



Coleville Woods

Coleville Road, Clonmel, Co. Tipperary

A TORCA HOMES DEVELOPMENT



Torca Homes are pleased to present a new and exclusive development of 2, 3 and 4 bedroom A-rated homes, situated in Clonmel, Co. Tipperary.

Ideally located on the Coleville Road, one of Clonmel's premier addresses, the houses provide all modern conveniences in an idyllic setting close to the River Suir with views of the Comeragh Mountains.

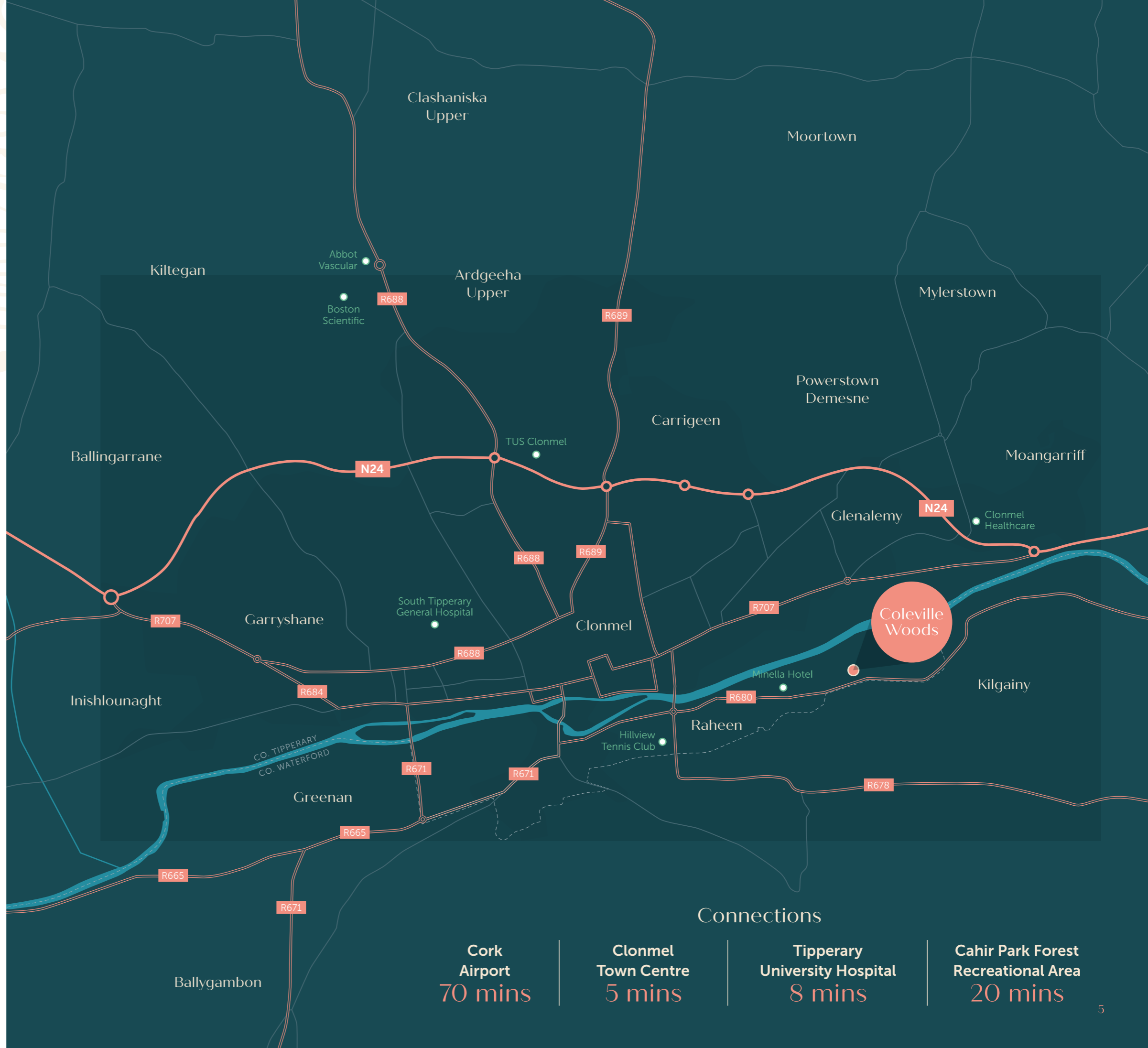


Coleville Woods

Location

Clonmel is situated on the N24 providing easy access to the M8/M7. It is well serviced with primary and secondary schools and third level education is provided by TUS.

Clonmel is a vibrant provincial town, with great employment opportunities from many multinationals including MSD, Abbot Vascular, Boston Scientific, Clonmel Healthcare.



Connections

Cork Airport 70 mins	Clonmel Town Centre 5 mins	Tipperary University Hospital 8 mins	Cahir Park Forest Recreational Area 20 mins
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The Neighbourhood



Coleville Woods is an excellent new development close to the town centre, Clonmel Golf Club, Hillview Tennis Club, River Suir and Comeragh Mountain walks, The Minella Hotel and all the amenities of the town, including an array of restaurants, bars, cafes, numerous supermarkets and shops.



Site Plan

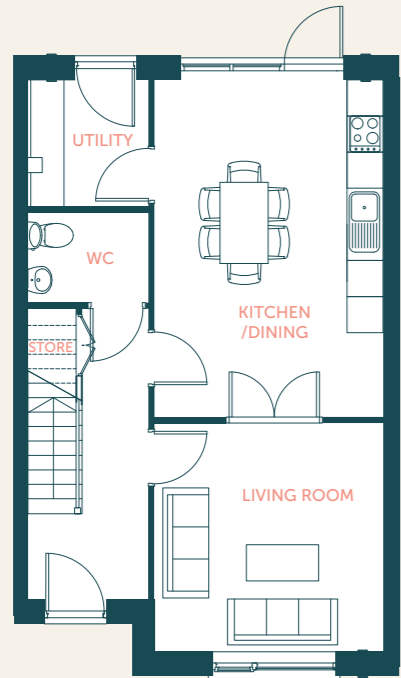


- **Gannet** - 4 Bed Semi-Detached House
- **Sandpiper** - 3 Bed Terrace/End of Terrace House
- **Herring** - 3 Bed Terrace/End of Terrace House
- **Willow** - 3 Bed Semi-Detached House/Side Access
- **Grebe** - 3 Bed Semi-Detached House
- **Pochard** - 2 Bed Terrace House
- **Crèche/ Childcare Facility**
- ⚡ **Electric Vehicle (EV) Charging Stations**

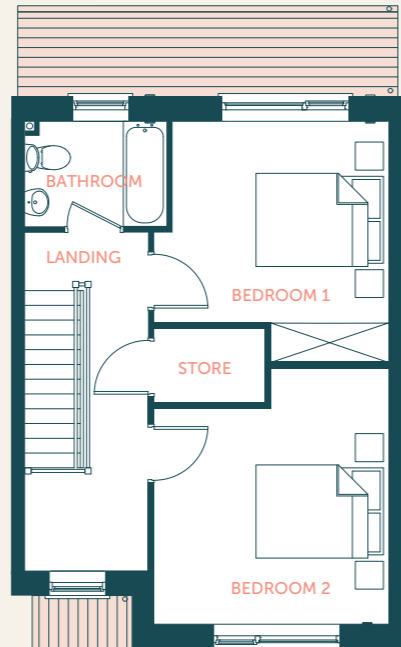


Floor Plans

Pochard
 2 Bed Terrace
 98/101.5m² approx

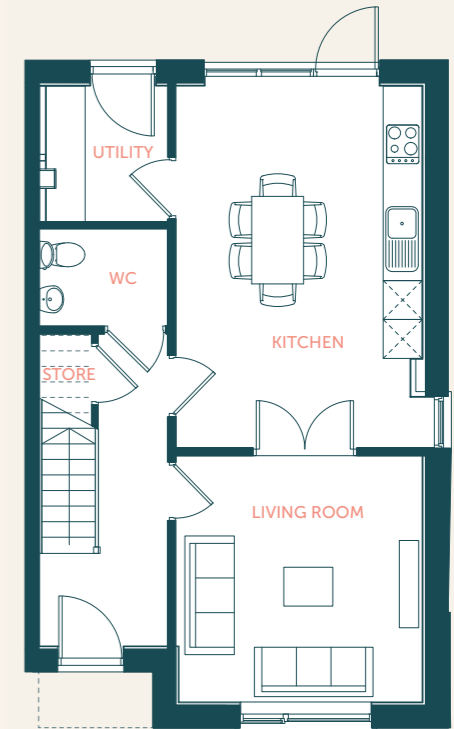


GROUND FLOOR

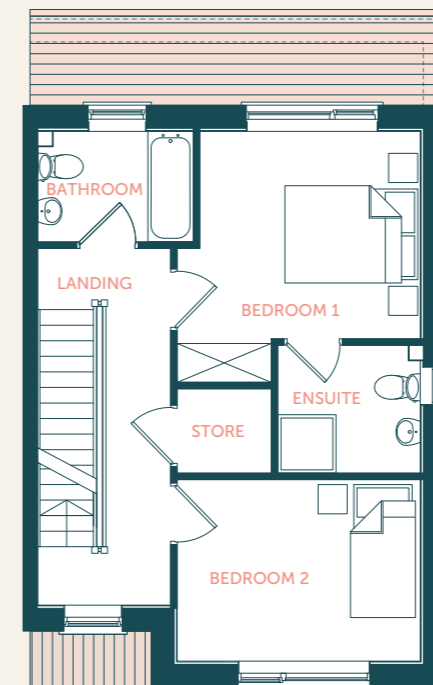


FIRST FLOOR

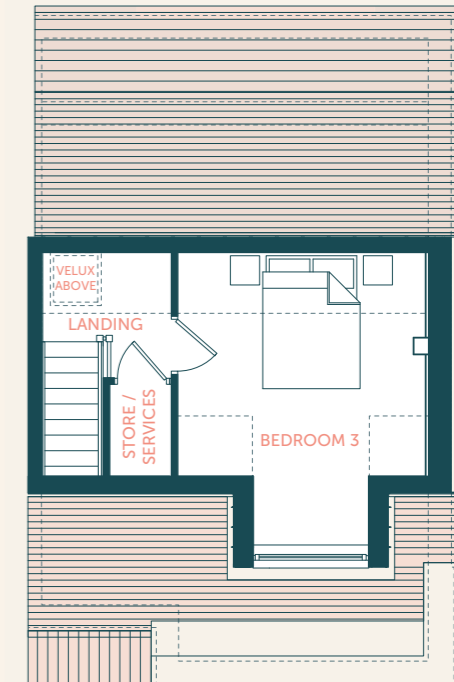
Grebe
 3 Bed Semi-Detached
 120.5/150m² approx



GROUND FLOOR



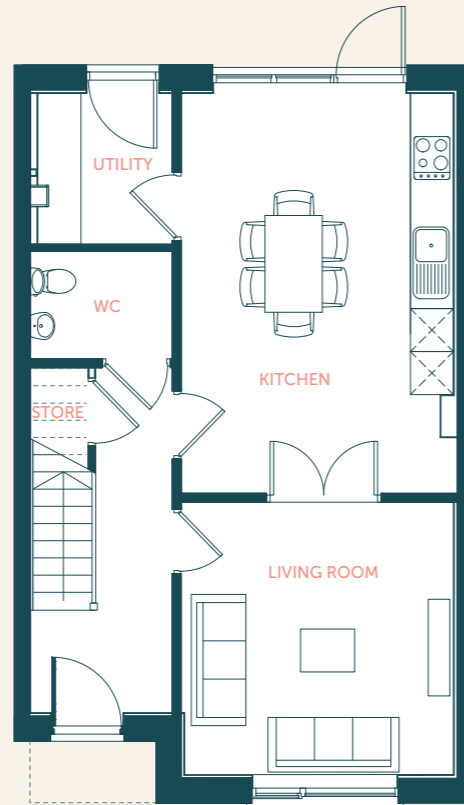
FIRST FLOOR



SECOND FLOOR

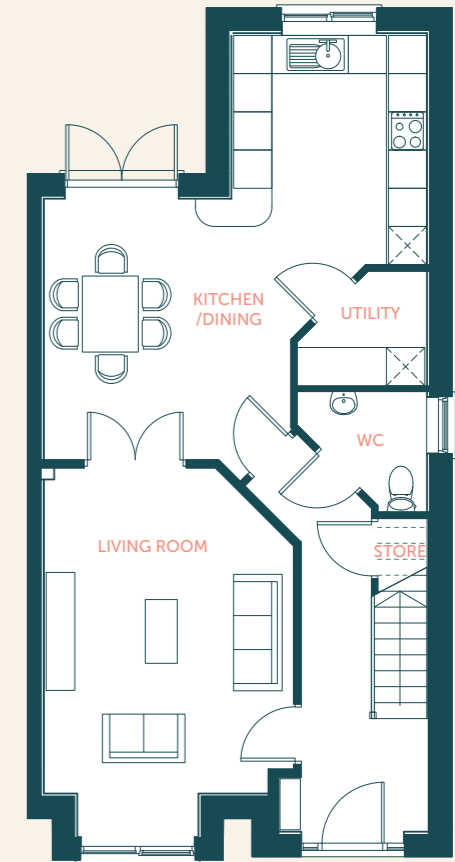
Floor Plans

Sandpiper
 3 Bed Terrace/End of Terrace
 120.5/124m² approx

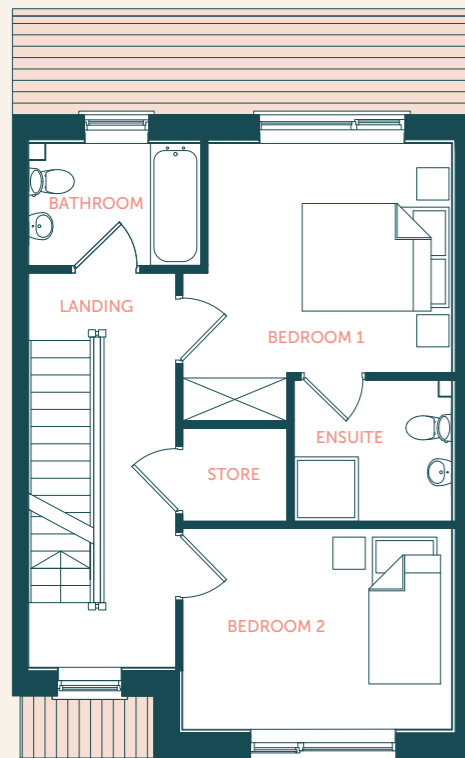


GROUND FLOOR

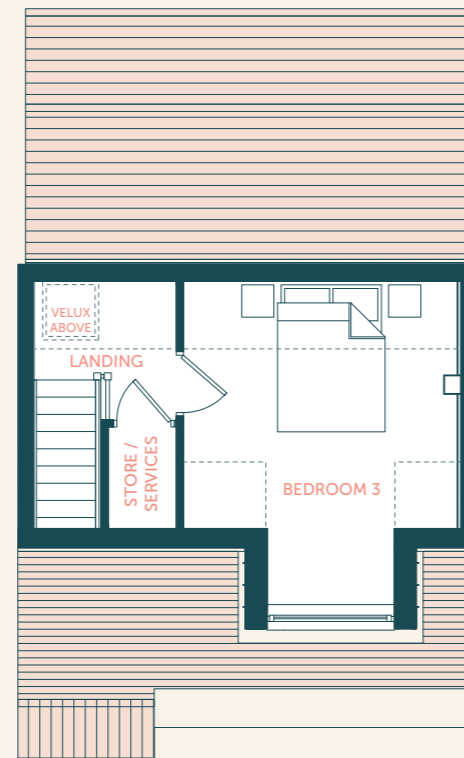
Gannet
 4 Bed Semi-Detached
 150m² approx



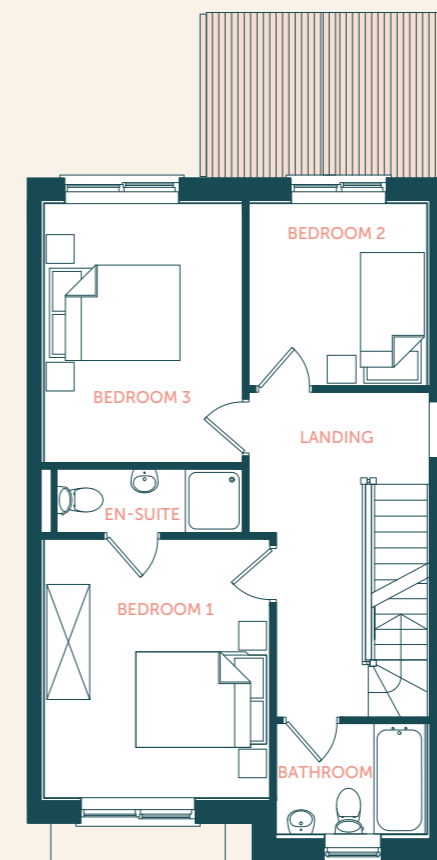
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

House plans are subject to change. Verify house plans with the estate agent.

Specification

Energy Rating

- > NZEB rated home
- > Glazed windows
- > Air to water heat pump
- > DVC ventilation system

External Finishes

- > Brick and white render finish
- > Modern tile roof
- > uPVC fascia, soffit & guttering
- > Black-Grey (RAL 7021) window and door frames

Internal Finishes

- > Softwood stairs
- > Neutral colour throughout
- > Panel doors with high quality ironmongery
- > Contemporary skirting and architraves
- > Fitted wardrobe in master bedroom

Kitchen/Utility

- > Modern fitted kitchen
- > Separate utility room with worktop

Bathrooms

- > Integrated sanitaryware
- > Tiled wet areas
- > Splashback tiling behind wash hand basin

Electrical

- > Cat 6 cabling
- > Electric vehicle future proofing

Safety and Security

- > CO2 monitors and smoke detectors
- > Front entrance door with multi-point locking system

Connectivity

- > Generous provision of power/ data/tv points throughout property
- > Broadband enabled (supply by others)

Externals

- > Garden levelled, topsoiled and seeded
- > Timber panel fencing dividers
- > Block paved parking

Guarantee

- > Homebond 10 year structural guarantee, latent defects insurance and mechanical and electrical inherent defects insurance

Help to Buy

- > Eligible for the Help to Buy Scheme



A development by

TORCA HOMES

torcahomes.com

Register your interest:

+353 52 612 1622

info@pfq.ie

PSRA: 001721



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