



Ballinglanna

GLANMIRE CORK



ballinglanna.ie

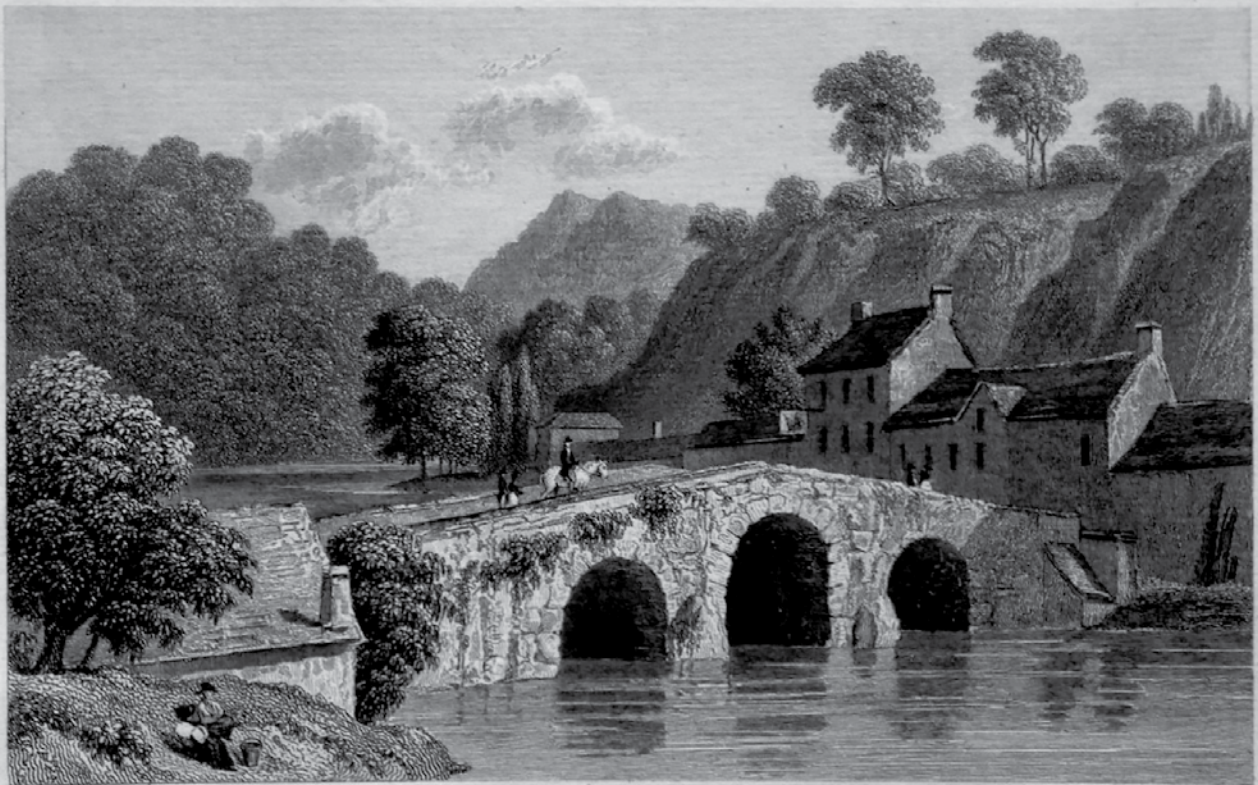




Ballinglanna

GLANMIRE CORK

STEEPED *in* HISTORY



Drawn by R. Westall, A.R.A.

Engraved by Tho^s Paden.

GLENMIRE BRIDGE.

NEAR CORK.

Engraved by Charles F. at 56, Fleet Street, London, 1829.



BUILT *for the* FUTURE





YOU CAN
HAVE *it*
all



in Ballinglanna





*Enjoy the best of every world in beautiful Ballinglanna,
A wonderful new distinctive development of spacious family
homes within beautifully landscaped areas in Glanmire, Cork.
Only 8km from Cork City, Ballinglanna residents are close to
the amenities, employment and lively social life.*

The best *of every world* in beautiful Ballinglanna

Ballinglanna is within walking distance of Glanmire, once a small village based around woolen mills. Now a vibrant community perfect for families of all ages. Just 8km from Cork City with direct bus routes and roads, Glanmire is popular with commuters; Eastgate Business & Retail Park is also only a five-minute drive away.



Glanmire has a choice of schools for all ages, including Gaelscoileanna at both primary and secondary levels. Other options include Glanmire National School, St Joseph's National School and Glanmire Community College. And with several Montessorios and pre-schools located in the village, it's possible to grow up in a local setting and go right the way through school in the local area.

Being a well-established community, Glanmire also contains every amenity. The village itself is home to several coffee shops, bars and restaurants, while the Crestfield and Hazelwood shopping centres contain the best of local shopping. GAA, soccer and basketball club offer sporting action for everyone in the family, while the area's woodland walks are popular destinations for family picnics and days out. Or plan a really special day out in Fota Wildlife Park, just 13 minutes away by car.







A Historic Location

Ballinglanna is located in one of the most historically fascinating areas in Ireland. Located on the River Lee, Cork City itself was expanded by the Vikings around 915, and was once a fully walled city, many remnants of the walls can still be seen around the city. Glanmire's history dates back to early Christian Ireland; many historical sites are visible now, such as the stone bridge in Riverstown, which dates back to around 1760.



Today, Cork is a vibrant, cosmopolitan and sophisticated city. Enjoy sampling the best of local ingredients and artisan foods in the famous English Market or exploring one of the excellent restaurants – there's something to suit every taste in Cork. Shoppers will love the buzz of Opera Lane, Cork's vibrant shopping district; alternatively, find the best of the High Street at Mahon Point Shopping Centre, 5 minutes drive away, via the Jack Lynch Tunnel & Eastgate retail park is only 5 mins away





A City on the Rise

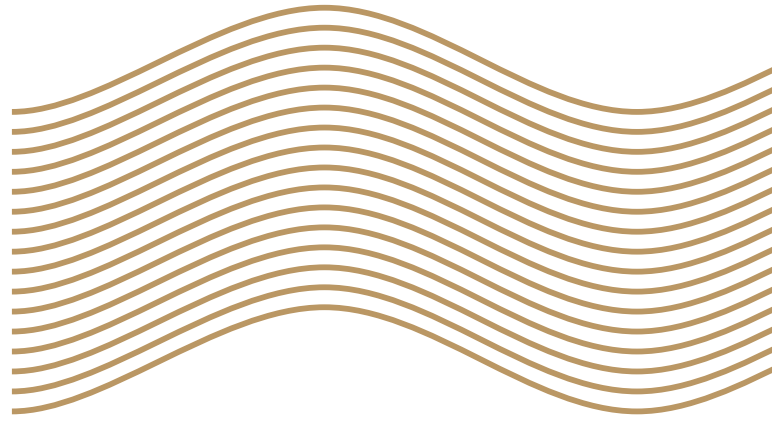
- IRELAND'S SECOND-LARGEST CITY.
- ARTISAN FOODS IN THE WORLD FAMOUS ENGLISH MARKET.
- RETAIL HEAVEN IN THE CAPITOL SHOPPING CENTRE.
- BEAUTIFUL WEST CORK ON YOUR DOORSTEP.
- HOME TO THE WORLD-FAMOUS JAZZ FESTIVAL.
- BUZZING NIGHTLIFE IN TOP BARS & RESTAURANTS.
- STROLL THROUGH FITZGERALD'S PARK AND LEE FIELDS.
- EXCELLENT RAIL & BUS CONNECTIONS.
- CLOSE TO CORK INTERNATIONAL AIRPORT.
- IRELAND'S FOOD CAPITAL.
- WILD ATLANTIC WAY IS JUST A SHORT TRIP AWAY.







The City
comes alive
at night



Cork really comes alive at night and at the weekends, with plenty to see and do.

Home to the world-famous Jazz Festival, there's always something happening in the city, whether it's the latest restaurant, a buzzing bar, some must-see theatre or a can't-miss-it gig. And if you need a breather, stunning West Cork & Wild Atlantic Way is on your doorstep. Cork has second-to-none travel links including bus, rail and air, nothing is out of reach.





YOU CAN
HAVE *it*
all in
Ballinglanna



*A fantastic
range of amenities
on your doorstep*




Ballinglanna
GLANMIRE CORK

PHASE 1

Cork and the Local Area

Enjoy a fantastic range of amenities on your doorstep, including beautiful parks and woodlands, sports clubs, excellent schools, local and international shops, lively bars and restaurants, and easy access to Cork City Centre.



LOCATION

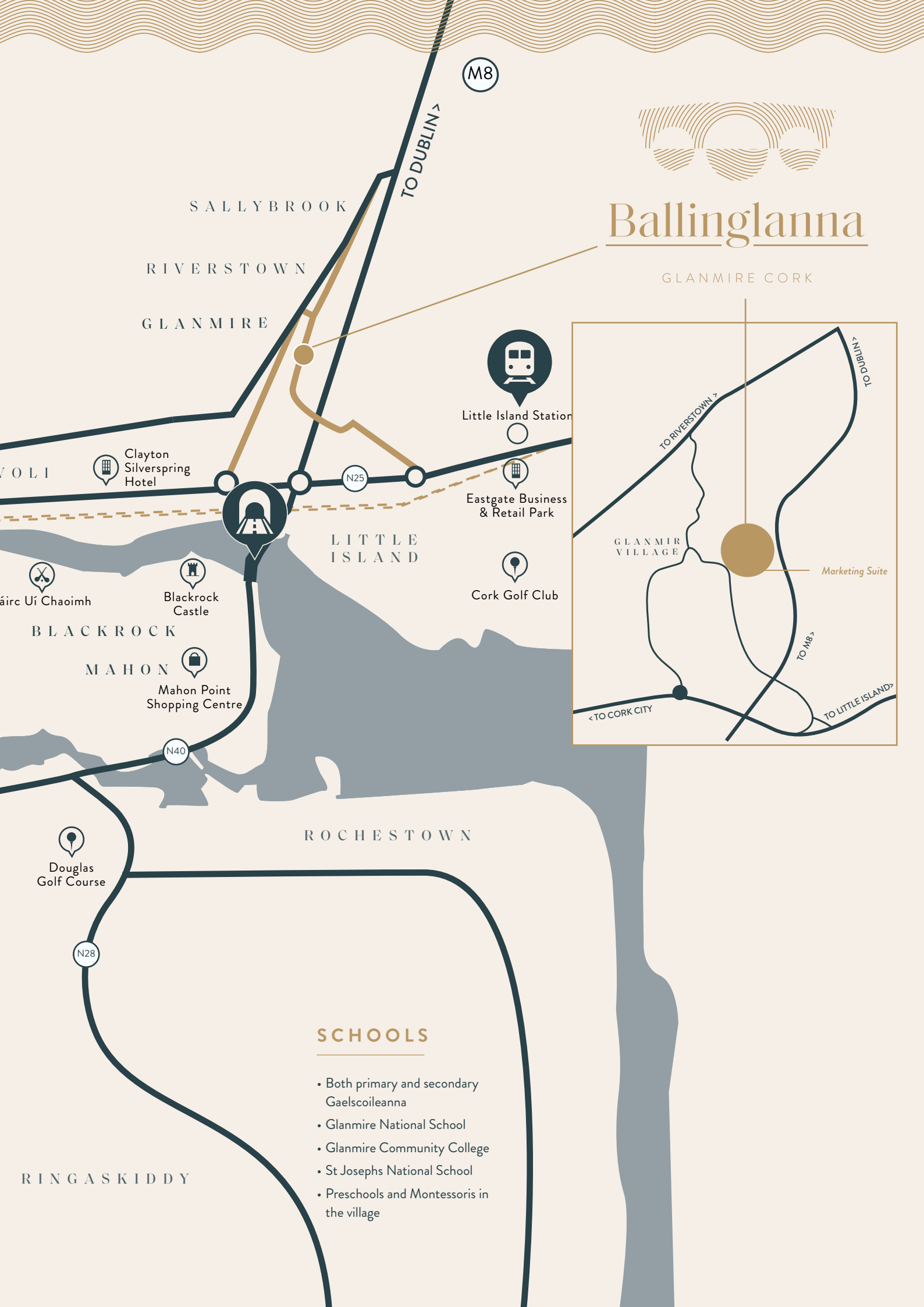
- Walking distance of Glanmire village
- Just 8km from Cork City Centre
- Number of direct bus routes to Cork
- 5 minute drive to Little Island Industrial Park
- 5 minutes from Little Island Railway Station

AMENITIES

- Cafés, bars & restaurants in the village
- Local shopping in Hazelwood & Crestfield shopping centres
- Erin's Own & Sarsfield GAA clubs
- Riverstown soccer club
- 13 minute drive to Fota Wildlife Park
- Glanmire Basketball Club



Ballinglanna



GLANMIRE CORK



SCHOOLS

- Both primary and secondary Gaelscoileanna
- Glanmire National School
- Glanmire Community College
- St Josephs National School
- Preschools and Montessoris in the village

SALLYBROOK

RIVERSTOWN

GLANMIRE

TO DUBLIN >

M8

Clayton Silverspring Hotel

N25

Little Island Station

Eastgate Business & Retail Park

LITTLE ISLAND

Cork Golf Club

TO RIVERSTOWN >

> AIRPORT

GLANMIR VILLAGE

Marketing Suite

TO M8 >

< TO CORK CITY

TO LITTLE ISLAND >

YOLI

áirc Uí Chaoimh

BLACKROCK

Blackrock Castle

MAHON

Mahon Point Shopping Centre

N40

ROCHESTOWN

Douglas Golf Course

N28

RINGASKIDDY

Minutes *from* *the City off the* M8



LITTLE ISLAND *in 7mins*
MAHON PIONT *in 8mins*
KENT STATION *in 8mins*
DOUGLAS *in 11mins*
CORK CITY *in 15mins*



Ballinglanna

Site Plan

Ballinglanna offers a range of spacious well-appointed family homes, perfect for those looking for the comfort and convenience of a well-designed house with all the features desired for modern living at its best.



HOUSE TYPES PHASE 1

A	4 BED	DETACHED	194 SQ.M. 2,087 SQ.FT.	F	3 BED	SEMI DETACHED	119 SQ.M. 1,281 SQ.FT.
B	4 BED	DETACHED	177 SQ.M. 1,907 SQ.FT.	F1/F2	3 BED	SEMI DETACHED	120 SQ.M. 1,291 SQ.FT.
B1	4 BED	DETACHED	179 SQ.M. 1,926 SQ.FT.	H	3 BED	MID TERRACE	99 SQ.M. / 1,066 SQ.FT.
C1/C1/ C2	4 BED	SEMI DETACHED	134 SQ.M. 1,438 SQ.FT.	H1/H2	3 BED	END TERRACE	102 SQ.M. / 1,093 SQ.FT.
D	4 BED	SEMI DETACHED	143 SQ.M. 1,537 SQ.FT.	J	3 BED	END TERRACE	101 SQ.M. / 1,087 SQ.FT.
E	3 BED	SEMI DETACHED	119 SQ.M. 1,281 SQ.FT.	K	2 BED	MID TERRACE	80 SQ.M. / 861 SQ.FT.

SH SHOWHOUSES : NO'S 4, 5, 6, 8, 10 & 12 CHURCH GREEN



- Contemporary
- Brick
- Plaster

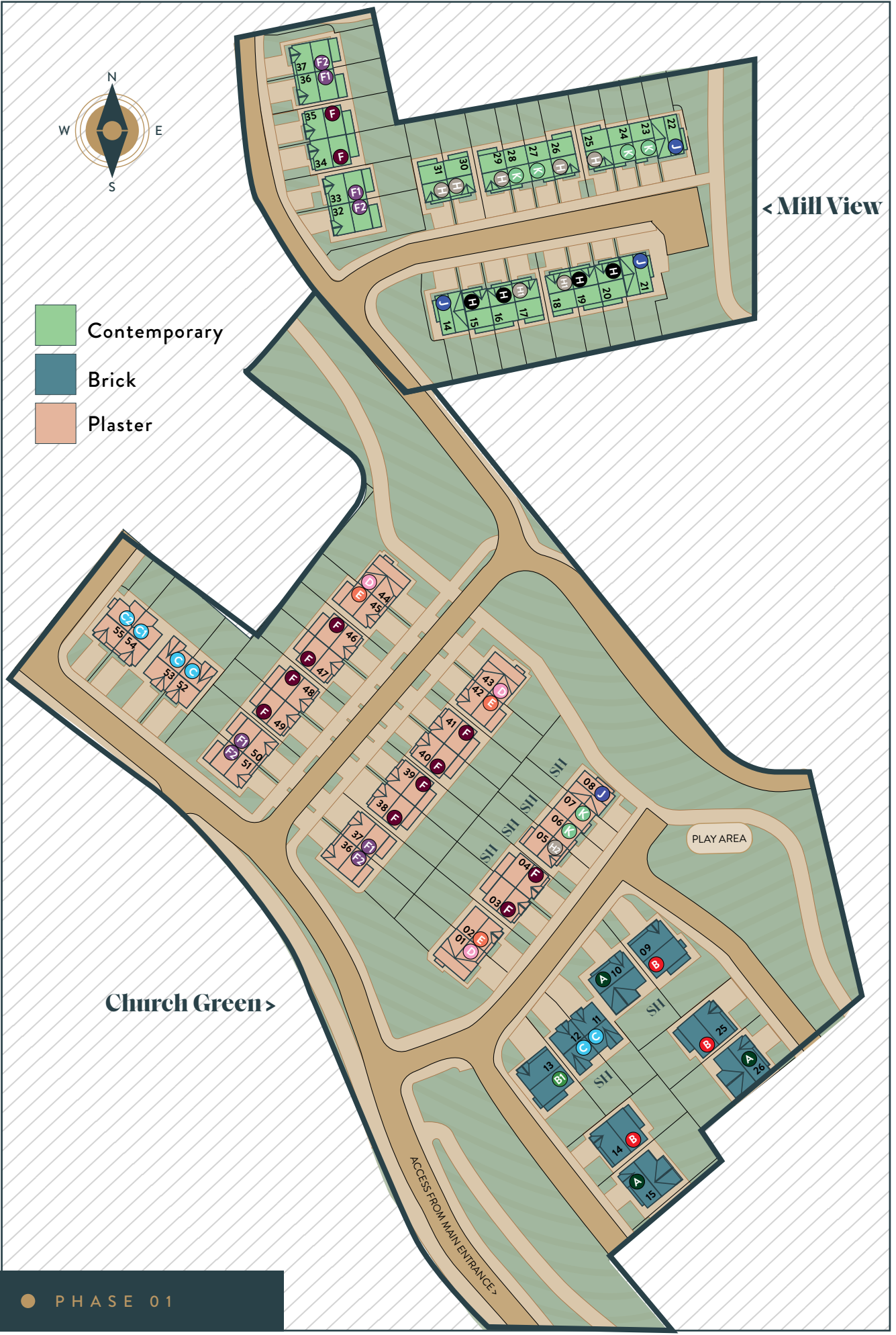
< Mill View

Church Green >

PLAY AREA

ACCESS FROM MAIN ENTRANCE >

● PHASE 01





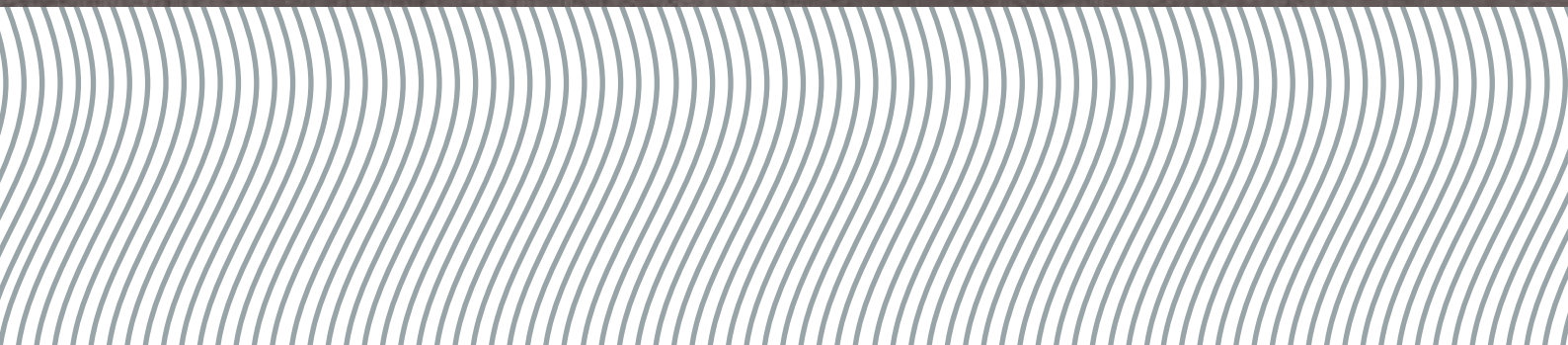
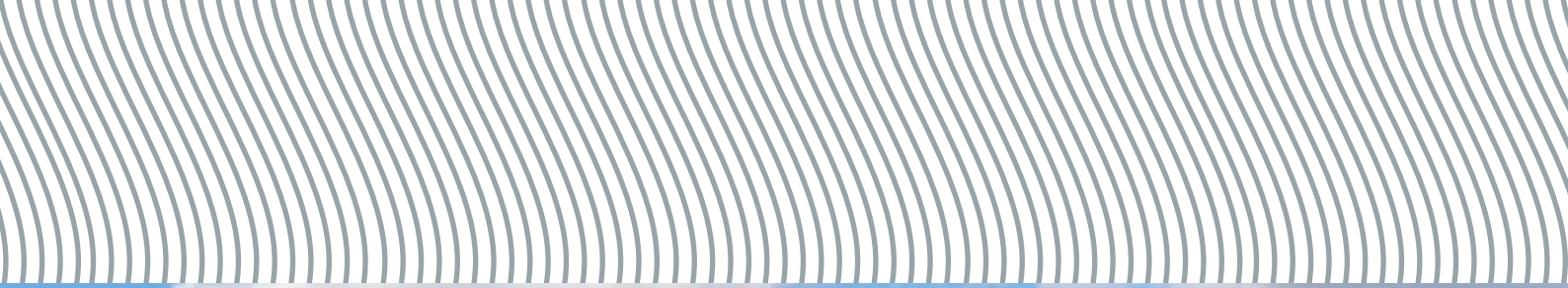


Church Green



Church Green

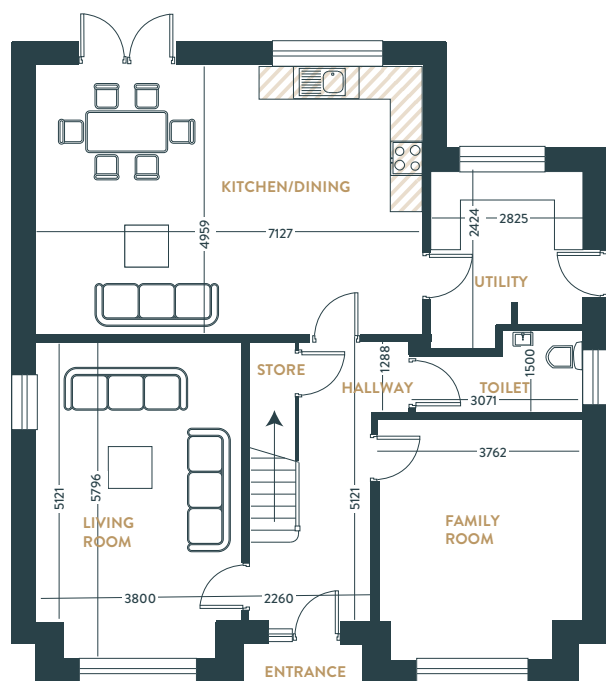
For Illustration Only



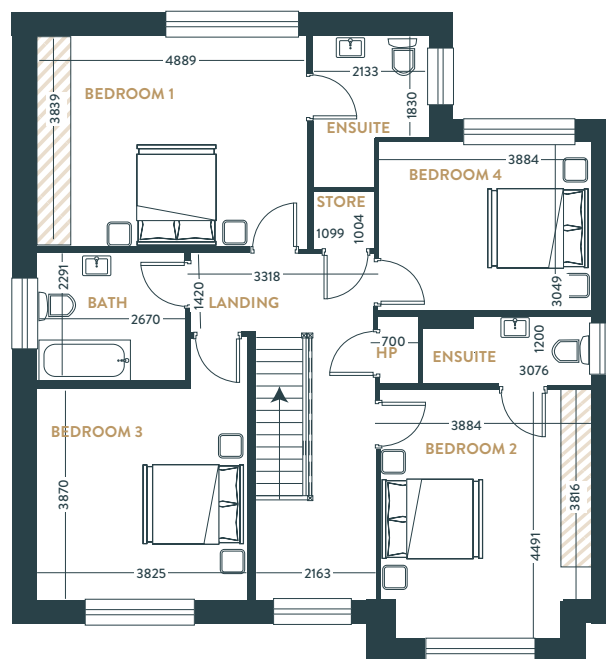
House Type A

4 BED DETACHED

APPROX.
194 SQ.M. / 2,087 SQ.FT.



GROUND FLOOR

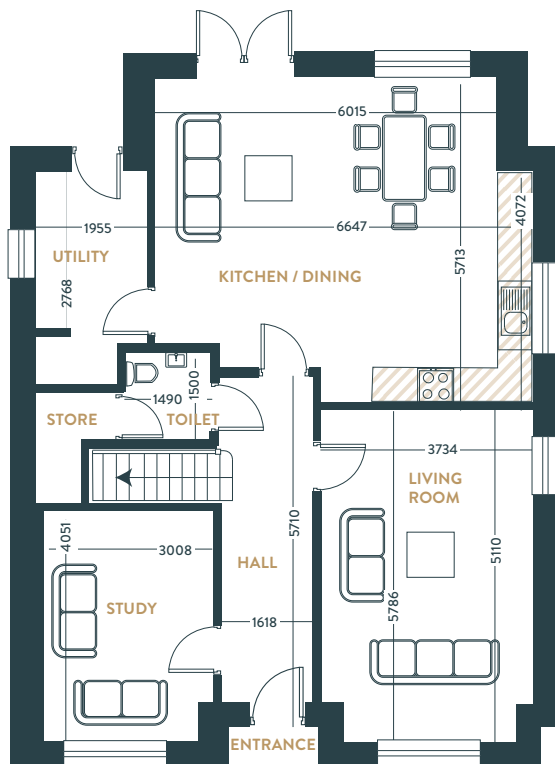


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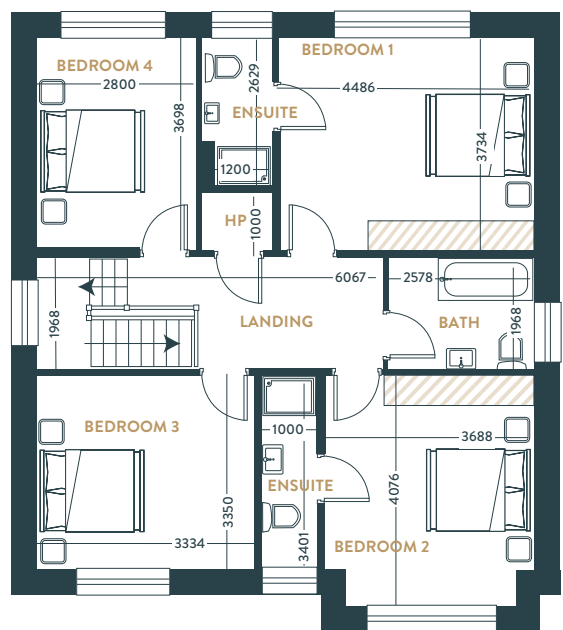
House Type B

4 BED DETACHED

APPROX.
177 SQ.M. / 1,907 SQ.FT.



GROUND FLOOR

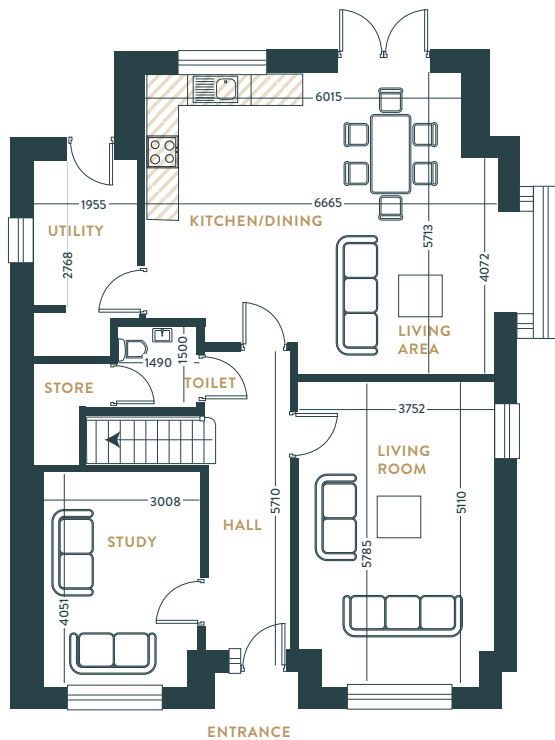


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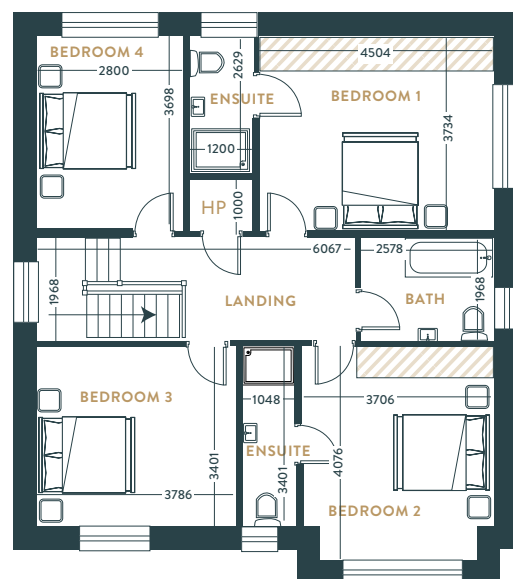
House Type B1

4 BED DETACHED

APPROX.
179 SQ.M. / 1,926 SQ.FT.



GROUND FLOOR

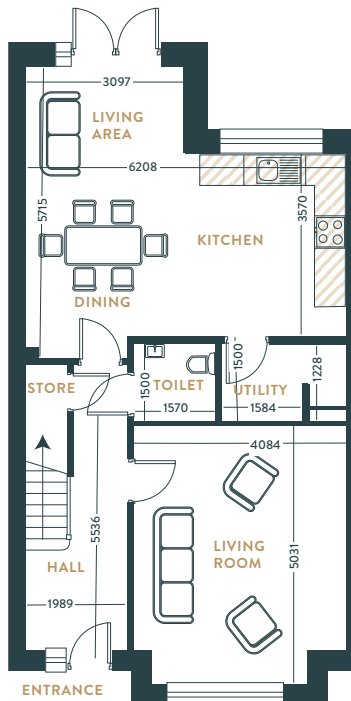


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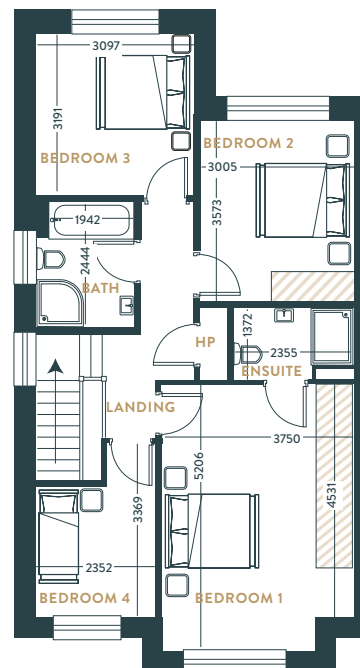
House Type C/C1/C2

4 BED SEMI- DETACHED

APPROX.
134 SQ.M. / 1,438 SQ.FT.



GROUND FLOOR

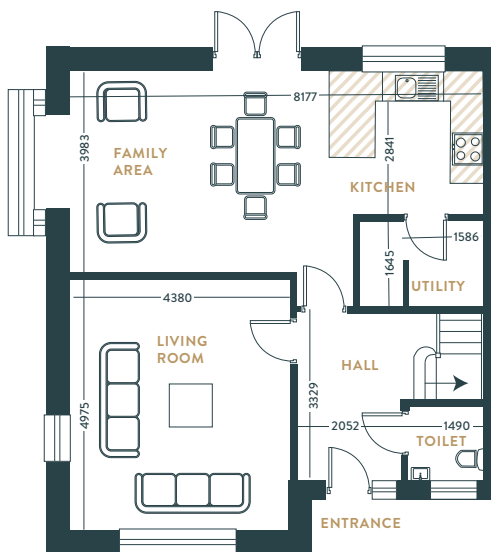


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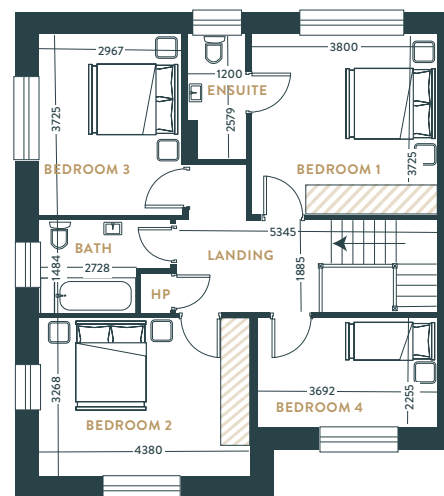
House Type D

4 BED SEMI- DETACHED

APPROX.
143 SQ.M. / 1,537 SQ.FT.



GROUND FLOOR

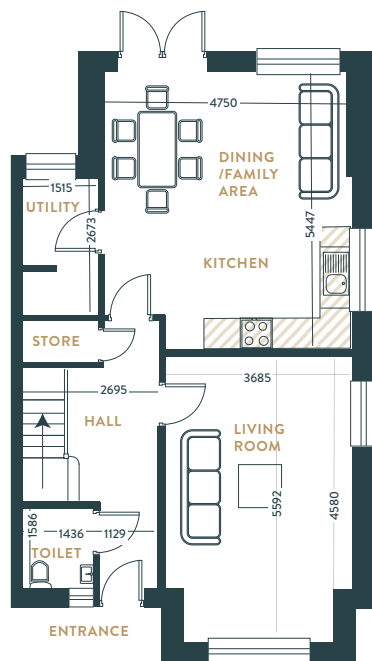


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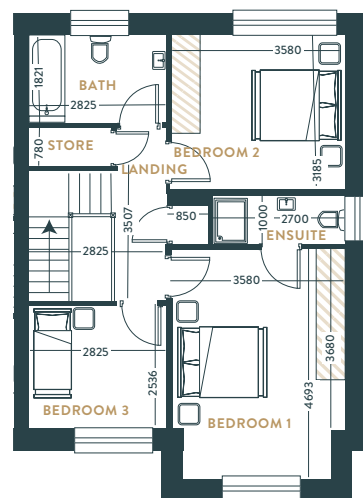
House Type E

3 BED SEMI-DETACHED

APPROX.
119 SQ.M. / 1,281 SQ.FT.



GROUND FLOOR

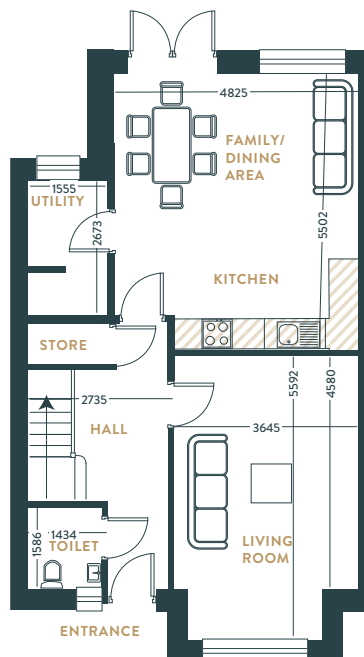


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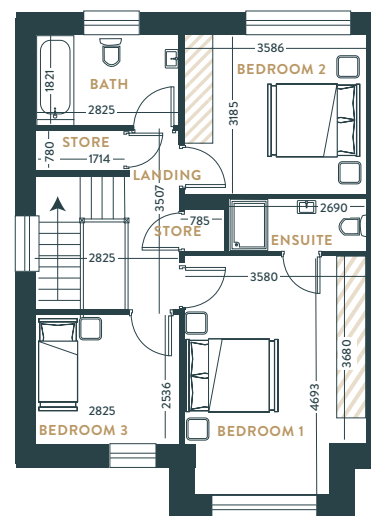
House Type F

3 BED SEMI- DETACHED

APPROX.
119 SQ.M. / 1,281 SQ.FT.



GROUND FLOOR

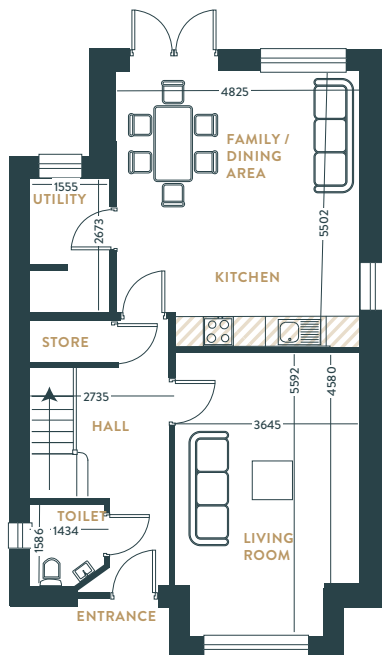


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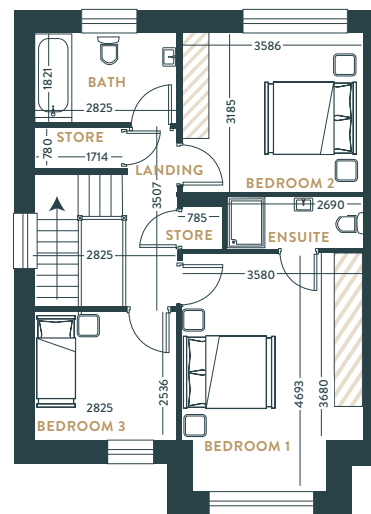
House Type F1/F2

3 BED SEMI-DETACHED

APPROX.
120 SQ.M. / 1,291 SQ.FT.



GROUND FLOOR

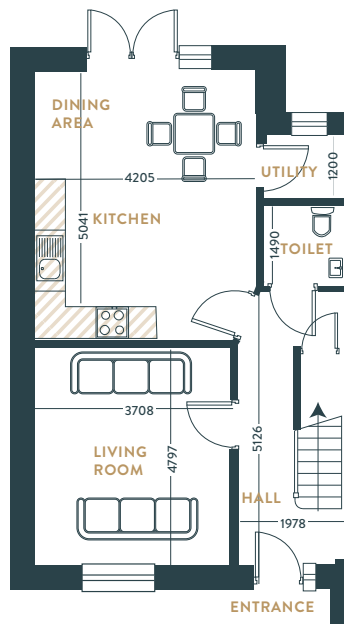


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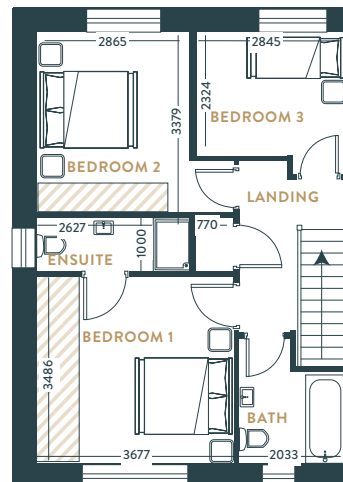
House Type H

3 BED MID TERRACE

APPROX.
99 SQ.M. / 1,066 SQ.FT.



GROUND FLOOR

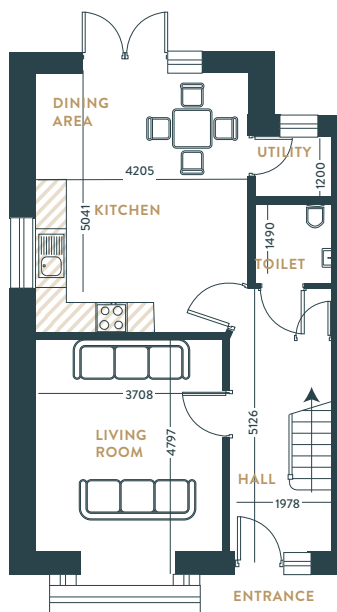


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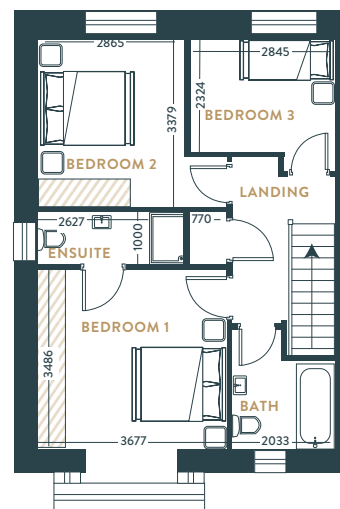
House Type H1/H2

3 BED END TERRACE

APPROX.
102 SQ.M. / 1,093 SQ.FT.



GROUND FLOOR

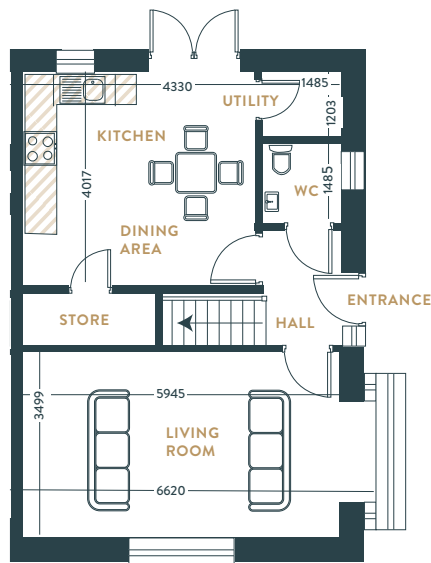


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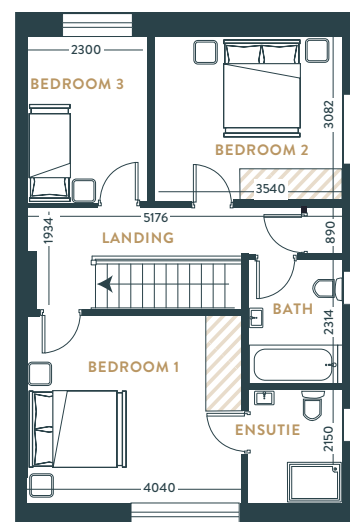
House Type J

3 BED END TERRACE

APPROX.
101 SQ.M. / 1,087 SQ.FT.



GROUND FLOOR

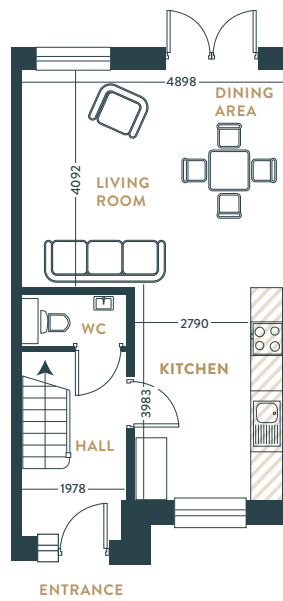


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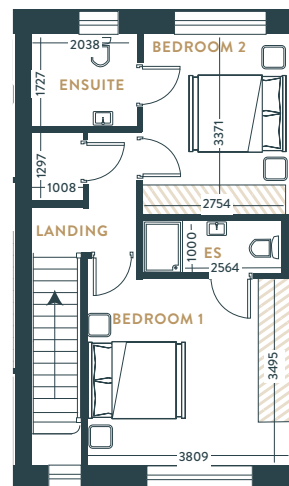
House Type K

2 BED MID TERRACE

APPROX.
80 SQ.M. / 861 SQ.FT.



GROUND FLOOR



FIRST FLOOR

Ballinglanna: House Specification

EXTERIOR

- Distinctive and elegant high quality elevations comprising of rendered finishes (Style A&C) and brickwork finish (Style B)
- Reconstituted stone surrounds and window cills to front of the house. (Style A & B)
- High quality PVC fascia, soffits and gutters throughout.
- Outdoor tap provided at rear.
- Fenced private rear garden.
- Seeded Grass Areas.
- Attractive paved front driveway to each house.
- Patio area to rear of house.
- External lights provide over both front and rear door.

WINDOWS AND DOORS

- High quality and energy efficient Upvc double glazed windows.
- High performance and energy efficient Upvc external doors.
- Stylish energy efficient and composite front door.

INTERNAL FINISHES

- Walls and ceilings are finished smooth & painted a neutral colour.
- Modern style internal doors with quality chrome ironmongery.
- Attractive skirting's and architraves.
- Timber newels and balustrades on staircases.
- Electric effect fire (non-heating) to all house types

KITCHEN

- Modern and stylish high quality fitted kitchen including elegant counter top (finishes will vary between house types)
- Modern extractor fan provided.
- Plumbed for dishwasher & washing machine. *(where applicable depending on house type)

WARDROBES

- Generous modern and stylish robes fitted in two bedrooms as standard.

UTILITY

- The utility room includes for a fitted countertop and is plumbed for a washing / condenser dryer machine. *(where applicable depending on house type)

BATHROOMS AND EN-SUITES

- All bathrooms and en-suites fitted with stylish high quality sanitary ware.
- Baths provided in each house type and low profile shower trays in the en-suites.
- Pumped showers to all ensuites.
- Ground floor guest toilet suite.

ELECTRICAL

- Generous electrical specification throughout.
- TV point / data points to living room and master bedroom.
- Wired for broadband and satellite.
- Smoke / heat detectors fitted as standard.

SMART HOMES

- All Homes are enabled for smart home technology

HEATING AND VENTILATION SYSTEM

- The central heating system is a modern air source heat pump. The system provides energy efficient and responsive central heating and large capacity hot water storage.
- Modern zoned heating controls.
- Modern and responsive underfloor heating to all ground floor areas.
- High output radiators to first floor areas.
- High levels of insulation are incorporated in the roofs, walls and floors.
- Fresh air ventilation is provide by a modern, efficient and low maintenance intelligent heat recovery ventilation system.

A-RATED HOMES

- The houses in Ballinglanna are classified as A Rated low energy / low CO2 homes. They include an innovative and modern heating system with high levels of insulation which with the use of renewable energy from our quality construction methods provide maximum comfort throughout all seasons.
- Highly efficient A-rated Building Energy Rated (BER) house contributing to a reduction in the heating cost of the house.
- Air tight membrane provided for extra comfort and efficiency.

STRUCTURAL GUARANTEE

- Each house will be covered by a Homebond 10 year Structural Guarantee.

Developing Futures, Building Trust.



*Since 1978, O'Flynn Group has created
a better tomorrow for homeowners.*

OUR HISTORY

The O'Flynn Group started as a development business in Cork founded in 1978. Today, we build new homes across Ireland, and develop and manage commercial property in Ireland the UK, and Europe.

Our success and continued growth is built on pride for the quality of our work, and satisfaction in the way we work. We protect and support this as a benchmark for all our activities, and for all our people – from our management team to those who work on our sites.

We aim for high standards throughout all stages of our developments.

O'Flynn Group identifies, masterplans, develops, builds and manages high-quality properties in Ireland and the UK. Our developments include residential, commercial, retail, industrial and student accommodation. Visit our website www.oflynnngroup.ie for further information

CURRENT RESIDENTIAL PROJECTS

- **Clonlara**, Kerry Pike, Co. Cork
- **Mitchells Court**, Kerry Pike, Co. Cork
- **Old Quarter**, Ballincollig, Co. Cork
- **Elysian**, Cork
- **Drakes Point**, Crosshaven, Co. Cork
- **Mount Oval**, Rochestown, Co. Cork
- **Steeplewoods**, Carrigrohane, Cork
- **Broadlands**, Killiney, Co. Dublin
- **Rokey Park**, Lucan, Co. Dublin
- **Kinsealy Woods**, Kinsealy Co. Dublin



Developer

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Barrack Square
Ballincollig
Cork
T: +353 (0)21 4343111
www.oflynngroup.ie



PSRA No. 002183

Selling Agents

Sherry FitzGerald
New Homes
6 Lapps Quay
Cork
T: 021 4273041

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. Sherry FitzGerald are not authorised to make or give any warranties in relation to the development. Sherry FitzGerald New Homes PSRA Reg. No. 002183



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GLANMIRE CORK



design by: byroncreative



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GLANMIRE CORK

ballinglanna.ie

