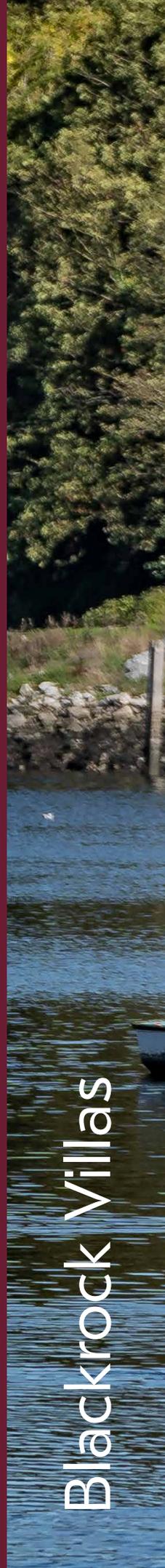


Glenveagh
Blackrock Villas

Giving Life A New Home

Blackrock Villas



Welcome Home

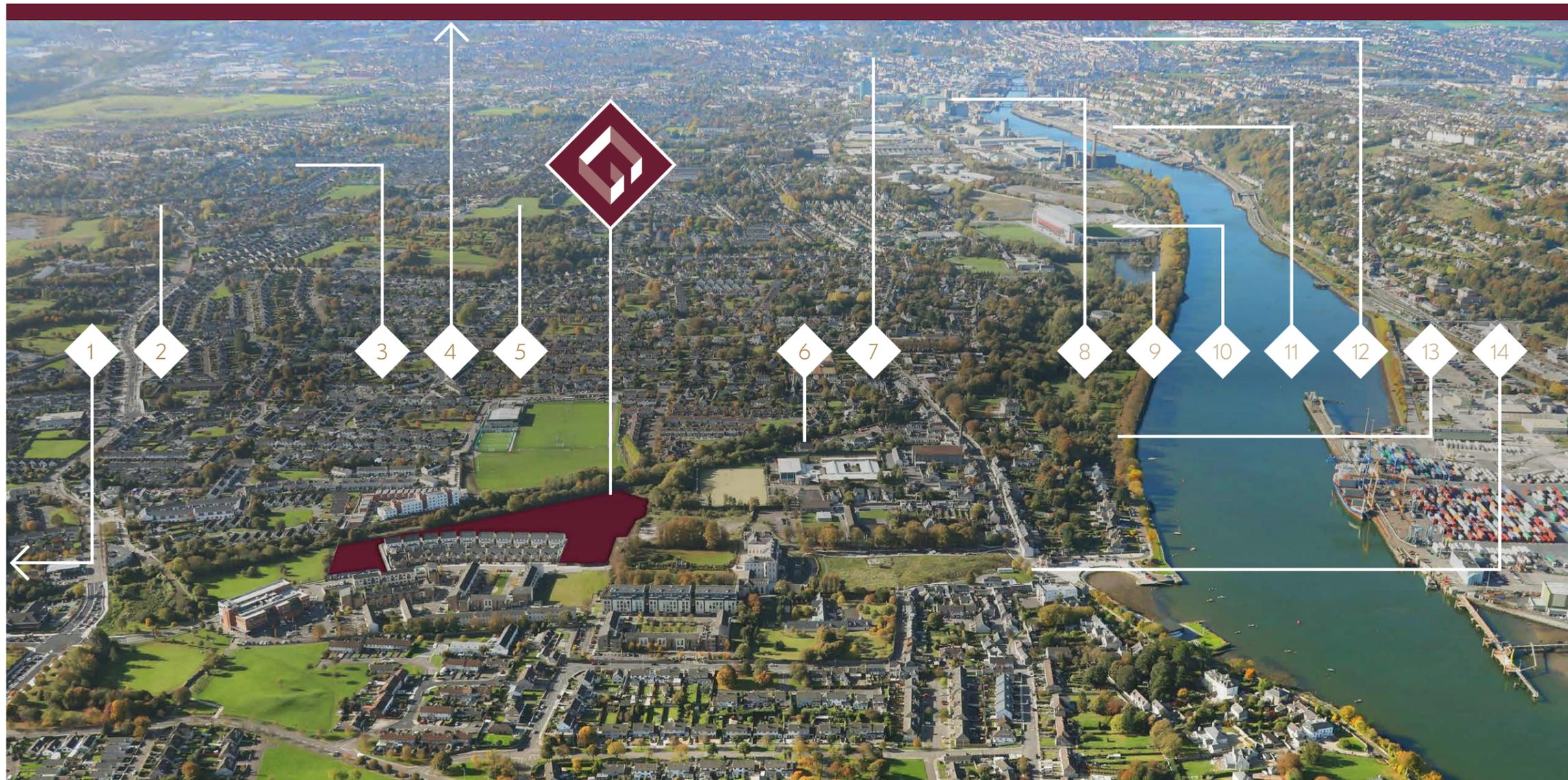
Blackrock Villas

Glenveagh Homes is pleased to introduce Blackrock Villas, a prestigious development of spacious 3-, 4-, and 5-bedroom family homes located at the end of a beautiful tree-lined avenue in the picturesque village of Blackrock, Cork. Ideal for growing families of all sizes, Blackrock Villas is an excellent opportunity to purchase a high-quality new home in a stunning waterside location just a few minutes away from Cork City Centre.

Blackrock Villas

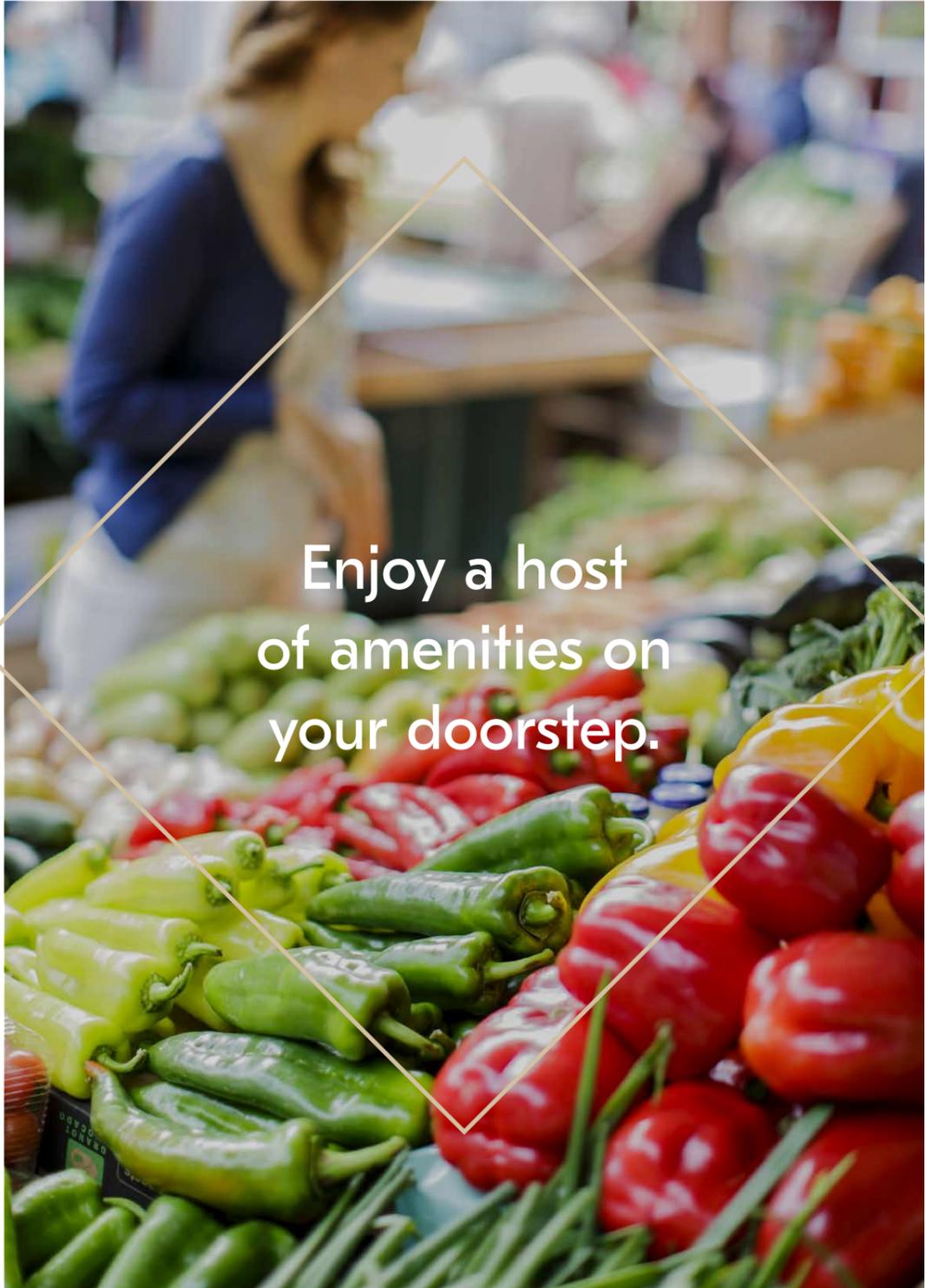
Blackrock Villas is situated close to the south bank of the River Lee, in one of Cork City's most beautiful and highly sought after locations.

Just a few kilometres from the centre of Cork City, a host of excellent transport options links Blackrock Villas to the city and its surroundings. The N40 South Ring Road provides access to western routes as well as connections to Dublin (M8) and Waterford (N25). Several bus routes also link Blackrock to Cork City Centre, while the 219 bus route links Blackrock to the western suburbs via Douglas.



Amenities

1. Mahon Point Shopping Centre
2. South Ring Road
3. Douglas
4. Cork Airport
5. Páirc Uí Rinn
6. Rail Line Walk
7. UCC
8. City Centre
9. Atlantic Pond
10. Páirc Uí Chaoimh
11. Kent Train Station
12. Apple Campus
13. The Marina
14. Blackrock Village



Enjoy a host
of amenities on
your doorstep.

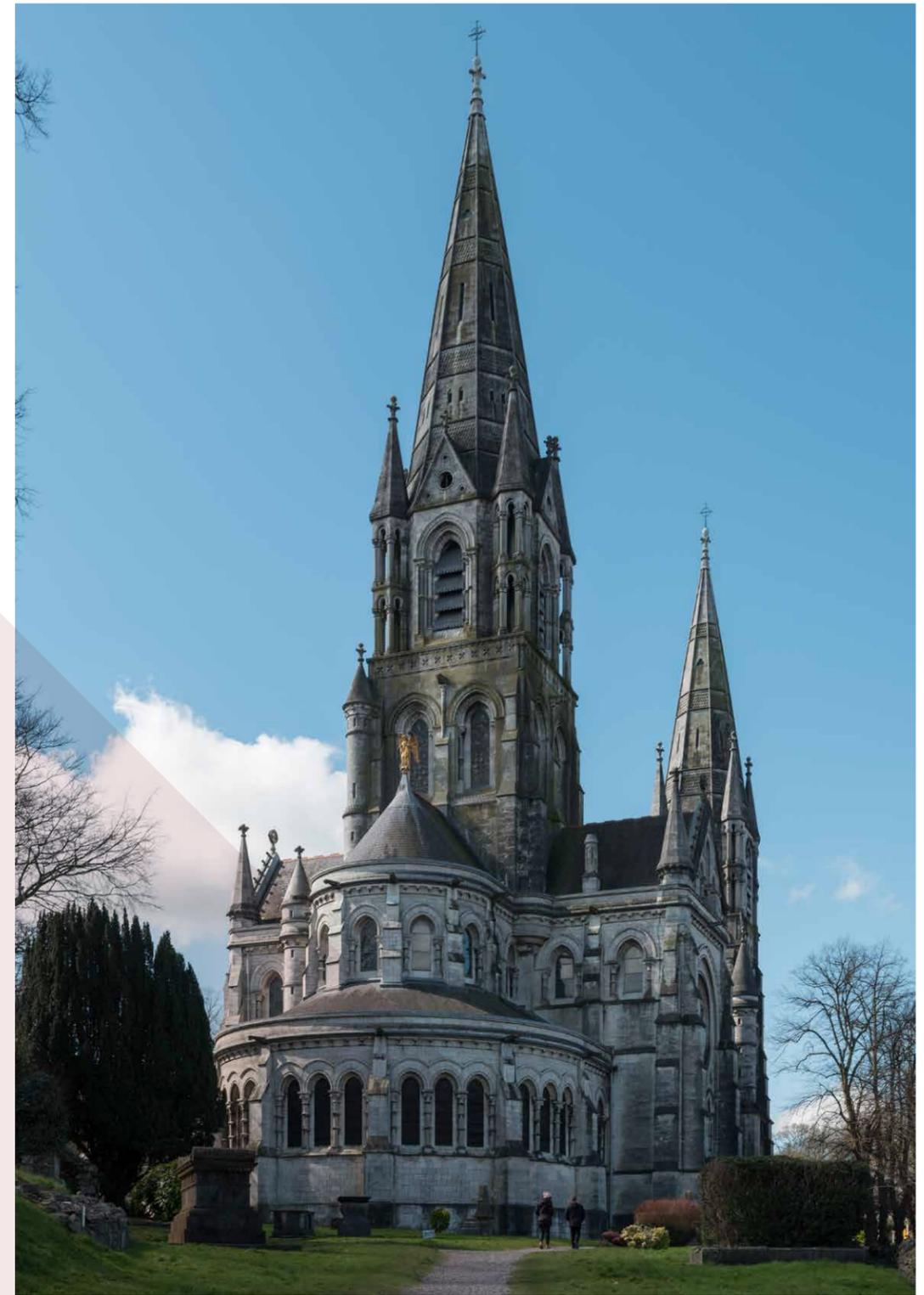
Blackrock is a real destination for foodies too, with many well regarded restaurants, bars and cafés popular among visitors and locals alike. The recently redesigned village square is the charming centrepiece of this beautiful village, and every Sunday, families travel from all over Cork to visit the weekly farmers' market to enjoy the array of organic produce and artisan foods on offer.



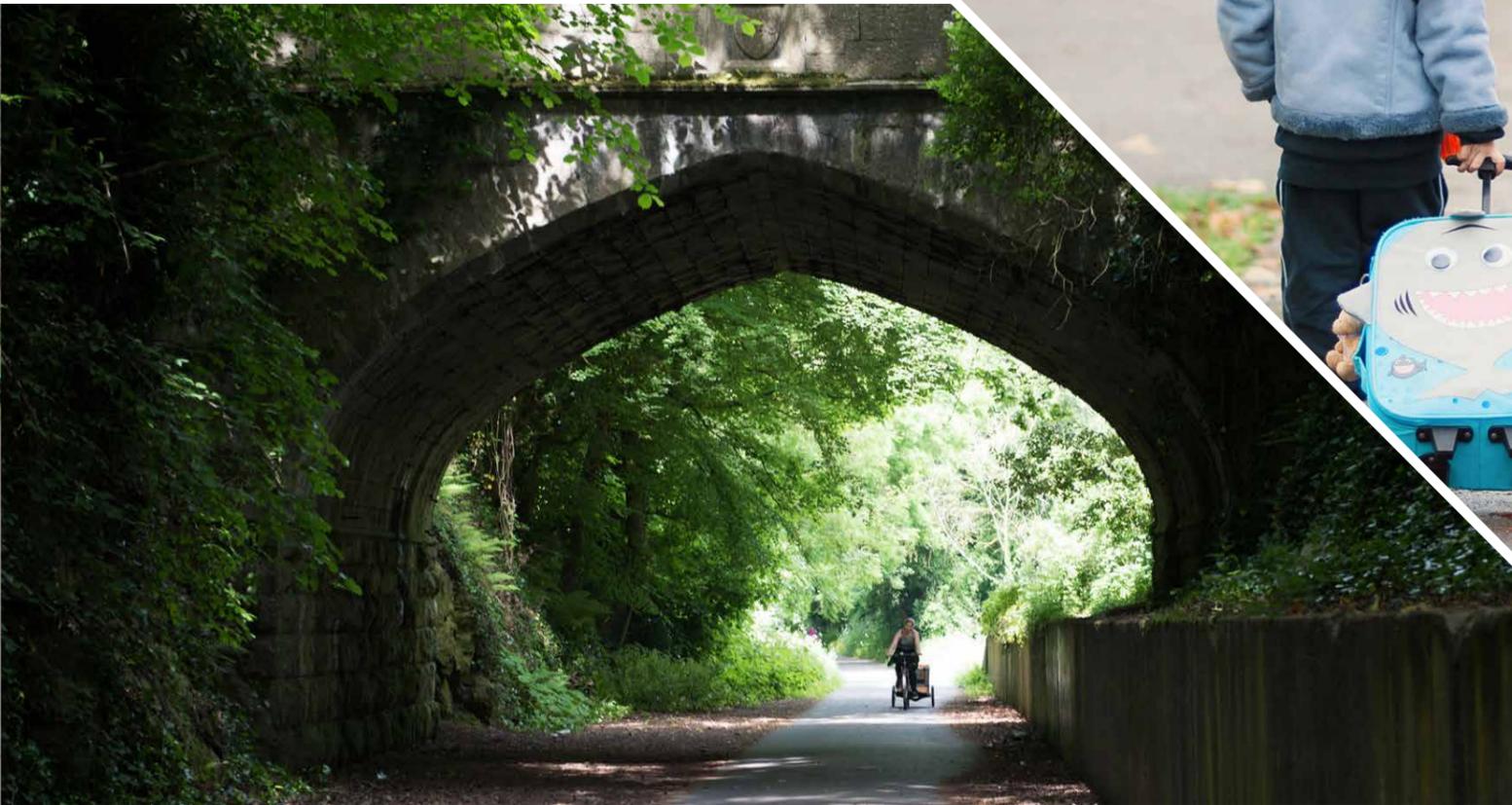
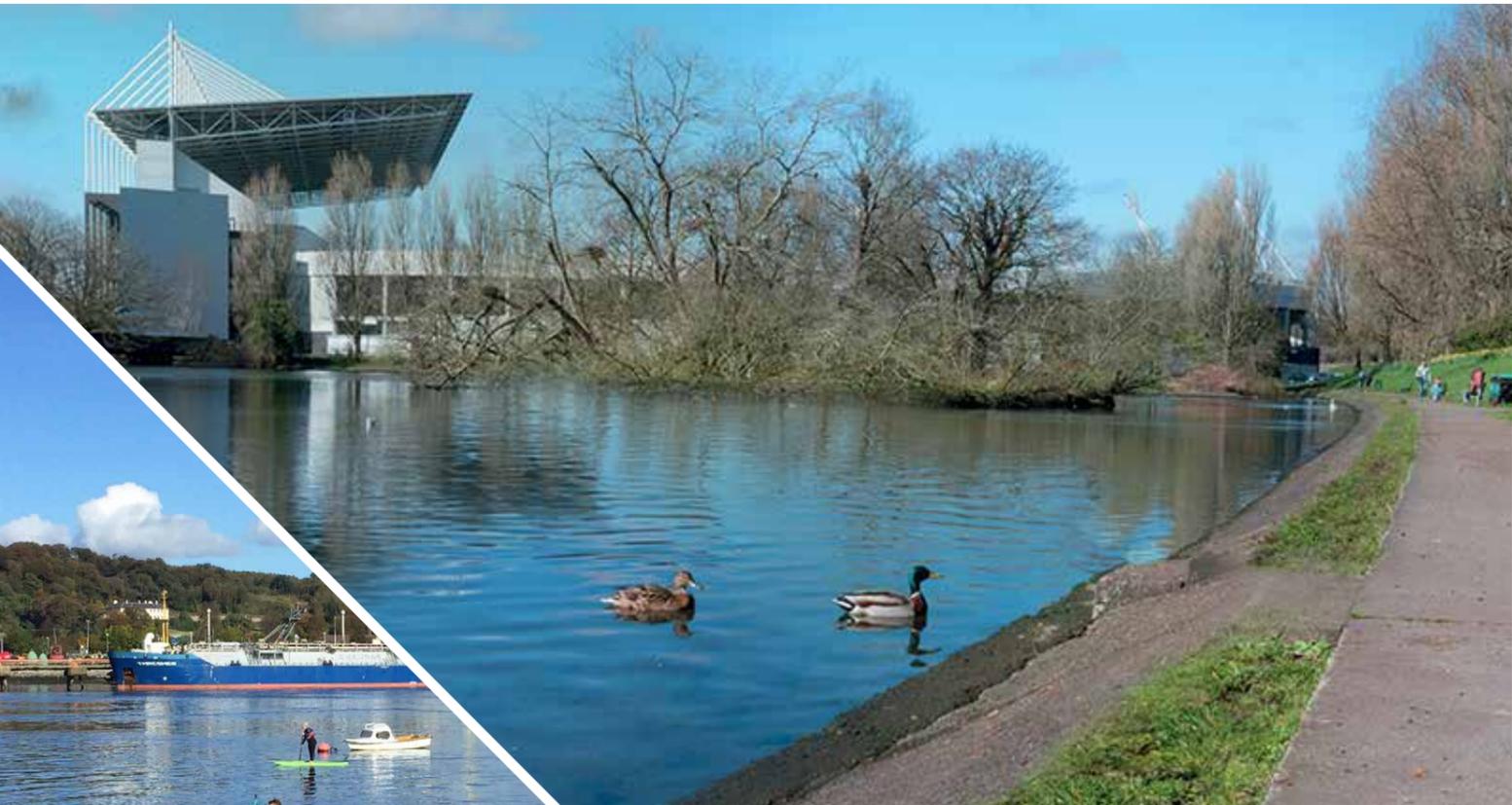
Close To Everything You Need

Local shops, a post office, medical centre, pharmacy, hospitals and a leisure centre ensure that every practical need can be met locally and conveniently. For those in need of more retail therapy,

Mahon Point Shopping Centre - Munster's largest shopping centre - is less than 3km from Blackrock Villas and houses over 60 stores including Debenhams, Tesco, Zara, Oasis and Next, and a 13-screen Omniplex cinema. Mahon Point is also adjacent to City Gate office campus, home to approximately 3,500 employees.

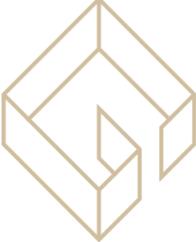


A lively community perfect for families, Blackrock is packed with every amenity you could possibly want.



Six primary schools and three secondary schools ensure children can enjoy the best of education without having to travel far, while a host of clubs including rowing, GAA, tennis, football and rugby offer sporting action for every member of the family. Blackrock's beautiful waterside location offers plenty of opportunities for families to enjoy the great outdoors. The village is located midway on the 5km foot and cycle path which historically formed part of the railway line between Passage West and Cork City Centre.




Glenveagh
Blackrock Villas

Site Plan



- 
The Sanderling
 3 Bed Semi-Detached
 121 sq. m. | 1,302 sq. ft.
 - 
The Dove
 3 Bed Detached
 123.3 sq. m. | 1,327 sq. ft.
 - 
The Kestrel
 3 Bed Semi-Detached
 110 sq. m. | 1,184 sq. ft.
 - 
The Swallow
 4 Bed Detached
 155.6 sq. m. | 1,674 sq. ft.
 - 
The Moorhen
 4 Bed Detached
 155.8 sq. m. | 1,677 sq. ft.
-
- 
The Diamond
 5 Bed End of Terrace
 208.9 sq. m. | 2,248 sq. ft.
 - 
The Quartz
 5 Bed Terrace
 202.6 sq. m. | 2,180 sq. ft.
 - 
The Emerald
 5 Bed End of Terrace
 202.3 sq. m. | 2,177 sq. ft.
 - 
The Sapphire
 5 Bed End of Terrace
 208.2 sq. m. | 2,241 sq. ft.

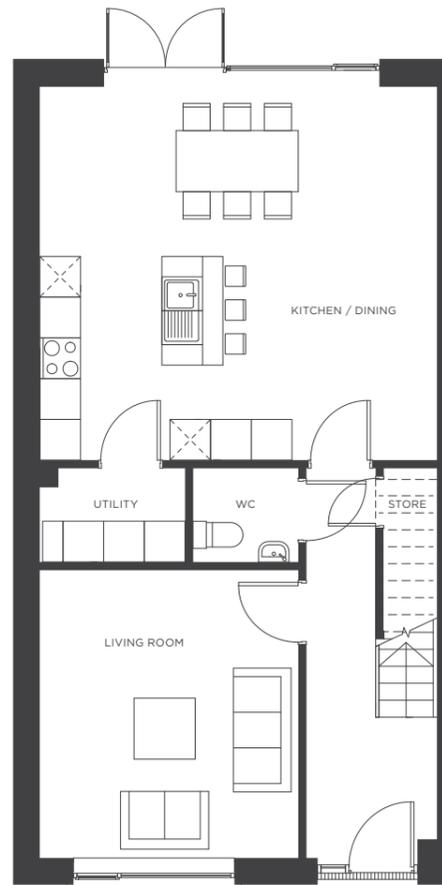


Images of the houses are computer generated and for reference only.

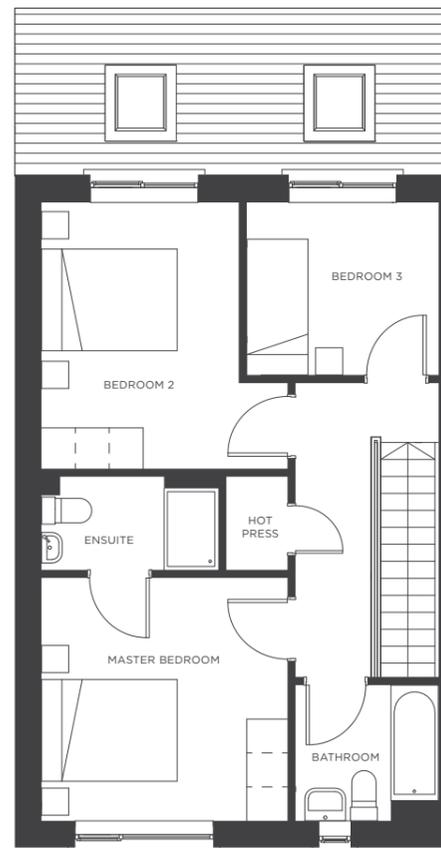


The Sanderling

3 Bed Semi-Detached
121 sq. m. | 1,302 sq. ft.



GROUND FLOOR



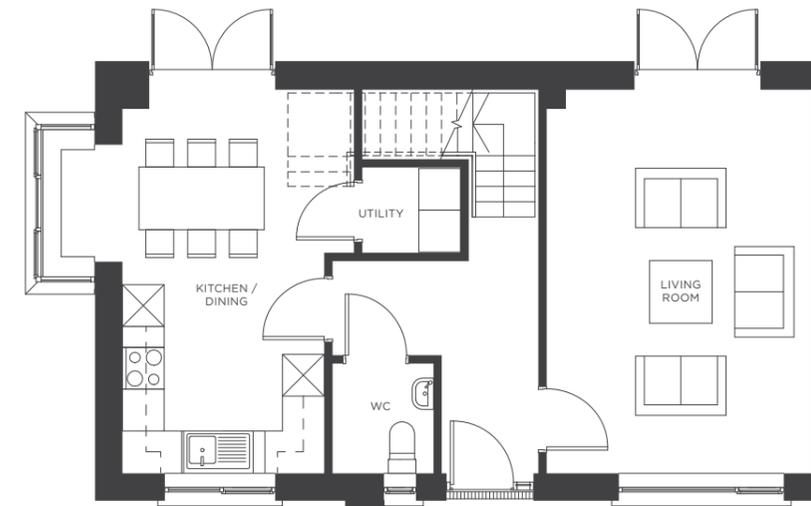
FIRST FLOOR

Floorplans and dimensions are indicative only and subject to change. Glenveagh Homes Ltd may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

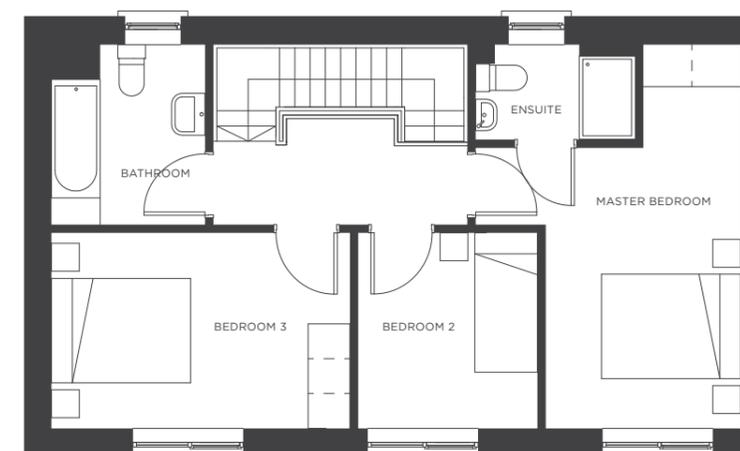


The Kestrel

3 Bed Semi-Detached
110 sq. m. | 1,184 sq. ft.



GROUND FLOOR



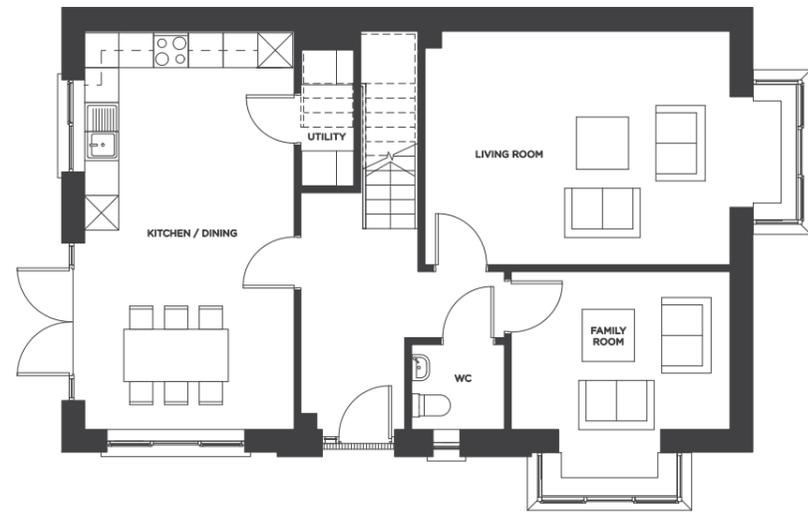
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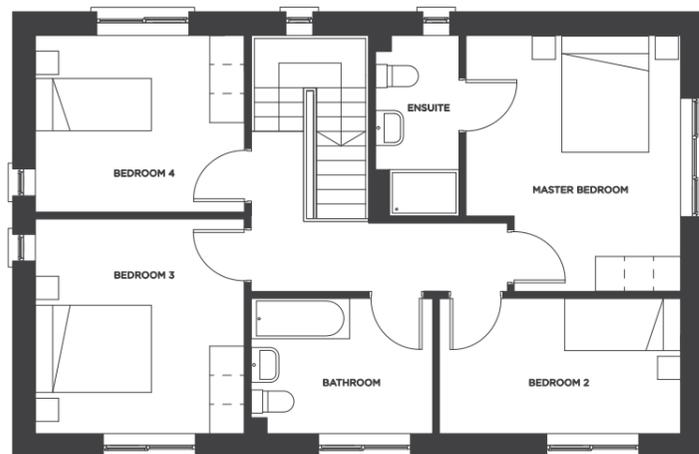


The Swallow

4 Bed Detached
155.6 sq. m. | 1,674 sq. ft.



GROUND FLOOR



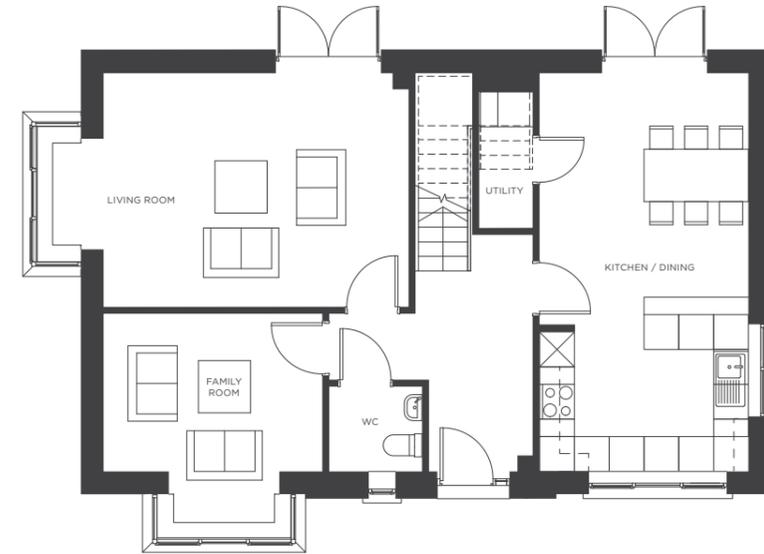
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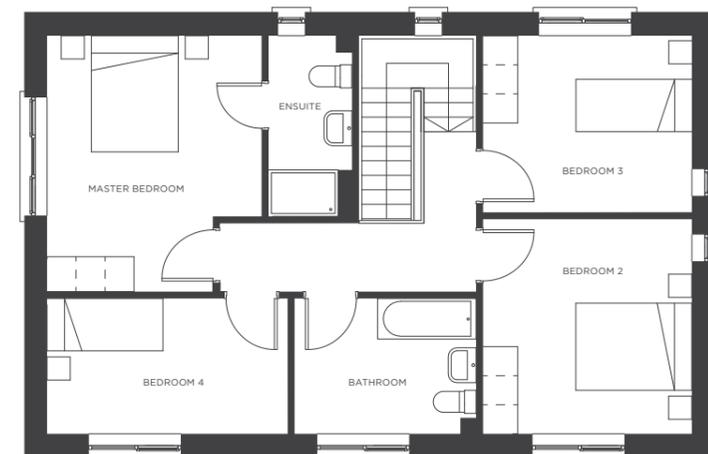


The Moorhen

4 Bed Detached
155.8 sq. m. | 1,677 sq. ft.



GROUND FLOOR



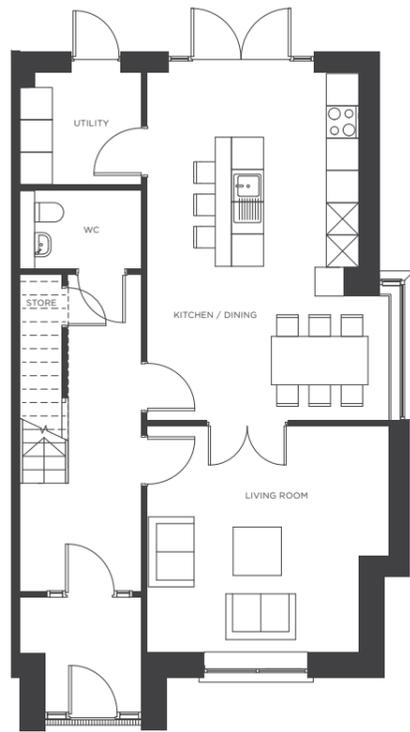
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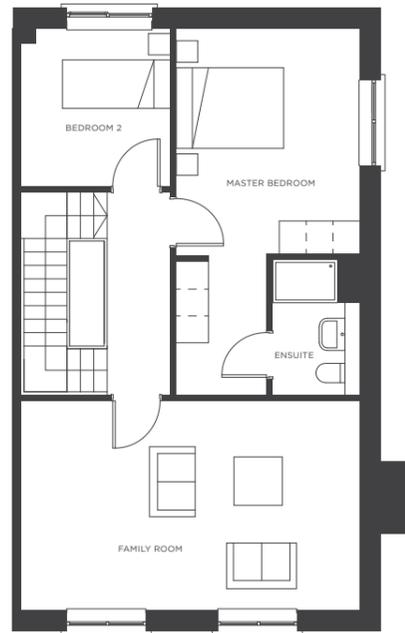


The Diamond

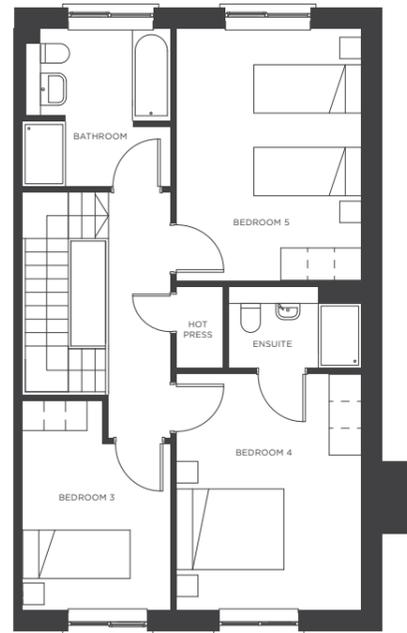
5 Bed End of Terrace
208.9 sq. m. | 2,248 sq. ft.



GROUND FLOOR



FIRST FLOOR

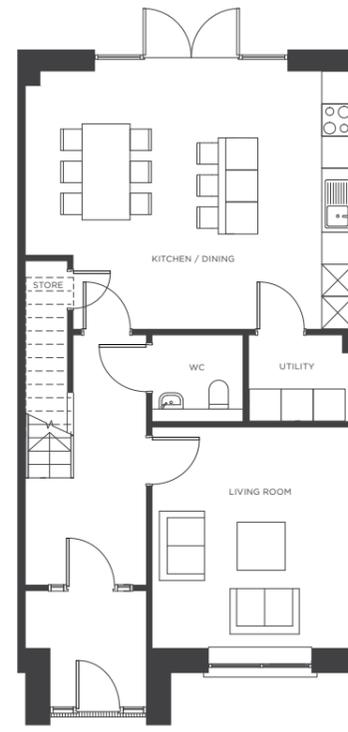


SECOND FLOOR

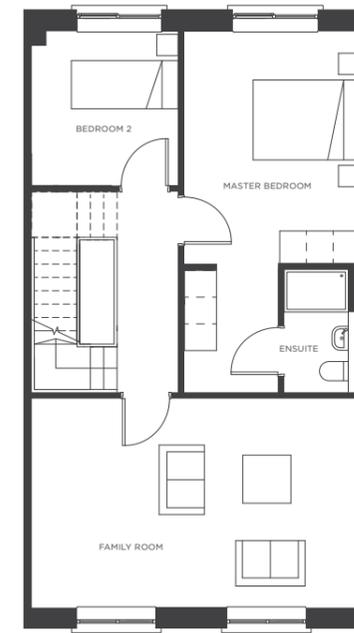


The Quartz

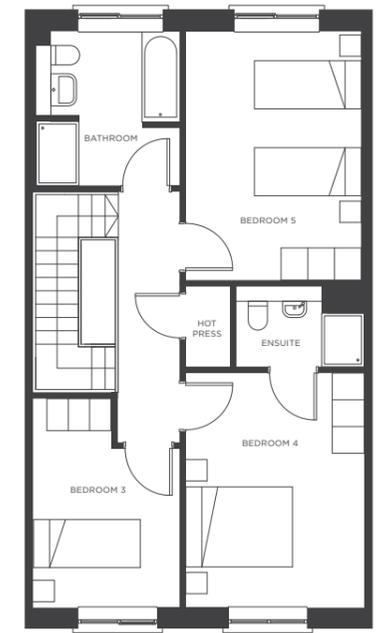
5 Bed Terrace
202.6 sq. m. | 2,180 sq. ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



The Emerald

5 Bed End of Terrace
202.3 sq. m. | 2,177 sq. ft.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



The Sapphire

5 Bed End of Terrace
208.2 sq. m. | 2,241 sq. ft.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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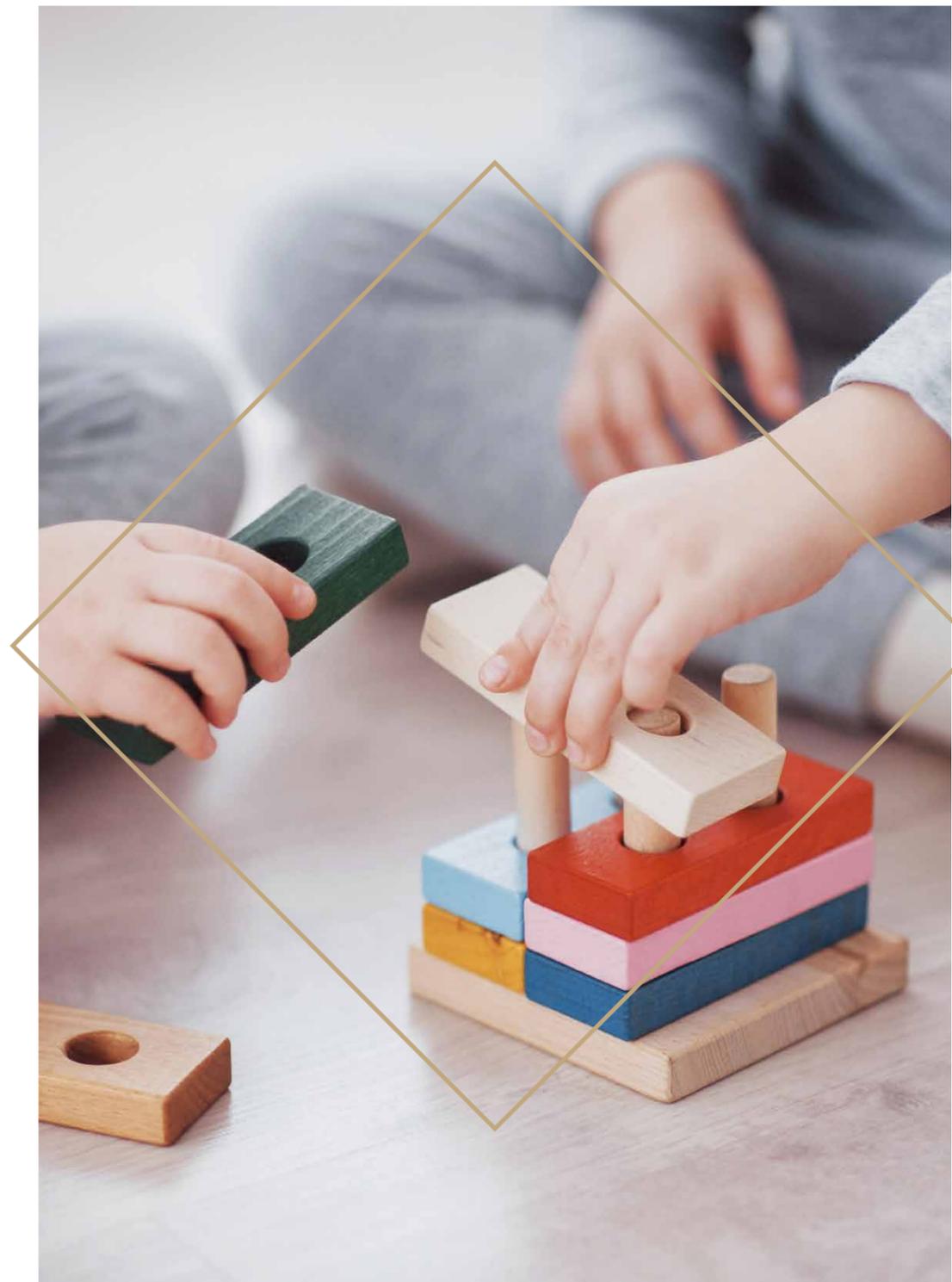
Images of the houses are computer generated and for reference only.

Taylor Hill, Balbriggan

Modern and innovative building methods and high-quality materials combine to create homes that look great and feel comfortable for generations to come.

Giving Life A New Home

Our homes are planned, designed and built well.



Built To A Standard You Can Trust

External Features



- Maintenance free, tasteful mix of brick and render exteriors.
- PVC fascia, gutters and downpipes.
- Composite front doors with secure five-point locking system.

Electrical & Heating



- Generous lighting and power points with chrome sockets & switches in the kitchen around the countertop area.
- Smoke detectors and heat detectors fitted as standard.
- TV connection in living and master bedroom.
- Wired for an intruder alarm.
- Air to Water Heat Pump
High Efficiency Heat Pump.

Kitchens



- Superb contemporary kitchen with soft close doors.
- All kitchens are integrated with an upstand and elegant stainless-steel extractor fan as in the show houses.
- Stainless steel sink featuring an elegant tap.

Gardens



- Driveways finished in paving with two car-parking spaces.
- Seeded gardens with secure post and panel fencing to rear gardens.

Bathroom & Ensuite



- Stylish contemporary bathroom, ensuite and guest WC with elegant sanitary ware.
- Beautiful taps, shower heads & bath fittings.
- Carefully chosen tiles on all bathroom floors and wet areas as in our show houses.

Windows & Doors



- Two-toned uPVC double glazed windows with grey exterior and white interiors.
- French double doors to back garden.

Wardrobes



- Panel style fitted wardrobes in master and second bedroom as in the show houses.

Internal Finishes



- Walls painted throughout in a mid-tone easy neutral paint with ceilings painted in white.
- Quality interior joinery to include painted internal shaker-style doors and contemporary skirting and architraves finished in an off-white satin paint.
- Pull-down attic ladder in all homes.

Energy Efficiency



- All homes are A-rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- High level of insulation incorporated in floors, walls and roofs.
- All houses are constructed to provide a high level of air tightness in order to retain heat.

Guarantee



- Each Blackrock Villas home is covered by a 10-year Homebond Structural Guarantee.



Glenveagh Homes

The team at Glenveagh understands that buying a home is possibly the biggest decision you will ever make in your life – but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce high-quality homes in great areas at competitive prices. Put simply, our aim is to exceed your expectations in every way possible.

We take a simple approach to our developments. First we design homes that make the most of the surrounding landscape and add to the fabric of an existing community. Then we concentrate on creating homes that make living easy, homes that use high-quality and innovative materials and techniques to deliver modern, future-proof housing that is energy efficient, easy and cost-effective to run, thoughtfully laid out, aesthetically pleasing and very well built.

Choosing a Glenveagh home is simple – but so too is buying one. We aim to make the buying process as straightforward as possible, offering advice and help at every stage in the process. We are there to help even after you have the keys in your hands. Whether you are a first-time buyer or trading up or down, our aim is to ensure you will always remember with a smile your experience of buying your home with Glenveagh.

Other Glenveagh Developments

Taylor Hill, Balbriggan

Cnoc Dubh, Ballyboughal

Holsteiner Park, Clonee

Cois Glaisin, Navan

Cluain Adain, Navan

Herbert Hill, Dundrum

Proby Place, Blackrock

Marina Village, Greystones

Semple Woods, Donabate

Ledwill Park, Kilcock

Knightsgate, Rush

Selling Agents



021 427 3041

PSRA NO. 002183

Professional Team

Developer

Glenveagh Homes

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Glenveagh
Blackrock Villas

