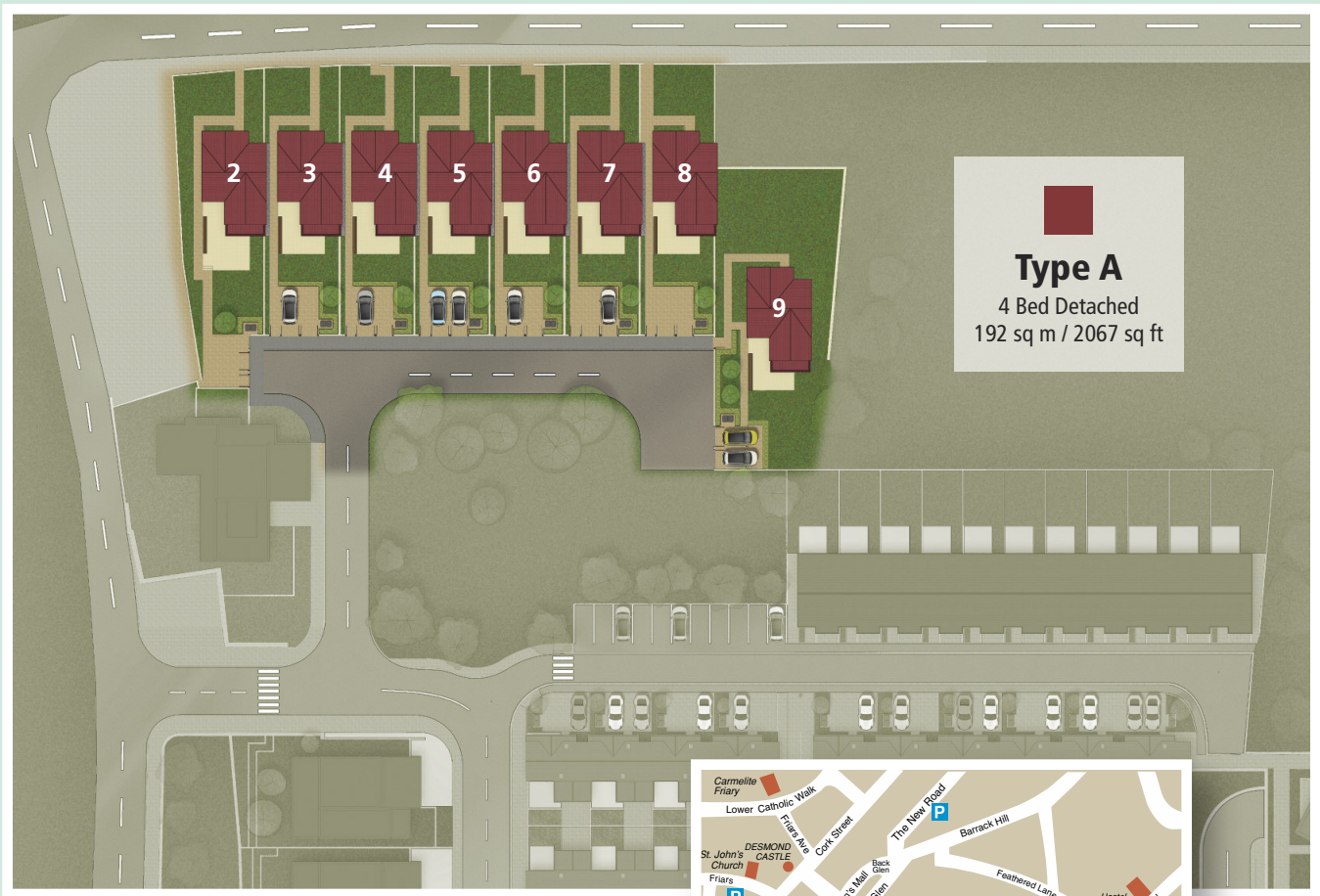
1st Floor



2nd Floor



Site + Location Map



CONVENT GARDEN
KINSALE, COUNTY CORK



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