Downey McCarthy

ERA

....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 m2 (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

BER A3

60 South Mall, Cork.

Tel: 021 490 5000 | **Email:** info@eracork.ie | **Web:** www.eracork.ie

PSRA No. 002584

| LOCATION

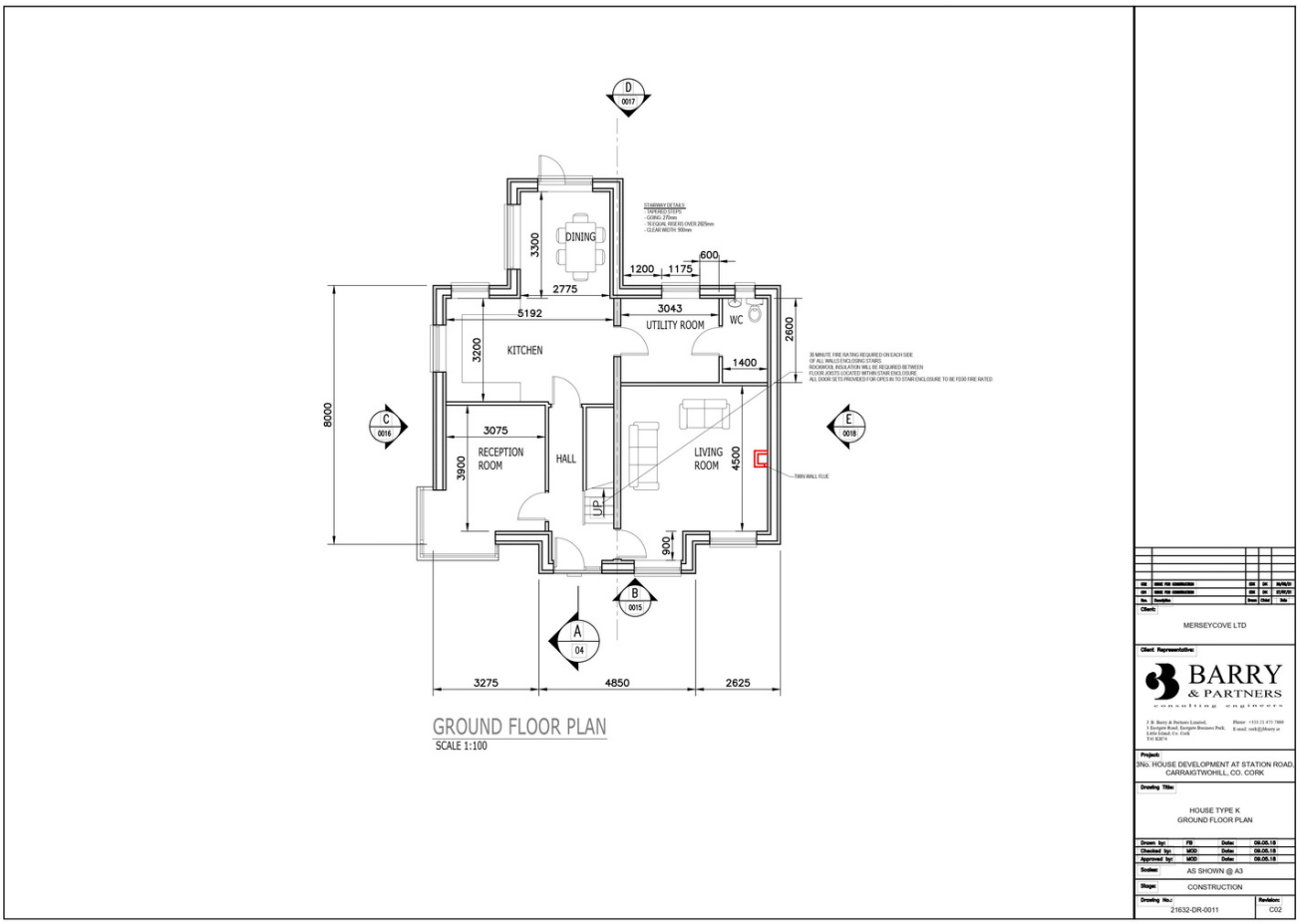
Carrigtwohill is conveniently situated close to Cork City. The N25 connects with the city. The urban commuter rail service is immediately adjacent. Cluain Cairn is an exciting development located at Station Road, Carrigtwohill located only 10 minutes drive to the Jack Lynch Tunnel and 7 minutes from Midleton 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.

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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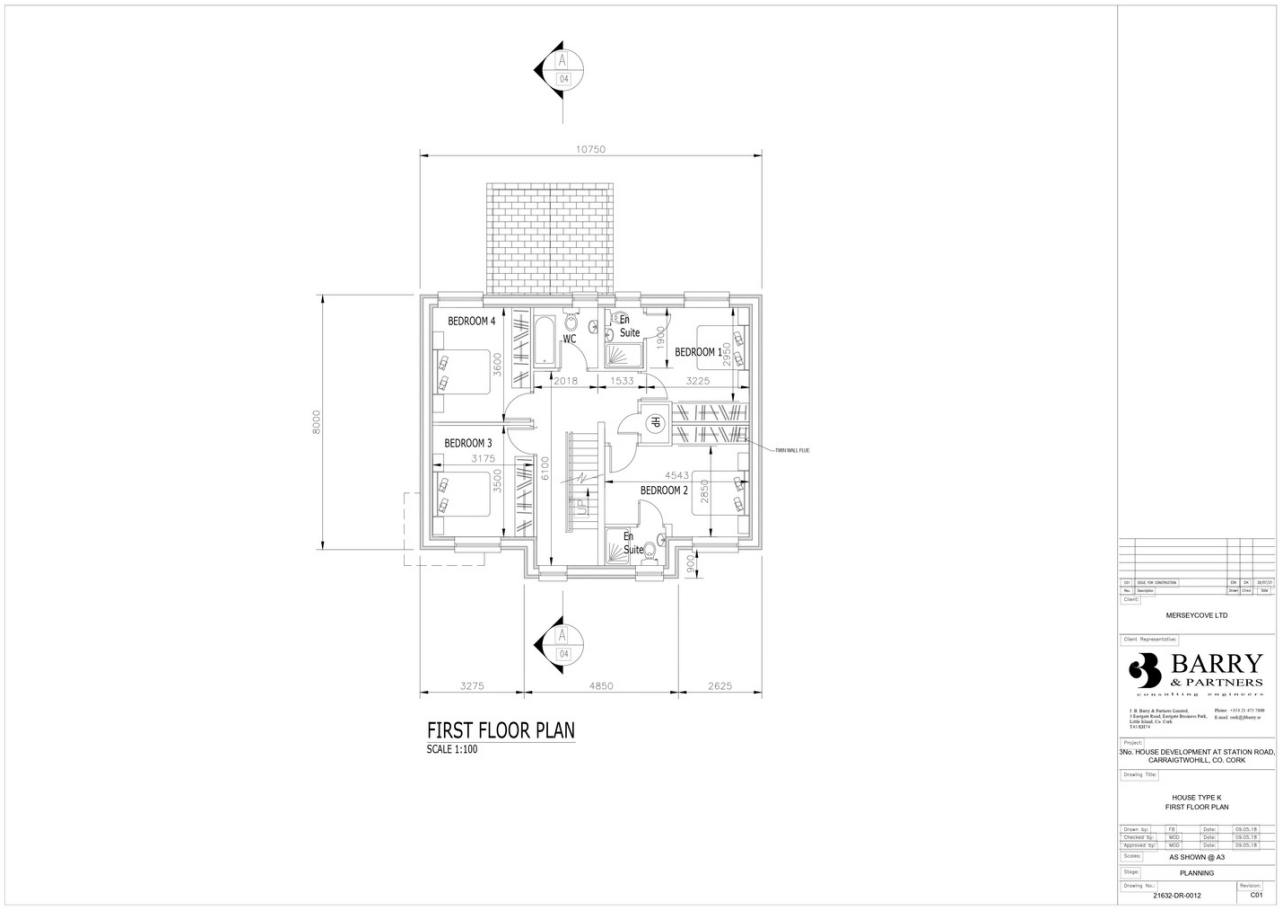

FIRST FLOOR PLAN
SCALE 1:100

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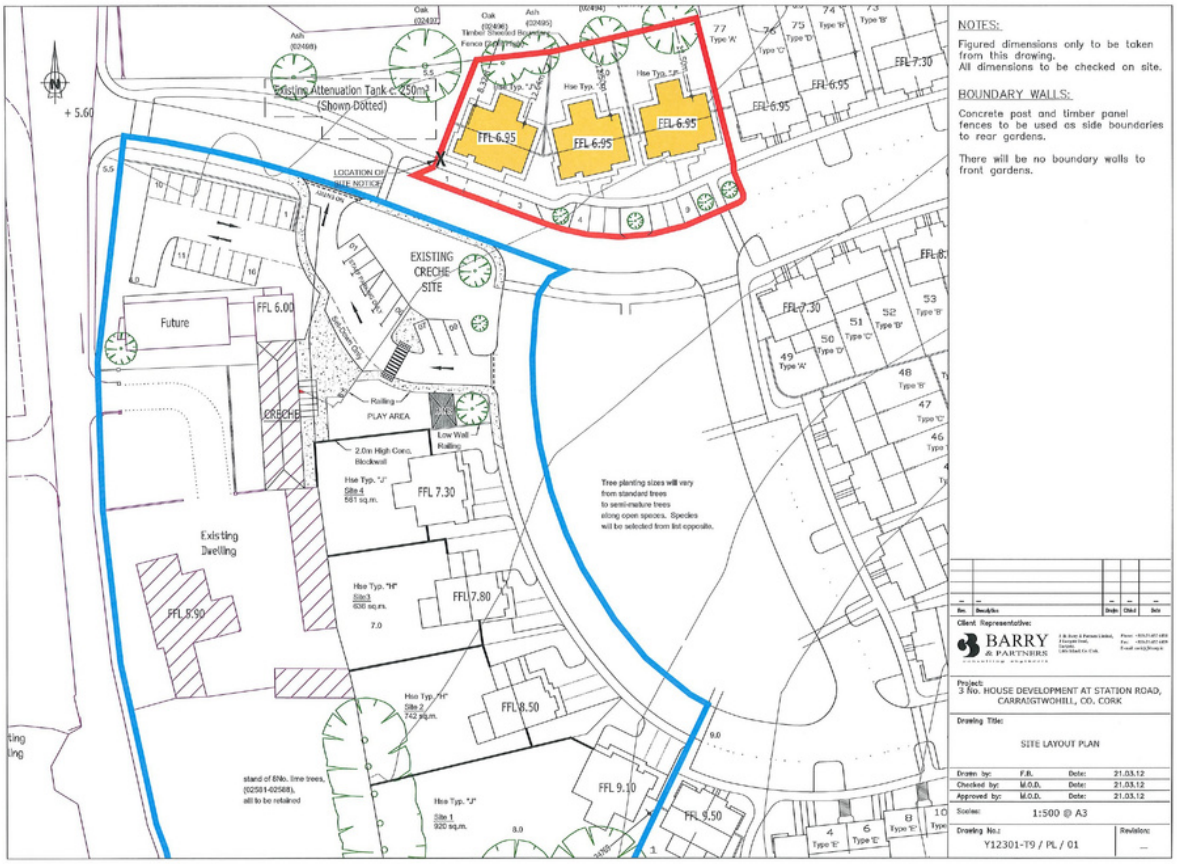
| SITE PLAN



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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
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sean@eracork.ie

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