



GLENWOOD

Strawhall, Fermoy



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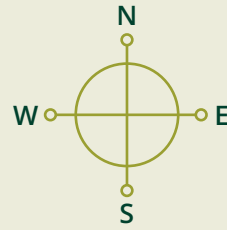
On the Banks of the Blackwater

















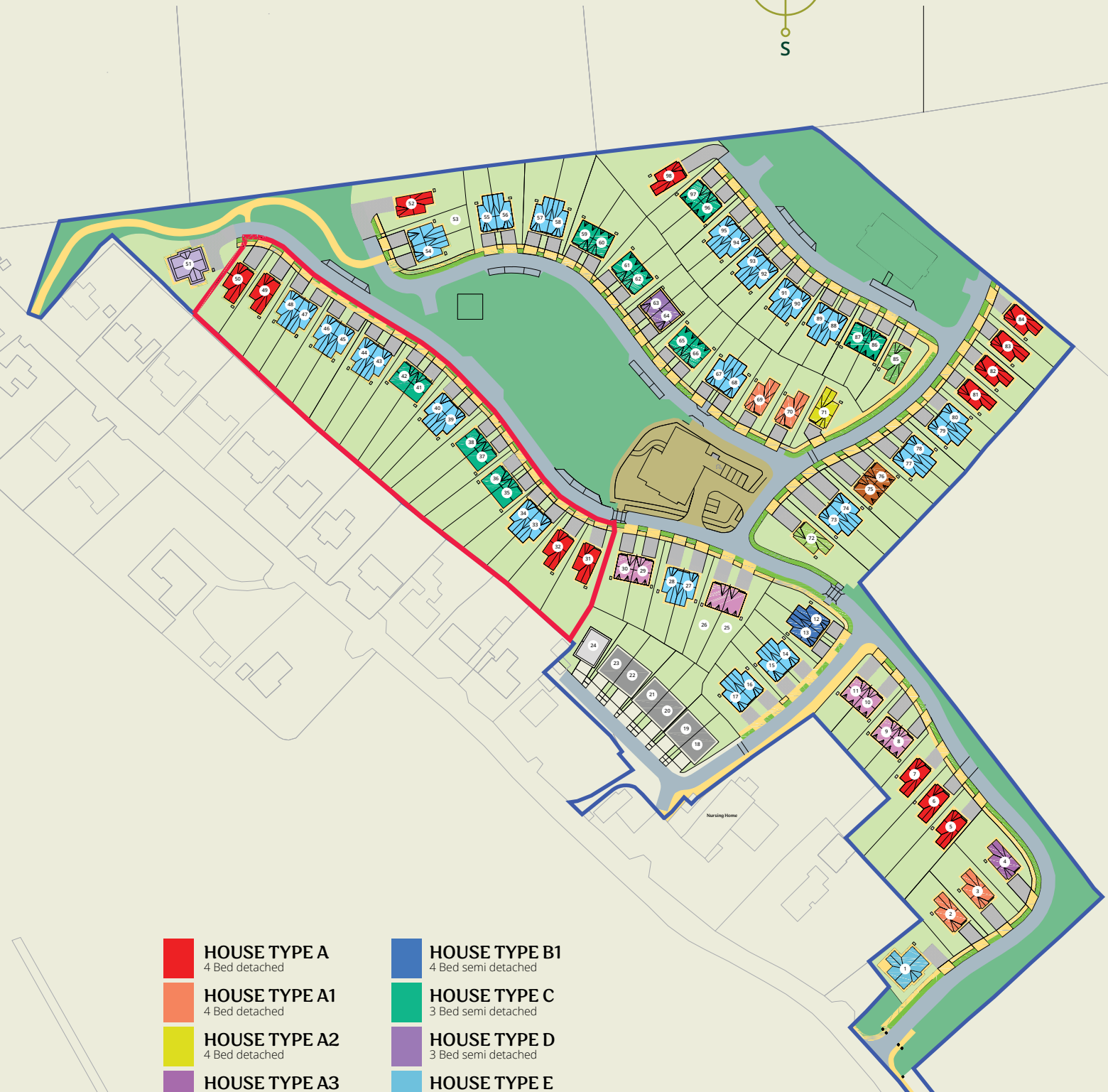
Glenwood is an exceptional new development consisting of an excellent mix of 3 and 4 bedroom family homes located on the edge of Fermoy town.

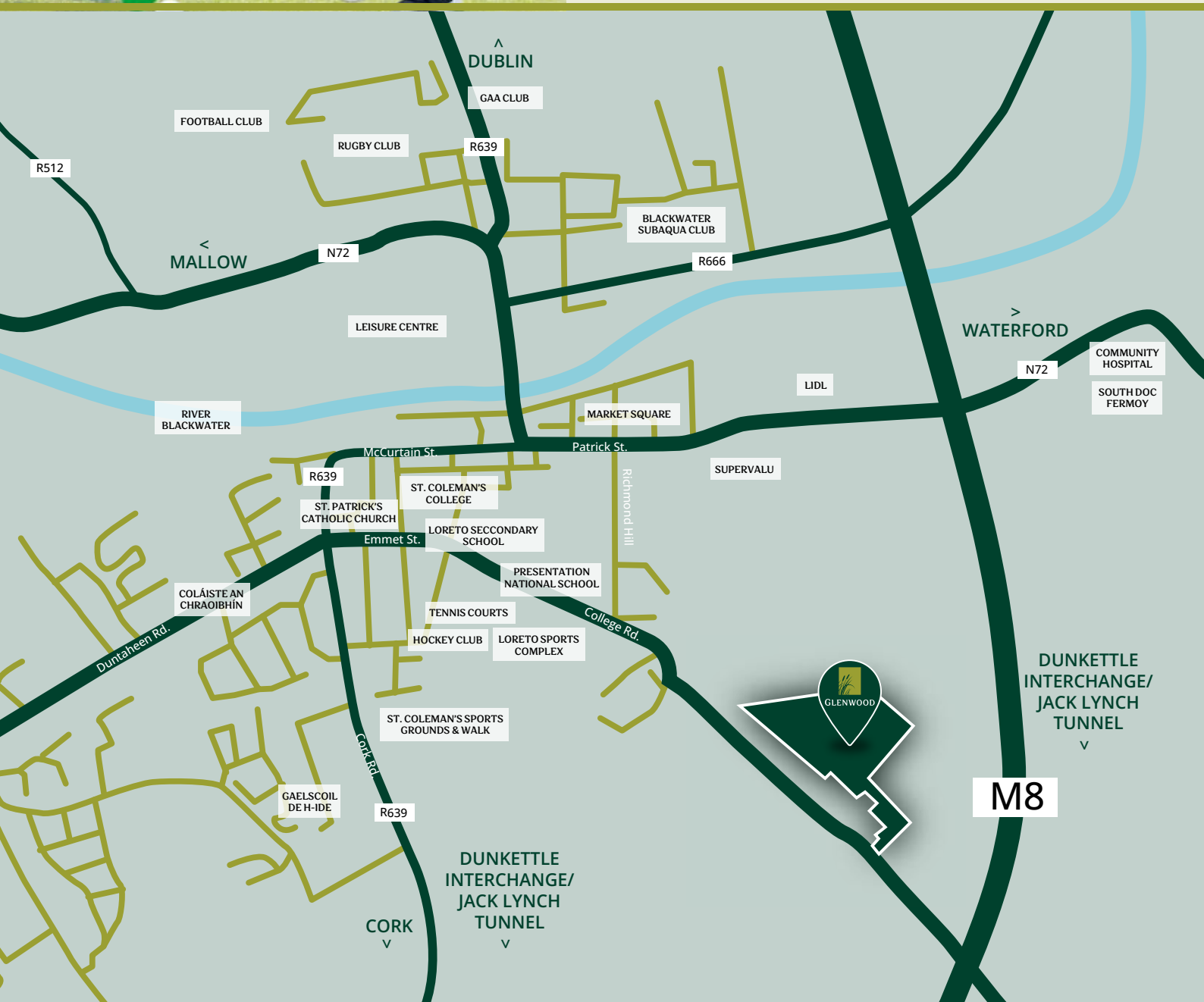
These high-quality A-Rated homes are situated on a most scenic elevated low-density site overlooking the town of Fermoy and Blackwater Valley. All Glenwood homes will be A2-Rated with high levels of insulation throughout, complimented by air to water heat pumps for under floor heating and hot water, resulting in increased energy efficiency and sustainability.

This development qualifies for the First Home and Help to Buy Schemes. The First Home Scheme helps buyers with up to 30% of the market value of their newly built Bridgewater home.



- | | |
|--|---|
|  HOUSE TYPE A
4 Bed detached |  HOUSE TYPE B1
4 Bed semi detached |
|  HOUSE TYPE A1
4 Bed detached |  HOUSE TYPE C
3 Bed semi detached |
|  HOUSE TYPE A2
4 Bed detached |  HOUSE TYPE D
3 Bed semi detached |
|  HOUSE TYPE A3
4 Bed detached |  HOUSE TYPE E
4 Bed bungalow |
|  HOUSE TYPE A4
4 Bed detached |  HOUSE TYPE E1
4 Bed bungalow |
|  HOUSE TYPE A5
4 Bed detached |  HOUSE TYPE F
2 Bed bungalow |
|  HOUSE TYPE B
4 Bed semi detached |  HOUSE TYPE G
2 Bed bungalow |





GLENWOOD

An Outstanding Location



Glenwood is within walking distance of all of Fermoy towns many amenities, including restaurants, cafés, pubs, supermarkets, GAA, rugby, soccer, golf and fishing.

It is excellently serviced by a number of primary and secondary schools as well as a well serviced bus network.

For the commuter, the M8 Cork/Dublin motorway is within 3km and just a short 30 minute motorway commute to the Dunkettle Interchange and Jack Lynch Tunnel.

Specifications

INTERNAL SPECIFICATIONS

Heating

- High levels of insulation to achieve an energy rating of A2 (BER Cert). All purchasers will have a warm house with low energy bills and costs.
- High efficiency Air to water heat pump with underfloor heating on ground floor and high output radiators on first floor.

Windows and Doors

- High performance uPVC double glazed windows and patio doors.
- High quality and energy efficient front door.

Electrical and Safety

- Generous electrical specification provided throughout.
- Smoke and heat detectors fitted (mains powered with battery backup) as standard.
- Safety restrictors provided on upper floor windows.

Smart homes

- High Speed internet ducting placed into the infrastructure of the development to allow service by all internet providers.

Ventilation and Insulation

- High levels of thermal insulation throughout.
- High level of airtightness to a standard in excess of building regulations.

- A-Rated building energy rating (BER) with associated benefit of low energy consumption and energy bills.

Internal Finishes

- Walls and ceilings are finished smooth and walls painted a neutral colour with white ceilings.
- Superior solid wood doors throughout.
- High quality ironmongery (door handles and locks).
- Contemporary skirting and architraves finished in white.
- Painted finish to all joinery.
- Exceptional contemporary white sanitary ware.
- Guest W.C. – toilet and wash hand basin.
- Main bathroom – toilet, wash hand basin, bath with overhead shower and radiator.
- Ensuite – toilet, wash hand basin, electric shower with shower tray and radiator.
- High quality bathroom fittings.

Utility

- The utility room allows for a fitted countertop and is plumbed for a washing /condenser dryer machine.

**Where applicable depending on the house type*

Please note that indicated kitchen and wardrobe layouts seen on the individual floor plans are for illustrative purposes only and do not form part of the internal specification.

ENERGY RATING

BER **A2**



EXTERNAL SPECIFICATIONS

- Elegant and distinguishing mix of high-quality smooth render or brick (house type dependent) finishes.
- Sleek dark grey Anthracite fascia, soffit and guttering.
- External lights to front and rear of the property.
- Attractive cobblelock paving and landscaped driveway for 2 cars.
- All gardens are seeded.
- Boundary fencing is finished with concrete post and timber panels.

WARRANTY COVER UNDER HOMEBOND

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

BONUS FEATURES

- All homes in Glenwood, 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.
- Kitchens are provided with generous allowances for each house type.
- Should purchasers wish to choose a kitchen outside of the allowance, this will be permitted on the onus that the purchaser pays the balance between the allowance and the final costings.
- Developer is registered with all Government grants such as the First Home Scheme and the Help to Buy.
- Each home comes complete with large gardens.

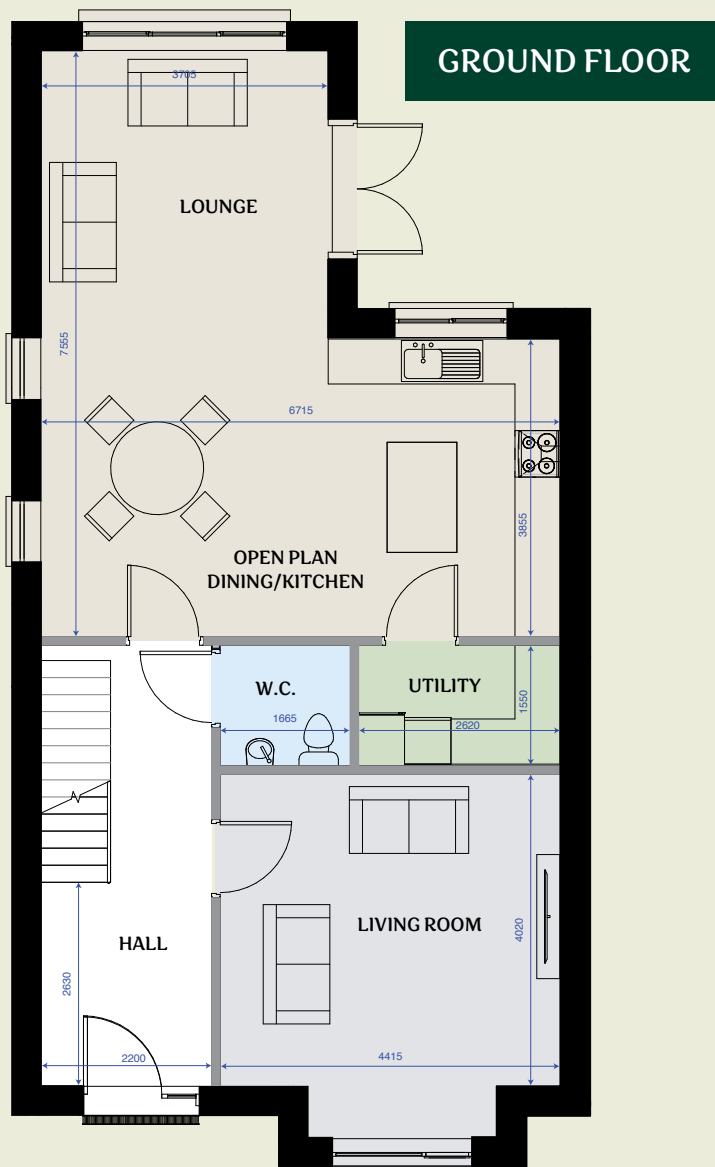
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House Type A

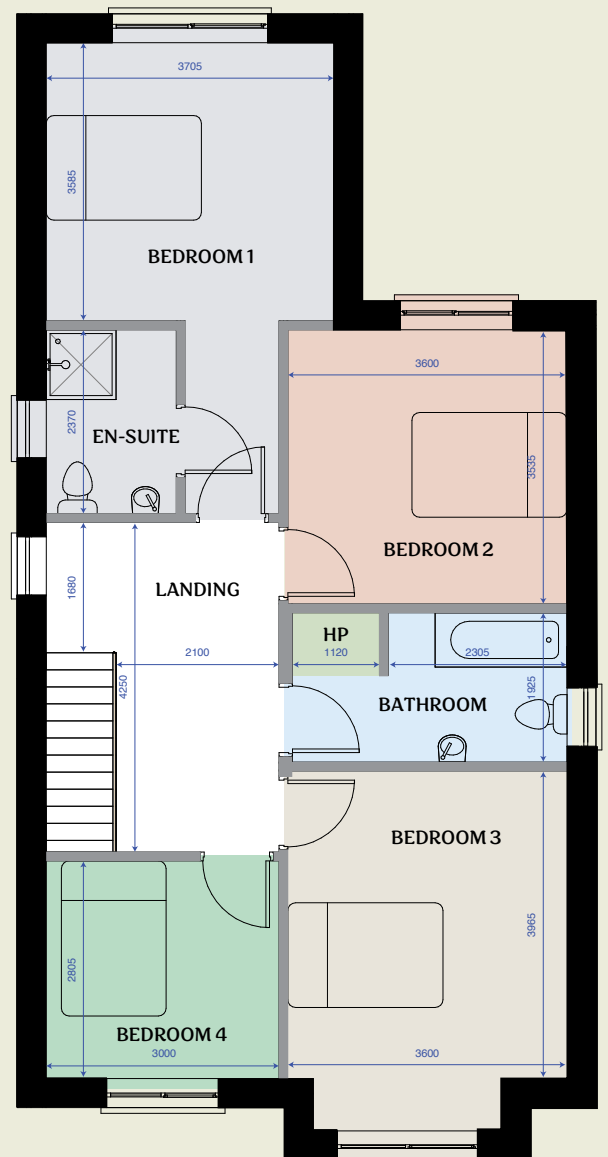
4 BED DETACHED

159 sq m / 1710 sq ft





FIRST FLOOR



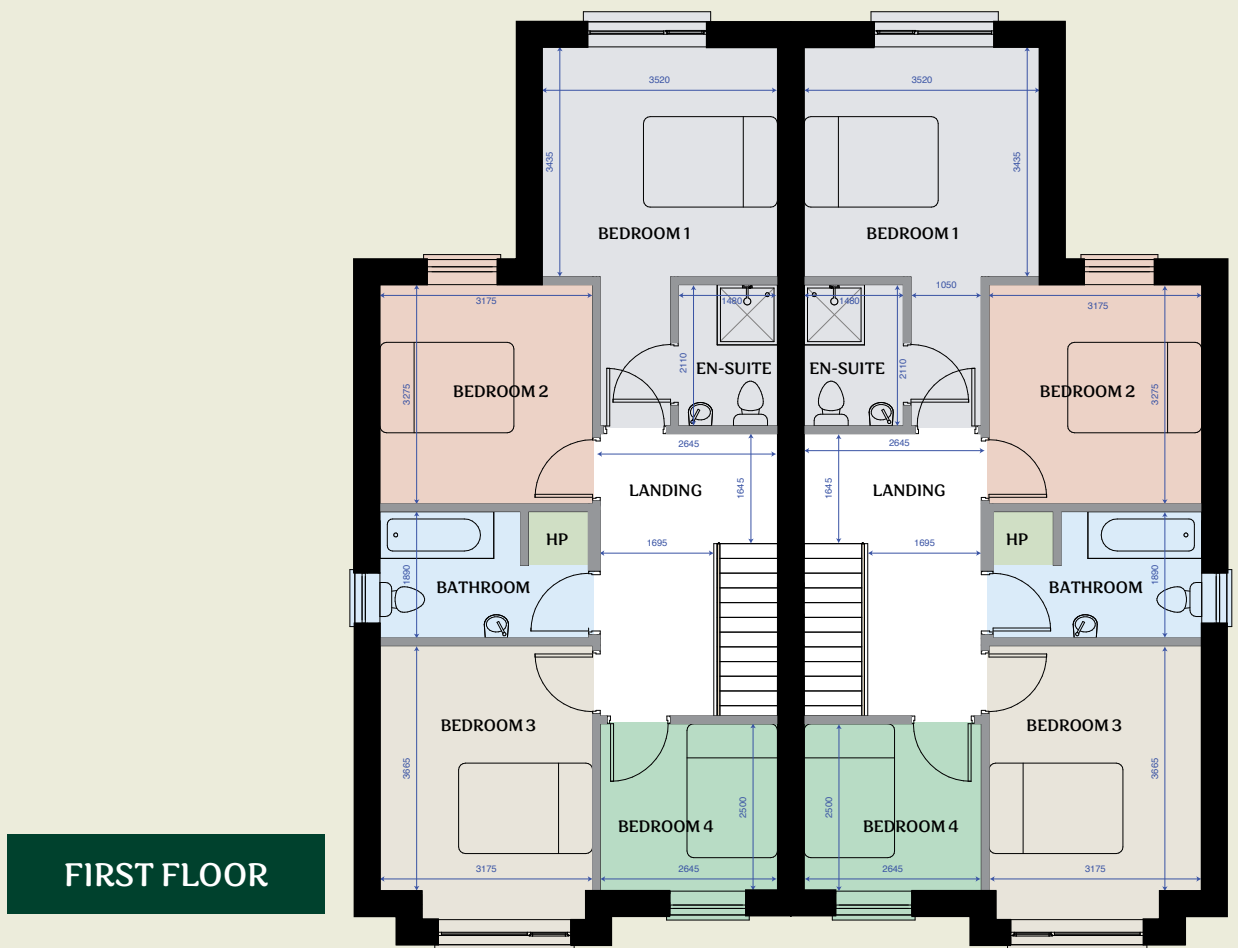
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House Type B

4 BED SEMI-DETACHED

134.7 sq. m 1450 sq. ft





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House Type C

3 BED SEMI-DETACHED

112 sq m / 1202 sq ft



This detailed floor plan shows the layout of a two-story house with the following rooms and dimensions:

- Open Plan Kitchen/Dining/Lounge:** Located on the top floor of both wings. Dimensions include 6420 (width), 2285 (depth), 4180 (depth), and 3590 (width).
- Utility:** Adjacent to the kitchen area. Dimensions include 1555 (width), 1250 (depth), and 1500 (width).
- W.C. (Toilet):** Located near the utility room. Dimensions include 1560 (width) and 1100 (depth).
- Hallway:** Connects the rooms. Dimensions include 3290 (length) and 2715 (width).
- Living Room:** Located on the bottom floor of both wings. Dimensions include 3590 (width), 4505 (depth), and 1815 (width).
- Stairs:** Indicated by arrows and the label "UP" on the right-hand plan.

The plan also shows various fixtures such as a circular dining table, a kitchen sink, a four-burner stove, a refrigerator, a toilet, and a bathtub. The overall layout is symmetrical, with a central dividing wall.

PLAN 1

BEDROOM 1
3905 (width) x 4205 (depth)

EN-SUITE
3400 (width) x 1765 (depth)

BATHROOM
2890 (width) x 1765 (depth)

LANDING
4290 (width) x 1085 (depth)

BEDROOM 2
4380 (width) x 3180 (depth)

BEDROOM 3
3125 (width) x 3780 (depth)

PLAN 2

BEDROOM 1
3905 (width) x 4205 (depth)

BATHROOM
2890 (width) x 1765 (depth)

LANDING
4290 (width) x 1085 (depth)

BEDROOM 2
4380 (width) x 3180 (depth)

BEDROOM 3
3125 (width) x 3780 (depth)

SELLING AGENTS



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DEVELOPER

