



# Downey McCarthy

*...the people you can trust*

## Cluain Cairn, Station Road, Carrigtwohill, Co. Cork



ONE UNIT REMAINING - one four bedroom brand new A Rated detached home measuring 180.45 m<sup>2</sup> ( 2,000 sq.ft ). Accommodation includes entrance hallway, kitchen/dining room, living room, reception room, utility room, & w.c. on the ground floor. Upstairs boasts 4 spacious double rooms, 2 en-suites & a family bathroom.



**FROM €495,000**



**60 South Mall, Cork.**

**Tel:** 021 490 5000 | **Email:** [info@eracork.ie](mailto:info@eracork.ie) | **Web:** [www.eracork.ie](http://www.eracork.ie)

PSRA No. 002584

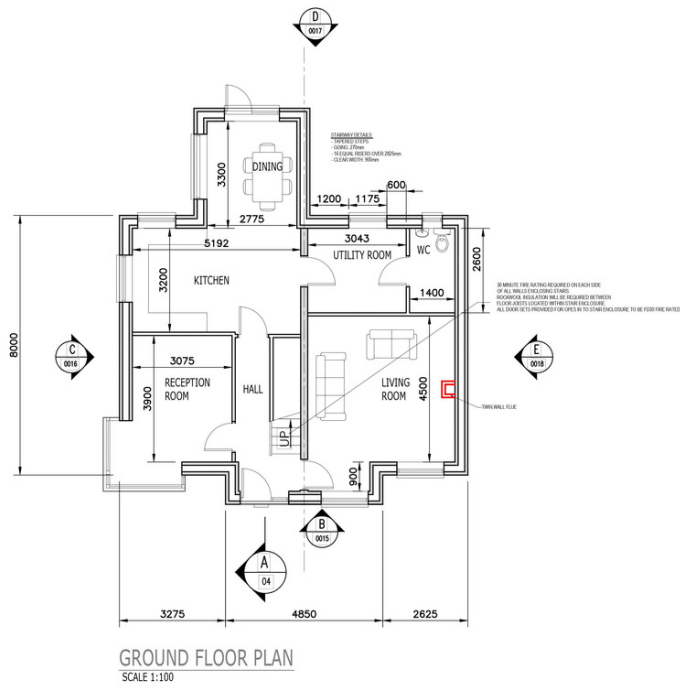
## | LOCATION

Carrigtwohill is conveniently situated close to Cork City. The N25 connects with the city. The urban commuter rail service is immediately adjacent. Cluain Cairn is an exciting development located at Station Road, Carrigtwohill located only 10 minutes drive to the Jack Lynch Tunnel and 7 minutes from Middleton town. It is a small-scale development, incorporating semi-detached houses, town houses, ground floor apartments and duplexes. Carrigtwohill is well served with a variety of convenience stores, supermarket and hospitality options and has seen phenomenal growth in recent years. Major employers in the med tech sector are located nearby.

## | SPECIFICATIONS

- Concrete Raft foundation.
- Radon Barrier/ DPCs.
- Masonry cavity external walls.
- Ground floor internal masonry partitions.
- Full pumped wall insulation.
- Timber stairway.
- Precast Concrete floor to first floor.
- Internal stud partitions – first floor.
- Partial Attic fit out attic insulation to Building Regs
- Double Glazed PVC windows
- Internal decoration
- Heat recovery installation
- Air tightness installation
- Air to water heat pump
- Solar panels – Hot water system.
- Siteworks allowance - incl.- to match adjacent site treatments .
- Planning / Services Connection Contributions allowance incl.

# FLOOR PLANS



NO.	REV.	DATE	BY	CHKD.	DESCRIPTION

**Client:** MERSEYCOVE LTD

**Client Representative:**

**BARRY & PARTNERS**

100-102, The Arcade, Carrigrohane, Co. Cork  
 Phone: +353 (0) 23 875 1000  
 Email: info@barrypartners.com

**Project:** 3NO. HOUSE DEVELOPMENT AT STATION ROAD, CARRAISTOWHILL, CO. CORK

**Drawing Title:** HOUSE TYPE K GROUND FLOOR PLAN

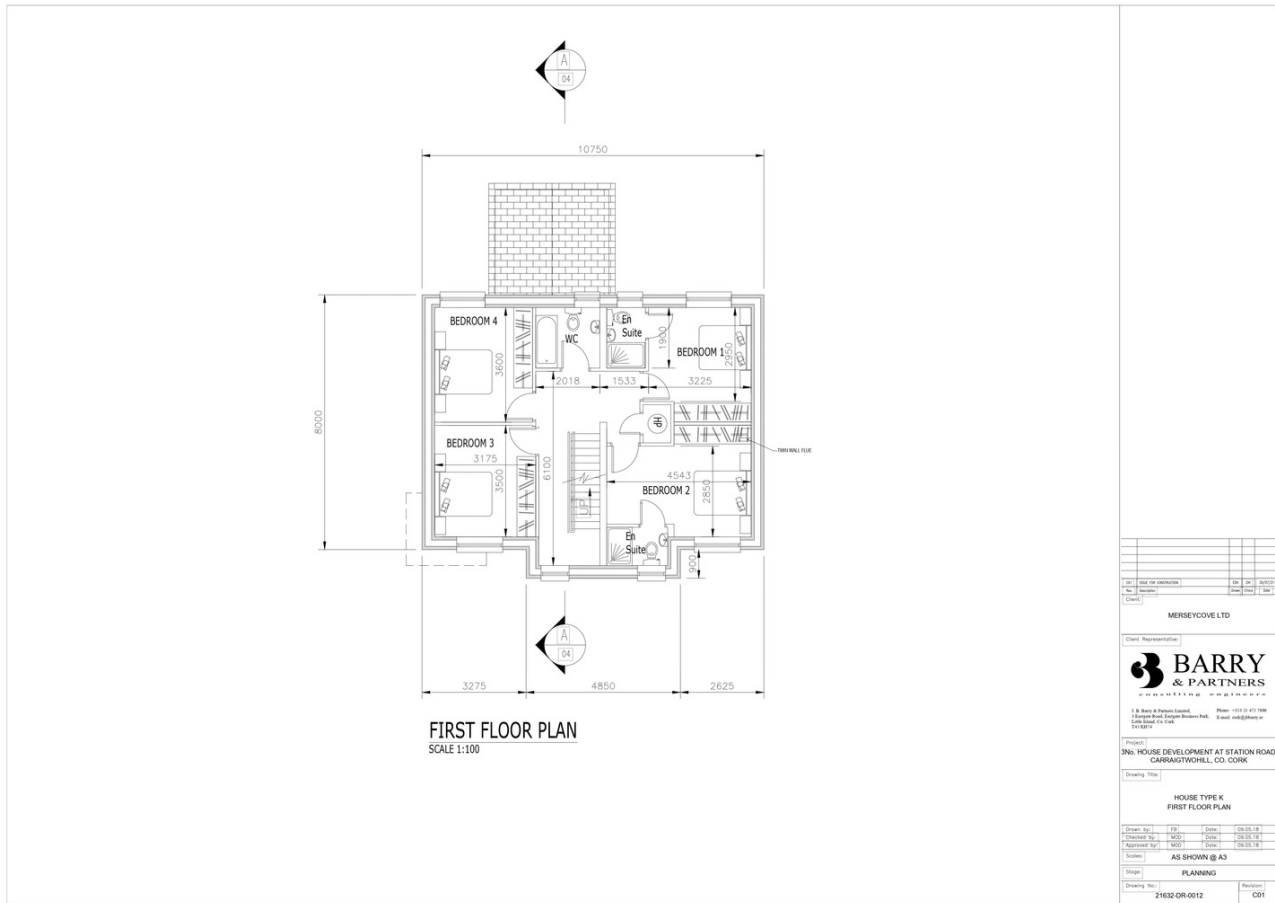
Drawn by:	MS	Date:	08.08.18
Checked by:	MS	Date:	08.08.18
Approved by:	MS	Date:	08.08.18

**Scale:** AS SHOWN @ A3

Stage:	CONSTRUCTION
Drawing No.:	21632-DR-0011
Revision:	002

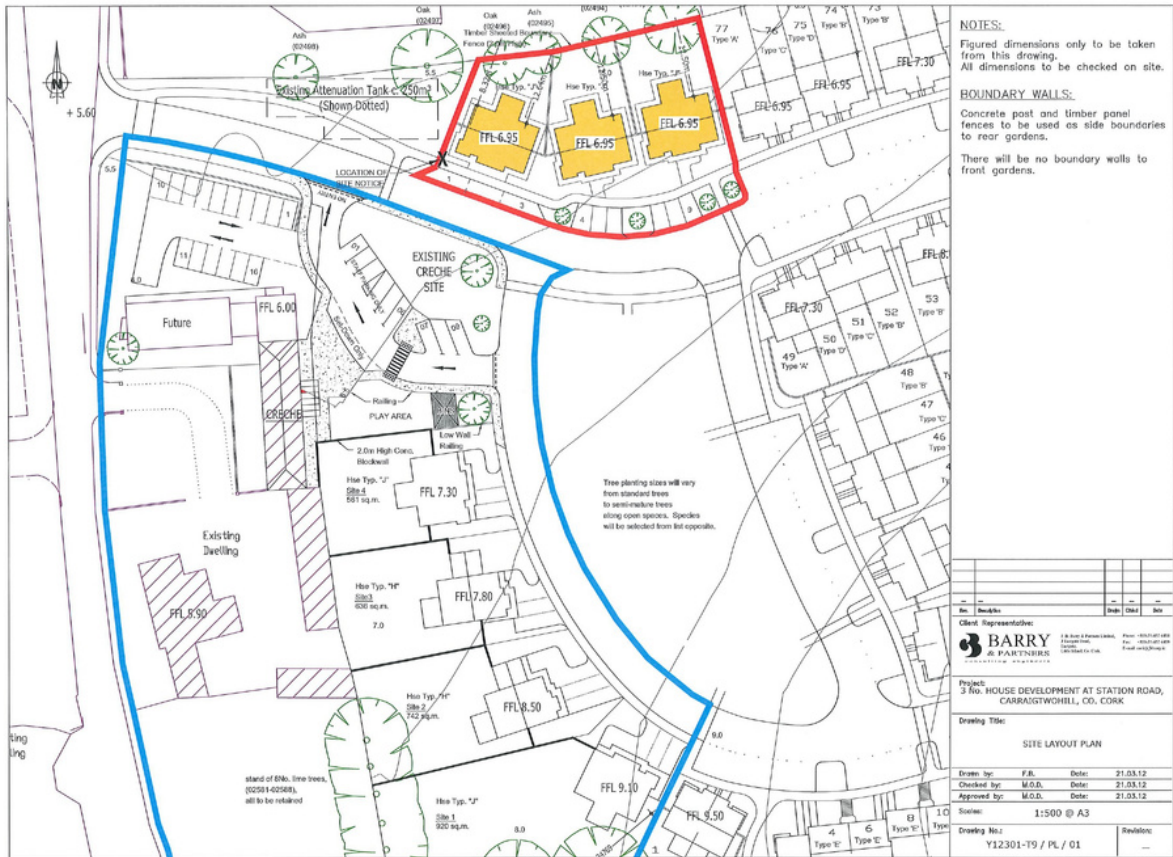
**Note:** These particulars are detailed for the purposes of representing the development only. Visual representations, finishes, layouts and/or scales may be approximate or representative of the development rather than exact specifications of the actual unit. The developer reserves the right to make alterations to the design and specification in the overall interest of the development.

# FLOOR PLANS



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# | SITE PLAN



**NOTES:**  
 Figured dimensions only to be taken from this drawing. All dimensions to be checked on site.

**BOUNDARY WALLS:**  
 Concrete post and timber panel fences to be used as side boundaries to rear gardens.  
 There will be no boundary walls to front gardens.

No.	Revisions	Date	Drawn	Checked	Scale

Client Representative:  
**BARRY & PARTNERS**  
 10 Grand Canal Square, Dublin 4, Ireland  
 Tel: 01 454 4000 Fax: 01 454 4001  
 Email: info@barry.ie Website: www.barry.ie

Project:  
 3 No. HOUSE DEVELOPMENT AT STATION ROAD, CARRAGTWHILL, CO. CORK

Drawing Title:  
 SITE LAYOUT PLAN

Drawn by: F.B. Date: 21.03.12  
 Checked by: M.O.B. Date: 21.03.12  
 Approved by: M.O.B. Date: 21.03.12

Scale:  
 1:500 @ A3

Drawing No.: Y12301-19 / PL / 01

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## | PC SUMS

- Bathroom fittings: €5,000
- Electrical: €12,500
- Kitchen Units: €8,000
- Built in Wardrobes: €2,500
- Wood burn Stove: €4,000

## | ALL ENQUIRIES TO:

**Sean McCarthy** BA, DCS, QFA  
**086 8385768**  
**sean@eracork.ie**



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ERA *...the people you can trust*