



ARD GRIFFIN

BY CLANCY HOMES



WATER ROCK
MIDLETON
CORK





WELCOME TO ARD GRIFFIN

BY CLANCY HOMES

Clancy Homes are pleased to present you with your Ard Griffin home, designed to endure and enhance your quality of life at Water Rock, Midleton, Cork.

Ard Griffin is the heart of a vibrant new town centre with every amenity within striking distance as well as ease of access to major road, rail and bus networks.



CONTEMPORARY LIVING TIMELESS HOMES

Ard Griffin homes exemplify Clancy Homes' attention to detail in providing quality homes. With considered interiors and high level finishes, whichever your preference, each of the 2, 3 and 4 bedroom homes at Ard Griffin will be a delight to live in.





ENJOY BUSTLING MARKETS, BOUTIQUE SHOPS & RESTAURANTS

Located just minutes away from Midleton's bustling Town Centre, Ard Griffin residents will be spoiled for choice with well established eateries, vibrant bars and cosy cafés as well as all the shops and services the Main Street and Shopping centre has to offer.





Spend the day in Midleton

Midleton's long established Farmers Market each Saturday is legendary for showcasing the best of what East Cork and its surrounds can provide. Fresh and varied produce is always available in the town, with a great selection of Supermarkets (Lidl, Aldi, Tesco, Super Valu) and local grocers, butchers and fish mongers.

Along the Main Street, you will find a variety of boutiques and shops to browse. Midleton offers a relaxed shopping experience, whether it is a new outfit, clothes for the gym or the latest book, you will never have to go far to get what you're looking for.

Enjoy a meal in one of East Cork's wonderful restaurants that boast delectable menus of local produce to entice every palette and budget.





A VIBRANT TOWN CLOSE TO NATURE

If spending a day amongst the bustling markets and shops of Midleton doesn't appeal, the town is surrounded by many trails, walks and parks including a new proposed large park right next door to Ard Griffin.

Water Rock Linear Park will be allocated to the east of Ard Griffin with a direct pedestrian link for residents to access. The park will provide amenity areas for people to meet and play whilst large natural sections of the park provide a green setting for people to wander, and for biodiversity and wildlife to thrive. Other amenities will include a sensory garden, playgrounds and activity areas, bike trails and kick-about areas.



Artists impression of Water Rock Linear Park





Fantastic Local Schools

Midleton and the surrounding areas offer a variety of primary and secondary schools with excellent facilities. Lands adjacent to Ard Griffin have been earmarked for new schools also.



Plenty of Choice

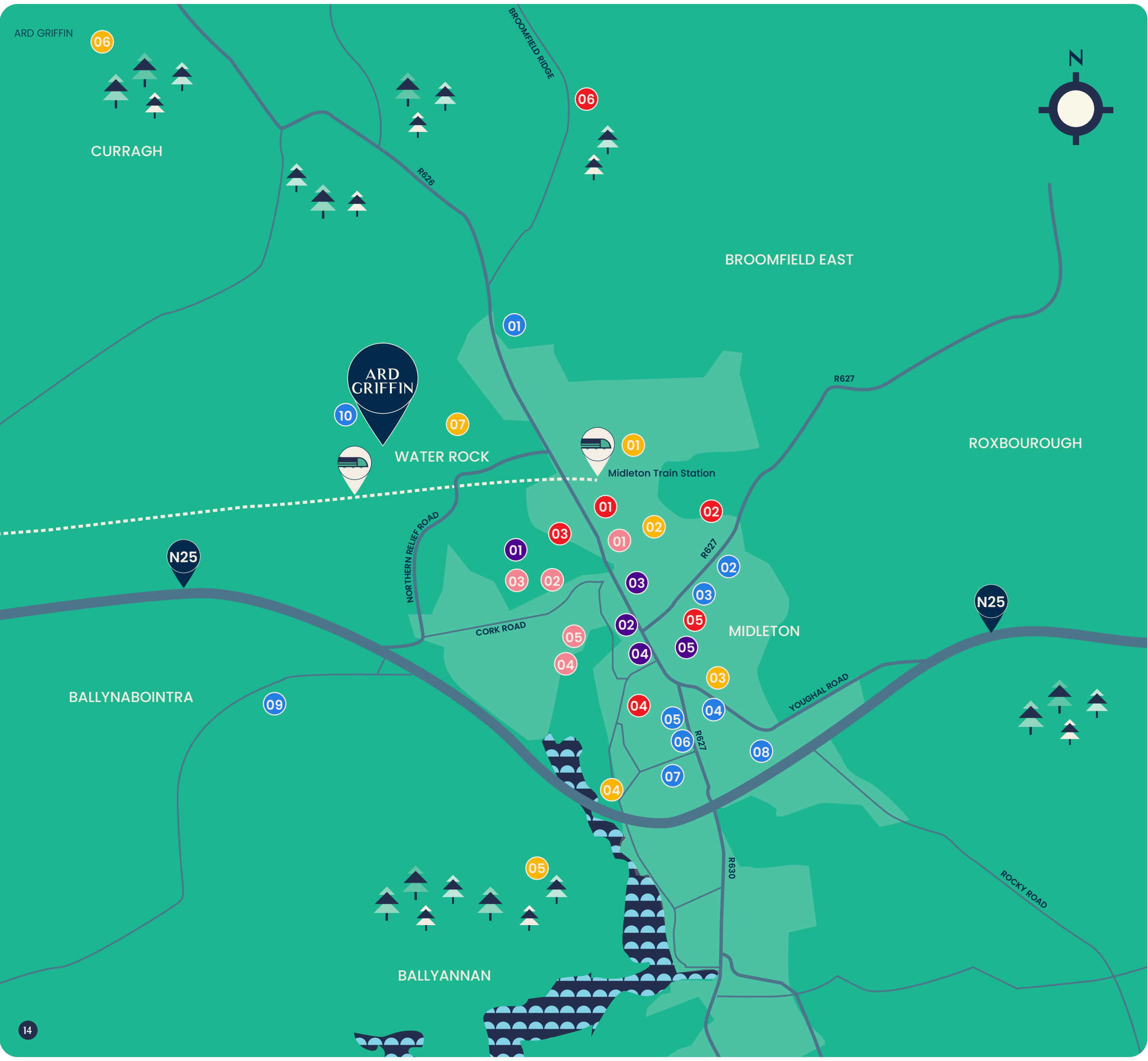
Midleton has no shortage of sports clubs for all and every manner of sport. The Soccer, Rugby and GAA clubs are highly accredited with well catered for underage facilities also.

Fitness classes are plentiful in the Gyms available in the town as well as highly regarded Pilates, Yoga and Wellness Studios.

There are a selection of Golf courses in close proximity; East Cork Golf Club, Fota Golf Club, Castlemartyr Golf Club or spend a day at the famous Midleton distillery.

The local area provides well with Social clubs and societies, Adult education classes and much more.





MAP KEY

Schools

1. Midleton Educate Together
2. St. John The Baptist NS
3. Midleton College
4. St. Colmans Community College
5. Midleton CBS Boys Primary School
6. St. Mary's Highschool
7. Midleton CBS Secondary School
8. Scoil Bhríde Midleton
9. Gaelscoil Mhainistoir Na Corann
10. Proposed New School at Water Rock

Shopping

1. Hurley's SuperValu
2. Tesco Superstore
3. Market Green Shopping Centre
4. ALDI
5. Lidl

Sports Clubs & Golf

1. Midleton GAA Pitch
2. Midleton Rugby Club
3. Midleton Football Club
4. East Cork United Basketball Club
5. Midleton Hockey Club
6. East Cork Golf Club

Walks, Greenways & Parks

1. Midleton to Youghal Greenway
2. Midleton Playground
3. Midleton Lodge Park
4. Bailick Park
5. Ballyannan Woods
6. Curragh Woods
7. Proposed Water Rock Linear Park

Recreation

1. Gate Cinema
2. Midleton Library
3. Salinas Bistro
4. Roastie Restaurant
5. Midleton Distillery

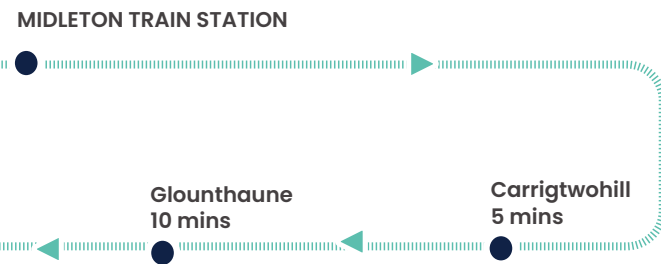


GET TO WHERE YOU NEED TO BE QUICKLY AND EASILY

Ard Griffin has an enviable position on the New Water Rock Road having ease of access to Road, Rail and Bus networks. Residents can easily walk to Midleton Train station in approx. 12 minutes until the Water Rock Station is operational, which will be a mere 3 minute walk away. The benefits of the train line cannot be underestimated as city commuters and day trippers alike can relax in the knowledge they can be in the City Centre in 20 minutes with no worries of traffic or parking delays!

Car travellers can be on the N25 Cork to Waterford Road in 5 minutes from Ard Griffin. And a myriad of cycle paths are available throughout the town.

TRAIN



Change here for Train Services to Tralee & Heuston

DRIVE

- Midleton Train Station - 8 mins
- Hurleys Supervalu- 6 mins
- Midleton Town Centre - 6 mins
- N25 - 7 mins
- Ballyannan Woods - 8 mins

CYCLE

- Midleton Train Station - 9 mins
- Gate Cinema - 6 mins
- Hurleys Supervalu- 7 mins
- Midleton Town Centre - 8 mins
- Ballyannan Woods - 11 mins

WALK

- Midleton Train Station - 12 mins
- Gate Cinema - 16 Mins
- Hurleys Supervalu- 16 mins
- Midleton Town Centre - 20 mins
- Ballyannan Woods - 35 mins



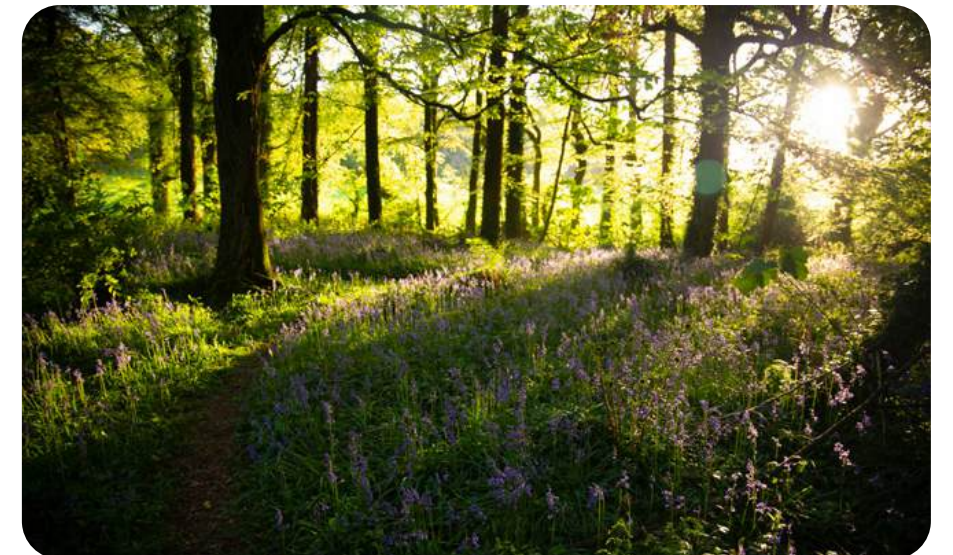


GREENWAYS, WOODLAND WALKS & SEA SWIMS ALL ON YOUR DOORSTEP

The ever-extending Greenway, on the disused railway corridor between Midleton to Youghal is a wonderful day out and is one of the many safe and accessible walkways and cycle facilities around the town that contributes to health promotion, wellbeing and overall quality of life as well as supporting sustainable transport objectives.

East Cork has a wonderful offering of coastline for cliff walks, sea swims or a simple beach meander. The countryside is beaming with woodlands and Water Rock Linear Park is an exciting addition to an outdoor pursuit or leisure time.

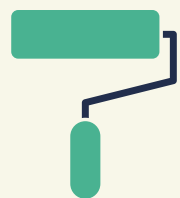






HIGH QUALITY FINISHES IN EVERY ARD GRIFFIN HOME

Ard Griffin is another showcase for Clancy Homes' exacting detail and high-level finishes. Interior and exterior spaces have been expertly designed. The attractive landscaping plan will enhance the overall appearance whilst the considered interior and exterior space has been designed to enrich the homeowner's living enjoyment.



SPECIFICATIONS

BER A2 A3

BER AND ENERGY EFFICIENCY

- A2 BER and fully NZEB compliant
- Houses are tested for air tightness and sound proofing with excellent results
- High performance energy efficient external windows and doors
- Wall, floor and ceiling insulation all exceed building regulation requirements

INTERIOR FINISHES

- Walls painted in a contemporary neutral colour
- Extra high ceilings at ground floor level
- Attractive contemporary interior doors, skirting and architraves
- Modern satin chrome door handles
- Generous areas of tiling to bathrooms (samples available to view)
- Fitted wardrobe in the main bedroom
- "Stira" type attic access provided
- Hardwood handrails to stairs, with white painted newel posts and balusters.

KITCHEN

- Generous fitted kitchens in a contemporary style
- Soft close doors and drawers as standard
- Choice of door colours, worktops and handles available
- Upgrade options are available

EXTERIOR

- Low maintenance finishes
- Granite effect cills to front elevations
- Feature brickwork and architectural cladding to selected elevations
- Low maintenance PVC fascia, soffit, gutters and downpipes
- High performance windows throughout
- Standing Seam effect roof to porch
- Multi point locking composite doors
- Rear gardens laid out in lawn
- Ducts provided to rear of garden to allow for future garden rooms.
- Paved patio area to rear
- Ample private parking with modern brick paving to front drives where the developments' design allows
- Secure side gates included where applicable

HEATING & PLUMBING

- Highly efficient air to water heat pump
- Separate thermostatically controlled heating zones
- Pressurised system for rapid hot water delivery
- Thermostatically controlled pumped rain shower to en-suite
- External tap provided
- Bathrooms and WCs will have heated towel rails as standard

ELECTRICAL

- Abundant power points throughout
- Individual isolation switches to all kitchen appliances
- Shaver points and light to bathrooms and ensuite
- Smoke and heat alarms fitted
- Lights provided to external doors
- Light provided to attic
- Pre-wired for electric car charging point
- Pre-wired for solar panels
- External Socket Provided

TV, TELEPHONE & MEDIA

- Digital TV point provided to living room
- Data points provided to hallway or living room
- Data point in attic for future network flexibility
- USB power points provided to kitchen and main bedroom

GUARANTEES & WARRANTIES

- Homes are covered by Homebond 10yr structural guarantee
- All homes are additionally covered by Mechanical and Electrical defects insurance by Homebond
- Clancy Homes after care service includes a service visit after 12 months
- Clancy Quality Management System is certified to ISO 9001, 14001 and 45001





WELL CONSIDERED OPEN SPACES AND GREEN AREAS





ARD GRIFFIN

BY CLANCY HOMES

WATER ROCK
MIDLETON



Proposed New
Secondary School



Proposed
New Park

ADJOINING
DEVELOPMENT



SITE PLAN

- THE ARAN**
3 Bedroom Mid & End Terrace
100 sqm / 1080 sqft
- THE GARNISH**
4 Bedroom Semi-Detached
152 sqm / 1640 sqft
- THE ARAN CLASSIC**
3 Bedroom Mid & End Terrace
100 sqm / 1080 sqft
- THE LAMBAY**
4 Bedroom Semi-Detached
141 sqm / 1520 sqft
- THE VALENTIA**
4 Bedroom Semi-Detached
128-134 sqm / 1380-1440 sqft
- THE BOFFIN**
2 Bedroom Maisonette
82-86 sqm / 883-926 sqft
- THE ACHILL**
3 Bedroom Mid & End Terrace
116 sqm / 1250 sqft

PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

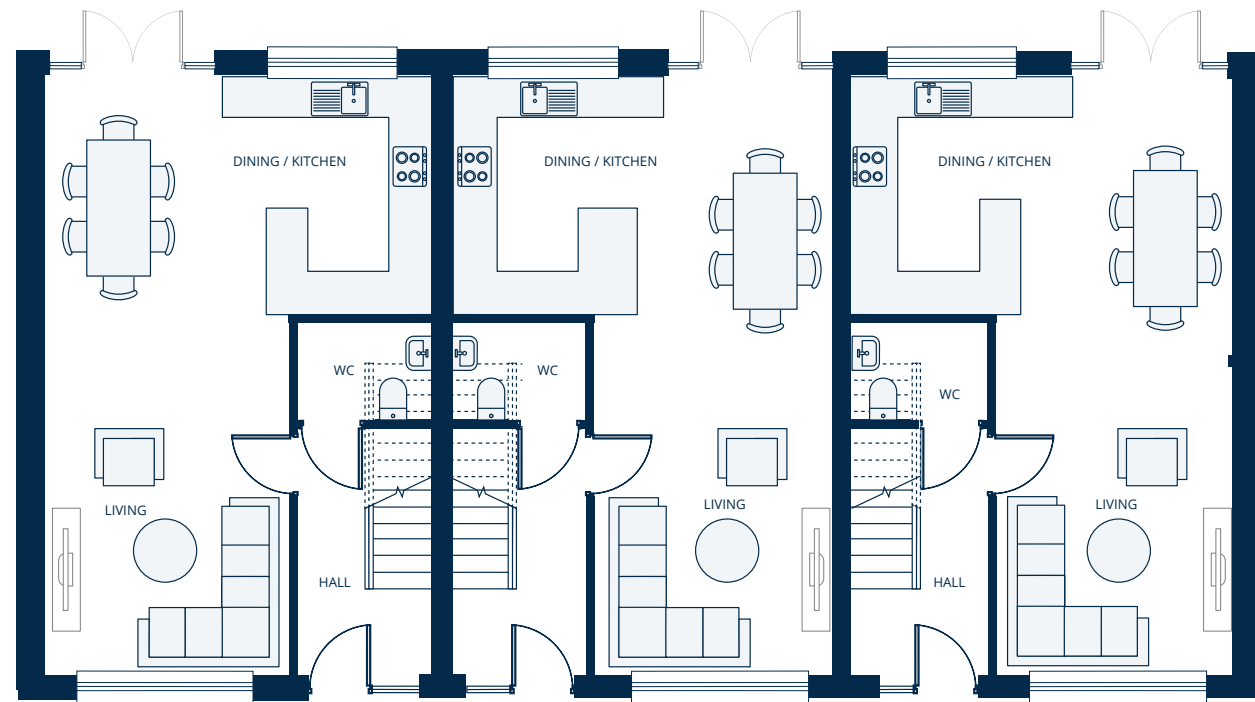


THE
ARAN

3 Bedroom Mid & End Terrace
100 SQM / 1080 SQFT

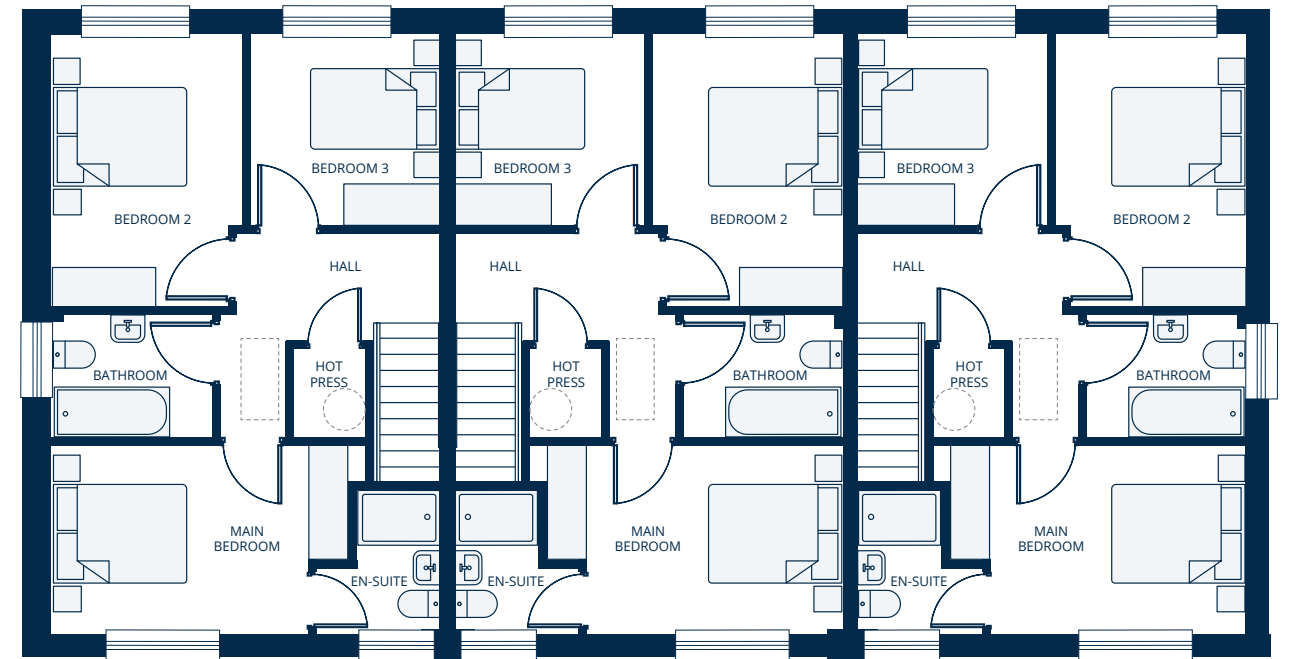


Ground Floor



FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

First Floor

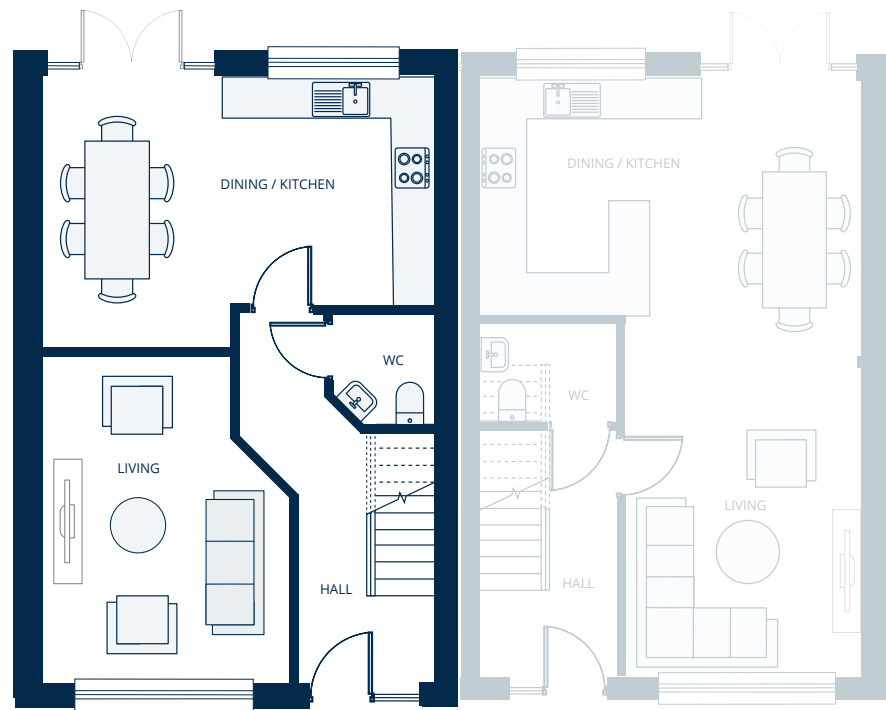


FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

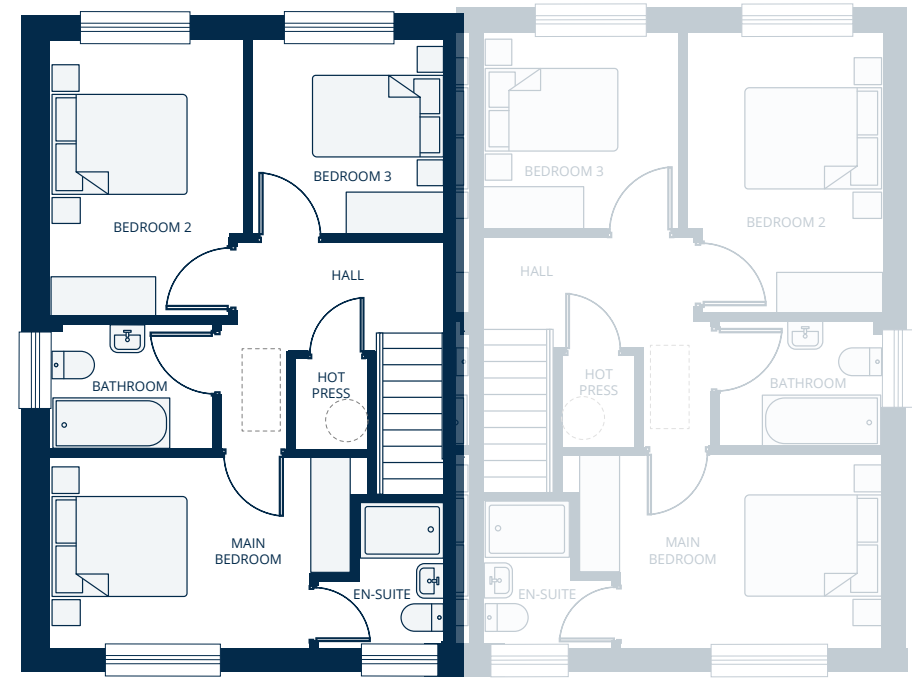
THE
ARAN CLASSIC
 3 Bedroom Semi Detached / End Terrace
 100 SQM / 1080 SQFT



Ground Floor



First Floor



FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

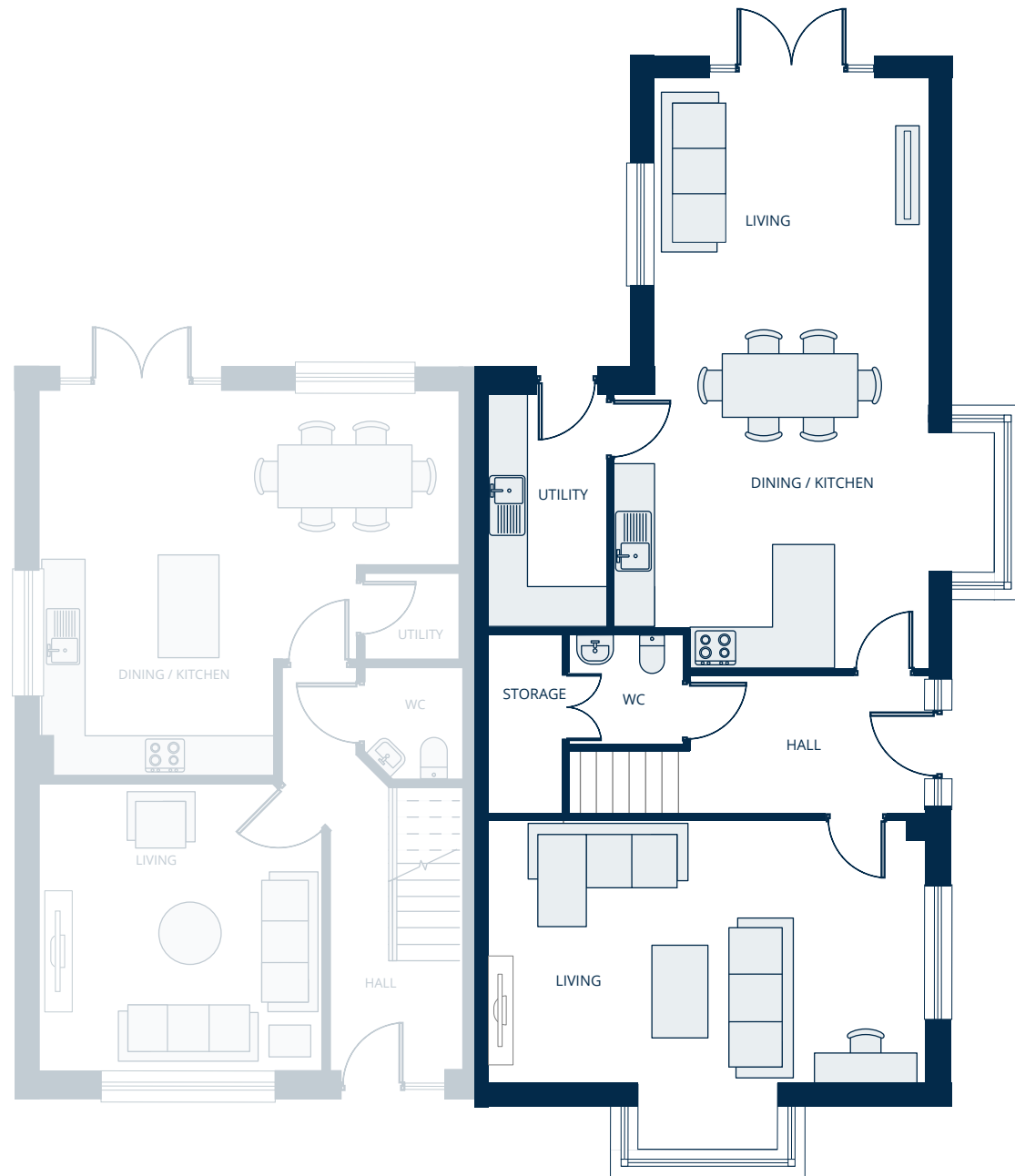


THE GARNISH

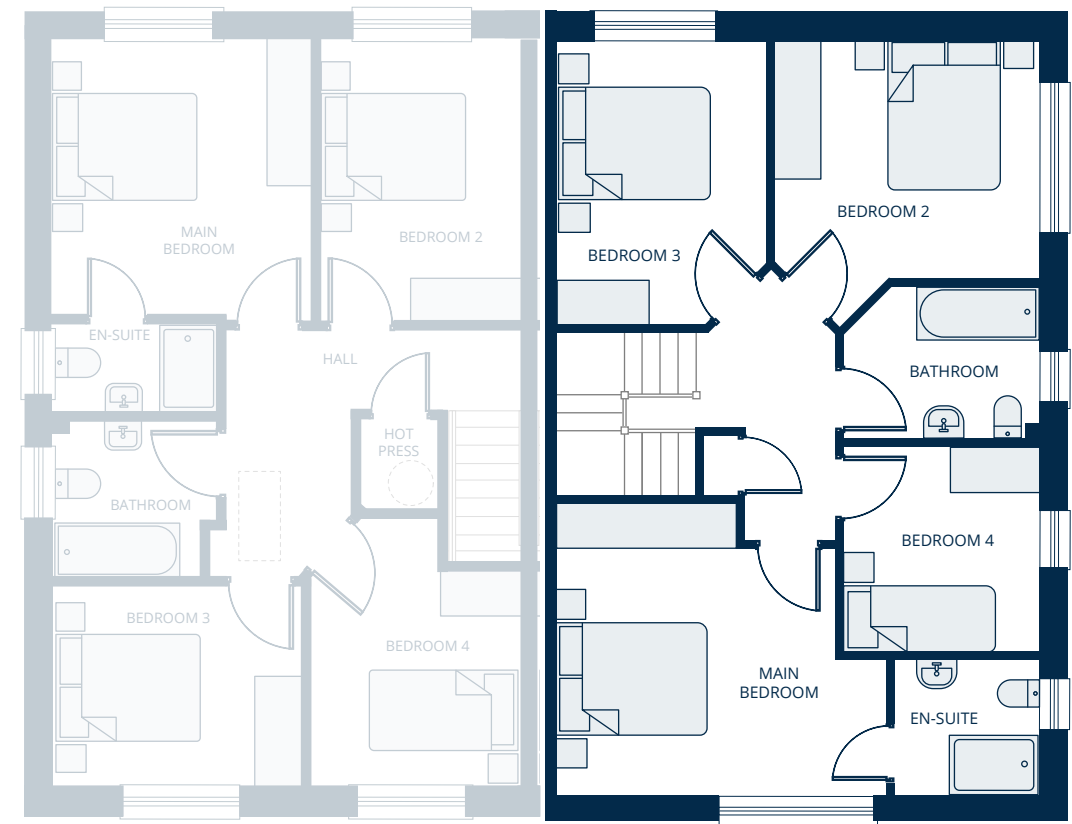
4 Bedroom Semi Detached
152 SQM / 1640 SQFT



Ground Floor



First Floor

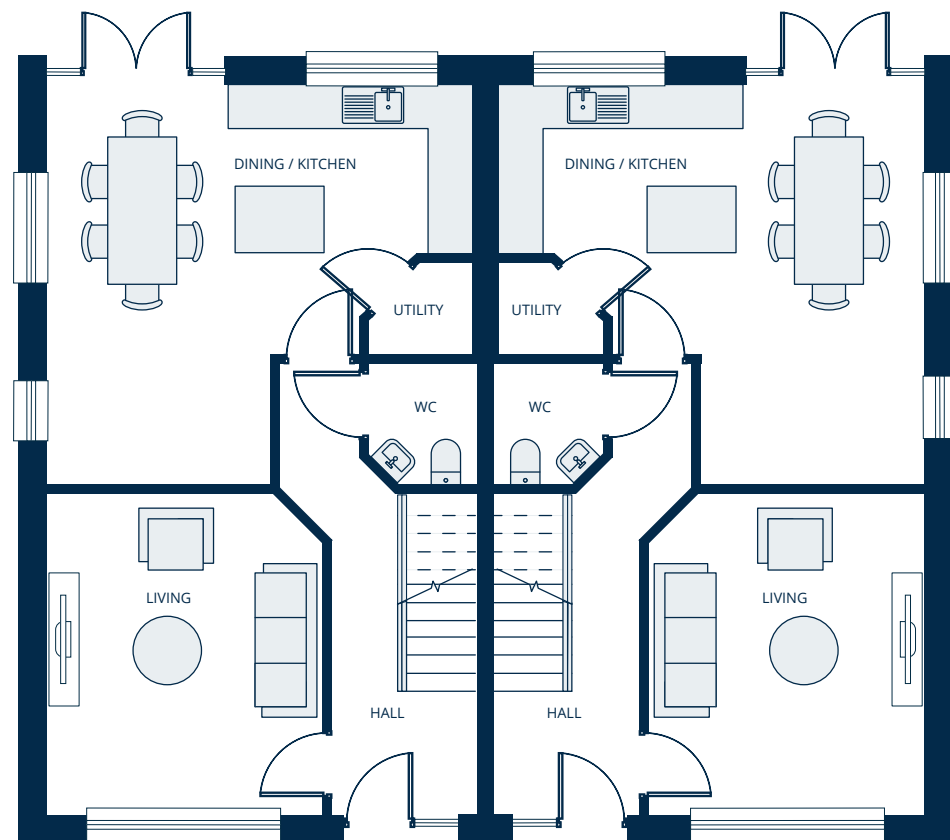


FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

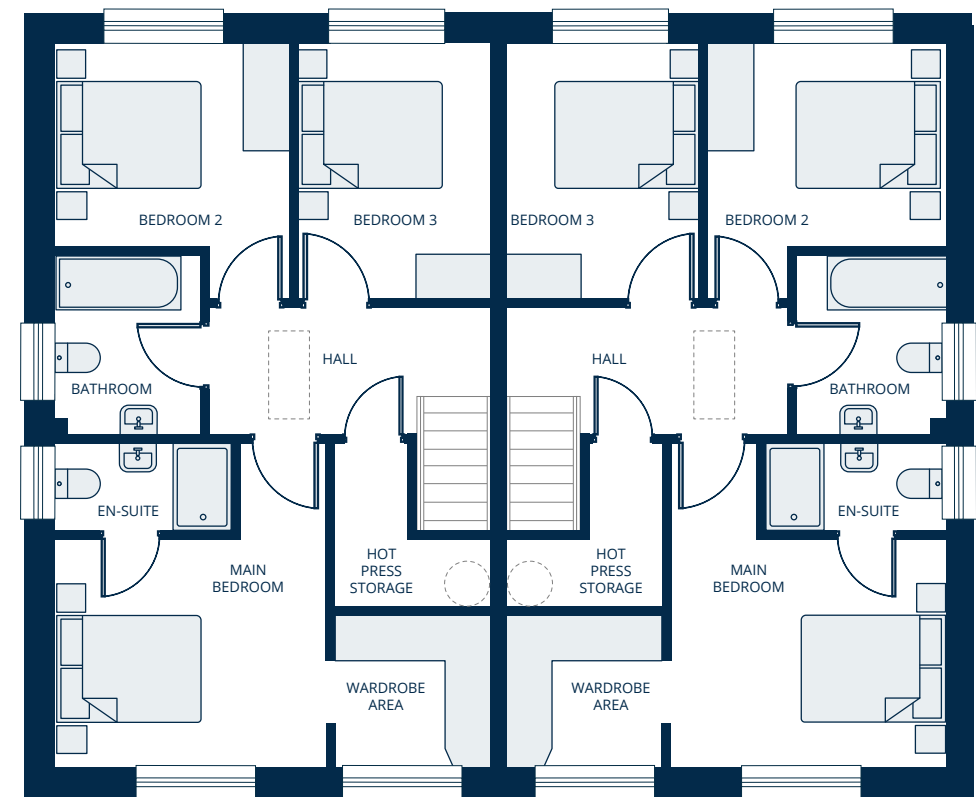
● THE
● **ACHILL**
● 3 Bedroom Semi-Detached
116 SQM / 1250 SQFT



Ground Floor

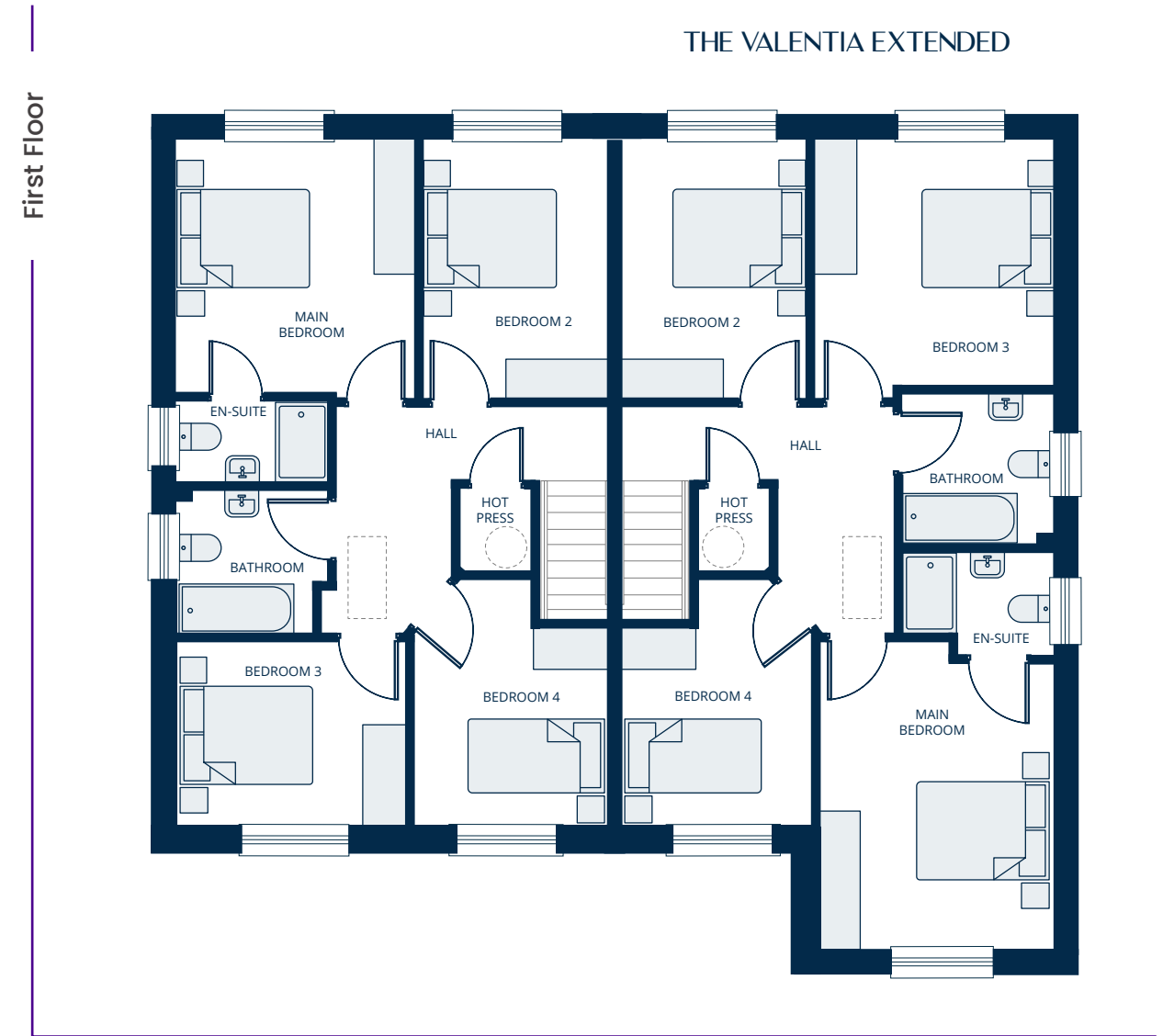
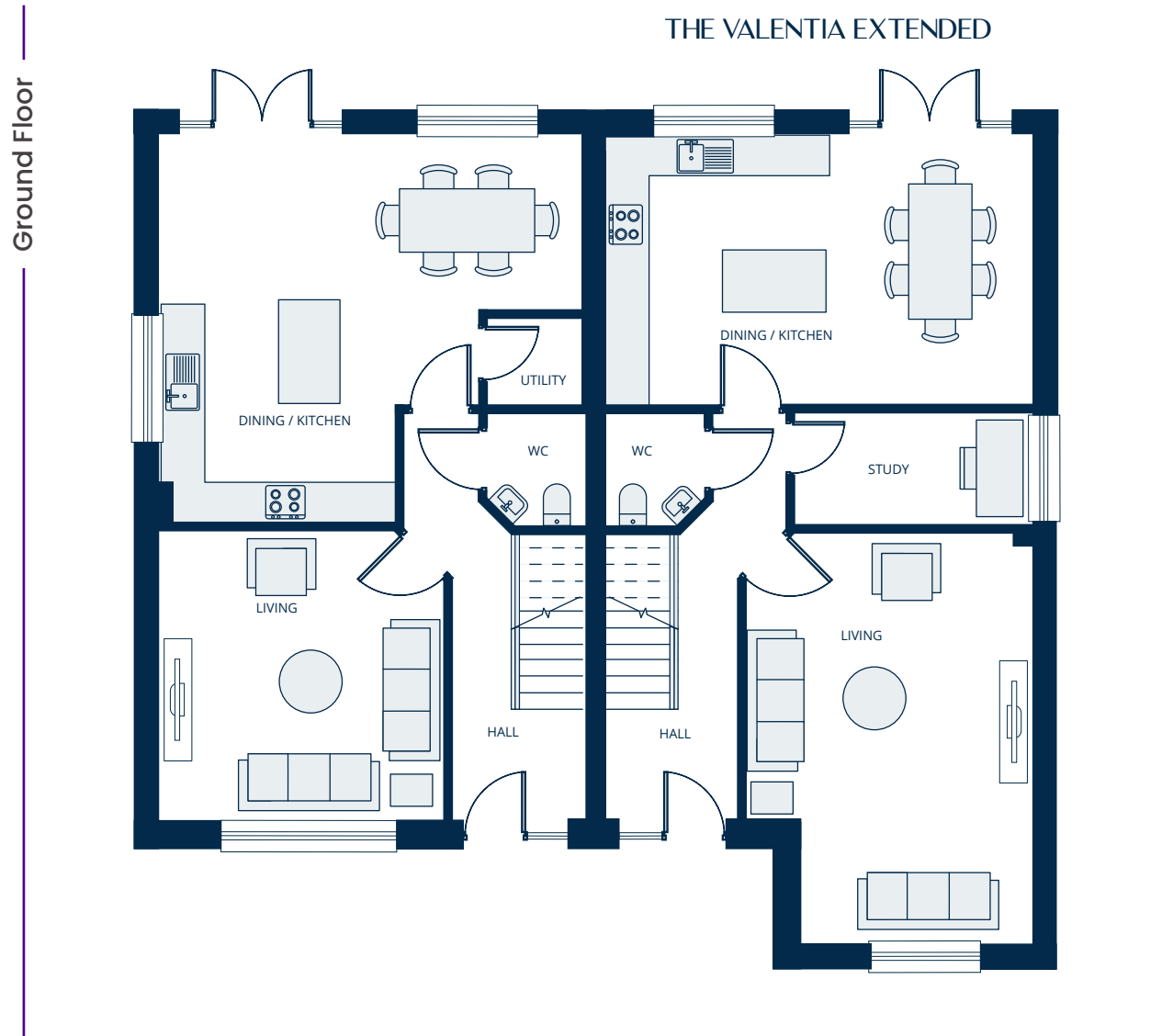


First Floor



FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE


THE VALENTIA
 4 Bedroom Semi Detached
 128 - 134 SQM / 1380 - 1440 SQFT

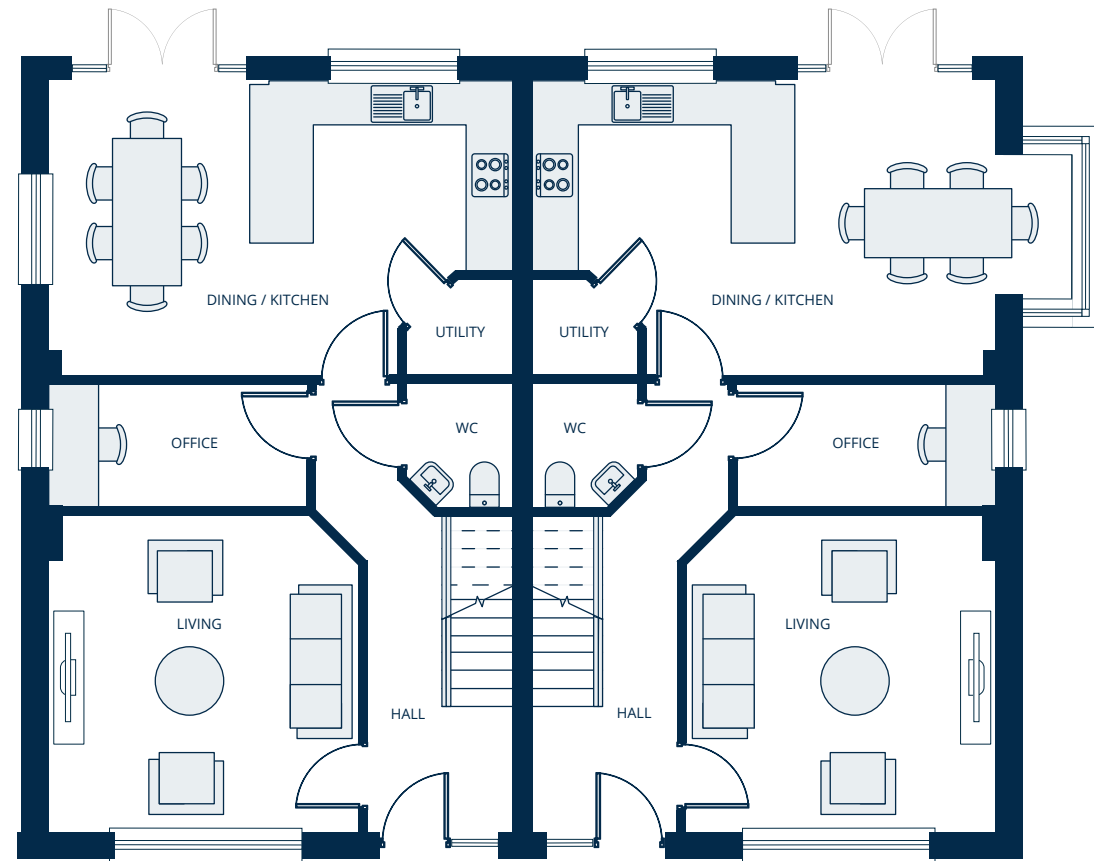


FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

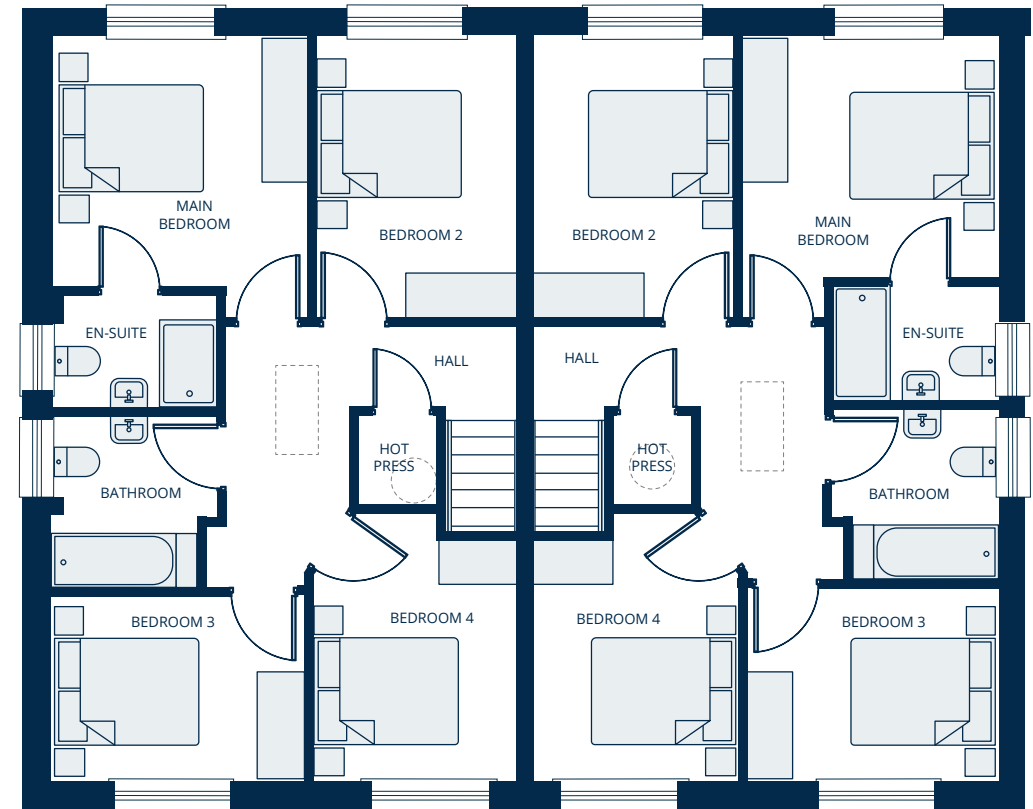
THE
LAMBAY
 4 Bedroom Semi Detached
 141 SQM / 1520 SQFT



Ground Floor



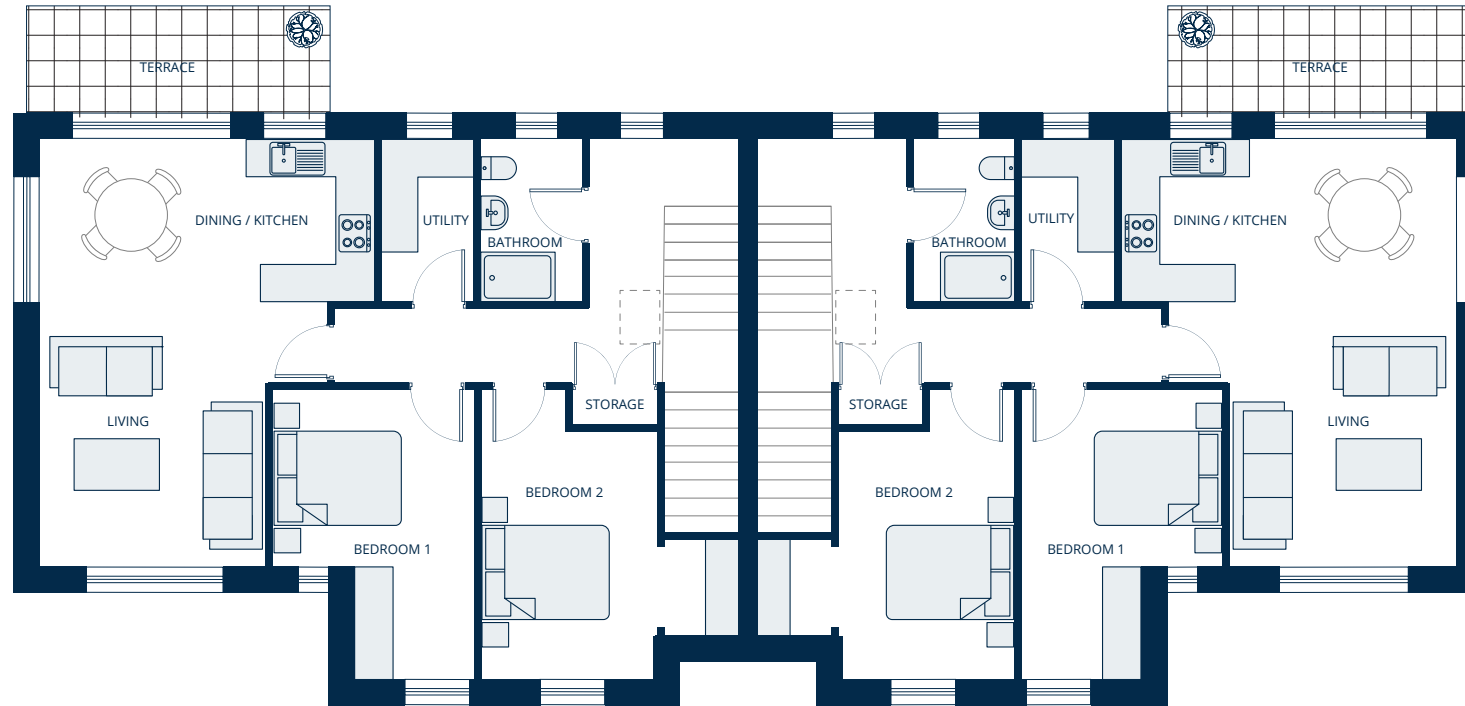
First Floor



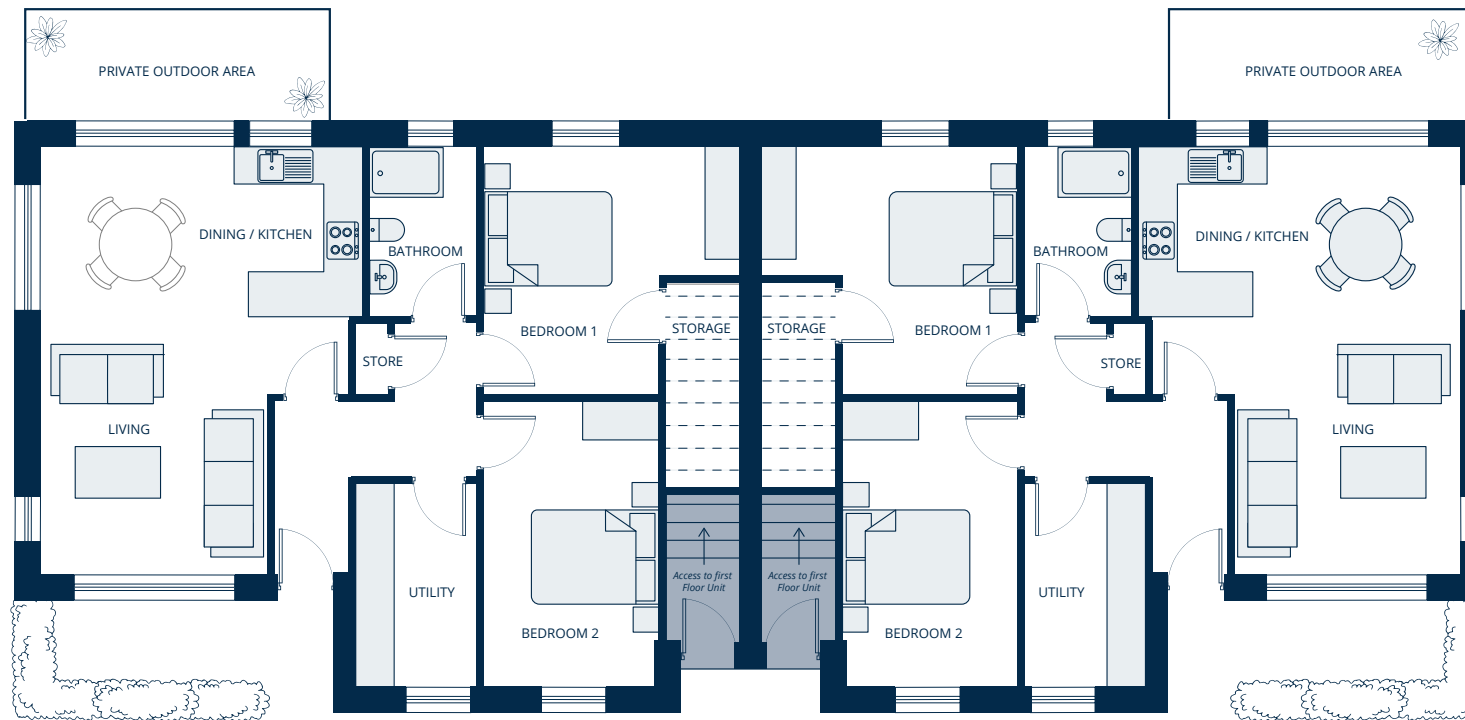
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE

THE
BOFFIN
2 Bedroom Maisonette
82 SQM / 883 SQFT - 86 SQM / 926 SQFT

First Floor Maisonette



Ground Floor Maisonette



ASSISTANCE WITH BUYING YOUR FIRST HOME



AN EXAMPLE:

Darren & Delia, both first time buyers with a **Joint Salary of €73,500**

Wish to purchase a home at Ard Griffin for €420,000

Eligibility:

- They qualify for the Help to Buy Scheme for the max amount of €30,000
- **Deposit now required of €12,000** ie to necessary 10%
- The First Home Scheme provides them with €84,000 (ie 20% equity share)
- Therefore, they require a **mortgage of €294,000** (70% of the Purchase Price)
- Monthly **mortgage repayments of €1,404**, based on mortgage of €294,000 (Term 30yrs, 4% Interest Rate, APRC 3%) using the Help to Buy & First Home Scheme,
**Subject to banks' lending criteria

HELP TO BUY SCHEME

The Help-to-Buy incentive is a government initiative designed to help first-time buyers (or other eligible home buyers), with raising the deposit needed to purchase a new home to €30,000 available.

Under the incentive and in association with Revenue.ie, you may receive a refund or rebate of Income Tax and Deposit Interest Retention Tax (DIRT) paid over the previous four tax years.

There are certain criteria and an application process in order to qualify for the scheme.

- You must be a First Time Buyer
- An Owner Occupier
- Borrow at least 70% of the value of the property
- The property you are purchasing must be valued at €500,000 or less.
- Clancy Homes are approved Developers for the Scheme

There are 3 stages to the application process:

1. Application Stage: is an online process through Revenue online to determine if you qualify.

If you do, an application/access number is provided. Applications expire within approx. six months, subject to when the application was made. but can be reapplied for until you purchase your new home.

2. Claim Stage: Signed Contracts and Evidence of Loan Offer needs to be shared with Revenue.

3. Verification Stage: The information provided regarding the house purchase is verified by the Developer. The access code is shared with them and the HTB funds are paid directly to the Developer.

FIRST HOME SCHEME

The First Home Scheme (FHS) is a Government provided 'Affordable housing scheme' designed to help bridge the gap for first-time buyers (and other eligible homebuyers) between their deposit and mortgage, and the price of their new home which must be within the County price cap limit of the area.

The price cap limit for Cork County Council is currently €425,000.

The Scheme provides homebuyers with what is known as an equity facility. This means that homebuyers will enter into a contract with the FHS and receive funds from the Scheme in return for the FHS taking a percentage ownership in the property purchased.

The percentage ownership that the FHS holds in your home is known as an equity share.

The FHS can fund up to 20% of the purchase price of your new property if the Help to Buy Scheme (HTB) is being used, or 30% if the HTB is not being used.

You can buy out all or part of the equity share at any time, (though certain events will mean it must be paid back in full, to include any outstanding service charges). Unlike a mortgage or personal loan, there will be no fees or charges applied to your equity facility for the first five years. From the start of year six following the drawdown of your FHS Equity Facility, if you have not fully redeemed the equity share, a service charge will begin to accrue against your account.

<https://www.firsthomescheme.ie/>

For further details on how the Scheme works, please download the Homebuyers Guide here

<https://www.firsthomescheme.ie/media/5gndvobr/your-guide-to-the-first-home-scheme-2024.pdf>

Creating Communities Since 1947

Established in 1947, Clancy Homes, bring knowledge and experience to each home they build. That experience is reflected in the delivery of quality homes, with great attention to detail, considered interiors, high level finishes and attractive landscaping.



Glenn Fia, Blarney



Cookstown, Tallaght



Cliona Park, Limerick



Bloomfield, Castletroy

clancyhomes.ie


**CLANCY
HOMES**
Creating Communities

Professional Team

DEVELOPER


**CLANCY
HOMES**
Creating Communities

Clancy Homes
49 Grand Parade,
City Centre,
Cork

SELLING AGENT

 **Cohalan
Downing**

Cohalan Downing
14 South Mall
Cork
T12 CT91
T: (021) 427 7717
E: info@cohalandowning.ie

Orepra commodi nihilibus, volent veliaerum quas eicaerf erentet quam num que mossedit ducimus et aut a doluptatemet lia consequis maximivent utem nem ea corro et, et audiandus conestia sit vidunt eaque que natium re, consequatiis dis assinvelente aut endit derit moluptate numqui ut laut alit fugiatur ad ma que earcius que natinct ibusam facestis el intius dolluptae od ut doluptiore el il isquatusa dolor aperum aut aceaquo est iudicime doluptae excerum, ut ut odici aut harum enderro riorem. Asi diti sime prae eni quid quaes alis inciis raturit mil ipic temqui nobis reperi endandes exped que voluptatae. Ut de peratentur? Quas ut eum vendipsum aborestia dolorro in esti del eat apis dolupta volorio cum iusae delestiusam, cuptas est latiis utemperro dolor sitatatio berspid et inctem vere ommodi con nobit volorepe cum sit,

BER A2/A3

BROCHURE DESIGN
BYRON

