



RYECOURT
WOODS

CLOUGHDUV, CO. CORK



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Welcome to Ryecourt Woods



A stunning landmark development of unparalleled luxury, elegance and style, comprising a mix of 4 & 5 bedroom detached homes – phase two of this development brings the choice of detached bungalows, semi-detached & terraced homes, all meticulously designed with unrivalled build quality and an impressive features list.

A setting where privacy and tranquillity exist in harmony with the convenience and benefits of contemporary living. Where each home provides the perfect blank canvas on which to express one's own sense of individual style and taste – setting Ryecourt Woods apart in terms of desirability, lifestyle, choice and value.

For the discerning buyer seeking a home of elegance and distinction, the search for your ideal property is over.

Welcome to journey's end... welcome home!

The Development

The design team for Ryecourt Woods has sought to enhance the existing character of the site, working in harmony with the surrounding environment to create a real sense of place.

The positioning of each property has been carefully considered in order to maximise natural daylight in the internal spaces. Each home has a well proportioned kitchen/living/dining room with generous space for each area. In addition, all house types feature a spacious living room with wood burning, solid fuel stove. Externally, you'll find generously sized rear gardens, while to the front of the property, off-street parking is provided comfortably for 2 vehicles.

Peace of mind for the new home owner comes with the knowledge that Ryecourt Woods is developed by O'Callaghan Properties, a long established homebuilder with impeccable credentials and a recognised track record for achieving the highest standards of craftsmanship.

Each property features; triple glazed windows & external doors, demand controlled ventilation, air to water underfloor heating, landscaped gardens, cobbled driveway, and a future-proofed electrical specification.

Each of these stunning homes is completed to exacting standards, with a compliment of personalised finishes, tiles, and colour schemes to choose from. Combining contemporary styling, classic craftsmanship, and the finest materials with the latest in modern technology and design – Ryecourt Woods is the embodiment of old and new in perfect harmony.



The Location

Situated just off the main N22 Cork/Killarney Road in the scenic village of Cloughduv, Ryecourt Woods is surrounded by some of the regions most fertile agricultural pastureland.

The development is just 25 minutes commute from Cork City, with Cork Airport and Cork Airport Business Park a short 20 minute journey away. While nearby, the towns of both Ballincollig and Macroom are a mere 15 minute drive along the N22 in either direction.

The location provides the tranquillity and lifestyle of country living, yet with all the advantages and convenience of urban amenities within easy reach.

Young families or prospective parents will come to appreciate the short walking distance from Cloughduv National School and local Educare Creche, not to mention the proximity to the local supermarket, medical centre, church, and pub.

Here, lovers of the outdoor lifestyle and sports enthusiasts alike are literally spoilt for choice, with an impressive array of amenities on one's doorstep, including; Lee Valley Golf & Country Club, Farran Woods (home to Zipit Forest and The National Rowing Centre), Lee Valley Equestrian Centre, Ballyhass Lakes Outdoor Activity Centre, Ballincollig Regional Park, and some superb fishing along the River Bride.

Last but not least, the area enjoys a proud GAA heritage and has an active club with a vibrant sporting and social calendar of events for all ages.

An idyllic, rural location and a place with a real and growing sense of community – one that you and your family will be delighted to call home.



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Luxury & elegance taken to new heights

SPECIAL FEATURES

- ▶ A-rated family homes
- ▶ All site development works completed and fully landscaped
- ▶ Master bedroom ensuite
- ▶ Built in wardrobes – fitted out to all master bedroom suites
- ▶ Stylish fitted kitchens with appliances included
- ▶ Downstairs toilet
- ▶ Seeded rear gardens
- ▶ Triple glazed windows & external doors
- ▶ Idyllic location
- ▶ All local amenities within strolling distance
- ▶ Bus route to Cork City
- ▶ Generous P.C. sum allowance – list available from the Sales Team
- ▶ HomeBond 10 year structural defects insurance warranty, with 5 year mechanical & electrical inherent defects warranty, providing unrivalled insurance protection for your home



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INTERNAL FINISHES

▶ **Mechanical Extract Ventilation**

This is a low energy, whole dwelling ventilation system that continuously extracts moisture laden and stale air from multiple locations within the building. The system removes pollutants while drawing fresh air through vents, providing good indoor air quality and helping to create a better living environment.

▶ **Heating**

Air to water heat pump – with radiators on both ground and first floors.

▶ **Building Fabric**

Built using the latest construction technology. Your home is a highly insulated and air tight building, achieving A2/A3 BER Ratings. Advances in design and production technology, and greater awareness of energy performance have made these timber frame homes superior, with better insulation and energy performance delivered by computer design and factory type manufacture procedures.

▶ **External Walls**

Render and painted finishes to all external walls.

▶ **Windows**

Your home's windows have been designed and manufactured by market leaders, providing low maintenance, triple glazed units with soft coat, low emissivity, gas filled glazing – making them both aesthetically pleasing and thermally efficient. For security, your windows are supplied with a centrally operated locking system with brushed chrome hardware, making them among the most secure on the market.

▶ **Doors**

Built from timber and steel, your home's front door comes in a sophisticated design, combining strength and security with modern design. This door has excellent thermal performance, low u-values and low heat loss, providing significant energy savings together with excellent draft-proofing and high water-tightness ratings.

▶ **Media and Communications**

These homes come fully future proofed with a generous distribution of power, television, and data points installed at carefully thought out locations throughout the building. Outside, your home has been connected to the Fibre Broadband Network through a series of underground pipes and chambers, available to be cabled at the homeowner's discretion.

▶ **Smart Home Enabled**

This technology allows purchasers to control security, lighting, heating and even allows homeowners to interact with callers through their door bell from a remote location. All homes are enabled for Smart Home Technology which can be provided to purchasers as an optional extra.

▶ **10 Year HomeBond Guarantee**

Your home is covered by a 10 year Structural Defects Homebond Insurance Warranty and 5 year Mechanical and Electrical Inherent Defects Warranty, underwritten by an approved insurance company, giving you unrivalled insurance protection for your home.

▶ **Interior Finishes**

Generously proportioned rooms provide light and space in abundance. Superior quality joinery and ironmongery add character to the internal environment, while substantial allowances for floor finishes and kitchens allow you apply your own taste and style to your home.

▶ **Bathrooms & En-suites**

These homes come fully fitted with a sophisticated range of designer sanitary wear, with tiling of wet areas and floors included as standard.

▶ **Landscaping, Gardens and Driveways**

The development will be professionally landscaped with a variety of grass areas and mature planting. Generously sized gardens come with seeded lawns bounded by tall fencing, providing a secure, private and secluded outdoor space. Concrete driveways and footpaths provide high quality hard landscape finishes.

▶ **Kitchen/Utility**

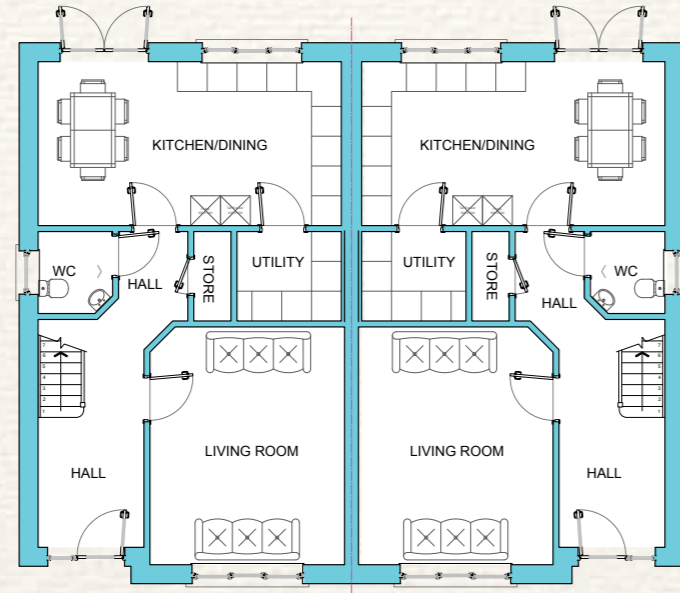
Modern and stylish fitted kitchen with softclose doors, stainless steel sink and elegant tap, plumbed for dishwasher and washing machine.

House Type F

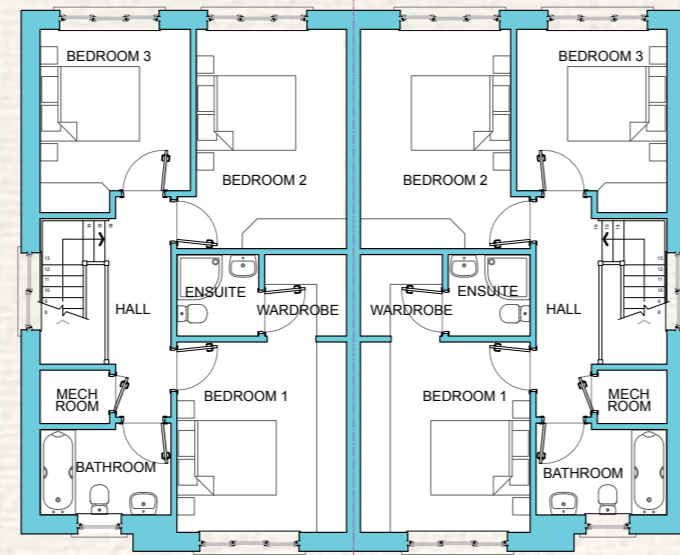


3 Bed Semi-Detached
Total Area 122.84 sq. m (1,322 sq. ft)

<i>Ground Floor</i>	metres
Hallway	4.58 x 2.13
Cloak Room	1.80 x 0.75
Living Room	4.78 x 3.91
Kitchen / Dining Room	6.10 x 3.30
Utility Room	2.10 x 1.80
Guest W.C.	1.65 x 1.50
<i>First Floor</i>	metres
Bedroom 1	3.83 x 3.41
Wardrobe	1.64 x 1.64
Ensuite	1.64 x 1.64
Bedroom 2	4.41 x 3.02
Bedroom 3	3.69 x 3.25
Bathroom	2.63 x 1.85



Ground Floor
61.33 sq. m (660 sq. ft)



First Floor
61.50 sq. m (662 sq. ft)



Type F



House Type G/H



3 Bed Terrace

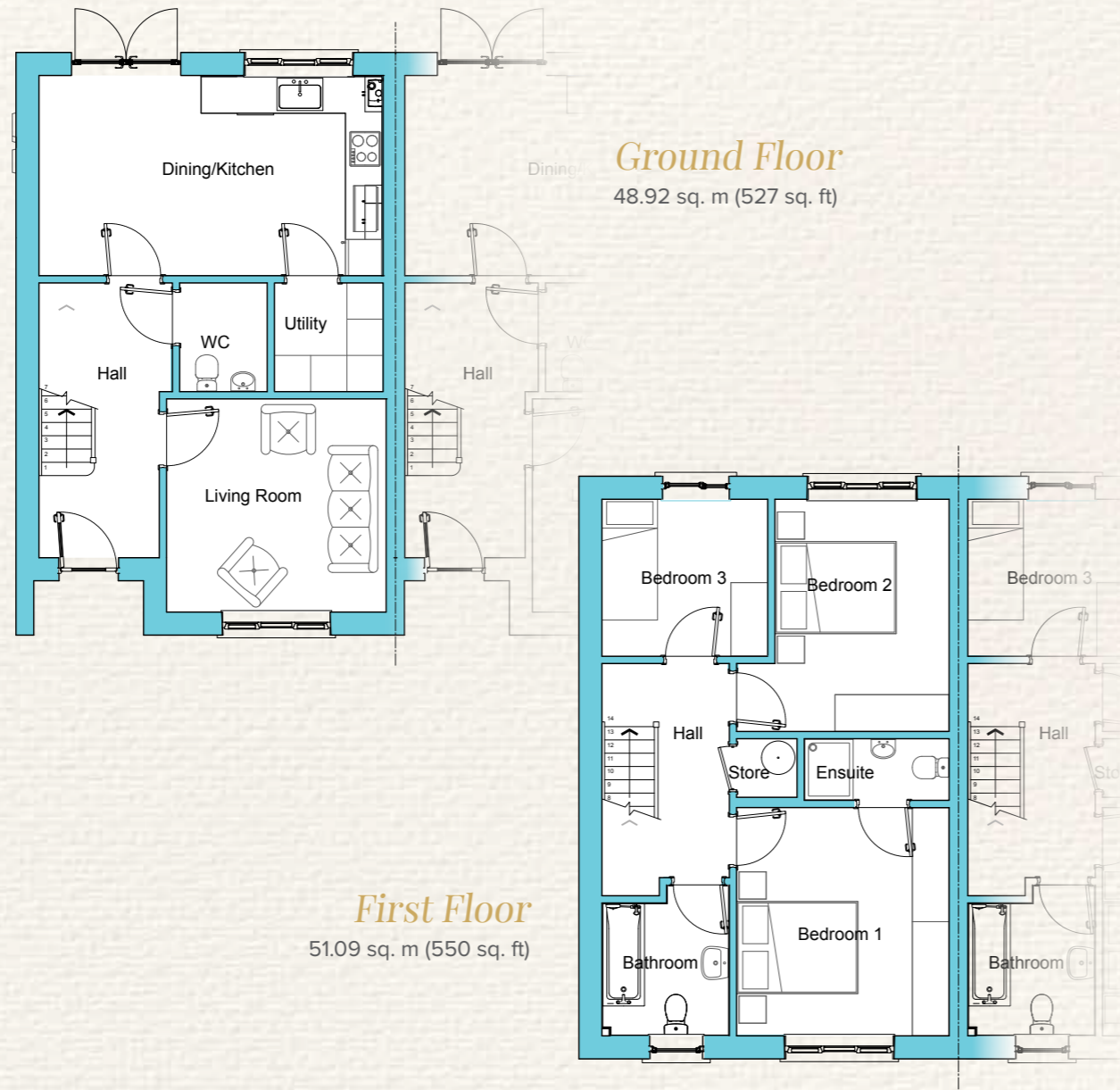
Total Area 100.01 sq. m (1,077 sq. ft)

Ground Floor

	metres
Hallway	4.55 x 2.21
Living Room	3.63 x 3.53
Kitchen / Dining Room	5.70 x 3.31
Utility Room	1.89 x 1.80
Guest W.C.	1.80 x 1.45

First Floor

Bedroom 1	3.78 x 3.52
Ensuite	2.40 x 1.02
Bedroom 2	3.84 x 2.88
Bedroom 3	2.74 x 2.60
Bathroom	2.50 x 2.11



Type G/H



House Type J



2 Bed Detached

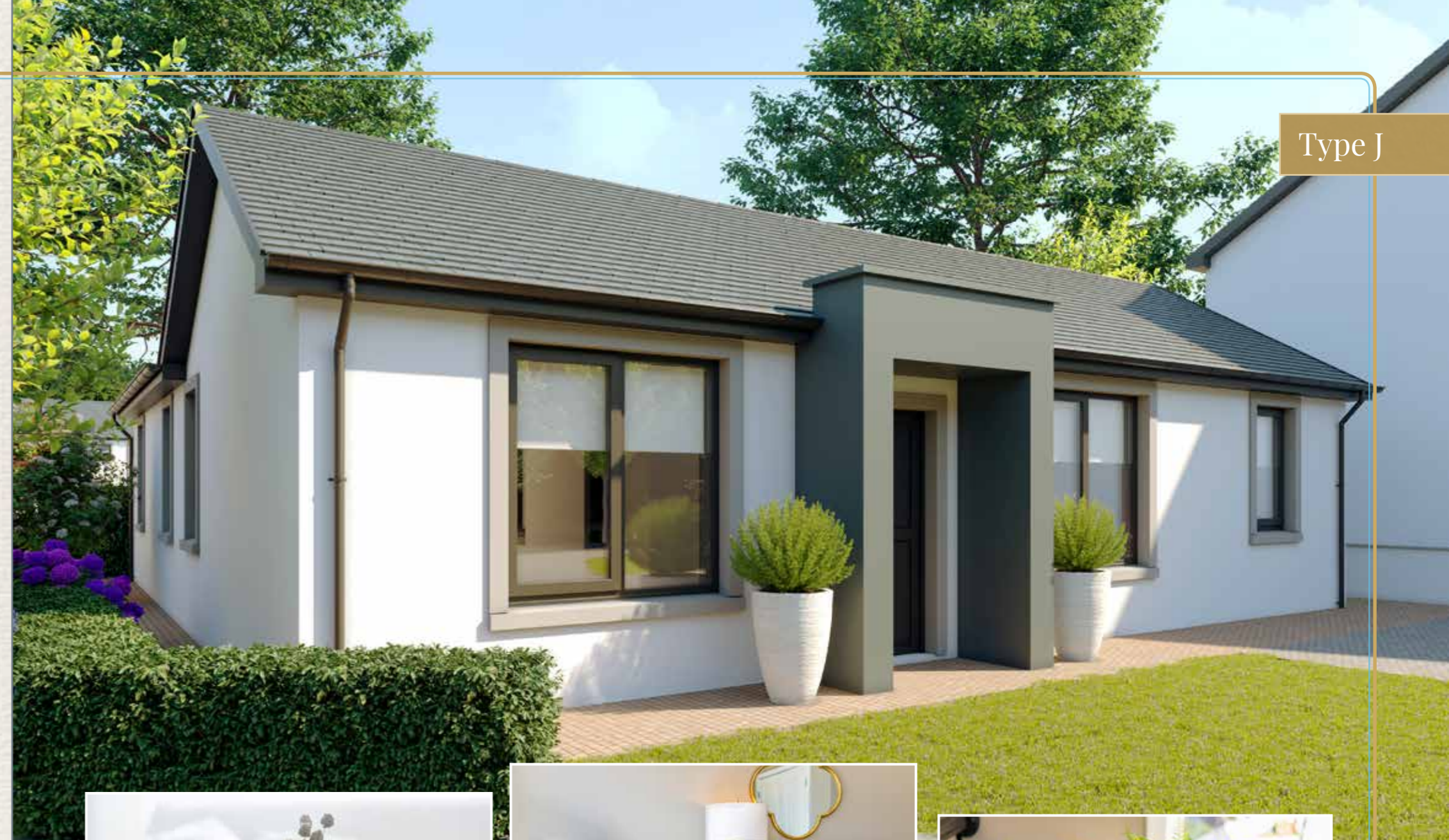
Total Area 98.48 sq. m (1,060 sq. ft)

Ground Floor	metres
Hallway inc. Lobby	7.95 x 1.35
Kitchen / Dining / Living	6.72 x 5.07
Utility Room	3.60 x 2.26
Bathroom	3.60 x 1.85
Bedroom 1 (L shaped)	4.50 x 5.07
Bedroom 2	3.60 x 3.60



Ground Floor

98.48 sq. m (1,060 sq. ft)

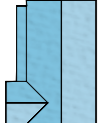

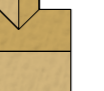
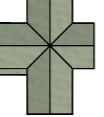
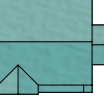
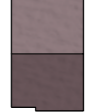

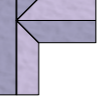


Type J



Site Plan





















	House Type A 5 Bed Detached 227.32 sq. m (2,447 sq. ft)		House Type B 4 Bed Detached 187.46 sq. m (2,018 sq. ft)		House Type C 4 Bed Detached 144.19 sq. m (1,552 sq. ft)		House Type D 4 Bed Detached 169.15 sq. m (1,821 sq. ft)
	House Type E 4 Bed Detached 231.53 sq. m (2,492 sq. ft)		House Type F 3 Bed Semi-Detached 122.84 sq. m (1,322 sq. ft)		House Type G/H 3 Bed Terrace 100.01 sq. m (1,077 sq. ft)		House Type J 2 Bed Detached 98.48 sq. m (1,060 sq. ft)










Location Map



Journey Times

	Cork City		25 mins
	Ballincollig		15 mins
	Macroom		15 mins
	Bandon		20 mins
	Blarney		25 mins
	Cork Airport		25 mins
	Jack Lynch Tunnel		25 mins
	Little Island		30 mins
	Blackpool		35 mins

Local Employers

-  1 Dell, EMC
-  2 VMware
-  3 Apple
-  4 CUH
-  5 CIT
-  6 UCC
-  7 MSD Brinny
-  8 Eli Lilly
-  9 GSK Cork, Johnson & Johnson, Pfizer



Development Team



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