



# MILLERS COURT

FULL OF LIFE FOR THE ULTIMATE LIVING EXPERIENCE

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◆ [www.millerscourt.ie](http://www.millerscourt.ie)

# Millers Court, Old Quarter, Ballincollig

**Millers Court** is one of the last opportunities to acquire a new home in the successful Old Quarter development, offering a select number of detached, semi-detached and terraced homes laid out in attractive avenues and cul-de-sacs in the north-western corner of the mature scheme.

Millers Court offers elegantly designed, energy efficient homes for modern living constructed to the highest A-rated standards. The selection of detached, semi-detached and terraced modern homes have extensive landscaped gardens, cobbled driveways and concrete walls.





## Old Quarter

From its initial launch, Old Quarter has become synonymous with sophistication and prestige. This highly sought after address combines an architecturally designed location with a whole new generation of house styles in a beautifully landscaped environment.

Divided into five distinct areas, Millers Court, Waltham Abbey, Leslie's Arch, Coopers Grange, and Cleburne Mews combine to create Old Quarter - a superb residential development forming part of the exciting Ballincollig Town Centre.

Old Quarter is synonymous with quality and considered one of the finest locations on the west side of Cork city for family homes, benefiting from a range of amenities close by, including the Ballincollig town centre development anchored by Dunnes Stores and Tesco. Other important amenities in the area include Ballincollig Regional Park, four national schools, two secondary schools, bars, restaurants, banks, shops and all only minutes from the South Ring Road network.

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# new town

When you move to Old Quarter you don't just acquire a wonderful new home, you gain an entirely new lifestyle.

Living at the heart of Ballincollig Town Centre gives you so much freedom. The freshness of the countryside is at your fingertips, with West Cork and Killarney less than one hour away. If it's the town life you prefer, then Ballincollig Town Centre has it all. Stroll to work, wander through the shopping Mall, take afternoon tea in one of the many street side cafés and restaurants.



**Ballincollig Town Centre** is a major urban development on the former Military Barracks of over 90 acres incorporating: Housing and Apartments, Tourism Retail, Town Centre Retailing, Restaurants, Licensed Premises, Own Door Offices, Office Park, Medical and Day Care Centre.

This successful development is conveniently located close to a superb selection of bars and restaurants, and an abundance of local shopping facilities, the foremost being Ballincollig Shopping Centre. Ideally situated just off the main street, the Centre is a fantastic amenity offering restaurants and ample free car parking, combined to create a unique new shopping and leisure destination.



# new beginning...



## ...on your doorstep

The impressive Ballincollig Shopping Centre is easily accessed from Old Quarter and features a mixture of restaurants and shops. The centre adds to the vibrant pulse of Ballincollig with a combination of various retail and speciality stores. In addition, the inclusion of restaurants and tea houses form the hub of a café quarter within the central plaza, adding to the cosmopolitan atmosphere of the Town Centre.



### Education

Four National and two Secondary Schools.



### Financial

Banks, Credit Union, Mortgage Brokers, Insurance.



### Health

Doctors / Clinics / Dental.  
Close to Cork University Hospital.



### Sport & Recreation

Ballincollig offers a diverse range of clubs to include GAA, Soccer, Rugby and Golf nearby at Muskerry and Lee Valley as well as Fishing and most other sports. Ballincollig Regional Park offers beautiful scenic walks and bike rides.



### Transport

Frequent City and County Bus Service.  
New Ballincollig bypass dual carriage-way (N28).



### Cork County Council Library



### Entertainment

Cinema, pubs and restaurants.

## ...& much to offer.





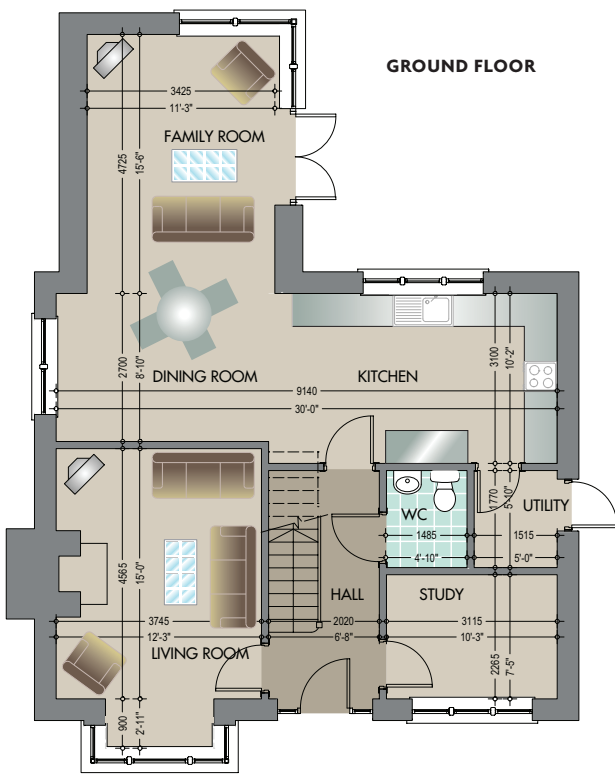


## STYLE A

5 BEDROOM 3 STOREY DETACHED HOME

*Total floor area 2,145sq. ft. - 199sq.m.*

An impressive family home with an understated yet unmistakable elegance. The entrance hallway invites you to explore a superb drawing room of excellent proportions and a kitchen/dining/family room flooded with natural light. The grace and elegance of the ground floor is reflected on the upper floors with five well proportioned bedrooms basking in an atmosphere of opulence.

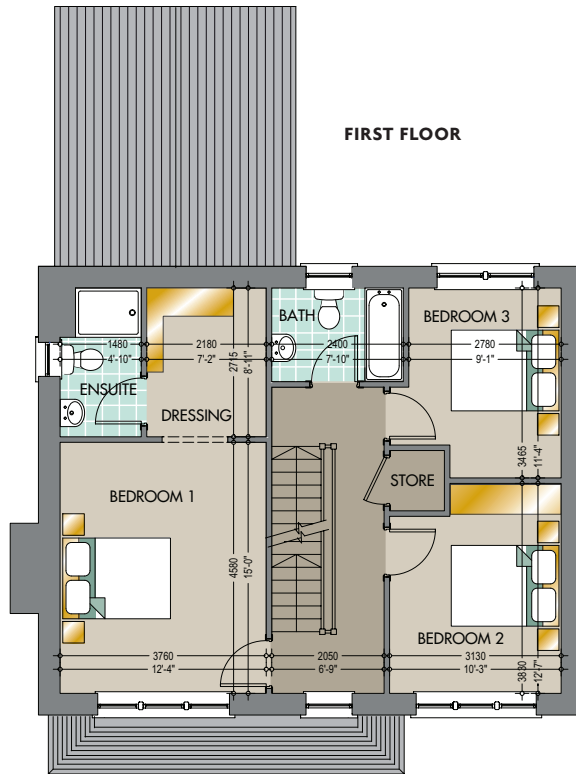


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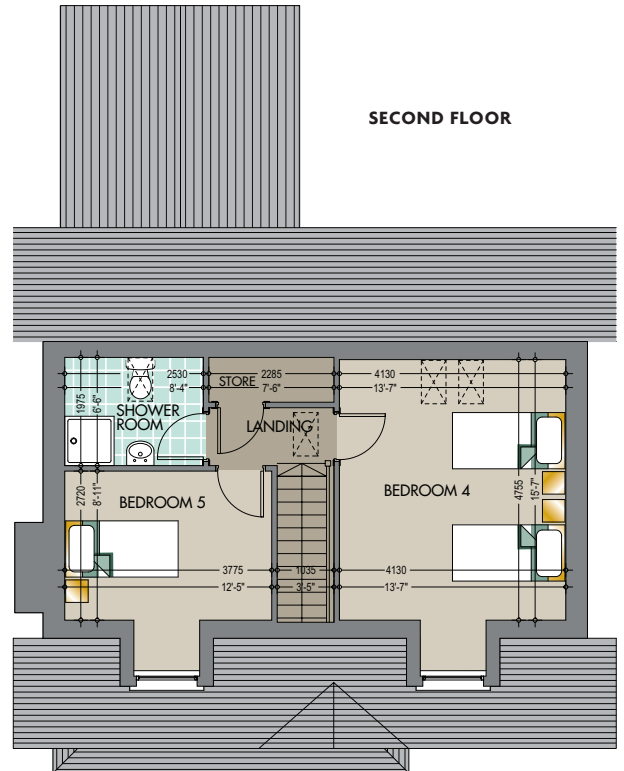
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**FIRST FLOOR**



**SECOND FLOOR**



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## STYLE B

4/5 BEDROOM 3 STOREY DETACHED HOME

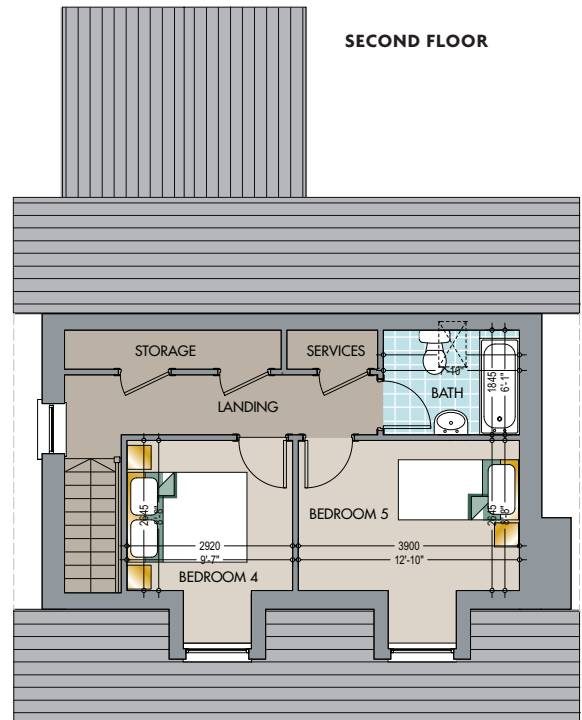
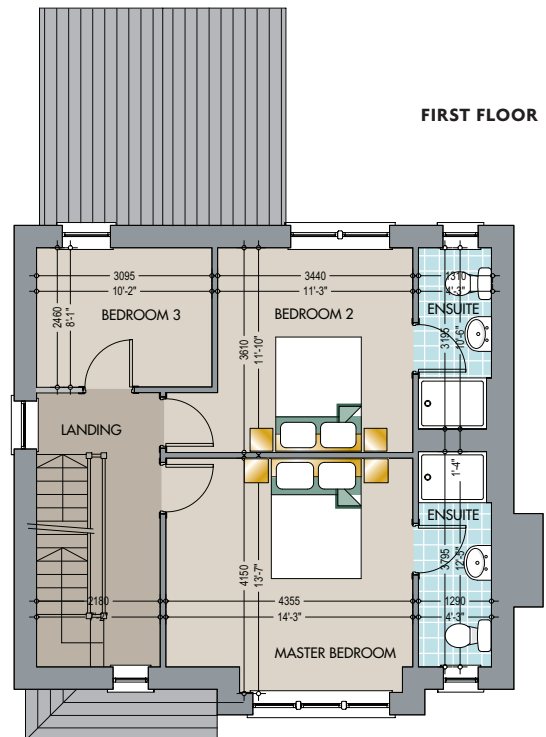
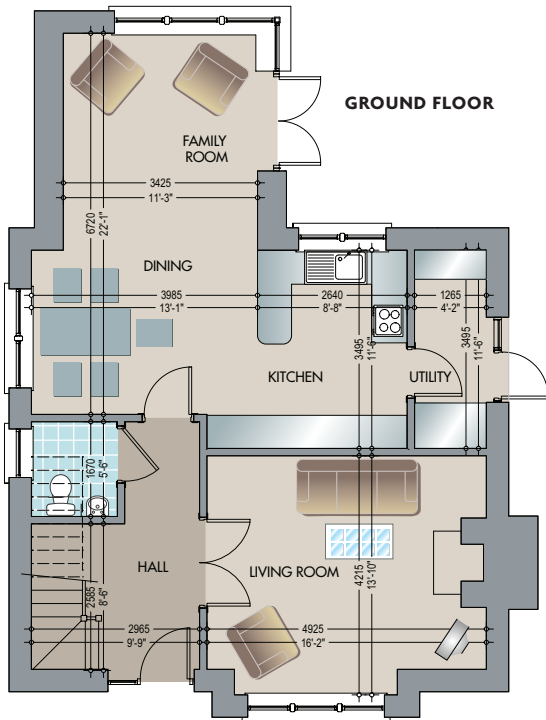
*Total floor area 1,818sq.ft. - 169sq.m.*

A generous family home with an attractive elevation and classic style. The ground floor is bright and inviting with ample living accommodation and a real sense of space. The upper floors are well laid out with four large bedrooms, while a fifth bedroom allows plenty of scope for the much sought after home office.



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## STYLE C

4 BEDROOM 3 STOREY DETACHED HOME

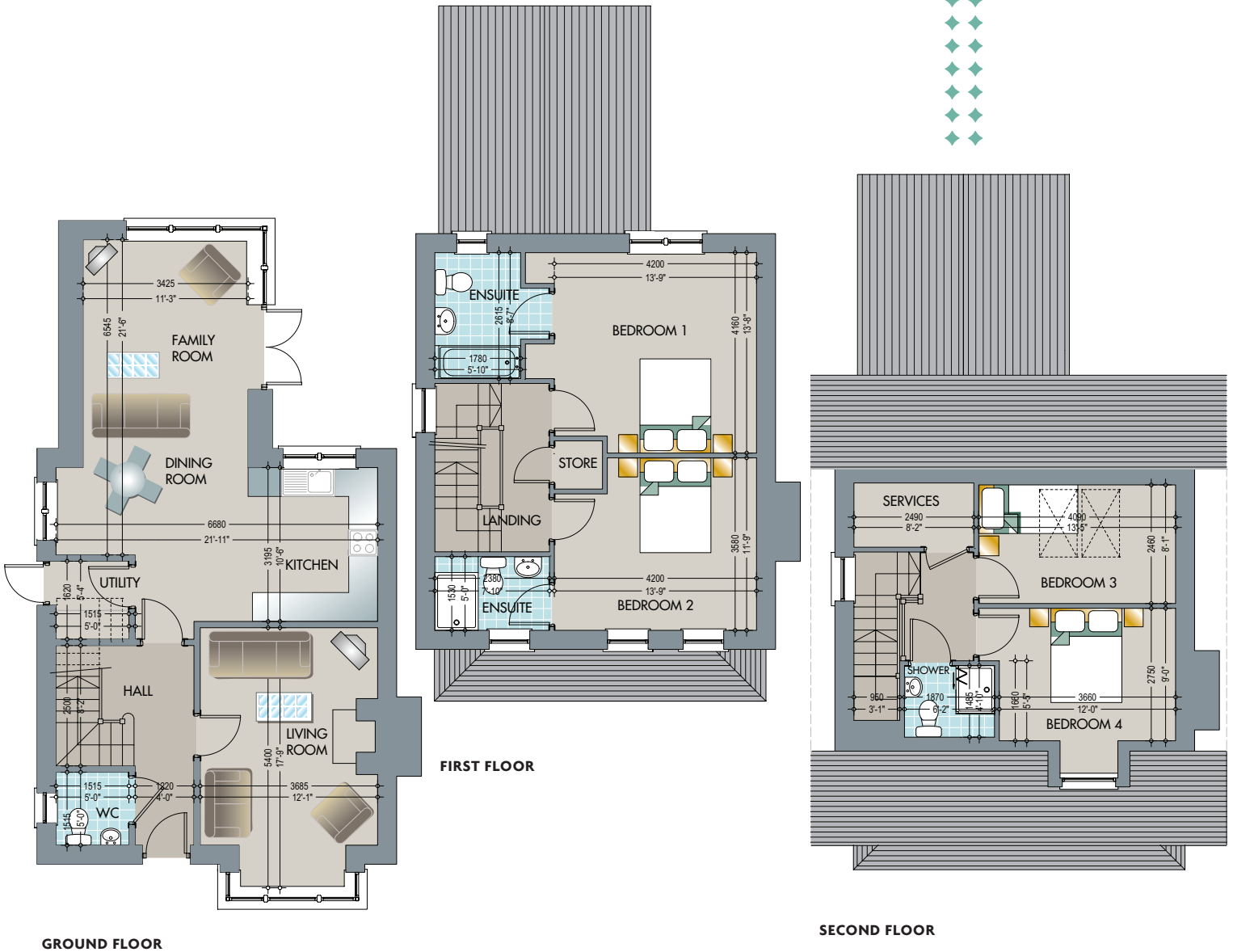
*Total floor area 1,711sq.ft. - 159sq.m.*

Elegance of design with an abundance of free flowing accommodation are combined to give a truly lovely home worthy of any growing family. Space, light and a family friendly layout are all important and this house has all three.



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## STYLE D1

4 BEDROOM SEMI-DETACHED HOME

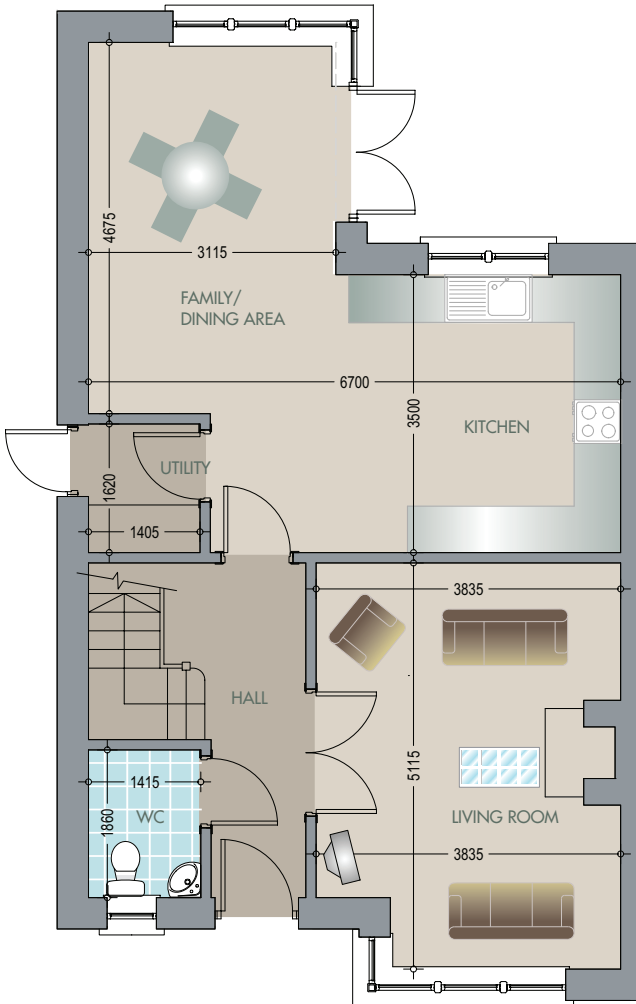
*Total floor area 1,354sq.ft. - 126sq.m.*

High quality finish with an elegant design reflect the wishes of a discerning buyer. This plan has been designed with light and generosity of proportion in mind. An ideal choice for family use for those who enjoy an abundance of space and comfort.

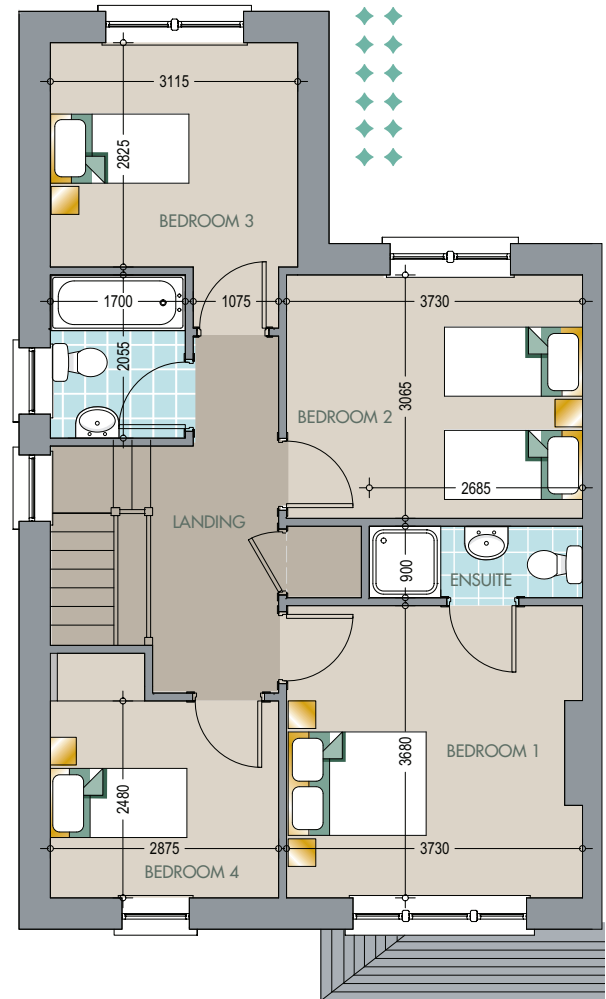


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GROUND FLOOR



FIRST FLOOR



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## STYLE D2

3 BEDROOM SEMI-DETACHED HOME

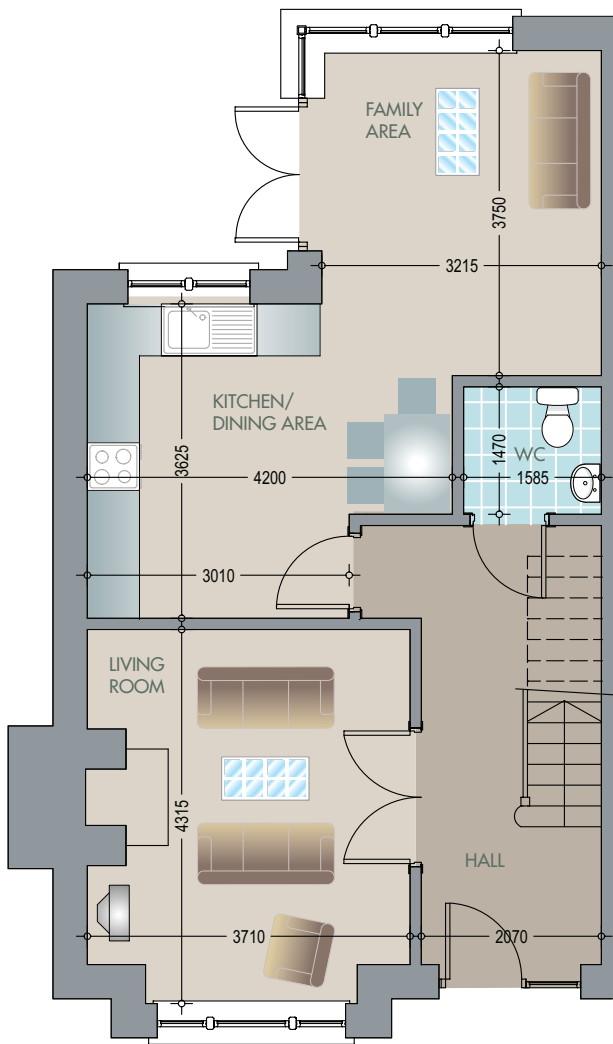
*Total floor area 1,171sq.ft. - 109sq.m.*

**An interesting mix of natural light, spacious open plan kitchen and dining area to the rear are coupled to make a home for modern living. Relax in the spacious lounge, sit back and forget your worries.**

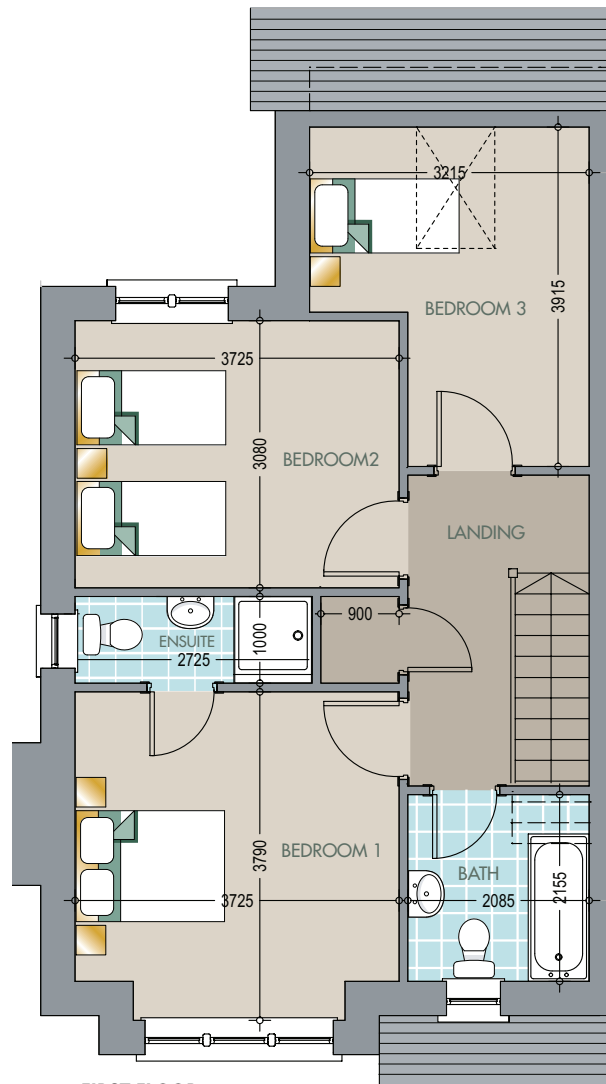


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GROUND FLOOR



FIRST FLOOR



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## STYLE D3

3 BEDROOM END TERRACE HOME

*Total floor area 1,182sq.ft. - 110sq.m.*

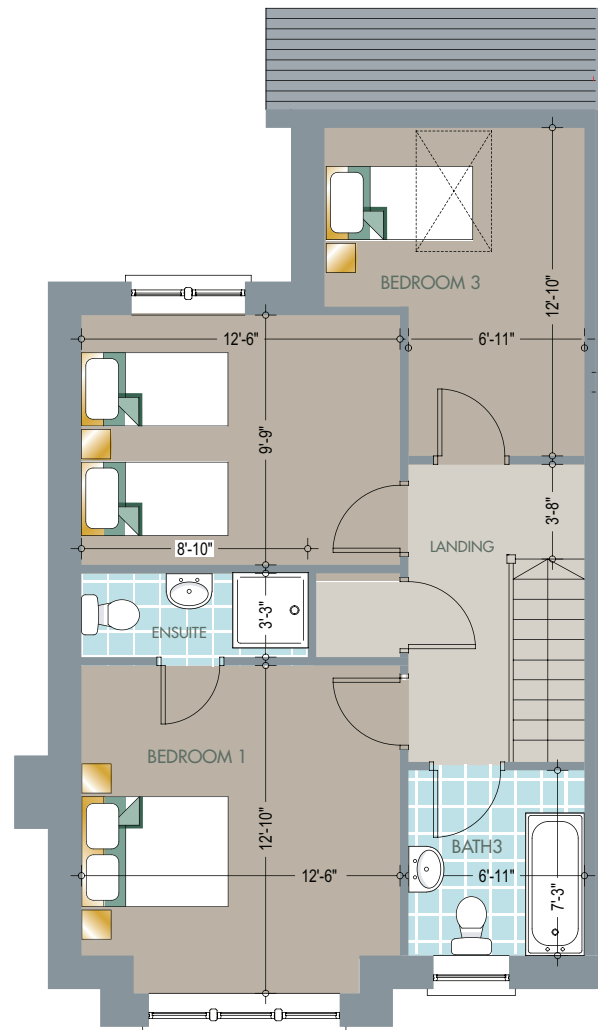
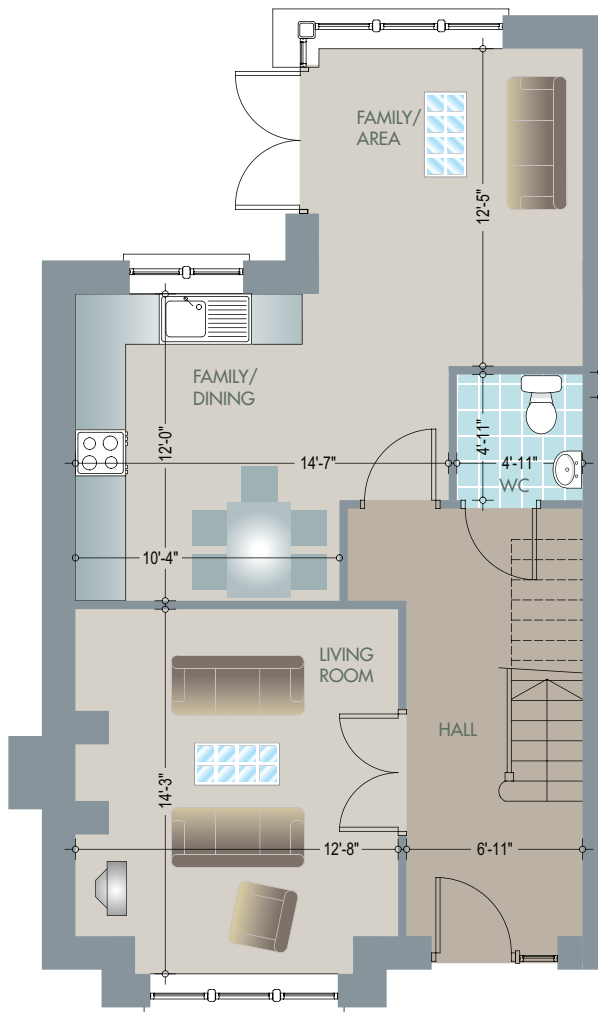
**A substantial three bedroom end terrace home with a contemporary feel.**

**A large lounge to the front and exceedingly bright kitchen and dining area to the rear give this home a lovely flow, ideal for entertaining.**



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## STYLES E

3 BEDROOM SEMI-DETACHED

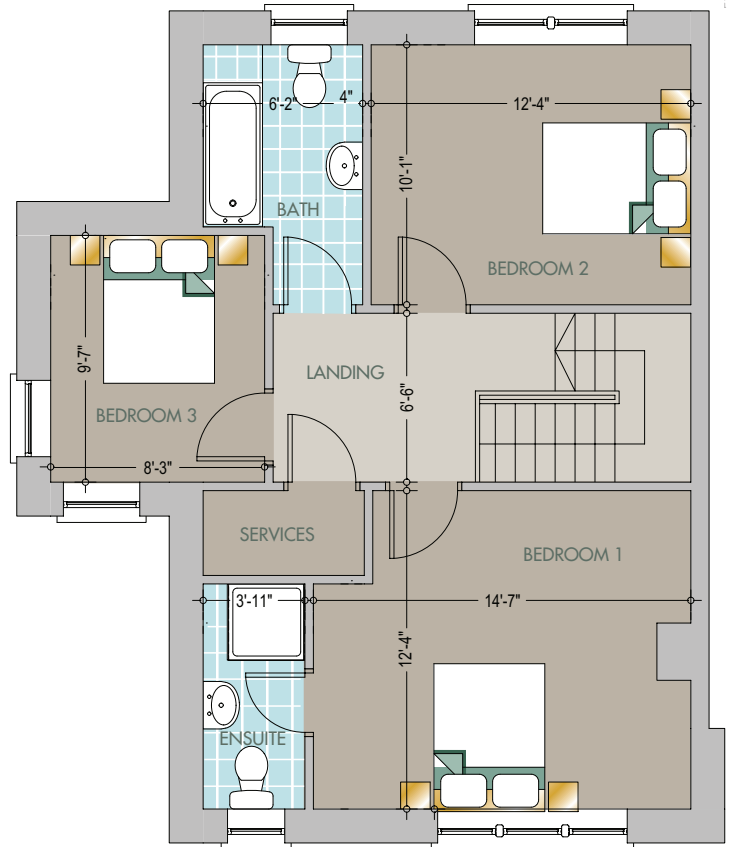
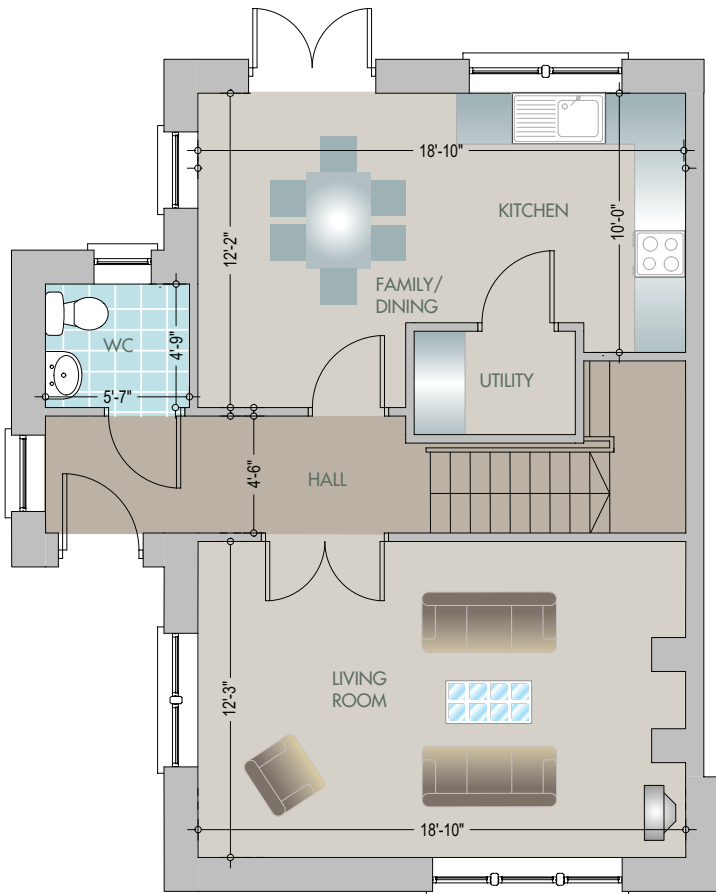
*Total floor area 1,214sq.ft. - 112sq.m.*

Cheerful open atmosphere with a classically elegant design makes this home a popular choice. The spacious layout and good contemporary design are used to full effect, giving a home which caters for all the conveniences of modern living.



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## STYLE K

2 BEDROOM MID TERRACE HOME

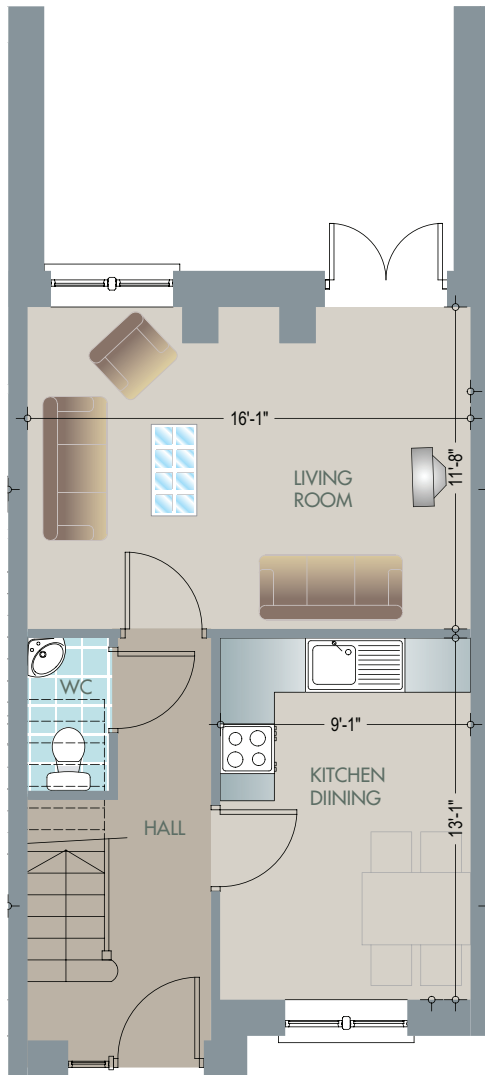
*Total floor area 806sq.ft. - 75sq.m.*

A well planned two bedroom home with surprisingly spacious living accommodation. The living room has excellent proportions with french doors to patio and garden area. This makes for a truly lovely focal point and a bright reception room ideal for relaxing in.

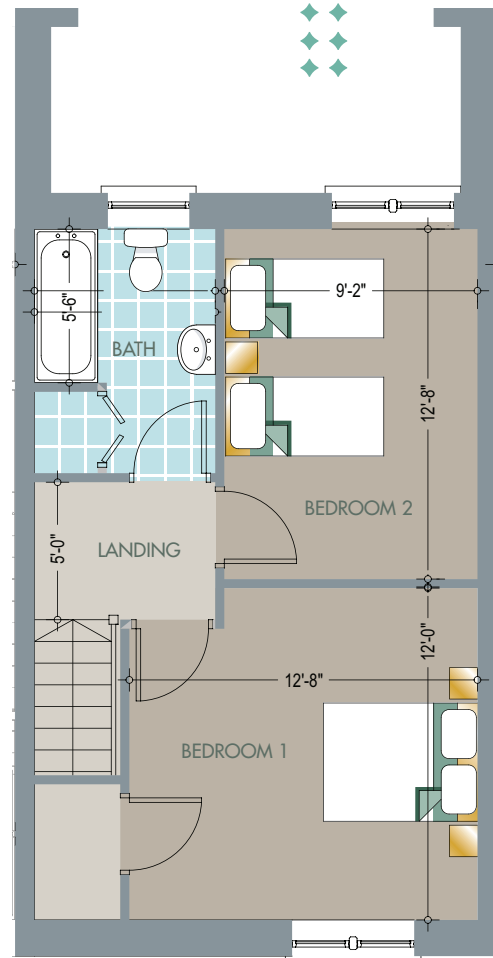


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GROUND FLOOR



FIRST FLOOR



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## STANDARD FEATURES IN ALL HOUSE TYPES



- High energy efficient A-rated house.
- Distinctive architectural design combining history and modernity, space and light.
- Large conservatory style glazed area to family room in House Types A, B, C, D1, D2, D3.
- Quality fireplaces surround and solid fuel stove in Living Room.
- Luxury fitted kitchen.
- Quality fitted robes in the Master Bedroom & Bedroom 2.
- PVC double glazed windows and PVC fascia & soffit.
- Ground floor guest toilet suite in all house types.
- Ten year Home Bond structural guarantee.
- Quality sanitary ware fitted.
- Panelled doors, moulded skirting and architrave.
- Generous electrical specification.
- Painted newels and balustrades on staircases.
- Modern air to water heat pump system providing a responsive and highly efficient central heating system.
- Efficiency and comfort due to very high insulation standards.
- Cornicing to Living Room and Hall in house types A, B, C, D1, D2 and E.
- All homes pre-wired for an alarm system.
- Fully decorated throughout.
- Concrete post and wood panel fencing dividing rear gardens.
- French doors to paved patio area.
- Seeded lawn to garden areas.



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## HOUSE STYLES A, B, C, D1

- Master Bedroom with shower en-suite.
- Master and second bedroom en-suites in types B and C.
- Walled front garden incorporating a cobbled parking area to front of house with two car spaces.
- Utility room off kitchen plumbed for washing machine.

## HOUSE STYLES D2, D3, E, K

- Master Bedroom with shower en-suite in D2, D3 and E type house.
- Walled front garden incorporating a cobbled parking area to the front with ample car spaces.
- House types D3 & K will have allocated parking with ornate railings to the front gardens.
- Kitchen plumbed for washing machine and dishwasher.



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SPECIAL FEATURES & SPECIFICATION

BALLINCOLLIG REGIONAL PARK







# COOPERS GRANGE

# COOPERS GRANGE

### SITE PLAN & KEY

|  |                                   |
|--|-----------------------------------|
|  | Style A - 5 Bed Detached          |
|  | Style B - 4/5 Bed Detached        |
|  | Style C - 4 Bed Detached          |
|  | Style D1 - 4 Bed Semi-Detached    |
|  | Style D2 - 3 Bed Semi-Detached    |
|  | Style D3 - 3 Bed End of Terrace   |
|  | Style E - 3 Bed Semi-Detached     |
|  | Style K - 2 Bed Mid Terrace       |
|  | Phase 1 Millers Court (Developed) |

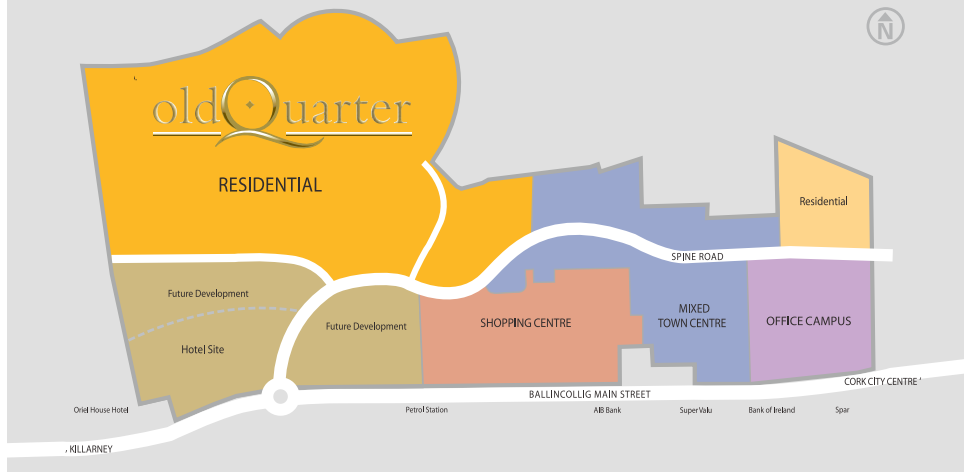


A.

## LOCATION MAPS

- A. OLD QUARTER SITE MAP.
- B. DEFINED AREAS OF BALLINCOLLIG TOWN CENTRE.
- C. LOCAL ROAD NETWORK ADJACENT TO BALLINCOLLIG.
- D. LOCATION OF BALLINCOLLIG, CO. CORK.

B.







LESLIE'S ARCH

WALTHAM  
ABBEY

OLD FORT ROAD TO BALLINCOLLIG

**OLD QUARTER** is ideally situated within Ballincollig Town Centre close to all amenities. The Ballincollig bypass (N28) makes Cork city easily accessible yet allows enough distance to avoid the more fast paced life involved in city living. The elimination of through-traffic has opened up the heart of Ballincollig, making it a more attractive and friendly environment.



Developer / Builder



Selling Agents



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