



# HEATHFIELD

CARRIGANARRA BALLINCOLLIG

ANOTHER EXCLUSIVE MURNANE & O'SHEA  
RESIDENTIAL DEVELOPMENT

“what  
more  
could you  
wish for”







# Welcome

Heathfield is an exclusive development of 3 and 4 bedroom homes in one of the finest addresses in Ballincollig. This well-established area is perfect for families of all sizes and stages of life. With the benefit of excellent transport links, recreation and leisure facilities and schools on your doorstep, Heathfield offers a selection of semi-detached and detached houses that are architecturally designed for modern living.



# The Perfect Location





Ballincollig is now one of Cork's most exciting suburbs to live, thanks to the bypass dual carriageway linking directly onto the South Ring Road and into the heart of the city, in minutes as well as to the Airport. There is a new green Bus Route providing frequent daily services linking to CIT, UCC, CUH and the City Centre itself.

Ballincollig is filled with everything you need for a vibrant modern lifestyle and offers a real opportunity to achieve a more favourable work/life balance which is something everyone wants more of today.

With excellent shopping, multiple restaurants and cafes, a local artisan weekly food market, family entertainment comprising of a cinema, roller skating arena, family entertainment centre and the wonderful Ballincollig Regional Park measuring 130 acres providing many pathways and trails for leisure enthusiasts, makes this a very sought-after place to live.

An abundance of montessori, primary and secondary schools, as well as a local library, ensures that educational needs are well met for every age group. Sports enthusiasts will be spoilt for choice thanks to the many clubs in the area with GAA, rugby, soccer and athletics all on your doorstep and a variety of fitness gyms to choose from along with a weekly Parkrun taking place in the Ballincollig Regional Park every Saturday morning.

Ballincollig is currently experiencing further growth with a substantial number of multinational corporations recognizing it as their location of choice in Ireland, with numerous job opportunities available.

Choose from four property types, secure in the knowledge that you're buying a quality home with the highest standard of finish and some outstanding features, including landscaped front and rear gardens, zoned gas-fired central heating, fully fitted kitchens and much more (see individual house type pages for a full list of applicable features).

The generously proportioned 4 bedroom detached homes showcase the design team have created comfortable living environments with an abundance of natural light. These are not just houses, these are homes, perfectly designed and ideal for the modern, growing family.







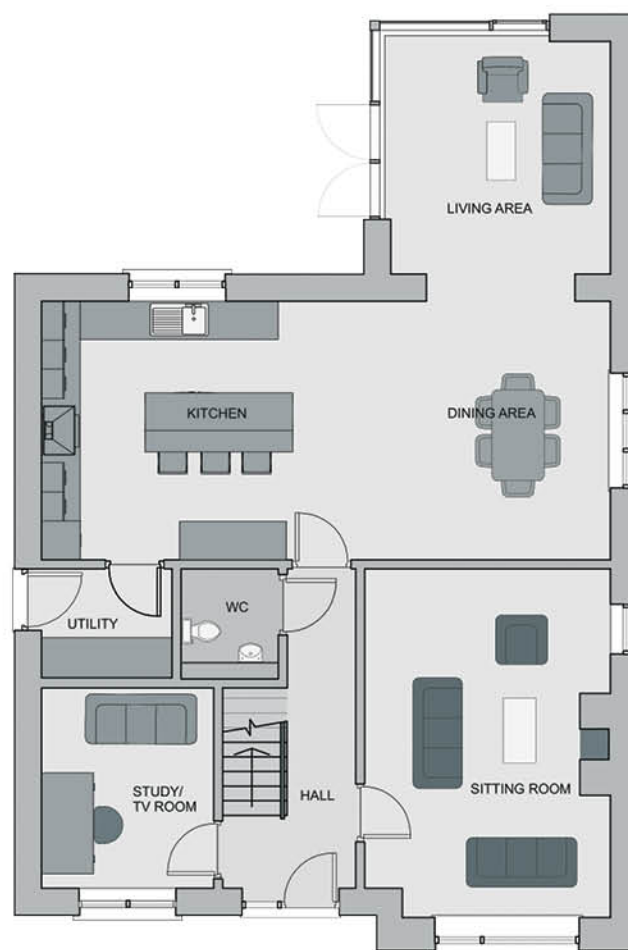


# The Ruby

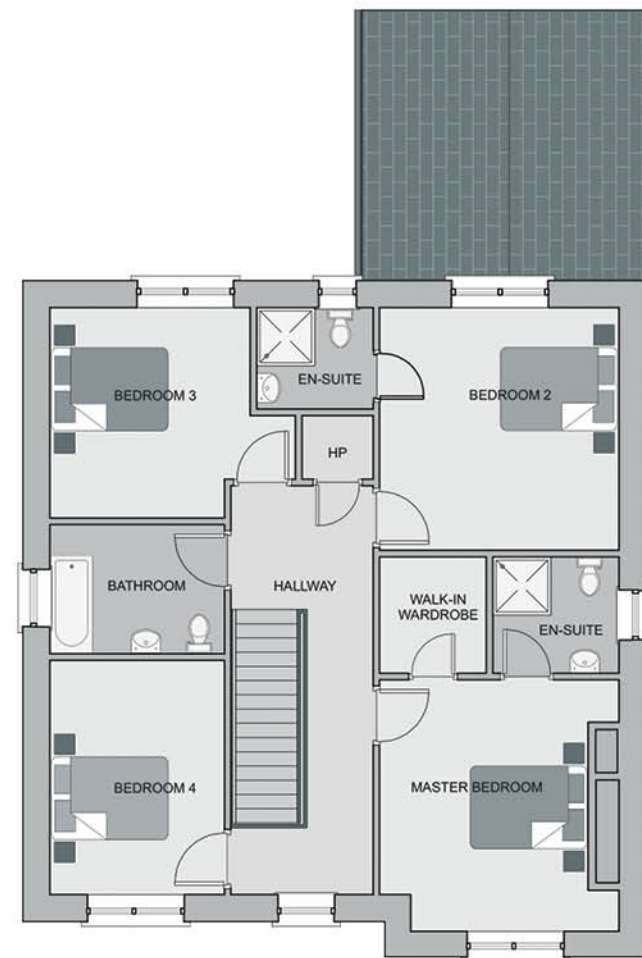
House Type F1

4 Bed Detached 171sqm/1840sqft

House Type F2 mirrored



Ground Floor



First Floor





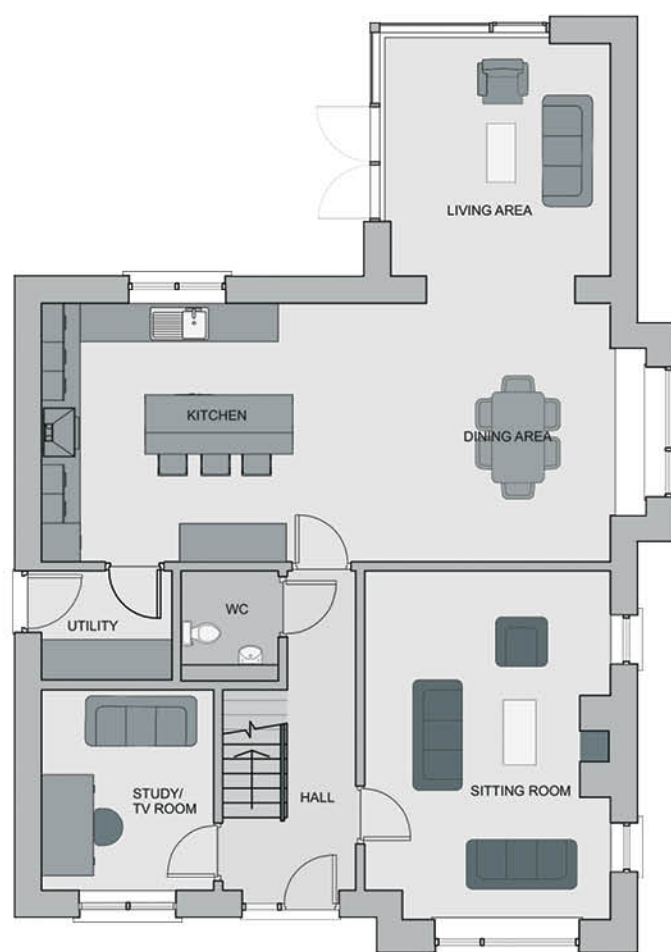


# The Darley

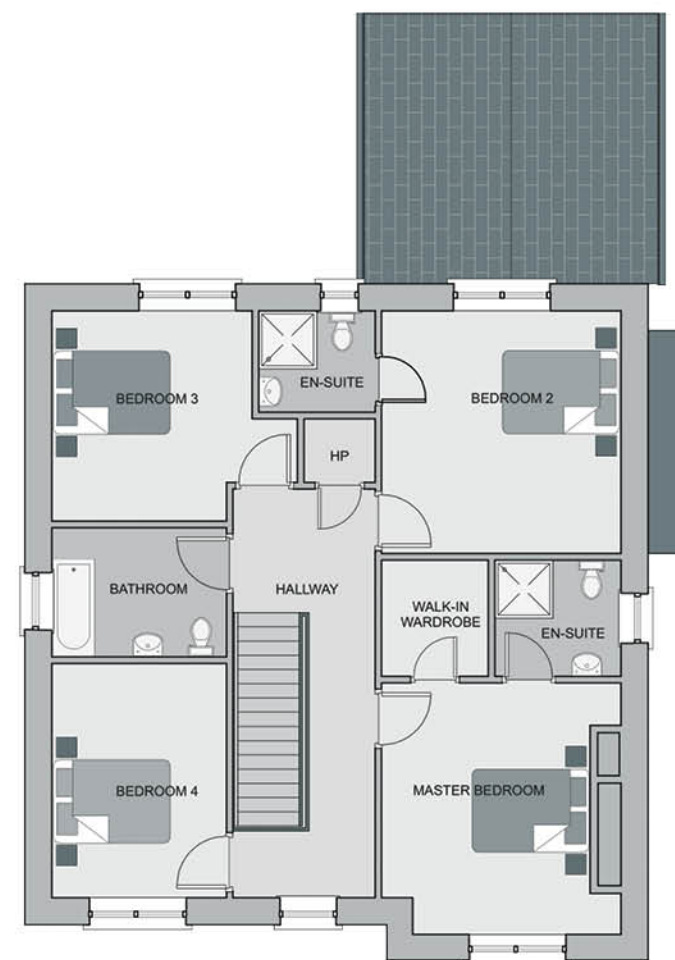
House Type F4

4 Bed Detached 172.5sqm/1857sqft

House Type F5 mirrored



Ground Floor



First Floor





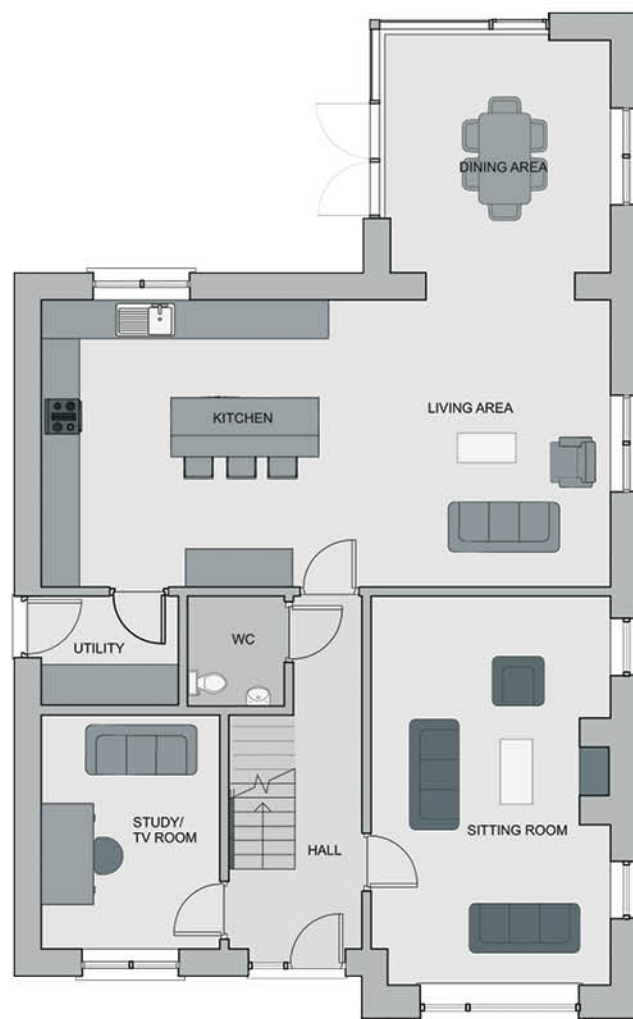


# The Iris

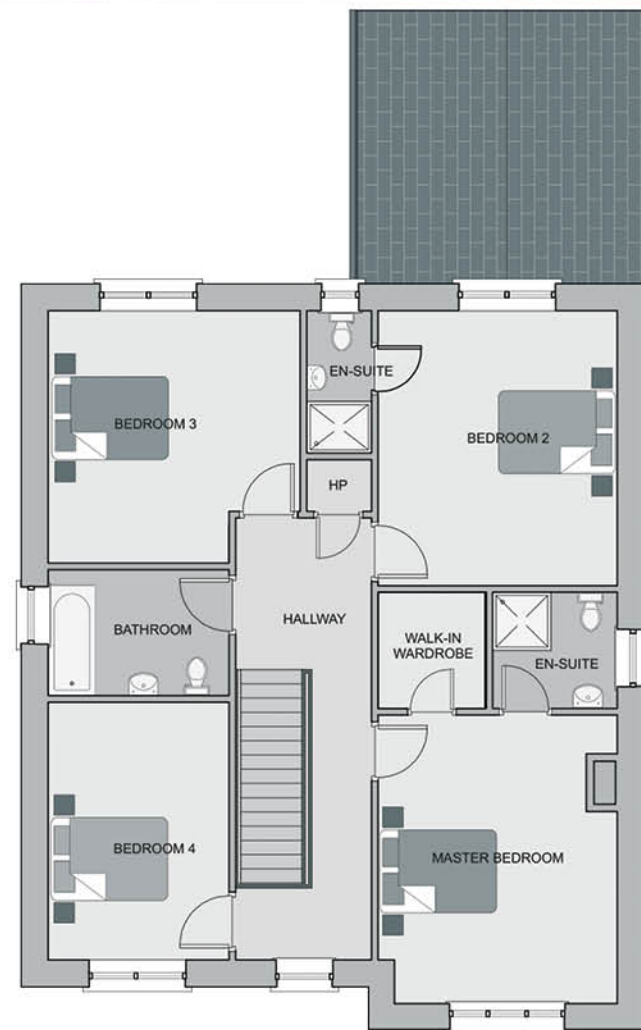
House Type G2

4 Bed Detached 194.7sqm/2096sqft

House Type G1 is mirrored



Ground Floor



First Floor





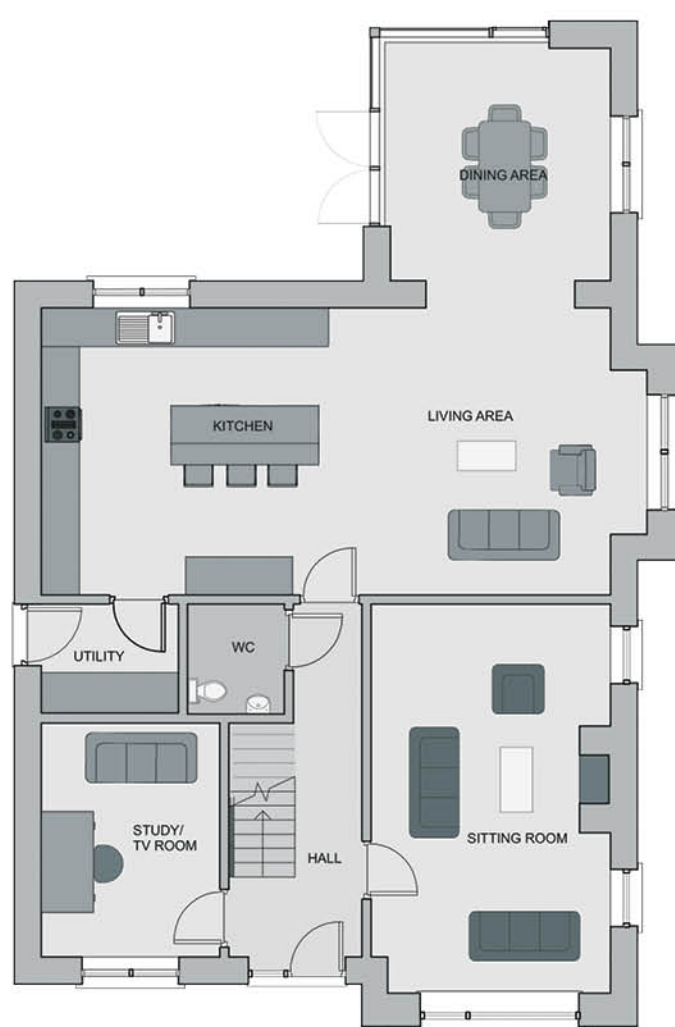


# The Alicia

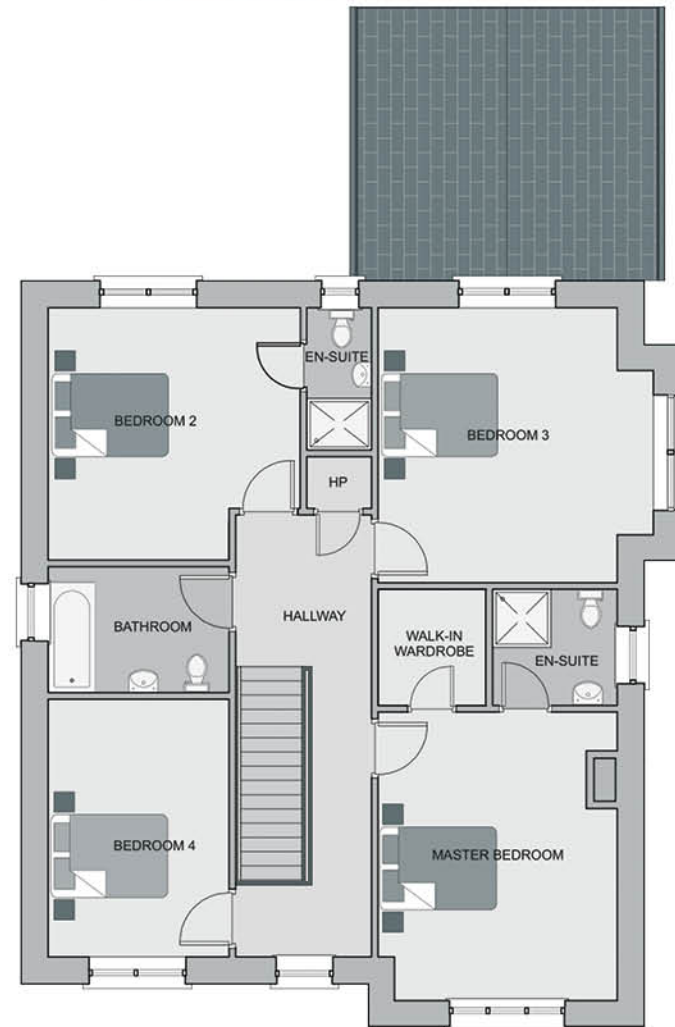
House Type G4

4 Bed Detached 197.1sqm/2121.6sqft

House G3 is mirrored



Ground Floor



First Floor



# Specifications



## ELECTRICAL

- Generous electrical specification provided throughout
- Smoke detectors, heat and carbon monoxide detectors fitted as standard
- Mechanical ventilation to all bathrooms
- Pre-wired for intruder alarm system
- Photovoltaic panels & solar panels



## HEATING SYSTEM

- Natural gas zoned central heating system
- Solar panels for supplementary hot water and reduced energy bills
- High degree of insulation throughout
- Pre-insulated hot water cylinder with electric immersion heater
- Feature stove and fire surround



## DECORATION

- Fully decorated throughout
- Smooth plastered ceilings with matt emulsion finish
- All internal walls plastered and finished in matt emulsion



## DOORS & WOODWORK

- Composite front door with chrome ironmongery
- Superior style doors throughout with chrome door ironmongery
- Moulded skirtings and architraves
- Painted finish to all joinery
- Traditional balustrades and handrail to stairs
- Built in wardrobe with ample shelf and rail space to selected bedroom
- Downstairs cloakroom for storage



## KITCHEN

- Sleek modern designed kitchens with ample floor and eye level units and utility room
- Serviced with both gas and electricity for cooking
- Plumbed for dishwasher and washing machine
- Extraction canopy fitted



## BATHROOMS & ENSUITES

- Superior quality white sanitary ware
- Heated towel rails
- Chrome taps
- Pump assisted showers
- Dual flush WC cisterns for water conservation



## EXTERNAL FEATURES

- Distinctive architecturally designed mix of brick and render exteriors
- Block Built
- Exclusive cobblelock paving to driveways
- Plaster finish to gables and rear
- High performance low energy PVC double-glazed windows throughout
- Low maintenance Black PVC fascia and guttering with ventilation soffit
- External lights to front and rear of properties



# Site Plan



B1 A1 A1 B1

C1/C1

D1/D1

D2/D2

E1/E1

E2/E2

F1

F2

F4

F5

G1

G2

G3

G4

The Ruby

The Darley

The Iris

The Alicia



# Sustainability & Energy Saving



## EFFICIENT LOW-ENERGY DESIGN

The homes at Heathfield will enjoy many features designed to reduce energy consumption



## WINDOWS

The windows fitted are high performance which are significantly more efficient than traditional double glazing previously utilised



## INSULATION

All our homes are constructed with superior levels of insulation and are carefully designed to reduce heat loss through floors, walls and roofs



## AIR-TIGHTNESS

Air tightness simply means minimises all draughts. Draughts can be so small e.g. under window boards, around windows and doors but an accumulation can have a drastic impact on the energy loss in the dwelling and lead to significant discomfort and high running costs. We have incorporated air tightness membranes and other features to ensure that these homes are draft free and the heat does not escape from the fabric of the building



## SOLAR PANELS

We have fitted Photovoltaic solar panels to the roofs for electricity generation and solar panels to generate hot water which is stored in the hot water cylinder which will lead to reduced energy and heating costs















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# HEATHFIELD

CARRIGANARRA BALLINCOLLIG

## Selling Agent



PDRA No. 002033

T: 021-427 1371

## Builder



T: 027-501 98

## Developer



## Funding Partner

ActiVate Capital



## DISCLAIMER

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