Elmbury

CARRIGTWOHILL

Welcome to Elmbury

Discover Elmbury, a stunning new homes development located in the popular town of Carrigtwohill, East Cork. Brought to market by Murnane & O'Shea Ltd, Elmbury offers a selection of beautifully designed 2, 3, and 4-bedroom homes. Elmbury is renowned for its quality, comfort, and lifestyle appeal. This development is the ideal choice for families, professionals, and first-time buyers alike.

Every home at Elmbury is built with energy efficiency in mind, making it not just a home, but a smart investment in your future. With modern construction and sustainable design, you'll enjoy lower energy costs and a comfortable, eco-friendly living environment with each home carrying an A2 BER rating.





LOCATION

Everything on your doorstep

Situated in the bustling town of Carrigtwohill, Elmbury offers the perfect blend of rural tranquility and urban convenience. Nestled in East Cork, the area is renowned for its welcoming community and abundant local amenities, from schools and shops to parks and recreational facilities. Carrigtwohill is the gateway to East Cork and all it has to offer from local farmers markets, hill walks, beaches and much more, Elmbury truly is a lifestyle choice. With an easy commute to Cork city, you can also enjoy all the benefits of city life which is accessible by train while returning to the peaceful setting of your new home.





Living at Elmbury means more than just owning a home. Whether you're looking for space to grow, a community to thrive in, or simply a fresh start, Elmbury offers the perfect setting to live your best life. Don't miss out on the chance to be part of this exciting new development

Specifications

ELECTRICAL & HEATING
- Generous electrical specification provided throughout
- A rated heating pump system which is thermostatically controlled
- Smoke and heat 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 chrome door ironmongery
- Moulded skirtings and architraves
- Painted finish to all joinery

STRUCTURAL GUARANTEE/ WARRANTY
- Homebond 10 year Structural Warranty
- Latents Defects Insurance and Mechanical and 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 & EN-SUITES
- 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 sofit

Sustainability

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.



ENERGY RATING

BER A2

Site Map

SITE MAP

HOUSE TYPE A
4 BED SEMI-DETACHED 129.1sq m / 1,390sq ft

HOUSE TYPE B1
3 BED SEMI-DETACHED 115.5sq m / 1,243sq ft

HOUSE TYPE B3
3 BED SEMI-DETACHED 121.8sq m / 1,311sq ft

HOUSE TYPE C1 (PLAN AVAILABLE ON REQUEST)
3 BED TOWNHOUSE 90sq m / 969sq ft

HOUSE TYPE C3
3 BED TOWNHOUSE 104.2sq m / 1,122sq ft

HOUSE TYPE C4
3 BED TOWNHOUSE 105.6sq m / 1,137sq ft

HOUSE TYPE D1 (PLAN AVAILABLE ON REQUEST)
2 BED TOWNHOUSE 80.6sq m / 868sq ft

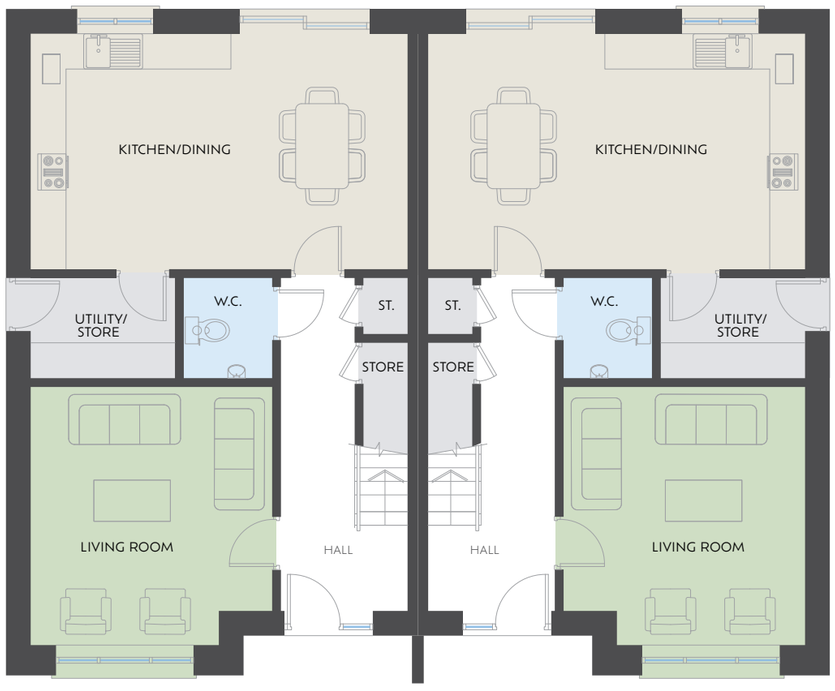
HOUSE TYPE D2
2 BED TOWNHOUSE 84.4sq m / 908sq ft



House Type A

4 BED SEMI-DETACHED
129.1sq m / 1,390sq ft





GROUND FLOOR



FIRST FLOOR

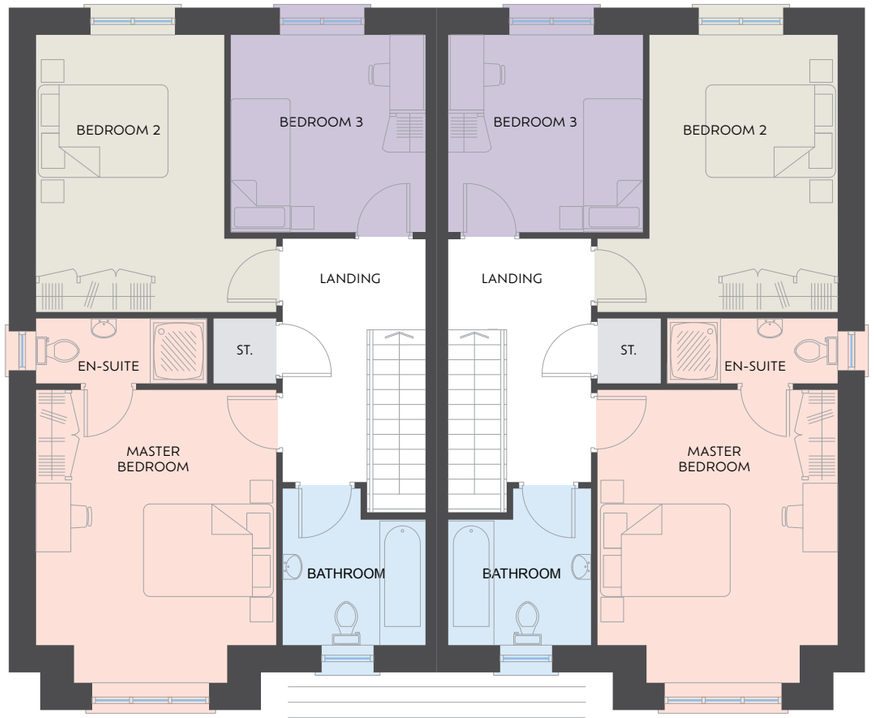
House Type B1

3 BED SEMI-DETACHED
115.5sq m / 1,243sq ft





GROUND FLOOR



FIRST FLOOR

House Type C3/D2

C3
3 BED TOWNHOUSE
104.2sq m / 1,122sq ft

D2
2 BED TOWNHOUSE
84.4sq m / 908sq ft





C3 D2 D2 C3

GROUND FLOOR



C3 D2 D2 C3

FIRST FLOOR

House Type C3/D2/C4

C3
3 BED TOWNHOUSE
104.2sq m / 1,122sq ft

D2
2 BED TOWNHOUSE
84.4sq m / 908sq ft

C4
3 BED TOWNHOUSE
105.6sq m / 1,137sq ft





C3 D2 D2 C4

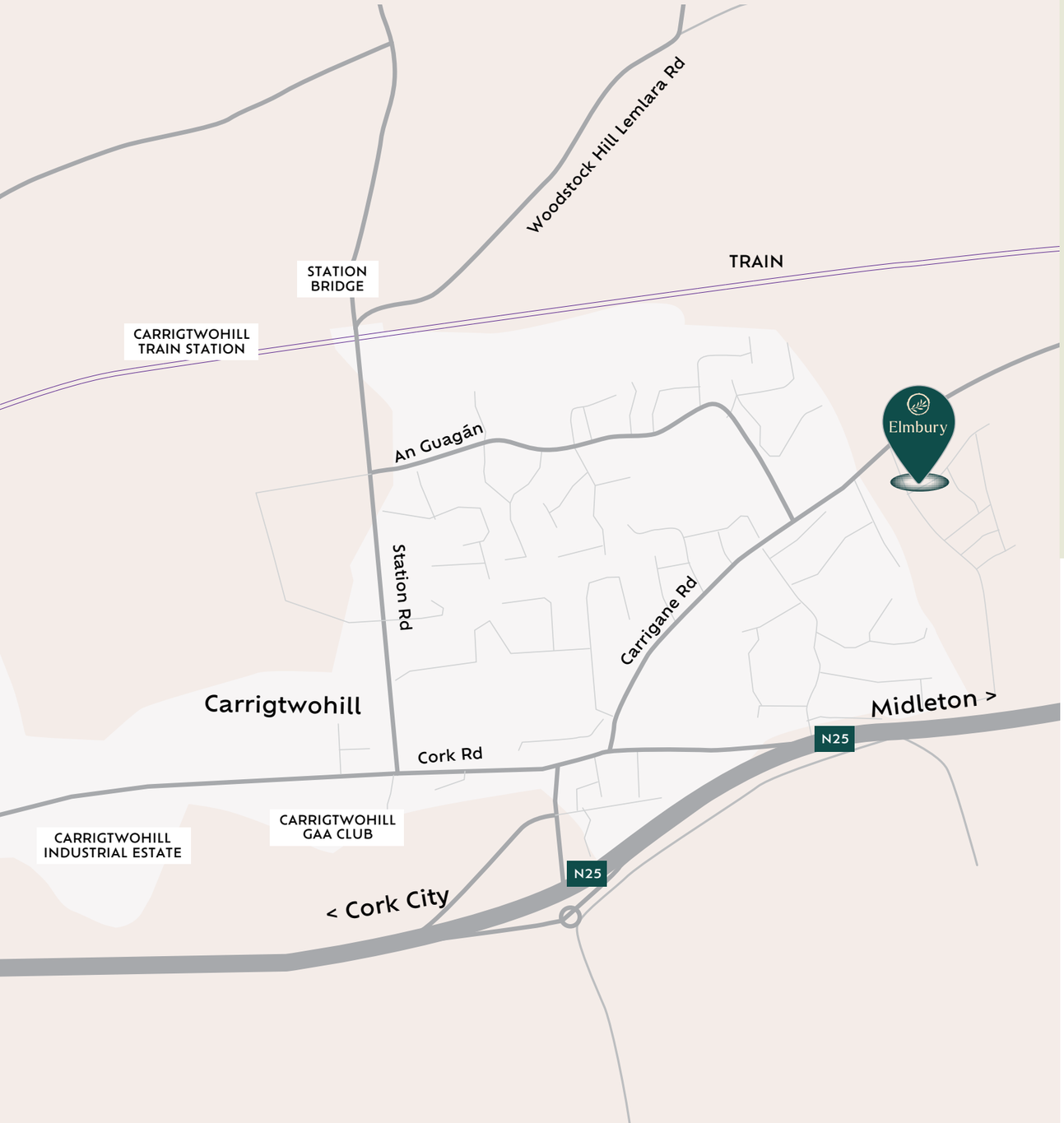
GROUND FLOOR



C3 D2 D2 C4

FIRST FLOOR

Location Map





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mos
Murnane & O'Shea Ltd.
BUILDING CONTRACTORS

BER A2

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