



Gleann an Fhia

GURTEENROE, MACROOM Co. CORK

2 & 3 Bedroom
Architect Designed Homes

www.gleannanfhia.ie





Gleann An Fhia is a development situated on the western outskirts of Macroom town only c.150 meters from the Macroom bypass interlink junction making access to Cork City and Killarney a hassle free trip.

This development oozes class and character with magnificent architect designed family homes to suit all family requirements, with panoramic views of the surrounding countryside, while only being c.2km from Macroom town centre,



30km from Ballincollig, C.35km from Cork City, Killarney c.40km

Macroom town is a traditional market town situated within the heart of the Lee Valley, on the Gateway to Kerry and the beautiful West Cork with a population of c.4000 people and is expected to grow considerable over the coming years due to its geographical location to Cork city and surrounding countryside.



The Gleann An Fhia Development site contains 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.

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Gleann an Fhia

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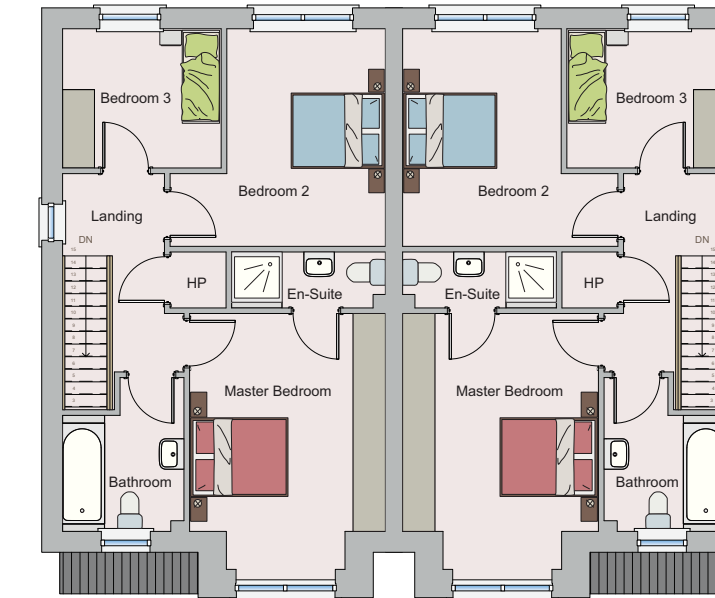
3 bedroom semi-detached house

A TYPE: c.105 sq mtrs / c.1130 sq ft



Register Your Interest

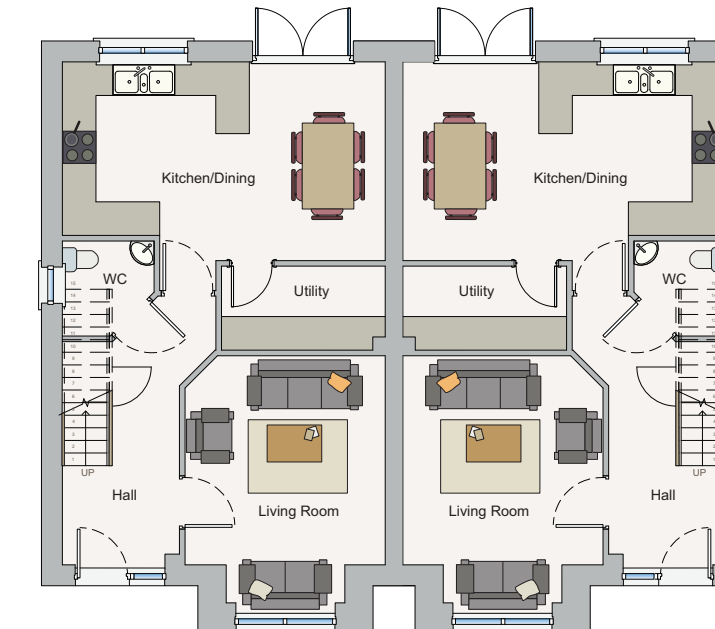
First Floor



A, c.105 sq mtrs

A, c.105 sq mtrs

Ground Floor



A, c.105 sq mtrs

A, c.105 sq mtrs



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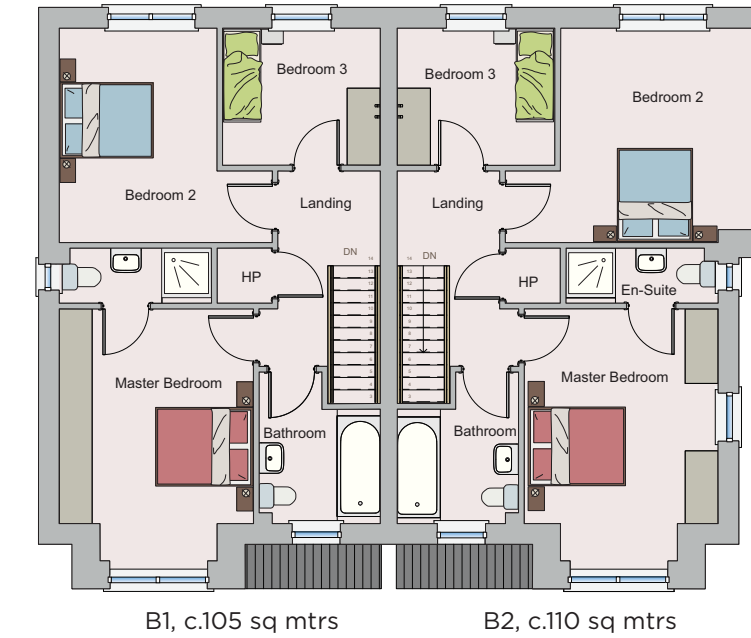
3 bedroom semi-detached house

B TYPE: c.105 sq mtrs / c.1130 sq ft

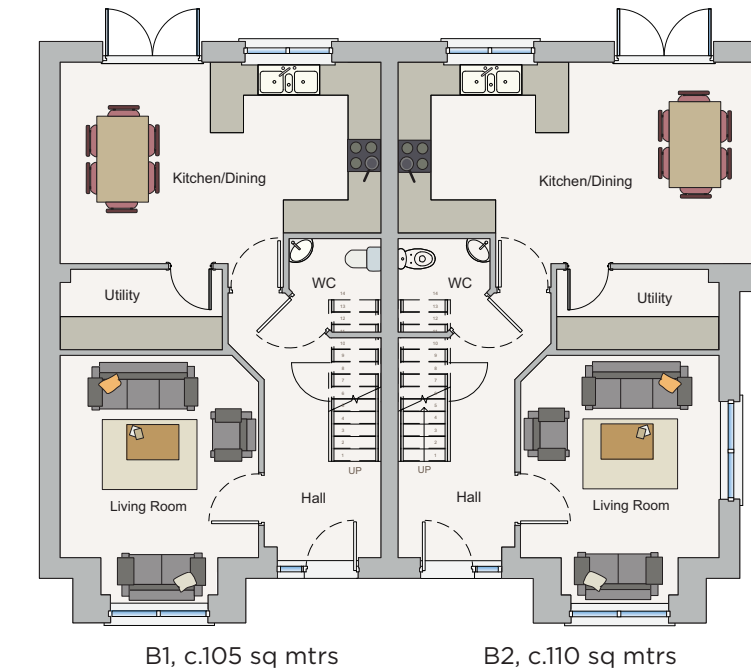


Register Your Interest

First Floor



Ground Floor



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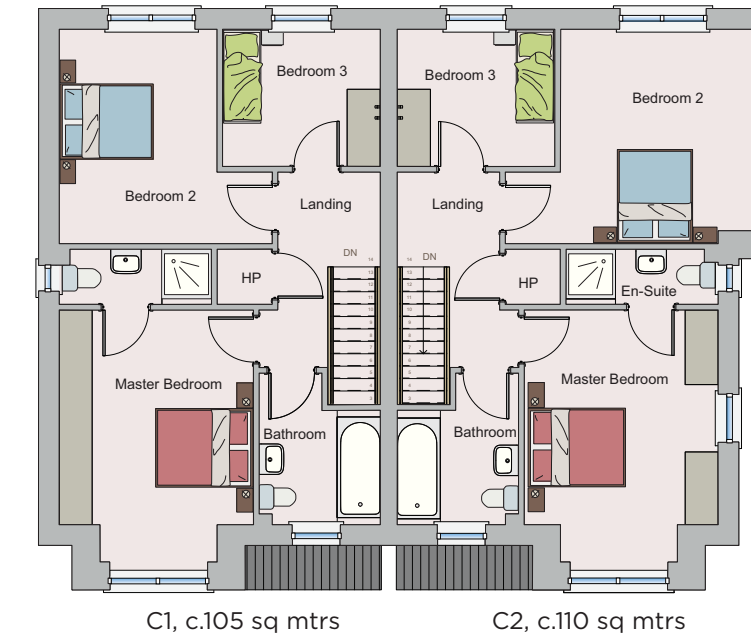
3 bedroom semi-detached house

C TYPE: c.105 sq mtrs / c.1130 sq ft

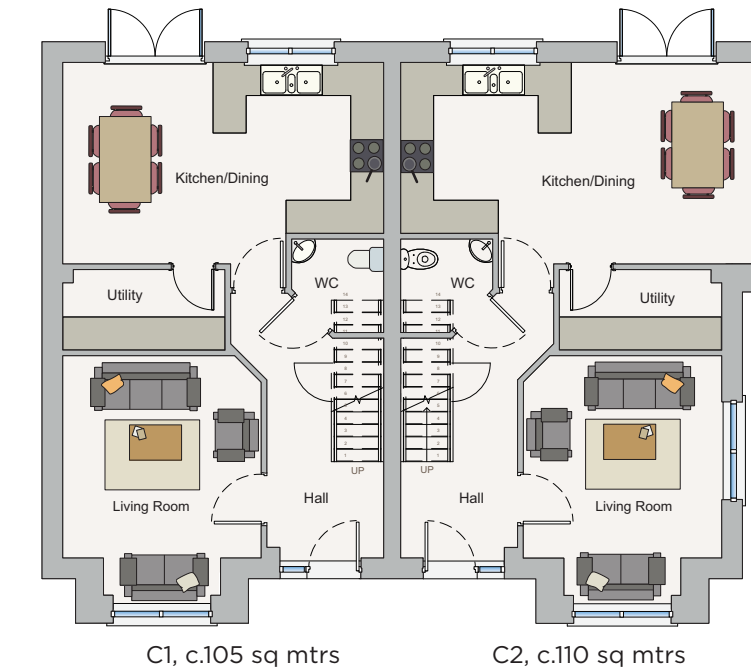


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First Floor



Ground Floor



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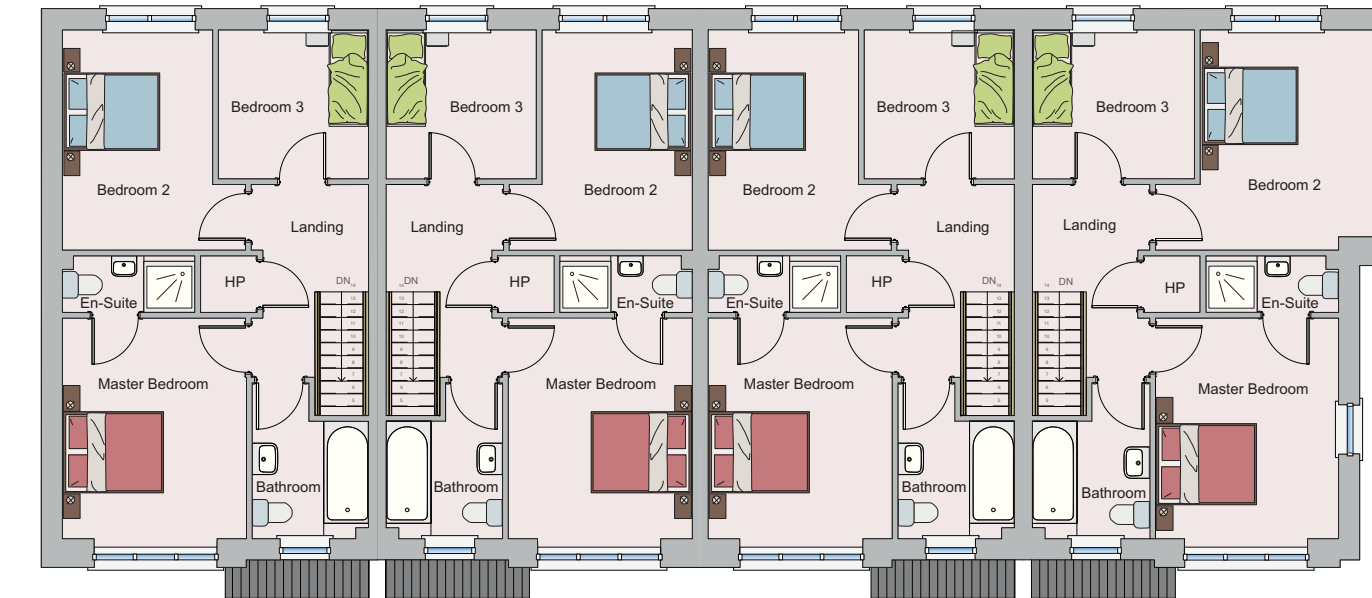
3 Bedroom Townhouse

D TYPE: c.98 sq mtrs / c.1054 sq ft



Register Your Interest

First Floor



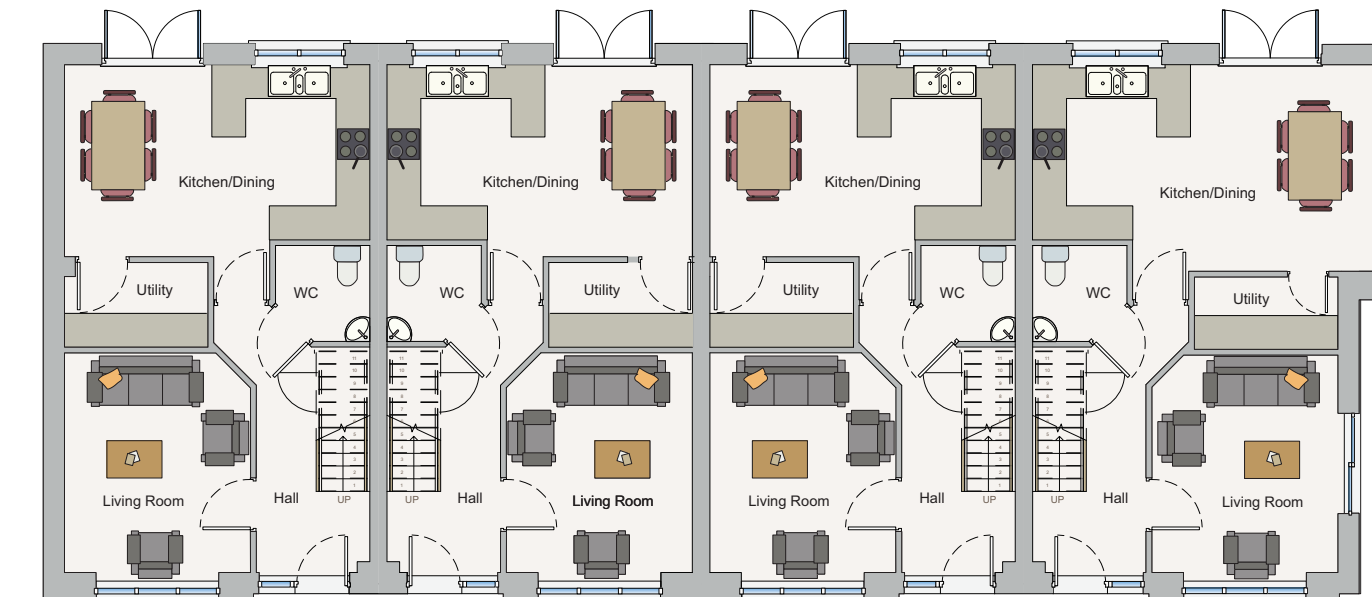
D1, c.98 sq mtrs

D2, c.98 sq mtrs

D3, c.98 sq mtrs

D4, c.102 sq mtrs

Ground Floor



D1, c.98 sq mtrs

D2, c.98 sq mtrs

D3, c.98 sq mtrs

D4, c.102 sq mtrs



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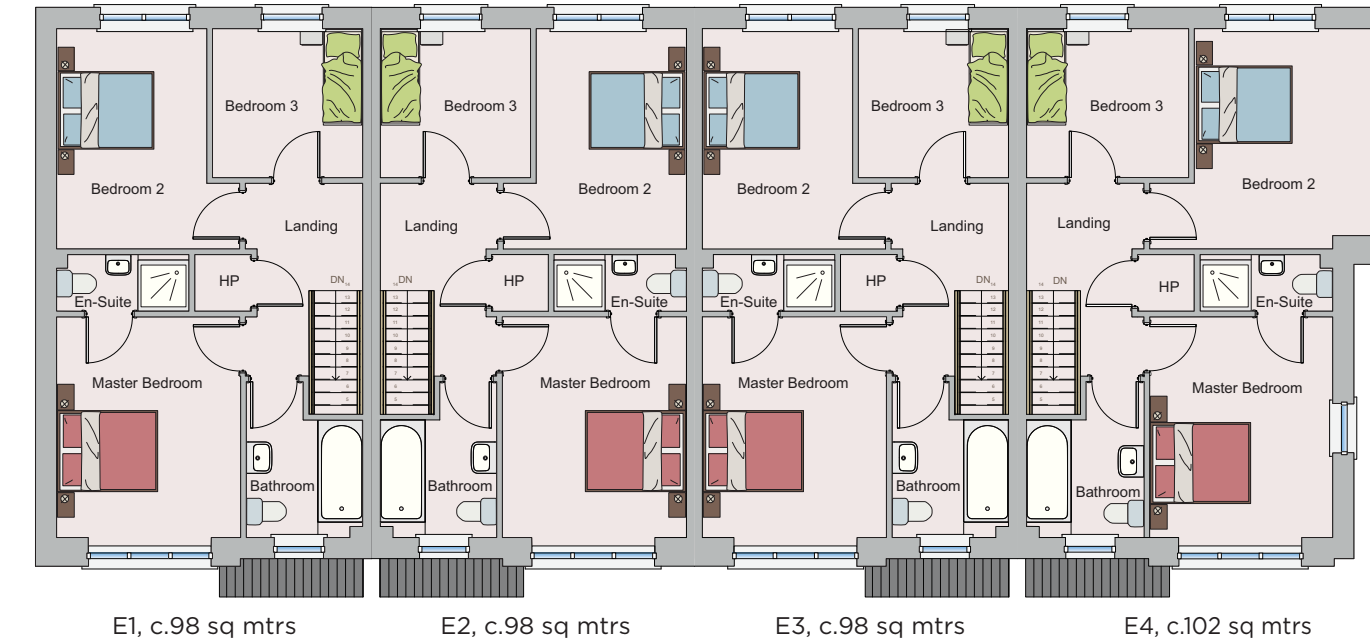
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3 Bedroom Townhouse

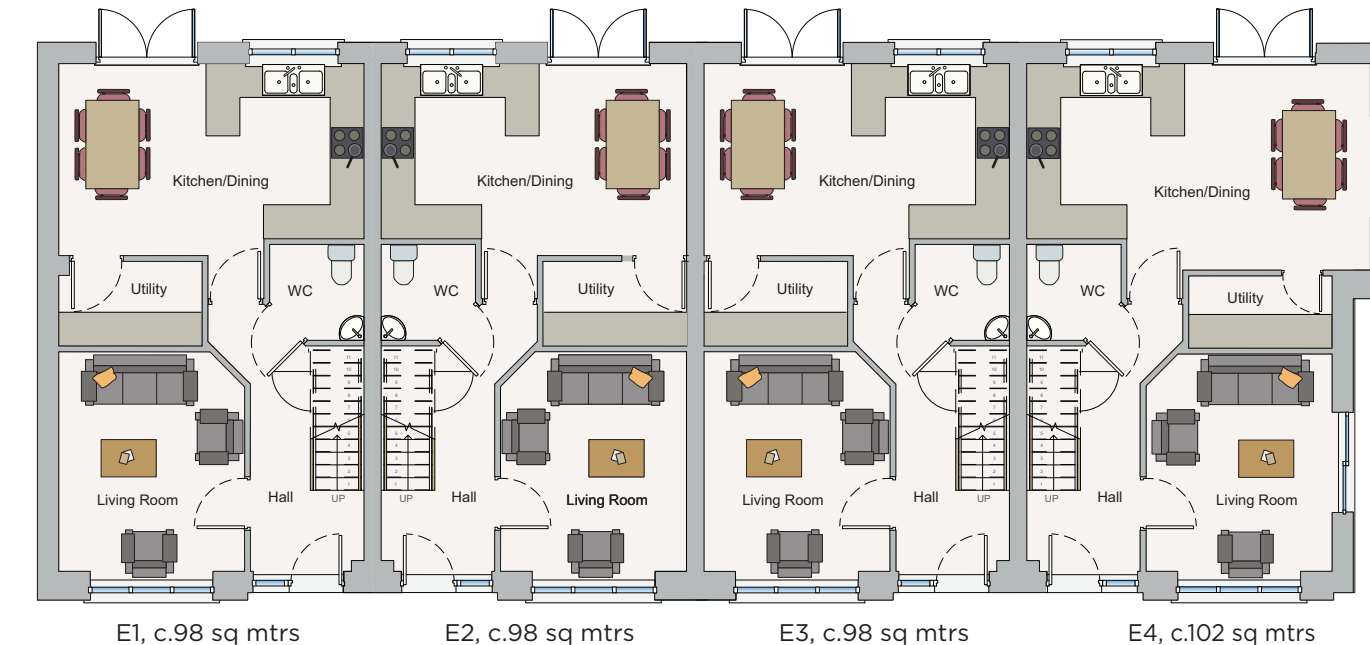
E TYPE: c.98 sq mtrs / c.1054 sq ft



First Floor



Ground Floor



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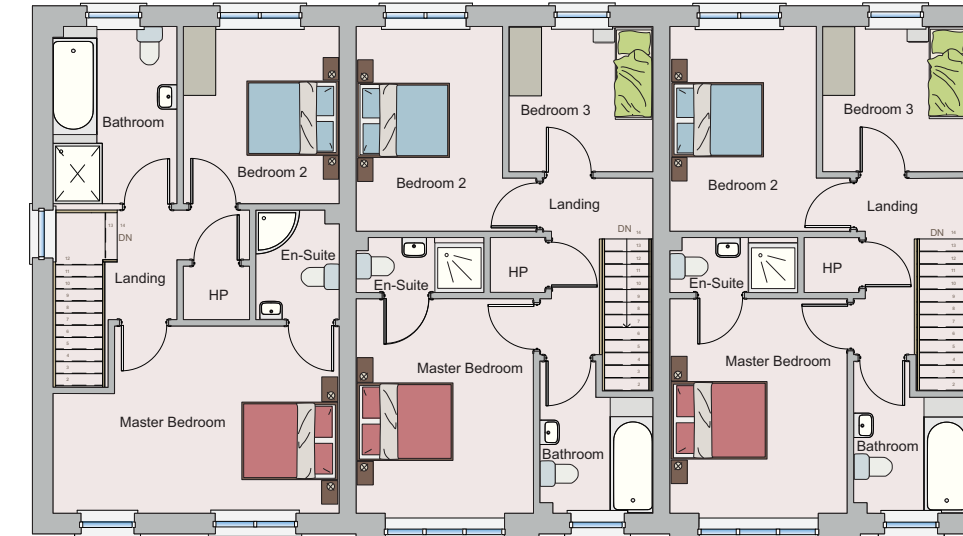
2/3 Bedroom Townhouse

F TYPE: c.90 sq mtrs / c.968 sq ft



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First Floor

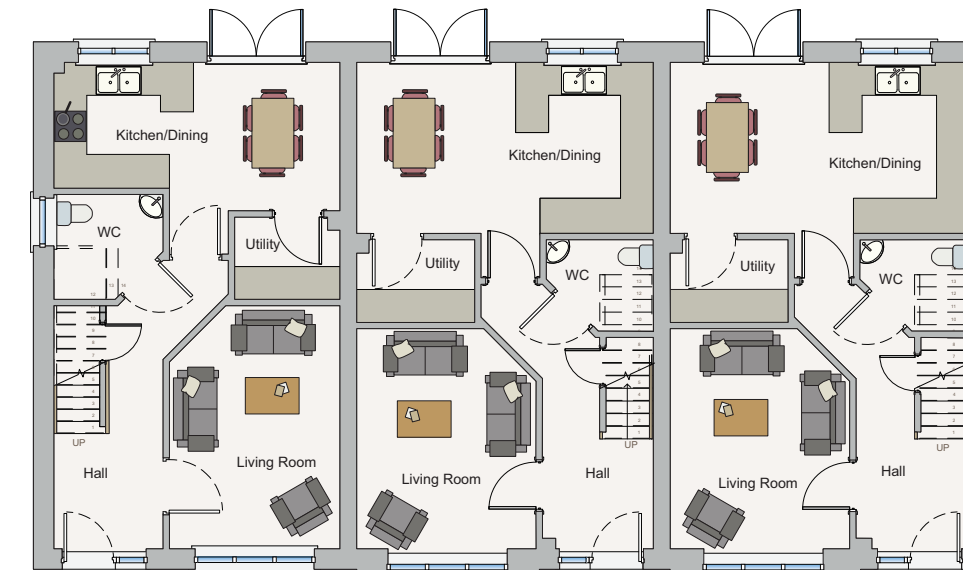


F1, c.90 sq mtrs

F2, c.92 sq mtrs

F3, c.92 sq mtrs

Ground Floor



F1, c.90 sq mtrs

F2, c.92 sq mtrs

F3, c.92 sq mtrs



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Specifications

The houses at Gleann An Fhia are classified as A rated low energy/low CO2 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.

GENERAL INFORMATION

- A-rated energy efficient homes
- 10 year Homebond structural warrantee
- Timber frame construction with exceptional levels of floor, wall and attic insulation. Air to water heat pump and ventilation system.
- Spacious landscaped garden areas
- Registered for the “Help to Buy Scheme” for qualifying buyers
- Stira access ladder
- Master bedroom ensuite
- Downstairs toilet
- Choice of 2 and 3 bedroom homes

INTERNAL FINISHES

- Wall:** Fully decorated internally with smooth skimmed and painted walls
- Bathrooms:** Tiled flooring and shower enclosures in bathroom and en-suite floors
- Attic:** Floored attic space with stairs access
- Doors:** All doors are Pre finished solid internal doors by Deanta with chrome ironmongery
- Staircase:** A Red deal solid staircase fitted with oak handrail
- Internal Flooring:** All Flooring is either timber, tiled and carpeted (optional extra).
- ## EXTERIOR FINISHES
- Exterior walls plastered and painted with Liscannor stone in some areas. Canopy over front doors.
 - High quality PVC fascia, soffit and gutters.
 - Outdoor tap
 - Ultratech Front Door
 - Gardens laid to lawn and boundary walls to rear in addition to post & panel fencing to site boundaries
 - External lights over front and rear doors
 - Kitchen & Utility Finish

- Top quality fitted kitchen and breakfast bar optimizing the space with in all houses
- Separate utility room, pre-plumbed for washing machine with work counter

ELECTRICAL & MECHANICAL

- All houses are wired for TV, telephone and broadband.
- Generous electrical allowance and wired for burglar alarm
- Electrical car charging points wired for convenience
- Smoke and heat detectors fitted as standard
- Downlights in the kitchen area
- 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 heating with ground floor underfloor heating and 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.
- Quality white bathroom ware and low level trays.



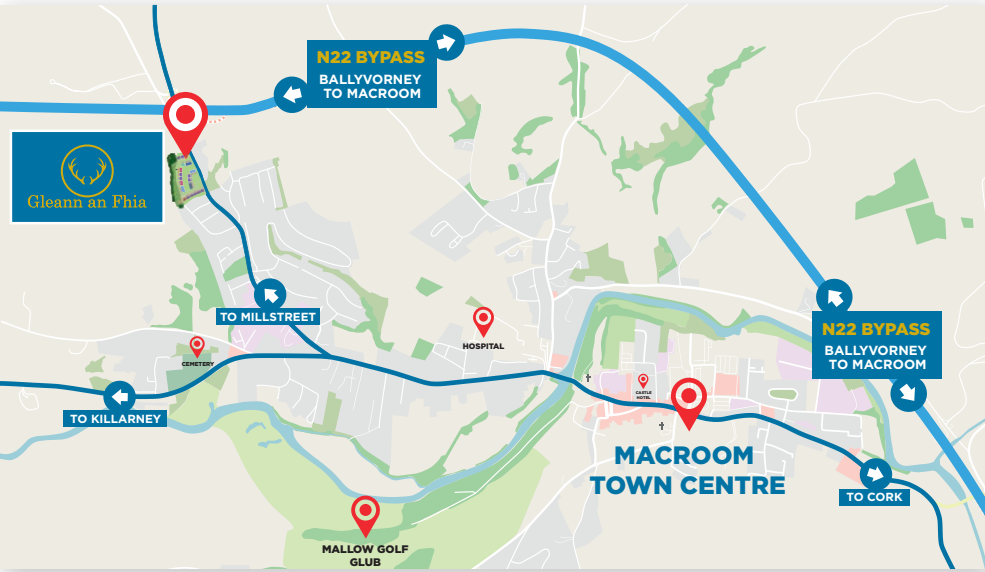
Site Plan & Location Map

THINGS TO DO IN MACROOM

a stroll down Macroom Castle Demesne with riverside walks and scenery to enjoy all within the town centre or go for a walk at the renowned Gearagh, Enjoy a swim at the Castle hotel Leisure centre, Go fishing at the Gearagh or along the Lee Valley, Go horse riding at the Lee Valley or Coachford Equestrian Centre, Enjoy the Midweek Tuesday market with the Square of Macroom town Centre and avail of all locally produced foods and many other local services. Enjoy a stroll in Macroom Fairy Garden.

MACROOM HAS MUCH TO OFFER

- 3 secondary schools and 2 Primary Schools
- Main shops to include, Dunnes Stores, Lidl and Aldi
- Range of Restaurants and Hotels within the town Centre





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SOLE AGENTS:



Killian Lynch
AUCTIONEERS & VALUERS

T: 026 41421

DEVELOPER:



BUILDERS:



ENGINEERS:



ARCHITECTS:

