





*The Avenue*  
at  
CRAWFORD  
WOODS

ANOTHER EXCLUSIVE  
MURNANE & O'SHEA DEVELOPMENT



## IT'S ALL ABOUT YOUR LIVING SPACE

Welcome to The Avenue at Crawford Woods, the final phase to the existing beautifully designed and constructed residential development by Murnane & O'Shea Ltd. Crawford Woods is a development of contemporary homes that offers a unique balance between city living and old village charm. Situated close to the attractive village of Glanmire, and less than ten minutes drive from Cork City Centre, Crawford Woods offers you the best of both worlds.

Choose from four property types, secure in the knowledge that you're buying a quality home with the highest standard of finish and some outstanding features, including landscaped front and rear gardens, zoned gas-fired central heating, fully fitted kitchens and much more (see individual house type pages for a full list of applicable features).

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

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



## DEVELOPMENTS BY MURNANE & O'SHEA LTD.



CRAWFORD MANOR



HIGHFIELD, BALLINCOLLIG



CRAWFORD WOODS



SPRINGMOUNT WOODS, GLANMIRE

MORE ON:  
[www.mosgroup.ie](http://www.mosgroup.ie)



## ABOUT THE BUILDERS

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 six decades, Murnane & O'Shea Ltd have been providing the people of Cork with the comfortable lifestyles, security and general wellbeing that only a quality home can offer. We are members of the Construction Industry Federation and Homebond, the National House Builders 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 The Avenue as a very worthwhile investment for your future. We wish you every happiness in your new home.



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

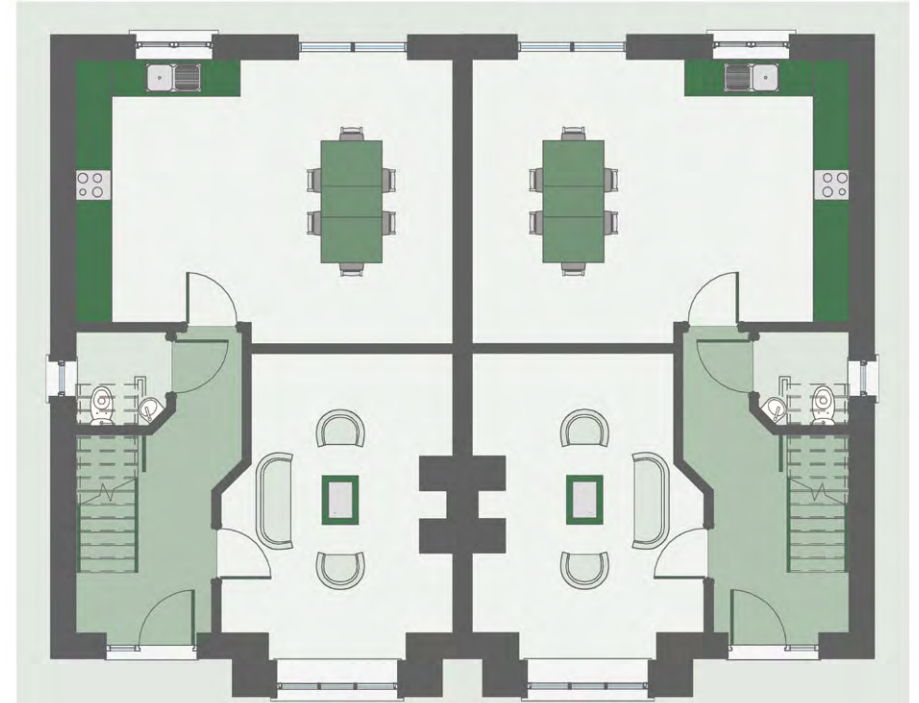
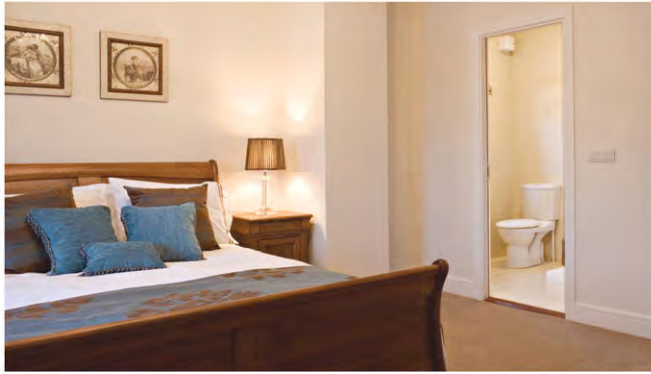


# HOUSE **TYPE A**

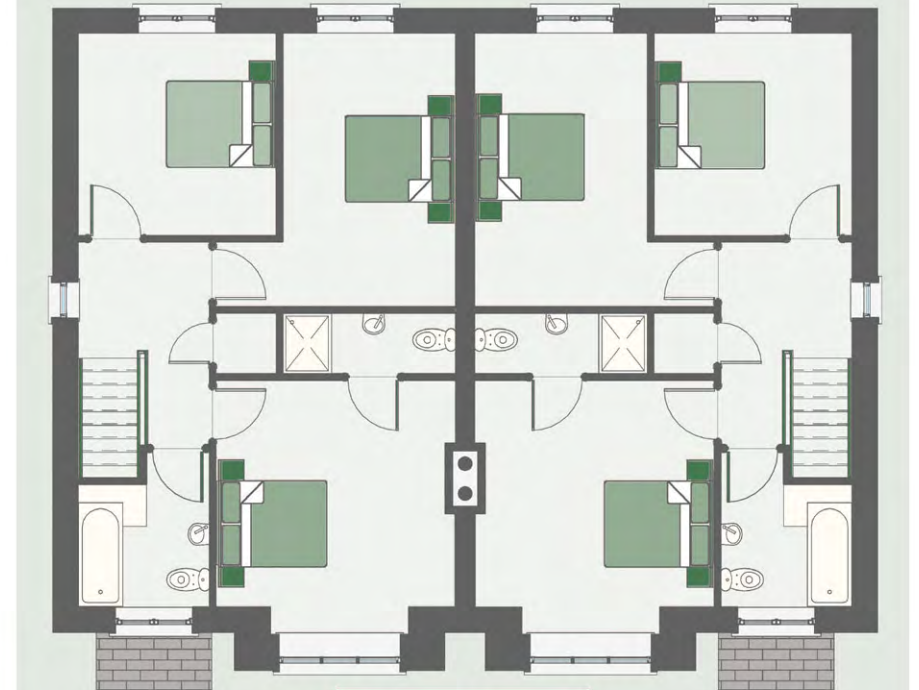
3 BED  
Semi-Detached  
Square Metre: 117.99 m<sup>2</sup>  
Square Feet: 1270 ft<sup>2</sup>



Finished to Murnane & O'Shea's Ltd exacting standards, this house is ideal for a young family, couple beginning their journey or those wishing to downsize. This house has been designed with present and future comfort in mind.



Ground Floor Plan



First Floor Plan



# HOUSE **TYPE B**

4 BED

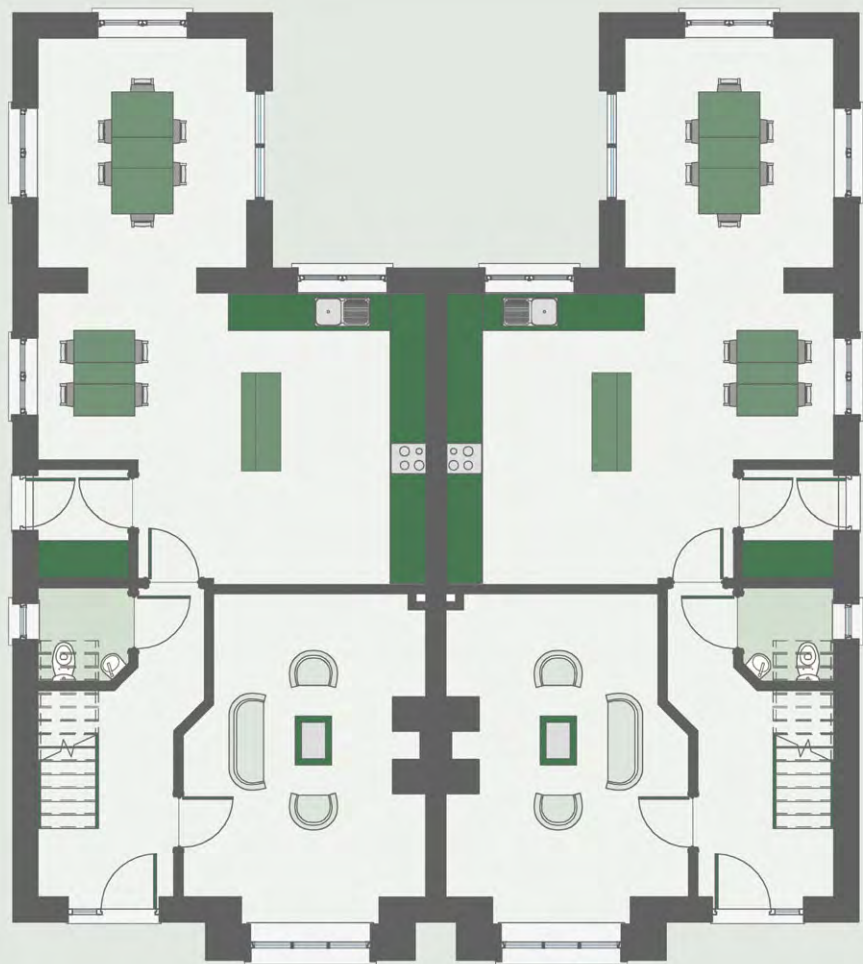
Semi-Detached

Square Metre: 141.21 m<sup>2</sup>

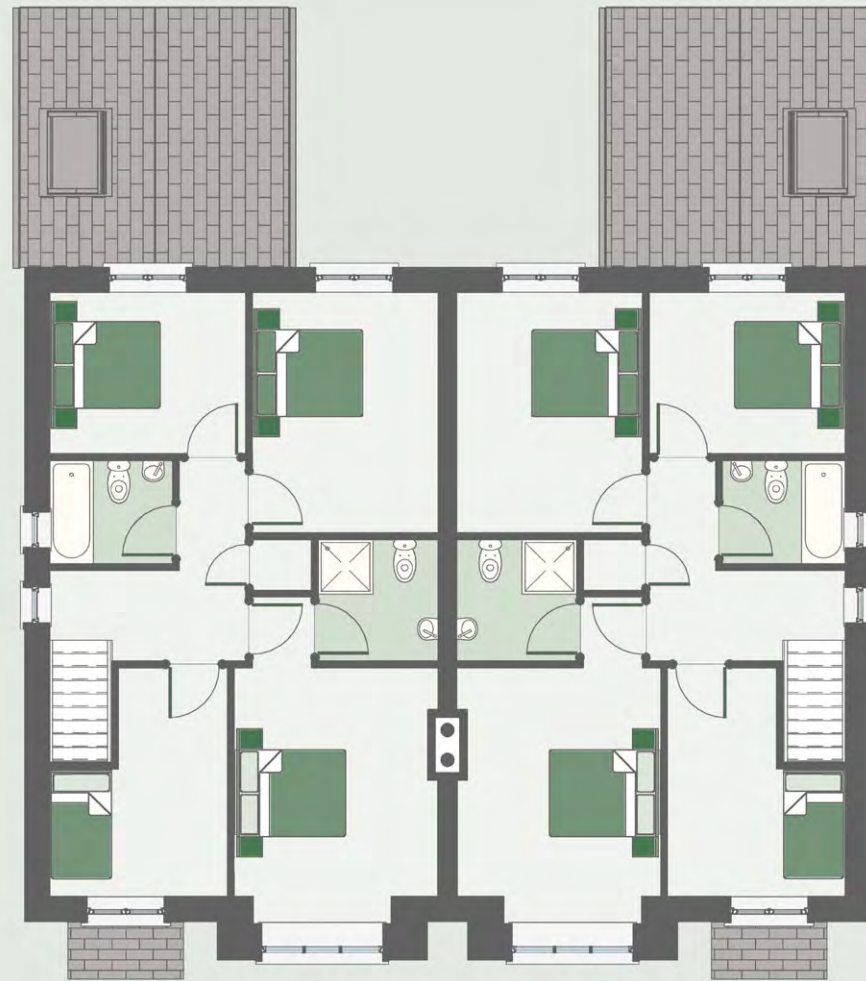
Square Feet: 1520 ft<sup>2</sup>



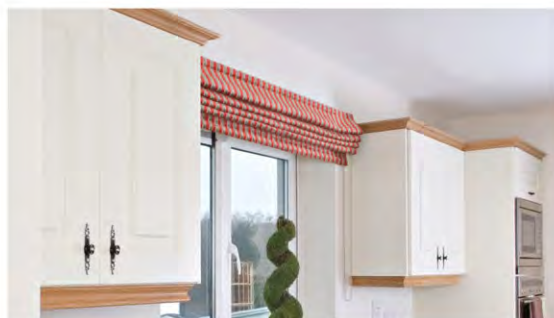
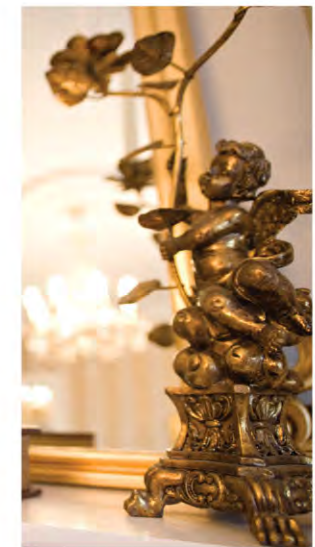
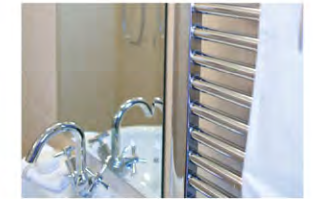
Stunning features to enhance modern living. High-quality finishes and features give these stunning homes an extra edge, ensuring that families can enjoy their surroundings for years to come



Ground Floor Plan



First Floor Plan



HOUSE  
**TYPE C**

4 BED

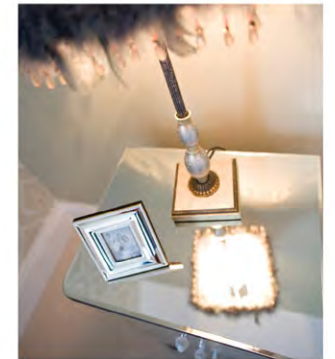
Detached

Square Metre: 170.48 m<sup>2</sup>

Square Feet: 1835 ft<sup>2</sup>



Rooms to bring the whole family together. Space and light are key considerations in the Avenue. Rooms are generously proportioned with high ceilings, while windows and glazed patio doors ensure that rooms are flooded with natural light.



Ground Floor Plan

First Floor Plan

HOUSE  
**TYPE D**

4 BED

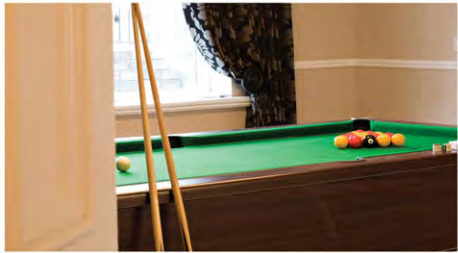
Detached

Square Metre: 192.77 m<sup>2</sup>

Square Feet: 2075 ft<sup>2</sup>



Designed with a growing family in mind and built to the highest standards, each new dwelling is spacious and packed full of family-friendly features.



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EXISTING DEVELOPMENT



**SITE MAP  
LEGEND**

- TYPE A
- TYPE B
- TYPE C
- TYPE D

CHURCH HILL

CRÈCHE

ENTRANCE

TO GLANMIRE VILLAGE

# SPECIFICATIONS

AN EXQUISITE FINISH TO THE HIGHEST QUALITY.



## ELECTRICAL

- Generous electrical specification provided throughout
- Smoke detectors, heat and carbon monoxide detectors fitted as standard
- Mechanical ventilation to all bathrooms
- Pre-wired for intruder alarm system
- Photovoltaic solar panels & Hot water solar panels



## HEATING SYSTEM

- 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
- Extra ceiling height at ground floor level
- Smooth plastered ceilings with matt emulsion finish
- All internal walls plastered and finished in matt emulsion



## DOORS & WOODWORK

- Composite front door with four panels and chrome ironmongery
- Superior style doors throughout with chrome door ironmongery
- Moulded skirtings and architraves
- Painted finish to all joinery
- Traditional balustrades and handrail to stairs
- Built in wardrobes with ample shelf and rail space to selected bedrooms



## KITCHEN

- Sleek modern designed kitchens 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 front elevation (where applicable)
- High performance low energy PVC double-glazed windows throughout
- Low maintenance Black PVC fascia and guttering with ventilation soffit
- External lights to front and rear of properties
- Management company for maintenance of common areas

# SUSTAINABILITY & ENERGY SAVING



## EFFICIENT LOW - ENERGY DESIGN

- The homes at The Avenue 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 The Avenue 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



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