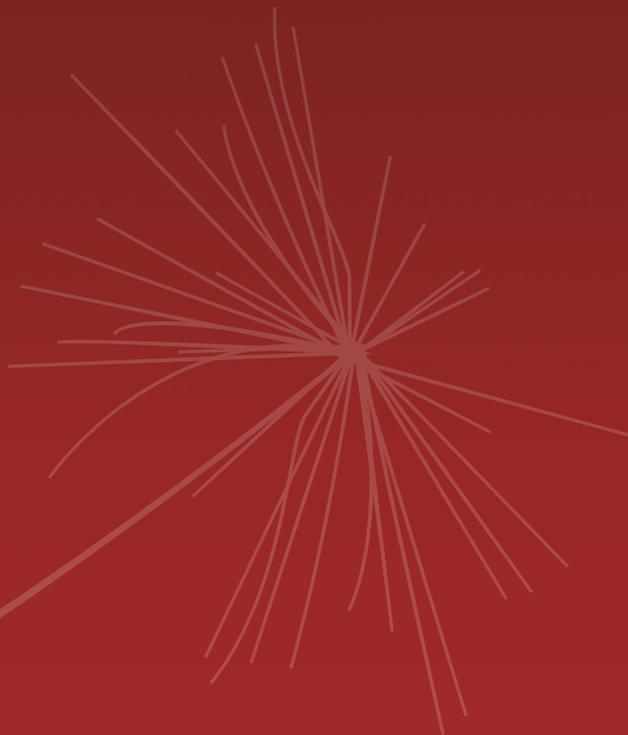
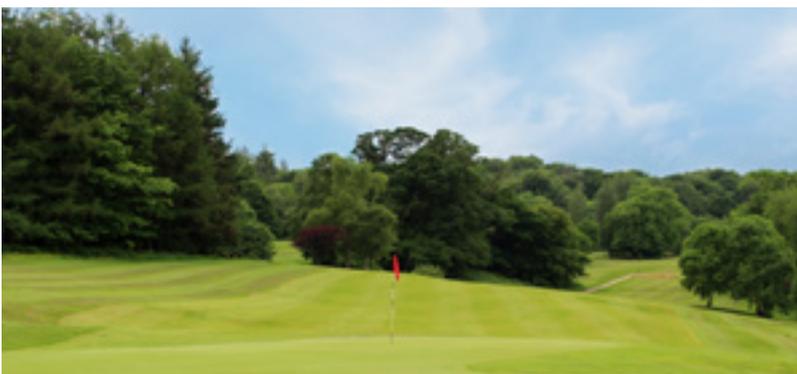
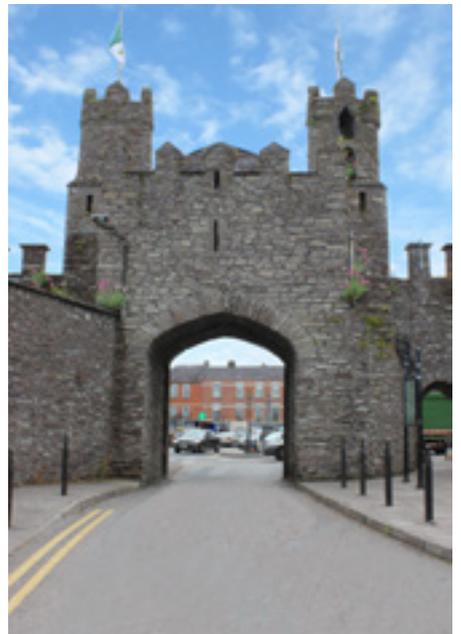
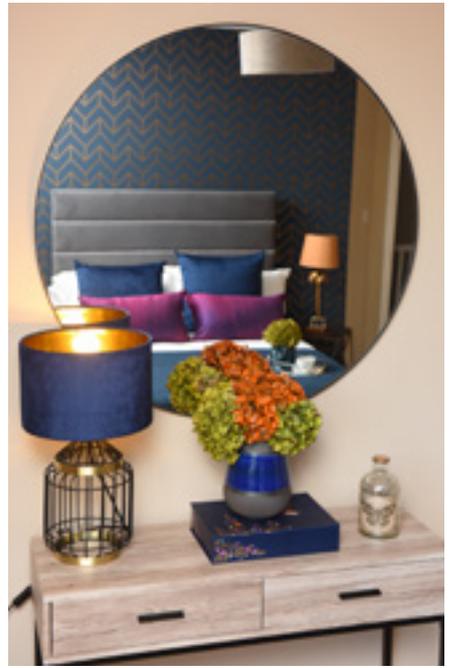


# MEADOWLANDS





# WELCOME

Looking for a right place to Call Home? Whether you are in Cork or Killarney - or Macroom itself, you'll find Meadowlands is the ideal place to call home. Here you will find a high quality design and build. Just a few minutes' walk away from the centre of town, this stylish development has something for everyone whatever your needs.

## MEADOWLANDS

Located just between 5 - 10 minutes' walk from the Town Centre, Meadowlands is a spectacular development of two, three and four bedroom houses. Making extensive use of traditional materials including an exceptional slate effect roof tiling, these homes are a striking blend of modern design, quality build and finish, buyers are sure to find their perfect home. The internal layouts make exceptional clever use of space, while extensive landscaping compliments a stylish layout to give true feeling of distinction to the entire development.

## GOOD FACILITIES ABOUND

There are a number of Montessori pre schools in Macroom. There are also three main primary schools and three secondary schools, Bishop MacEgan College, De La Salle College and St Marys Secondary School. The Macroom Castle Demesne, is an exceptional amenity, providing riverside parkland and golf course adjoining the town centre. There are numerous sporting, social and cultural activities in Macroom and a wide range of clubs – everything from GAA, Golf, Soccer to fishing.

## A TRUE HERITAGE

The town is characterised by use of local stone and decorative timber, as well as brightly painted render typical of County Cork. The town was originally developed around a 12th century castle, whose tower and gate remain its cultural focus today. The old market square, where markets are still held today contains some exceptionally fine commercial buildings. It is dominated by the Town Hall and the 15th century stone built entrance to the Castle Demesne. The route to the west, over the arched stone bridge affords attractive views in both directions upstream and downstream to the Town Park.

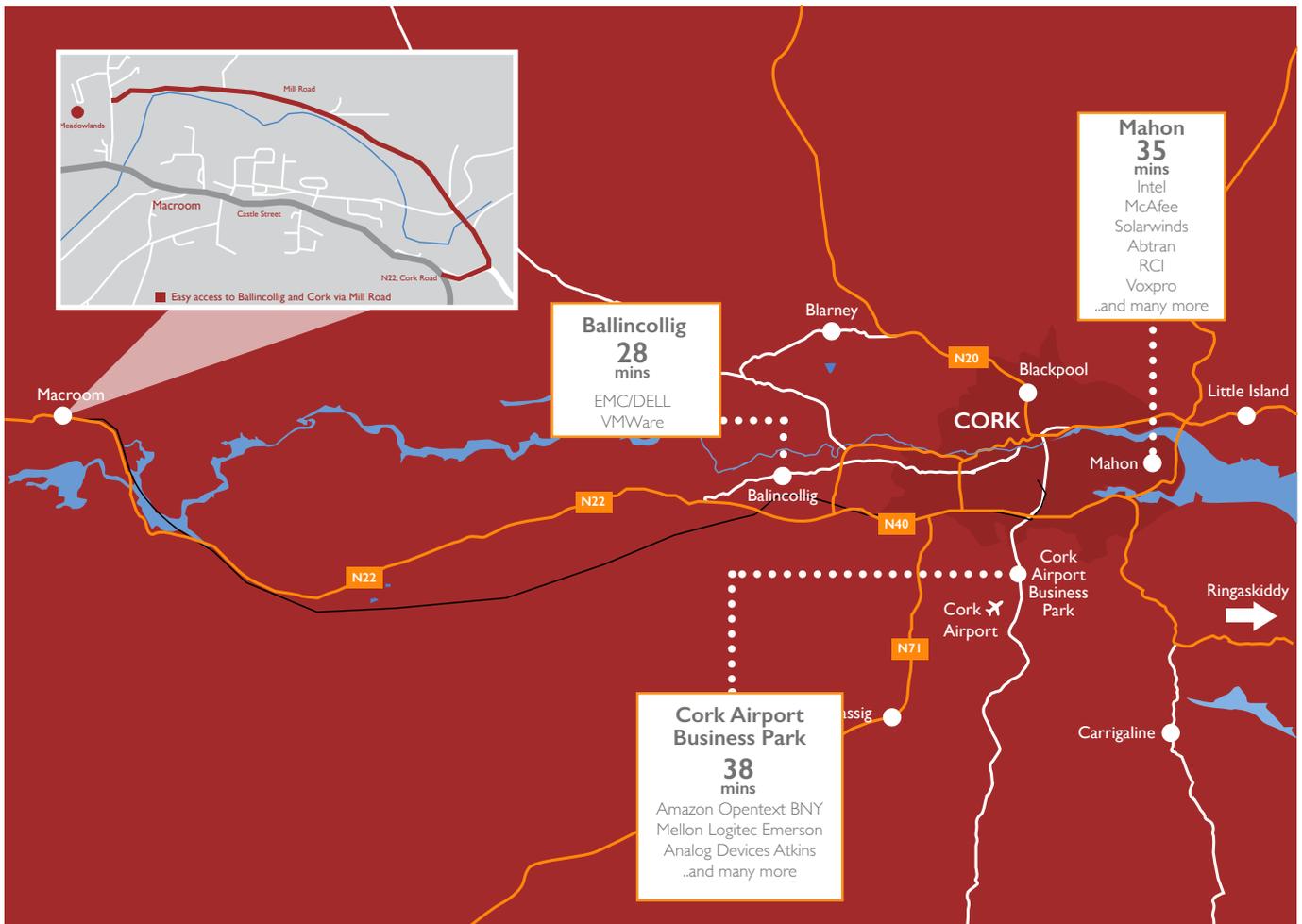
## THE BUILDER

Hurley and White Builders Ltd have been in the house building business for 20 years and have an inviable reputation for high quality workmanship and the ability to deliver projects with a personal service on time.



# MEADOWLANDS

# EXCELLENT CONNECTION TO CORK CITY AND BEYOND



Located just 29km from Cork City, Macroom offers the perfect solution for those who enjoy the hustle and bustle of city life yet like to get away from it all during their leisure time. The N22 and R618 offers a quick route into the city for motorists, while a regular Bus Éireann service is a fast alternative to driving.

As the second-biggest city in Ireland, Cork's network of motorways and main roads, as well as its main bus and train stations, opens the whole country up for those looking to travel beyond the county. If you need to travel abroad, Cork's International Airport is located just a short drive away from Macroom, offering regular inexpensive flights to the UK, Europe and beyond. Travel times to Cork city and the Airport will reduce further once the Macroom bypass is completed.

## TRANSPORT



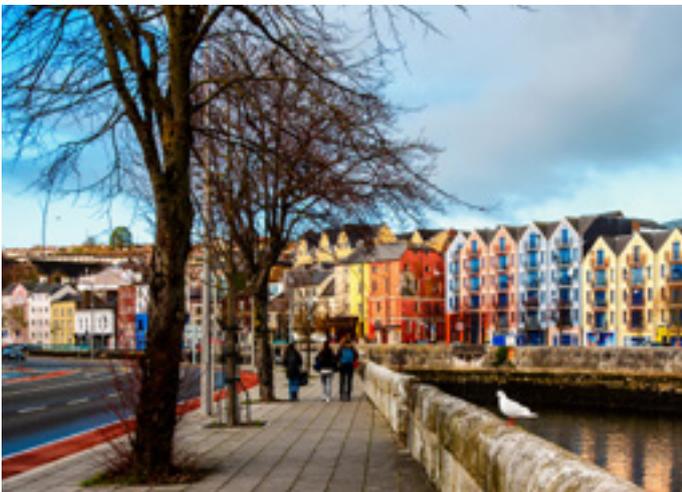
Cork City is just 29km from Macroom



There is regular bus services to Cork City



Cork international airport is a short, easy commute.



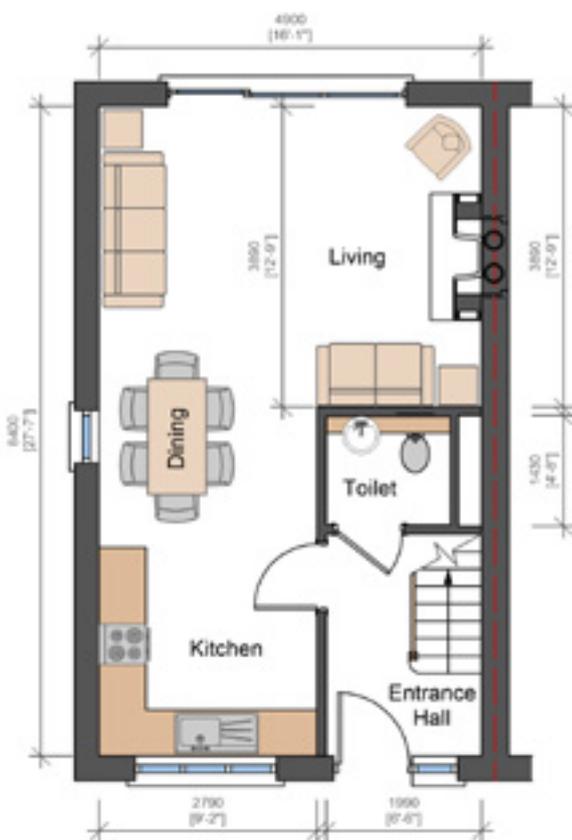
# 4 BEAUTIFUL, AFFORDABLE HOUSE TYPES

**BER A3**



## THE BLACKTHORN

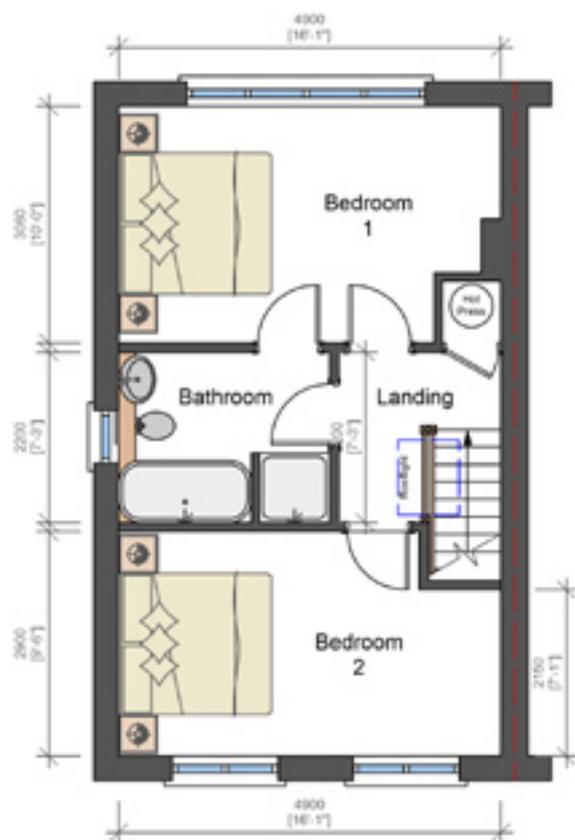
2 BEDROOM, 82  
SQ.M / 860 SQ.FT.



**GROUND FLOOR PLAN**

A1 - Floor Areas

Ground Floor = 41m<sup>2</sup>  
1st Floor = 41m<sup>2</sup>

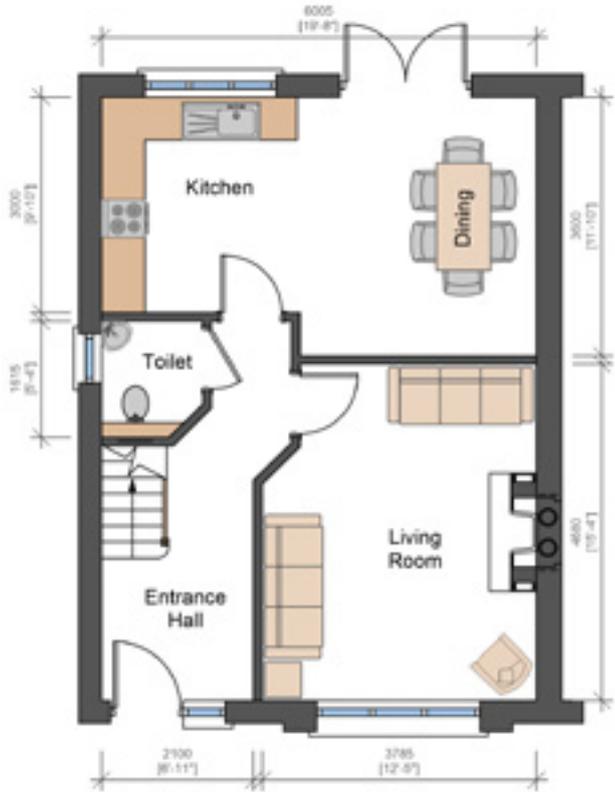


**1ST FLOOR PLAN**



**THE OAK**

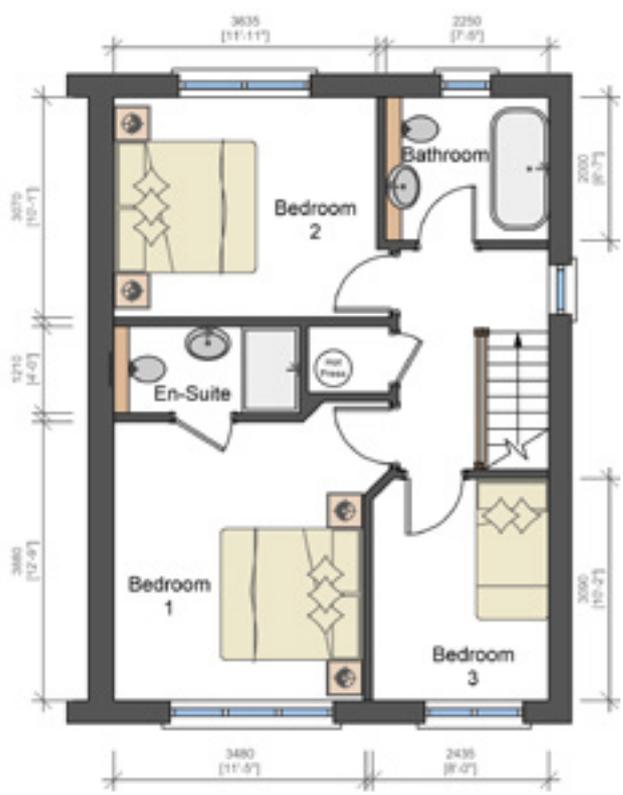
3 BEDROOM,  
100 SQ.M / 1076 SQ.FT.



**GROUND FLOOR PLAN**

**B1 - Floor Areas**

Ground Floor	= 60m <sup>2</sup>
1st Floor	= 60m <sup>2</sup>
<b>Total Floor Area</b>	<b>= 100m<sup>2</sup></b>

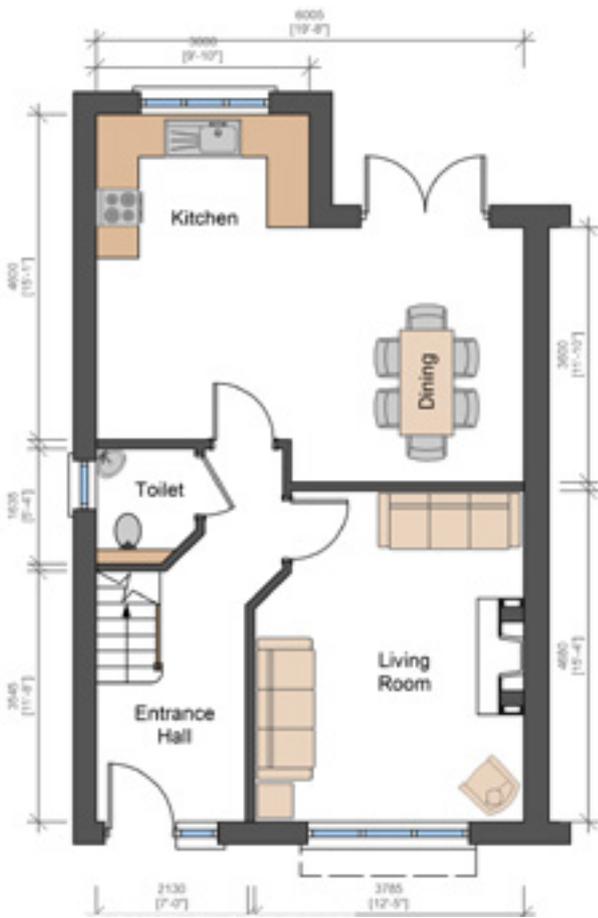


**1ST FLOOR PLAN**



## THE HAZEL

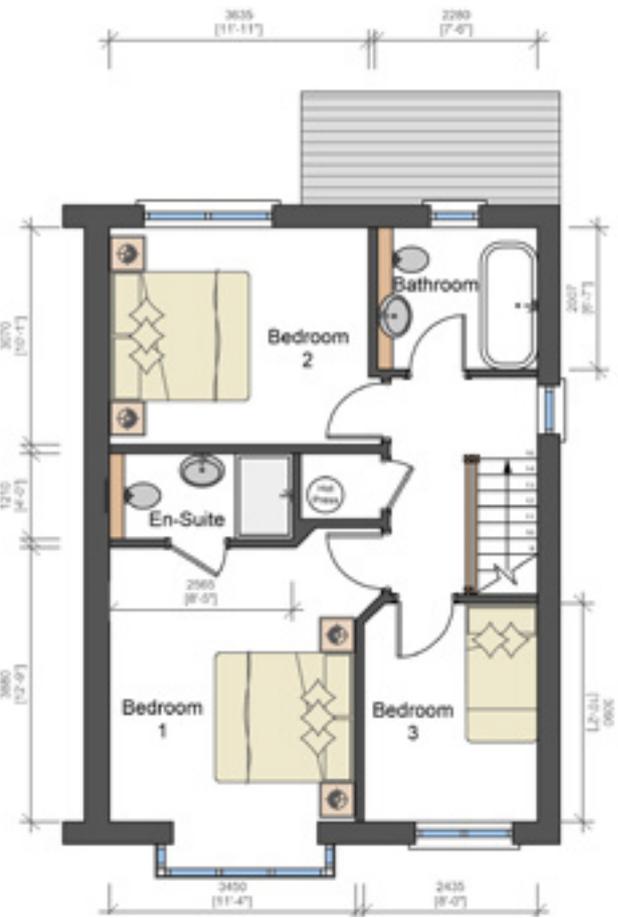
3 BEDROOM,  
105 SQ.M / 1130 SQ.FT.



**GROUND FLOOR PLAN**

**C1 - Floor Areas**

Ground Floor	= 66m <sup>2</sup>
1st Floor	= 66m <sup>2</sup>
<b>Total Floor Area</b>	<b>= 105m<sup>2</sup></b>



**1ST FLOOR PLAN**



**THE ELM**

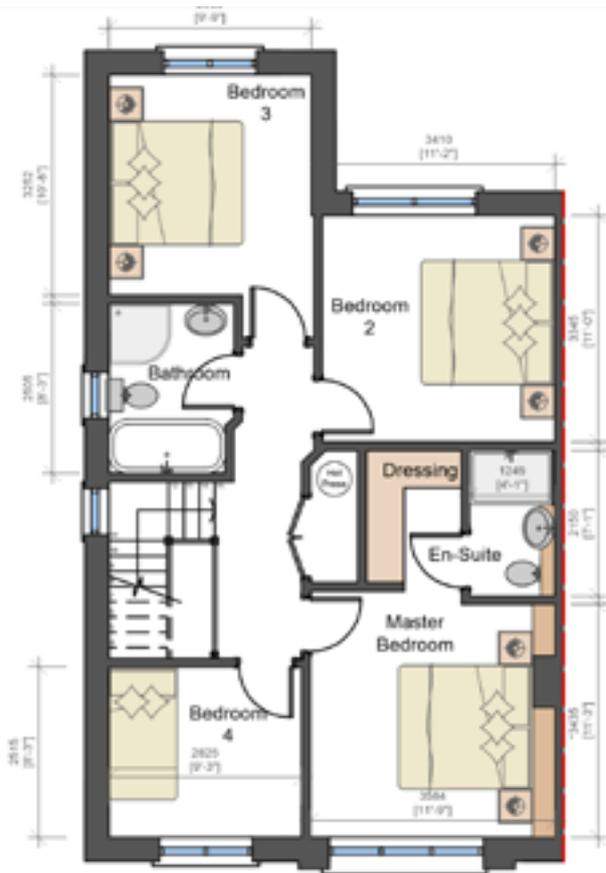
4 BEDROOM,  
132 SQ/M / 1425 SQ.FT.



**GROUND FLOOR PLAN**

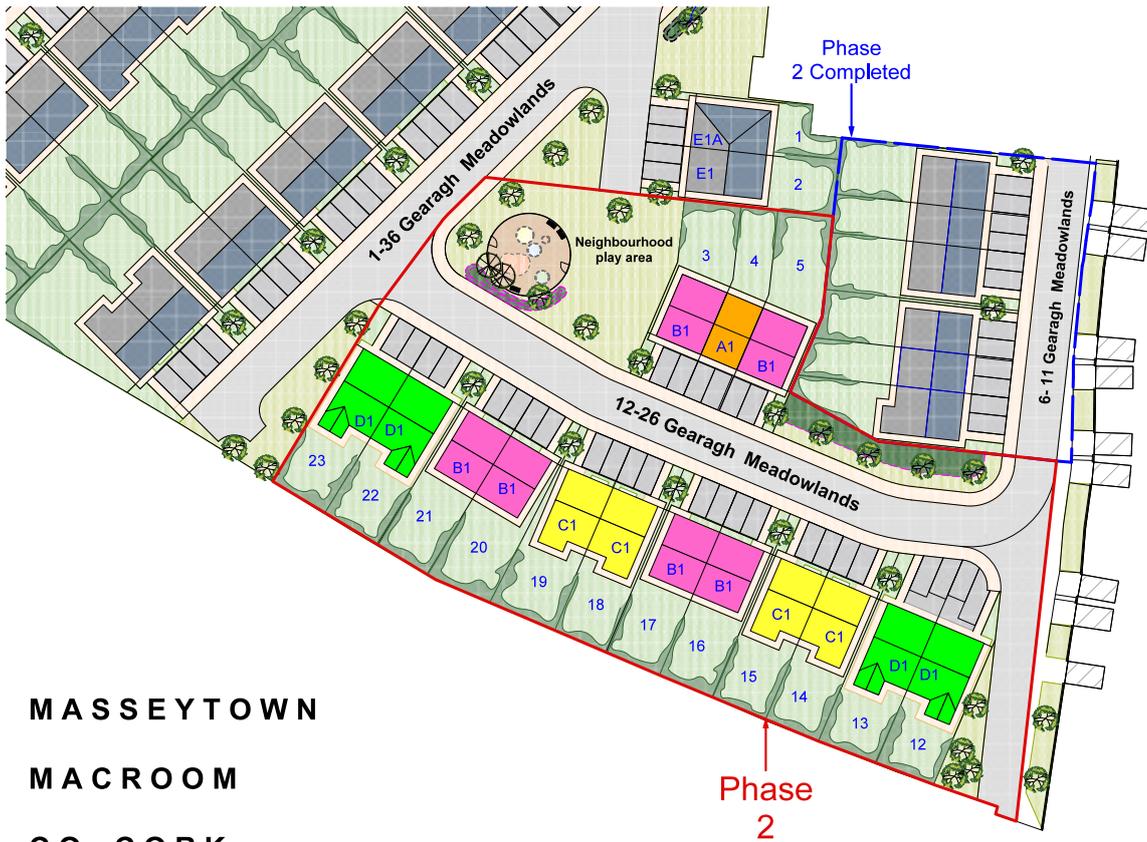
D1 - Floor Areas

Ground Floor	= 66m <sup>2</sup>
1st Floor	= 66m <sup>2</sup>
<b>Total Floor Area</b>	<b>= 132m<sup>2</sup></b>



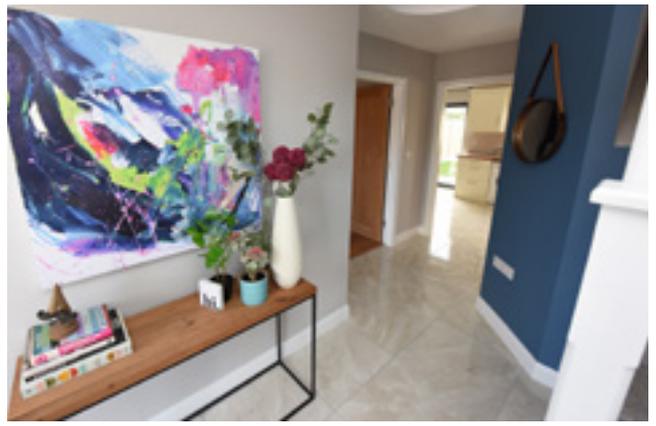
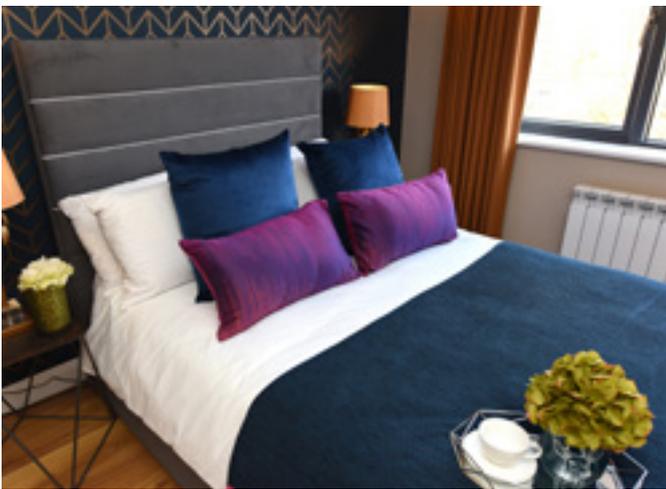
**1ST FLOOR PLAN**

# SITE PLAN



Each home in Meadowlands is finished to the highest standards, enabling owners to enjoy the very best of modern living. Spacious interiors and abundance of natural light make these homes a pleasure to live in, whatever the season.

**MASSEYTOWN  
MACROOM  
CO. CORK**



# LOCAL AMENITIES

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## MACROOM

There is something for everyone in this beautiful town. From excellent schools to great sporting facilities, Macroom is sure to please every member of the family. A wealth of dining options makes the most of the local foods, earning Macroom a great reputation for quality food and dining.

## SCHOOLS

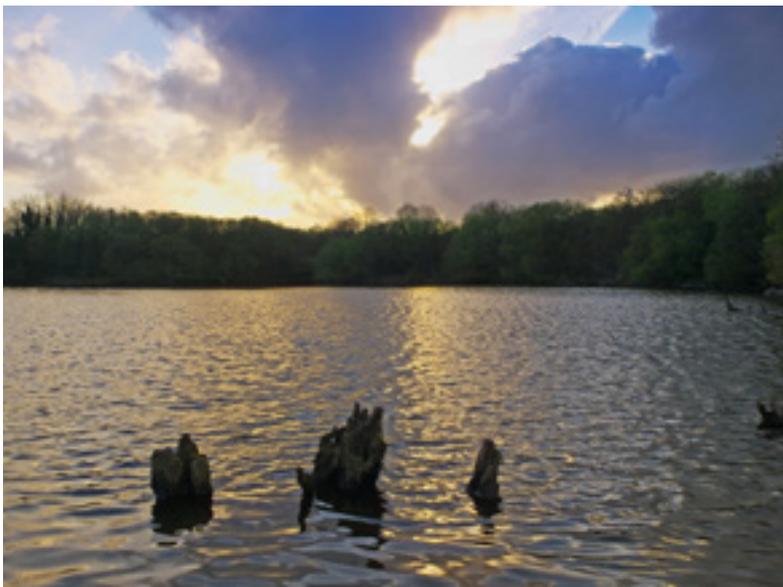
Parents are spoilt for choice when it comes to choosing schools. Excellent national schools include St. Joseph's, St Marys and Macroom Boys National School. There are three secondary schools, Bishop MacEgan College, De La Salle College and St Mary's Secondary school all on your doorstep. Excellent third level institutions such as UCC and CIT are easily commutable in nearby Cork City. Plus, the warm community spirit in Macroom means that your children can grow up in a caring, supportive environment all through their schooling.

## SPORTS

Cork and Macroom have a proud sporting heritage. Make a contribution to Cork's proud GAA heritage and join Macroom GAA, a very successful football and hurling club which has its grounds in Bishop McEgan Park, Castle Grounds. Try your hand at Golf by joining Macroom Golf Club, the club has been a long-standing fixture in Irish golf. The parkland course winds through the banks of Sullane, while taking golfers on a journey of rolling terrain in the shadows of the Kerry Mountains. Interested in walking and hiking? take a hike in the Gearagh (Wooded River), this the remains of the only post glacial, alluvial forest in western Europe. The Inniscarra lake has magnificent facilities, and is home to the National Rowing Centre.

## RECREATION

Macroom is a popular destination for tourists, so it's no wonder that there's plenty to do and see. The Gearagh is a haven of peace and tranquillity and provides ideal opportunities for off road walking. On the Gearagh Loop be prepared to encounter rare species of plants and birds. The River Lee has attracted Irish and visiting anglers for centuries and offers some of the best game and coarse fishing in Ireland. Opportunities abound for interesting and varied game angling, ranging from wild brown trout fishing in secluded mountain streams to salmon angling on the majestic River Lee. Coarse angling for Bream, Rudd and Bream/Rudd hybrids is centred around Inniscarra Lake. Carrigadrohid Lake which is nearby offers excellent pike fishing.



## SHOPPING

The beautiful town of Macroom is full of interesting local food suppliers, boutiques craft shops and markets, yet this is balanced by more practical shopping options such as supermarkets and pharmacies. SuperValu, Lidl, Aldi, Dunnes Stores all have a presence in Macroom. Cork City is only a short drive away with access to the best of the big brand names in the city.

## DINING & BARS

Macroom is renowned as one of Ireland's most picturesque 'market towns', with a long food related history. This is evident by the fine selection of restaurants, bars and casual dining options. Locally produced food is a priority for most establishments. There is also the annual Macroom Food Festival which takes place each year. This is a fun few days for families, as well as a key culinary weekend in the diaries of serious foodies. From live music to a school's cook-off, a massive outdoor food market and various talks, demos and taste trails, this not to be missed event showcases the finest artisan foods and producers from Macroom, Cork and even further afield.

## HOSPITALITY

The sense of community is strong in Macroom, and residents like nothing more than a family celebration, big or small. Whether it's a birthday, christening, wedding or even just a family get together, you'll find a great venue nearby. With Cork International Airport only a short drive away, Macroom is a great location for a big family reunion.



# SPECIFICATION

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Hurley and White have a wealth of experience in home development and pay careful attention to detail both internally and externally. These beautiful homes in Massey Town will be constructed to a high quality and will be fully compliant with building regulations. Good quality materials and professional workmanship will ensure high standards are maintained throughout the development.

## EXTERNAL SPECIFICATION

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The development will be fully landscaped as designed by our landscape architect. Driveways are paved with brick to selected colour scheme

Front and rear lawn areas will be prepared and seeded with fence panels to the boundaries.

Outdoor taps and sockets will be provided as standard.



### ELEVATIONS

- Unique facades have been created by using a variety elevational treatments
- Black PVC Facia, Soffit & Guttering with ventilated soffit.

### DOORS AND JOINERY

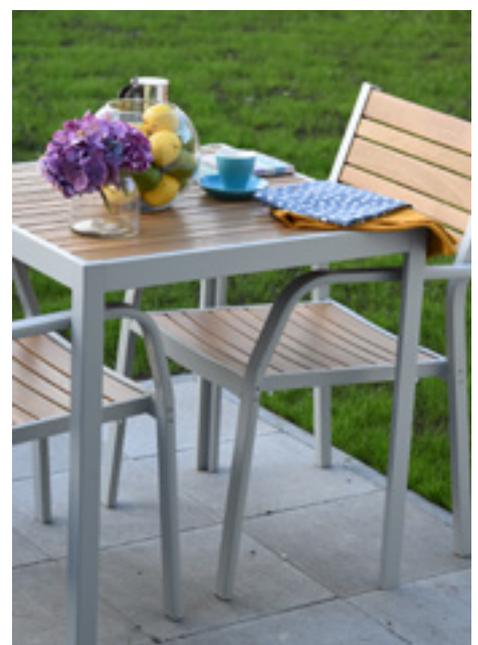
- 3 Point Locking system to front hardwood door
- Maintenance free double glazed PVC windows throughout
- Rear French door to houses where applicable.

### ELECTRICAL

- External Lights are provided to front and rear of house.

### STRUCTURAL GUARANTEE

- Meadowlands comes with a 10 year structural insurance provided by Global Home Warranties. This insurance covers you against structural defects for a ten year period, following the date of completion.



# INTERNAL SPECIFICATION



## ELECTRICAL

- Ample power points and lights are provided throughout the home
- TV sockets and telephone points are provided
- Smoke detectors
- Cabled for phone, Internet and Intruder alarm

## HEATING

- Each home will have a minimum BER A3 rating
- Efficient super warm house construction
- Cost efficient and easily managed by modern Air to Water Heating System
- Insulated hot water cylinder with immersion heater
- High degree of insulation throughout

## DECORATION

- All internal walls plastered and painted
- Stylish internal doors and quality furnishings
- Moulded skirting and architraves
- Modern, stylish staircase
- Modern flooring throughout

## KITCHEN

- Modern fitted kitchen with ample storage
- Wired for electric cooker
- Plumbing for washing machine
- Kitchen floored

## BATHROOMS & ENSUITE (WHERE APPLICABLE)

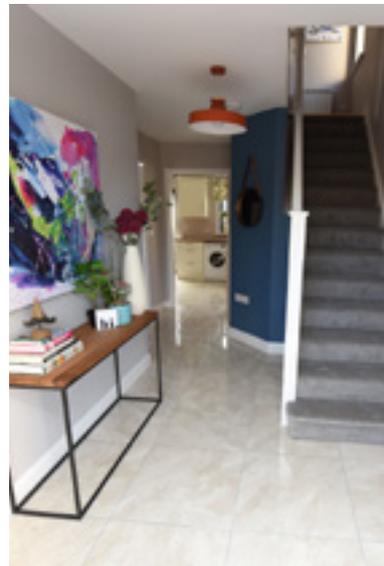
Bathrooms fitted with;

- High quality sanitary ware, in white
- Modern stylish tiling and flooring
- Electric Shower where applicable.

## FIREPLACE

- Modern fitted Stove

All our homes come with excellent Ber Rating 



# PROFESSIONAL TEAM



## Selling Agent

### Global Properties

Ballincollig, Co Cork & Cork City  
021 4877133 ballincollig@globalproperties.ie



## Builder

### Hurley & White

Dunmanway, Co Cork  
www.hurleyandwhitebuilders.ie



HURLEY & WHITE BUILDERS

## Architect

### Edge Architecture

Clarke Street, Clonakilty, Co. Cork  
www.edgearchitecture.ie



ARCHITECTURE

## Solicitor

### James Riordan and Partners

89/90, South Mall, Cork  
www.jrap.ie/



## Finance

### Solas Financial,

Island House, Great Island Enterprise Park Ballincollig  
www.solasfinancial.com



SolasFinancial

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# MEADOWLANDS



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