



About The Development...

Old Quarry is a collection of three spacious, well-designed contemporary new homes adjacent to Glounthaune village. This exclusive development is comprised of three **4 bed detached homes** standing at **approx. 2,200 sq ft**, built to the highest specification.

These impressive homes are well laid out, with an expansive open plan kitchen/living/dining space, separate living room, study, utility room, and WC at ground floor level. Upstairs, there are four bedrooms, one of which, the master, includes a fitted walk-in wardrobe and en suite. The main bathroom, which includes a bath and separate wet room shower area completes the first-floor accommodation. The homes are very energy efficient achieving an A3 rating and offer a combination of convenience, quality and exceptional design.

A Great Place To Live...

The village of **Glounthaune** is a sought-after location close to Cork city. The village is very well connected with regular bus and train services to the city and offers easy access to the **Jack Lynch Tunnel** and **M8**. This popular residential area boasts a host of amenities while maintaining its village charm.



Specifications

- **Building Fabric:** Concrete block and pre-cast slab with high levels of insulation to ease energy demands. Selected natural stone on certain elevations and painted smooth plaster rendered walls.
- **Windows:** Double glazed windows with aluminium frame.
- **Bathrooms & En suites:** Modern sanitary ware. Floor and part wall tiling included.
- **Kitchen:** Fully fitted bespoke kitchens by Celtic Interiors using high quality materials. Tiled floor.
- **Utility Room:** Fully fitted bespoke utility by Celtic Interiors. Plumbed for washing machine and dryer. Tiled floor.
- **Interior Finishes:** Solid oak internal doors. Solid oak stairs. Pendant and circular surface fittings with L.E.D. lamps provided. Flat plate stainless steel electrical outlets and switches.
- **Heat Recovery Ventilation:** The heat recovery system works to keep a constant supply of fresh air flowing throughout the house while not losing any of the heat from within the house.
- **Heating & Hot Water:** An air to water heat pump system with thermostat controls is used to heat the homes, with underfloor heating on the ground floor and low temperature radiators on the first floor. This system allows for a constant supply of hot water. A built-in solid fuel stove is featured in the living room.
- **Gardens & Exterior:** Professionally landscaped gardens including planted bedding, lawn and paved patio. External L.E.D. lights. Each car space is fully cabled for electric car charging point.
- **Security:** A cloud-based CCTV camera will be provided at the main entrance to the house. Security alarm included.
- **Tiling:** Porcelain floor tiling included in downstairs hallway, kitchen/dining area, utility room and all bathrooms.
- **Structural Guarantee:** Each home is covered by a 10-year structural guarantee.
- **BER:** Highly efficient A3 rated homes, resulting in low running costs.

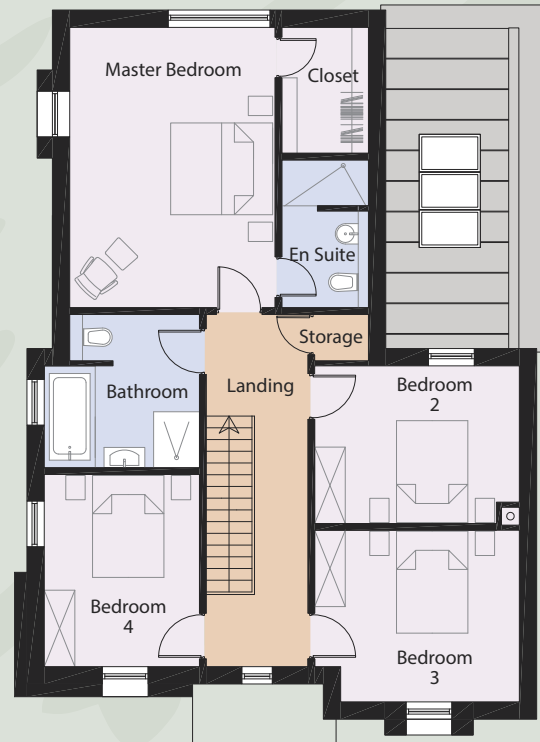
Floor Plans

House No.1

Ground Floor



First Floor



House No.3

Ground Floor



First Floor





Old Quarry

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