

CLUAIN MARA

Farm Lane | Kinsale | County Cork

CLUAIN MARA

Cluain Mara is an outstanding new residential development of just 27 'A' Rated three and four bedroom homes located just a short stroll from the famous seaside town of Kinsale. Benefitting from various landscaped areas within the development, this truly is the ideal family location

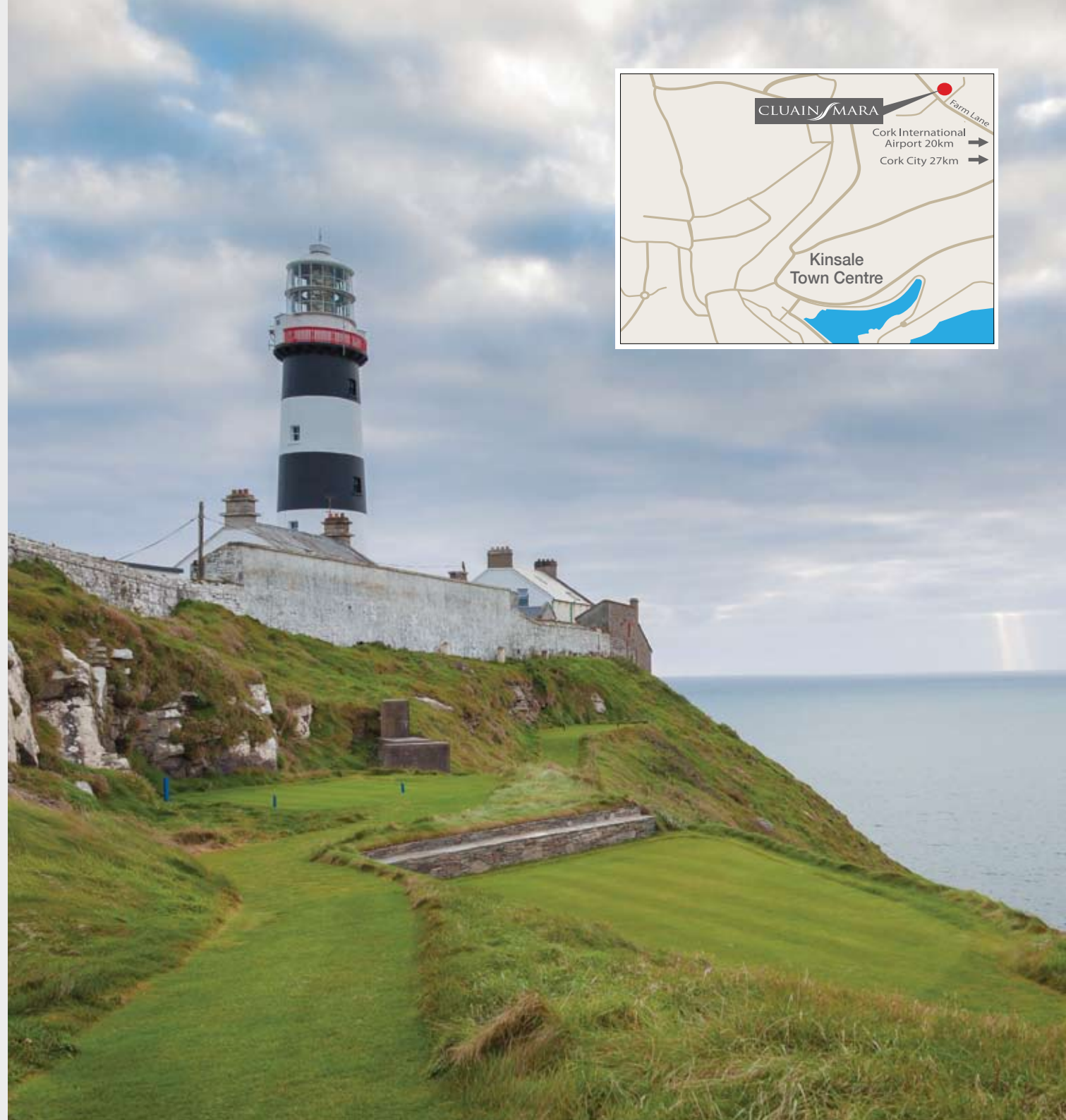
Brand new and built to a very high standard by Centurion Homes, Cluain Mara is sure to provide you and your family with a fantastic living environment. Each house has been tastefully designed and constructed to ensure high quality living in comfort and efficiency.



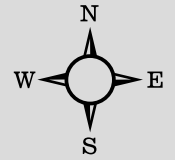
THE LOCATION

You can enjoy the peace and tranquillity of seaside living while enjoying the buzz that the famous town of Kinsale has to offer. This bustling town is famous for its many gourmet restaurants and quirky cafes but also has a lot to offer for family life including various schools, sailing, and watersports. The nearby golf courses such as Kinsale Golf Club and the world famous Old Head of Kinsale are sure to appeal to any golf fanatics. Kinsale also benefits from the nearby beaches such as Garretstown and the water activity centres in Oysterhaven and Kinsale. Cluain Mara is not only 10 minutes walk to the town centre, but is an easy commute from Cork City Centre while Cork International Airport is 20 minutes drive away.

Walking the Scilly Way and over to the Old Head of Kinsale, exploring the Sandycove area, and its beach and bay areas, or taking in the views from Charles Fort are all stunning walks on your doorstep. Within easy reach of Kinsale are the local towns of Ballinspittle, Timoleague and Courtmacsherry, Inishannon and Bandon.



SITE PLAN



- **Type A** (No's 1 – 4)
 4-bed Detached
 227 sq m / 2450 sq ft
- **Type C** (No's 5 – 14)
 4-bed Detached
 169 sq m / 1818 sq ft
- **Type D** (No's 20 – 27)
 4-bed Semi-Detached
 139 sq m / 1500 sq ft
- **Type E** (No's 15 – 19)
 3-bed Townhouse
 111 sq m / 1200 sq ft

CLUAIN MARA



Type A

4-bed Detached
227 sq m / 2450 sq ft

CLUAIN MARA



Ground Floor



First Floor

SPECIFICATIONS TYPE A & C

Structure

Houses are concrete built with a block construction, smooth rendered finish and slate roof. Externally painted from the Colourtrend exterior colours collection.

Internal Finishes

Walls and ceilings are painted throughout and finished with Colourtrend emulsion paint. All joinery is finished with Colourtrend Wood Care range.

Wardrobes

Bedroom wardrobes are supplied by Kube and are included in the Kitchen and Wardrobe PC Sum.

Windows

All windows are Triple Glazed Alu Clad windows.

Kitchens

Contemporary kitchens are designed and supplied by Kube which are created to ensure best use of space. The modern look incorporates Siltstone Carrera worktops and splashbacks. Appliances can be provided by Kube as part of PC sum.

Utility Rooms

All utility rooms are fitted with Kube fitted furniture, as part of PC sum.

Electrical

Generous brushed steel light switches and sockets are provided throughout the homes. Recessed lighting is provided in the kitchen and living room with pendant lighting elsewhere. Heated towel rails are provided in each bathroom. CAT 5 points throughout.

Fire alarm and carbon monoxide detectors as standard.

Security

Each home has been wired for an intruder alarm.

Heating and Hot Water

All homes are highly efficient with an A rating BER Certificate. The heat pump system incorporates a heat recovery unit which ensures air tightness while fresh air is constantly being refreshed throughout the home. This provides 4 zone heating system with underfloor to the ground floor and Alu Rads at first floor level. A pressurised hot water system is also a feature. Each living room is designed to catered for a woodburning stove, PC sum available.

Type C

4-bed Detached

169 sq m / 1818 sq ft

Bathrooms and En Suites

Stylish bathrooms and en suites are beautifully tiled and fitted with Villeroy and Boch bathroom ware including wall hung w.c.'s. These are complimented by chrome fittings also by Villeroy and Boch.

Attic

All attics are accessible by a Stira stairs ladder as standard.

Outside

Gardens are finished with cobble lock driveways and front and rear gardens will have a seeded lawn. Gardens are walled in with pillared entrances. An external tap and double socket are provided at the rear of each property.

Low Energy Design

High levels of insulation have been incorporated in the walls, floors and roofs to ensure a comfortable living environment and lower energy bills.

Building Energy Rating

BER A2

External Common Areas

Beautiful and substantial communal landscaped areas will be provided in two areas, one large central green area and one parkland area to the rear of the development. A combination of hard and soft landscaping will ensure the development is finished impeccably.

Guarantee

Each Cluain Mara home comes with a 10 year structural guarantee from Homebond.



Ground Floor



First Floor

Type D

4-bed Semi-Detached

139 sq m / 1500 sq ft

CLUAIN MARA



Ground Floor



First Floor

SPECIFICATIONS TYPE D

Structure: Houses are concrete block built with a block construction, smooth rendered finish and slate roof. Houses will be externally painted in a single colour.

Internal Finishes: Walls, ceilings and joinery are painted throughout in one colour.

Wardrobes: Bedroom wardrobes are supplied by Kube and are included in the Kitchen and Wardrobe PC Sum.

Windows: All windows are Triple Glazed Alu Clad windows.

Kitchens: Contemporary kitchens are designed and supplied by Kube with the modern look incorporating Siltstone Carrera worktops, fitted units including a range of whirlpool appliances: fridge/freezer, dishwasher, oven, electric hob and extractor fan included as part of PC Sum.

Utility Rooms: All utility rooms are fitted with Kube utility units, included as part of PC Sum (not including: washer, dryer).

Electrical: Generous brushed steel light switches and sockets are provided throughout the homes. Recessed lighting is provided in the kitchen and living room with pendant lighting elsewhere.

Fire alarm and carbon monoxide detectors included as standard.

Security: Each home has been wired for an intruder alarm.

Heating and Hot Water: All homes are highly efficient with an A rating BER Certificate. Modern heat pump system and pressurized hot water system are featured as standard. Each living room is designed to catered for a woodburning stove, PC sum available.

Bathrooms and En Suites: Stylish bathrooms and en suites are beautifully tiled and fitted with contemporary Geberit bathroom ware including wall hung w.c's.

Attic: All attics are accessible by a Stira stairs ladder as standard.

Outside: Gardens are finished with cobble lock driveways and garden space will have seeded lawn. Gardens are walled in with pillared entrances. An external tap and double socket are provided at the rear of each property.

Low Energy Design: High levels of insulation have been incorporated in the walls, floors and roofs to ensure a comfortable living environment and lower energy bills.

Building Energy Rating

BER A3

External Common Areas: Beautiful and substantial communal landscaped areas will be provided in two areas, one large central green area and one parkland area to the rear of the development. A combination of hard and soft landscaping will ensure the development is finished impeccably.

Guarantee: Each Cluain Mara home comes with a 10 year structural guarantee from Homebond.

SPECIFICATIONS TYPE E

Structure: Houses are concrete block built with a block construction, smooth rendered finish and slate roof. Houses will be externally painted in a single colour.

Internal Finishes: Walls, ceilings and joinery are painted throughout in one colour.

Wardrobes: Bedroom wardrobes are supplied by Kube and fitted as standard.

Windows: All windows are Triple Glazed Alu Clad windows.

Kitchens: Contemporary kitchens are designed and supplied by Kube with the modern look incorporating Siltstone Carrera worktops, fitted units including a range of whirlpool appliances: fridge/freezer, dishwasher, oven, electric hob and extractor fan (not including: washer, dryer).

Electrical: Generous brushed steel light switches and sockets are provided throughout the homes. Recessed lighting is provided in the kitchen and living room with pendant lighting elsewhere.

Fire alarm and carbon monoxide detectors included as standard.

Security: Each home has been wired for an intruder alarm.

Heating and Hot Water: All homes are highly efficient with an A rating BER Certificate. Modern heat pump system and pressurized hot water system are featured as standard. Each living room features a woodburning stove as standard.

Bathrooms and En Suites: Stylish bathrooms and en suites are beautifully tiled and fitted with contemporary Geberit bathroom ware including wall hung w.c's.

Attic: All attics are accessible by a Stira stairs ladder as standard.

Outside: Parking area is finished with cobble lock driveway. Gardens are seeded in lawn and walled. An external tap and double socket are provided at the rear of each property.

Low Energy Design: High levels of insulation have been incorporated in the walls, floors and roofs to ensure a comfortable living environment and lower energy bills.

Building Energy Rating

BER A3

External Common Areas: Beautiful and substantial communal landscaped areas will be provided in two areas, one large central green area and one parkland area to the rear of the development. A combination of hard and soft landscaping will ensure the development is finished impeccably.

Guarantee: Each Cluain Mara home comes with a 10 year structural guarantee from Homebond.

Type E

3-bed Townhouse

111 sq m / 1200 sq ft



Ground Floor



First Floor





Selling Agent



11 South Mall, Cork.
Savills.ie
cluainmara@savills.ie

Architect

Richard Rainey

Solicitor

Coakley Moloney

Developer

CENTURION
- HOMES -

Savills Ireland and the Vendor/Lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, Lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (expressor implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/Lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it. All maps produced by permission of the Ordnance Survey Ireland Licence No AU 001799 © Government of Ireland.

CENTURION
-HOMES-

