

- House Type A – 4 bedroom detached 154.36 sq.m
- House Type B1 – 4 bedroom detached 138.40 sq. mtrs
- House Type C1 – 3 bedroom semi-detached 123.66 sq. mtrs
- House Type C2 – 4 bedroom semi-detached 137.10 sq. mtrs
- House Type D1 & D2 – 3 Bedroom Townhouses & end of Townhouses
- House Type D1 100.60 sq. mtrs – House Type D2 84.28 sq. mtrs

HOUSE FEATURES

- “A” rated homes which are extremely energy efficient
- Solar Photovoltaic (PV Panels) provide a means of generating electricity which can be used for lighting and general operation of the home
- Smart Spec Ventilation System: The C+ube® is a demand-controlled ventilation system that continuously monitors the air quality of your home via external sensors and adapts the extraction airflow according to the actual air quality
- Solar panels installed
- Triple glazed windows
- Gas central heating
- High standard of insulation throughout
- Extra large homes, substantially more spacious than new homes of the past
- Garden seeded
- Registered with Homebond (full 10 year structural guarantee)
- Registered for ‘Help to Buy scheme’

INTERNAL FINISHES

- A choice of luxury fitted kitchens with integrated appliances as standard. Buyers will have a selection of contemporary to traditional range of quality kitchen units
- Bespoke fitted wardrobes are provided in all master bedrooms
- Internal walls painted in a choice of standard colours
- Tiled bathrooms with bathroom ware supplied & fitted
- Generous electrical specifications with multiple electricity points



PROFESSIONAL TEAM



ARCHITECTS

Doyle McDonogh Nash
21 St. Patrick's Hill,
Cork.
info@dmnarchitects.ie



SOLICITORS

Ronan Daly Jermyn Solicitors
2 Park Place, City Gate Park,
Mahon Point, Cork.
info@rdj.ie



SELLING AGENTS

O'Mahony Walsh & Associates
3 Main Street,
Ballincollig, Co. Cork.
021 4873466
info@omw.ie



DEVELOPERS

O'Callaghan Properties
21 Lavitt's Quay,
Cork.
info@ocallaghanproperties.com

These particulars are given on the strict understanding that they will not form part of any contract. Whilst every care has been taken in preparing these particulars, no responsibility is taken for any inaccuracies or errors.



WOODVIEW
Ballincollig | Co. Cork

Inspirational Surroundings – Exceptional Properties

Contemporary 3 & 4 bedroom detached & semi detached homes

Fionn Laoi, Ballincollig, Co. Cork

Welcome to Woodview, a stunning new development of spacious and stylish contemporary homes situated close to the heart of Ballincollig Town Centre, with panoramic views of the surrounding countryside. Ideal for the discerning purchaser seeking a spacious family home, Woodview comes with the peace of mind one would expect from such a prestigious project. These exceptional properties are built by O'Callaghan Properties – a company with solid credentials and an unrivalled track record for achieving the highest standards in homebuilding.



An idyllic setting where modern urban lifestyles and countryside living exist in perfect harmony

Woodview offers all the benefits of proximity to a busy urban centre, combined with the tranquillity afforded by a unique countryside location.

The development at Woodview includes a large native woodland situated on the bank of the River Lee, effectively extending the Ballincollig Regional Park downstream to ones' front door. Here, over 2 kilometres of amenity trails follow the course of the river as it meanders through the woods. The Green Route and Lee Valley Walk & Bicycle Trail pass along the woodland trail, directly connecting Woodview to a much larger network of amenity walking/cycling routes.



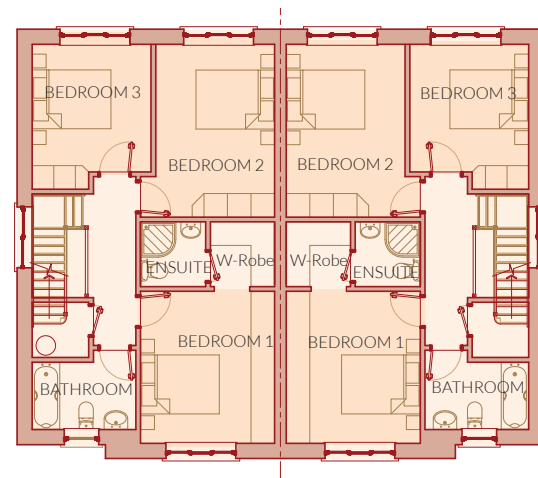
The development comprises 58 houses in total and consists of a mix of 3 & 4 bedroom detached and semi-detached homes – ranging in size from c. 1,330 sq.ft up to c. 1,662 sq.ft. Inspired by family living needs, each home has been designed to optimise light and space to maximum effect, with bespoke kitchen designs, contemporary living space and generous bedroom accommodation throughout. Furthermore, your new home will also possess a level of energy efficiency that is second to none, thanks to a comprehensive list of energy saving features, all underpinned by an impressive BER rating of A3.

Downstream these routes will lead to the very heart of Cork City itself, while upstream lies the sport, recreation and historic amenities of the Powder Mills Regional Park. Conveniently situated in a beautiful and peaceful location close to both Ballincollig Town Centre and Cork City Centre, residents will have access to an enviable array of local amenities. Quick motorway access to Cork City Centre and its many attractions (7km away) is made possible via the south link road, only minutes away. Closer to home, the town of Ballincollig is well served by a wide selection of shops, bars, restaurants, and a nearby hotel with leisure club and spa. It also boasts a choice of excellent schools, sports clubs & leisure facilities for all ages.

HOUSE TYPE C1



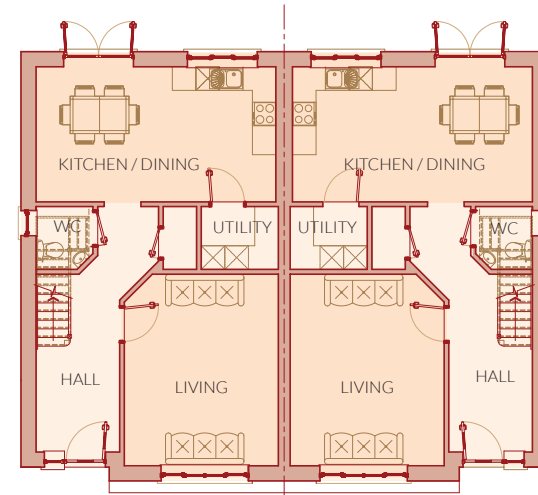
3 BEDROOM SEMI-DETACHED 123.66 sq. mtrs 1,330 sq. ft.



FIRST FLOOR

GROUND FLOOR ROOM SIZES (M)	
Hall	6.20 x 2.10
Cloakroom	1.57 x 0.82
W.C.	1.57 x 1.42
Kitchen/Dining	6.08 x 3.41
Living Area	4.85 x 3.89
Utility Room	1.93 x 1.57

FIRST FLOOR ROOM SIZES (M)	
Bedroom 1	3.84 x 3.38
Bedroom 2	4.37 x 3.00
Bedroom 3	3.22 x 3.00
Bathroom	2.61 x 1.71



GROUND FLOOR

HOUSE TYPE A



4 BEDROOM DETACHED 154.36 sq. mtrs 1,662 sq. ft.



FIRST FLOOR

GROUND FLOOR ROOM SIZES (M)	
Hall	3.65 x 1.65
W.C.	1.86 x 1.65
Kitchen/Dining	7.10 x 4.20
Living	4.79 x 3.73
Family Room	3.66 x 3.21
Utility	3.30 x 1.65

FIRST FLOOR ROOM SIZES (M)	
Bedroom 1	4.79 x 3.73
Bedroom 2	3.32 x 3.30
Bedroom 3	4.00 x 3.02
Bedroom 4	3.22 x 2.36
Bathroom	2.26 x 2.06



GROUND FLOOR