

**PHASE 2
NOW
AVAILABLE**



HARPER'S CREEK

*Come Home
to Glounthaune*



PHASE 2 NOW AVAILABLE

2, 3 and 4
Bed Homes
available in
Phase 2.

Phase 1
Almost Sold Out!



HARPER'S CREEK

*Come Home
to Glounthaune*



Register your interest online now
at www.HarpersCreek.ie
and Come Home
to Glounthaune ...

Developer



Selling Agent





HARPER'S CREEK

*Come Home
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A contemporary design and well thought out interior arrangements allows above average proportions in these two bedroom homes which will appeal to many. Having the kitchen to the front of the property allows for an impressive lounge room to the back of the house which then opens into the rear gardens. The first floor has two spacious double bedrooms (one en-suite) and a main bathroom.



Type 1B – Two bedroom Townhouse

Developer



Selling Agent



For more information contact: **Suzanne Tyrrell**, T: **021 427 7717**, E: **info@harperscreek.ie**



HARPER'S CREEK

Come Home to Glounthaune

The Grove

2 Bed Townhouse

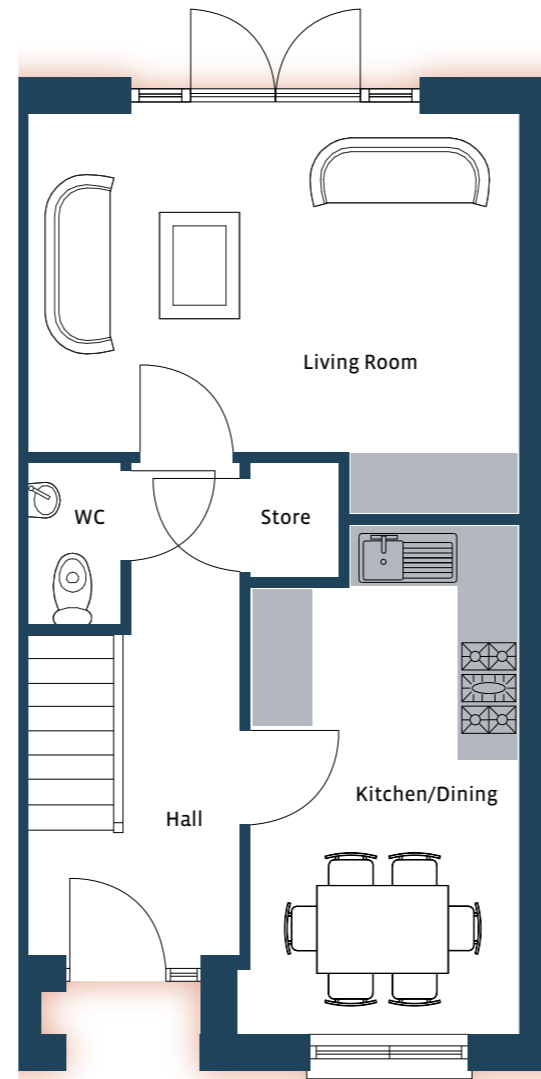
89 sq.m - 956 sq.ft approx.

House Type

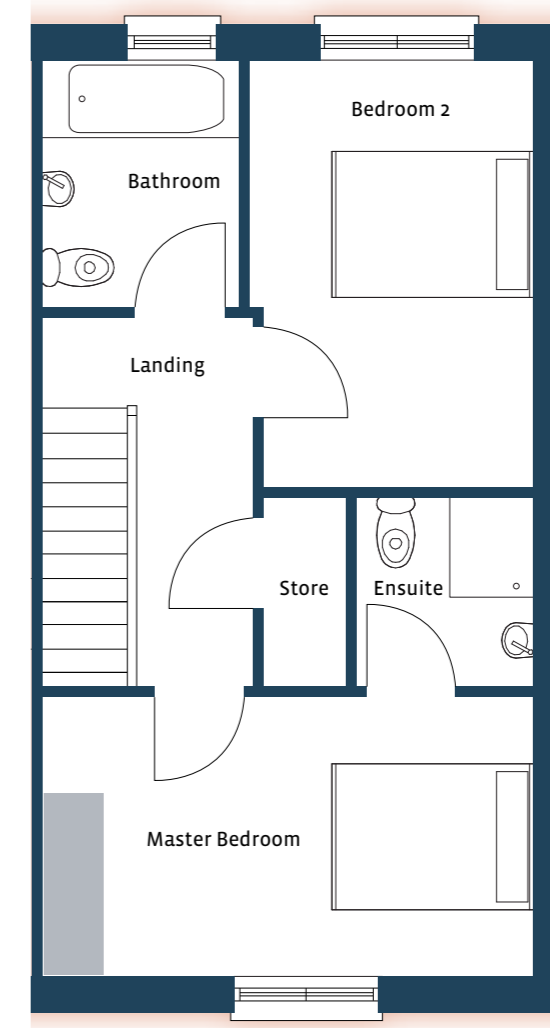
1B



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



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HARPER'S CREEK

*Come Home
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These 3 bedroom semi-detached homes are perfect for those looking for practical rooms with considered design and interior layouts. The fresh and contemporary arrangement of the rooms offers an informal style of living suitable for today's way of life. A generous master bedroom en-suite at first floor level is complimented by further spacious bedrooms and a main bathroom. Those house types offering an extended family reception room, gives ample opportunity for your family to enjoy additional social space.



Type 2D & Type 2E – 3 bedroom Semi-Detached / End of Terrace

Developer



Selling Agent



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HARPER'S CREEK

Come Home to Glounthaune

The Grove

3 Bed Semi Detached / End of Terrace

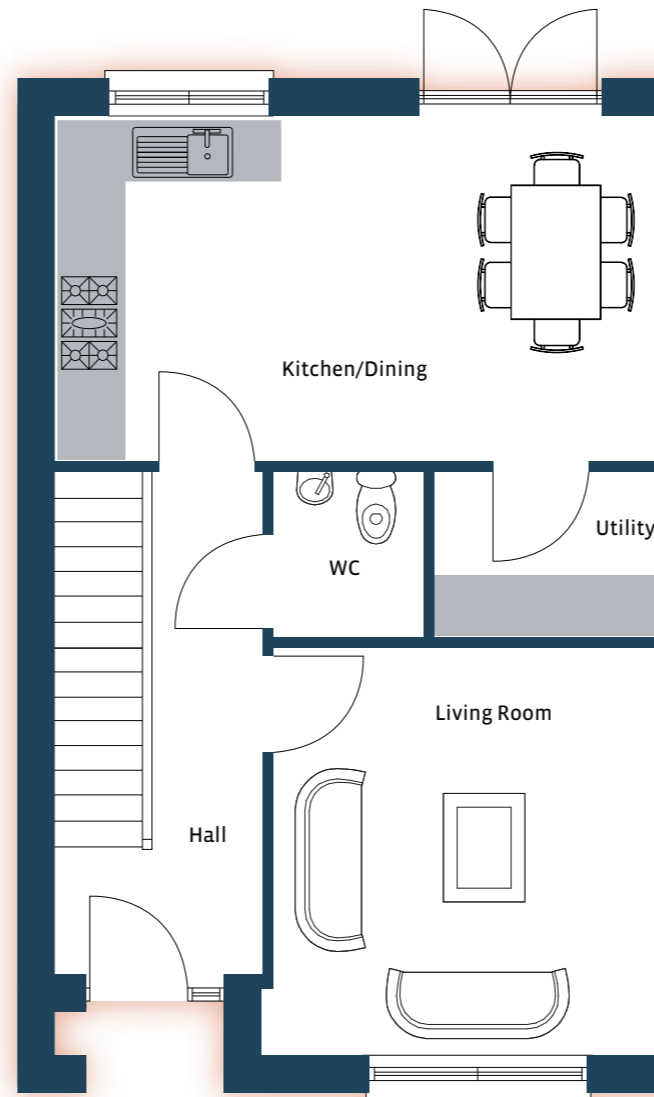
108.3 sq.m - 1166 sq.ft approx.

House Type

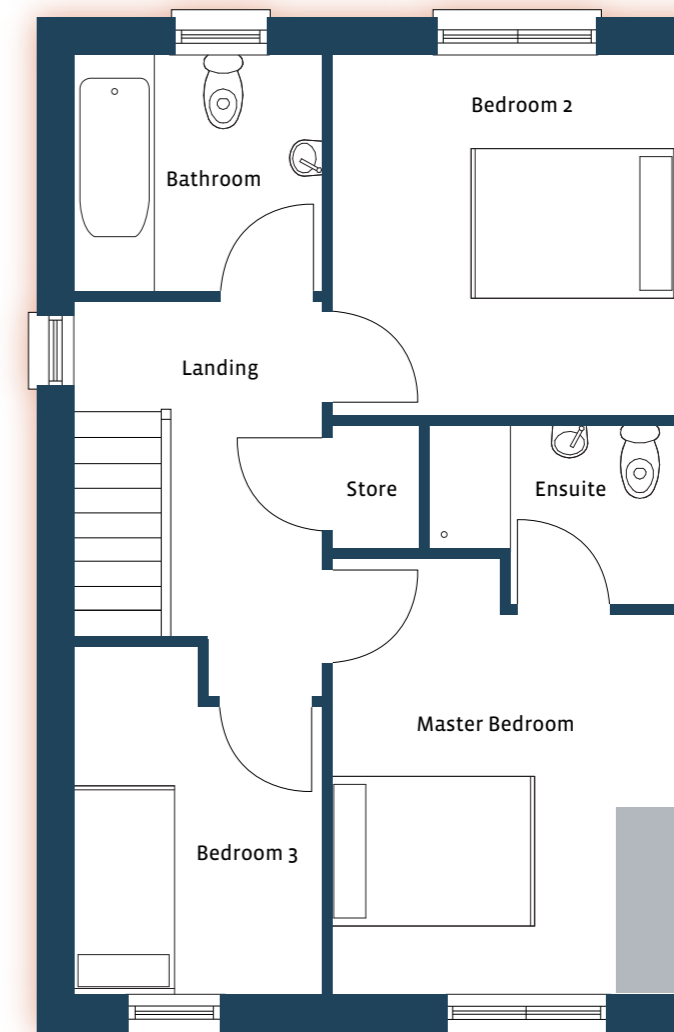
2D



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



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HARPER'S CREEK

Come Home to Glounthaune

The Grove

3 Bed Semi Detached / End of Terrace

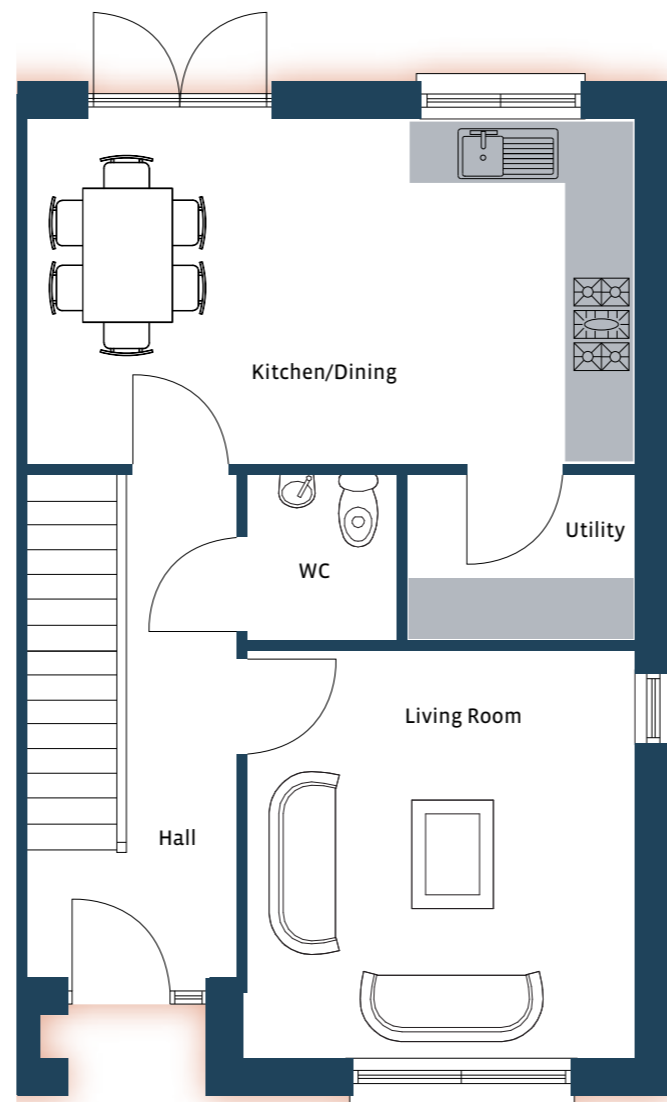
108.3 sq.m - 1166 sq.ft approx.

House Type

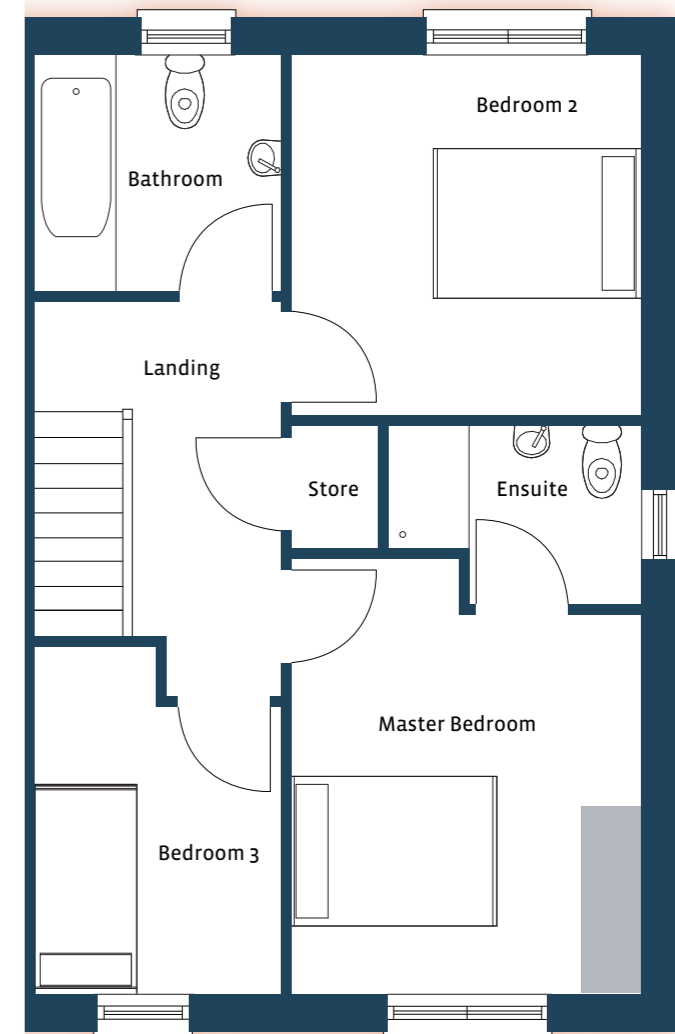
2E



GROUND FLOOR



FIRST FLOOR



TALL WINDOW IN THE MASTER BEDROOM

Developer



Selling Agent



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**HARPER'S
CREEK**

*Come Home to
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The Grove, The Inlet

**3 Bed Semi-Detached with
Extension**

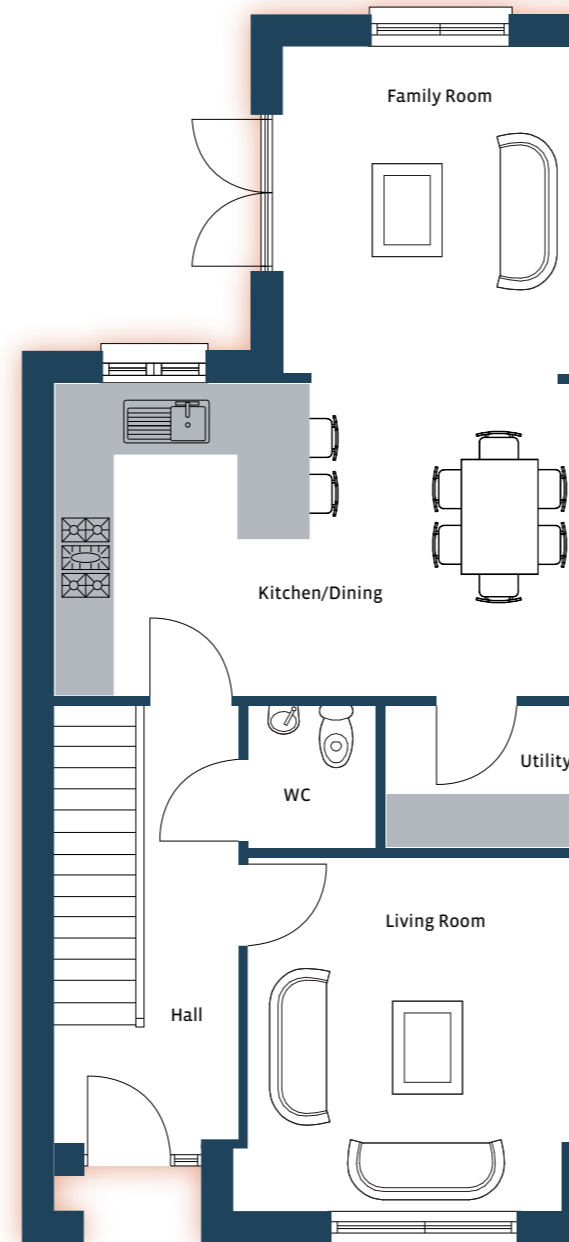
121.8 sq.m - 1311 sq.ft approx.

House Type

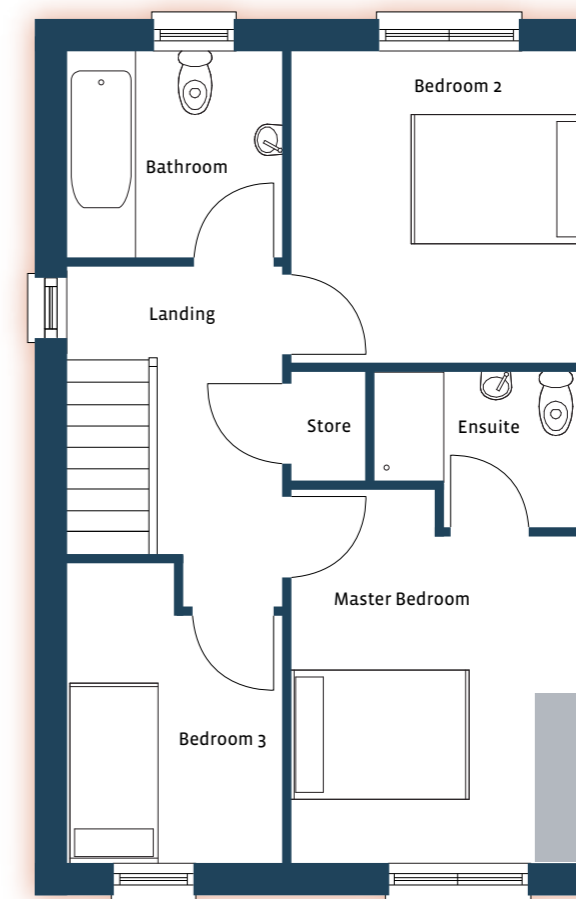
2D-1



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



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**HARPER'S
CREEK**

*Come Home to
Glounthaune*

The Grove, The Inlet

**3 Bed Semi-Detached with
Extension**

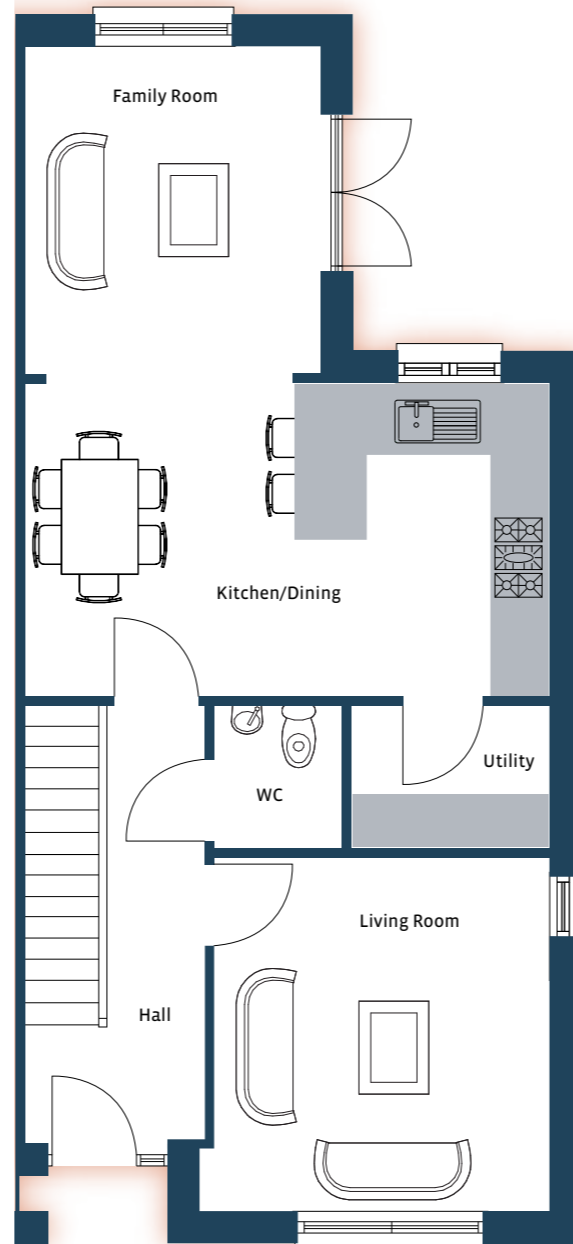
121.8 sq.m - 1311 sq.ft approx.

House Type

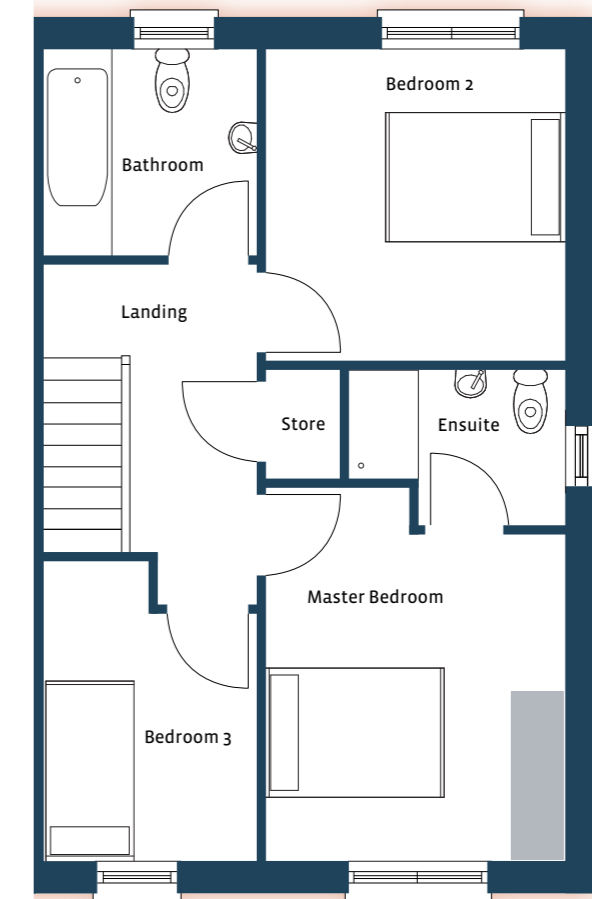
2E-1



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



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These 3 bedroom semi-detached homes are perfect for those looking for practical rooms with considered design and interior layouts. The fresh and contemporary arrangement of the rooms offers an informal style of living suitable for today's way of life. A generous master bedroom en-suite at first floor level is complimented by further spacious bedrooms and a main bathroom. Those house types offering an extended family reception room, gives ample opportunity for your family to enjoy additional social space.



Type 3C – 3 Bedroom Semi-Detached / End of Terrace

Developer



Selling Agent



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HARPER'S CREEK

Come Home to Glounthaune

The Grove

3 Bed Semi Detached / End of Terrace

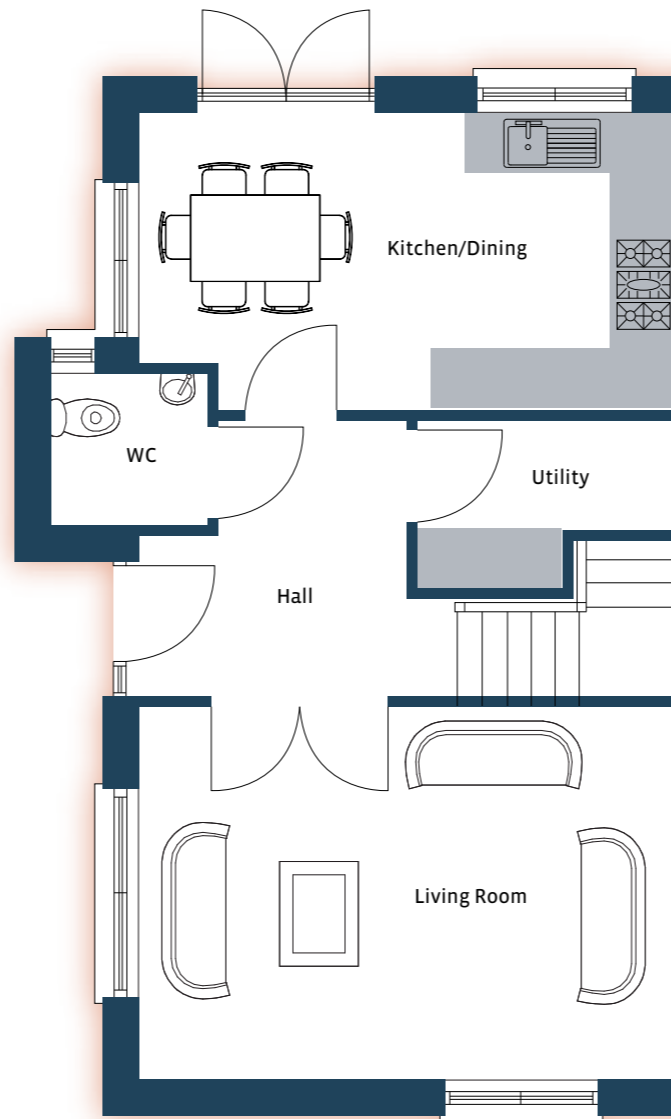
108 sq.m - 1162.5 sq.ft approx.

House Type

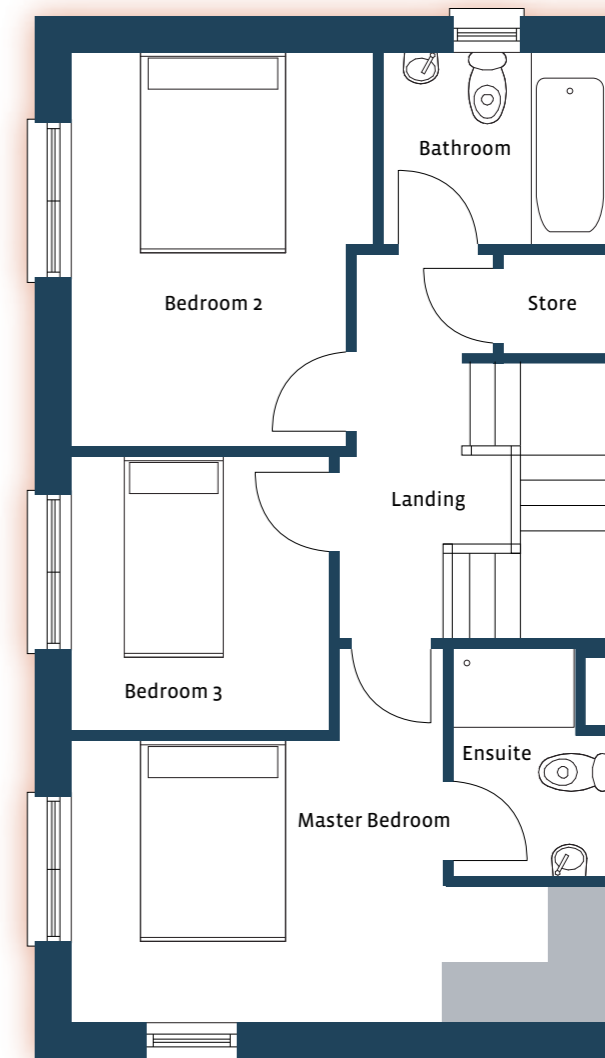
3C



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



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HARPER'S CREEK

Come Home to Glounthaune

The Grove

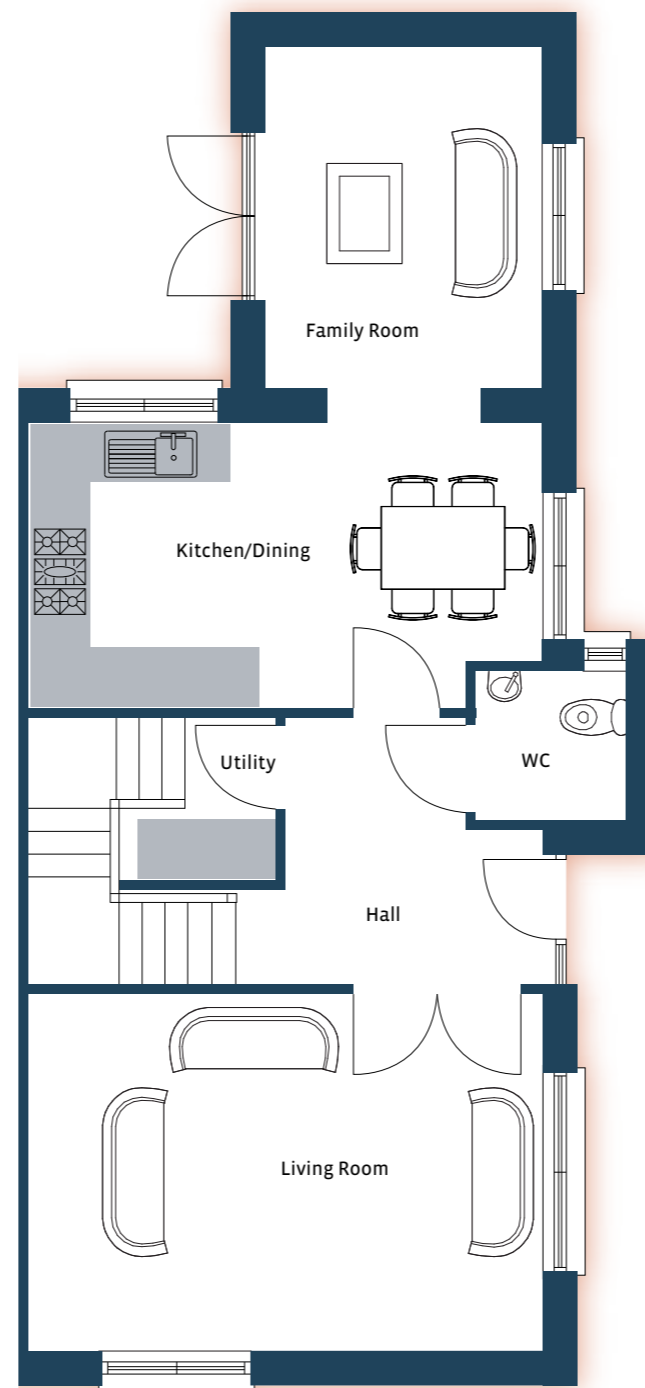
3 Bed Semi Detached / End of Terrace with Extension
108.3 sq.m - 1166 sq.ft approx.

House Type

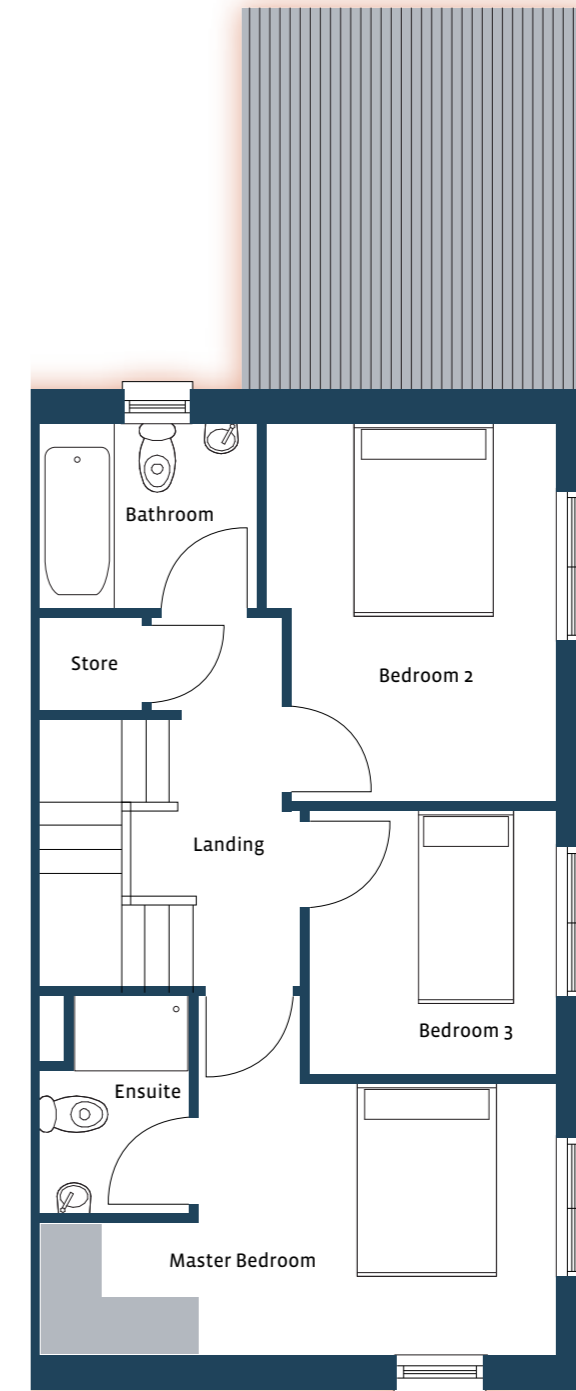
3C-1



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



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HARPER'S CREEK

*Come Home
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This one of a kind 3 bedroom detached home is perfect for those looking for practical rooms with considered design and interior layouts. The fresh and contemporary arrangement of the rooms offers an informal style of living suitable for today's way of life. The extended family reception room, gives ample opportunity for your family to enjoy additional social space. A generous master bedroom en-suite at first floor level is complimented by further spacious bedrooms and a main bathroom.



Type 3E – 3 Bedroom Detached

Developer



Selling Agent



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HARPER'S CREEK

Come Home to Glounthaune

The Grove

3 Bed Detached

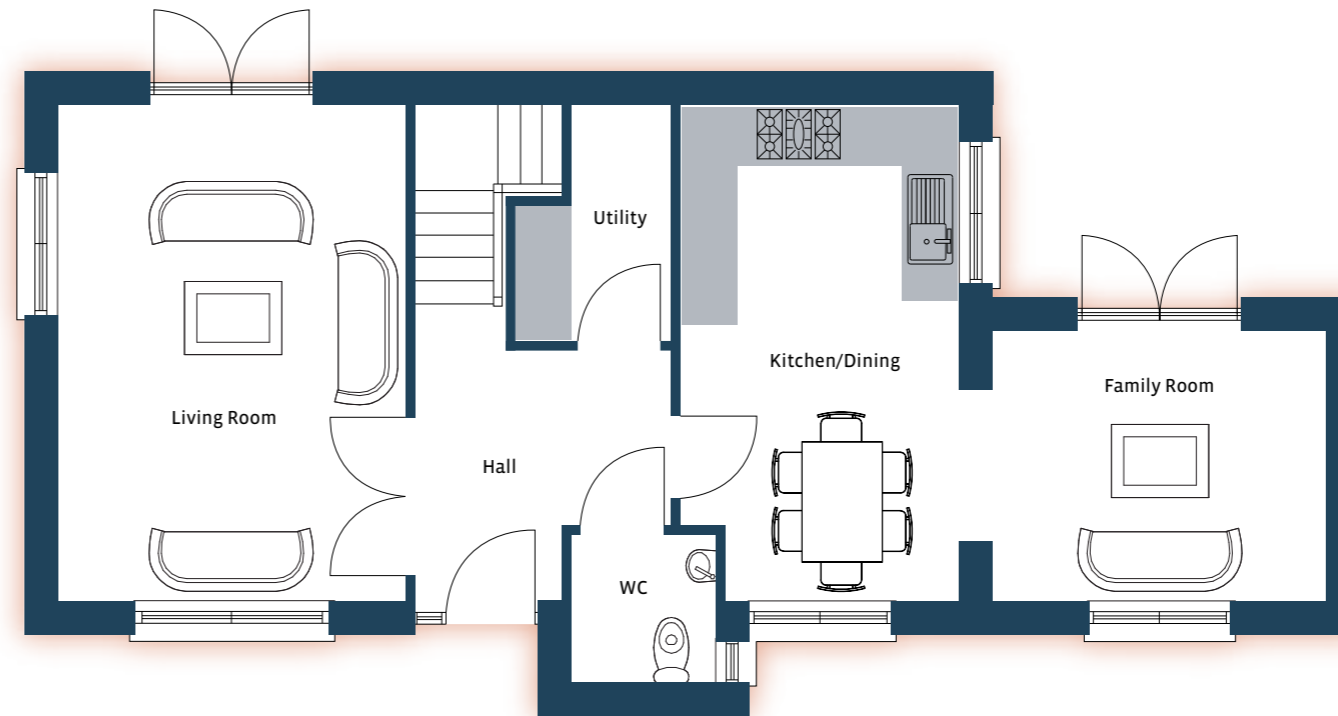
119.2 sq.m - 1286 sq.ft approx.

House Type

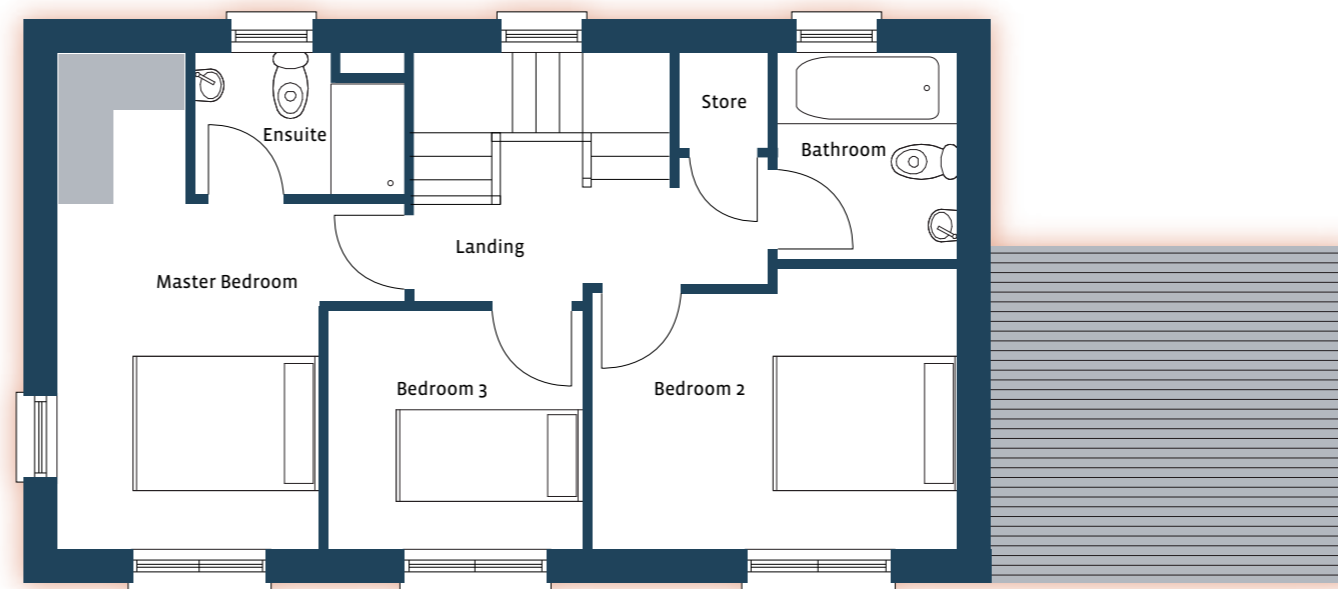
3E



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



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HARPER'S CREEK

*Come Home
to Glounthaune*

These 4 bedroom semi-detached homes are perfect for those looking for practical rooms with considered design and interior layouts. The fresh and contemporary arrangement of the rooms offers an informal style of living suitable for today's way of life. A generous master bedroom en-suite at first floor level is complimented by further spacious bedrooms and a main bathroom. Those house types offering an extended family reception room, gives ample opportunity for your family to enjoy additional social space.



Type 4C.1 & 4E.1– 4 Bedroom Semi-Detached

Developer



Selling Agent



For more information contact: **Suzanne Tyrrell**, T: **021 427 7717**, E: **info@harperscreek.ie**



HARPER'S CREEK

Come Home to Glounthaune

The Inlet

4 Bed Semi Detached

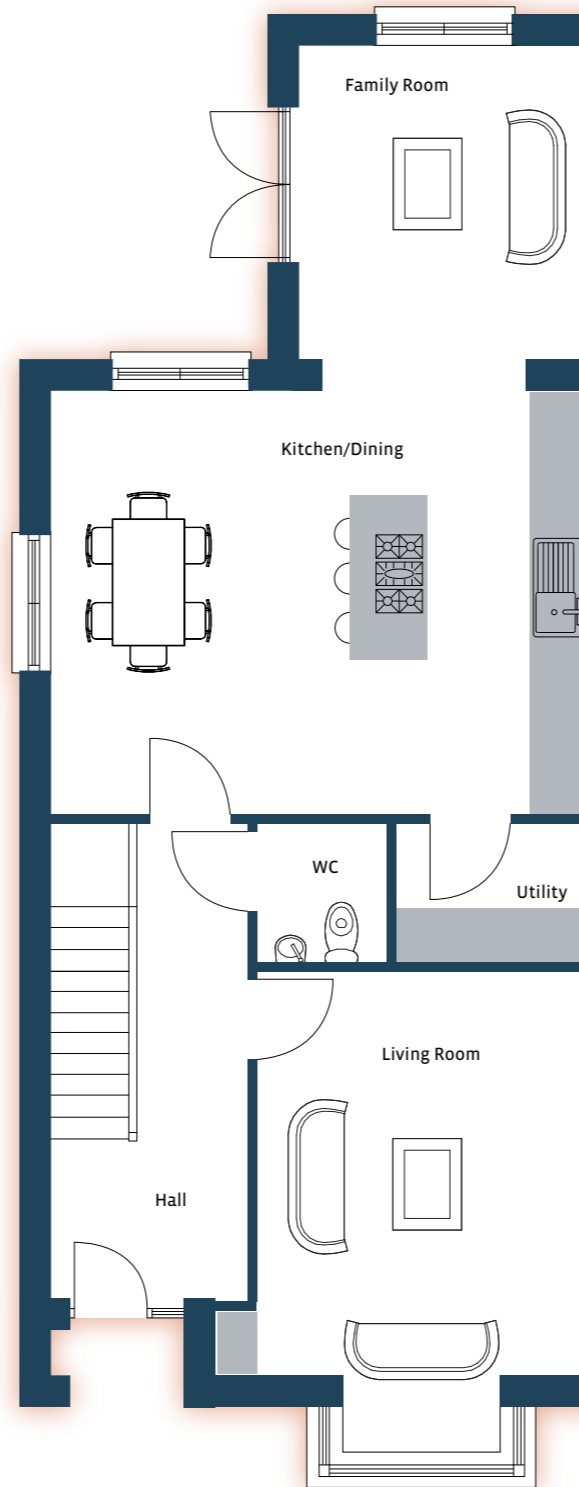
156.7 sq.m - 1687 sq.ft approx.

House Type

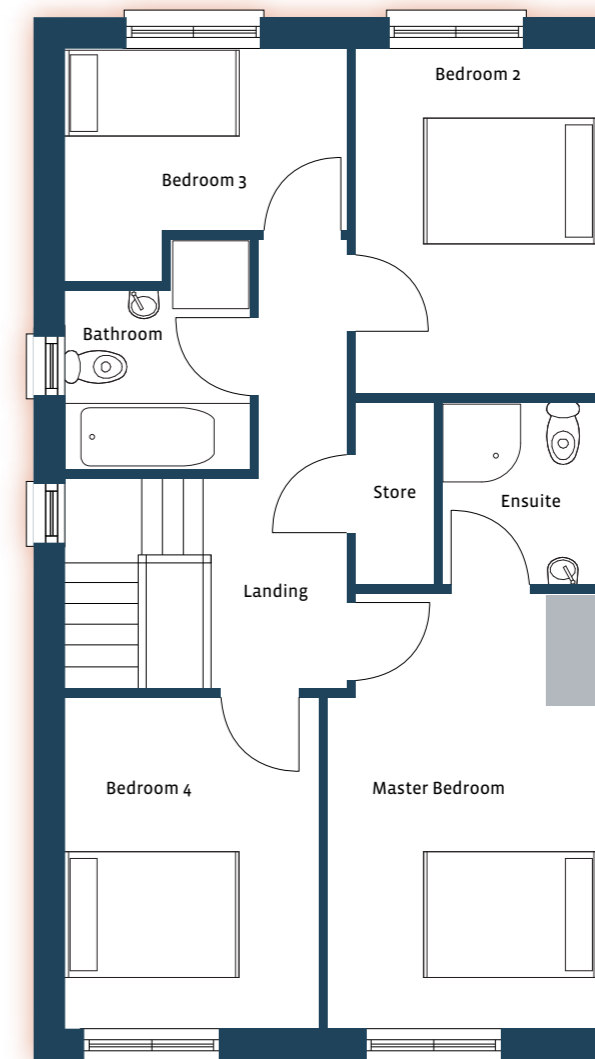
4C.1



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



For more information contact: **Suzanne Tyrrell**, T: **021 427 7717** E: **info@harperscreek.ie**



HARPER'S CREEK

Come Home to Glounthaune

The Inlet

4 Bed Semi Detached

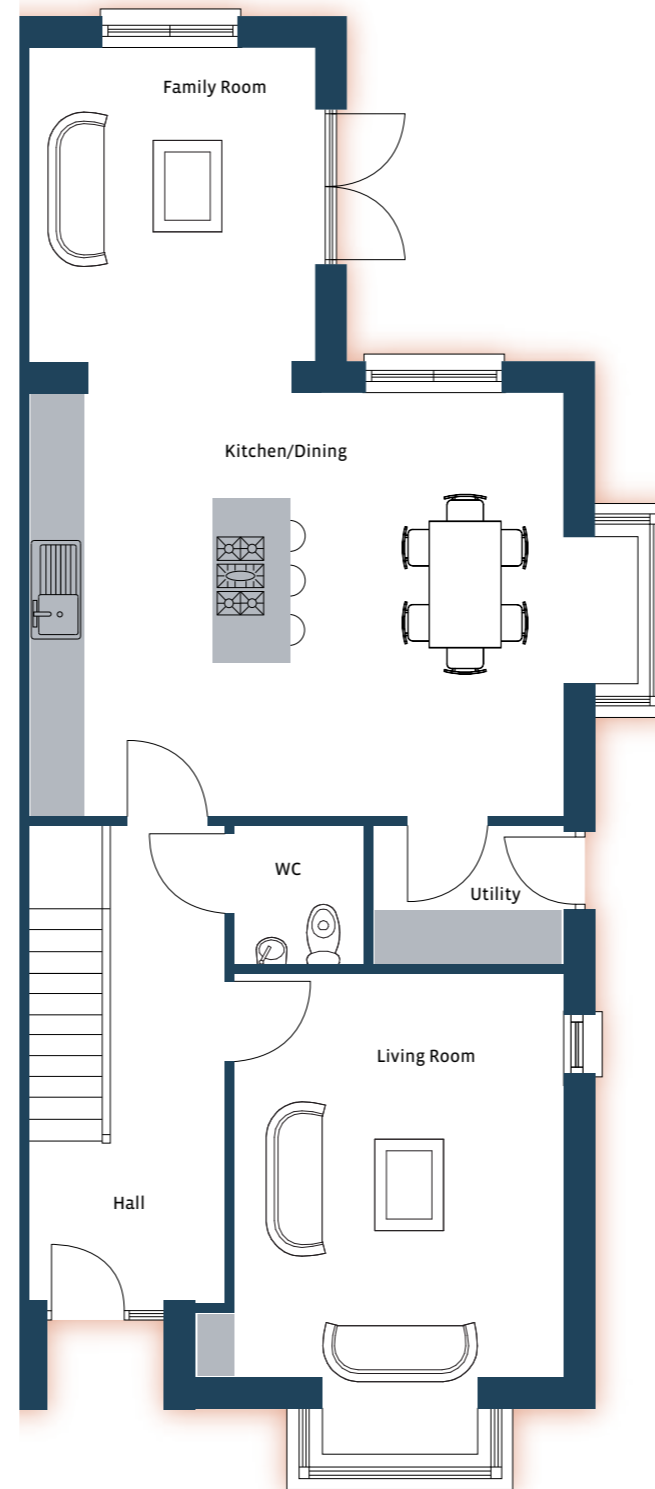
156.7 sq.m - 1687 sq.ft approx.

House Type

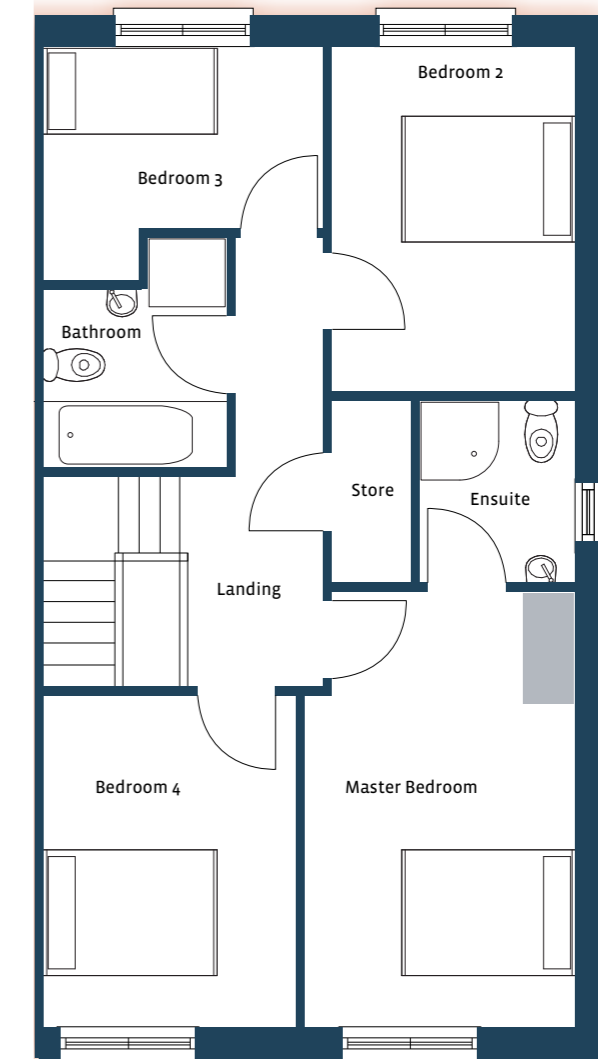
4E.1



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



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HARPER'S CREEK

Come Home to Glounthaune

The Grove, The Inlet

4 Bed Detached

178.6 sq.m - 1923 sq.ft approx.

House Type

6B-1



GROUND FLOOR



Developer



Selling Agent



For more information contact: **Suzanne Tyrrell**, T: **021 427 7717** E: **info@harperscreek.ie**



**HARPER'S
CREEK**

*Come Home to
Glounthaune*

The Grove, The Inlet

4 Bed Detached

178.6 sq.m - 1923 sq.ft approx.

House Type

6B-1



FIRST FLOOR



Developer



Selling Agent



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**HARPER'S
CREEK**

*Come Home
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Location Map



Developer



Selling Agent



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Siteplan Phase 2

*Come Home to
Glounthaune*



Developer



Selling Agent



For more information contact: **Suzanne Tyrrell**, T: **021 427 7717**, E: **info@harperscreek.ie**



HARPER'S CREEK

Siteplan Phase 2

Come Home to Glounthaune

2 Bedroom Homes

1B No. 10 11 14 15

3 Bedroom Homes

2D No. 2 12 16 17

2E No. 3 13

2D-1 No. 4 6

2E-1 No. 5 7

3C No. 9 18

3 Bedroom Detached Homes

3E No. 1

4 Bedroom Detached Homes

6B-1 No. 8



The Grove

Developer



Selling Agent



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**HARPER'S
CREEK**

Siteplan Phase 2

*Come Home to
Glounthaune*

3 Bedroom Homes

2D-1 No. **1** **4** **6**

2E-1 No. **2** **5** **7**

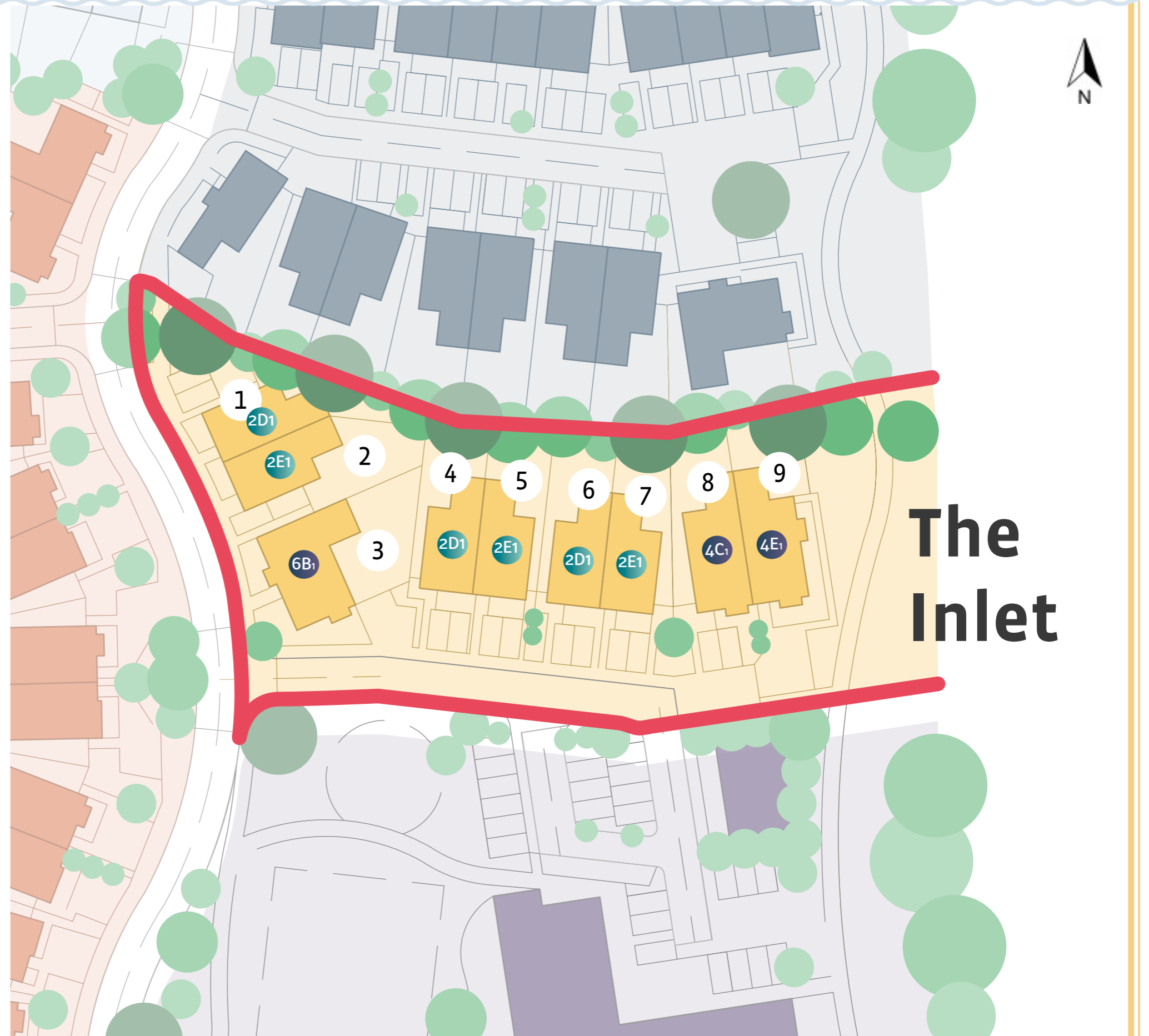
4 Bedroom Homes

4C-1 No. **8**

4E-1 No. **9**

4 Bedroom Detached Homes

6B-1 No. **3**



**The
Inlet**

Developer



Selling Agent



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Specifications

External & Internal

O'Mahony Developments are committed to the highest professional standards in architectural design, build quality, finishing and fit out. Our goal is to create homes that you and your family will delight in for generations to come and that contribute to a lasting and worthy architectural legacy

Exterior

- Harpers Creek homes are of concrete block construction.
- Distinctive and elegant high-quality elevations comprising of smooth rendered finishes.
- High quality PVC gutters and downpipes.
- High Quality Reconstituted Granite stone surrounds and window-cills to various front elevations.
- Outdoor tap provided at rear
- Private rear gardens seeded for grass with boundaries clearly defined with a combination of timber fence and block walls.
- Attractive paved front driveway to each house.
- External lighting to front and rear doors.

Windows and Doors

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

Internal Finishes

- Each property enjoys extra height 2.8m/9ft high ceilings to the ground floor
- Walls and ceilings are finished smooth and walls 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.

Kitchen

- High quality fitted kitchen designed to maximise storage and reflect modern interior trends.
- Modern extractor fan provided.
- Plumbed for dishwasher and washing machine.

Utility

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

Wardrobes

- Generous style forward robes fitted in at least one bedroom



Specifications

External & Internal

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Bathrooms and En-Suites

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

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 Harpers Creek 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.
- Zoned heating controls.
- 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 provided by an efficient Mechanical ventilation system.

A-Rated Homes

- All homes in Harpers Creek 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.
- Air tight membrane provided for extra comfort and efficiency.

Structural Guarantee

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



Did you know that Harper's Island is one of the most important wildlife areas in Cork Harbour? Tens of thousands of visiting and resident wild birds call it home - a safe, secure, rich and protected haven in which they thrive ... they **Come Home to Glounthaune** season after season ...

Harper's Creek, overlooking Harper's Island is a new development of A-rated 2, 3 & 4 bed contemporary family homes from O'Mahony Developments and situated on a beautiful, greenfield site bounded by millennia-old limestone walls.

Location, Location Location ...

Check this out for work/life balance location - Harper's Creek is just across the road from Glounthaune Commuter Rail station; adjacent to Glounthaune village centre with shops, schools, pubs/restaurant, church and just minutes from all the services, amenities, employment opportunities and access of Little Island, Fota Retail Park, N25, Lee Tunnel and Cork city centre.

Check out this video showcase of the new pedestrian and cycle way from Carrigtwohill to Bury's Bridge via Glounthaune ... KMs of a safe, secure and level dedicated walking and cycling amenity. <https://youtu.be/AmGKIKZ8M64>

Register your interest now!



HARPER'S CREEK

*Come Home
to Glounthaune*

Developer



Selling Agent



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Developer



Selling Agent



Engineers

