HEATHFIELD

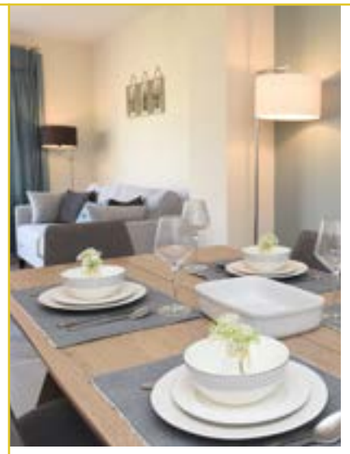
BALLINCOLLIG

WELCOME

Heathfield is an exclusive development of 2, 3 and 4 bedroom homes in one of the finest addresses in Ballincollig. These homes are carefully designed with efficiency and family living in mind. This well-established residential area is perfect for first time buyers and families alike. With the benefit of excellent transport links, amenities and schools on your doorstep, Heathfield offers the ideal lifestyle choice.

Heathfield really does have something for everyone offering a selection of 2 and 3 bedroom townhouses, 3 and 4 bedroom semi-detached and 4 bedroom detached homes. Each home is block built and spacious making these homes the ideal for the first time buyer, trader up and trader down.

A WONDERFUL PLACE TO LIVE





Ballincollig, situated on the west side of Cork City, offers a blend of urban convenience and scenic beauty, making it an appealing location for those looking to live outside the hustle and bustle of the city centre while still having easy access to it.

Ballincollig boasts a wide range of amenities, including supermarkets, shops, banks, pharmacies, and medical centres. You'll also find a great selection of cafes, restaurants, and pubs, making it a vibrant place for socializing and dining out. The town centre features Castlewest shopping centre and also a cinema, which is perfect for entertainment.



If you enjoy outdoor activities, Ballincollig won't disappoint. The Ballincollig Regional Park is one of the largest public parks in Cork, offering scenic walking and cycling paths, picnic areas, and beautiful views along the River Lee. It's also home to historical landmarks like the remnants of the old railway bridge, adding a touch of charm to the landscape.

Ballincollig is well-connected to Cork City and beyond. Heathfield itself has easy access to the N22, which connects Ballincollig to the city centre in just 15 minutes by car. The local bus service also makes it a great spot for those who need to commute.



HOUSE SPECIFICATIONS

ENERGY RATING

BER A2



ELECTRICAL & HEATING

- Generous electrical specification provided throughout
- Smoke detectors and heat detectors fitted as standard
- Mechanical ventilation to all bathrooms
- TV connection points in living and sitting room and master bedroom
- 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 matt 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 & EN-SUITES

- 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

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.

SITE MAP

HOUSE TYPE A1 (PLAN AVAILABLE ON REQUEST)
4 BED DETACHED 173.5sq m / 1868sq ft

HOUSE TYPE A2
4 BED DETACHED 173.4sq m / 1866sq ft

HOUSE TYPE B1
4 BED SEMI-DETACHED 138.1sq m / 1486sq ft

HOUSE TYPE B2
4 BED SEMI-DETACHED 138.1sq m / 1486sq ft

HOUSE TYPE B3
4 BED SEMI-DETACHED 138.1sq m / 1486sq ft

HOUSE TYPE C1
3 BED SEMI-DETACHED 118.6sq m / 1277sq ft

HOUSE TYPE D1
3 BED END TOWNHOUSE 104.2sq m / 1122sq ft

HOUSE TYPE D3
3 BED TOWNHOUSE 104.2sq m / 1122sq ft

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



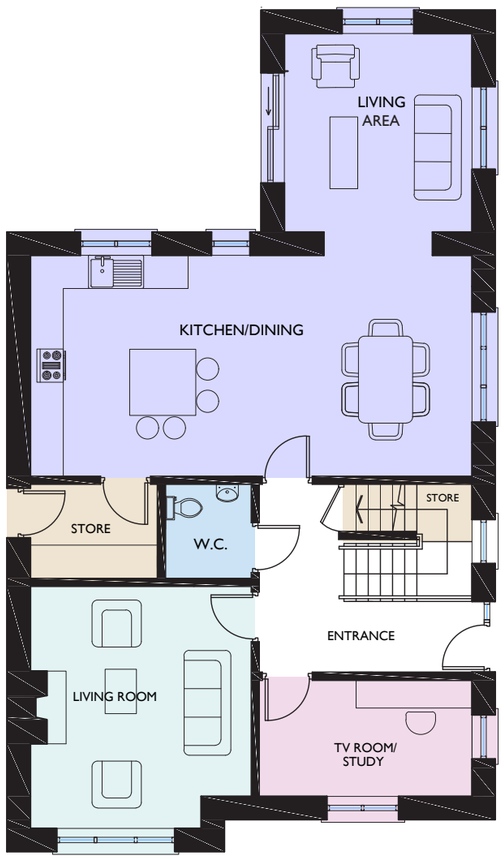


HOUSE TYPE A2

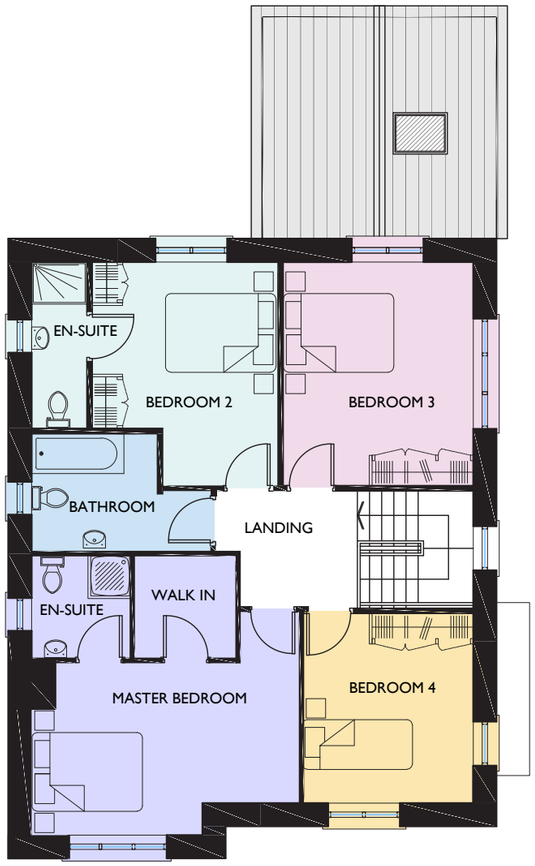
4 BED DETACHED

173.4 SQ.M.
1866 SQ.FT.

GROUND FLOOR



FIRST FLOOR



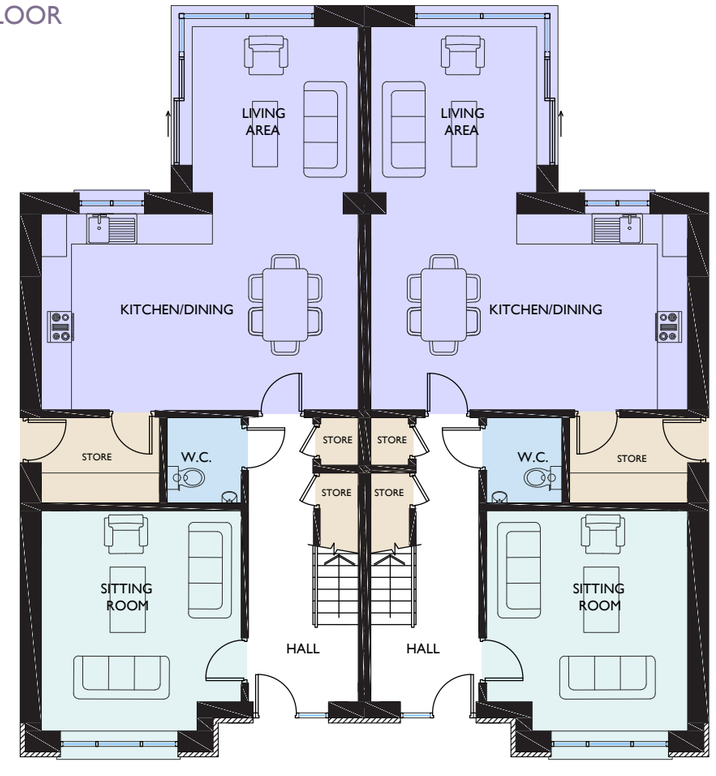


HOUSE TYPE B1

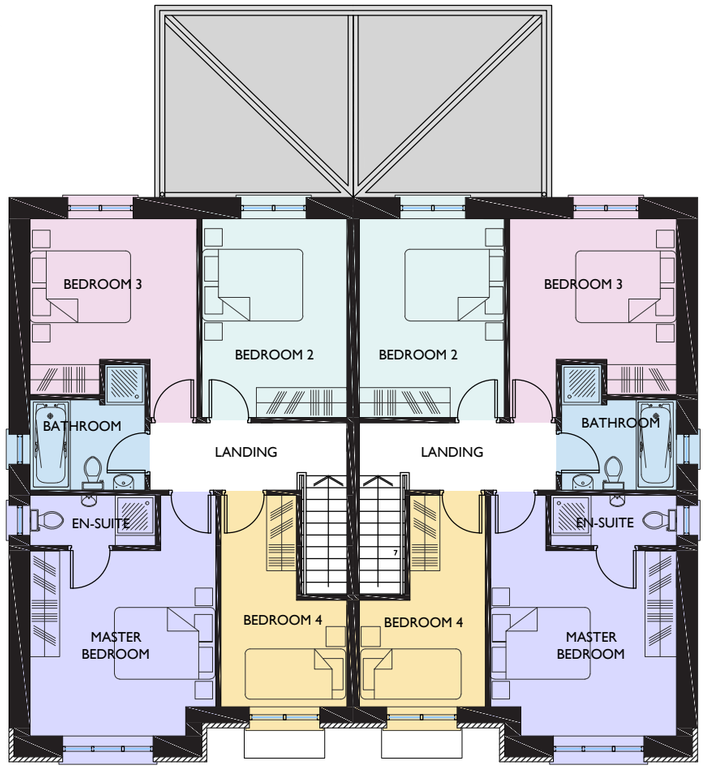
4 BED SEMI-DETACHED

138.1 SQ.M.
1486 SQ.FT.

GROUND FLOOR



FIRST FLOOR



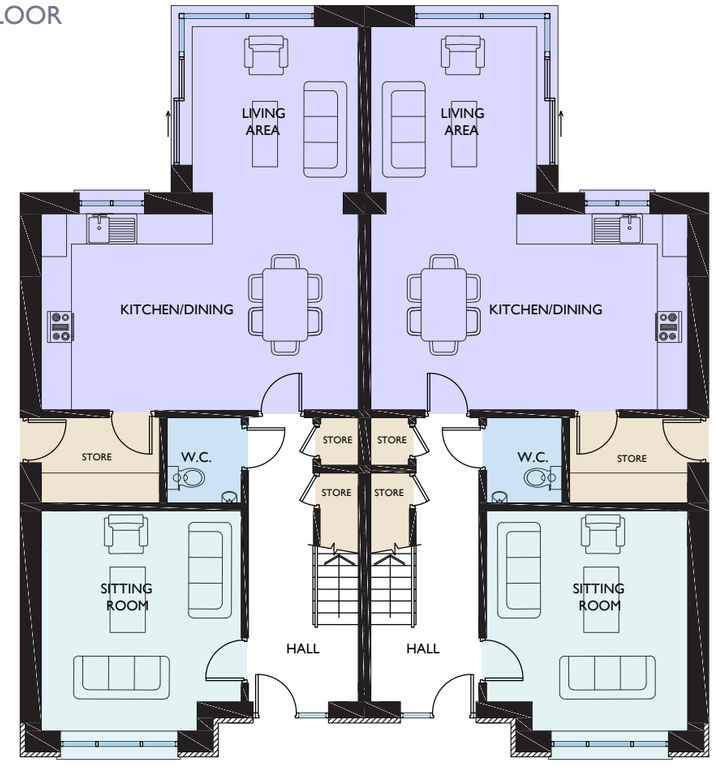


HOUSE TYPE B2

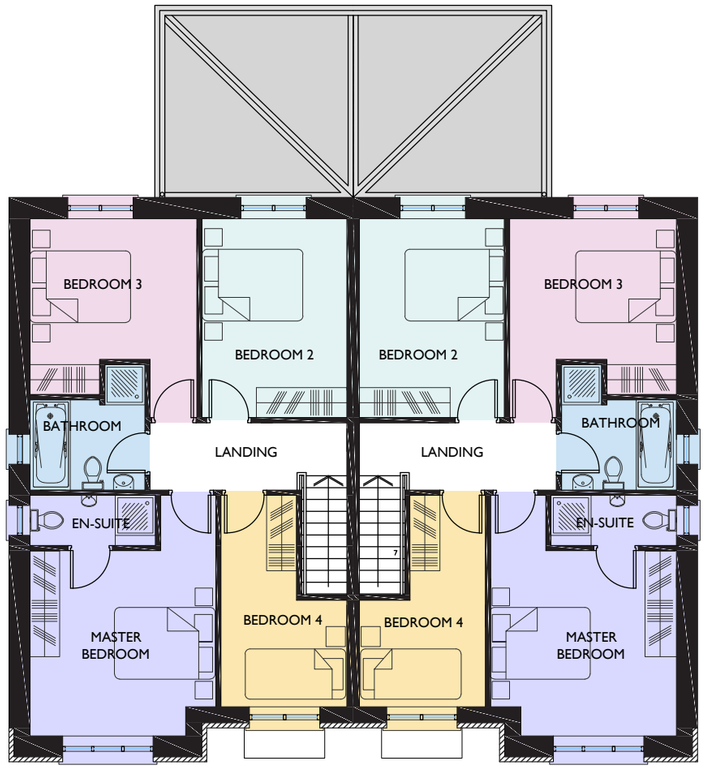
4 BED SEMI-DETACHED

138.1 SQ.M.
1486 SQ.FT.

GROUND FLOOR



FIRST FLOOR

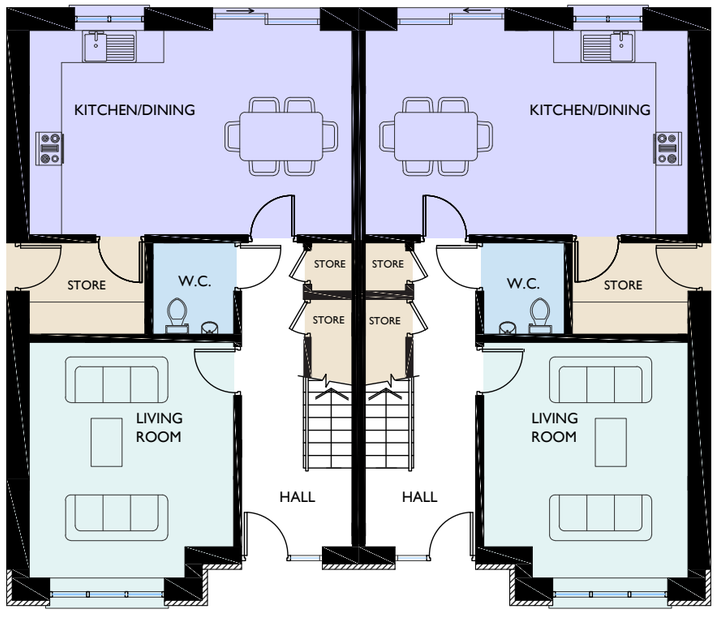




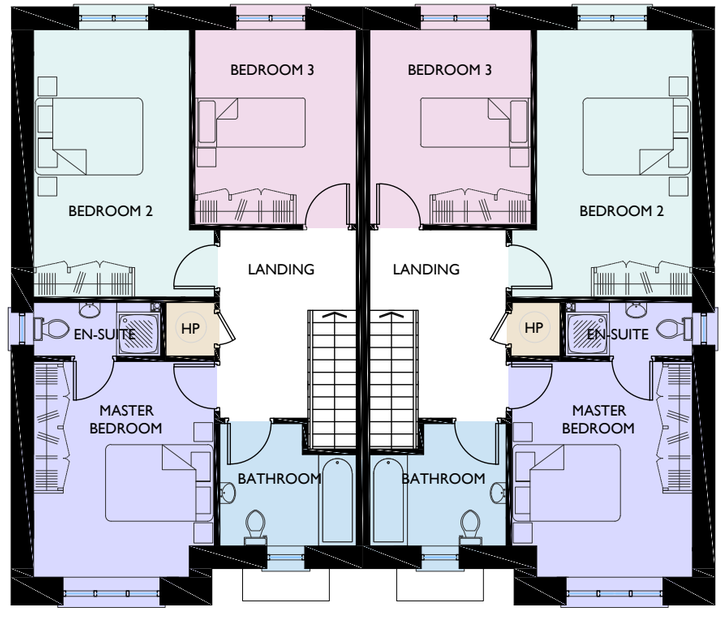
HOUSE TYPE C

3 BED SEMI-DETACHED

118.6 SQ.M.
1277 SQ.FT.



GROUND FLOOR



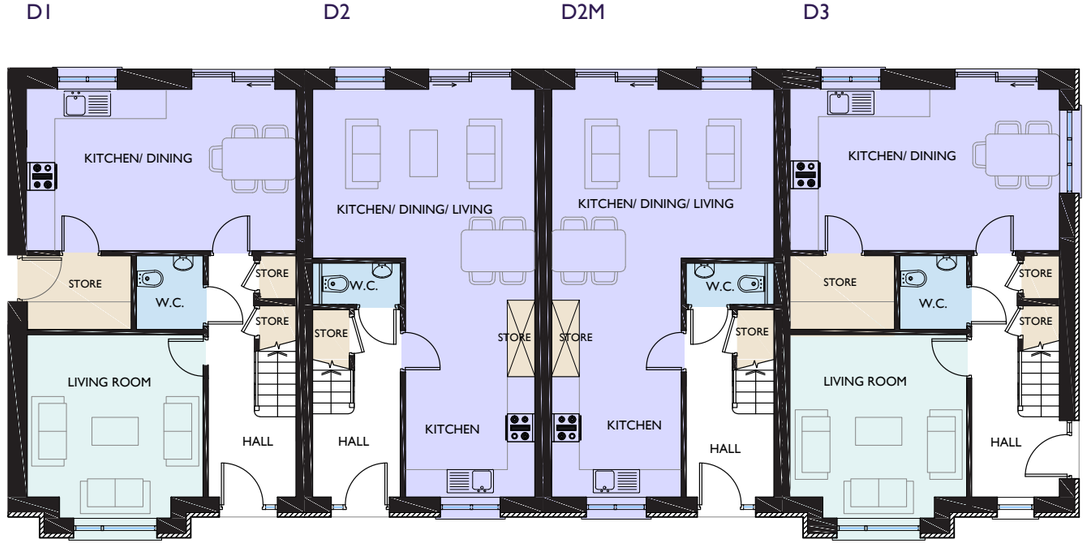
FIRST FLOOR



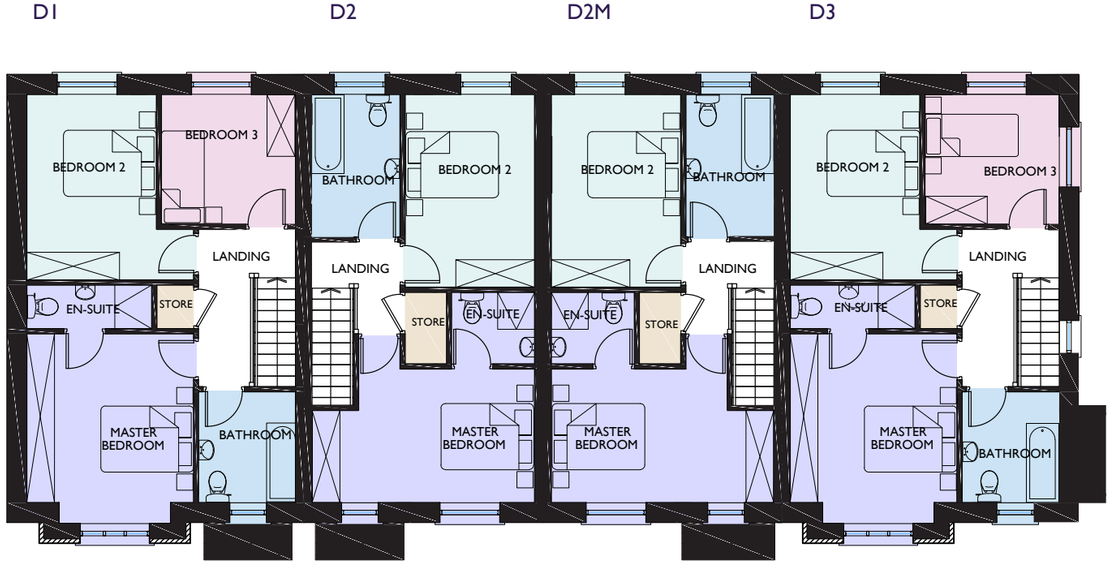
HOUSE TYPE D

D1/D3
3 BED SEMI-DETACHED
104.2 SQ.M.
1122 SQ.FT.

D2/D2M
2 BED TOWNHOUSE
84.4 SQ.M.
908 SQ.FT.

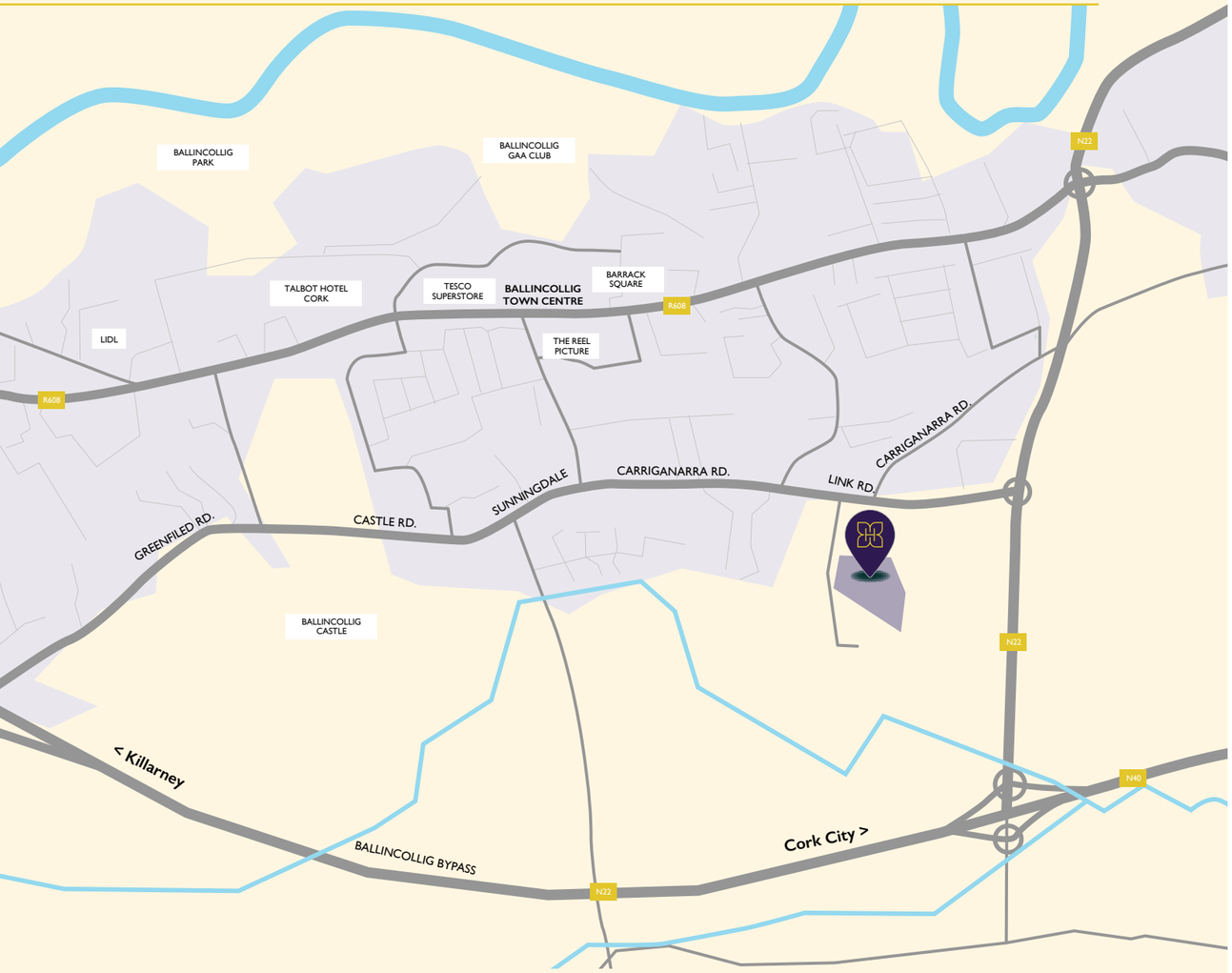


GROUND FLOOR



FIRST FLOOR

LOCATION





021 427 1371
heathfield@savills.ie
PSRA Licence 002233

Murnane & O'Shea Ltd.
BUILDING CONTRACTORS

BER A2

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