



# WILLSFORD

CASTLETREASURE · CO CORK



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## WELCOME TO WILLSFORD

This stunning collection of six spacious 180 sqm A-Rated four bedroom homes, nestled within beautifully landscaped grounds, are located close to the village of Douglas, one of Cork's most established and exclusive areas.



## DESIGNED FOR LIVING

These homes have been carefully thought out, generously proportioned and will be exquisitely finished to the highest standards. Their beautiful exteriors will be mirrored by elegant interiors. Spacious layouts, light-filled rooms, crisp clean lines and a contemporary colour palate will all add up to truly comfortable homes that are perfectly in tune with today's lifestyles.





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EVERY ASPECT  
OF THE DESIGN  
HAS BEEN  
METICULOUSLY  
CONSIDERED TO  
MAXIMISE THE  
AMOUNT OF  
SPACE, LIGHT &  
PRACTICALITY



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# SOMETHING FOR EVERYONE

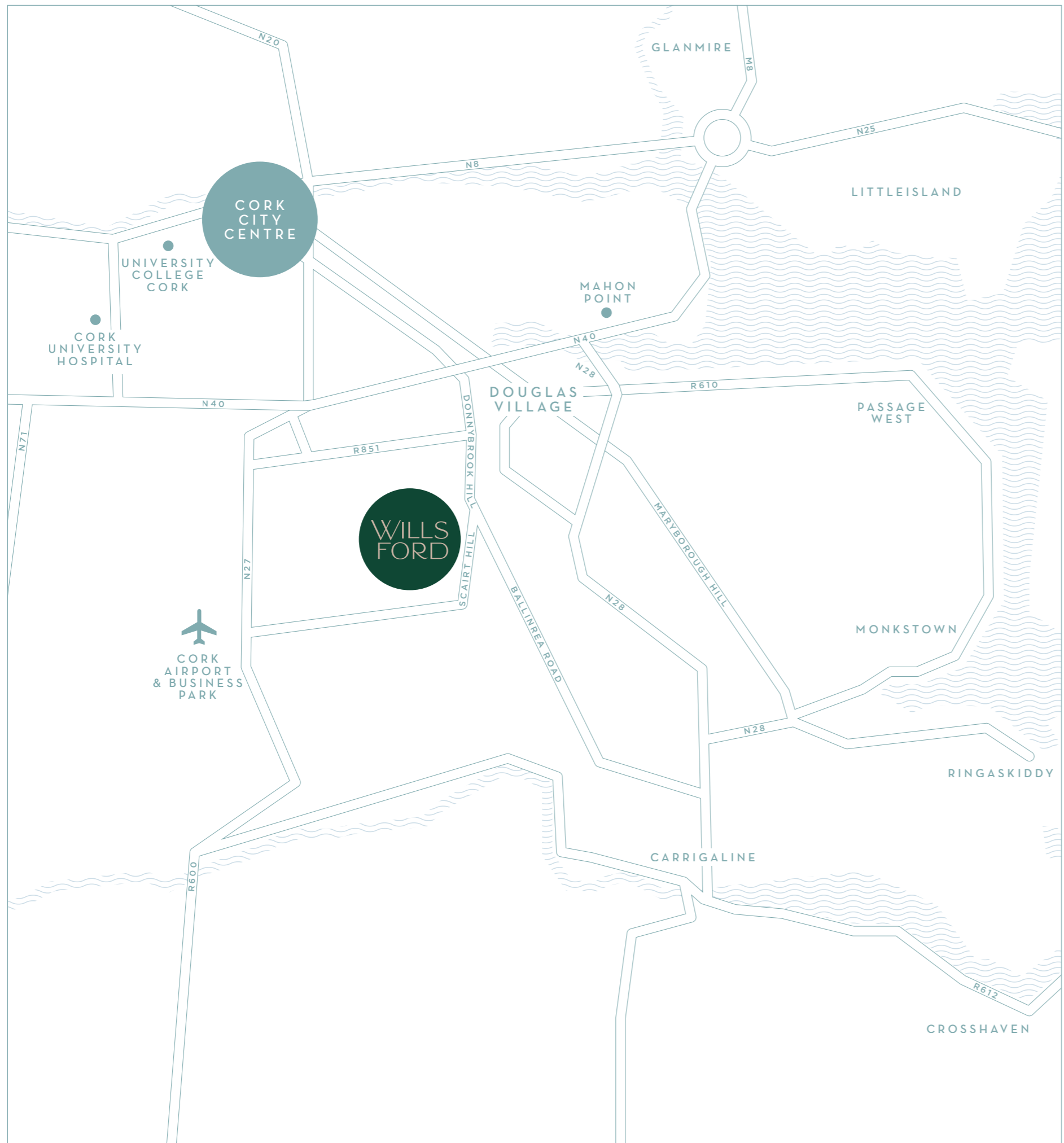
Within striking distance of Willsford is a host of leisure activities, amenity walks, sporting and social groups. It is of course close to Corinthians Park, home to College Corinthians AFC.

A selection of primary and secondary schools are available in the area, as well as the major third level institutions available in the City.

Douglas Village playground and Community Park is a welcome location for young families, and the Farmers Market on Saturday mornings provides a range of naturally produced foods and special treats.



NEARBY  
BALLYBRACK  
WOODS IS  
A WALKERS  
PARADISE



# EXCELLENT CONNECTIONS TO CORK CITY & BEYOND

Located just 2km from Cork City, Willsford offers the perfect solution for those who enjoy the hustle and bustle of city life yet like to get away from it all during their leisure time.

The Donnybrook Hill road offers a quick route into the city for motorists, while a regular Bus Éireann service is a fast alternative to driving. As the second-biggest city in Ireland, Cork's network of motorways and main roads, as well as its main bus and train stations, opens the whole country up for those looking to travel beyond the county.

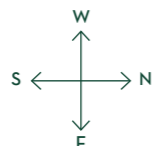
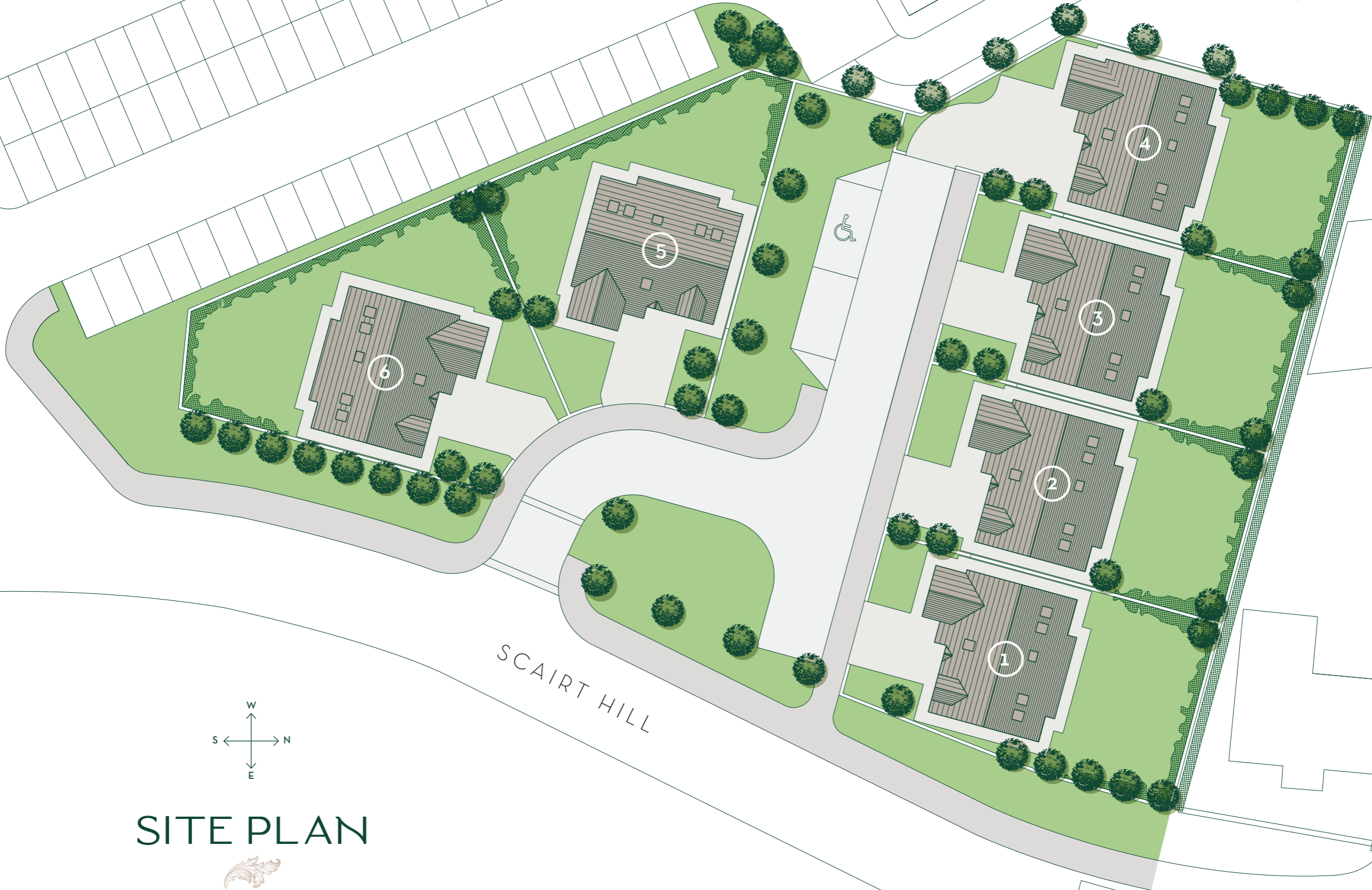
If you need to travel abroad, Cork's International Airport is located just 4.8km from Willsford, offering regular flights to the UK, Europe and beyond.



Cork City Centre	Cork Airport	Mahon Point	Kinsale
15	6	10	25
MINUTES	MINUTES	MINUTES	MINUTES

Approximate off-peak travel times by car. Source: Google Maps

CORINTHIANS PARK



# SITE PLAN



Not to scale. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

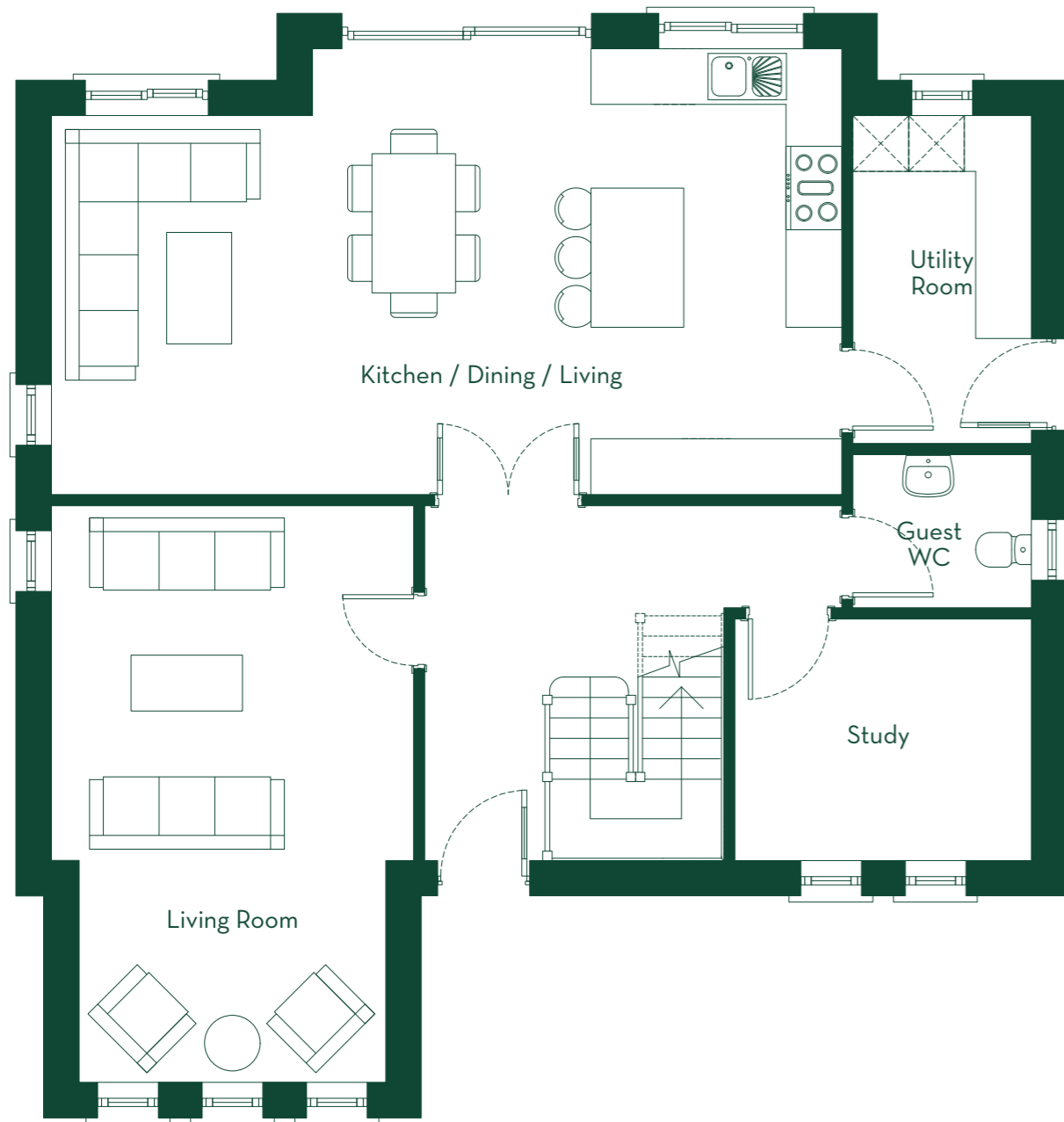


# FLOOR PLANS

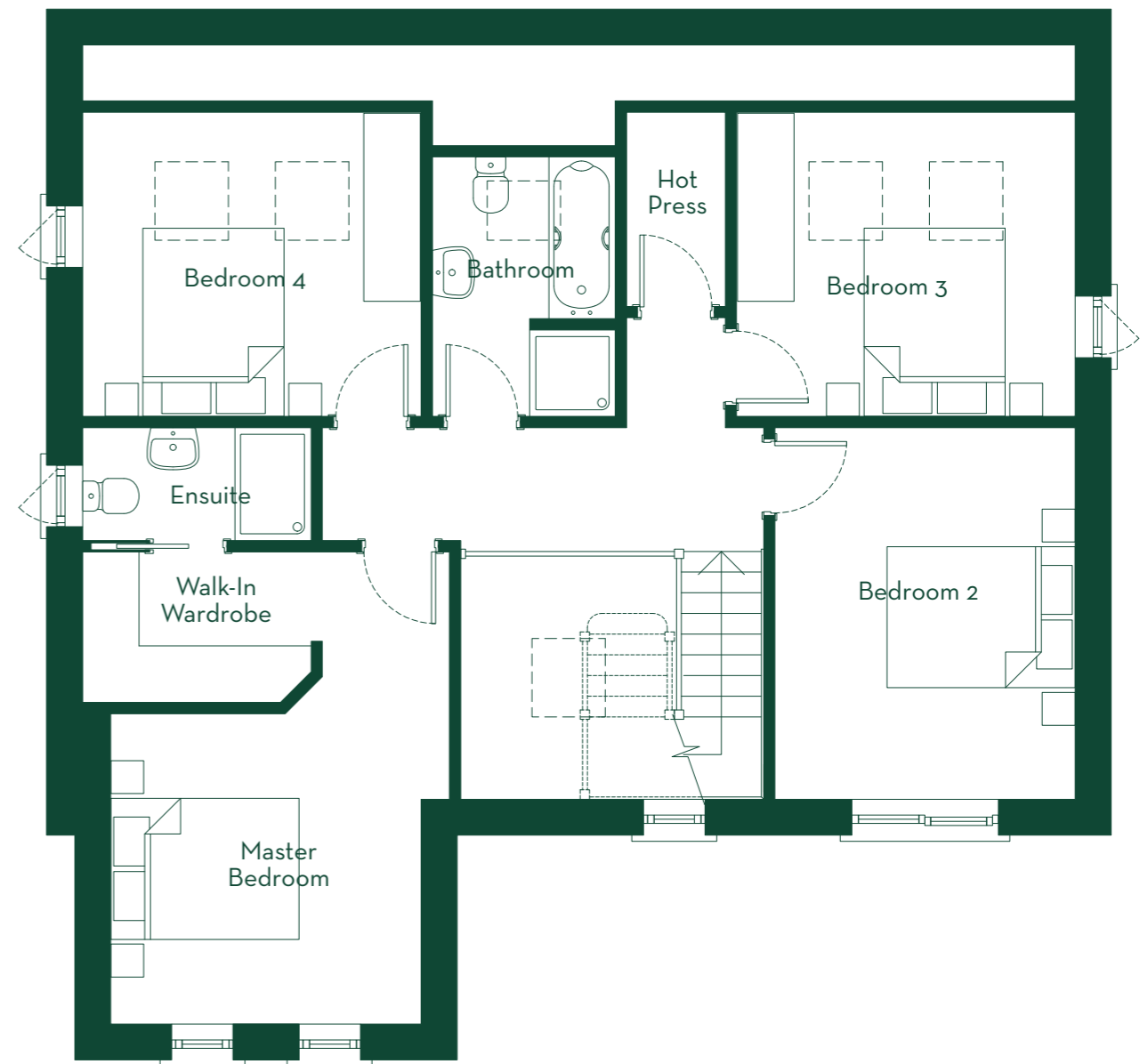
180 SQM / 1,937 SQ.FT



## GROUND FLOOR



## FIRST FLOOR



# SPECIFICATIONS & FINISHES



## Exterior

- Willsford homes are block construction with solid concrete ground and first floor.
- Smooth plaster and painted exterior walls.
- Low Maintenance uPVC fascia, soffit and rain-water pipes.
- External lighting to front and rear doors.
- Spacious paved front driveway for a minimum of two cars finished with a cobble lock type paving.
- A concrete path is set around the perimeter of the house. The area of the Patio is subject to personal choice and discussion with the contractor. (Additional charges may apply)
- Outdoor tap provided at rear of house.
- Private rear gardens seeded for grass with boundaries clearly defined with a combination of timber fence and block walls, where required.
- Front gardens seeded for grass and planted with a selection of shrubs. Rear gardens seeded for grass.

## Windows and Doors

- High quality and energy efficient (U-Value 1.2) uPVC double glazed windows in Anthracite grey.
- High performance and energy efficient (U-Value 1.4) uPVC external doors to include large, glazed sliding doors to rear patio.
- Elegant energy efficient, future-proof uPVC external door with glazed section to front door to provide additional natural light.

## Energy Rating

- All Willsford homes 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.

## Heating and Ventilation System

- The central heating system is a modern air source heat pump. This system provides energy efficient and responsive central heating with zoned heating controls and large capacity hot water storage.
- Responsive underfloor heating to the ground floor and radiators to the first floor.
- High levels of insulation are incorporated in the roofs, walls and floors.
- Fresh air ventilation is provided by an efficient Mechanical ventilation system.

## Electrical

- A generous electrical specification has been designed for these homes to include a considered lighting plan and power point placements.
- Wired for broadband and satellite.
- Smoke / heat detectors fitted as standard.
- All homes cabled for Electric Vehicle charging point.

## Internal Finishes

- Walls and ceiling painted from a choice of contemporary colours.
- White internal contemporary shaker style doors with quality chrome ironmongery.
- White skirtings and architraves to complement the internal doors.
- Timber stairs with painted finish.

## Kitchens / Fitted furniture

- Bespoke kitchen designs are available from our Approved Supplier, Creative Designs. A generous allowance is provided toward the kitchen units. Kitchens are plumbed for a dishwasher.

## Utility

- The utility room is plumbed for washing machines and a sink if required. The property's heating mechanics and plant are in situ here.

## Bathrooms

- Carefully selected contemporary sanitary ware and tap fittings throughout. Personal choice upgrades can be discussed with the contractor.
- An allowance of €3,000 is available toward bathroom tiling.

## Interior Designer Consultation

- An exciting offer to the purchasers of a Willsford home, on signing of contracts, is a 1.5 hour consultation arranged with a renowned interior designer. Paint colours, tiling choices and kitchen layouts can be discussed as part of this consultation.

## Building Guarantee

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



SELLING AGENT:



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PSRA Licence No. 001641

DEVELOPER:



**LEIGHTON**  
GROUP

DISCLAIMER: These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate, and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.