



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Cluain Cairn, Station Road, Carrigtwohill, Cork



POA

BER A2

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PSRA No. 002584

Register your interest by emailing judy@eracork.ie.

ERA Downey McCarthy are pleased to offer brand new homes in the final phase of this superb development in Cluain Cairn, Station Road, Carrigtwohill, Co. Cork. All homes are A Rated 3 bed semi detached properties within easy access to the village centre and associated services.

| ACCOMMODATION

Accommodation includes entrance hallway, kitchen/dining room, living room, utility, & w.c. on the ground floor. Upstairs boasts a spacious double rooms and two single bedrooms, 1 en suite & a family bathroom.

| LOCATION

Carrigtwohill is conveniently situated close to Cork City. The N25 connects with the city. The urban commuter rail service is immediately adjacent. Cluain Cairn is an exciting development located at Station Road, Carrigtwohill located only 10 minutes' drive to the Jack Lynch Tunnel and 7 minutes from Midleton town. It is a small-scale development, incorporating semi-detached houses, town houses, ground floor apartments and duplexes. There is also a creche on site. Carrigtwohill is well served with a variety of convenience stores, supermarket and hospitality options, as well as the recently opened Carrigtwohill Community College, and has seen phenomenal growth in recent years. Other local schools include primary schools on Castlake campus and Scoil Mhuire Naofa. Major employers in the med tech sector are located nearby.

| BER DETAILS

BER **A2**

Disclaimer: These particulars are detailed for the purposes of representing the development only. Visual representations, finishes, layouts and/or scales may be approximate or representative of the development rather than exact specifications of the actual unit. The developer reserves the right to make alterations to the design and specification in the overall interest of the development. CGI imagery is for illustrative purposes only.

| SPECIFICATIONS

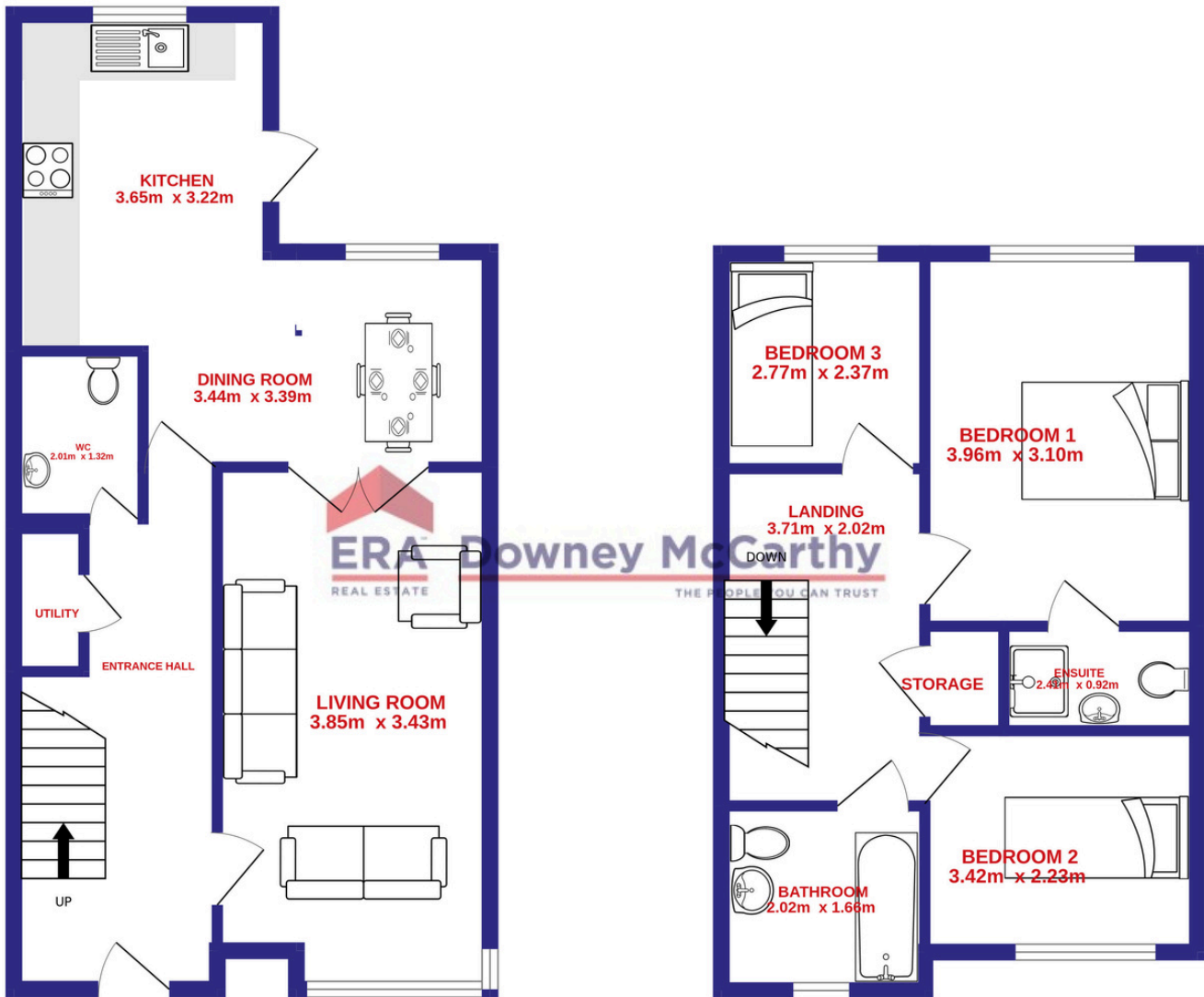
- Approx. 99 Sq. M. / 1,066 Sq. Ft.
- Registered for the enhanced government Help to Buy incentive
- Fully Fitted Kitchen included
- Integrated Kitchen Appliances - Oven, Hob, Extract Hood
- Bathroom Ware and Tiling included
- Concrete Strip foundation
- Radon Barrier / DPCs / DPMs
- Solid masonry dead work rising walls
- Ground floor internal masonry partitions
- Fully pumped wall insulation
- Timber stairway
- Internal stud partitions – first floor
- Stira Access to Attic
- Double Glazed PVC windows and external doors
- Underfloor heating on ground floor
- Air tightness installation
- Air to water heat pump
- Paved Parking Areas to front
- Private Enclosed Rear Gardens
- All Service and Utility Connections included



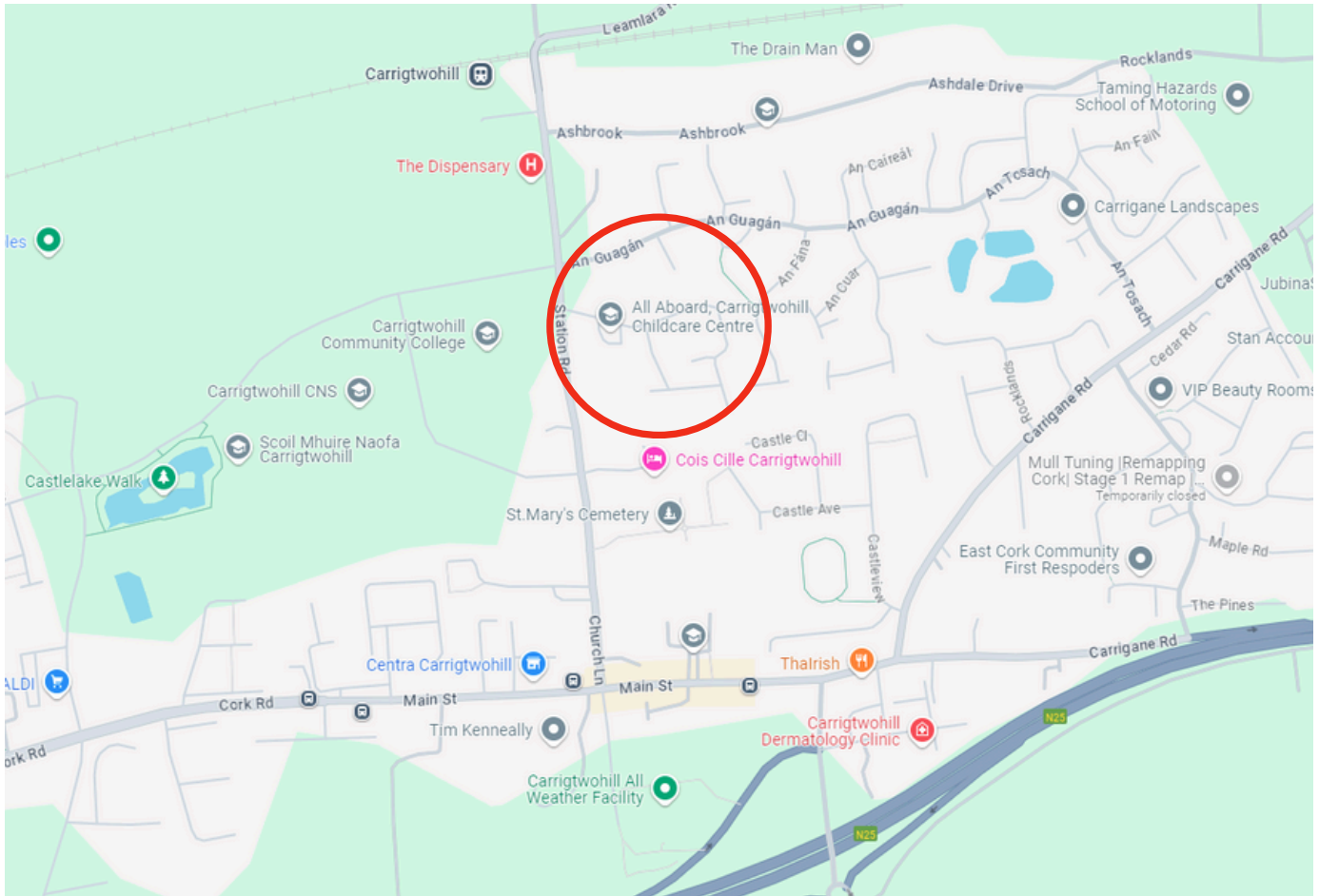
| FLOOR PLAN

GROUND FLOOR

1ST FLOOR



*** All measurements are approximates. Architectural floor plan available on request.



| ALL ENQUIRIES TO:

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