





Model Farm Road, Cork

Exclusive Development of 2, 3, & 4 Bed Homes



Introduction

This scheme by **O'Callaghan Properties** comprises of a variety of 2, 3 & 4 bedroom semi-detached and terraced homes completed with an elegant mixture of red brick and rendered exteriors. These homes provide a variety of internal layouts which have been architecturally designed with the demanding requirements of modern living in mind. In addition all homes have an **"A2" energy rating** which ensures they will benefit from reduced energy consumption, lower bills and increased comfort levels. Carraig Túr homeowners will enjoy the benefit of a brand new high specification home complete with modern lifestyle designs, from beautifully finished exteriors to stylish interiors.



Carraig Túr, is a new contemporary development of 52 homes located on the highly sought after Model Farm Road.

All homes at Carraig Túr have thoughtfully laid out interiors, including spacious living rooms, stylish kitchens with fitted appliances and well proportioned bedrooms including master bed en-suite in all house types.



These highly desirable properties suit the needs of first-time buyers seeking their dream home or indeed the needs of a growing family looking to trade up, or indeed to trade down.

Peace of mind for the new homeowner comes with the knowledge that Carraig Túr is developed by O'Callaghan Properties, a **long-established homebuilder** with impeccable credentials and a recognised track record for achieving the highest possible standards of craftsmanship.





Carraig Túr

Model Farm Road, Cork

There are **4 different house types** at Carraig Túr providing a range of layouts and price points. All of the homes have their own driveways and rear gardens. On offer is a selection of generous 2, 3, & 4 bedroom semi-detached and terraced homes which will range in size from 1,473 sq. ft. (137sq. mtrs) - 904 sq. ft (84 sq. mtrs).

BER A2

✉ info@omw.ie

🌐 www.omw.ie

House Types C4

C4

3 Bedroom Semi-detached
1,330sq. ft (124 sq. meters)

C4



Floor Plans



C4 Ground Floor



C4 First Floor

C4 Ground & First Floor Room Sizes

GROUND FLOOR (3 BED)

| | |
|----------------|---------------|
| Hallway | 6.25m x 2.12m |
| Living Room | 4.88m x 3.92m |
| Cloakroom | 1.60m x 0.86m |
| Guest W.C. | 1.60m x 1.45m |
| Utility Room | 1.95m x 1.60m |
| Kitchen/Dining | 6.12m x 3.44m |

FIRST FLOOR (3 BED)

| | |
|------------------|---------------|
| Master Bedroom | 3.87m x 3.45m |
| En-suite | 1.65m x 1.64m |
| Walk In Wardrobe | 1.63m x 1.60m |
| Bedroom 2 | 4.40m x 3.41m |
| Bedroom 3 | 3.69m x 3.03m |
| Bathroom | 2.62m x 1.85m |



Carraig Túr
Model Farm Road, Cork

Measurements are approximate and can vary, these drawings are for identification purposes only.

House Types C5 & C6

4 Bedroom Semi-detached
1,473 sq. ft (137 sq. meters)

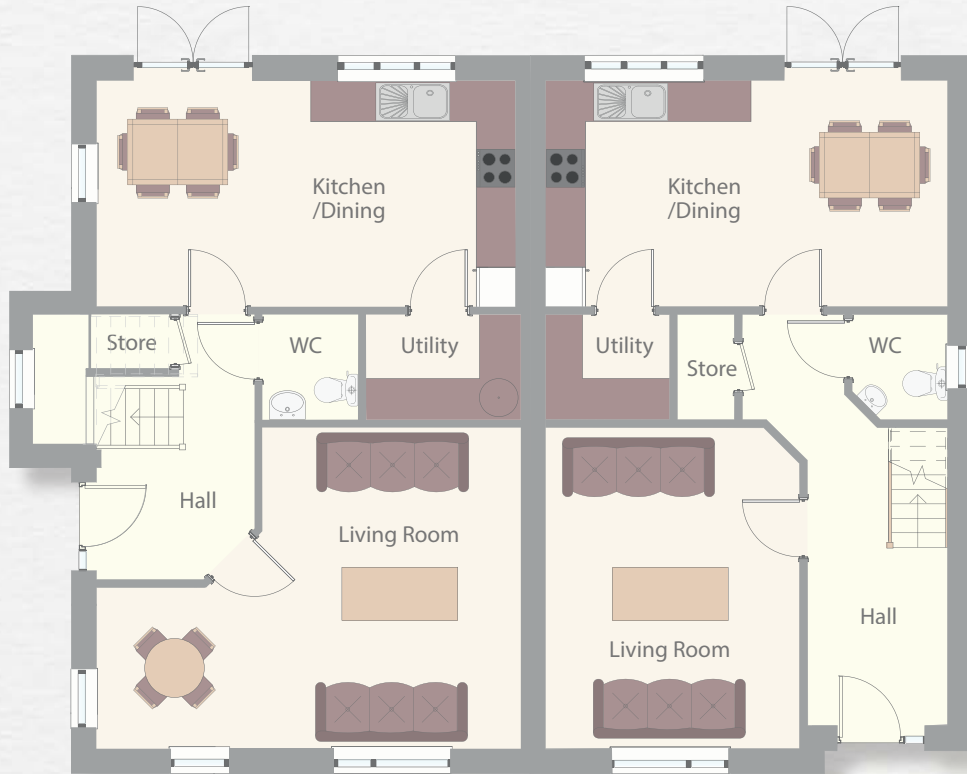
C5

C6

3 Bedroom Semi-detached
1,330 sq. ft (124 sq. meters)



Floor Plans



C5 Ground Floor

C6 Ground Floor



C5 First Floor

C6 First Floor

C5 & C6 Ground Floor Room Sizes

C5 GROUND FLOOR (4 BED)

| | |
|----------------|---------------|
| Hallway | 4.00m x 2.40m |
| Living Room | 6.45m x 4.88m |
| Cloakroom | 1.60m x 0.80m |
| Guest W.C. | 1.60m x 1.45m |
| Utility Room | 2.35m x 1.60m |
| Kitchen/Dining | 6.40m x 3.44m |

C6 GROUND FLOOR (3 BED)

| | |
|----------------|---------------|
| Hallway | 6.25m x 2.12m |
| Living Room | 4.88m x 3.92m |
| Cloakroom | 1.60m x 0.86m |
| Guest W.C. | 1.60m x 1.45m |
| Utility Room | 1.95m x 1.60m |
| Kitchen/Dining | 6.12m x 3.44m |

C5 & C6 First Floor Room Sizes

C5 FIRST FLOOR (4 BED)

| | |
|----------------|---------------|
| Master Bedroom | 3.87m x 3.41m |
| En-suite | 2.04m x 1.65m |
| Bedroom 2 | 4.40m x 3.02m |
| Bedroom 3 | 3.25m x 3.30m |
| Bedroom 4 | 2.91m x 2.26m |
| Bathroom | 2.75m x 2.13m |

C6 FIRST FLOOR (3 BED)

| | |
|------------------|---------------|
| Master Bedroom | 3.87m x 3.41m |
| En-suite | 1.65m x 1.64m |
| Walk in Wardrobe | 1.63m x 1.60m |
| Bedroom 2 | 4.40m x 3.41m |
| Bedroom 3 | 3.69m x 3.02m |
| Bathroom | 2.62m x 1.85m |

Measurements are approximate and can vary, these drawings are for identification purposes only.

House Types D2 & D3

D2 3 Bedroom (End of Terrace)
1,094 sq. ft (102 sq. meters)

D3 2 Bedroom (Mid Terrace)
904 sq. ft (84 sq. meters)

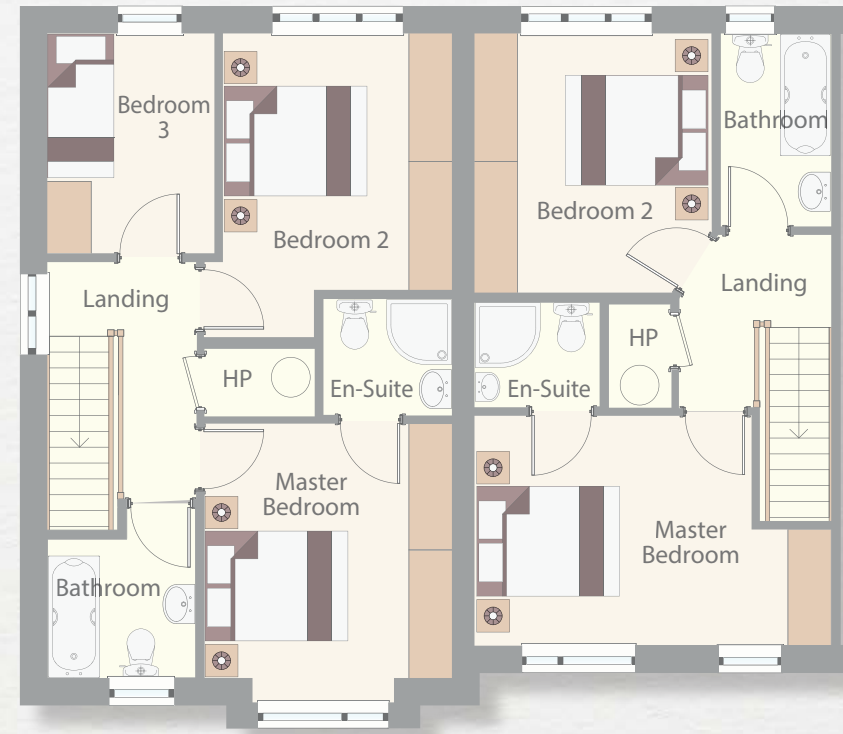


Floor Plans



D2 Ground Floor

D3 Ground Floor



D2 First Floor

D3 First Floor

D2 & D3 Ground Floor Room Sizes

D2 GROUND FLOOR (3 BED)

| | |
|----------------|---------------|
| Hallway | 5.53m x 1.97m |
| Living Room | 5.62m x 3.66m |
| Guest W.C. | 1.60m x 1.45m |
| Kitchen/Dining | 5.17m x 3.47m |

D3 GROUND FLOOR (2 BED)

| | |
|----------------|---------------|
| Hallway | 4.98m x 1.97m |
| Living Room | 4.95m x 3.40m |
| Guest W.C. | 1.60m x 1.45m |
| Kitchen/Dining | 4.98m x 2.81m |

D2 & D3 First Floor Room Sizes

D2 FIRST FLOOR (3 BED)

| | |
|----------------|---------------|
| Master Bedroom | 3.52m x 3.43m |
| En-suite | 1.80m x 1.62m |
| Bedroom 2 | 3.56m x 3.18m |
| Bedroom 3 | 3.05m x 2.32m |
| Bathroom | 2.36m x 2.06m |

D3 FIRST FLOOR (2 BED)

| | |
|----------------|---------------|
| Master Bedroom | 4.95m x 3.19m |
| En-suite | 1.75m x 1.47m |
| Bedroom 2 | 3.60m x 3.29m |
| Bathroom | 2.68m x 1.54m |

Measurements are approximate and can vary, these drawings are for identification purposes only.

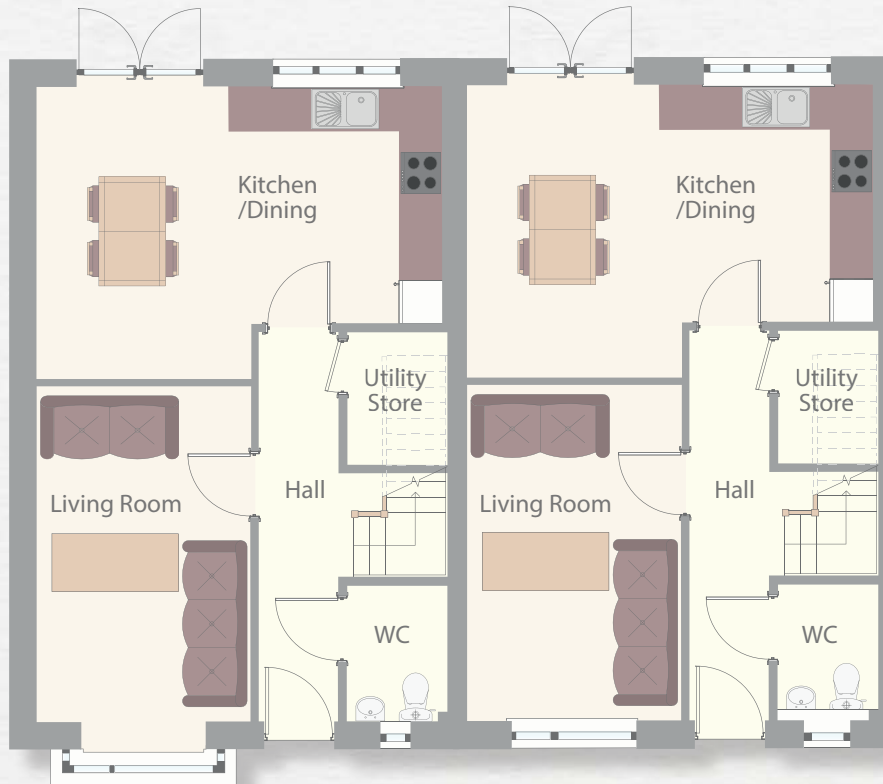
House Types D4 & D5

D4 3 Bedroom End of Terrace
1098 sq. ft. (102 sq. meters)

D5 3 Bedroom Mid Terrace
1,098 sq. ft. (102 sq. meters)

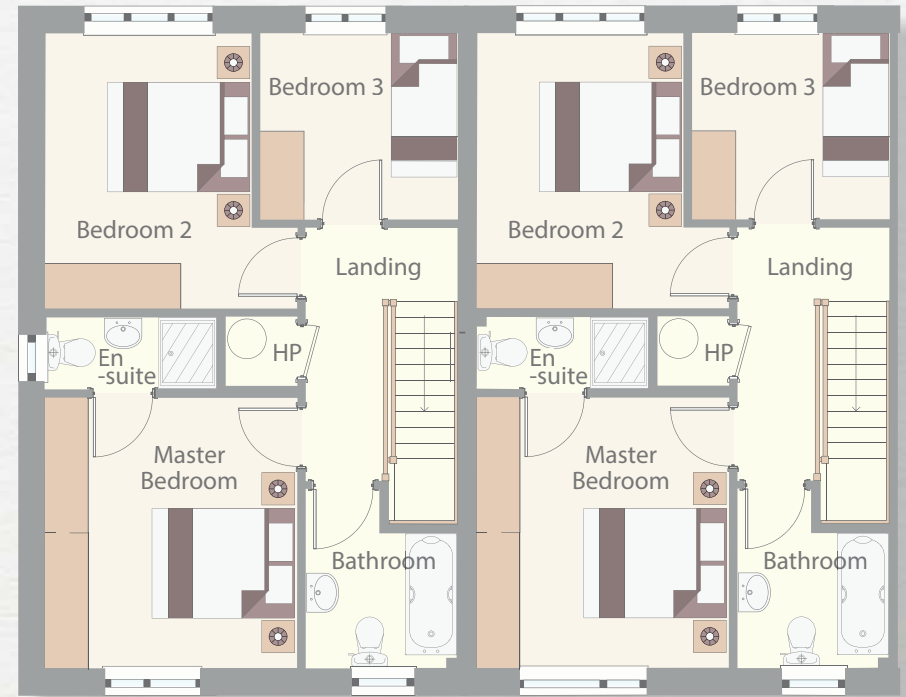


Floor Plans



D4 Ground Floor

D5 Ground Floor



D4 First Floor

D5 First Floor

D4 & D5 Ground Floor Room Sizes

D4 & D5 First Floor Room Sizes

D4 GROUND FLOOR (3 BED)

| | |
|-------------------|---------------|
| Hallway | 5.45m x 1.11m |
| Living Room | 4.68m x 2.99m |
| Guest W.C. | 1.90m x 1.40m |
| Utility/Cloakroom | 1.85m x 1.40m |
| Kitchen/Dining | 5.75m x 4.08m |

D5 GROUND FLOOR (3 BED)

| | |
|-------------------|---------------|
| Hallway | 5.45m x 1.11m |
| Living Room | 4.68m x 2.99m |
| Guest W.C. | 1.90m x 1.40m |
| Utility/Cloakroom | 1.85m x 1.40m |
| Kitchen/Dining | 5.75m x 4.08m |

D4 FIRST FLOOR (3 BED)

| | |
|----------------|---------------|
| Master Bedroom | 3.78m x 3.52m |
| En-suite | 2.40m x 1.02m |
| Bedroom 2 | 3.84m x 3.52m |
| Bedroom 3 | 2.74m x 2.60m |
| Bathroom | 2.50m x 2.11m |

D5 FIRST FLOOR (3 BED)

| | |
|----------------|---------------|
| Master Bedroom | 3.78m x 3.52m |
| En-suite | 2.40m x 1.02m |
| Bedroom 2 | 3.84m x 3.52m |
| Bedroom 3 | 2.74m x 2.60m |
| Bathroom | 2.50m x 2.11m |

Specifications



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

Gas Central Heating provides your home with heating and hot water. A high efficiency condensing boiler provides warmth, comfort, efficiency and long term performance.



Building Fabric

Built using the latest construction technology your home is a highly insulated and air tight building achieving an **A2 BER Rating**. 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

A stylish combination of brickwork and coloured render form a durable and weatherproof external shell to your home that is both contemporary by design and practical by nature. Carefully selected materials make these low maintenance homes easily cared for into the future.



Windows

Your homes 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 homes 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 draught 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 homeowners 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 Approved Insurance company, giving you unrivaled 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.



Security

Your windows and doors come fully fitted with heavy duty ironmongery and a robust locking system. They are Secured by Design accredited and independently tested to stringent European and British security standards. Mains powered heat /smoke detectors and carbon monoxide alarms are provided as standard.



Landscaping, Gardens & Driveways

The development will be professionally landscaped with a variety of grass areas and mature planting. Generously sized private 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.



Solar Panels

Solar Photovoltaic Panels installed on your roof supplement your homes energy supply by providing electricity that is used to run your homes lighting and appliances while Solar Thermal Panels provide hot water. These panels are great for the environment as they reduce your demand for electricity and gas and also provide significant savings on your monthly bills.



Kitchen

Your home comes fully fitted with a contemporary kitchen including soft close doors, stainless steel sink and designer tap as standard.

Special Features Highlights

- A-Rated family homes
- All site development works completed and fully landscaped
- Master bedroom en-suite
- 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
- Gas Heating
- Idyllic location
- All local amenities within strolling distance
- Bus route to Cork City
- Generous P.C. sum allowances – full list available from the Sales Team
- HomeBond – 10 year HomeBond Structural Defects, HomeBond Insurance Warranty and 5 Year Mechanical & Electrical Inherent Defects Warranty, give you unrivalled insurance protection for your home.



An ideal location, with so much to offer...

Location

Carraig Túr, located in one of Corks most prestigious and sought after addresses enjoying a wealth of amenities and benefiting from easy access to Cork City. It provides the ideal environment for young families or prospective parents to appreciate its fine choice of schools, sporting and leisure facilities. Close proximity to the CUH, Bons Secours and Mercy Hospitals, CIT & UCC, Cork Airport and various local employers. Also for added convenience the number 220 bus stop is adjacent.

Schools

Well served by several creches, primary and secondary schools, St. Catherine's, Mount Mercy, Coláiste an Spioraid Naoimh and Gaelscoil Uí Ríordáin, to name but a few, whilst Corks Colleges, UCC and CIT are only 5 minutes away.



Shopping

Truly fabulous shopping amenities are to hand with Castlewest Shopping Centre only a short walk away which is anchored by Dunnes Stores and trades alongside a host of premium retail outlets. The choice on offer is further enhanced by an Aldi & Lidl stores and a large Tesco store only moments away in Ballincollig, Wilton Shopping Centre, Bishopstown Court, Douglas Court, and Mahon Point Shopping Centre all housing numerous shops, restaurants and Corks largest cinema the Omniplex, only minutes away via the easy accessible motorway network.



Also on your doorstep is a superb choice of top quality restaurants & bars, including the newly refurbished The Anglers, which is just a short walk away.

Sports & Leisure

Lifestyle and sports enthusiasts will be more than satisfied with the array of options open to them, including; GAA, rugby, soccer, tennis, hockey, camogie and athletics clubs serving the locality whilst gym goers have the high-quality Leisure World complete



with a 25 metre swimming pool, gym and astro turf pitches. Excellent game and coarse fishing can be found on the nearby River Lee. For the golf enthusiasts, Muskerry Golf Club, Lee Valley Golf & Country Club and Douglas Golf Club all within a 10 minute drive.

Here, lovers of the outdoors lifestyle benefits from a number of parks, playgrounds, walking routes and recreational activities including Ballincollig Regional Park, Fitzgerald's Park, Lee Fields, and Farran Woods (home to Zipit & The National Rowing Centre) whether you are looking to go for a morning run, Saturday afternoon stroll or a family day out, you are spoilt for choice.



Site Plan

Carraig Túr, located in one of Corks most prestigious and sought after addresses enjoying a wealth of amenities and benefiting from easy access to Cork City.



Carraig Túr

Model Farm Road, Cork

House Type C4
3 Bedroom Semi-detached
1,329.77 sq. ft (123.54 sq. meters)

House Type C5
4 Bedroom Semi-detached
1,472.82 sq. ft (136.83 sq. meters)

House Type C6
3 Bedroom Semi-detached
1,329.77 sq. ft (123.54 sq. meters)

House Type D2
3 Bedroom (End of Terrace)
1,094.26 sq. ft (101.66 sq. meters)

House Type D3
2 Bedroom (Mid Terrace)
903.95 sq. ft (83.98 sq. meters)

House Type D4
3 Bedroom End of Terrace
1098.03 sq. ft. (102.01 sq. meters)

House Type D5
3 Bedroom Mid Terrace
1,098.03 sq. ft. (102.01 sq. meters)

Disclaimer: These particulars do not form any part of any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurements are approximate and for guidance only. Intending purchasers / tenants must satisfy themselves as to the accuracy of details given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor / lessors nor their agents shall be held liable for any inaccuracies therein.

Location Map

Key Travel Distances



| | |
|--------------------------|---------|
| Ballincollig Town Centre | 5 MINS |
| UCC | 8 MINS |
| CIT | 5 MINS |
| Cork City Centre | 13 MINS |
| Cork Airport | 13 MINS |



Carraig Túr
Model Farm Road, Cork

Developers



O'Callaghan Properties
21 Lavitts, Quay, Cork.

✉ info@ocallaghanproperties.com

Development Team

Selling Agents

O'Mahony Walsh

PSRA No. 001092

O'Mahony Walsh & Associates Ltd
3, Main Street, Ballincollig, Cork.
☎ 021 4873466 ✉ info@omw.ie

Architects



Doyle McDonough Nash
21 St. Patricks Hill, Cork.
✉ info@dmnarchitects.ie

Solicitors



Ronan Daly Jermyn Solicitors
City Gate Park, Mahon Point, Cork.
✉ info@rdj.ie



✉ info@omw.ie

☎ 021 487 3466

🌐 www.omw.ie