

Garrán Ferney

CARRIGALINE

A development by



Dwellings

www.dwellings.ie

**Dwellings
are delighted
to introduce
Garrán Ferney,
an exclusive
development of
just 49 new three
and four bedroom
A-rated homes in
the bustling and
welcoming village
of Carrigaline in
Co. Cork.**





Designed to meet the demands of modern living, the houses offer well-thought-out accommodation and a very generous amount of both private and open space. The landscaping and natural setting will further enhance the rural setting.

Garrán Ferney offers a niche lifestyle, ideal for both young families and busy professionals, whether trading up or down.





These homes are practical and elegant as well as being highly energy efficient.

They are spacious homes designed for your life; whether that's playing with your kids, entertaining friends, chilling on the couch or working from home, you can do it all in a bright, comfortable and relaxing environment.





Our generous and stylish kitchens are designed to make the best use of the most popular room in the house.

There is ample room for cooking, dining and everyday family life. Large patio doors allow natural light to flood the room and let you enjoy your garden whatever the occasion.





These high-quality superbly designed homes offer plenty of scope for you to create living spaces to suit your own needs.

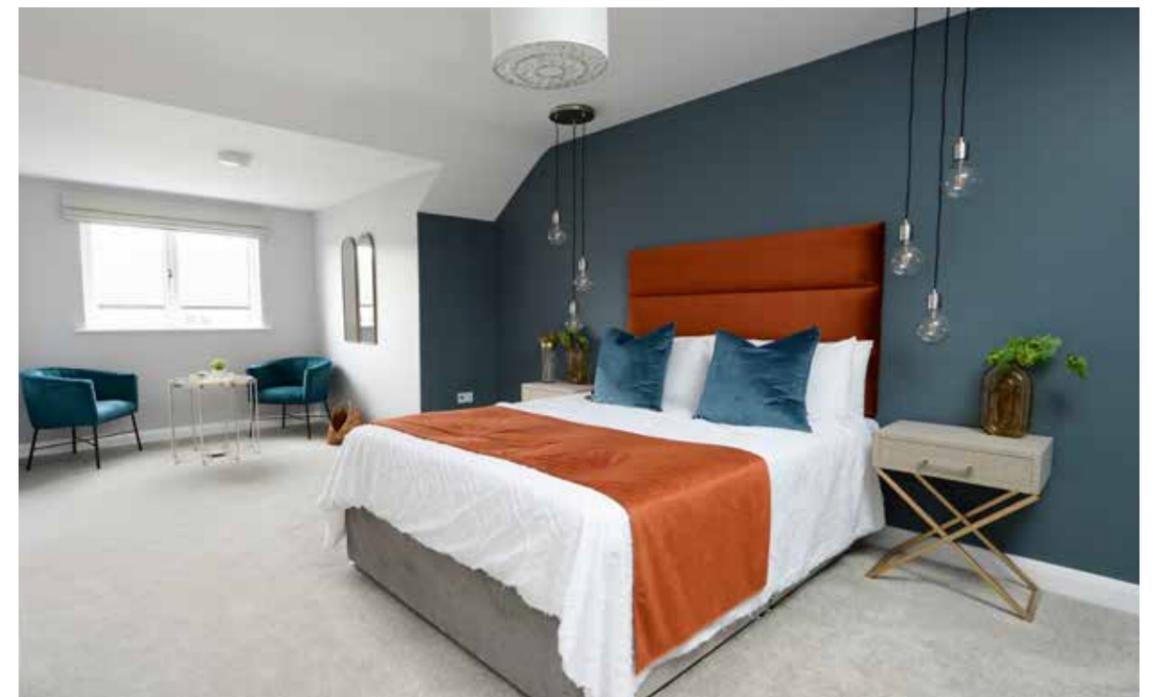
Clever use of space, high-quality materials and excellent finishes – from floor to ceiling – all play a vital part in making these warm, light-filled and generous spaces homes that will be a pleasure to live in.



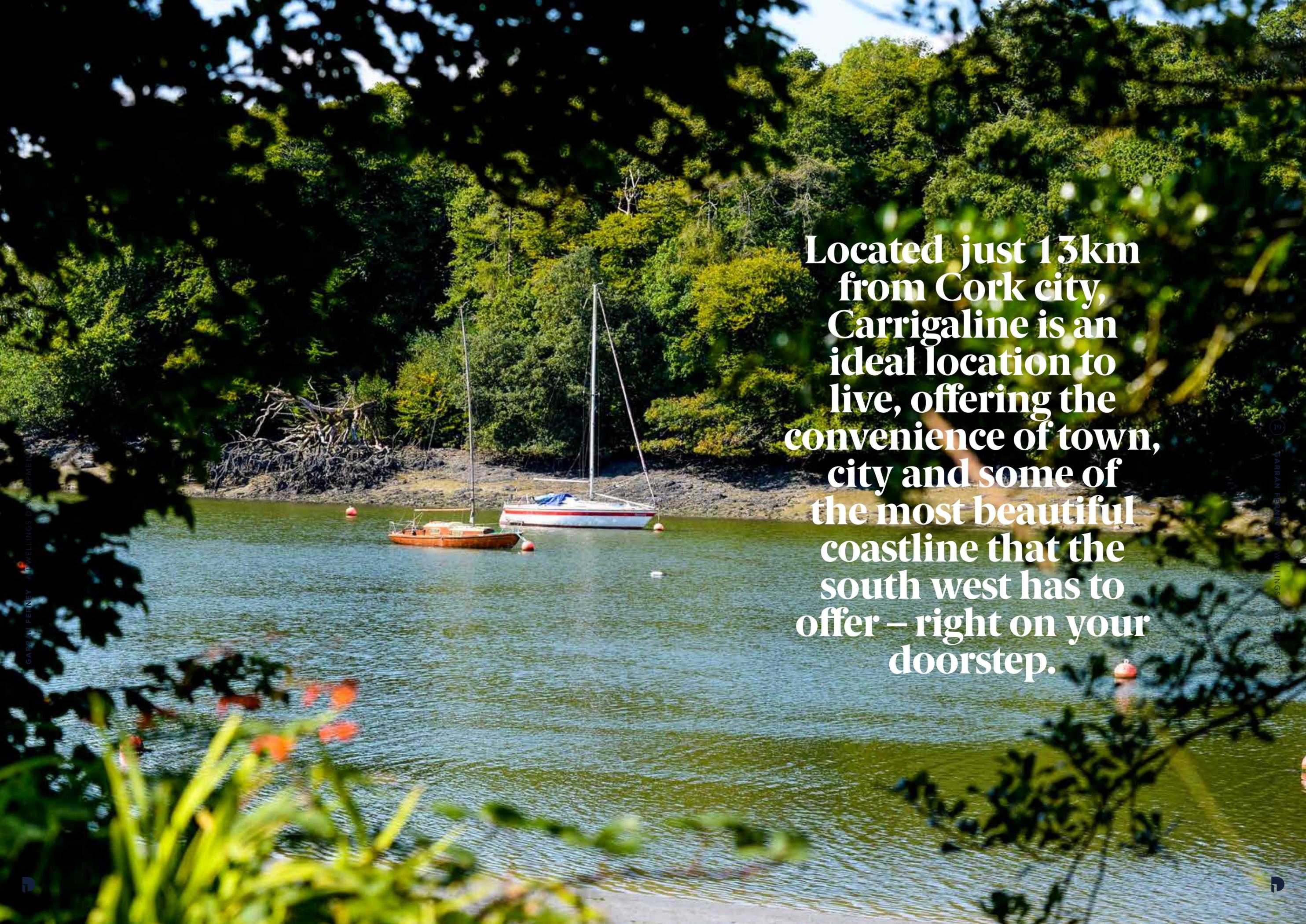


Creative design, the right materials and clever touches like generous storage areas all combine to make warm inviting bedrooms and equally luxurious bathrooms.

These rooms make the perfect sanctuary for unwinding and sleeping at the end of a long day.







**Located just 13km
from Cork city,
Carrigaline is an
ideal location to
live, offering the
convenience of town,
city and some of
the most beautiful
coastline that the
south west has to
offer – right on your
doorstep.**

There's something for everyone in Carrigaline...

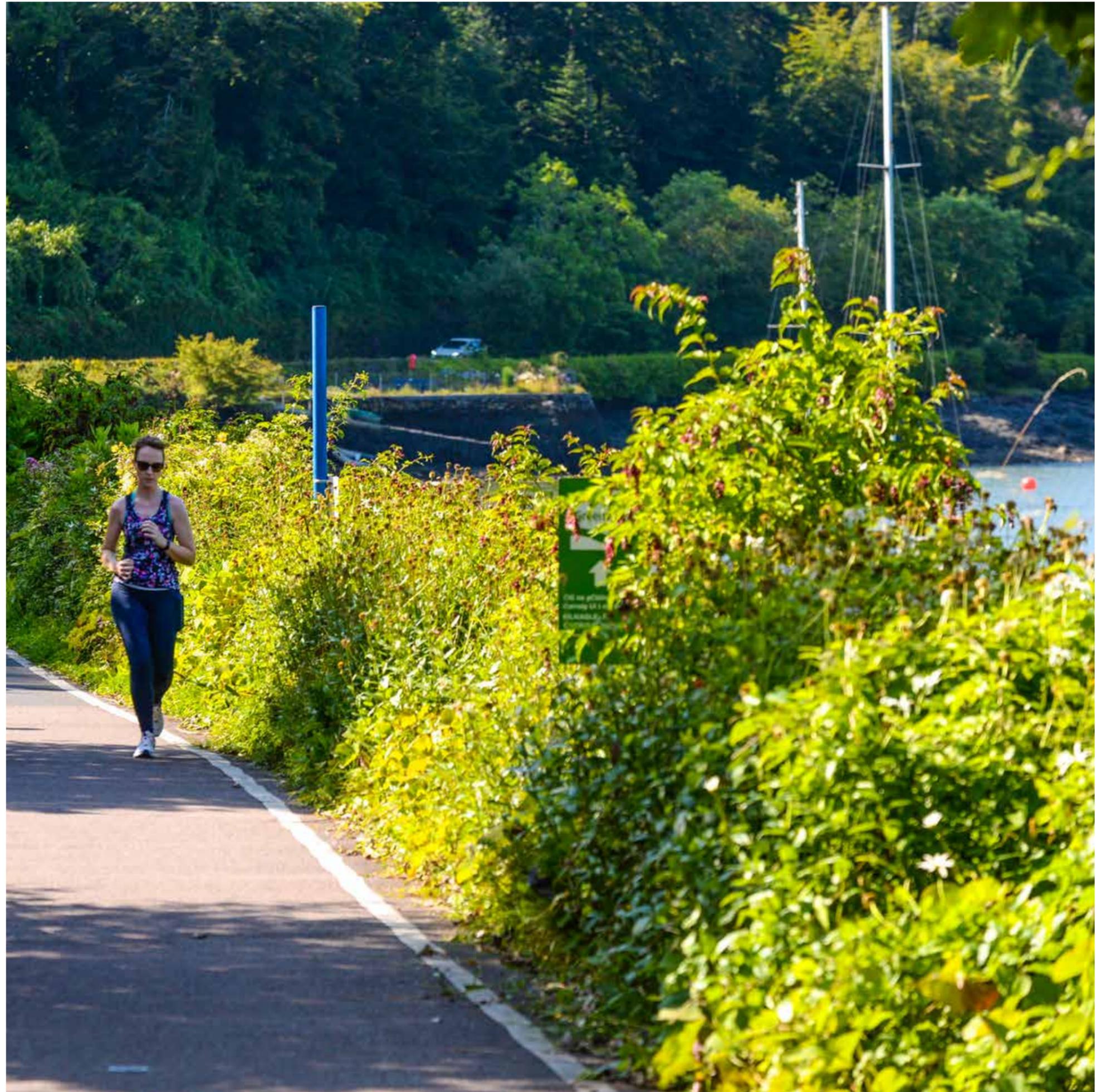
Carrigaline has become a much sought-after commuter town to live in. With a great sense of community, it retains the feel of a small town but with a choice of amenities that rivals any major town.



A spectacular coastal drive, that takes in Crosshaven Myrtleville, Fountainstown Beach and Kinsale, offers you coastal walks, sandy beaches, a bit of surfing and great food along the way.



**Stroll, jog or cycle
along the Greenway
between Carrigaline and
Crosshaven for several
miles on a stunning
pedestrian walk, stopping
off at the beautiful Drakes
Pool along the way for a
light picnic.**



The new Carrigaline Education Campus, the biggest non third-level campus in Cork, catering for the educational needs of more than 1,000 primary, secondary and special needs pupils, is home to three schools: Gaelcholáiste Charraig Uí Leighin, Gaelscoil Charraig Uí Leighin and Scoil Sonas.

Carrigaline is well catered for in terms of pre-school, Gaelscoil, primary and secondary schools and adult education services – reflecting the diversity of a growing community.

Carrigaline is also within reach of UCC, CIT and other third level institutions in Cork city, thanks to the local bus service.



Whether it's skateboarding, kayaking, sailing, football, camogie, junior league soccer, golf, tennis, basketball or even horse riding – there truly is something for everyone.

The Carrigaline Community Playground, park and Skatepark is at the very heart of the community



Well Connected

City centre	Cork Airport	Cork University Hospital	Mahan Point	Ringaskiddy Port Terminal
25 minutes	16 minutes	22 minutes	17 minutes	12 minutes

Off-peak times (Source: Google Maps)

Specifications & Finishes

BER RATING

A2 N.Z.E.B. BER Rated.
Air to water heat pump system with underfloor heating to ground floor and radiators to the upper floors.
High quality insulated timber frame.

EXTERNAL FINISHES

Finish to the front elevation is brick and Napp plaster.
Reconstituted granite sills to front elevations.
A black flat tile finish to the roof.
uPVC fascia, soffit and guttering.

DOORS & WINDOWS

uPVC double glazed windows and doors.

INTERNAL FINISHES

Spacious bright living areas.
High level ceilings to ground and first floor.
Solid timber staircase with hardwood handrail.
Quality interior joinery to include oak internal doors and contemporary skirting and architraves.

KITCHEN/UTILITY

Two tone fitted kitchens.
Separate utility area.

BATHROOM/ENSUITE

All bathrooms and ensuite rooms fitted with high-quality sanitaryware.
Chrome towel rails in main bathroom and ensuite.
Mixer handset fitted in main bathroom.
Shower doors fitted in ensuite.
Pump showers in Master ensuite.
Electric Shower in Bedroom 1 ensuite.
Attractively chosen tiles on all bathroom floors and wet areas.

ELECTRICAL

Electrical specifications as per standard unit.
House wired for intruder alarm system.

GARDENS

High quality paving to the front driveways.
Gardens landscape levelled and seeded.
Outdoor tap fitted to rear gardens.

GUARANTEES

10-year Global Homes Warranty Structural Guarantee.
Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance.
Approved for the Help to Buy Scheme.



Site Plan

HOUSE TYPES

Type A
4 Bed Semi-Detached
c. 144 sq.m

Type A1
4 Bed Detached
c. 144 sq.m

Type B1
3 Bed End-Terrace
c. 115 sq.m

Type B2
3 Bed Mid-Terrace
c. 108 sq.m

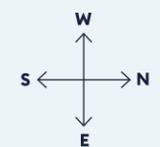
Type B3
3 Bed End-Terrace
c. 125 sq.m

Type C1
3 Bed End-Terrace
c. 115 sq.m

Type C2
3 Bed Mid-Terrace
c. 108 sq.m



Ferney Road

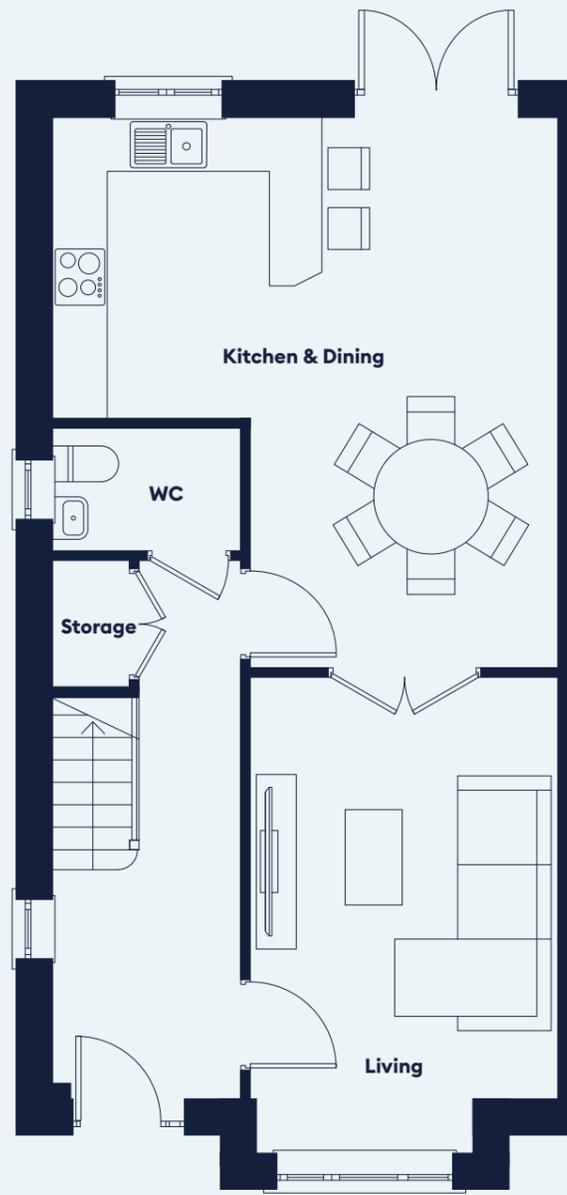


Not to scale. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

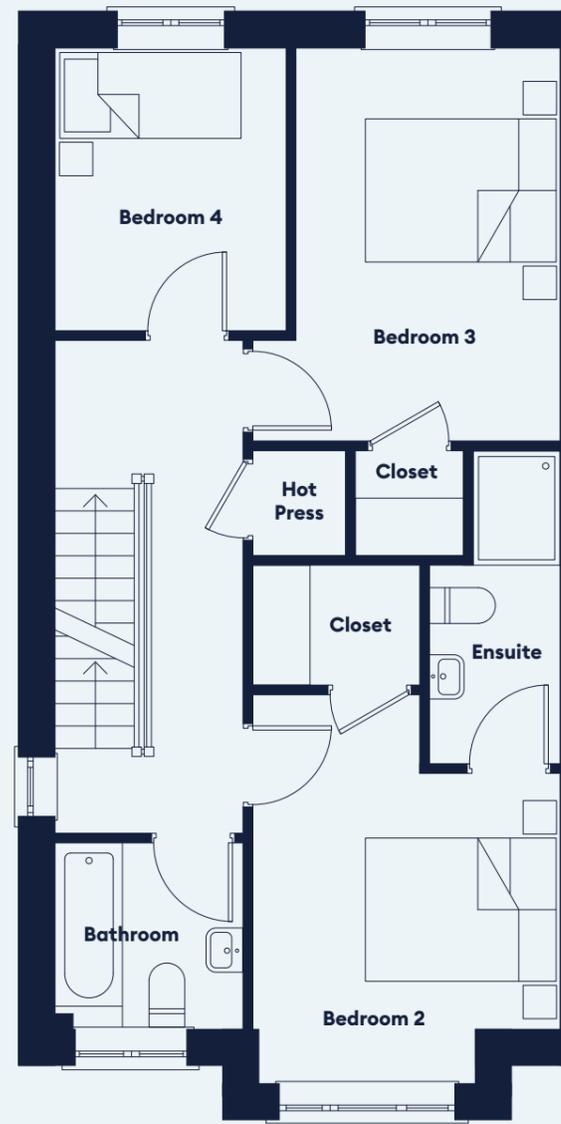
Type A

4 BED SEMI-DETACHED

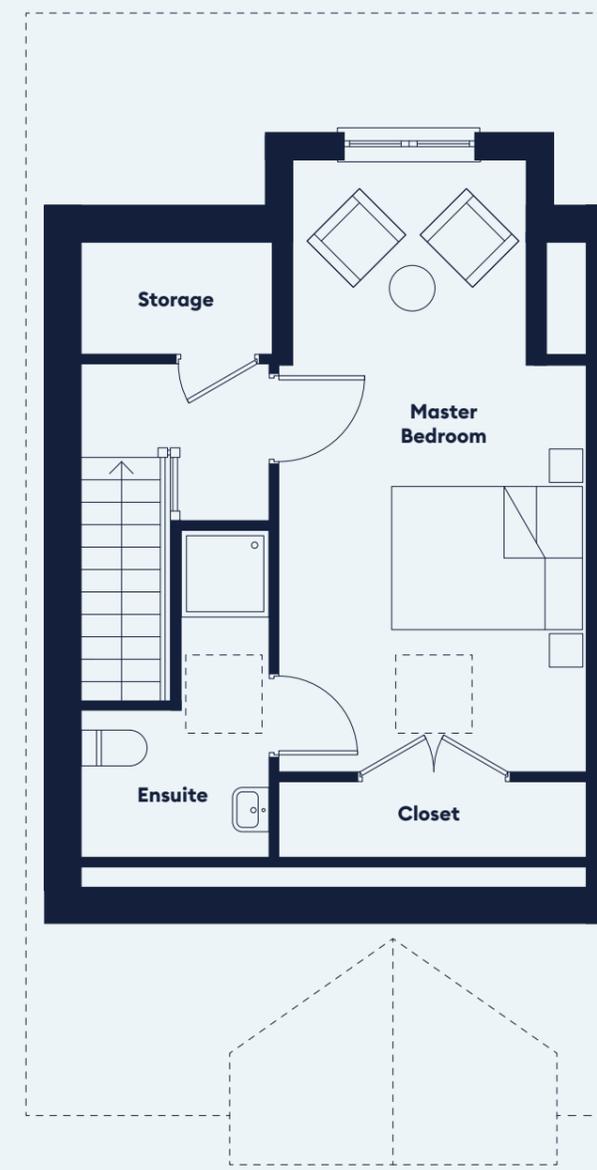
c. 144 sq.m / 1,550 sq.ft



GROUND FLOOR



FIRST FLOOR

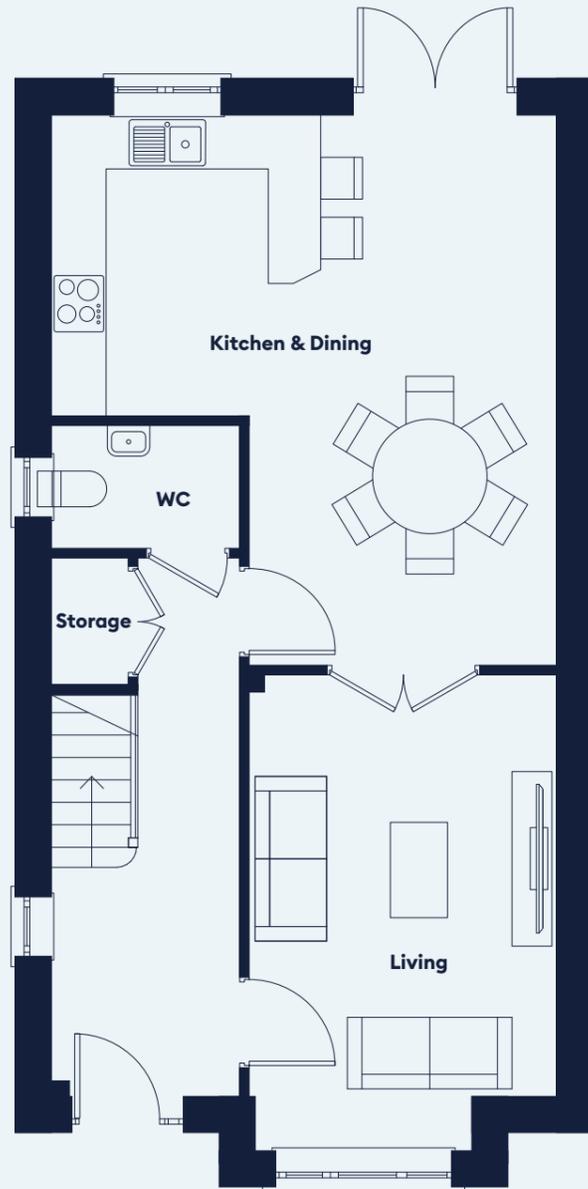


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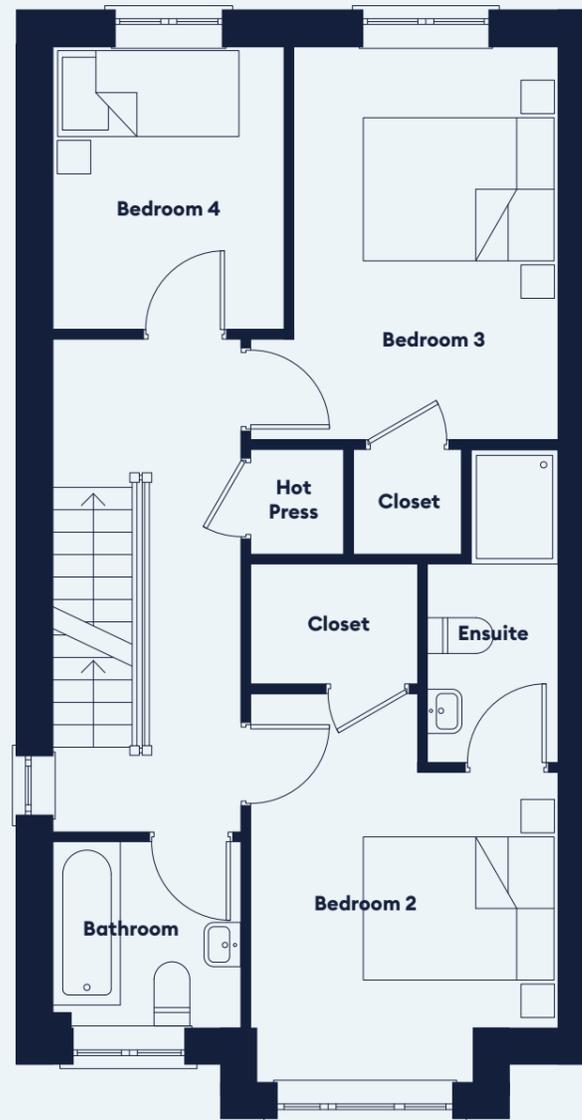
Type A1

4 BED
DETACHED

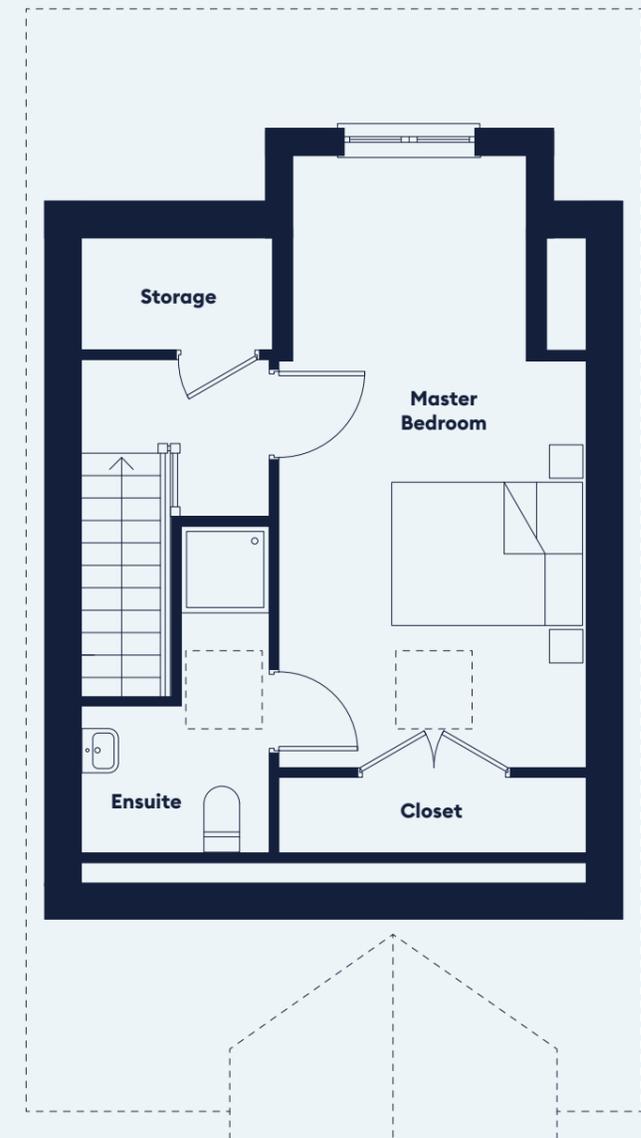
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GROUND FLOOR



FIRST FLOOR



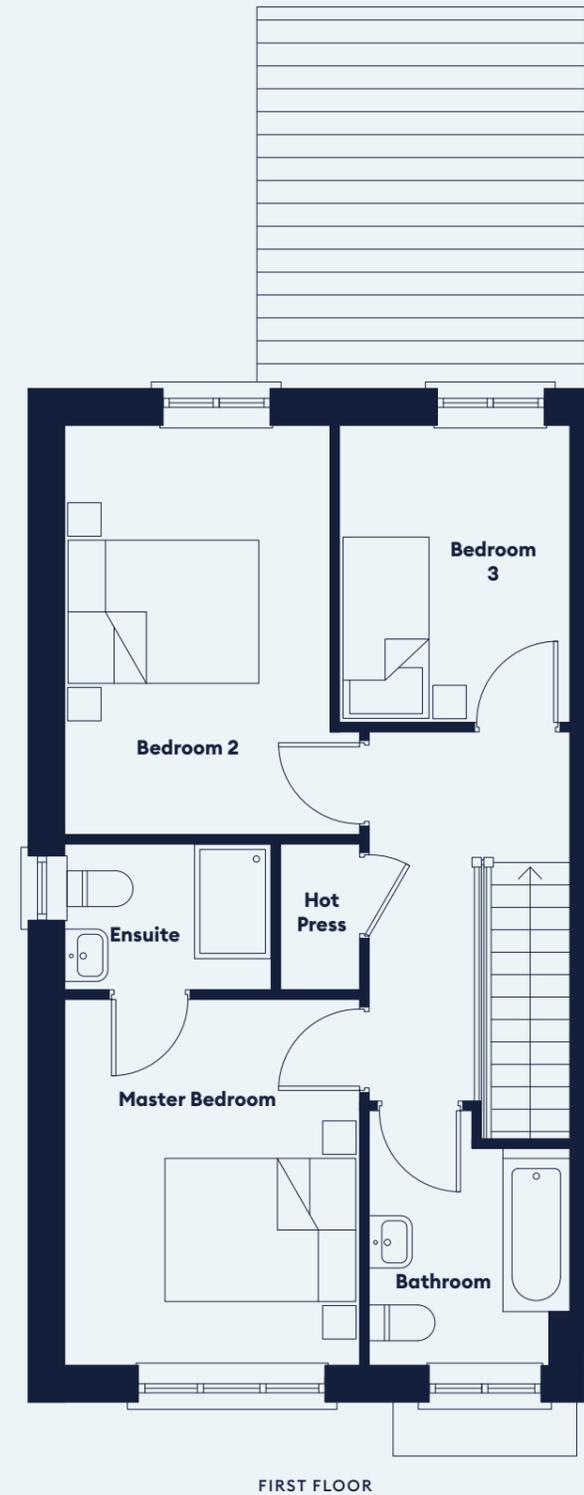
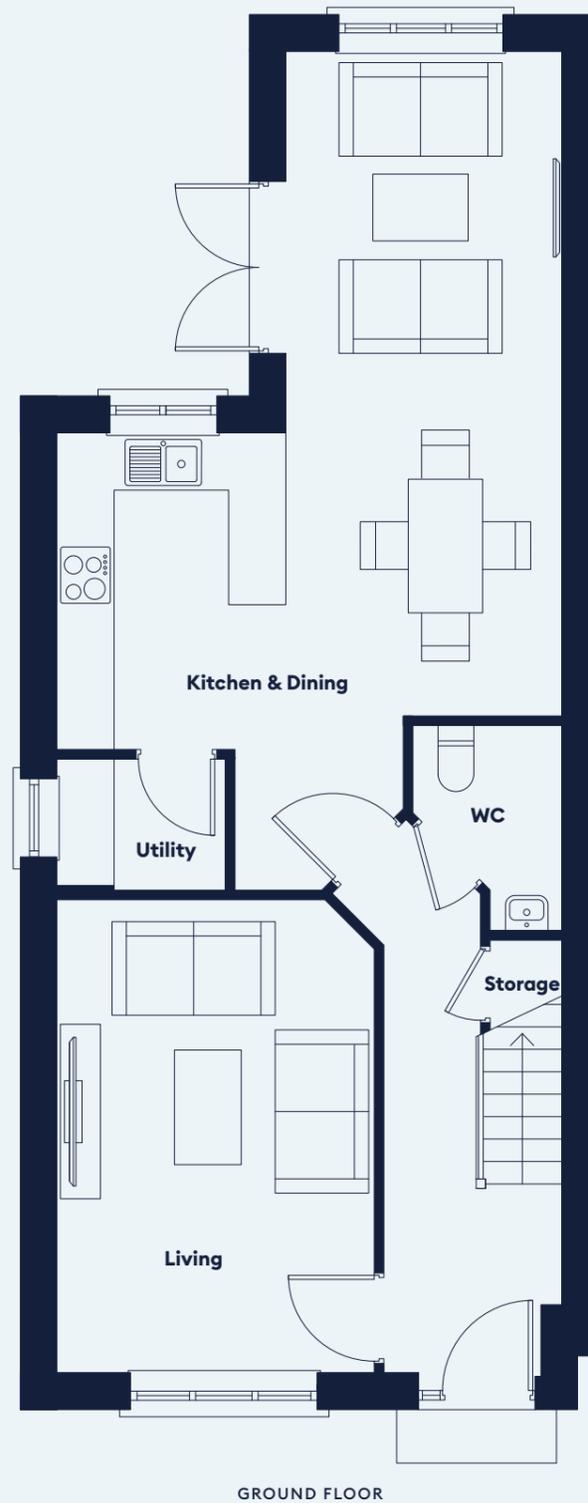
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Type B1

3 BED
END-TERRACE

c. 115 sq.m / 1,237 sq.ft



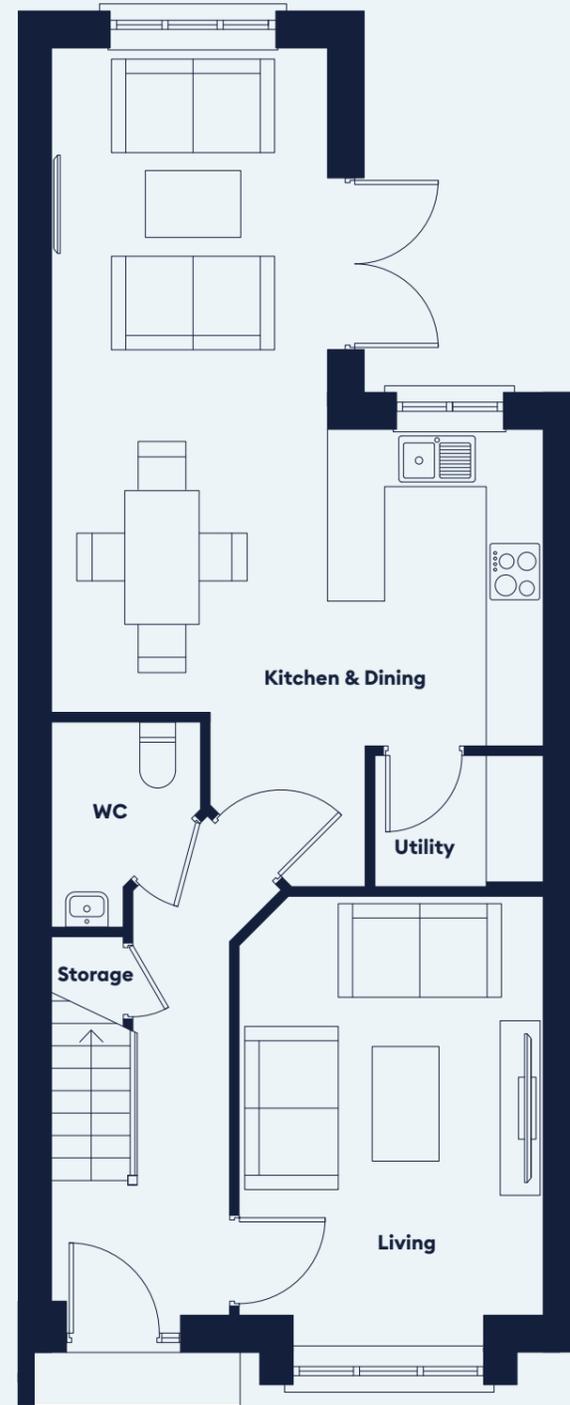
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Type B2

3 BED
MID-TERRACE

c. 108 sq.m / 1,162 sq.ft



GROUND FLOOR



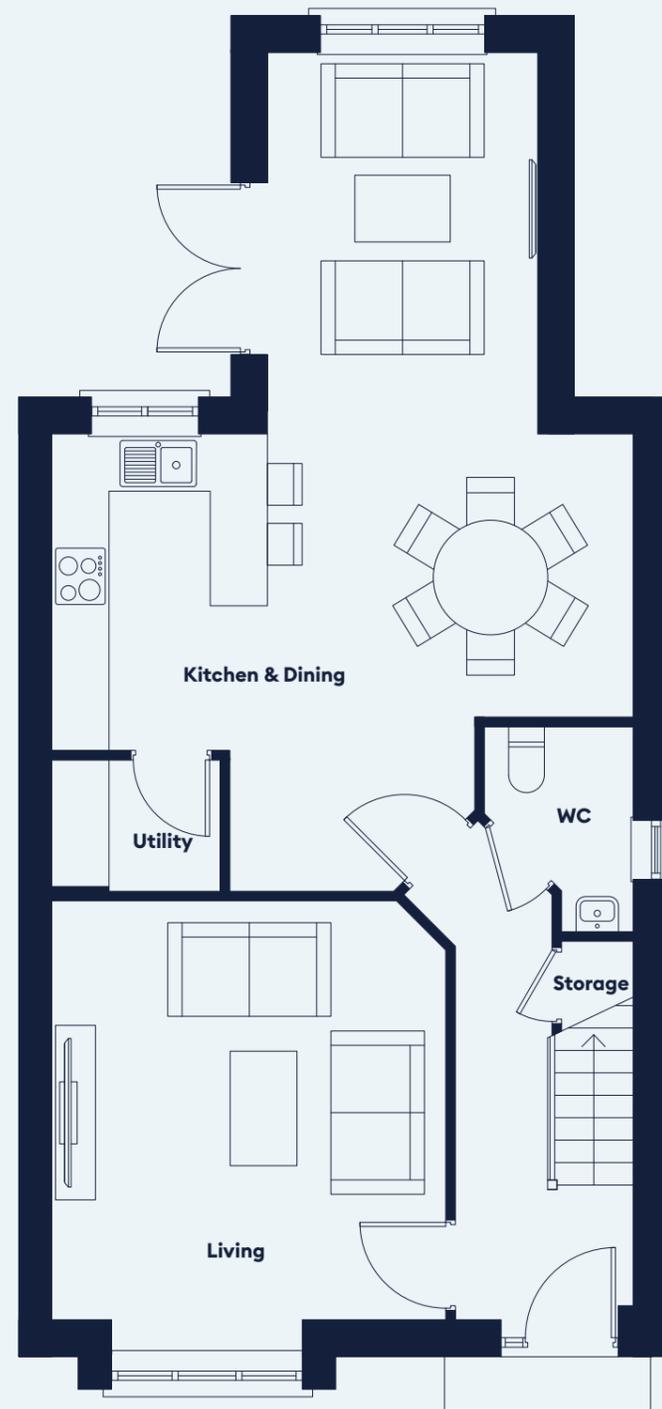
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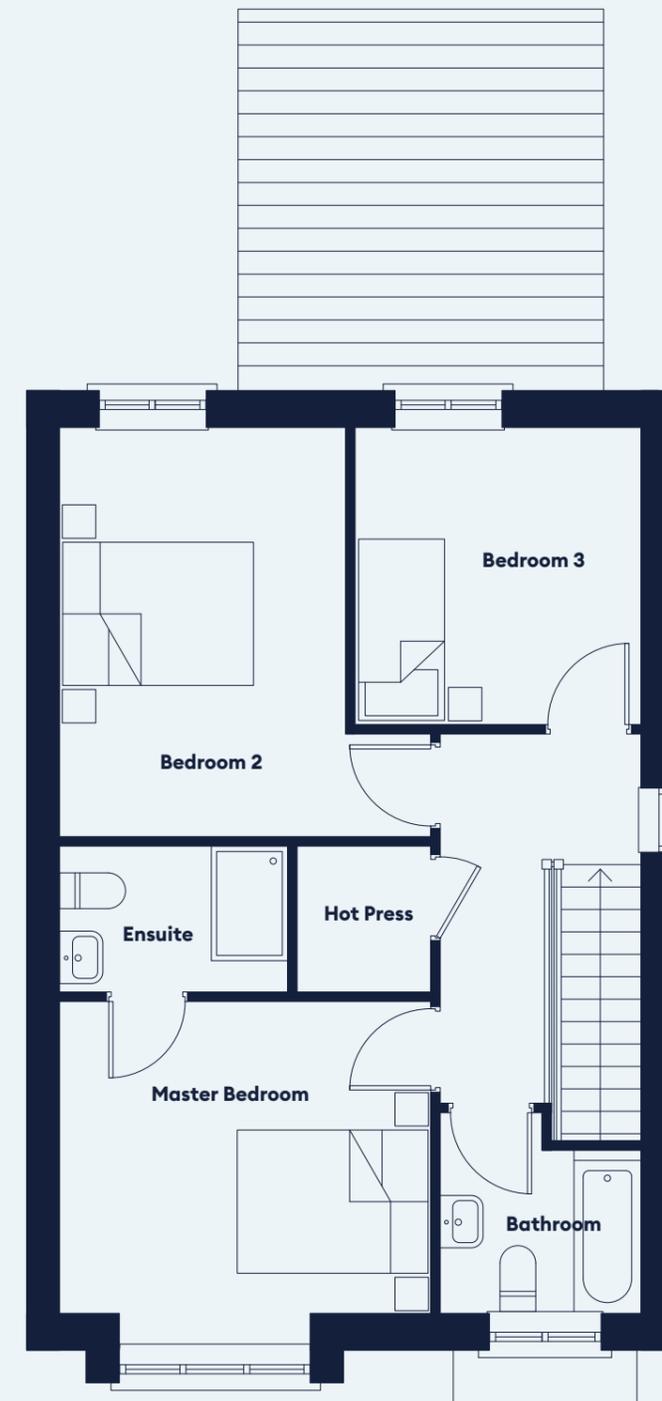
Type B3

3 BED
END-TERRACE

c. 125 sq.m / 1,345 sq.ft



GROUND FLOOR



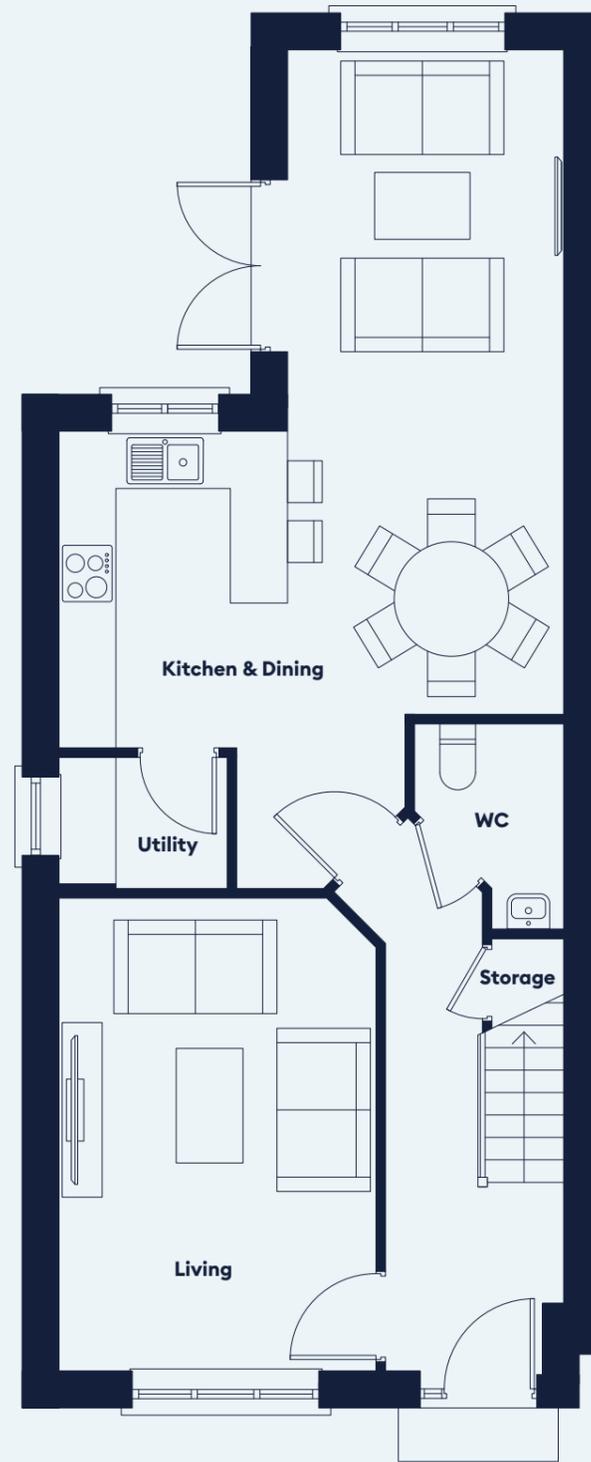
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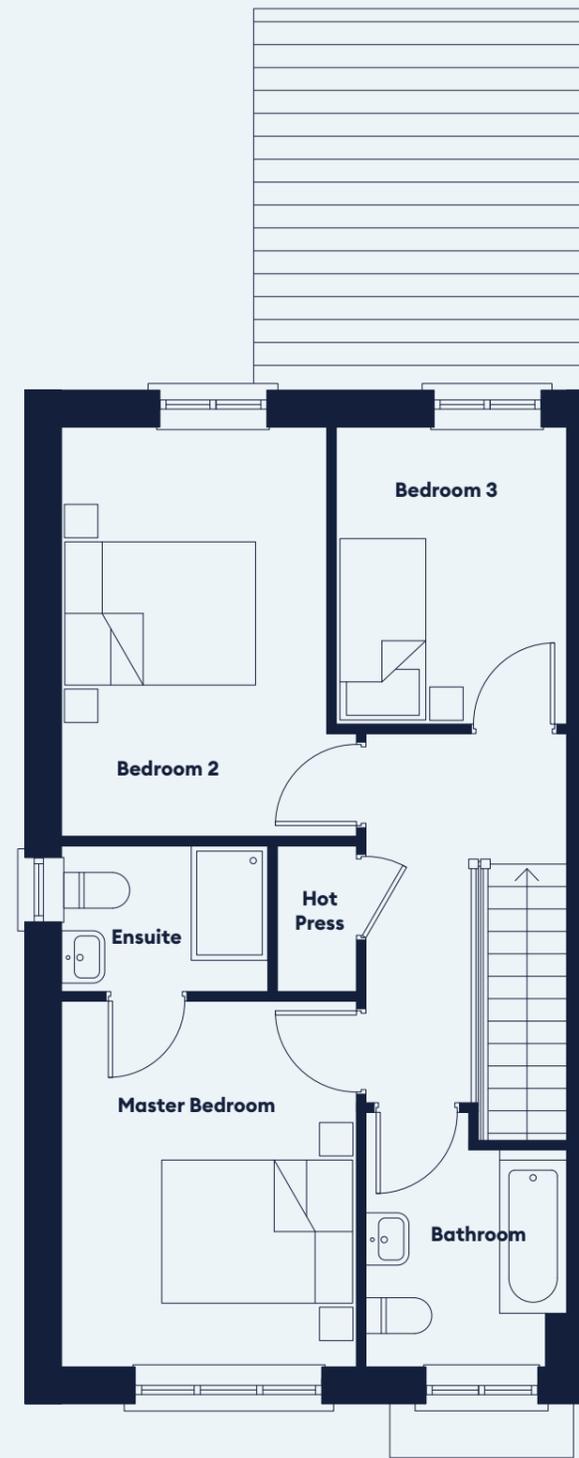
Type C1

3 BED
END-TERRACE

c. 115 sq.m / 1,237 sq.ft



GROUND FLOOR



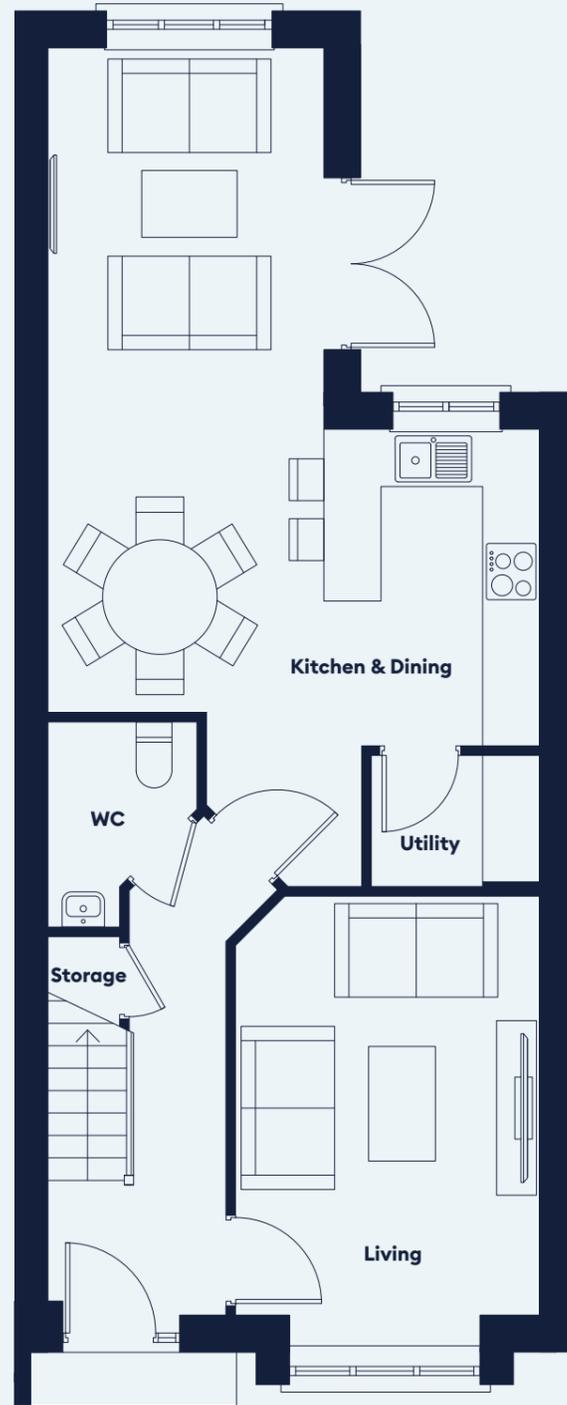
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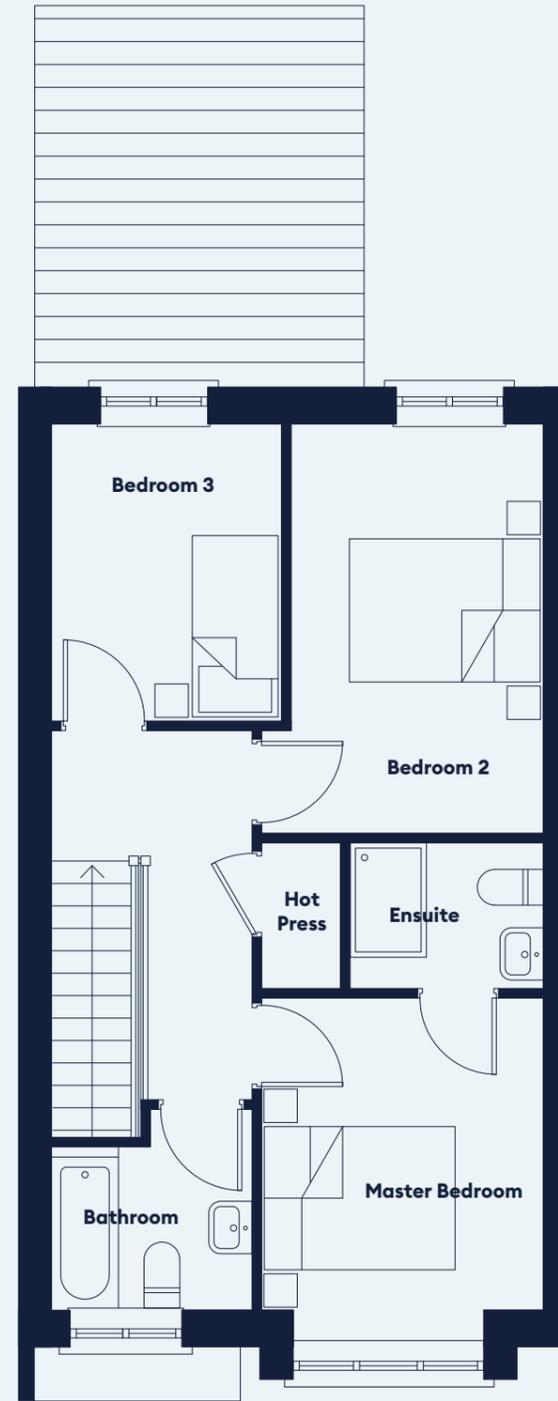
Type C2

3 BED
MID-TERRACE

c. 108 sq.m / 1,162 sq.ft



GROUND FLOOR



FIRST FLOOR

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