

DUNKERRIN

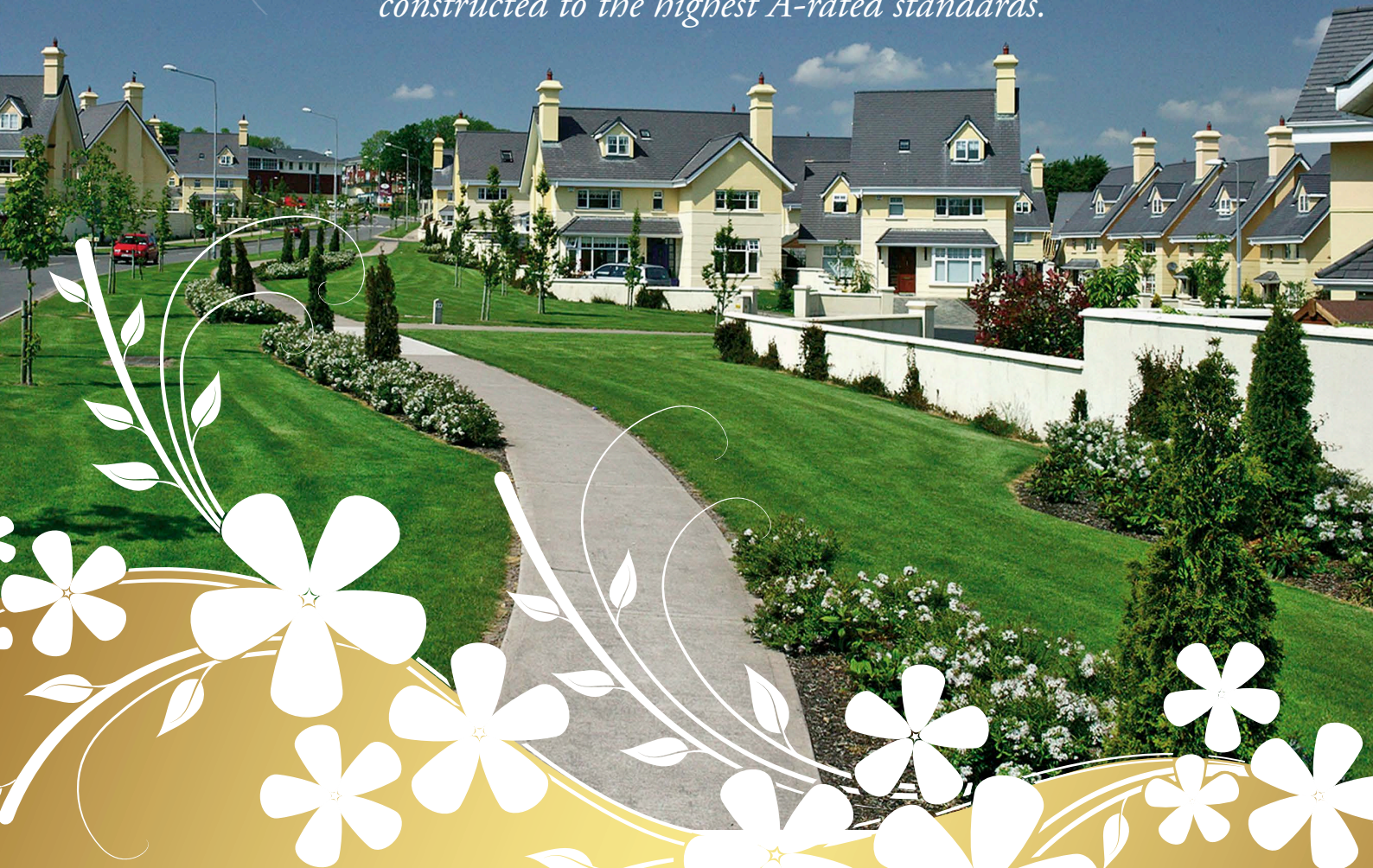
• MOUNT OVAL VILLAGE •

ROCHESTOWN ROAD, CORK





*Elegantly designed homes for contemporary living
constructed to the highest A-rated standards.*



**Mount Oval Village
is a magnificent development
in the heart of Rochestown with local convenience on your doorstep
including shop, pub, restaurant and child care faculties.**

Dunkerrin is one of the last opportunities to acquire a new home in this successful development, offering a select number of 4 bed detached homes, laid out in a private cul de sac, in a mature location within Mount Oval.

Mount Oval Village is synonymous with quality and considered one of the finest locations in Cork for family homes, benefiting from a range of amenities close by and only minutes from the South Link Road network. The excellent master plan of the 110 acre scheme in the heart of Rochestown, with extensive central core green areas and smaller cul-de-sac avenues terminating in greens, has guaranteed the success of the overall residential scheme.

www.dunkerrin.com

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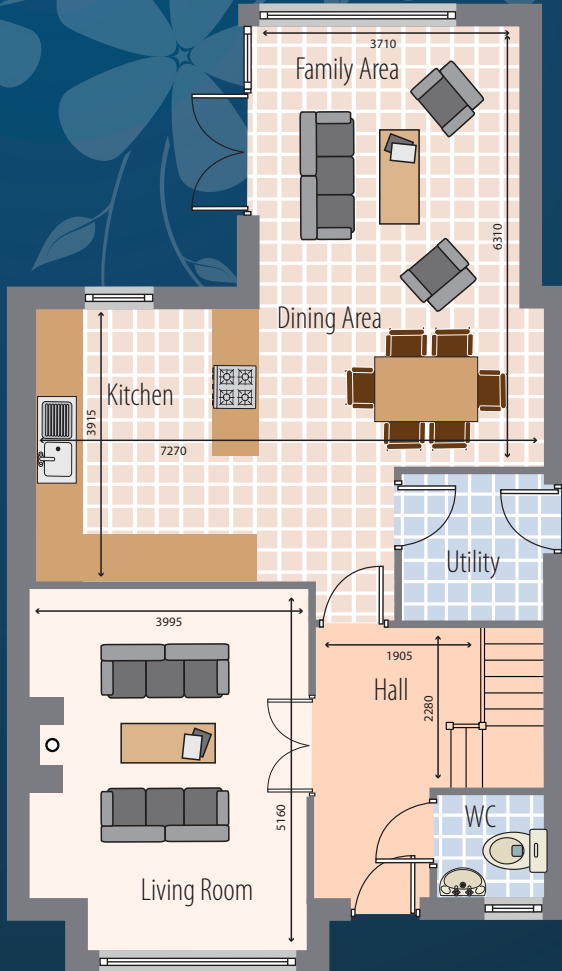


An intimate development of only 14 houses, Dunkerrin offers a detached home set in a private cul-de-sac. This is your last opportunity to acquire a new home in this now completed mature and successful development.

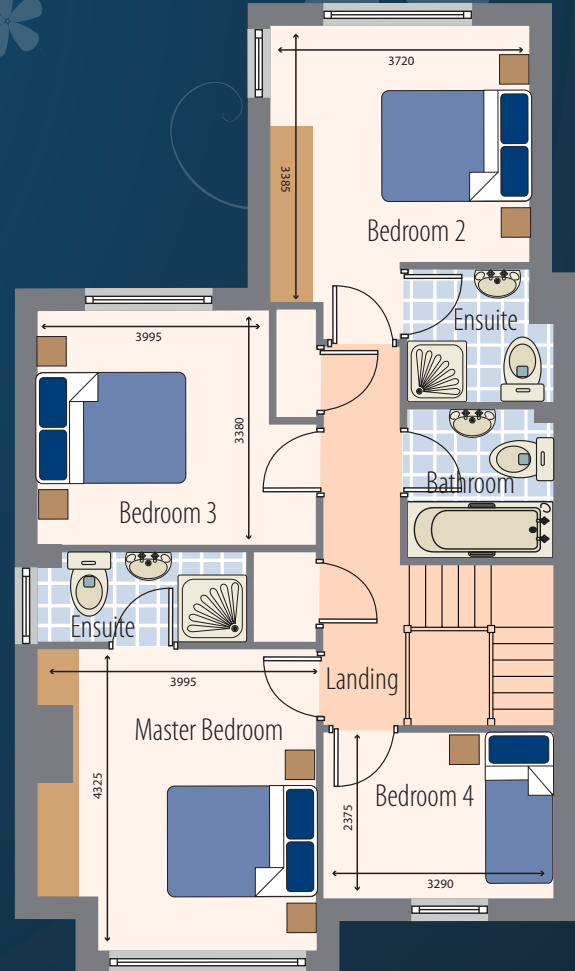
The Dunkerrin homes are elegantly designed for contemporary living. These large modern homes are constructed and finished to the highest A-rated standard and energy efficient specification. Each home extends to a spacious 158.6 sq. m. / 1,708 sq. ft. with generous living area and 4 large bedrooms. Your home at Dunkerrin, benefits from a generous landscaped garden, cobble driveway and attractive feature railings to the front.

www.dunkerrin.com

GROUND FLOOR PLANS



FIRST FLOOR PLANS



Total Floor Area: 158.6 sq.m. (1,708 sq.ft.)





SPECIFICATION

- High energy efficient A-rated house.
- Only minutes from South Link Road serving the city and surrounding areas
- Distinctive architectural design combining history and modernity, space and light.
- Large conservatory style glazed area to family room.
- Quality fireplace surround and wood burning stove in reception room.
- Luxury fitted kitchen.
- Quality fitted robes in two bedrooms.
- Glazed double doors to living room.
- Master and second bedrooms en-suite.
- Ground floor guest toilet suite.
- Quality sanitary ware fitted.
- Panelled doors, moulded skirting and architrave.
- Generous electrical specifications.
- Modern air to water heat pump providing a responsive and highly efficient central heating system.
- PVC double glazed windows.
- PVC fascia and soffit.
- All homes pre-wired for an alarm system.
- Fully decorated throughout.
- Concrete post and wood panel fencing dividing rear gardens.
- Cobbled parking area to front of house.
- Lawned gardens.
- Ten year Home Bond structural guarantee.



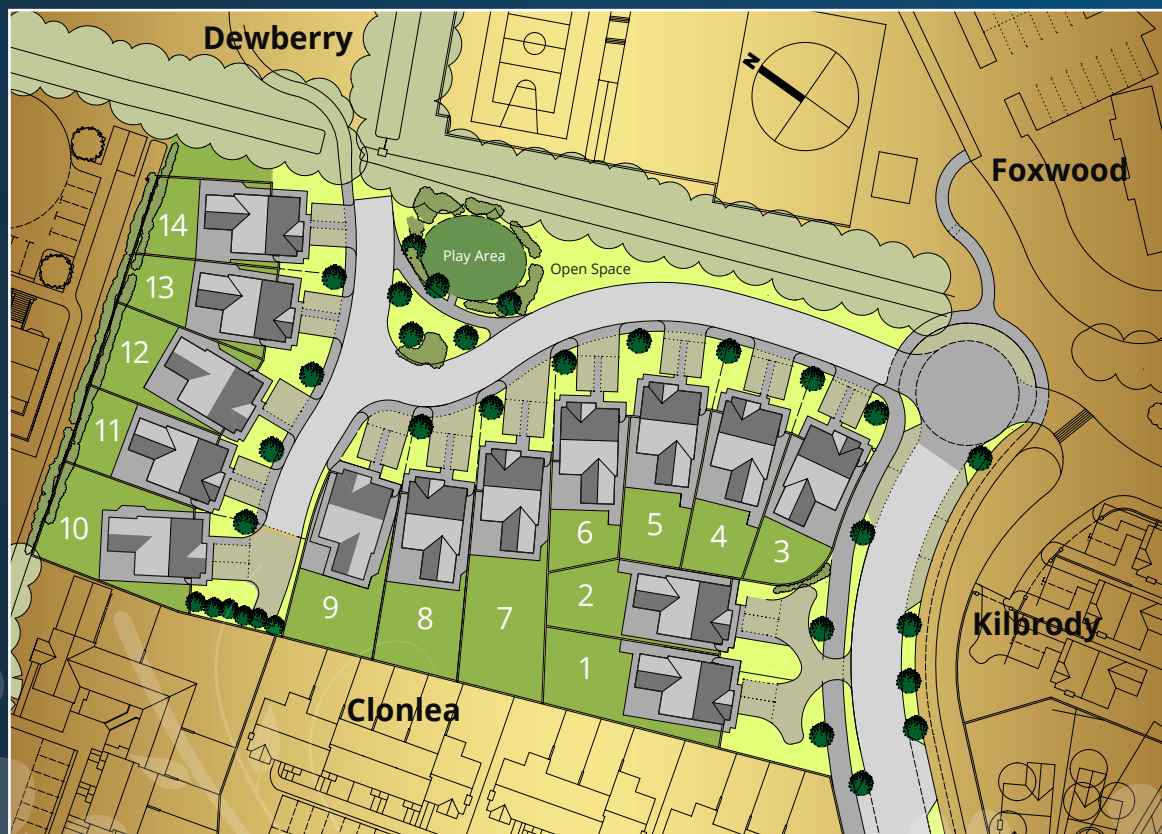
Dunkerrin is ideally located in close proximity to the successful Mount Oval Village Square offering local village shopping, child care facilities and pub/restaurant. Dunkerrin is also close to nearby Douglas Village with convenient, easy access to the south link road network and city centre.

The suburbs of Douglas and Rochestown offer residents in Mount Oval Village further access to a wide variety of amenities and services – shopping centres, restaurants, cafes, hotels and schools are all only minutes away. Mahon Point Shopping Centre and Retail Park are also nearby adding even more retail choice and entertainment options, such as the Omniplex cinema.

There are sports, leisure and recreation facilities such as the beautiful Rochestown to Blackrock walk and cycle path offering scenic views of the Douglas Estuary and the Rochestown to Passage / Monkstown walk and cycle path, all within easy access.



SITE LAYOUT PLAN





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DEVELOPER:

