HEATHFIELD

CARRIGANARRA BALLINCOLLIG

ANOTHER EXCLUSIVE MURNANE & O'SHEA
RESIDENTIAL DEVELOPMENT

“what more could you wish for”

Welcome

Heathfield is an exclusive development of 3 and 4 bedroom homes in one of the finest addresses in Ballincollig. This well-established area is perfect for families of all sizes and stages of life. With the benefit of excellent transport links, recreation and leisure facilities and schools on your doorstep, Heathfield offers a selection of semi-detached and detached houses that are architecturally designed for modern living.

BER A2

The Perfect Location

Ballincollig is now one of Cork's most exciting suburbs to live, thanks to the bypass dual carriageway linking directly onto the South Ring Road and into the heart of the city, in minutes as well as to the Airport. There is a new green Bus Route providing frequent daily services linking to CIT, UCC, CUH and the City Centre itself.

Ballincollig is filled with everything you need for a vibrant modern lifestyle and offers a real opportunity to achieve a more favourable work/life balance which is something everyone wants more of today.

With excellent shopping, multiple restaurants and cafes, a local artisan weekly food market, family entertainment and the wonderful Ballincollig Regional Park measuring 130 acres providing many pathways and trails for leisure enthusiasts makes this a very sought-after place to live.

An abundance of Montessori, primary and secondary schools, as well as a local library, ensures that educational needs are well met for every age group. Sports enthusiasts will be spoilt for choice thanks to the many clubs in the area with GAA, rugby, soccer, and athletics all on your doorstep and a variety of fitness gyms to choose from.

Ballincollig is currently experiencing further growth with a substantial number of multinational corporations recognizing it as their location of choice in Ireland, with numerous job opportunities available.

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, fully fitted kitchens and much more (see individual house type pages for a full list of applicable features).

From the generously proportioned 4 bedroom detached, 4 bedroom semi-detached homes to the bright and spacious 3 bedroom semi-detached homes, the design team have created comfortable living environments with an abundance of natural light. These are not just houses, these are homes, perfectly designed and ideal for the modern, growing family.

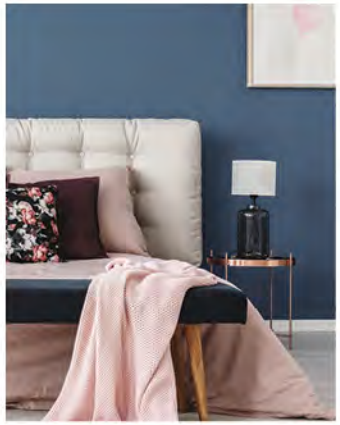
BER A2

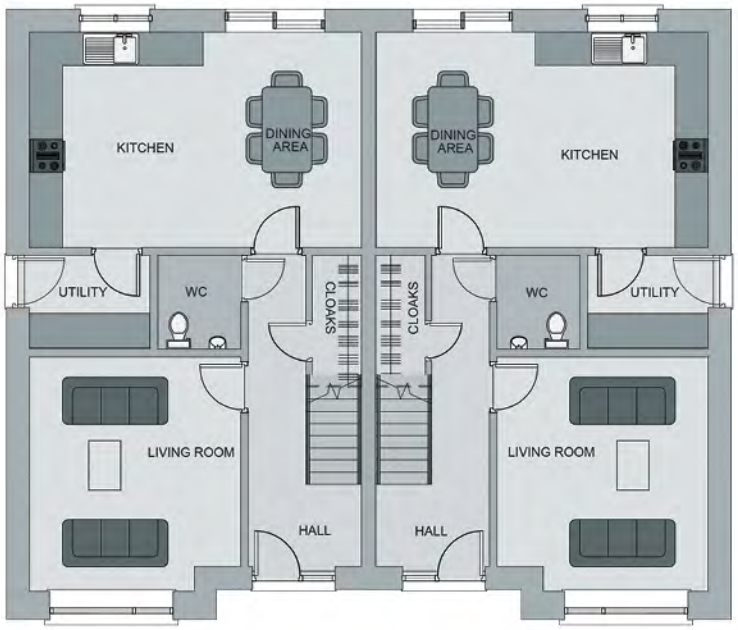
The Isabelle

House Type C

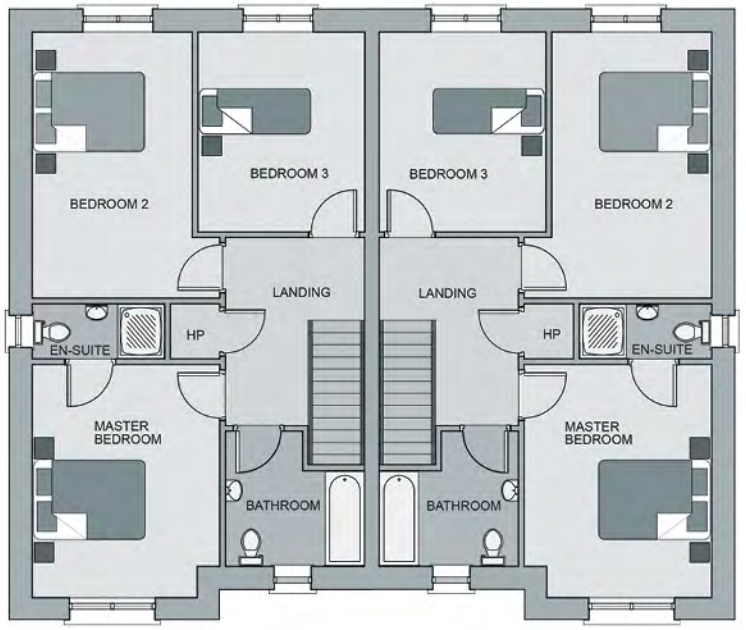
3 Bed Semi Detached 118.6sq m/1277sq ft

BER A2





Ground Floor



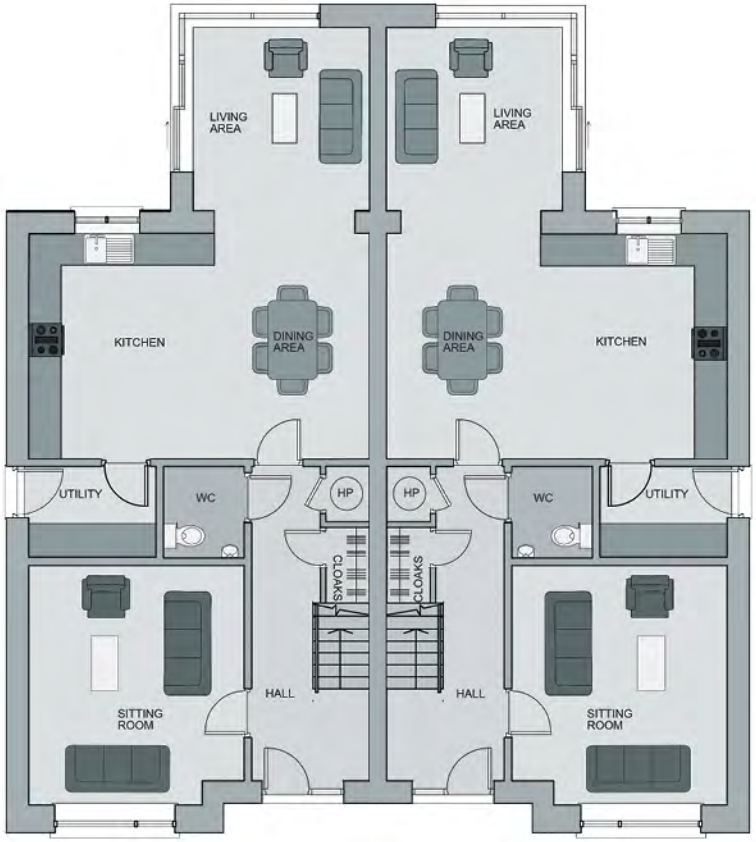
First Floor

The Phoebe

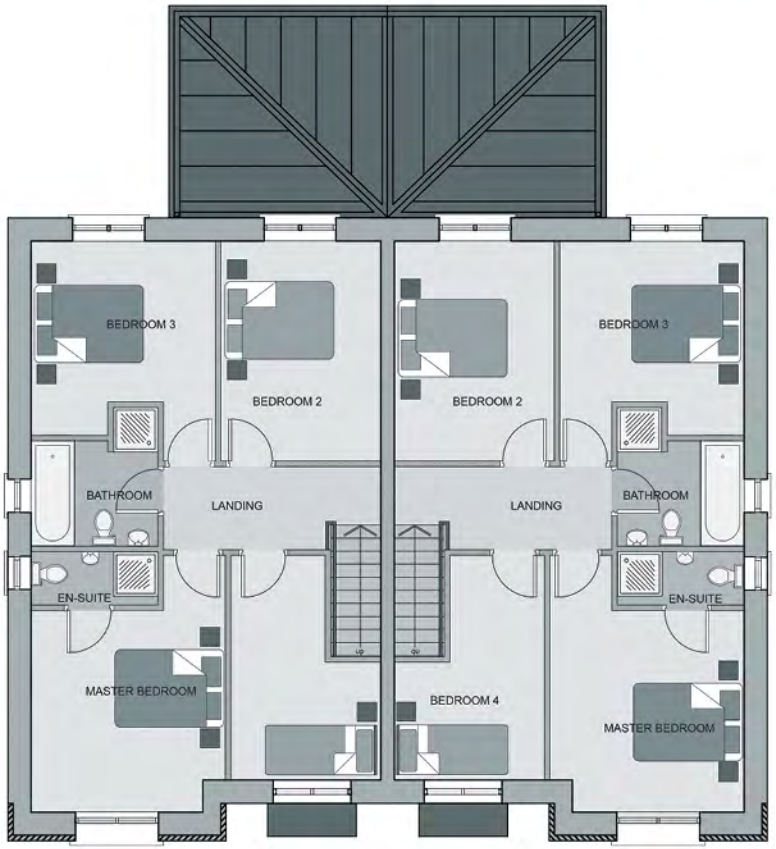
House Type B

4 Bed Semi Detached 138sq m/1486sq ft

BER A2



Ground Floor



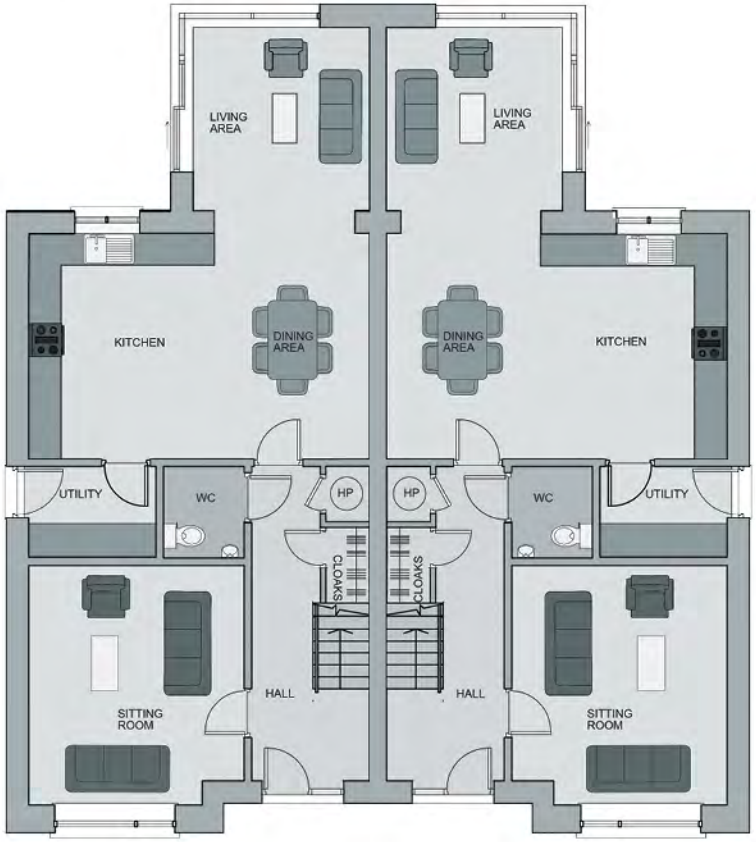
First Floor

The Rosalie

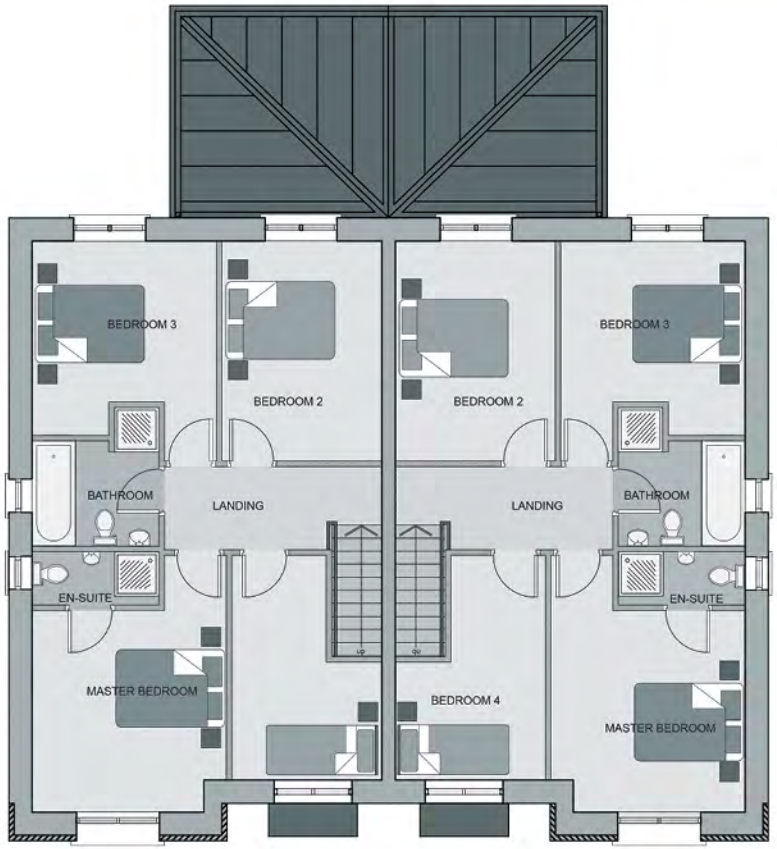
House Type B

4 Bed Semi Detached 138sq m/1486sq ft

BER A2



Ground Floor



First Floor

EVERMOTION

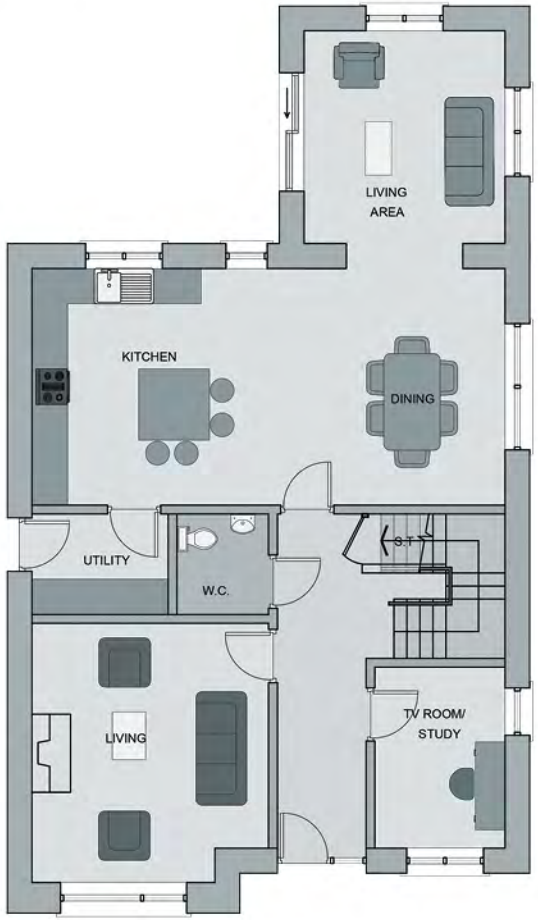
The Firefly

House Type A2

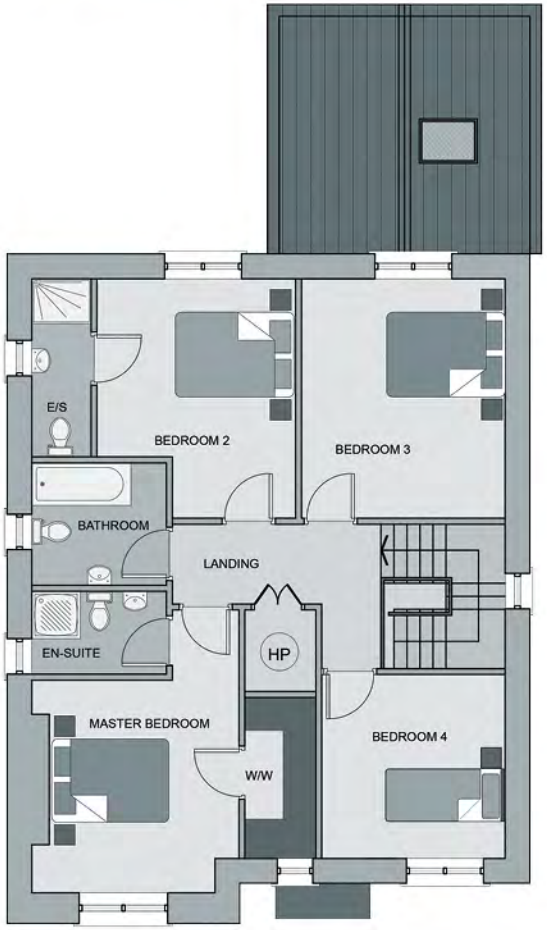
4 Bed Detached 174.1sq m/1874sq ft

BER A2

The Westwood
House Type A1
(floorplan differs)



Ground Floor



First Floor

Specifications

ELECTRICAL & HEATING

- Generous electrical specification provided throughout
- Smoke detectors, heat and carbon monoxide detectors fitted as standard
- Mechanical ventilation to all bathrooms
- TV connection points in living & sitting room and master bedroom.
- Contemporary spot downlighters to kitchen area.
- High degree of insulation throughout
- A Rated heating pump system which is thermostatically controlled through wireless technology through your app store.

DECORATION

- Fully decorated throughout
- Smooth plastered ceilings with mall emulsion finish
- All internal walls plastered and finished in matt emulsion

DOORS & WOODWORK

- Composite front door with 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
- Downstairs cloakroom for storage

KITCHEN

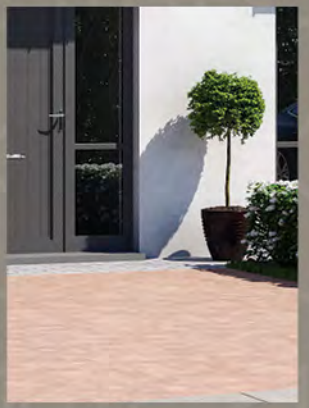
- Sleek modern designed kitchens with ample floor and eye level units and utility room
- Plumbed for dishwasher and washing machine
- Extraction canopy fitted

BATHROOMS & ENSUITES

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

EXTERNAL FEATURES

- Distinctive architecturally designed mix of brick and render exteriors
- Block Built
- Exclusive cobblelock paving to driveways
- Plaster finish to gables and rear
- 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



Sustainability & Energy Saving

EFFICIENT LOW-ENERGY DESIGN

The homes at Heathfield 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

AIR TO WATER HEATING SYSTEM

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.

Location

Existing
Development

Site Plan

The Isabelle
House Type C
3 Bed Semi Detached

The Phoebe
House Type B
4 Bed Semi Detached

The Rosalie
House Type B
4 Bed Semi Detached

The Firefly/
The Westwood
House Type A1/A2
4 Bed Detached

BER A2

TRADEHOUSE
CENTRAL

Heathfield is a new exclusive but established development of 3 and 4 bedroom A2 rated homes in one of the finest addresses in Ballincollig perfect for families of all sizes and stages of life, with homes already in occupation.

HEATHFIELD

CARRIGANARRA BALLINCOLLIG

BER A2

Selling Agent

savills LIVE

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Builder

mos Murnane & O'Shea Ltd.

T: 027-501 98

Developer

MOS HOMES LTD.

Funding Partner

Activate Capital

Solicitor

Eamon Murray & Co. SOLICITORS

CIRI IHBA

DISCLAIMER

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