



Manor Farm

LEHENAGHBEG

Manor Farm



Manor Farm

Manor Farm at Lehenaghbeg is a much sought after residential development conveniently located to the southern suburbs of Cork City. Manor Farm makes a lot of sense as a place to live, with a serious choice of amenities, facilities and services all available nearby.

Manor Farm has a village type feel, with a strong sense of community where you and your family will enjoy the excitement of meeting new neighbours and friends. It's an extremely nice place to live, with a sense of country life and the convenience of the city offering a healthy work life balance. It will have it's own local neighbourhood shopping facilities together with crèche, medical centre, and of course, provision for onsite play areas.

Manor Farm offers a comprehensive mix of house styles and sizes, affording you the opportunity, should you so wish, to 'move up' rather than move out of the area. This alone helps residents create sustainable friendships and links with a growing sense of community, strengthening bonds between residents of all ages. Residents will continue to enjoy good capital appreciation on their homes in Manor Farm, making it the right choice as an investment in your family's future.

Manor Farm is highly accessible to and from the South Ring Road, which means that Wilton, Douglas and the City Centre itself are all conveniently close. Additionally, for many people who will live in Manor Farm, they may work or study in UCC, CIT, CUH, Bons Secours Hospital, the Cork Airport Business Park and other conveniently located Business Parks, etc

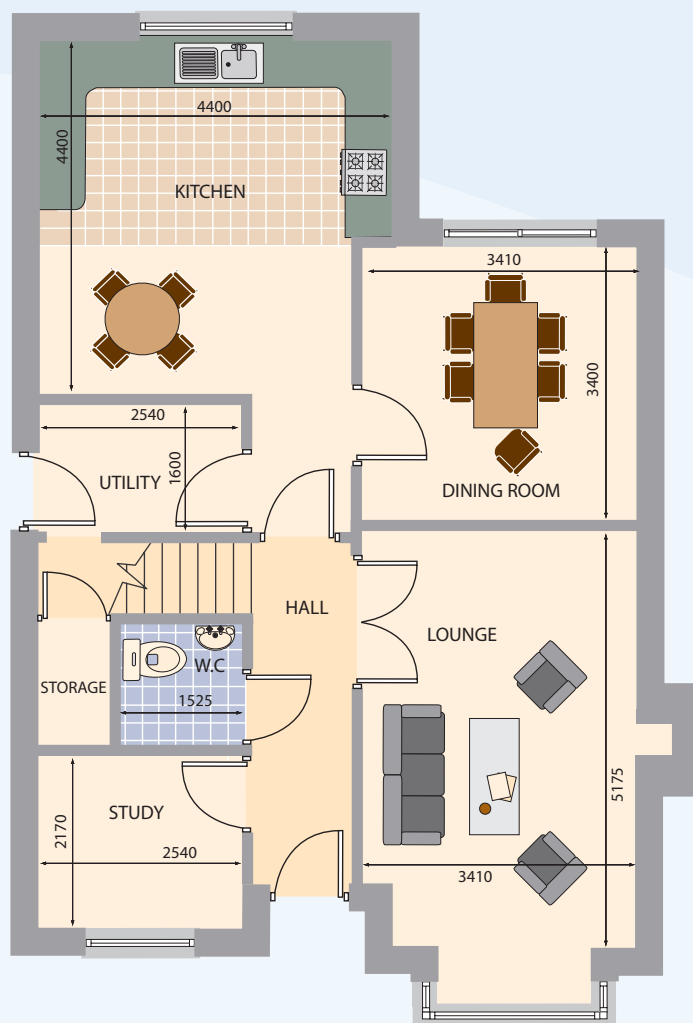


5 Bedroom Detached TYPE A

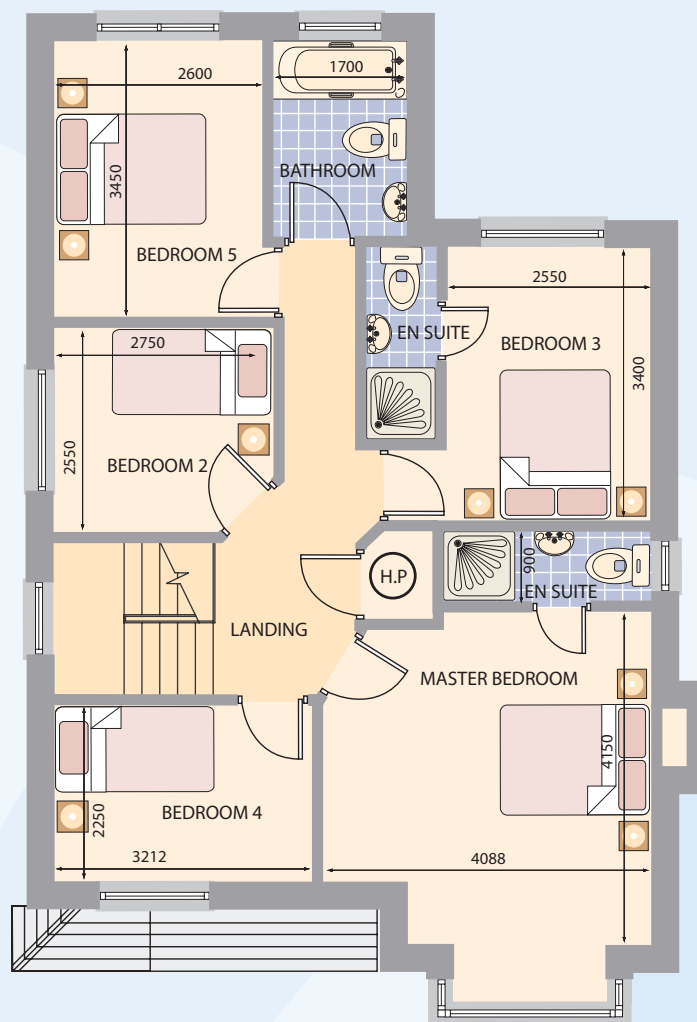
Floor area circa 1,583sq.ft.



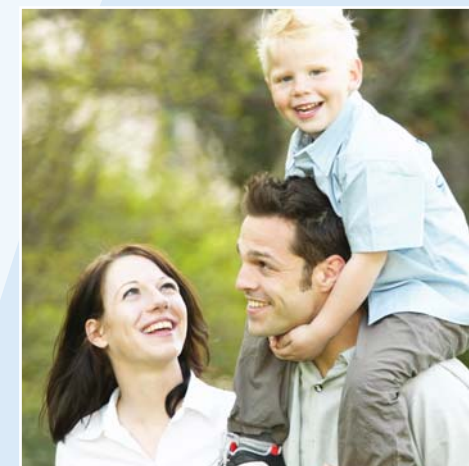
Brick types and facia will vary throughout the development.



Ground Floor



First Floor



Features

- Architect designed
- Driveway cobble locked
- Master bedroom ensuite
- Guest bedroom ensuite
- Ground floor guest WC
- Utility area – plumbing provision for washing machine
- Selected fitted kitchen or agreed PC sum
- Selected fireplace or agreed PC sum (gas point installed)
- Wood style internal doors
- Paved patio area to rear
- Front & rear gardens grassed
- Generous electrical specification
- Wired for intruder alarm
- 10 year structural homebond guarantee

Manor Farm

3 Bedroom Detached TYPE I

Floor area circa 1,111sq.ft.



Brick types and facia will vary throughout the development.



Ground Floor



First Floor



Features

- Architect designed
- Selected fitted kitchen or agreed PC sum
- Selected fireplace or agreed PC sum
- Regency style interior doors
- Paved patio area to rear.
- Front and rear gardens grassed
- Master bedroom ensuite
- Ground floor guest WC
- Wired for intruder alarm
- Generous electrical specification
- 10 year structural – homebond guarantee

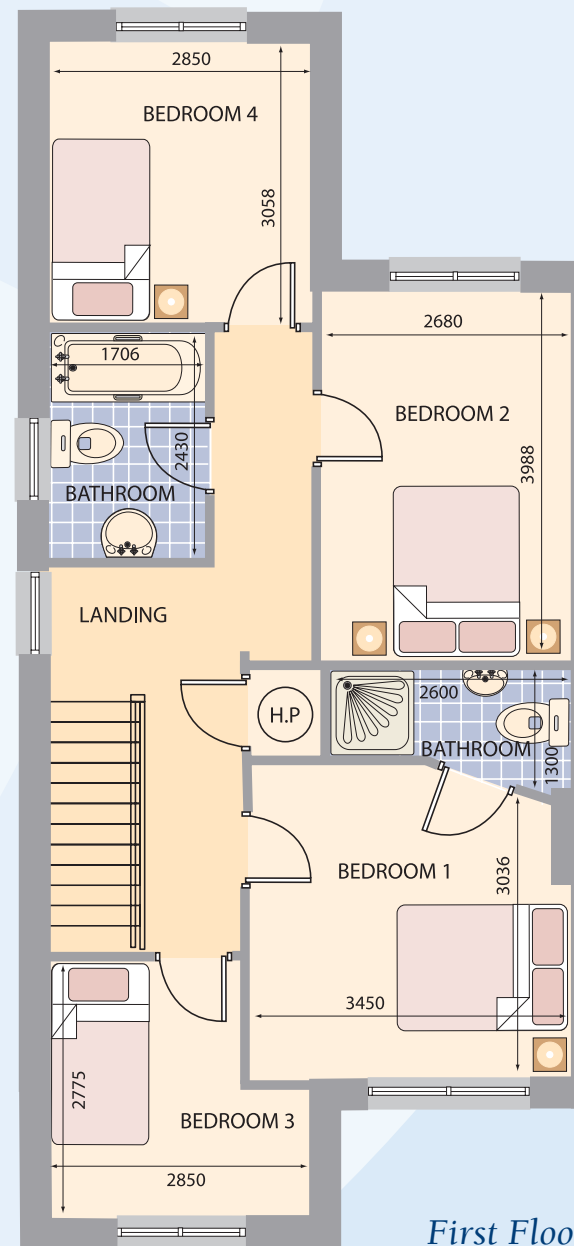
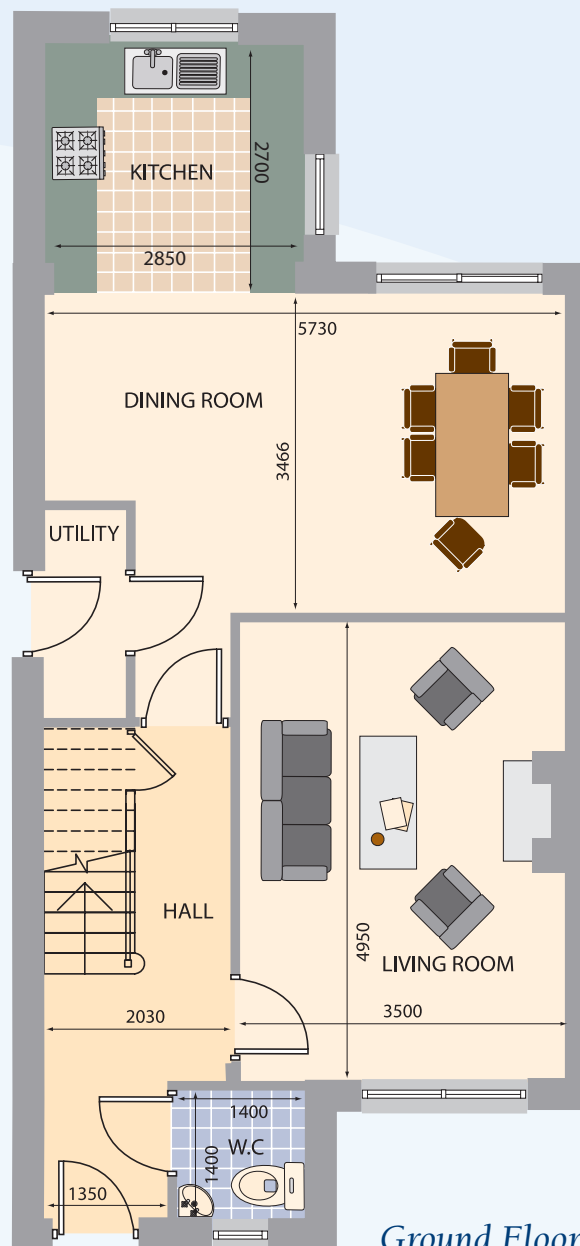
Manor Farm

4 Bedroom Semi-detached TYPE G

Floor area circa 1,285sq.ft.



Brick types and facia will vary throughout the development.



Features

- Architect designed
- Selected fitted kitchen or agreed PC sum
- Selected fireplace or agreed PC sum
- Utility area, plumbed for washing machine
- Regency style Interior doors
- Paved patio area to rear
- Front and rear gardens grassed
- Master bedroom ensuite
- Ground floor guest WC
- Wired for Intruder alarm
- Generous electrical specification
- 10 year structural – homebond guarantee

Manor Farm

3 Bedroom Townhouse TYPE C2

Floor area circa 968sq.ft.



Brick types and facia will vary throughout the development.

3 Bedroom Townhouse TYPE C2

Floor area circa 968sq.ft.



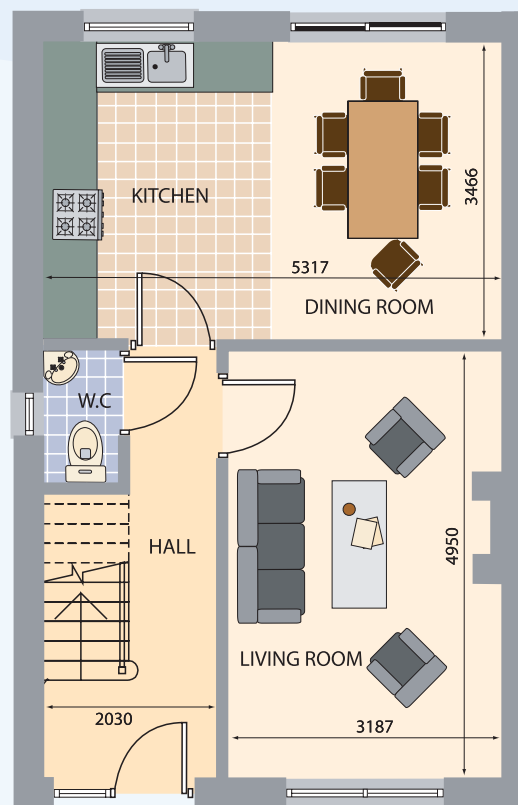
Brick types and facia will vary throughout the development.

**3 Bedroom Semi-detached/
End of Terrace
TYPE C3**

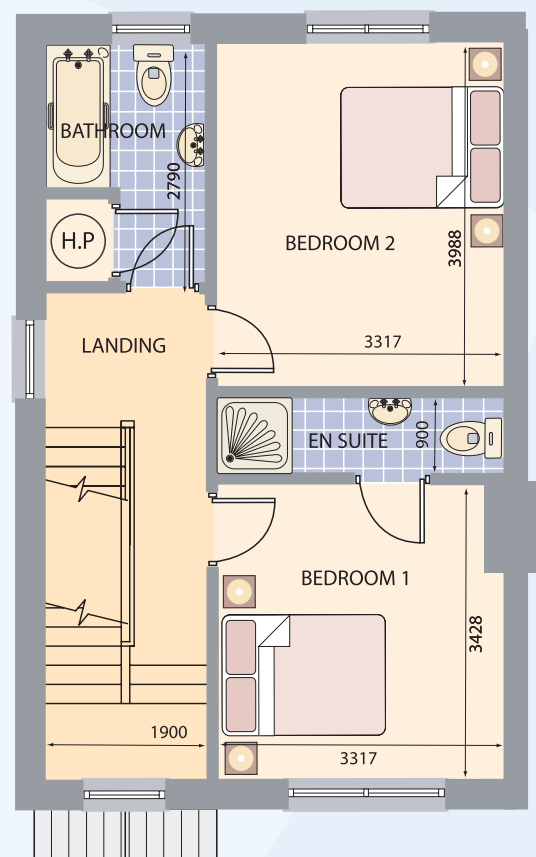
Floor area circa 1,265sq.ft.



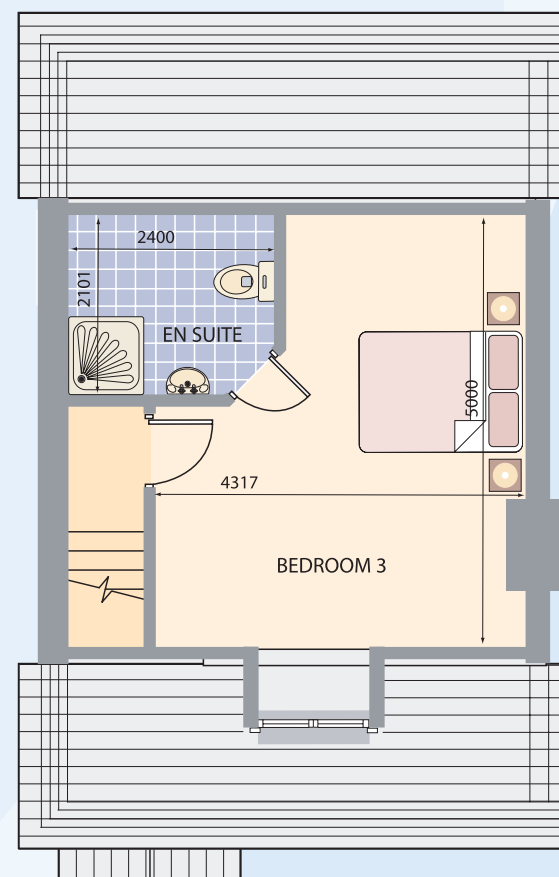
Brick types and facia will vary throughout the development.



Ground Floor



First Floor



Second Floor



Features

- Architect designed
- Selected fitted kitchen or agreed PC sum
- Selected fireplace or agreed PC sum
- Regency style interior doors
- Paved patio area to rear
- Front and rear gardens grassed
- Master bedroom ensuite
- Guest bedroom ensuite
- Ground floor guest WC
- Wired for intruder alarm
- Generous electrical specification
- 10 year structural – homebond guarantee

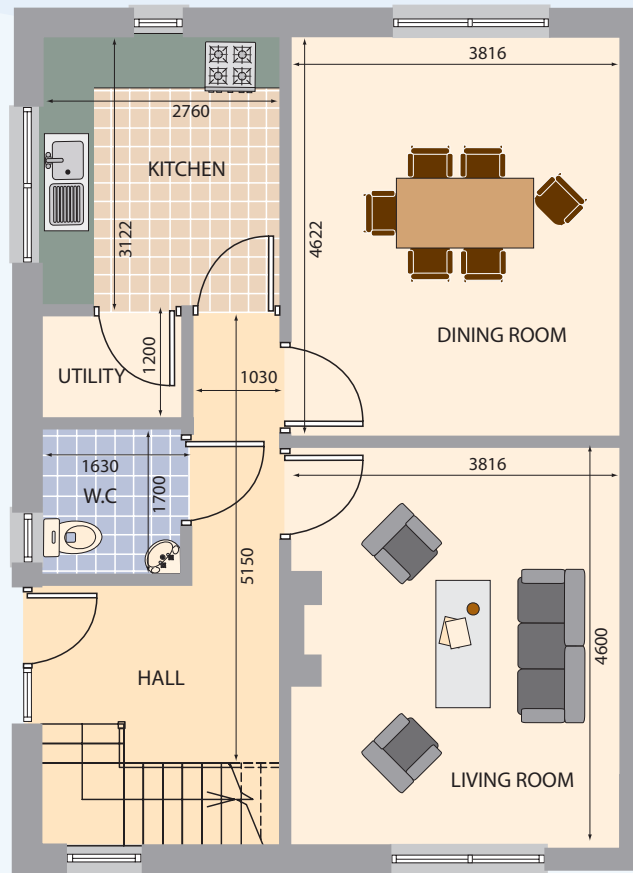
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4 Bedroom Semi-detached TYPE B

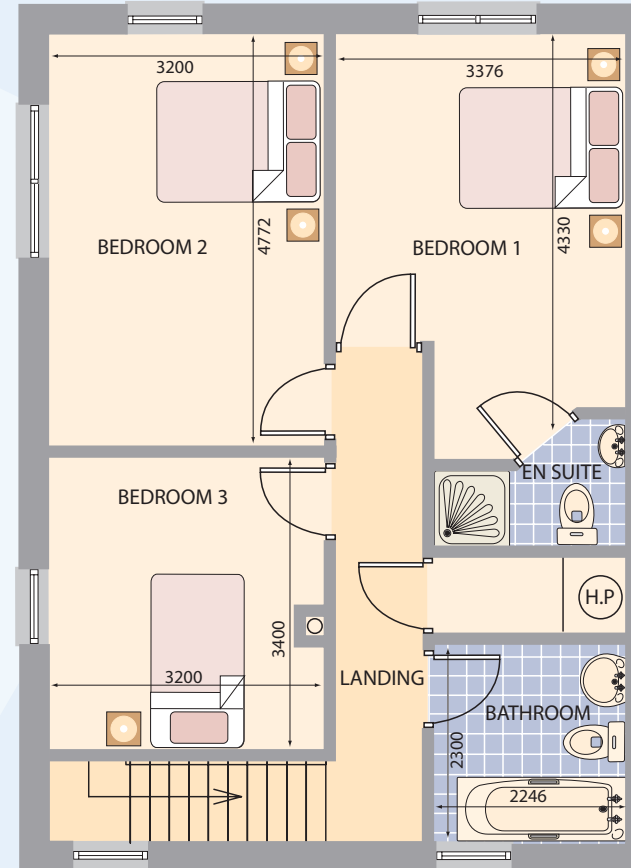
Floor area circa 1,334sq.ft.



Brick types and facia will vary throughout the development.



Ground Floor



First Floor



Features

- Architect designed
- Selected fitted kitchen or agreed PC sum
- Selected fireplace or agreed PC sum
- Utility area, plumbed for washing machine
- Regency style interior doors
- Paved patio area to rear
- Front and rear gardens grassed
- Master bedroom ensuite
- Ground floor guest WC
- Wired for intruder alarm
- Generous electrical specification
- 10 year structural – homebond guarantee

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4 Bedroom Semi-detached

TYPE D

Floor area circa 1,048sq.ft.

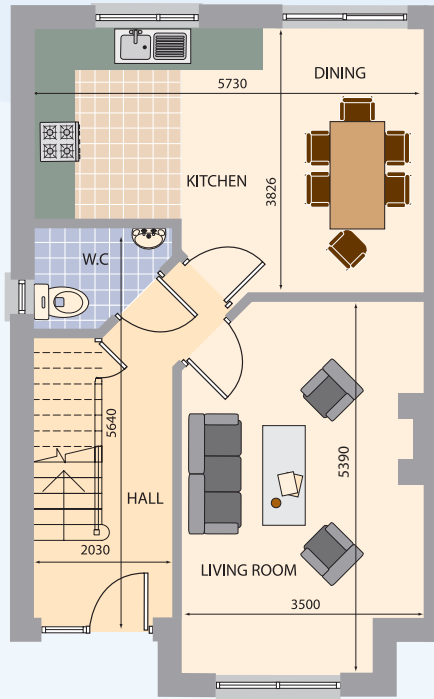
TYPE D1

Floor area circa 1,127sq.ft.

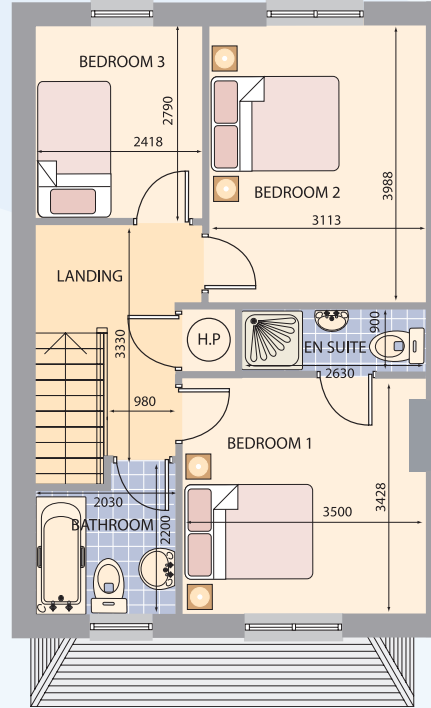


Brick types and facia will vary throughout the development.

TYPE D

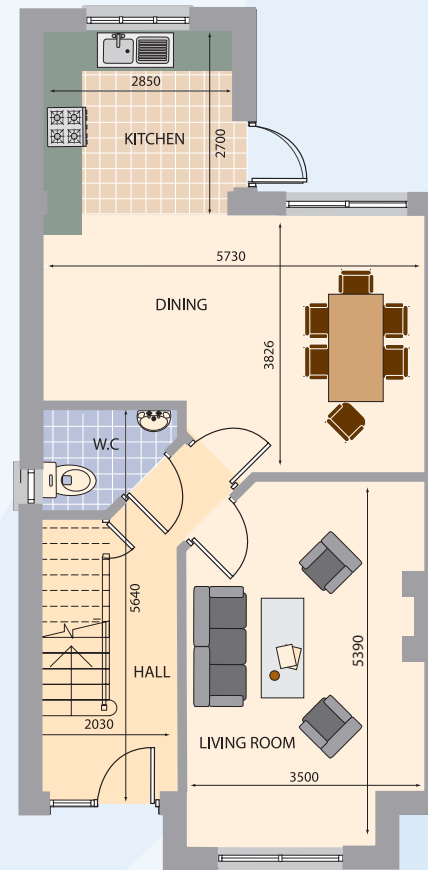


Ground Floor

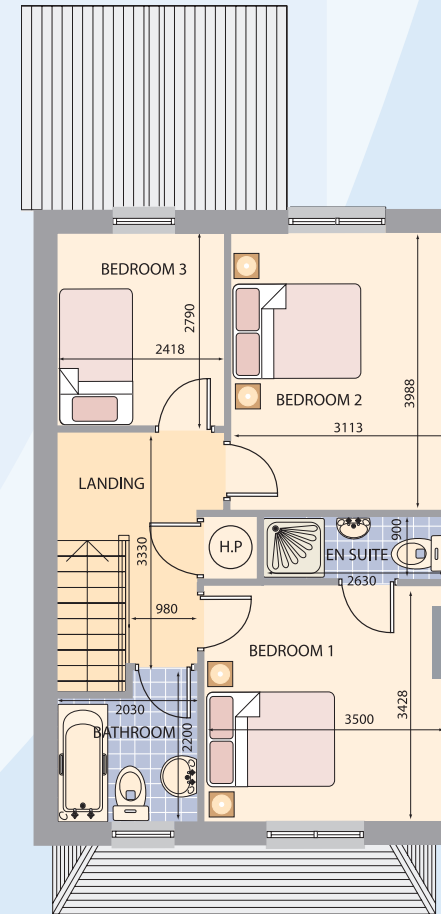


First Floor

TYPE D1



Ground Floor



First Floor



Features

- Architect designed
- Selected fitted kitchen or agreed PC sum
- Selected fireplace or agreed PC sum
- Regency style interior doors
- Paved patio area to rear
- Front and rear gardens grassed
- Master bedroom ensuite
- Ground floor guest WC
- Wired for intruder alarm
- Generous electrical specification
- 10 year structural – homebond guarantee

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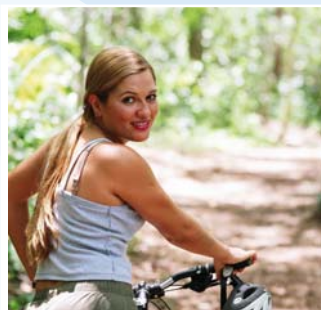
3 Bedroom Semi-detached

TYPE E

Floor area circa 1,077sq.ft.

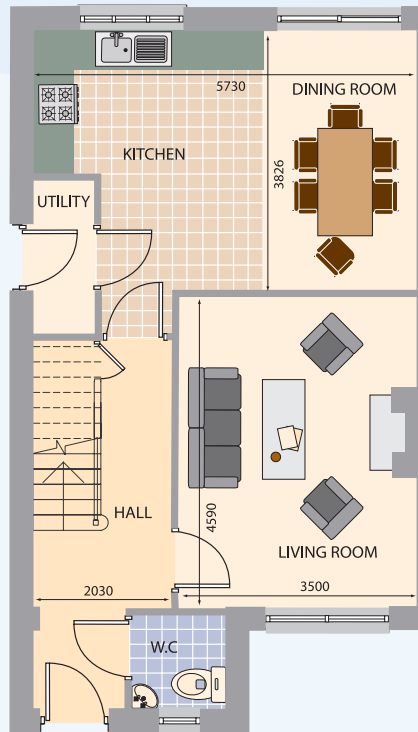
TYPE E1

Floor area circa 1,156sq.ft.

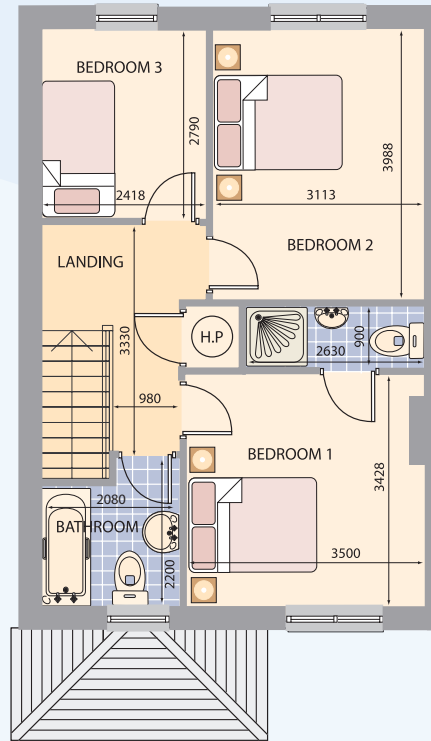


Brick types and facia will vary throughout the development.

TYPE E

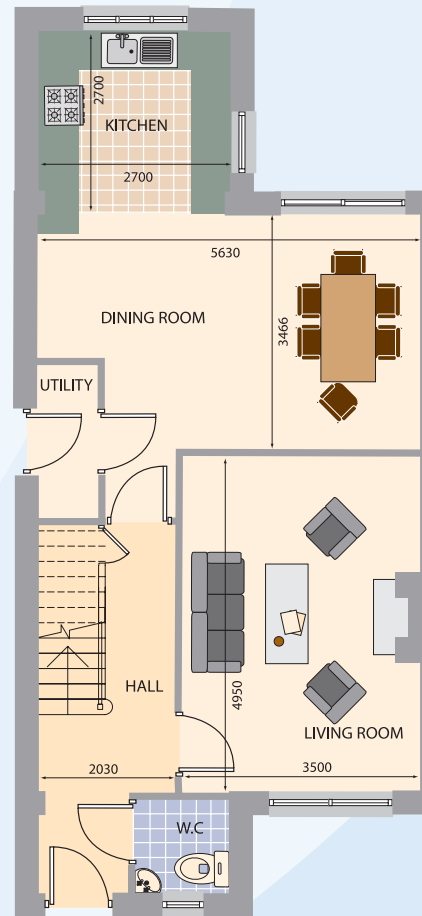


Ground Floor

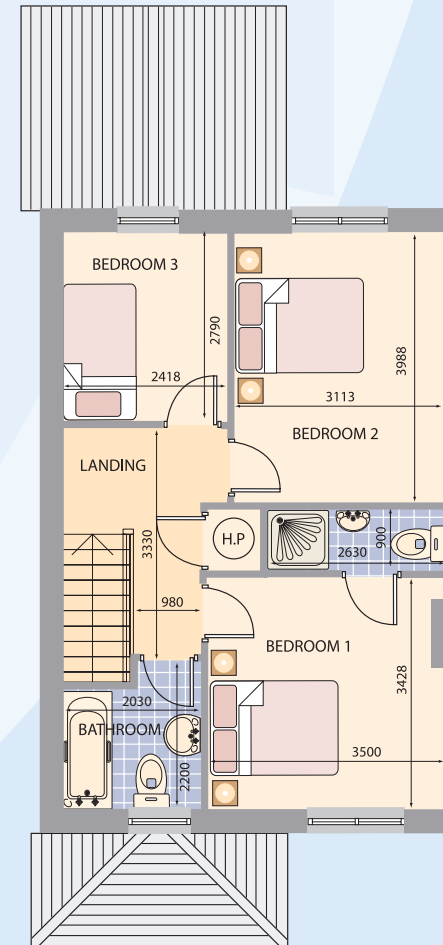


First Floor

TYPE E1



Ground Floor



First Floor



Features

- Architect designed
- Selected fitted kitchen or agreed PC sum
- Selected fireplace or agreed PC sum
- Utility area, plumbed for washing machine
- Regency style interior doors
- Paved patio area to rear
- Front and rear gardens grassed
- Master bedroom ensuite
- Ground floor guest WC
- Wired for intruder alarm
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SELLING AGENT



- Auctioneers
- Estate Agents
- Valuers
- Surveyors

23 South Mall, Cork.

021 4277606

Fax: 021 4275596

www.irish-and-european.ie

newhomes@irishandeuropean.com

DEVELOPER

RUDEN HOMES LTD.

Carrig House, Old Waterpark, Carrigaline, Co. Cork.

Tel: 021 4373643 Fax: 021 4374765

www.rudenhomes.com

info@rudenhomes.com

ENGINEERS

ARUP

Arups Consulting Engineers

15 Oliver Plunkett Street, Cork.

SOLICITORS

DOODY
SOLICITOR

21 South Mall, Cork.

ARCHITECTS

Dennehy & Dennehy Designs

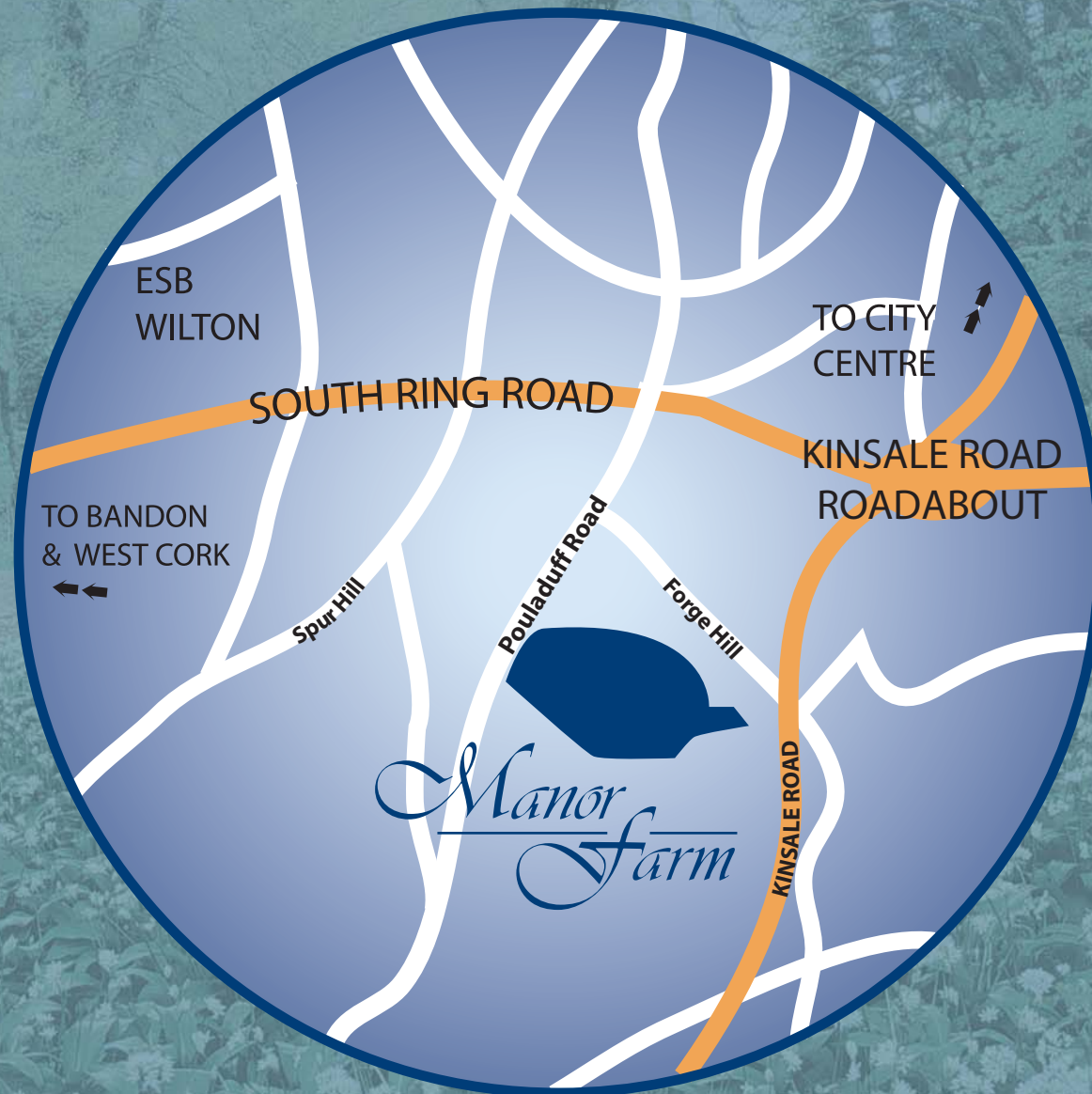
Watercourse Rd, Cork.

MORTGAGES

CORK
MORTGAGE
CENTRE Ltd.
LIFE & PENSIONS

84 South Mall, Cork

Tel: 021 4279933



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