



# Springmount Woods

GLANMIRE

Another Exclusive Murnane & O'Shea Development

# Springmount Woods

Welcome to Springmount Woods, an exclusive and prestigious residential development by Murnane & O'Shea Ltd. Located in a stunning setting with beautiful views, Springmount Woods comprises of a mix of 3 and 4 bedroom 'A' rated family homes.

Springmount Woods offers an attractive mix of house styles, with homes to appeal to a wide variety of purchasers.

These houses are semi-detached and detached properties and are set out overlooking an attractive open landscaped area that will enhance a family friendly living environment.

Energy 'A' Rated  
Homes – Reduced  
energy consumption,  
Increased comfort.





**Murnane & O'Shea Ltd.**  
BUILDING CONTRACTORS

Murnane & O'Shea Ltd are proud of their reputation for quality presentation and elegance, attention to detail and exceptional craftsmanship ensuring every home is built to the highest of standards.

Over the last five decades, Murnane & O'Shea have been providing the people of Cork with the comfortable lifestyles, security and general well-being that only a quality home can offer.

We are proud members of the Construction Industry Federation and Homebond, the Irish Home Builders Association Guarantee Scheme. This ensures that all our homes enjoy the benefit of Homebond together with a 10 year structural guarantee against major defects.

By examining this brochure you have already taken the first step towards acquiring your new home, the next step involves meeting our professional team who will strive to make the process of owning your own home as stress free as possible.

We are dedicated to providing the very best in design, construction, maintenance and service to ensure your peace of mind. We can confidently recommend Springmount Woods as a very worthwhile investment for your future. We wish you every happiness in your new home.



*Springmount Woods*  
GLANMIRE



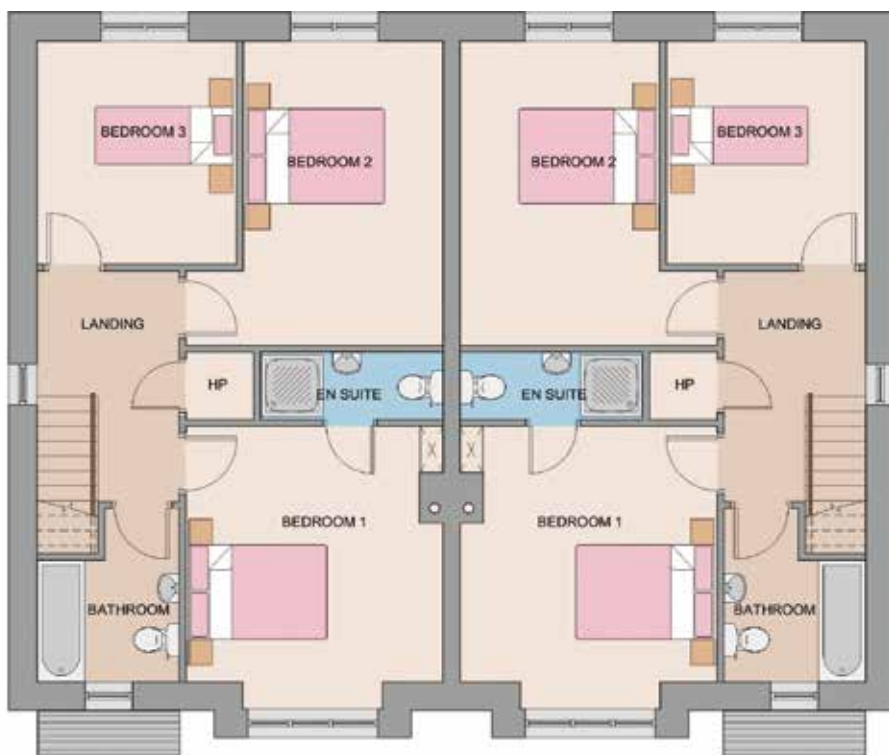
# HOUSE TYPE B

3 Bed Semi-detached Houses - 115sq.m/1233sq.ft





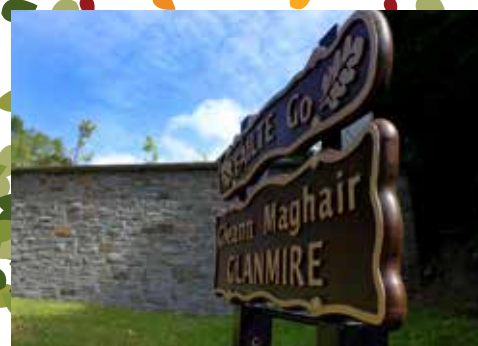
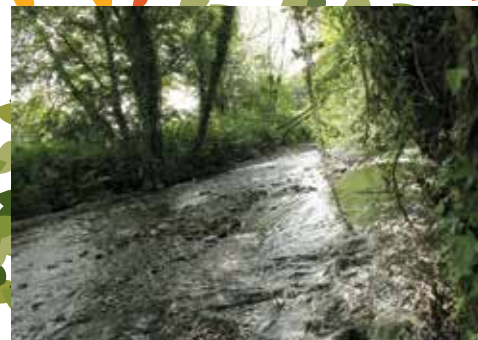
Ground Floor Plan



First Floor Plan

An exquisite finish  
to the highest quality.

- Generous electrical specification provided throughout
- Natural gas zoned central heating system Fully decorated throughout
- Superior quality fitted kitchen with ample floor and eye level units

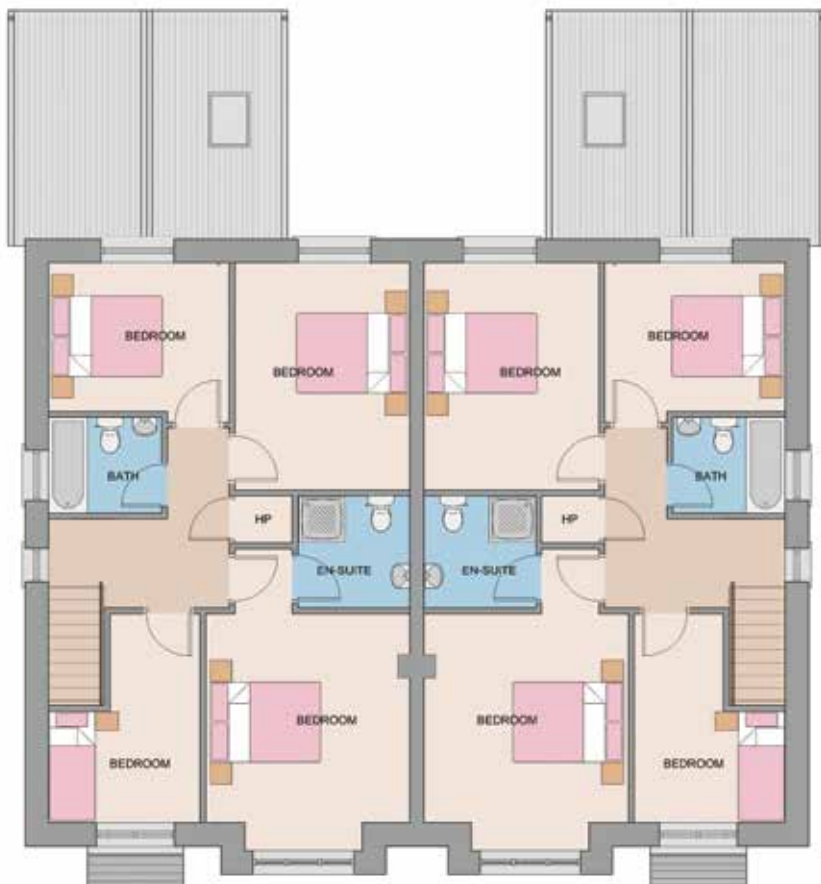




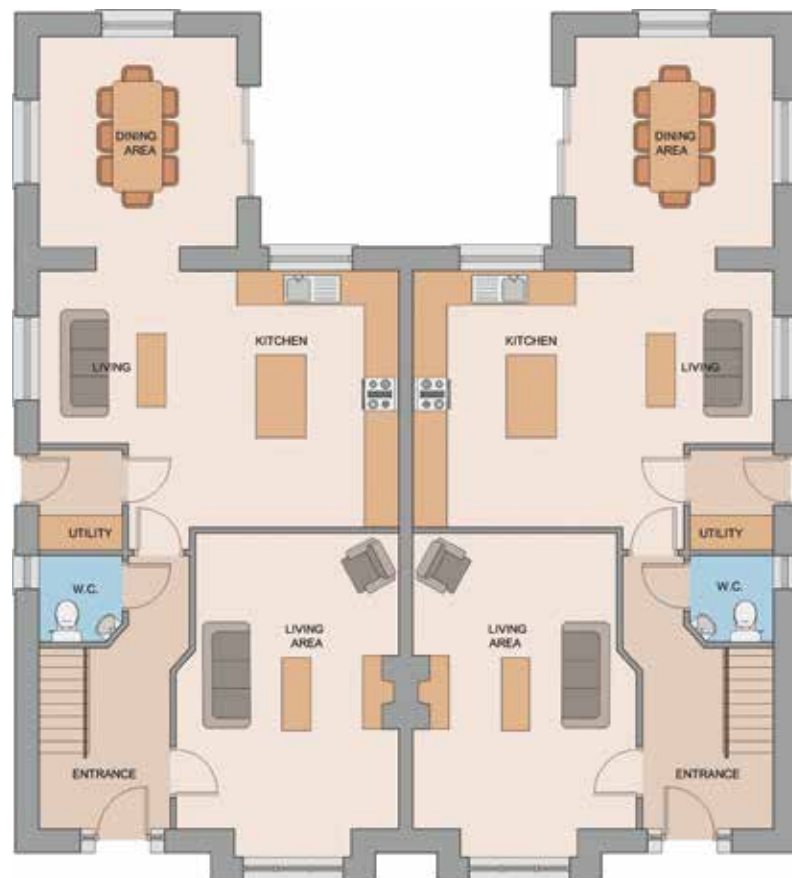
# HOUSE TYPE C1

4 Bed Semi-detached Houses - 144sq.m/1551sq.ft





First Floor Plan



Ground Floor Plan



Homes of Natural Beauty

An exquisite finish  
to the highest quality.

- Superior quality fitted kitchen with ample floor and eye level units and utility room
- Pressurised water system
- Built in wardrobes with ample shelf and rail space to selected bedrooms
- Moulded skirtings and architraves

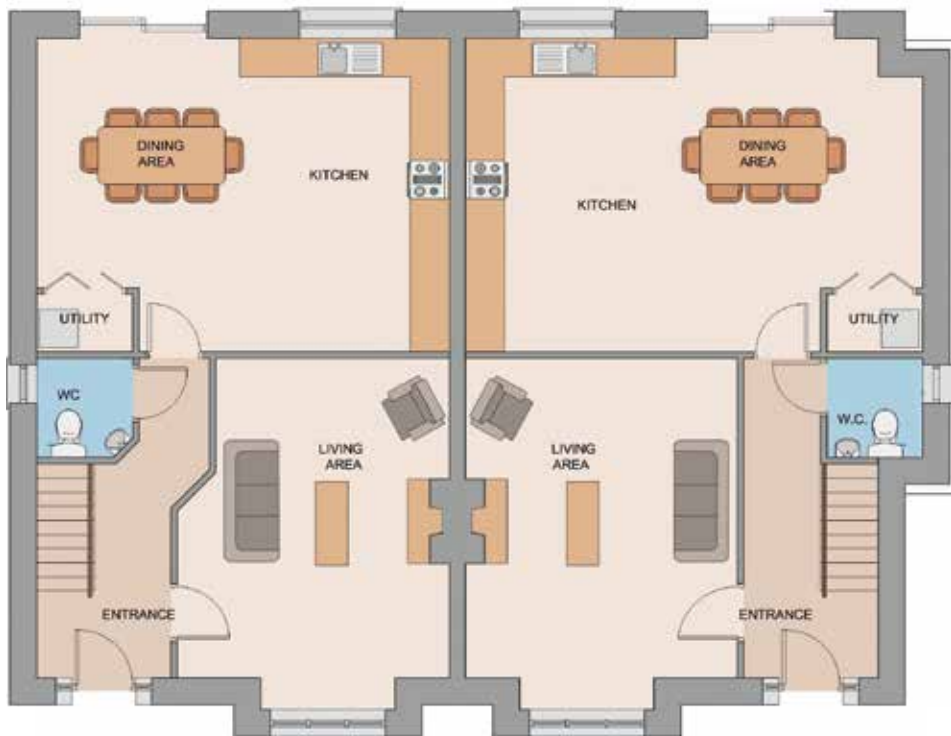


# HOUSE TYPE C2 & C3

4 Bed Semi-detached Houses. **C2** – 130sq.m/1401sq.ft. **C3** – 138sq.m/1490sq.ft.







House Type C2

House Type C3

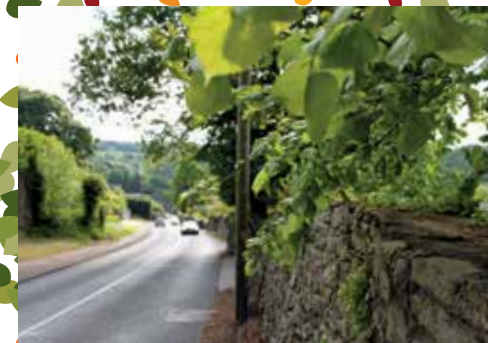


House Type C2

House Type C3

An exquisite finish  
to the highest quality.

- Distinctive architectural style
- Attractive stonework to side elevation
- High performance low energy PVC double glazed windows throughout
- Photovoltaic solar panels and hot water solar panels



# HOUSE TYPE D2

4 Bed Detached Houses - 151sq.m/1622sq.ft.



An exquisite finish to the highest quality.

- Distinctive architectural style
- High performance low energy PVC double glazed windows throughout
- Photovoltaic solar panels and hot water solar panels





# HOUSE TYPE D1/D3

4 Bed Detached Houses - 159sq.m/1716sq.ft.







Ground Floor Plan



First Floor Plan

Floor plan for D1, reverse layout for D3

# SPECIFICATIONS

An exquisite finish to the highest quality.



## ELECTRICAL:

- Generous electrical specification provided throughout
- T.V. sockets and phone points to specific rooms
- Smoke detectors, heat and carbon monoxide detectors fitted as standard
- Mechanical ventilation to all bathrooms
- Wiring for burglar alarm
- Photovoltaic solar panels & Hot water solar panels



## HEATING:

- Natural gas zoned central heating system
- Solar panels for supplementary hot water and reduced energy bills
- High degree of insulation throughout
- Pre-insulated hot water cylinder with electric immersion heater
- Feature stove and fire surround



## DECORATION:

- Fully decorated throughout
- Smooth plastered ceilings with matt emulsion finish
- All internal walls plastered and finished in matt emulsion
- Built in wardrobes with ample shelf and rail space to selected bedrooms



## DOORS & WOODWORK:

- Hardwood front door with glazed panels
- Superior style doors throughout with chrome door ironmongery
- Moulded skirtings and architraves
- Painted finish to all joinery
- Traditional balustrades and handrail to stairs



## KITCHEN:

- Superior quality fitted kitchen with ample floor and eye level units and utility room (where applicable)
- Serviced with both gas and electricity for cooking
- Plumbed for dishwasher and washing machine
- Extraction canopy fitted



## BATHROOMS & ENSUITES:

- Pressurised water system
- Superior quality white sanitary ware
- Chrome taps
- Thermostatic power showers
- Dual flush WC cisterns for water conservation



## EXTERNAL:

- Distinctive architectural style
- Exclusive cobblelock paving to driveways
- Plaster finish to gables and rear
- Attractive stonework to side elevation (where applicable)
- High performance low energy PVC double-glazed windows throughout
- Black PVC fascia and guttering with ventilation soffit
- External lights to front and rear of properties



## SUSTAINABILITY & ENERGY SAVING



### EFFICIENT LOW - ENERGY DESIGN

The homes at Springmount Woods enjoy many features designed to reduce energy consumption.



### INSULATION

All our homes are constructed with superior levels of insulation and are carefully designed to reduce heat loss through floors, walls and roofs.



### SOLAR PANELS

We have fitted Photovoltaic solar panels to the roofs for electricity generation and solar panels to generate hot water which is stored in the hot water cylinder which will lead to reduced energy and heating costs.



### WINDOWS

The windows fitted at Springmount Woods are high performance which are significantly more efficient than traditional double glazing previously utilised.



### AIR-TIGHTNESS

Air tightness simply means eradicating all draughts. Draughts can be so small e.g. under window boards, around windows and doors but an accumulation can have a drastic impact on the energy loss in the dwelling and lead to significant discomfort and high running costs. We have incorporated air tightness membranes and other features to ensure that these homes are draft free and the heat does not escape from the fabric of the building.





# SITE PLAN



## LEGEND



**TYPE A**  
3 Bed Semi-detached  
Houses



**TYPE C2**  
4 Bed Semi-detached  
Houses



**TYPE C3**  
4 Bed Semi-detached  
Houses



**TYPE B**  
3 Bed Semi-detached  
Houses



**TYPE C1**  
4 Bed Semi-detached  
Houses



**TYPE D2**  
4 Bed Detached  
Houses



**TYPE D1**  
4 Bed Detached  
Houses



**TYPE D3**  
4 Bed Detached  
Houses

# Springmount Woods

## GLANMIRE

### Professional Team:

#### Selling Agent:



**Murnane & O'Shea Ltd.**

**087-4000084**

**BURTON & ASSOC.**  
**AUCTIONEERS**

View anytime by appointment



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Model Farm Road, Cork.  
Licence No. 001545  
**021-2019978 / 086-2457345**

#### Developer / Builder:



**Murnane & O'Shea Ltd.**

Murnane & O'Shea Ltd  
Lahadane, Bantry, Co. Cork  
[www.mosgroup.ie](http://www.mosgroup.ie)  
**027-50198**

#### Solicitor:

**eamon murray & co.**  
**solicitors**

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[www.eamonnagallagher.ie](http://www.eamonnagallagher.ie)

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6 Sheares Street, Cork.  
**021-4937000**

#### Architects:



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Village, Little Island, Co. Cork  
**021-4355016**

#### Consulting Engineers:



Denis O'Sullivan & Associates,  
Unit 5, Joyce House, Barrack  
Square, Ballincollig, Co. Cork  
**021-4871781**



#### Disclaimer:

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