

BER A2

Ard Alainn

A Type (4 Bed Detached) 2367sq ft / 220 sq m Price: €645,000.

B Type (4 Bed Detached) 2260sq ft / 210 sq m Price: €620,000.

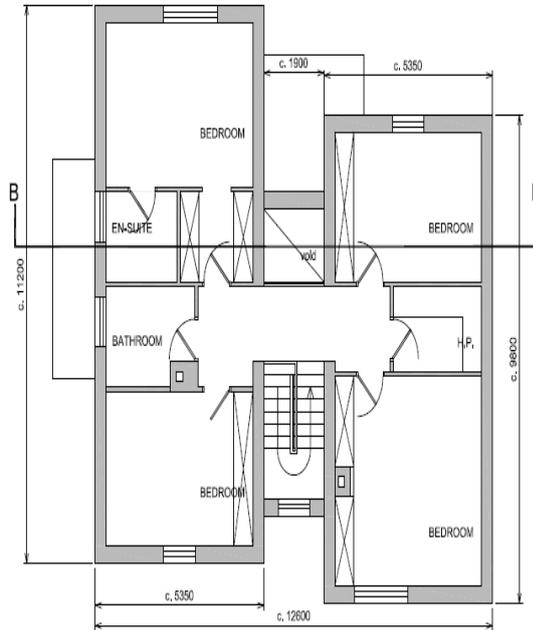
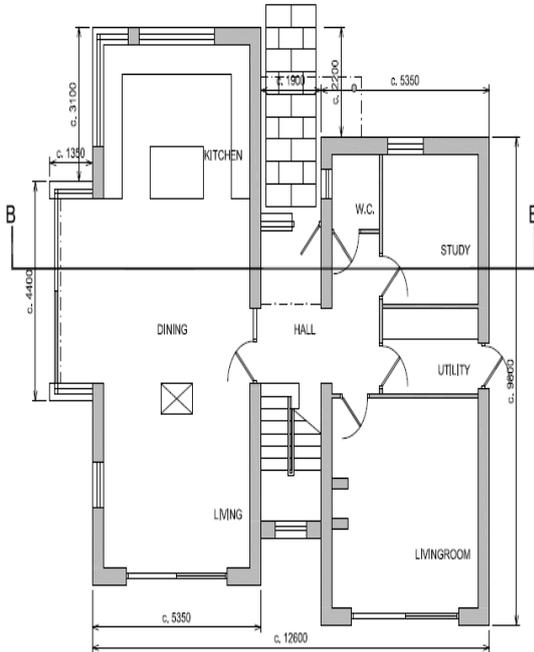
C Type (3/4 Bedroomed Town Houses) 1442sq ft /134sq m from €415,000.



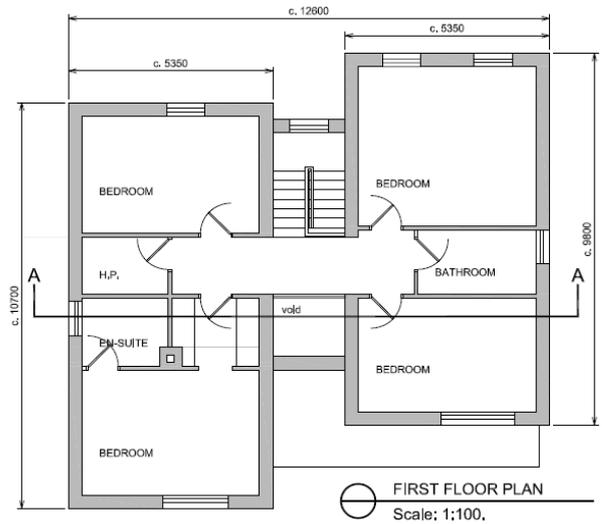
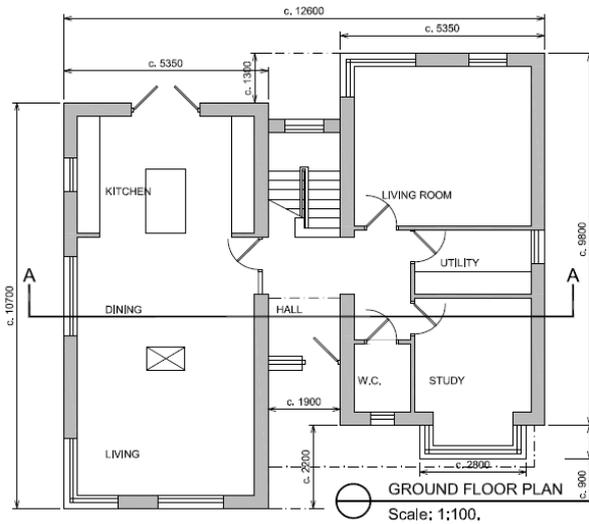
BER A2

Ard Alainn

Floor Plans House Type A



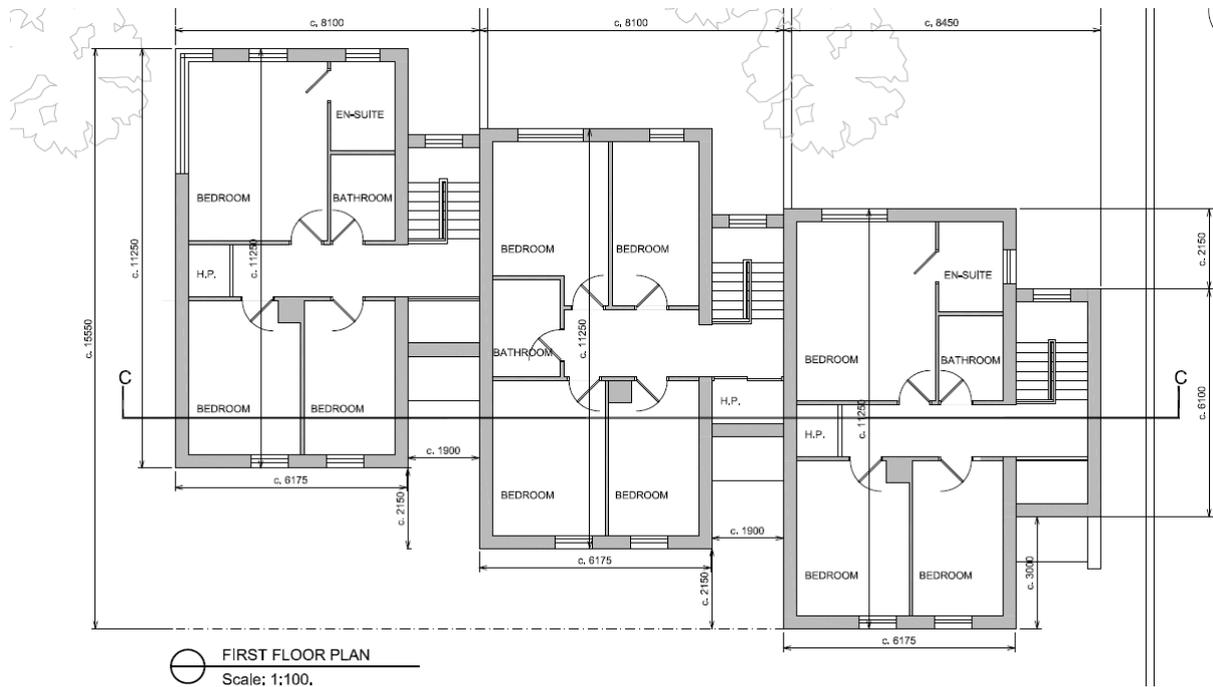
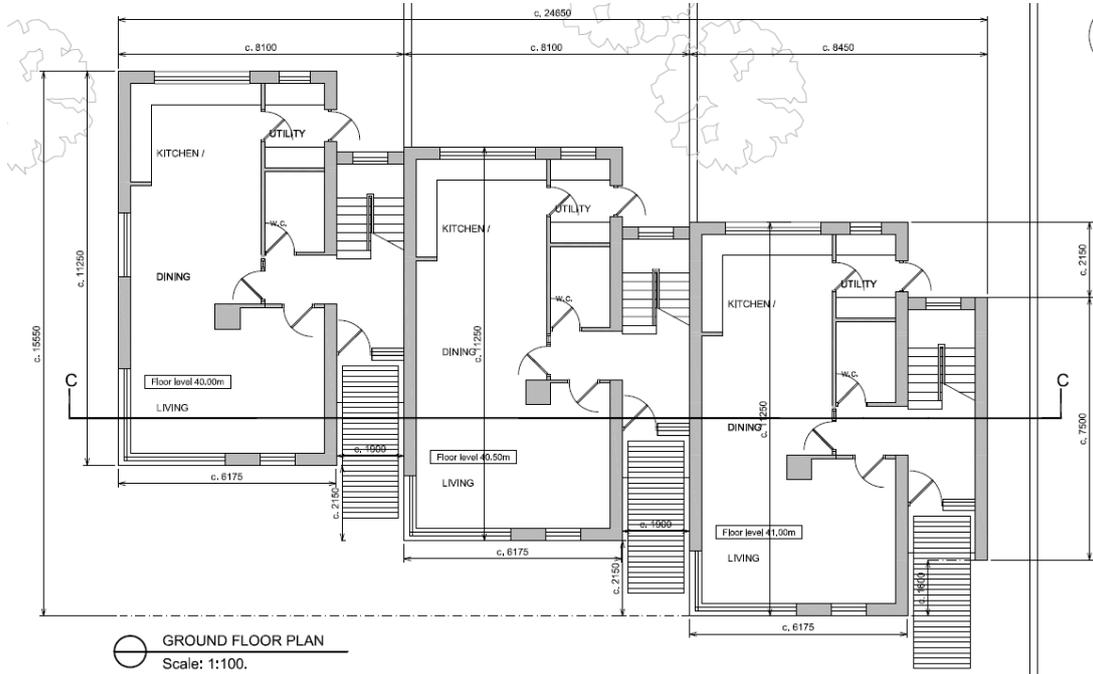
Floor Plans House Type B



BER A2

Ard Alainn

Floor Plans House Type C



BER A2

Ard Alainn



Ard Alainn, Innishannon, Co Cork is a limited selection of 4 Bedroomed architectural designed family homes developed by Inishban Investments Limited located in the picturesque West Cork village of Innishannon.

Ard Alainn is minutes' walk from the village of Innishannon that is conveniently located for Cork City and Airport, circa 15 minutes' drive away. It has grown due to its proximity to Cork city, and is now a dormitory village for city workers.

To register your interest please contact Mark Kelly on 023.8854748 / 087.2698329 or Email:Info@propertyonline.ie





External Details

- Low Maintenance, high quality external finishes.
- Smooth plaster rendered walls to provide a high-quality, contemporary finish
- Quality front door with the aesthetic appeal of a traditional timber door while providing exceptional strength, security and thermal performance.
- uPVC window and doors with 3-point locking system.
- Low maintenance uPVC fascia, soffits and rainwater pipes complement the finish.
- Paved driveway to the front with parking.
- Gardens levelled and seeded, with a paved patio area at rear and shed base.
- External water tap.
- External power point.
- Prewired for electric charge point
- Landscaped open green areas.

Energy Efficiency

- A2 BER rating.
- High levels of insulation.
- Underfloor heating on the ground floor with radiators on the upper floor.
- Air Source Heat Pump with separate heating control for water, living and sleeping zones.
- Air ventilation system





Internal Finished

- Generous p.c sum allowances for kitchens, allowing each purchaser to apply their individual taste and style
- Increased ceiling heights
- High quality doors and handles
- High quality, modern skirting and architrave
- Quality feature timber staircase and handrail
- Decorated throughout in neutral colour

Lighting and Electrical

- Generous electrical and lighting specification throughout
- Smoke, heat and carbon monoxide detection throughout

Bathroom and Ensuites

- Stylish sanitary ware throughout
- Power showers

10 Year Warranty

- Each home is covered by a 10-year Structural defects Warranty



