

Glenmore

Knockraha, Co. Cork



Glenmore

A New Development of large 4 bedroom, A – Rated, homes.

This outstanding development is set back from the public road which gives a sense of privacy and seclusion to these traditionally constructed homes. All homes are generous in size with well-proportioned rooms and functional yet stylish layouts. External finishes include natural stone finishes, pebble driveways, set on large front and rear gardens.

Solar Panels, Stoves, Fitted Kitchens, Tiling, and a choice of paint colours are all included as standard.

Located in the picturesque East Cork village of Knockraha, within walking distance of schools, crèche, and local amenities.

The ultimate in country living with the city at your doorstep.

Glanmire, Little Island, and Carrigtwohill only minutes away and Cork City a short 15 minute drive, giving easy access to the M8 motorway, the N8, N20 and N75.

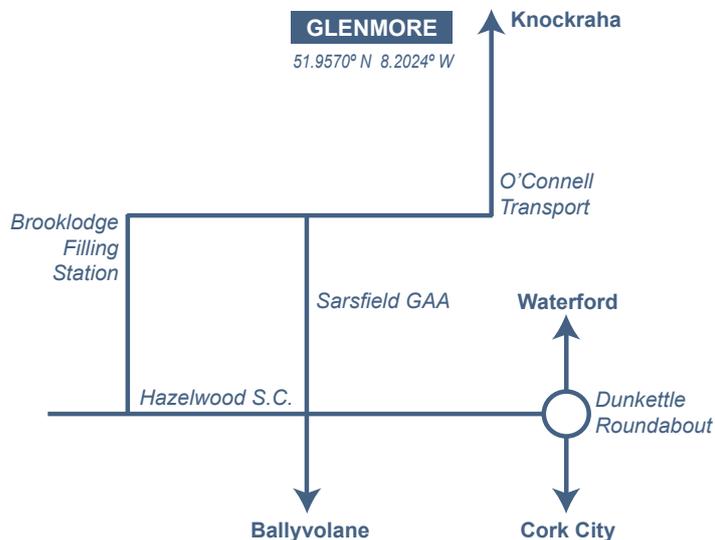
Houses range from 1785sq. ft. to 2885sq. ft.



O'Leary & O'Sullivan Dev. Ltd.
087-7978384 or
087-4188983
Email: sales@olosdev.com
www.olosdev.com



Re/Max Cork & County
23 Marlboro Street, Cork
021-4277745 or 087-2886067
Email: gocallaghan@remaxcork.ie
www.remax-ireland.com



- Ciri Registered Builder**
- Spacious Garden**
- Wired for Alarm**
- Fully Decorated**
- 10 Year Homebond Guarantee**
- Double Glazing (K Glass)**
- Composit Front Door**
- Elegant Architectural Design**
- Spacious En-suite**
- Choice of Fitted Kitchen**
- Front Lawn Seeded**
- Moulded Skirting & Architrave**
- Zoned Heating System**
- Air Tightness Certification**
- Radon Gas Protected**
- Quality Efficient Stove**
- BER Certification**
- uPVC Facia and Soffet**
- Smoke Alarms**
- Solar Panels**
- Carbon Monoxide Alarms**



DEVELOPERS
O'Leary & O'Sullivan
Developments Limited

Head Office:
Tulach Rua, Courtbrack,
Blarney, Co. Cork.

CONSULTING ENGINEERS
O'Shea Leader
Consulting Engineers

6 Cleveland Business Park,
Monaghan Road, Cork.

SOLICITORS
Foley Turnbull Solicitors

Joyce House, Barrack Square,
Ballincollig, Cork.



O'LEARY & O'SULLIVAN DEVELOPMENTS LTD.

Tulach Rua, Courtbrack, Blarney, Co. Cork.

Telephone: (087) 7978384 – (087) 4188983

Email: sales@olosdev.com Web: www.olosdev.com

Glenmore

Knockraha, Co. Cork



Type A An elegantly designed detached home with c.1785 sq. ft. of living space. With 4 large bedrooms, en-suite main bedroom, Large kitchen / dining room and conservatory, this modern layout offers a solution to most living requirements.

Solar panels, stoves, tiling and choice of paint colour all come as standard. Everything you expect from an A - Rated home.



O'Leary & O'Sullivan Dev. Ltd.

087-7978384 or
087-4188983

Email: sales@olosdev.com
www.olosdev.com



Re/Max Cork & County

23 Marlboro Street, Cork

021-4277745 or 087-2886067

Email: gocallaghan@remaxcork.ie
www.remax-ireland.com

Disclaimer: The particulars in this brochure are for guidance only and do not form part of any contract. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of the detail given them verbally or as part of this brochure. Such information is given in good faith and is believed to be correct. However, neither the developers or their agents shall be liable for any inaccuracies therein.

Type A

4 Bed Detached c.1785 sq. ft.



	Metric (mm)	Imperial (in.)		Metric (mm)	Imperial (in.)
● Entrance Hall	4200 x 2200	13'7" x 7'2"	● Bedroom 1	3950 x 3600	12'9" x 11'8"
● WC	1800 x 1500	5'9" x 4'9"	● Bedroom 2	4350 x 3250	14'2" x 10'6"
● Living Room	5100 x 3600	16'7" x 11'8"	● Bedroom 3	3450 x 3100	14'6" x 10'1"
● Kitchen Dining	7350 x 3600	24'11" x 11'8"	● Bedroom 1 En-suite	3100 x 1200	10'1" x 3'9"
● Study	4200 x 3250	13'7" x 10'6"	● Bedroom 4	3450 x 2900	14'6" x 9'5"
● Utility	2000 x 1800	6'5" x 5'9"	● Bathroom	2450 x 2300	8' x 7'5"
● Conservatory	3700 x 3300	12'1" x 10'8"			

O'LEARY & O'SULLIVAN DEVELOPMENTS LTD.

Tulach Rua, Courtbrack, Blarney, Co. Cork.

Telephone: (087) 7978384 – (087) 4188983

Email: sales@olosdev.com Web: www.olosdev.com

Glenmore

Knockraha, Co. Cork

Type B Exceptional architecturally designed 4 bedroom detached homes c. 2265 sq. ft..

The thoughtful design and layout of these outstanding homes strikes the perfect balance between contemporary modern living and traditional warmth and luxury. Features include 4 large bedrooms with two En-suites, two large reception rooms and a conservatory.

Solar panels, stoves, tiling and choice of paint colour all come as standard.

Everything you expect from an A - Rated home.



O'Leary & O'Sullivan Dev. Ltd.

087-7978384 or
087-4188983

Email: sales@olosdev.com
www.olosdev.com



Re/Max Cork & County

23 Marlboro Street, Cork

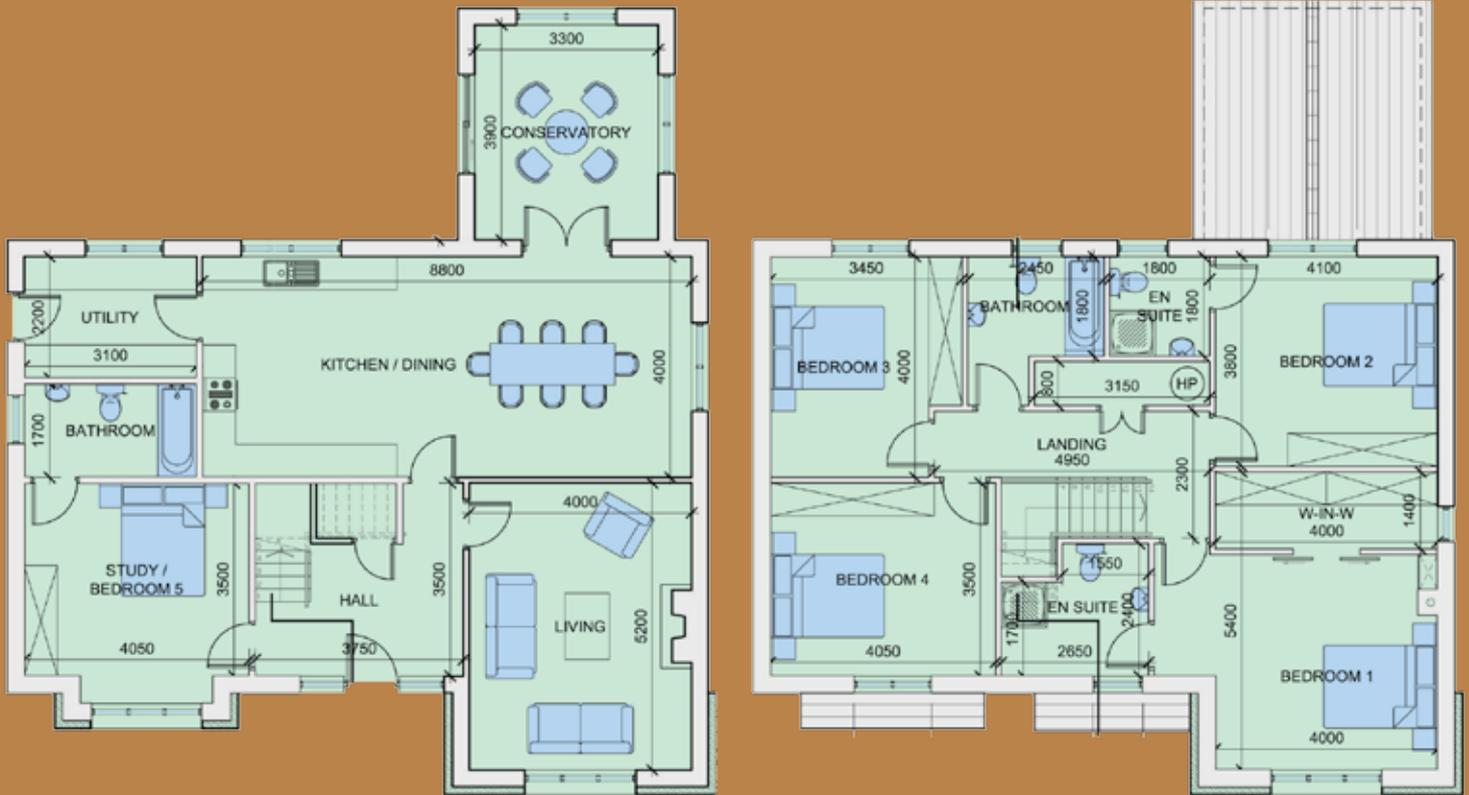
021-4277745 or 087-2886067

Email: gocallaghan@remaxcork.ie
www.remax-ireland.com

Disclaimer: The particulars in this brochure are for guidance only and do not form part of any contract. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of the detail given them verbally or as part of this brochure. Such information is given in good faith and is believed to be correct. However, neither the developers or their agents shall be liable for any inaccuracies therein.

Type B

4 Bed Detached c.2265 sq. ft.



	Metric (mm)		Imperial (in.)			Metric (mm)		Imperial (in.)	
● Hall	3750	3500	12' 4"	11' 6"	● Bedroom 1	3900	4000	12' 10"	13' 2"
● Downstairs WC	3100	1700	10' 2"	5' 7"	● Bedroom 1 En-suite	2400	1700	7' 10"	5' 6"
● Kitchen Dining	8800	4000	28' 10"	13' 2"	● Bedroom 1 Robe	4000	1400	13' 2"	4' 7"
● Utility Room	3100	2200	10' 2"	7' 3"	● Bedroom 2	4100	3800	13' 6"	12' 6"
● Study/Bedroom 5	4050	3500	13' 3"	11' 6"	● Bedroom 2 En-suite	1800	1800	5' 11"	5' 11"
● Living Room	5200	4000	17' 1"	13' 2"	● Bedroom 3	4000	3450	13' 2"	11' 3"
● Conservatory	3900	3300	12' 10"	10' 10"	● Bedroom 4	4050	3500	13' 3"	11' 6"
					● Bathroom	2450	1800	8' 0"	5' 11"

O'LEARY & O'SULLIVAN DEVELOPMENTS LTD.

Tulach Rua, Courtbrack, Blarney, Co. Cork.

Telephone: (087) 7978384 – (087) 4188983

Email: sales@olosdev.com Web: www.olosdev.com