

# AN SRUTHÁN BEAG

*Your new home in beautiful West Cork*







# An Sruthán Beag

**Situated where the town meets country, 'An Sruthán Beag' is the ideal residential location, just 1 mile from Clonakilty town centre. Perfect for families, first time buyers or for people 'rightsizing', it is an exceptional development of new A-rated energy efficient homes. Highlights of Sruthán Beag include:**

- Concrete-built homes with 10 year Homebond structural Guarantee.
- High-quality features & finishes incl. large contemporary kitchens, bright living spaces & generous-sized bathrooms.
- Air to water heat pump & ventilation system.
- Spacious landscaped green spaces.
- Choice of superb A- rated 3 & 4 bedroom semi-detached & 4 bedroom detached homes ranging in size from 1,084 Sqft to 2,225 Sqft.
- Registered for the 'Help to Buy Scheme' for qualifying buyers.

- Within an 8 minute drive is the beach at Inchydoney, West Cork Technology Park, Long Strand and the walks at Castlefreke.

The team behind Cloheen Homes have amassed a wealth of experience and are highly regarded in the building industry.

They are responsible for particularly fine residential developments including Redwood Park Clonakilty, The Lady's Cross Clonakilty, Church View Leap, Grove Gardens Clonakilty, Church View Ballineen, An Corran Clonakilty, Woodview Court Leap and many individual high end houses around Clonakilty and Rosscarbery.

The attention to detail in both building and landscaping has resulted in the strong appreciation in value of their houses and have proved to be a superb investment for their past purchasers.

## **Developers**

Cloheen Homes Ltd, Clonakilty, Co Cork.

## **Builders**

Dempsey Construction Ltd, Clonakilty, Co Cork.

# CLONAKILTY

**Clonakilty is a multi award winning, cosmopolitan and friendly seaside town in the heart of West Cork. Winner of the Academy of Urbanism's best town in Europe 2017, it is home to Ireland's best beach, Inchydoney, as voted by Tripadvisor. With a wide variety of excellent schools, sports and leisure facilities, shops, bars, restaurants and family-friendly amenities, Clonakilty is a popular choice for people who want to raise families in a safe, community rich environment while being within easy commuting distance of Cork city.**

Check out this YouTube link:

[https://www.youtube.com/watch?v=hE9oWowQI\\_E](https://www.youtube.com/watch?v=hE9oWowQI_E)

Sample of some things to do in Clonakilty:

- Explore the many beaches within 12 minutes of the town including Inchydoney, Duneen, Red Strand, Dunworley, Long Strand, Ownahincha and The Warren.
  - Tour the acclaimed West Cork Model Village, Ireland's only model village, with working trains from the 1940's, remote control boats & 'Tschu Tschu' train ride.
  - Visit the Michael Collins Heritage Centre and Michael Collins House.
  - Rent a Clonakilty Bike from any one of 10 local hotels.
  - Chill out in Clonakilty's Friday Farmer's market at Emmet Square.
  - Check out Clonakilty Park Adventure Centre with its zip lines, climbing tower and aerial high rope trekking.
- Visit Clonakilty Brewing Company with its microbrewery and award winning craft beers.
  - Go walking at Carrigfadda Hill, The Cliff Walk Ownahincha, Castlefreke and the renowned Seven Heads walks.
  - Take a tour of Clonakilty Distillery & Visitor experience, a tour of a real life whiskey & gin distillery with its superb restaurant.
  - And much more including Inchydoney Surf school, the Park Cinema, The Park Leisure Centre, Atlantic Whale tours, Clonakilty Community Sports complex, Clonakilty and Dunmore Golf Clubs, Templebryan Stone Circle and much more.



# LOCATION

Clonakilty Town Centre	1 mile
Clonakilty Business Park	800 metres
Clonakilty Enterprise Park	800 metres
West Cork Technology Park	9 min drive
Inchydoney Beach & Hotel	8 min drive
Cork Airport & City	50 min drive
Castlefreke Walks	9 min drive
Galley Head Lighthouse	16 min drive



*The site at Clogheen town land is bounded by a little stream to the west which gives our housing development its name; An Sruthán Beag.*

The site also contained a 'fulacht fiadh' which have been interpreted as cooking places and commonly dating to the Bronze Age.

The 'fulacht fiadh' were pits, filled with water to which hot stones were added in order to boil meat. Their usual locations were close to a water source and the availability of stones was essential. These stones were then heated on a fire and were added to the water which it heated in order to cook the meat.

This site contains all the evidence of this activity and the name of the town land, Clogheen' or cloichín, meaning little stones, would have provided the essential elements required.

Our little stream or sruthán beag will be added to the town land name, to mark the historical importance of this site, and to form the address:

An Sruthán Beag,  
Clogheen,  
Clonakilty.

**Tomás Tuipéar**



# HOUSE TYPE B



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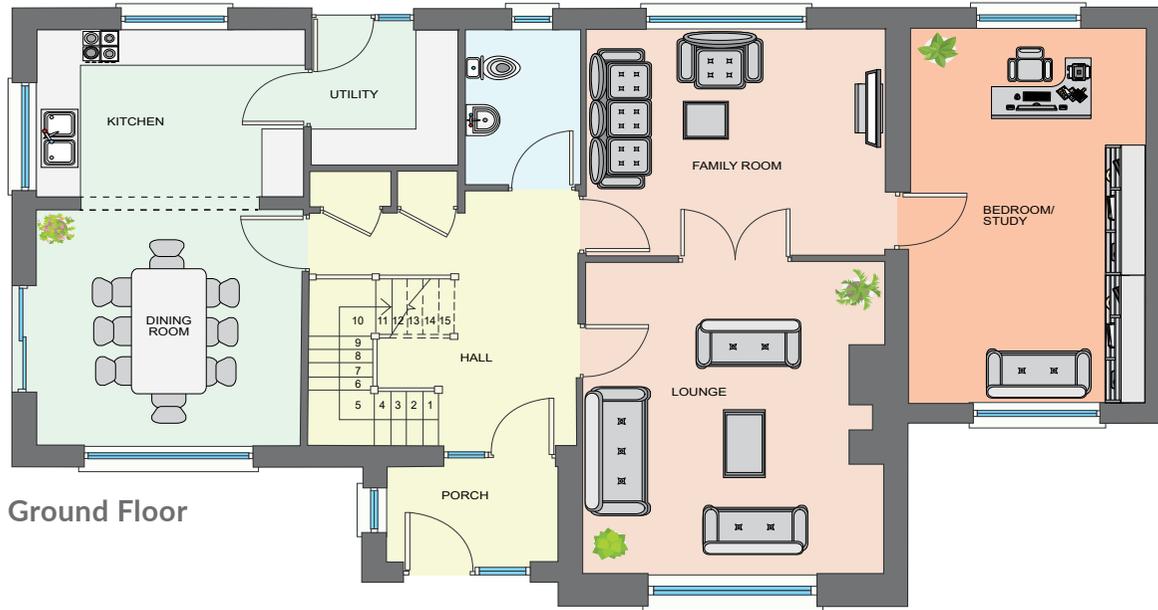
## DETACHED

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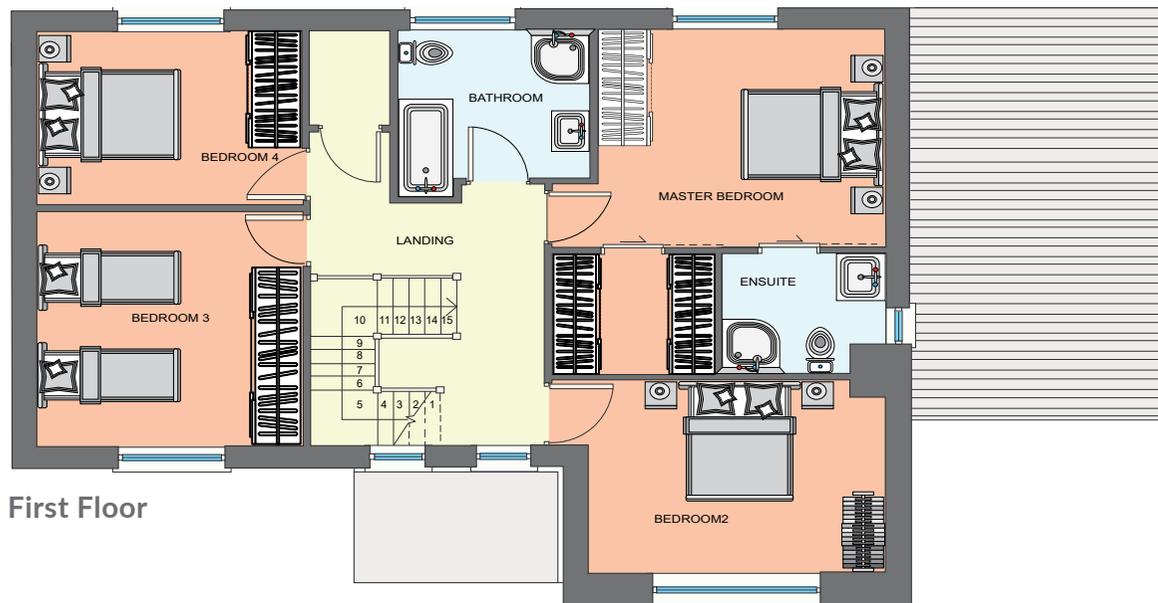
4/5 bedrooms, 3 bathrooms,  
206 SqM/2223 Sqft

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With three different styles to choose from, Type B is a spacious 4-bedroom detached home, c. 2223 Sqft. There is a potential fifth bedroom downstairs which could also be used as an office/study. A clever layout with plenty storage space and a large floored attic makes this a practical as well as an attractive house.



Ground Floor



First Floor

# HOUSE TYPE D



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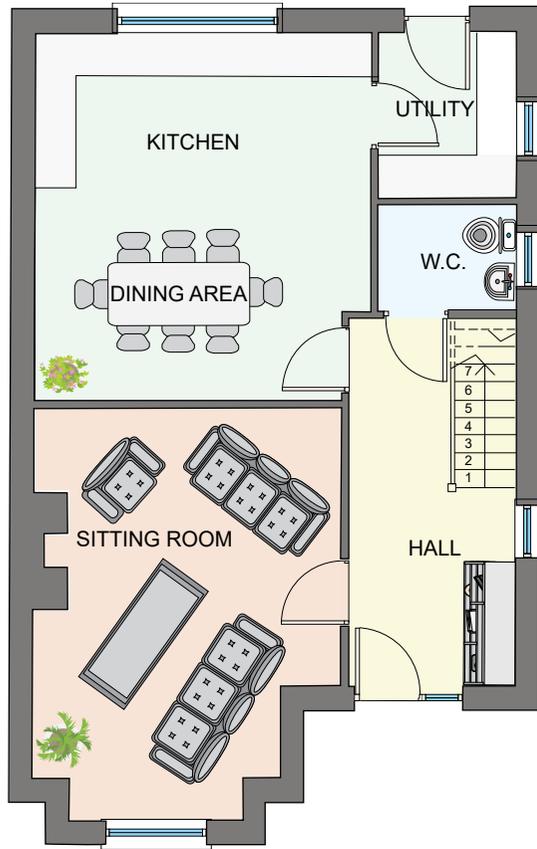
## DETACHED

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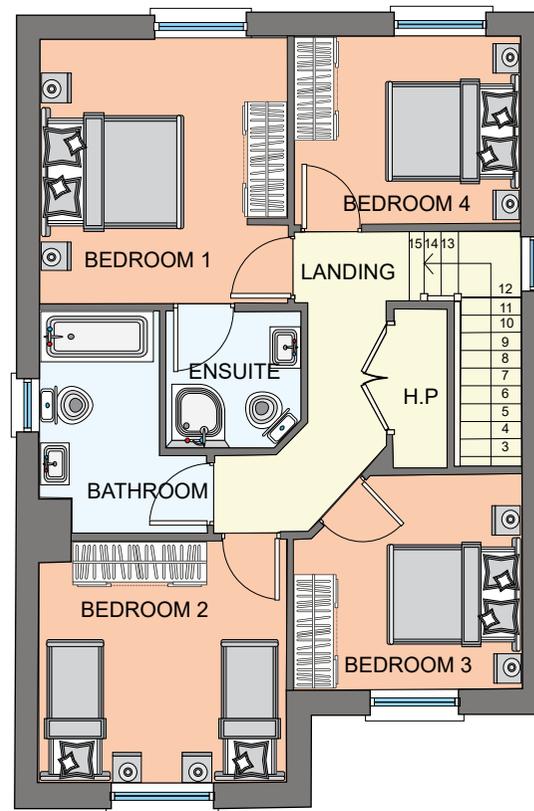
4 bedrooms, 3 bathrooms,  
140 SqM/1513 Sqft

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This attractive 4-bedroom, detached house combines practicality and space, c. 1513 Sqft. An attractive bay window floods light into the spacious sitting room. This A rated, comfortable house has a utility room off the spacious kitchen/dining room and a large fully floored attic.



Ground Floor



First Floor

# HOUSE TYPE E



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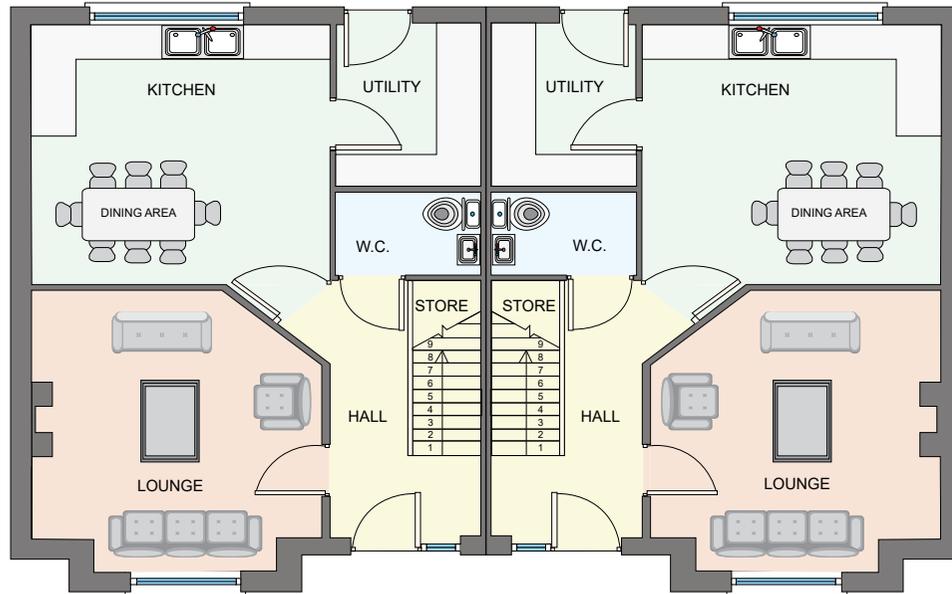
## SEMI-DETACHED

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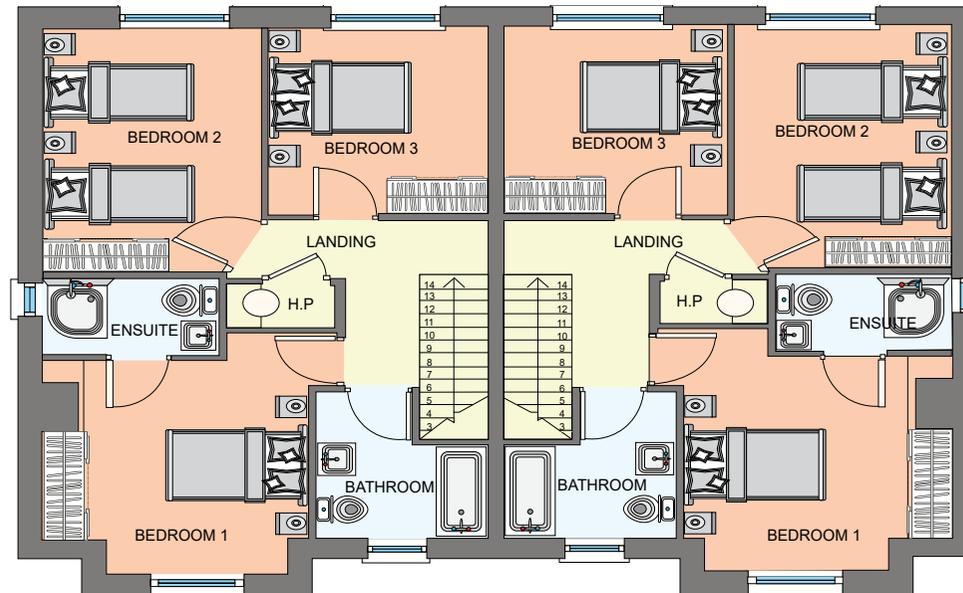
3 bedrooms, 3 bathrooms,  
112 SqM/1213 Sqft

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The largest 3-bedroom house type with c. 1213 Sqft. Very practical, this house has the added advantage of a utility room and under stairs storage space. All three bedrooms are double sized and there is a fully floored attic for extra storage space. Type E also has an attractive bay window which will bring in extra light into the sitting room.



Ground Floor



First Floor

# HOUSE TYPE F



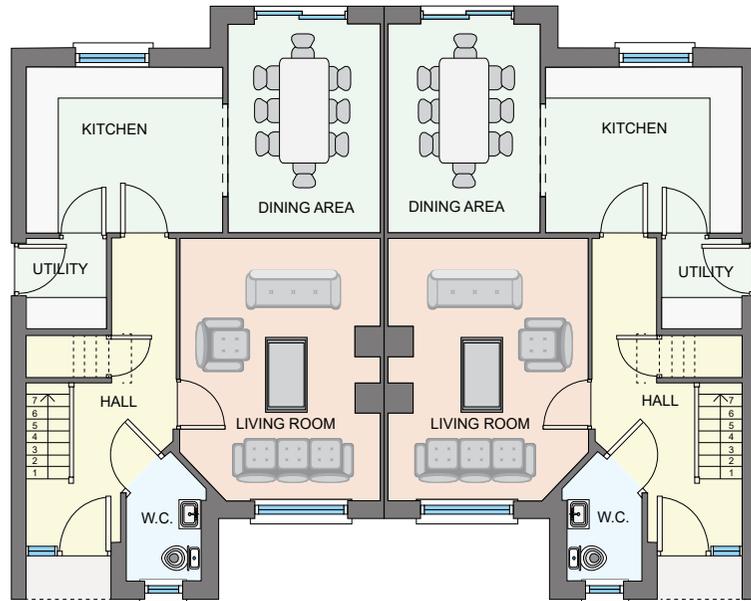
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## SEMI-DETACHED

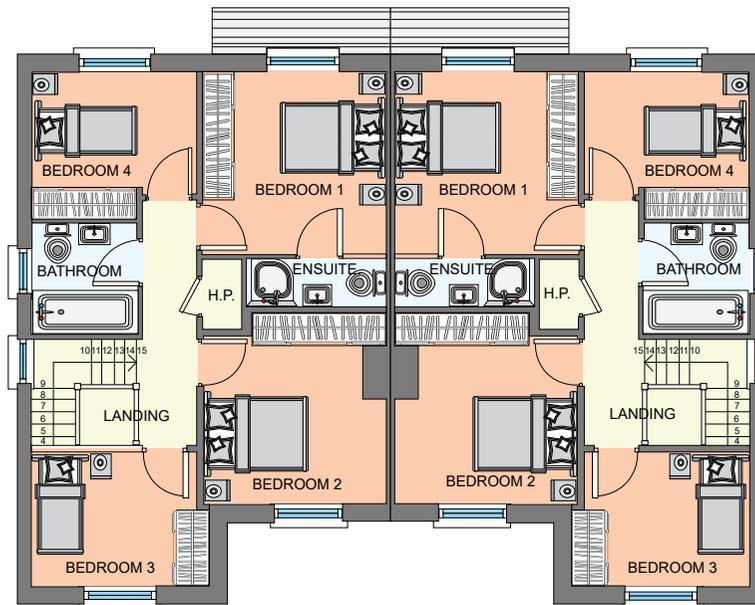
4 bedrooms, 3 bathrooms,  
117 SqM/1266 Sqft

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This attractive 4-bedroom semi-detached house extends to c. 1266 Sqft. With plenty of practicality, this A rated comfortable house has a utility room off the spacious kitchen/dining room and a large fully floored attic. One of the four bedrooms could be used as a home office.



Ground Floor



First Floor

# HOUSE TYPE G



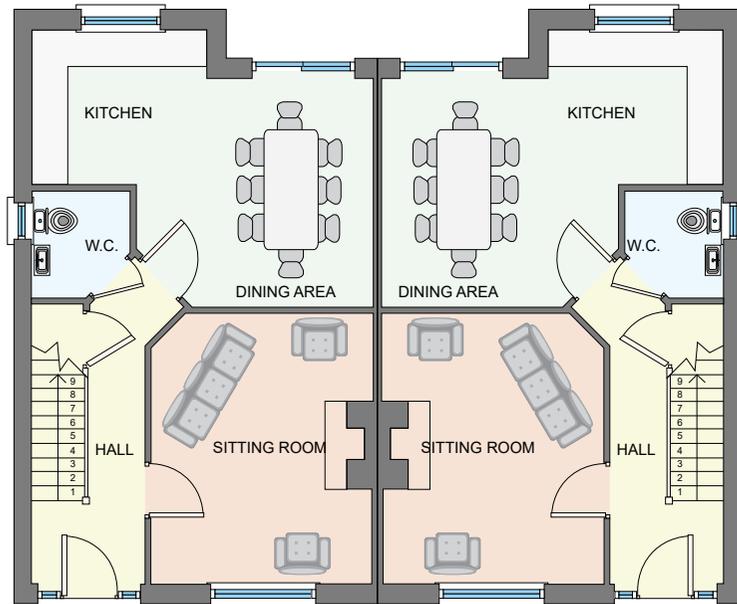
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## SEMI-DETACHED

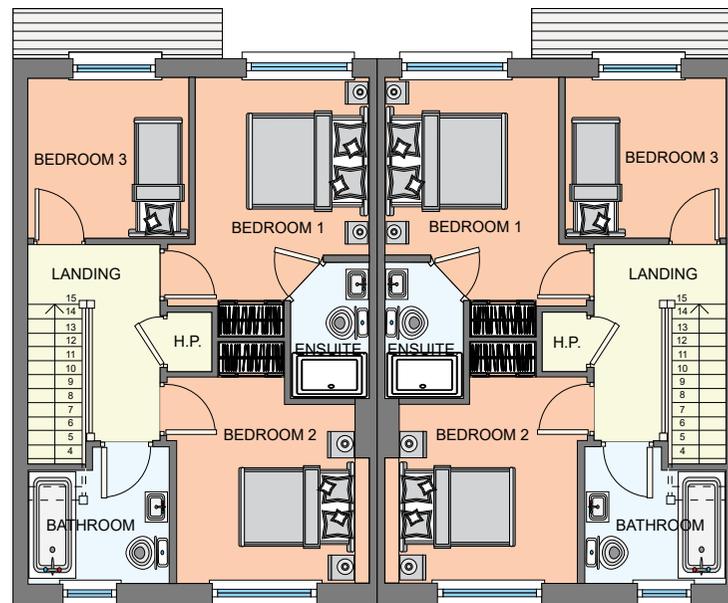
3 bedrooms, 3 bathrooms,  
100 SqM/1081 Sqft

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This is a most attractive 3-bedroom, semi-detached home which features spacious open plan spaces. A rated and extending to c. 1081 Sqft, this is also a practical home with a fully floored attic. Upstairs there are two large double bedrooms and a third bedroom which could also be used as a home office.



Ground Floor



First Floor

# HOUSE TYPE J



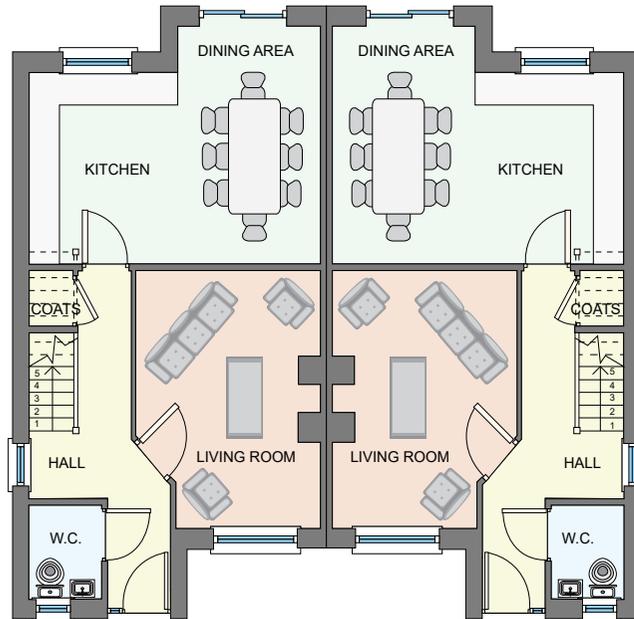
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## SEMI-DETACHED

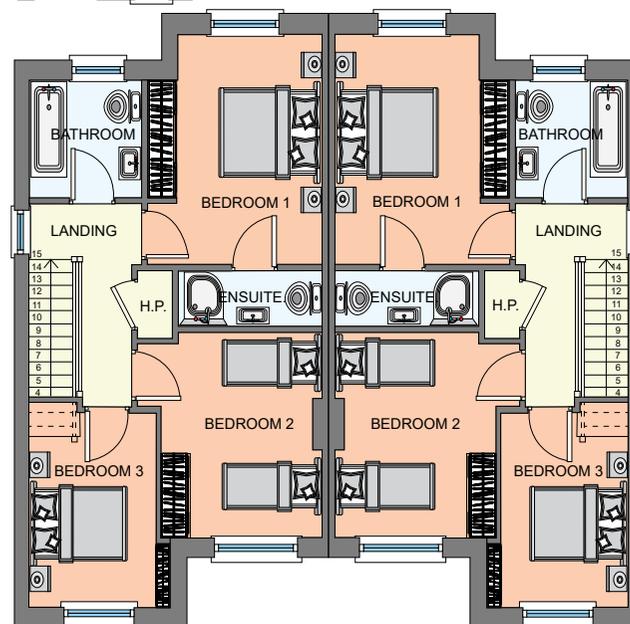
3 bedrooms, 3 bathrooms,  
106 SqM/1146 Sqft

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With everything you would want in a 3-bedroom semi-detached home, type J extends to c. 1146 Sqft. The bedrooms are spacious and there is an extra-large kitchen dining space. A downstairs storage space and fully floored attic gives this A rated home great practicality.

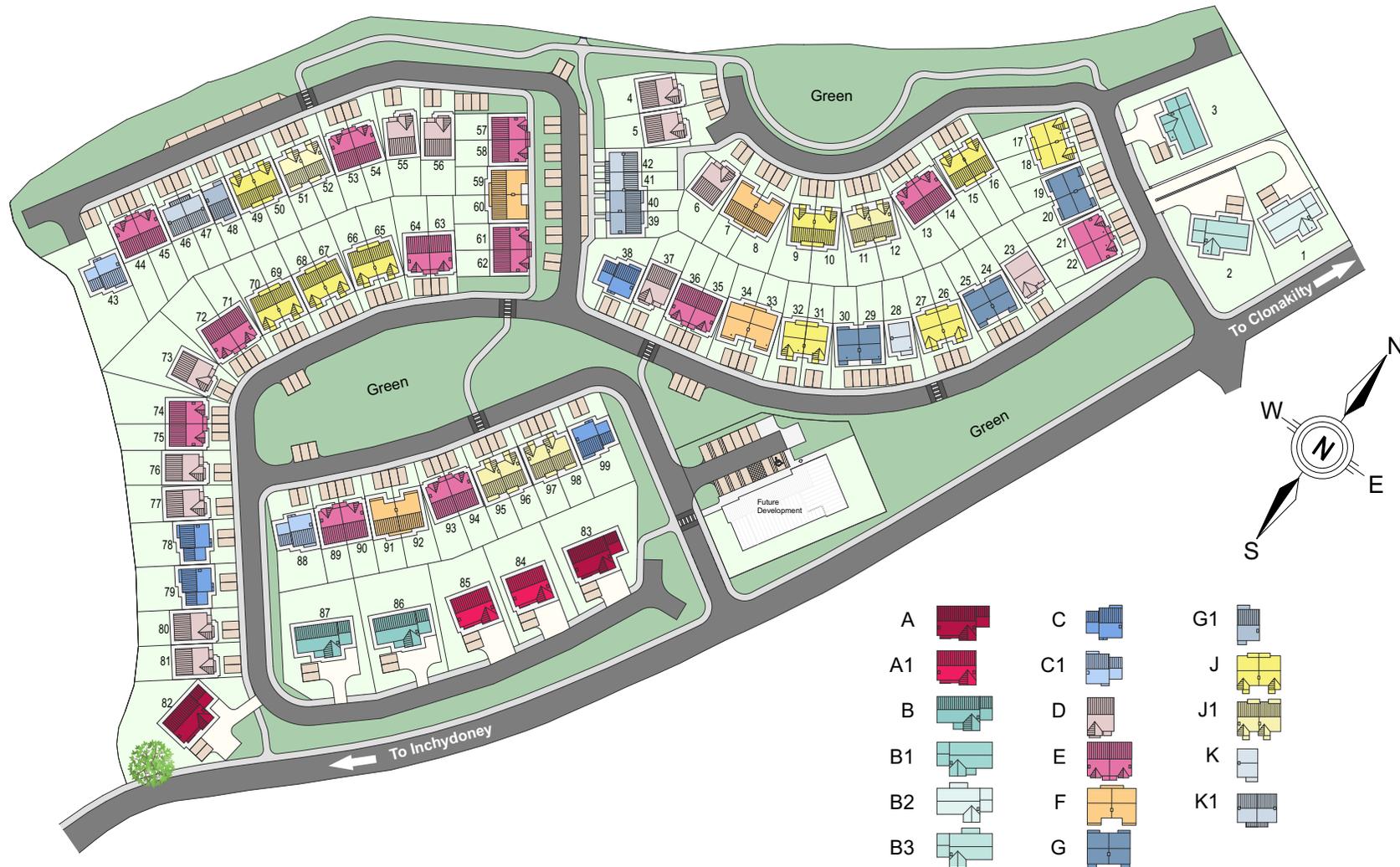


Ground Floor



First Floor

# SITE PLAN





# SPECIFICATIONS

## Exterior

- Traditional solid-block construction with exceptional levels of floor wall and attic insulation. Low-Energy Design BER A3 BER 'A'-rated energy efficient homes.
- Render & painted finishes to all external walls. Some house facades enhanced with decorative stone window sills & front door surrounds.
- Zinc & Cedar wood canopies over front doors.
- High quality PVC fascia, soffits and gutters.
- Outdoor tap.
- External lights over front and rear door.
- Painted externally.

## Kitchen, Utility & Appliances

- Top-quality fitted kitchen.
- Integrated appliances – Optional extra.
- Utility Room – Fitted with washing machine and dryer.

## Internal Finishes

- Floored attic space with fold down stairs access.
- Walls and ceilings are smooth skimmed and painted internally.
- Pre finished solid internal doors by DEANTA.
- Red deal solid staircase with oak handrail.
- Flooring – Timber, tiled and carpeted.

## Windows and Doors

- High quality and energy efficient Oknoplast double glazed windows anthracite finish.
- High security & performance, 14 point locking system, Marton front door.

## Outside

- Front boundaries finished with low maintenance planting.
- External Finishes & the Garden Front and rear gardens are seeded.
- Rear gardens are enclosed.
- Generous rear patio areas paved. Driveways are paved.
- Garden shed with power supply – Optional extra.

## Bathroom and En-Suite

- Fitted with stylish high quality SONAS sanitary ware including baths, wash hand basins and toilets.
- Generous floor and wall tiling to bathroom and en-suite with glazed shower doors.
- Pumped showers.

## Electrical

- All houses are wired for: TV, telephone and broadband.
- Generous electrical specification including USB sockets.
- Electric effect fire insert stove.
- Smoke and heat detectors fitted as standard.

## Heating & Ventilation

- 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.
- Zoned with ground floor underfloor heating with wall hung radiators on the first floor.
- Demand Controlled ventilation system unit with a relative humidity sensor which captures moisture-laden air and expels it from the house.

- In the large detached type fresh air ventilation is provide by a modern, efficient & low maintenance intelligent heat recovery ventilation system.
- BER details are available on request from the agent.
- Building Guarantee 10 year home bond building guarantee.

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The houses at An Sruthán Beag are classified as A rated low energy/ low CO<sub>2</sub> homes. Maximum comfort is provided throughout all seasons owing to the modern heating system, air tight membrane and high levels of insulation leaving the home owner with very low annual running costs.

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# OUR TEAM

**The team behind Cloheen Homes have amassed a wealth of experience and are highly regarded in the building industry.**

They are responsible for particularly fine residential developments including Redwood Park Clonakilty, The Lady's Cross Clonakilty, Church View Leap, Grove Gardens Clonakilty, Church View Ballineen, An Corran Clonakilty, Woodview Court Leap and many individual high end houses around Clonakilty and Rosscarbery.

All employees & subcontractors are among the best in their fields of work and all have the appropriate qualifications and experience which is the key to delivering quality work.



The attention to detail in both building and landscaping has resulted in the strong appreciation in value of their houses and have proved to be a superb investment for their past purchasers.

## **Developers**

Cloheen Homes Ltd, Clonakilty, Co Cork

## **Builders**

Dempsey Construction Ltd, Clonakilty, Co Cork

## **Engineers**

Ryan Engineering & Project Management,  
Timoleague, Co Cork

## **Solicitors**

Denis O'Sullivan, Collins Brooks & Associates,  
Clonakilty, Co Cork

## **Selling Agents**

Martin Kelleher Property,  
Faxbridge, Clonakilty, Co Cork  
023 8859 111, [info@martinkelleher.ie](mailto:info@martinkelleher.ie)



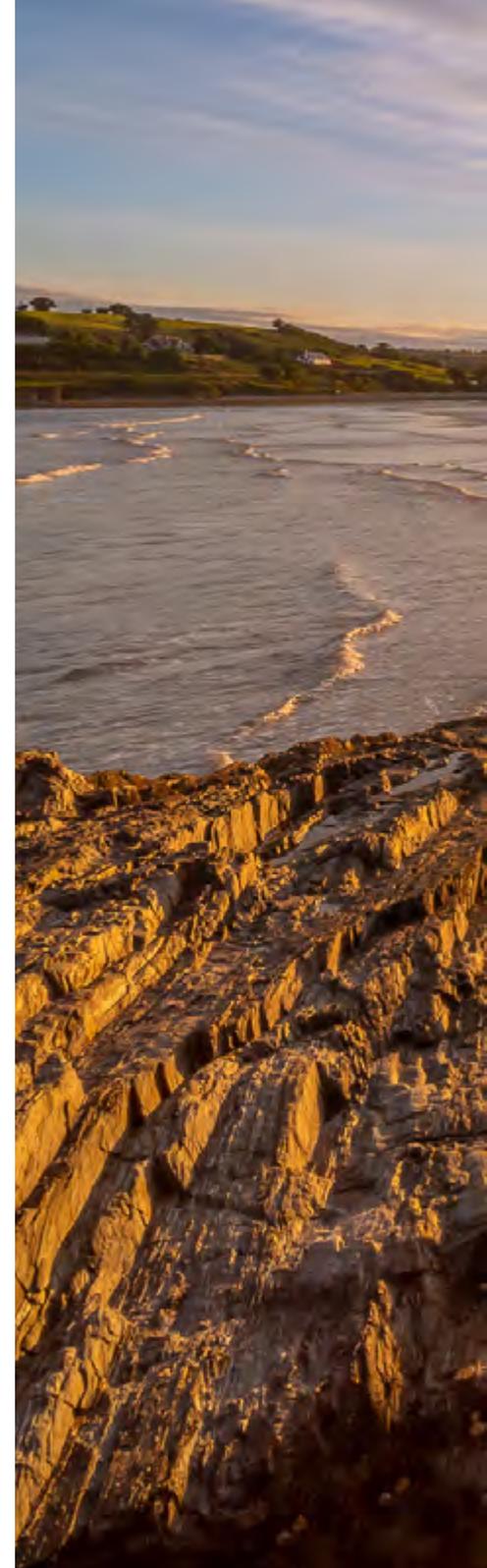
*An Sruthán Beag is a special piece of land and it was chosen by our Bronze Age ancestors as a 'Fulacht Fiadh'.*

A Fulacht Fiadh is the name given to an ancient cooking pit c.1500-500B.C., usually located beside a source of water. A pit or hole was created and filled with fresh water. This water was then heated by placing stones from a fire into it. Fresh meat wrapped in straw was then placed into the boiling water and was cooked.

Some archaeologists have suggested Fulacht Fiadhs were alternatively used for bathing.

“Most surviving examples consist of a low horseshoe-shaped mound of charcoal-enriched soil, and heat shattered stone, with a cooking pit located in a slight depression at its centre. In ploughed fields, they are apparent as black spreads of earth interspersed with small sharp stones... A number of the fulachtaí fiadh pits are approximately a metre wide by 2 metres long and maybe half a metre or more in depth. However, size can vary a great deal from site to site, from rather small pits lined with stones to pools conceivably large enough for people to bathe in.”

**Wikipedia**





## CONTACT US

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### MARTIN KELLEHER PROPERTY

**Address**

Faxbridge Roundabout,  
Clonakilty, Co. Cork

**Phone**

023 885 9111

**Email**

info@martinkelleher.ie

PSR No, 1102



### CLOHEEN HOMES

**Address**

Clonakilty, Co Cork

### DEMPSEY CONSTRUCTION

**Address**

Clonakilty, Co Cork

### RYAN ENGINEERING & PROJECT MANAGEMENT

**Address**

Timoleague, Co Cork

### COLLINS BROOKS & ASSOCIATES

Denis O'Sullivan

**Address**

Clonakilty, Co Cork



**REGISTER YOUR INTEREST**

<https://www.sruthanbeag.ie/register-your-interest/>