



GLEANN FIA

BY CLANCY HOMES

Tower, Blarney, Cork





Welcome Home



Welcome to Gleann Fia, an exciting and exclusive new development by Clancy Homes that combines countryside living with real contemporary style.

Gleann Fia is a new development of unique 4 bed detached homes, and 3 & 4 bed semi-detached homes in a scenic parkland setting. We are also pleased to offer the option of a sunroom on selected homes.

Developer



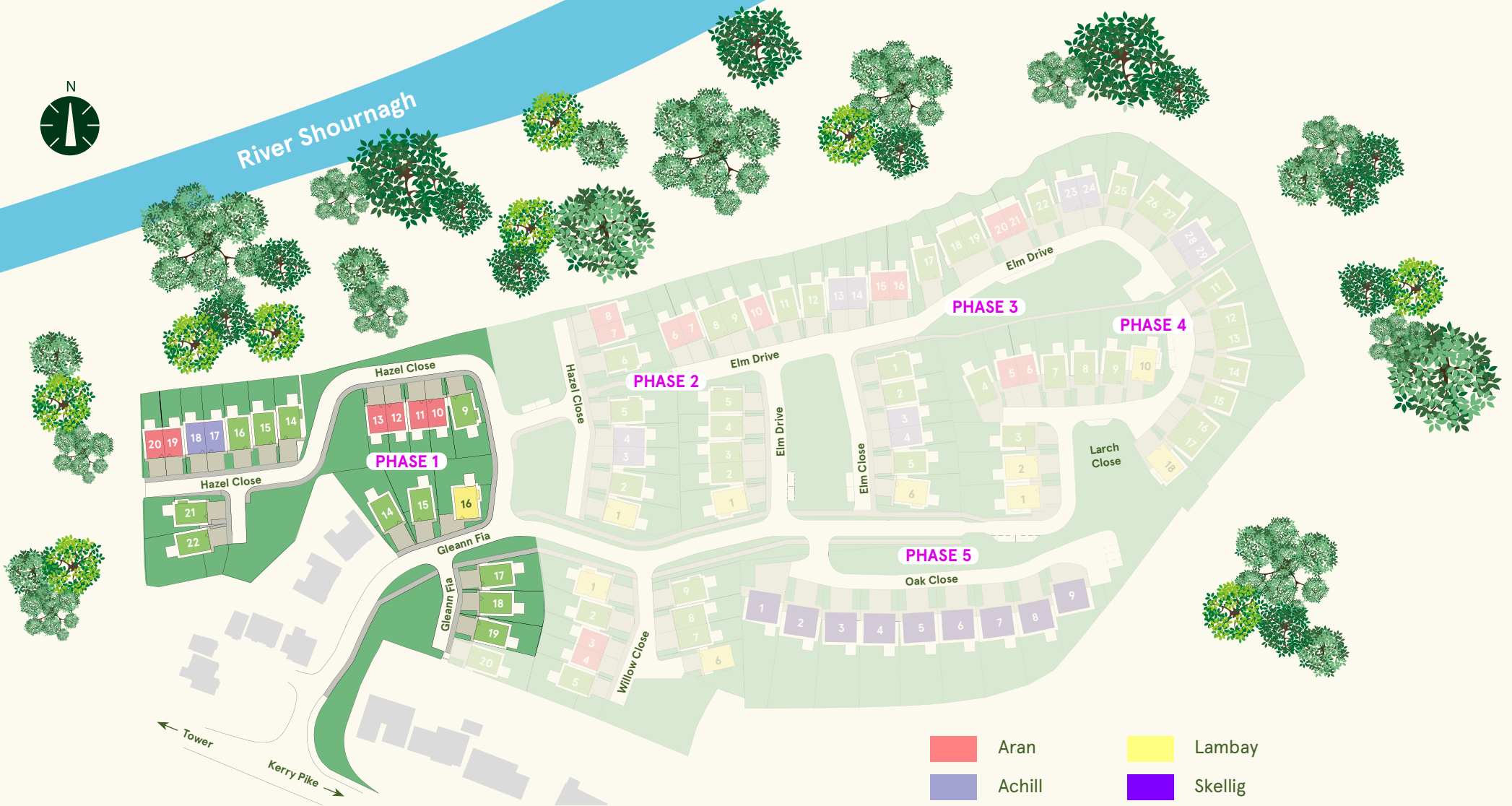
Clancy Homes is a family company founded by John Clancy back in 1947. Over the years we've built thousands of homes all over Ireland. We've carefully nurtured a reputation for quality and reliability, and we make sure that's reflected in every home we build.

Our developments are located and designed to create a sense of community and Gleann Fia is a great example of this. Clancys have been building homes for over 70 years and we care about our customers. We'll make sure that the whole journey is as easy as possible for you, from the first enquiry, all the way through to handing you over the keys to your new home, and beyond.





River Shournagh

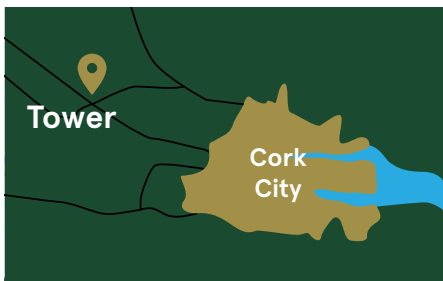


Development

Glenn Fia is an exclusive development of mainly detached homes on the outskirts of Cork City. Glenn Fia nestles above the woodland estate of Blarney Castle, looking over the Shournagh River and the village of Tower.

It's the perfect location to enjoy the space and freedom of the countryside whilst remaining only a short hop to the city. These spacious new homes in Glenn Fia will be constructed to the highest standards by our skilled craftspeople. Each home will have a minimum BER A2 rating, top quality materials and professional workmanship will ensure the highest standards are maintained throughout the development.

Location



Surrounded by lush Cork countryside, with the city literally minutes away, Gleann Fia offers the best of all worlds, bringing you a real taste of nature together with everything you need for modern family life.

Tower has all the amenities you need for daily life, including shops, pubs and restaurants, pharmacies and doctors, schools, pitches and parks. Tower is just minutes from Blarney and its world-famous castle. Experience the richness of the Irish countryside right outside your door, with numerous scenic walks and a whole host of activities.



1. Gleann Fia
2. O'Leary's Award Winning Supervalu
3. Muskerry Golf Club
4. Cloghroe National School
5. 215 Bus Route
6. Apple Computers
7. EMC & VM Ware

Education

Cloghroe National School, a feeder school for Cork's leading secondary schools, is five minutes from Gleann Fia. It's one of the country's largest and it has recently extended its facilities to enhance its already superb reputation.



Shopping

A real sense of community adds to the Tower countryside, with a great selection of shops, including the award winning O'Leary's Supervalu, First Plus pharmacy and Blooming Marvellous Florists. Should you need it, the bustling city of Cork is just a short drive away. You can also take the 215 Orbital bus to Mahon via Blackpool and Cork City, running every thirty minutes from early morning to late at night.



Leisure & Sports

Muskerry Golf Club and Blarney Golf Resort are both within easy reach, together with the Shournagh and Martin rivers for the angling and water-sports enthusiast. Inniscarra Community Centre and Inniscarra GAA are minutes away. Here you will find a multi-sports complex including rugby, hurling, football, camogie, soccer, pitch and putt course, an indoor sports complex and a brand new state of the art playground. Blarney Utd., Soccer Club, with over 500 members in boy's and girl's teams up to Senior level, is the envy of the soccer community, boasting ultra-modern clubhouse facilities and two full-size pitches, one of which is all-weather. Only a short spin away you'll find Clogheenmilcon Duck Walk and Ballincollig Regional Park.

Entertainment

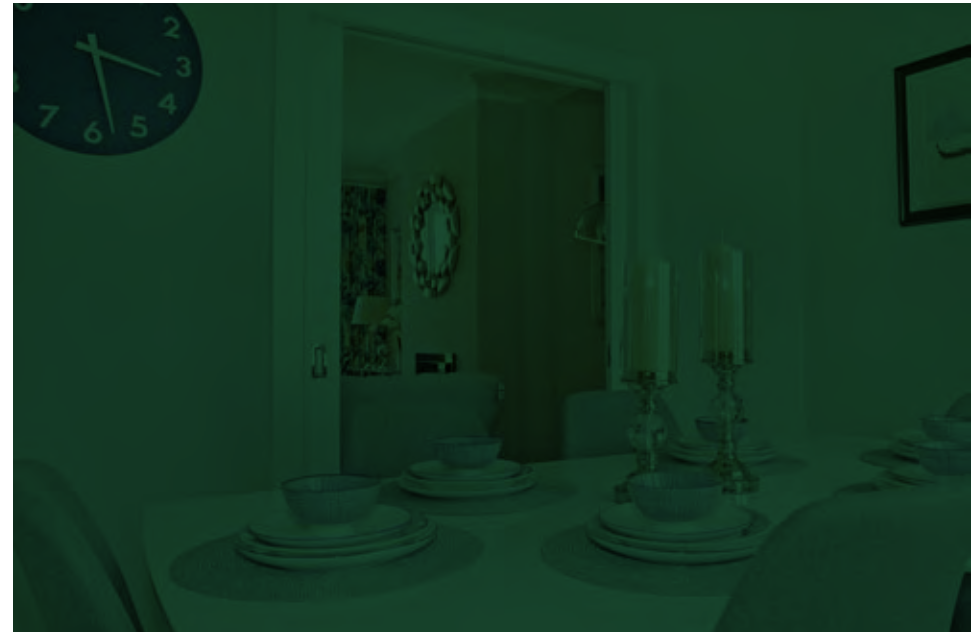
On your doorstep are a number of leading culinary experiences, including the award winning Blair's Inn, The RAJ Indian restaurant and the Blue Palace Asian Restaurant. Local gastro-pubs The Huntsman and Aunties are synonymous with great entertainment, excellent pub grub and quiet cosy corners.



Superior Changes Policy

When you buy a home from Clancy Homes, you are dealing directly with the builder. We're building this house especially for you. We want you to be able to play a part in shaping it, if you want. While we can't make any structural changes, we have a number of options that you may wish to make to personalise your home. These details are available from our auctioneer. Making these changes now may also allow you to include them in your mortgage or any help to buy initiatives you may be availing of.

Any changes require a team effort so you will need to work with us. It's important that changes are agreed well in advance of the relevant construction stage and they can only be done once your contracts are signed. Please note if you would like to avail of a sunroom please let our auctioneer know as soon as possible as this must be confirmed before house construction commences.





Enhanced Help to Buy Scheme



Recently the government made a change to the Help To Buy Scheme. The scheme now entitles you to up to €30,000 payment from the government when you purchase a new house. The scheme is only available to first time buyers and it is dependent on the amount of tax you've paid in the previous 4 years. The Help To Buy grant can also be used towards your contract deposit which makes owning your own home all the more affordable.

To find out more, and to start your application, visit [revenue.ie](https://www.revenue.ie)

Please be aware that the Enhanced Help to Buy Scheme may not be around much longer. Contact us today to make sure you maximise your savings.

Harkin & Associates

Harkin & Associates Auctioneers are based in Blarney for over 20 years. We have a vast local knowledge and look forward to sharing that experience with you in guiding you through the journey of purchasing your new home.



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Disclaimer

The particulars in this brochure are for guidance only and do not form any part of any contract. Maps and plans are not drawn to scale and measurements are approximate. Intended purchasers must satisfy themselves as to the accuracy of the details given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct, however neither the builder/developer nor their agents shall be held liable for any inaccuracies therein. The builder reserves the right to alter, amend or change the specification prior to and during the construction phase without prior notice to any other individual whatsoever.

gleannfiahomes.ie

Phase One Information







Tower, Blarney, Cork



Development Map

Phase 1



-  Aran
-  Achill
-  Valentia
-  Lambay



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Enhanced Features

Phase 1, 23/11/20



Ber & Energy Efficiency

- A2 Rated BER and Fully NZEB compliant
- Houses are tested for airtightness
- High performance energy efficient windows & doors
- Wall, floor and ceiling insulation all exceed Building Regulation requirements

Interior Finishes

- Full painting scheme with a choice of colours
- Extra high ceilings at ground floor level
- Sleek contemporary doors, skirtings' and architraves
- Innovative 'pocket' sliding doors to link living rooms to dining rooms
- Generous areas of tiling included with choice of colour
- Modern satin chrome door handles
- "Stira" type attic access provided
- Hardwood newels and handrails to stairs

Exterior

- Low maintenance finishes
- Granite Cills to front elevations
- Feature banding to front elevations
- Attractive planting bed at the front of all houses
- Front and rear gardens laid out in lawn
- Low maintenance PVC fascia, soffit, gutters and downpipes
- High performance windows throughout
- Multi point locking hardwood timber doors
- Modern brick paving to front drives
- Brick paved patio area to rear gardens
- Space to park two cars comfortably

Kitchens

- Modern contemporary design
- Choice of styles and colours
- Soft close doors and drawers
- Units to take integrated appliances
- Lighting provided under wall units
- Separate utility with space for washing machine, dryer and storage

Heating & Plumbing

- Highly efficient air to water heat pumps
- Under floor heating downstairs
- Separate thermostatically controlled heating zones
- Pressurised system for rapid hot water delivery
- Heated towel rails in bathrooms & en-suite
- Thermostatically controlled shower to en-suite
- External tap provided as standard

Electrical

- Abundant power points throughout
- Individual isolation switched to all kitchen appliances
- Satin chrome face plates to electrical points downstairs
- Shaver points to bathrooms and ensuite
- Wired for burglar alarm
- Smoke, heat and carbon monoxide alarms fitted
- Lights provided externally
- Light provided to attic
- External socket provided
- Pre-wired for electric car charging point

TV, Telephone & Media

- Digital TV points provided to living room and main bedroom
- Telephone points provided to hallway and kitchen
- USB power points provided to kitchen and main bedroom

Guarantees & Warranties

- Homes are covered by Homebond 10yr structural guarantee
- All homes are additionally covered by Mechanical and Electrical defects insurance
- Clancy Homes after care service includes a service visit after six months
- Clancy Quality Management System is certified to ISO 9001

The Aran

1,075 ft², 99.9 m²



The Aran 3 bed semi-detached

A stylish 3 bed semi-detached property, which offers accommodation over two floors measuring 1,075 ft² / 99.9 m². It is an exceptionally well-designed home. Upstairs its spacious main bedroom has a large ensuite. This is an excellent family home.

Gleann Fia, by Clancy Homes

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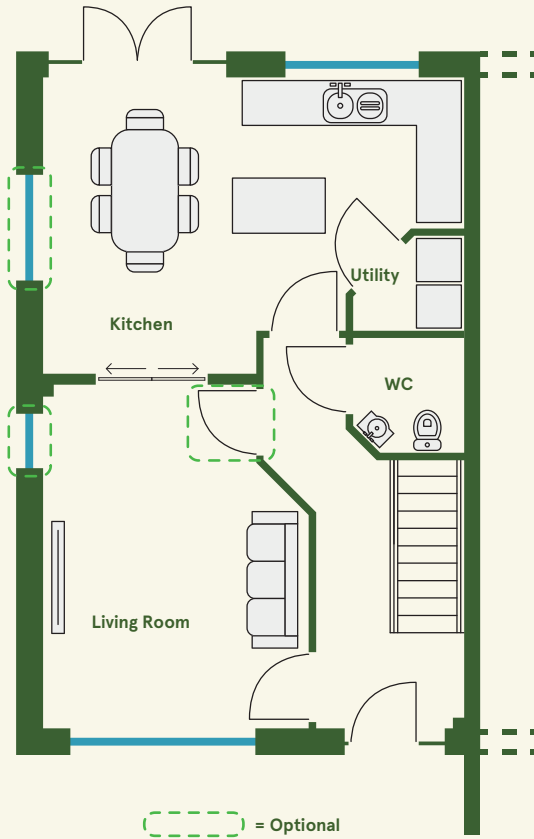


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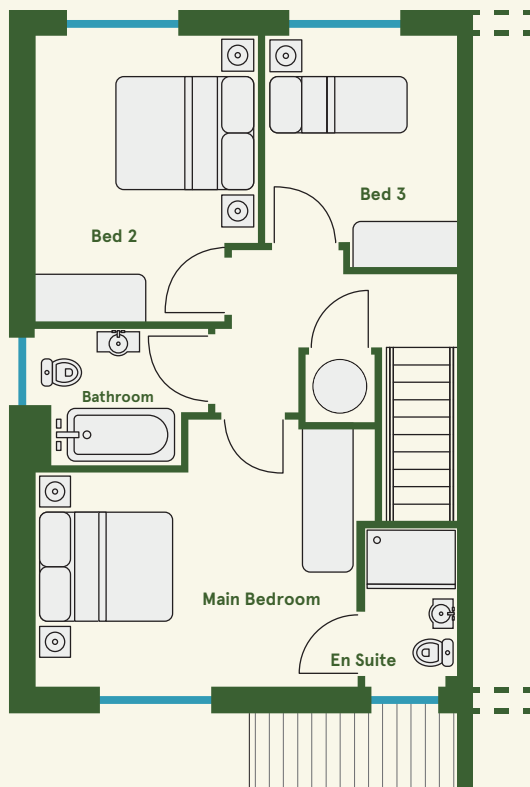
The Aran

1,075 ft², 99.9 m²



Ground Floor

Room	Metric	Imperial
Living Room	3.6 x 4.7	11'10" x 15'7"
Kitchen	4.1 x 3.9	13'5" x 12'10"
Utility	1.5 x 1.3	4'11" x 4'2"
WC	1.5 x 1.7	4'11" x 5'5"



First Floor

Room	Metric	Imperial
Main Bedroom	4.7 x 3.5	15'4" x 11'6"
En Suite	1.2 x 2.1	3'10" x 7'
Bed 2	3 x 3.9	10' x 12'11"
Bed 3	2.6 x 3.1	8'5" x 10'2"
Bathroom	2.3 x 1.8	7'7" x 6'

The Achill

1,246 ft², 115.8 m²



The Achill

3 bed semi-detached

The Achill is our larger three bed semi-detached home which offers accommodation over two floors measuring 1,246 ft² / 115.8 m². Great care and attention to design and detail in this home ensures an excellent use of space especially for those now working from home.

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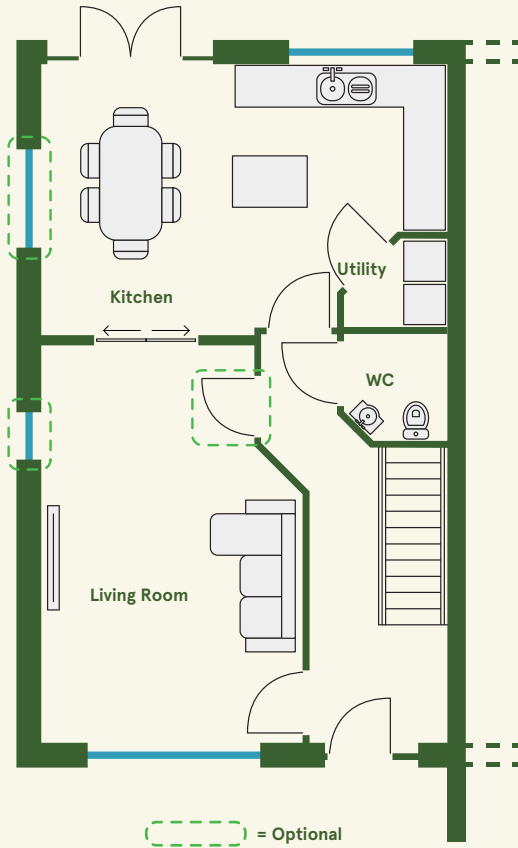


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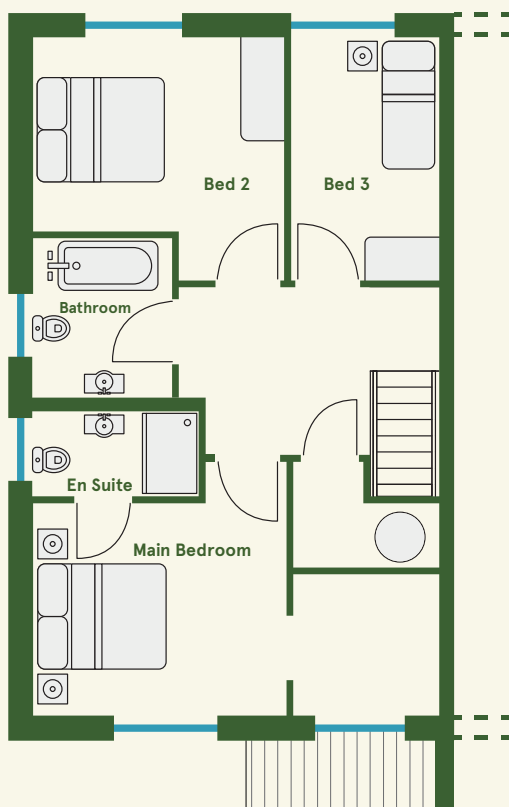
The Achill

1,246 ft², 115.8 m²



Ground Floor

Room	Metric	Imperial
Living Room	3.8 x 5.5	12'5" x 18'
Kitchen	4.3 x 4.2	14'1" x 13'10"
Utility	1.5 x 1.3	4'11" x 4'2"
WC	1.5 x 1.7	4'11" x 5'5"



First Floor

Room	Metric	Imperial
Main Bedroom	3.7 x 3.1	12'0" x 10'1"
En Suite	2.4 x 1.2	7'11" x 4'
Walk-in Wardrobe	2.1 x 2.1	7' x 6'8"
Bed 2	3.6 x 2.8	11'11" x 9'2"
Bed 3	2.2 x 3.6	7'1" x 11'11"
Bathroom	2 x 2.3	6'5" x 7'7"

The Valentia

1,376 ft², 127.8 m²



The Valentia

4 bed detached

Our unique detached Valentia is an elegant 4 bed home which offers accommodation over two floors measuring 1,376 ft² / 128 m². This is our flagship home offering exceptional living space and 4 large bedrooms. With the benefit of being fully detached, this is a home for life.

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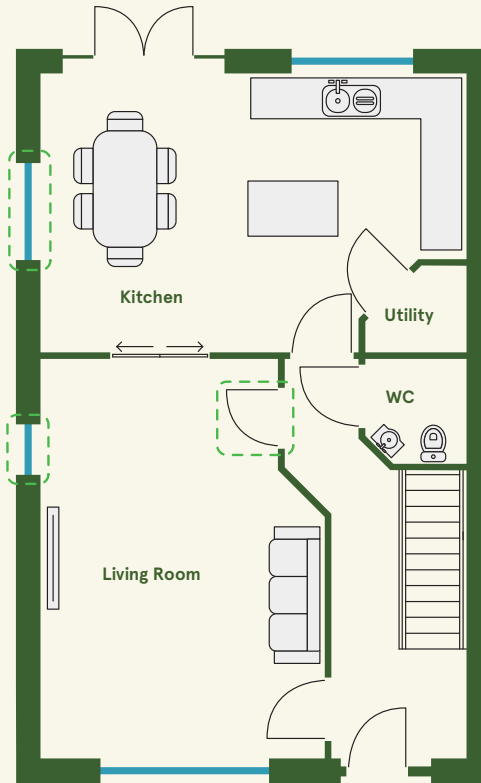


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The Valentia

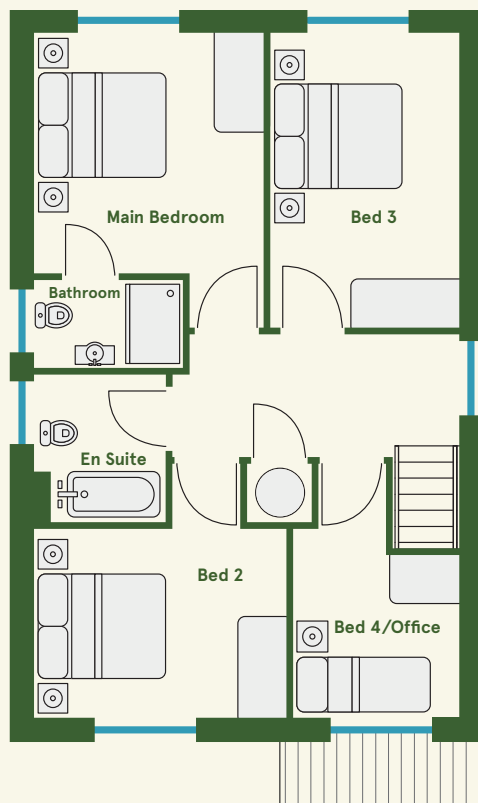
1,376 ft², 127.8 m²



(---) = Optional

Ground Floor

Room	Metric	Imperial
Living Room	4.2 x 6	13'10" x 19'8"
Kitchen	4.7 x 4	15'6" x 13'1"
Utility	1.5 x 1.3	4'11" x 4'2"
WC	1.5 x 1.7	4'11" x 5'6"



First Floor

Room	Metric	Imperial
Main Bedroom	3.4 x 3.6	11'2" x 11'8"
En Suite	2.2 x 1.2	7'2" x 3'11"
Bed 2	2.8 x 4.4	9'2" x 14'4"
Bed 3	3.7 x 2.8	12'4" x 9'2"
Bed 4/Office	2.5 x 2.8	8'1" x 9'2"
Bathroom	1.7 x 2.2	5'7" x 7'2"

The Lambay

1,546 ft², 143.6 m²



The Lambay

4 bed detached

The Lambay is our larger 4 bed detached home which offers extremely spacious accommodation over two floors measuring 1,546 ft² / 143.6 m². This exceptionally well-designed home is built with impressive well-proportioned, light filled rooms, high energy efficiency, lots of storage space and generous gardens makes. This home is ideal for those looking to trade up to a forever family home.

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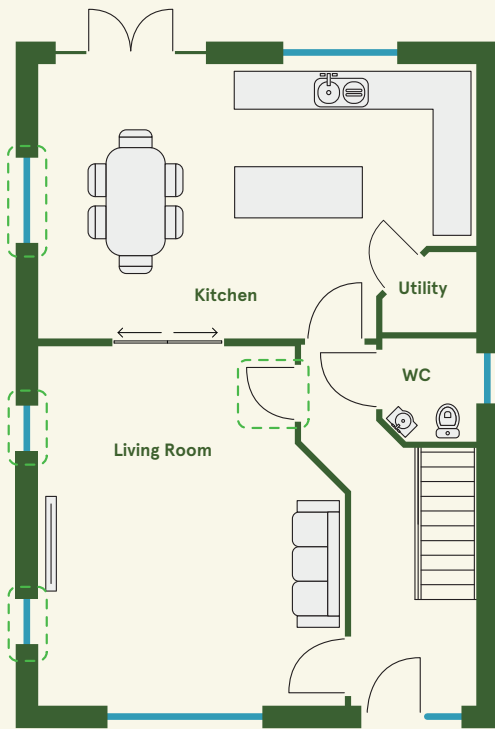



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The Lambay

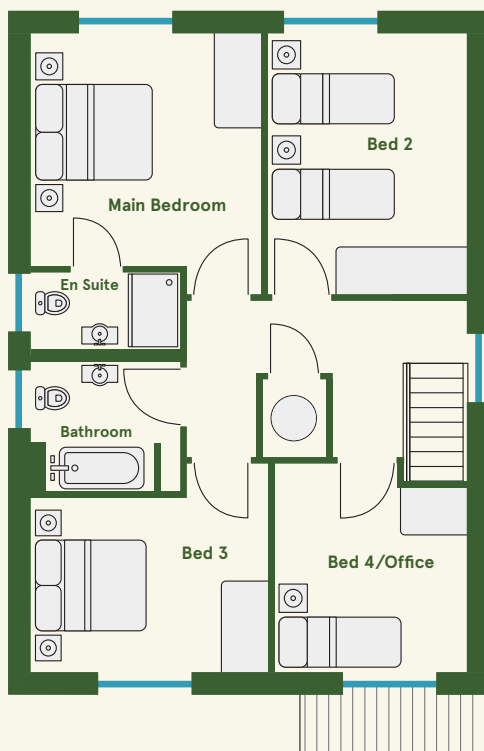
1,546 ft², 143.6 m²



 = Optional

Ground Floor

Room	Metric	Imperial
Living Room	4.9 x 5.7	16'1" x 18'10"
Kitchen	7 x 4.4	23' x 14'5"
Utility	1.5 x 1.3	4'11" x 4'2"
WC	1.5 x 1.7	4'11" x 5'6"



First Floor

Room	Metric	Imperial
Main Bedroom	3.7 x 3.7	12'1" x 12'2"
En Suite	2.4 x 1.2	7'11" x 4'0"
Bed 2	3.2 x 4.2	10'6" x 13'8"
Bed 3	3.8 x 2.8	12'6" x 9'2"
Bed 4/Office	3.1 x 3.4	10'1" x 11'
Bathroom	2.2 x 2.1	7'1" x 6'11"