



WEAVERS WOOD

Dripsey, Co Cork

Welcome to Weavers Wood.

A Charming Country Retreat

Nestled in the heart of a picturesque country village, Weavers Wood is an exclusive new development offering a collection of beautifully designed three and four bedroom homes. Blending timeless rural charm with modern comfort, this thoughtfully planned scheme provides the perfect balance of peaceful village life and contemporary living.

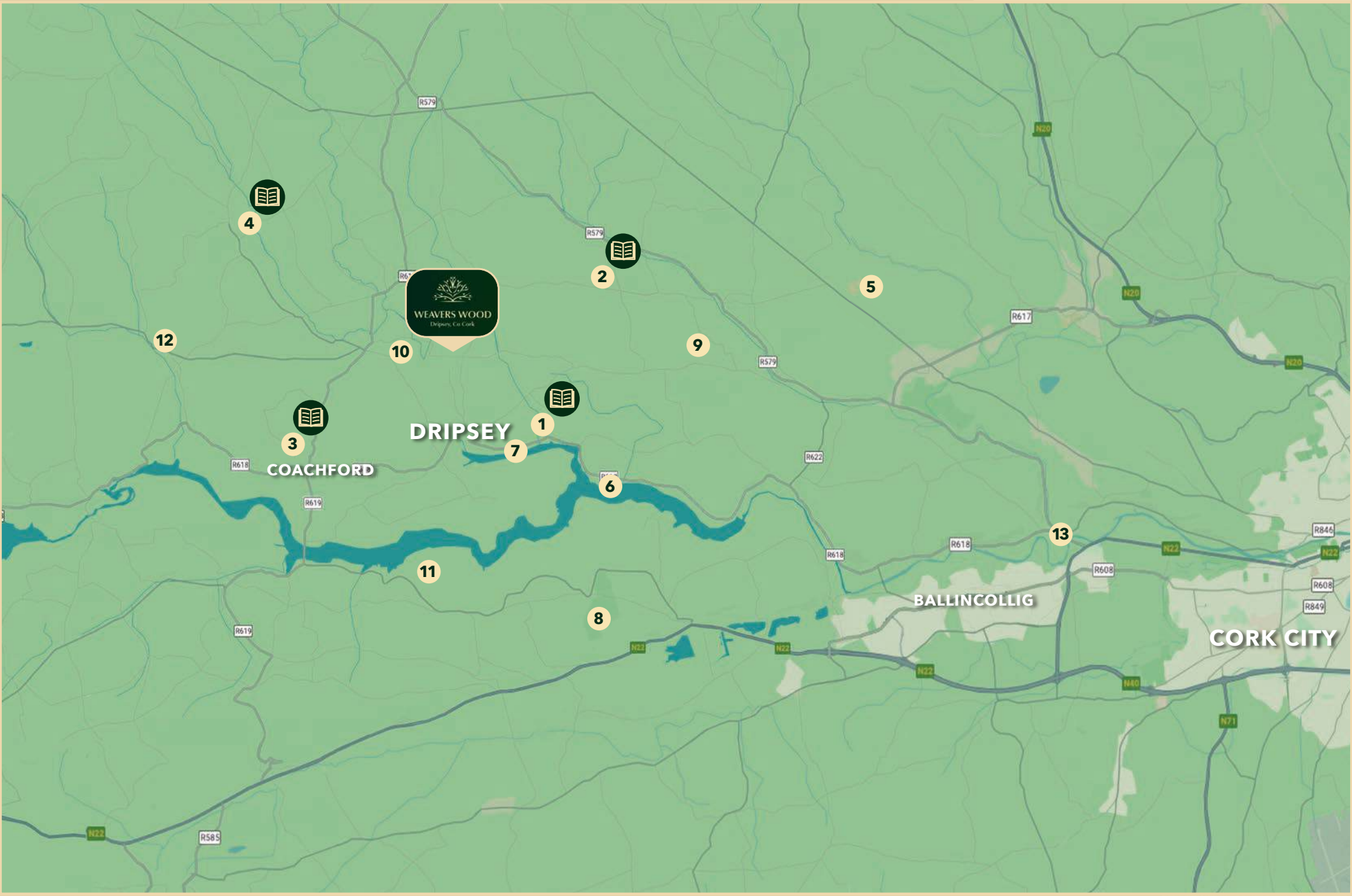
Each home boasts generous light-filled interiors, and high-quality finishes throughout. Open plan kitchens and dining areas flow seamlessly into private gardens, while spacious bedrooms – including ensuite main bedroom offers the ideal retreat at the end of the day. These bedrooms are spacious and will also easily allow for a dedicated work from home or study space.

Set within a tranquil countryside setting, residents can enjoy scenic walks, local amenities, and a strong sense of community, all just a short drive from Ballincollig, Coachford and transport links.

Whether you're looking to raise a family, downsize in style, or embrace a slower pace of life, Weavers Wood offers a rare opportunity for a peaceful life in the countryside.



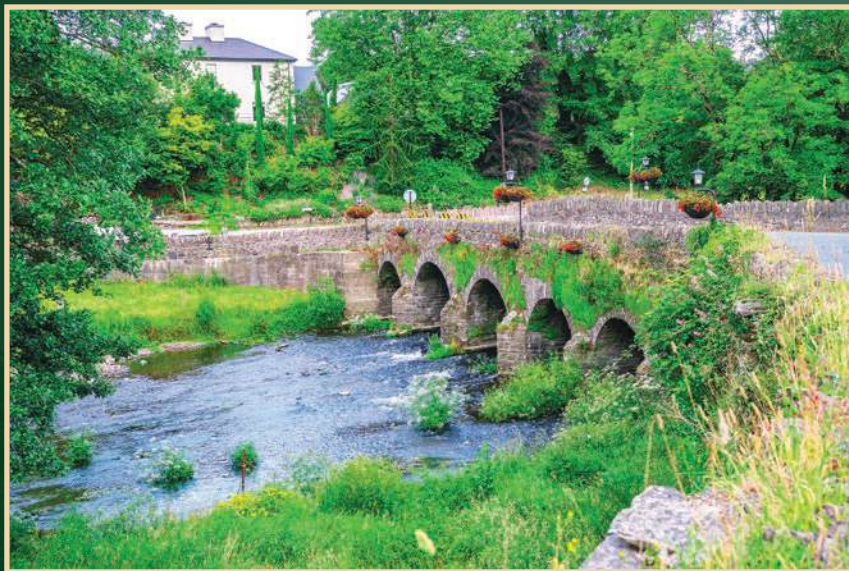
Location.



- 1. Dripsey National school
- 2. Berrings National School
- 3. Coachford National School / Coachford College Secondary School
- 4. Aghabullogue national school
- 5. Blarney Golf Club
- 6. Inniscarra Sailing & Kayaking Club
- 7. The Boathouse At Griffins Restaurant
- 8. Lee Valley Golf and Country Club
- 9. Inniscarra Pitch and Putt
- 10. Dripsey Castle Estate
- 11. Zipit Forest Adventures
- 12. Mullinhassig Wood & Waterfalls
- 13. Angler's Rest Restaurant

 School / Educational Facilities

CORK CITY	32 MINS	N22	14 MINS
COACHFORD	5 MINS	N20	22 MINS
CORK AIRPORT	32 MINS	M8	34 MINS
BALLINCOLLIG	16 MINS		



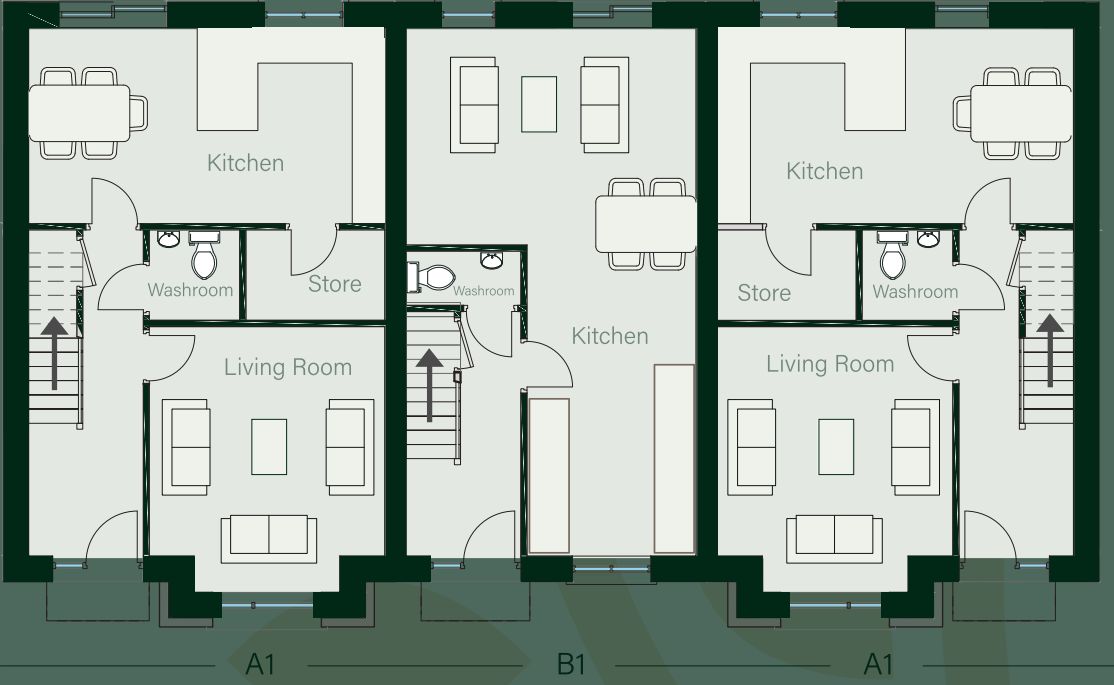
Site Map.



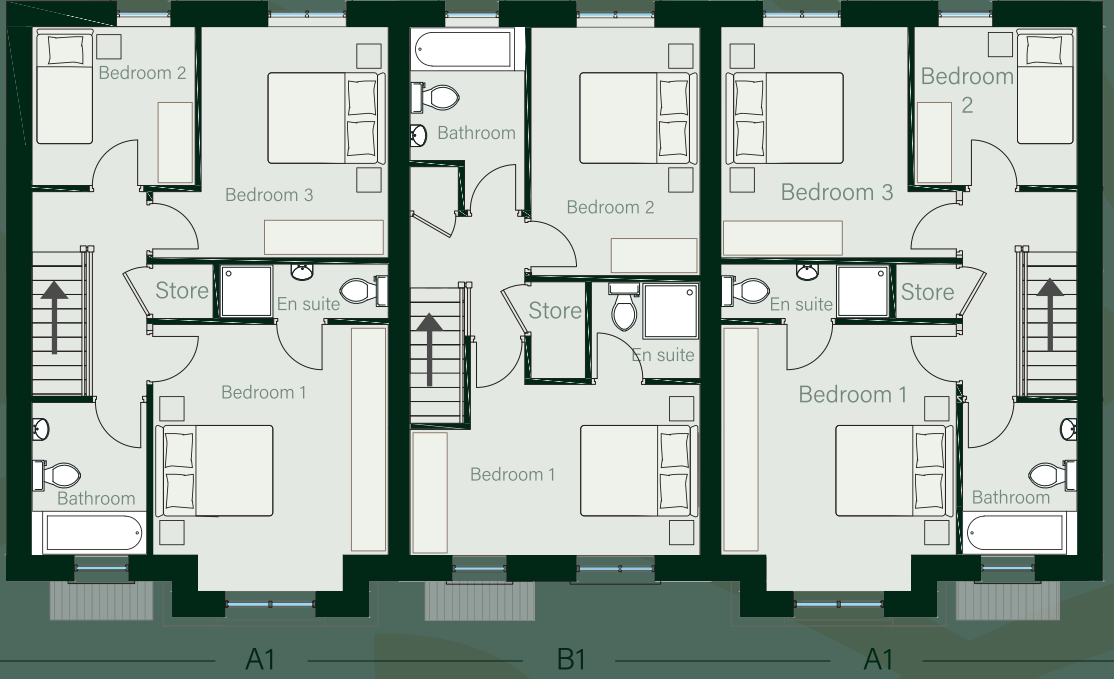


HOUSE TYPES
A1 & B1

A1	3 Bedrooms 3 Bathrooms	106 SQM 1,143 SQ.FT
B1	2 Bedrooms 3 Bathrooms	84.0 SQM 905 SQ.FT



Ground Floor



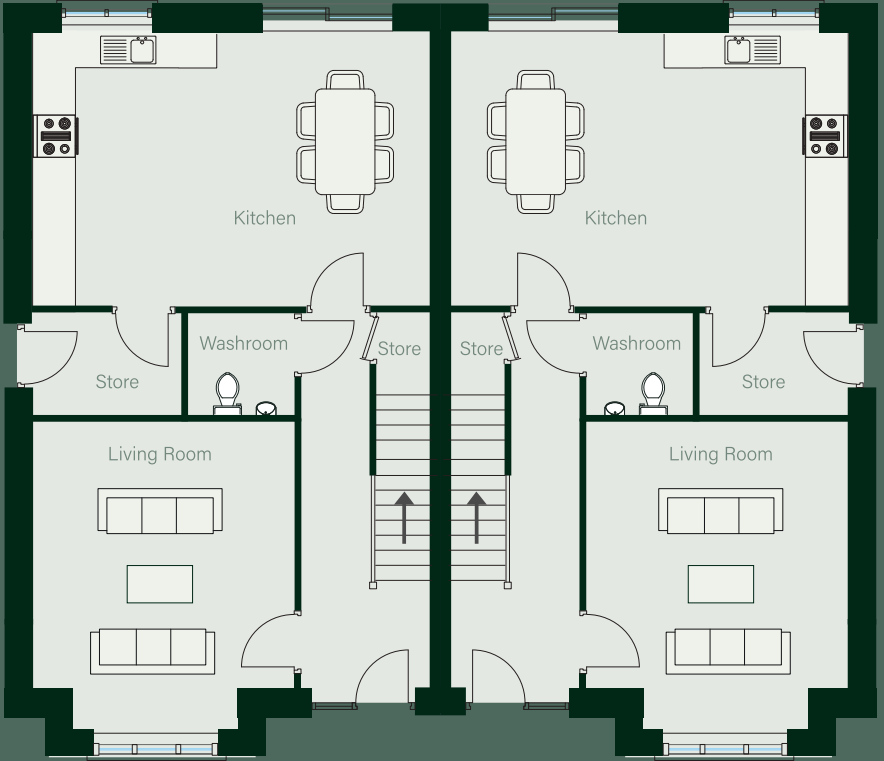
First Floor



HOUSE TYPE C1

3 Bedrooms
3 Bathrooms

113 SQM
1,216 SQ.FT



Ground Floor



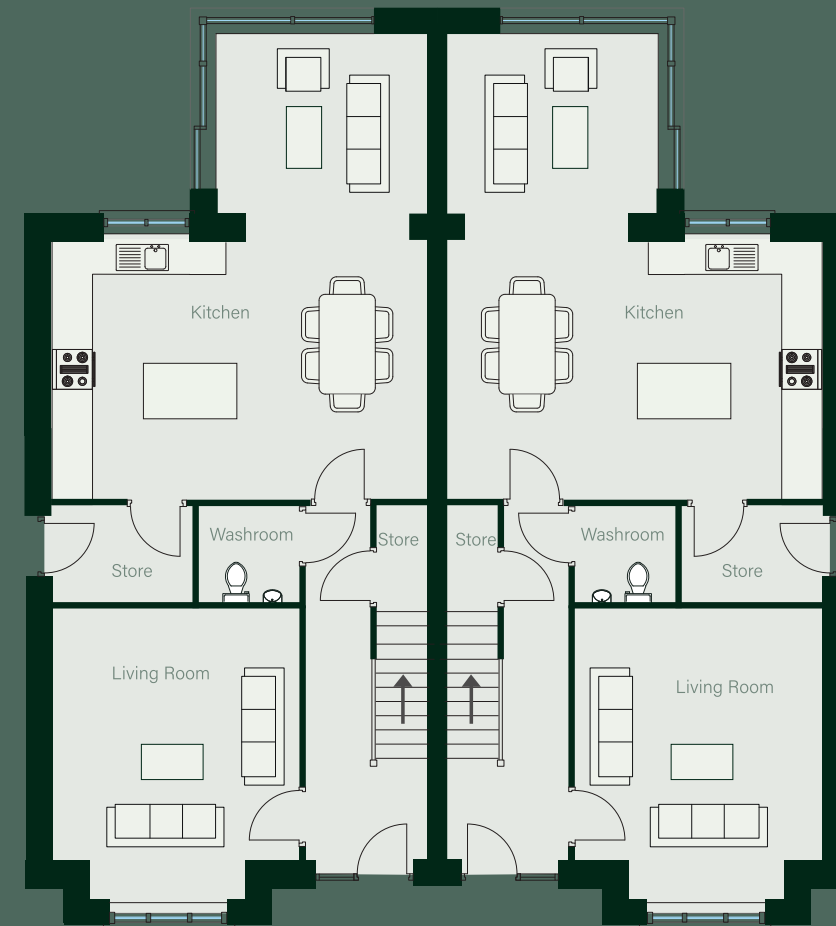
First Floor



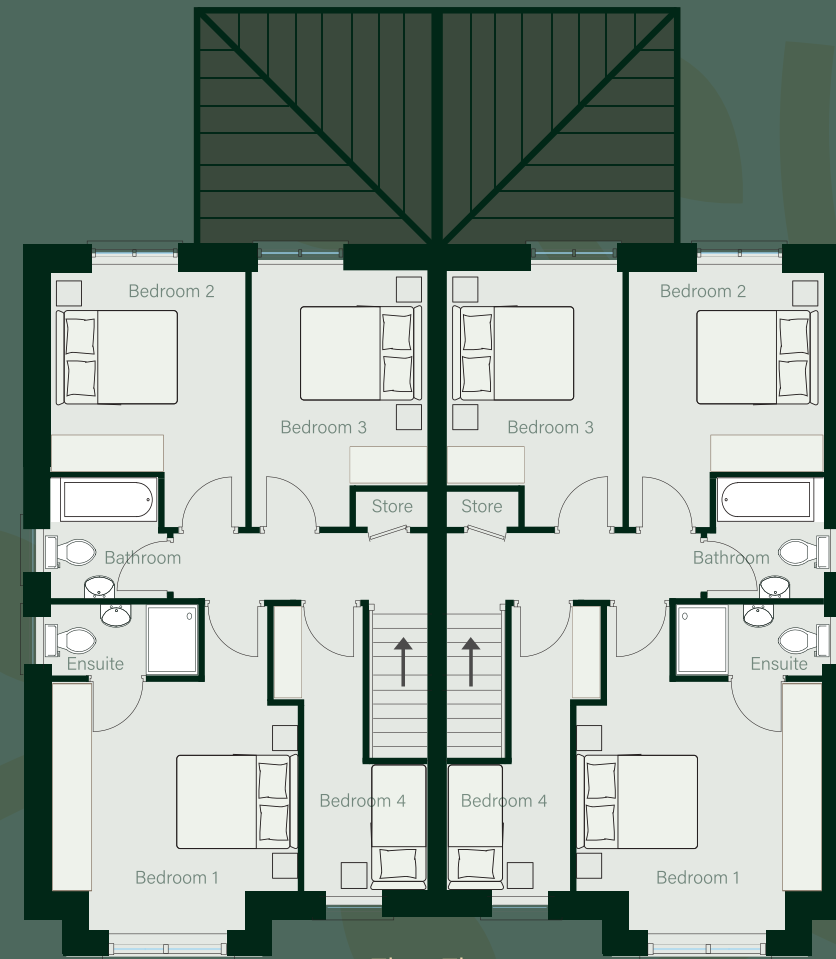
HOUSE TYPE
D1

4 Bedrooms
3 Bathrooms

136 SQM
1,463 SQ.FT



Ground Floor



First Floor

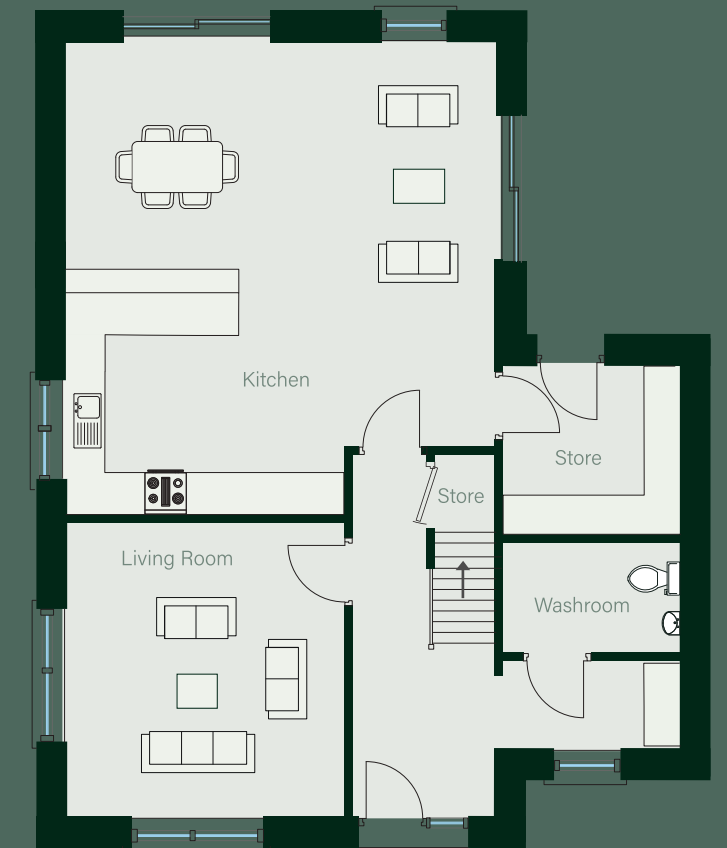
Plans and images are for illustrative purposes only. Layouts may vary.



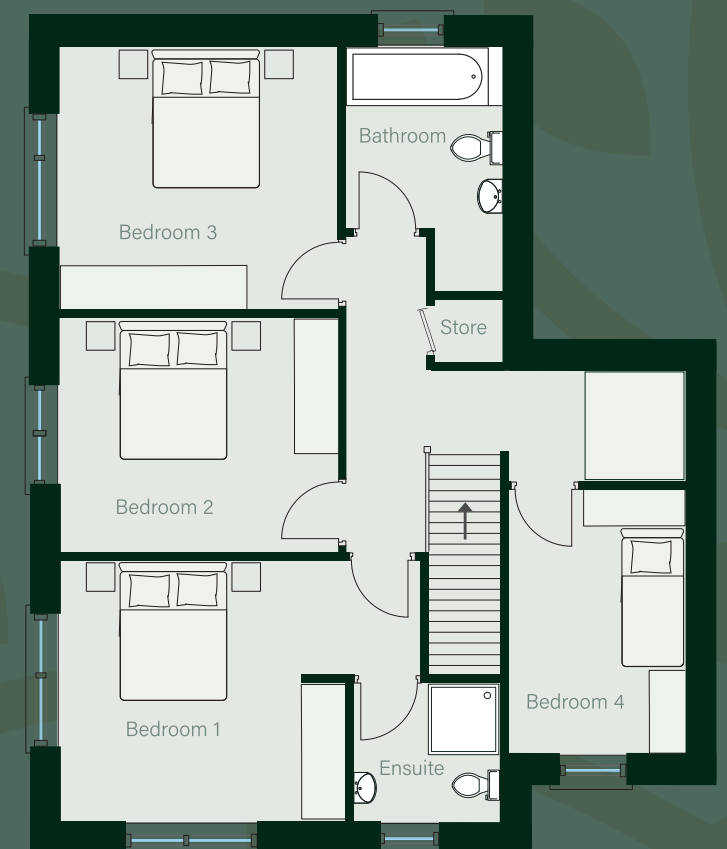
HOUSE TYPE E1

4 Bedrooms
3 Bathrooms

154 SQM
1,655 SQ.FT



Ground Floor



First Floor

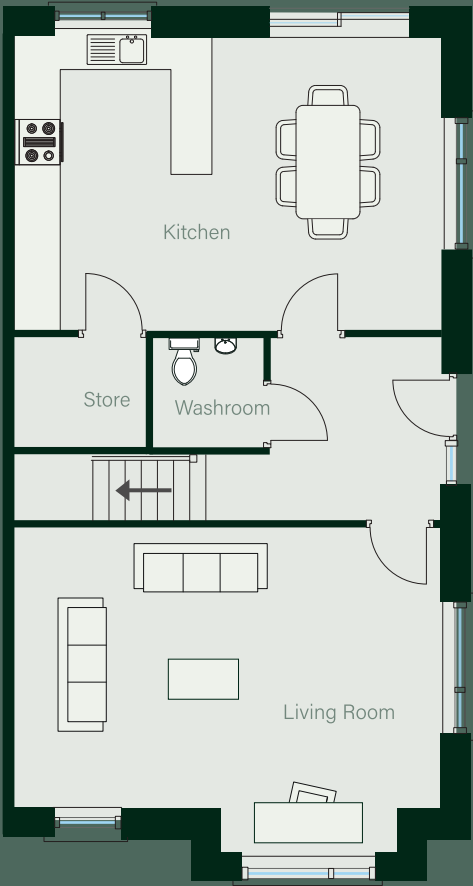
Plans and images are for illustrative purposes only. Layouts may vary.



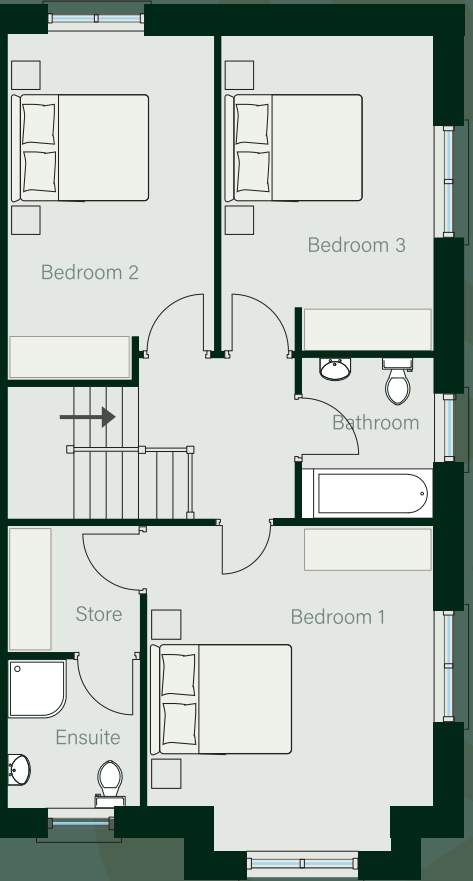
HOUSE TYPE
F1

3 Bedrooms
3 Bathrooms

125 SQM
1,340 SQ.FT



Ground Floor



First Floor

Plans and images are for illustrative purposes only. Layouts may vary.

House Specifications.

Exterior

- Distinctive elegant high-quality elevations comprising smooth render and stone effect finish
- High quality PVC gutters and downpipes.
- Weavers Wood homes are of Timber Frame construction.
- Outdoor tap provided at rear
- Private rear gardens seeded for grass with boundaries clearly defined with post and panel fencing with infill panel.
- Attractive paved front driveway to each house for up to two vehicles.
- External lighting to front and rear doors.

Windows & Doors

- High quality and energy efficient uPvc double glazed windows.
- High performance and energy efficient external doors to include sliding rear patio doors.
- Elegant energy efficient, Ultra-tech external door with fan light to front door to provide additional natural light.

Internal Finishes

- Walls and ceilings are finished smooth and walls are painted a neutral colour with white ceiling.
- White internal doors of a contemporary style with quality chrome ironmongery.
- White skirting's and architraves to complement the internal doors.
- Timber newels and balustrades on staircases.
- Concrete screed to first floor for improved insulative and noise qualities

Electrical

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

Heating & Ventilation System

- The central heating system is a modern air source heatpump. The system provides energy efficient and responsive central heating and hot water storage.
- High levels of insulation are incorporated in the roofs, walls and floors.
- Under floor heating to ground floor area
- High output radiators to first floor areas.
- Fresh air ventilation is provided by an efficient heat recovery ventilation system.
- Solar Photovoltaic (PV) Panels
- Zoned heating controls.

A - Rated Homes

- All homes in Weavers Wood are A Rated and incorporate sustainable renewable technology which results in low CO2 homes and lower energy costs. High levels of insulation incorporated in floors, walls and roof also future proof the homes with high levels of comfort.
- Airtight membrane provided for extra comfort and efficiency.

Kitchen

- High quality fitted kitchen including elegant countertop designed to maximise storage and reflect modern interior trends. (allowance also available to enable personal choices)
- Modern extractor fan provided.
- Plumbed for dishwasher and washing machine.

Structural Guarantee

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

Utility

- The utility room allows for a fitted countertop and is plumbed for a washing machine. *where applicable depending on house type

Wardrobes

- Generous modern and stylish robes fitted in one bedroom.

Bathroom & En - Suites

- All bathrooms and en-suites fitted with high quality white sanitary ware with low profile shower trays (where applicable).
- Pressurised showers



WEAVERS WOOD

Dripsey, Co Cork



Cohalan Downing PSRA Reg. No. 006103

newhomes@cohalandowning.ie
021 4277717

