Elmbury

CARRIGTWOHILL

Timeless Living, Elegant Design

Welcome to Elmbury, Carrigane

A beautiful development offering a selection of 3 and 4 bed semi detached and 4 bed detached homes ideal for modern living. With a host of educational, recreational and retail amenities within walking distance, Elmbury is an ideal location for busy families of all ages. Each of these top quality homes is highly efficient and A2 rated.

Ideally Located

Carrigtwohill is incredibly popular with commuters and families alike, thanks to its ideal location in East Cork allowing for easy access to the N25 with rail links to the city, where you can enjoy the proximity and easy commute to city life whilst being close to a host of outdoor and lifestyle amenities on your doorstep.

Village Living

Carrigtwohill offers a choice of schools for all ages including primary and secondary levels with Montessori's and Pre schools also well catered for. The village itself offers a diverse range of shops, pubs, restaurants, and other retail businesses providing modern families and couples everything they need from a local community.

Diversity

Midleton is but a few minutes drive, with its Farmer's Market weekly which holds the title of being the 'original', this town offers all the convenience of a bustling modern market town. The historic town of Cobh is also nearby where maritime pursuits can be enjoyed together or a trip to the award winning Spike Island is always worthwhile, encompasses a ferry ride with scenic walking trails and many exhibitions.

Opportunities

Carrigtwohill, itself, is a major centre for industry. A significant number of major multinationals are based here, involved in such varied industries as Healthcare, Medical Devices and other hi tech and engineering companies.

Where Community Counts

Carrigtwohill is particularly well served by sporting and leisure facilities, offering plenty of fun for all members of the family, boasting a beautiful children's playground, walking routes, outdoor gym and picnic area.

The Great Outdoors

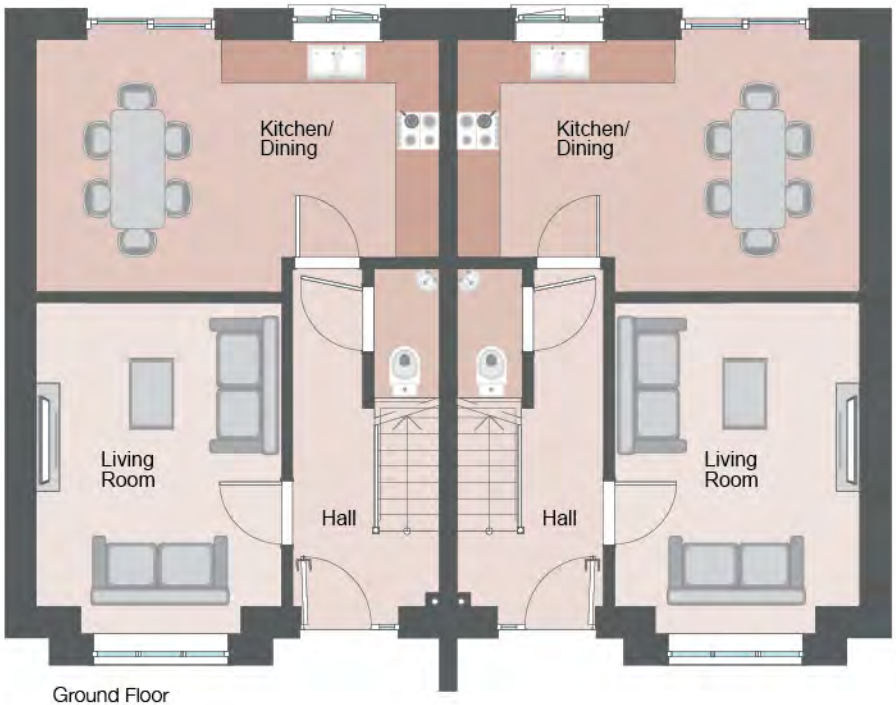
Whilst GAA is steeped strong in Carrigtwohill's history with a vibrant and active club, there is also Soccer, Basketball, Badminton, Athletics, Cycling and much more on offer in the area.

Golf enthusiasts are truly spoilt for choice with a host of world-famous links golf courses close by, including Fota Golf Resort and Cork Golf Club to name a few, which are maintained to the very highest standard all year round and perfectly set in the most tranquil of countryside.

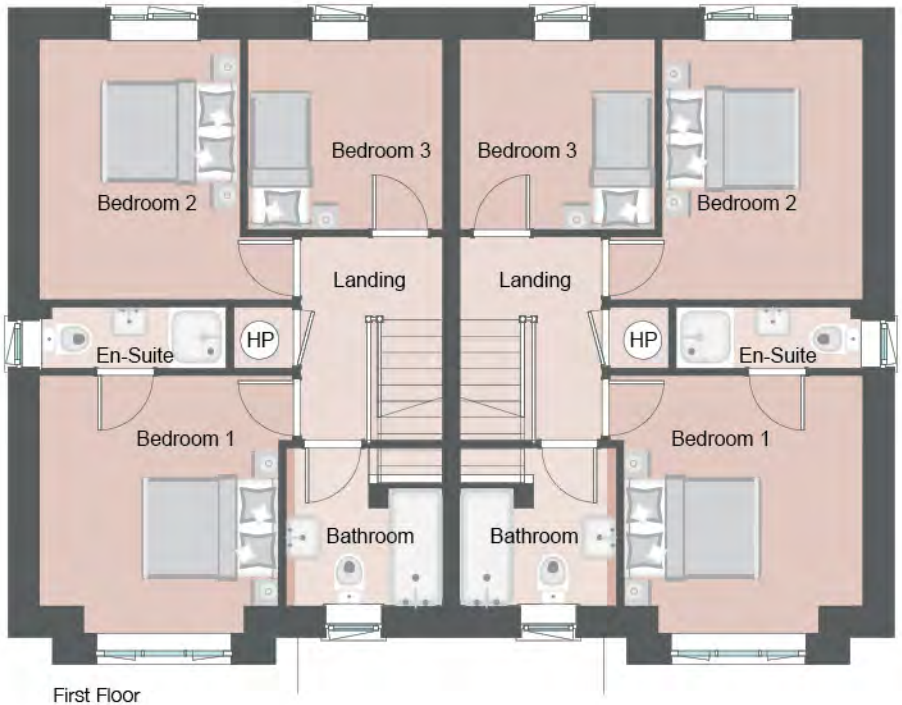
For other leisure activities, Fota Island Resort offers plenty of activity for families including swimming, gymnasium, fitness classes and Tennis Courts.

Fota Wildlife Park and Barryscourt Castle also nearby offering plenty of beautiful countryside and woodland walking routes.

"Picture Perfect"



Ground Floor

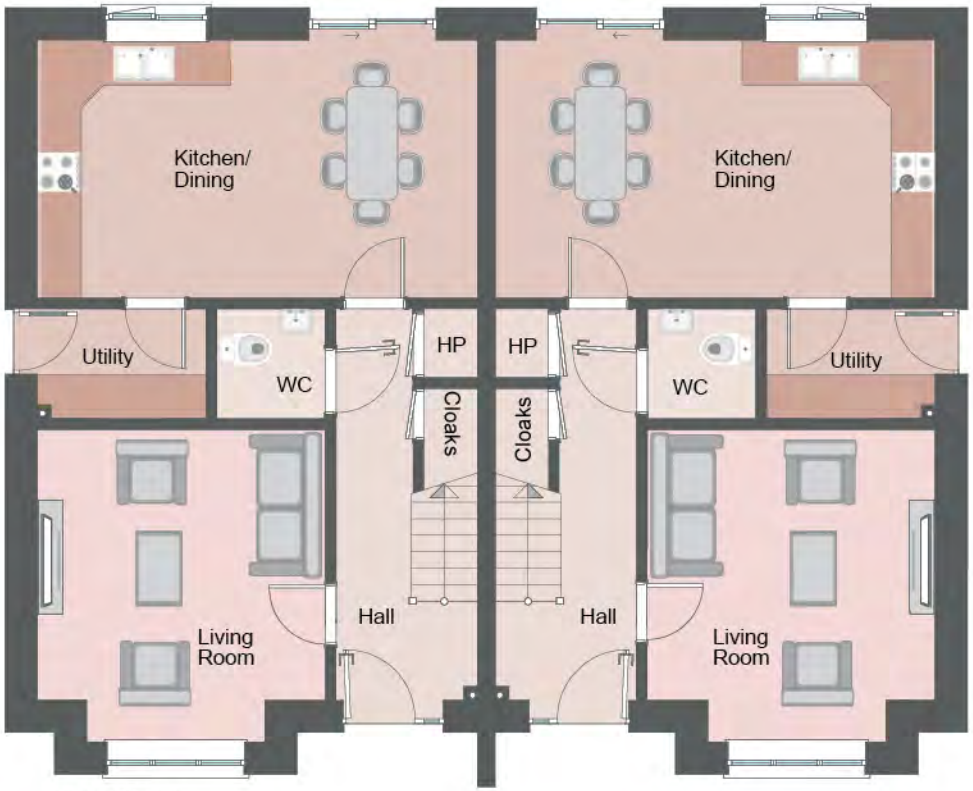


First Floor

The Cedar

3 bed Semi Detached
Sizes: 89.8sqm/967sqft

"Make Yourself at Home"



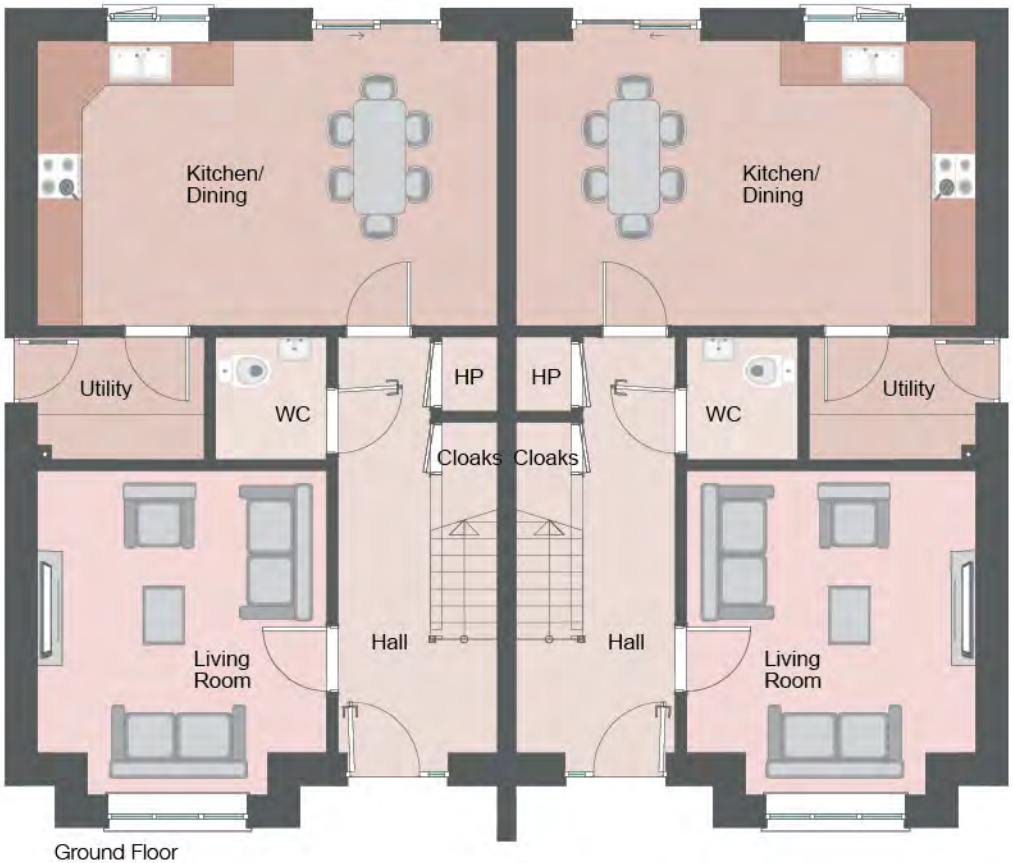
Ground Floor

First Floor

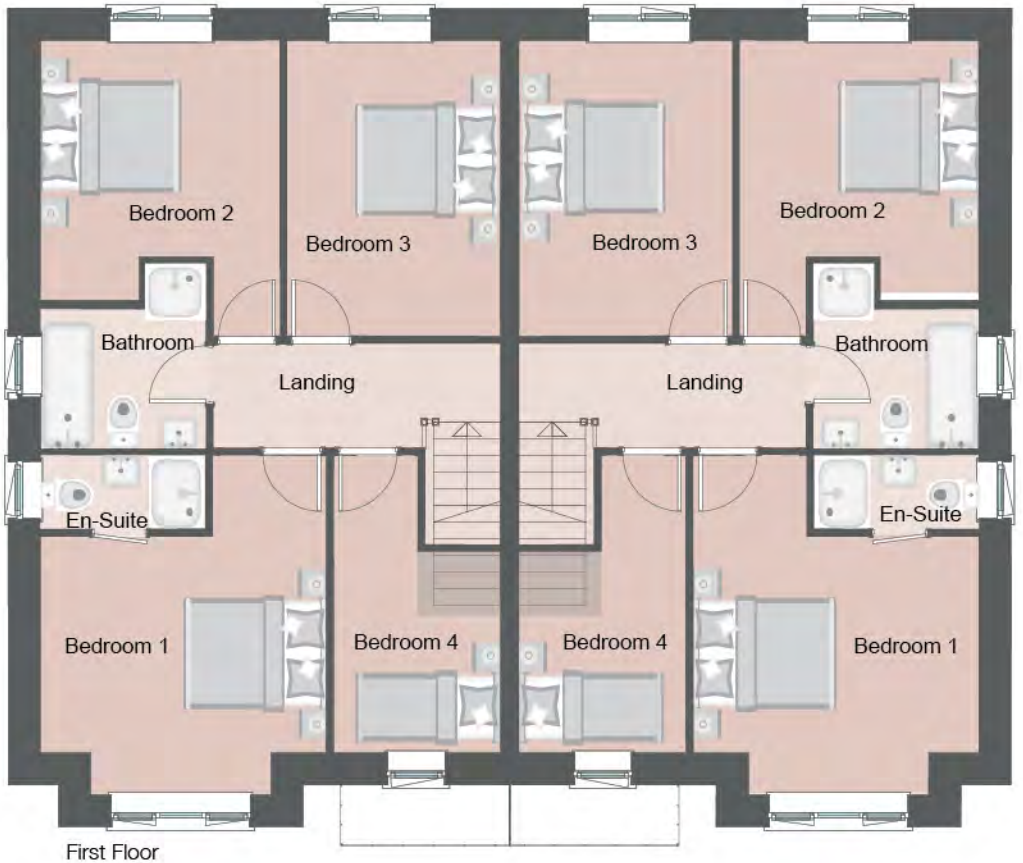
The Cherry

3 bed Semi Detached
Sizes: 110.74sqm/1192sqft

"A Home that Grows with You"



Ground Floor

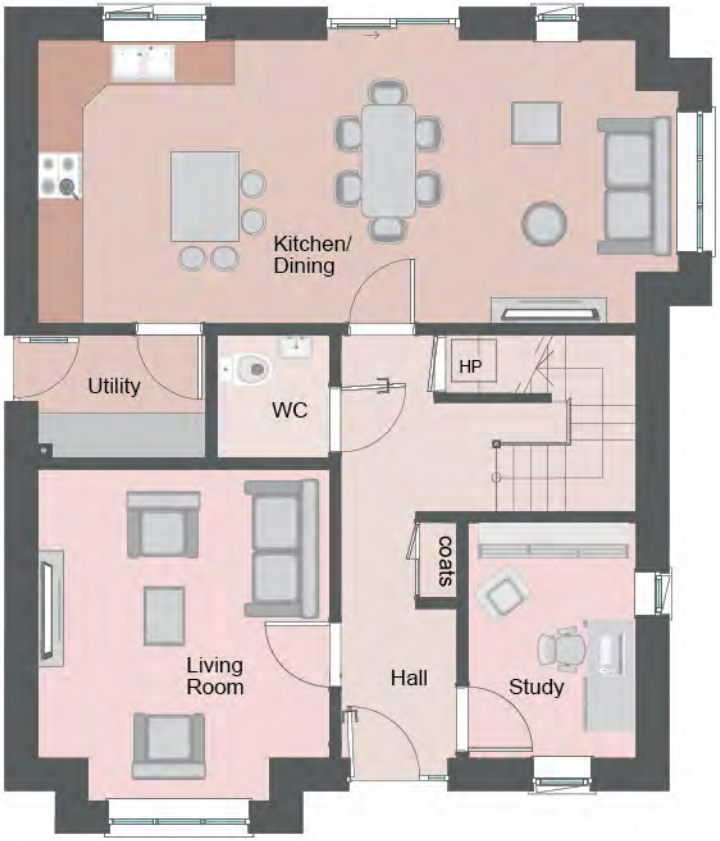


First Floor

The Wilson

4 bed Semi Detached
Sizes: 121.80sqm/1311sqft

"Making Dream Homes Come True"



Ground Floor

First Floor

The Stately

4 bed Detached

Sizes: 157.80sqm/1699sqft

Specifications

Electrical & Heating

- Generous electrical specification provided throughout
- A rated heating pump system which is thermostatically controlled.
- Smoke detectors, heat and carbon monoxide detectors fitted as standard
- Mechanical ventilation to all bathrooms

Decoration & Interior Finishes

- Fully decorated throughout
- Smooth plastered ceilings with matt emulsion finish
- All internal walls plastered and finished in matt
- Pull down attic ladder in all homes

Doors & Woodwork

- Composite front doors with secure locking system and chrome ironmongery
- Superior style doors throughout with chome door ironmongery
- Moulded skirtings and architraves
- Painted finish to all joinery

Structural Guarantee/Warranty

- Homebond 10 year Structural Warranty
- Latents Defects Insurance and Mechanical & Electrical Inherent Defect Insurance

Kitchens

- Superb choice of Bespoke Kitchens with ample floor and eye level units
- Plumbed for dishwasher and washing machine
- Extraction canopy fitted

Bathrooms & Ensuites

- Superior quality white sanitary ware
- Beautiful chrome taps
- Pump assisted showers
- Dual flush WC cisterns for water conservation

External Features

- Distinctive architecturally designed render exterior
- Block Built
- Exclusive cobblelock paving to driveways
- High performance low energy PVC double glazed windows throughout
- Low maintenance PVC fascia and guttering with ventilation soffit.

Sustainability & Energy Saving

Efficient Low-Energy Design

The homes at Elmbury will enjoy many features designed to reduce energy consumption.

Windows

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

Insulation

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

Air-Tightness

Air tightness simply means minimises 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 draught free and the heat does not escape from the fabric of the building.

Heating

Heat Pump technology is one of the most advanced heating systems available today and is ideally suited for the Irish climate. The air source heat pump sits outside your home and extracts warmth from the outdoor air. It upgrades this renewable heat energy and transfers it inside the home to provide hot water and heating for radiators. The self- contained unit only requires electric and water connections. Like your fridge, it will do this quietly and reliably, all year round.

Site Plan

A A The Cedar
3 Bed Semi Detached
– 89.8sqm/967sqft

B B The Cherry
3 Bed Semi Detached
– 110.74sqm/1192sqft

C C The Wilson
4 Bed Semi Detached
– 121.80sqm/1311sqft

D The Stately
4 Bed Detached
– 157.80sqm/1699sqft

A A

The Cedar

3 Bed Semi Detached
– 89.8sqm/967sqft

B B

The Cherry

3 Bed Semi Detached
– 110.74sqm/1192sqft

C C

The Wilson

4 Bed Semi Detached
– 121.80sqm/1311sqft

D

The Stately

4 Bed Detached
– 157.80sqm/1699sqft

BER A2

Location

CARRIGANE ROAD
Elmbury
CARRIGTWOHILL
CARRIGTWOHILL
MAIN STREET
N22
N22
MIDLETON
4
CORK
N22

Elmbury

CARRIGTWOHILL

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Funding Partner

Activate Capital

Solicitor

Eamon Murray & Co. SOLICITORS

Timeless Living, Elegant Design

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ANOTHER EXCLUSIVE MURNANE & O'SHEA
RESIDENTIAL DEVELOPMENT