

# CARLETON

Douglas

# Welcome to your new beginning at Carleton, Douglas







Discover this exciting new development of beautifully crafted 3 & 4 bedroom block-built homes brought to the market by Murnane & O'Shea Ltd. Carleton is ideally located in the heart of Douglas, Cork.

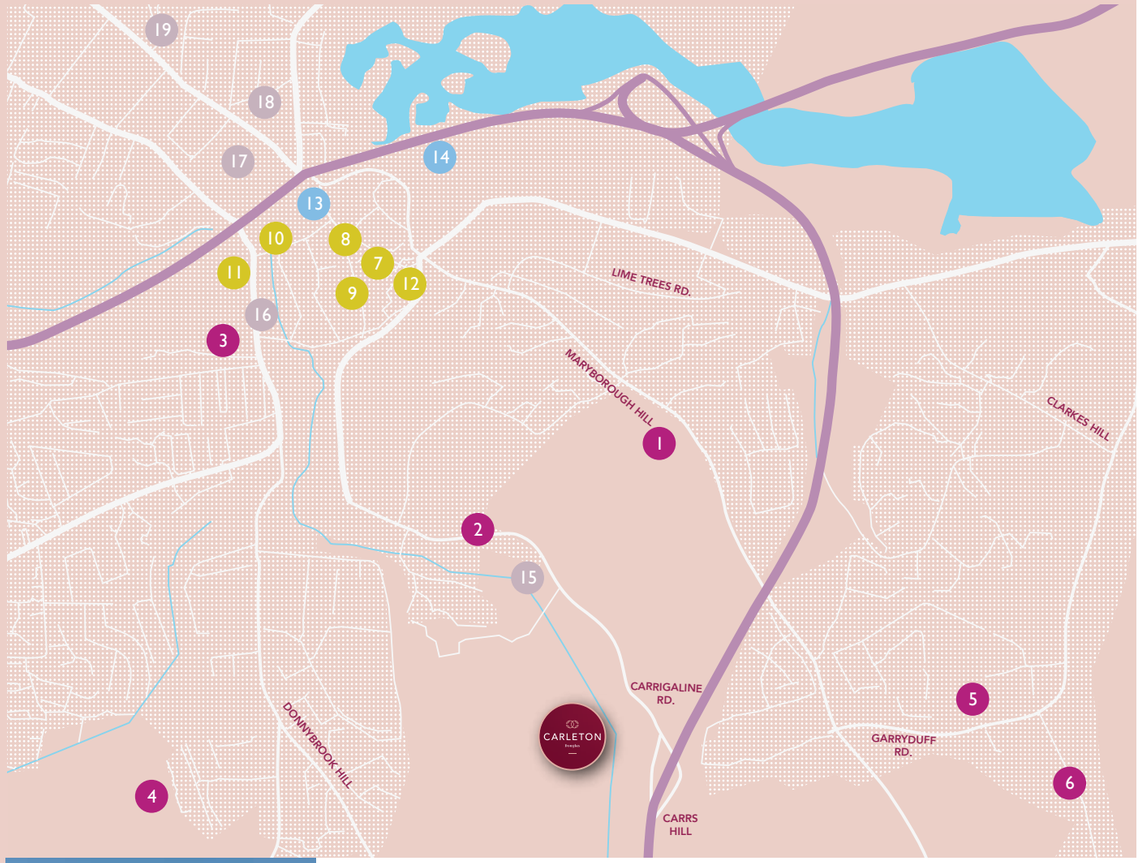
Nestled on a stunning elevated site in the scenic Ballybrack Valley, these homes offer the perfect blend of privacy, space, and convenience.

Surrounded by mature greenery and scenic views, yet just minutes from Douglas village, every amenity you need is truly on your doorstep — from an array of schools, shops, and cafés to fitness centres and sports clubs.

Each home has been designed with quality and comfort in mind, featuring spacious layouts, high-spec finishes, and energy-efficient construction achieving an A2 BER rating. Whether you're a first-time buyer or looking to trade up, this is a lifestyle opportunity not to be missed.

Carleton is a place to grow, a place to thrive, a place to call home.

# Location






## HEALTH & LEISURE

1 Douglas Golf Club
2 Douglas Pitch & Put Club
3 Douglas GAA Club
4 Douglas RFC Grounds
5 Garyduff Sports Centre
6 Douglas Hall AFC

## EATING & DRINKING

7 Eco
8 Barrys of Douglas
9 Palmento
10 Haveili
11 South County
12 Marcellos

## SHOPPING

13 Douglas Village Shopping Centre
14 Douglas Court

## EDUCATION

15 Educate together Douglas
16 St Columbas NS
17 Douglas Community
18 Regina Mundi
19 Eglantine





Located on the Carrigaline Road, enjoy effortless access to Cork City and Douglas village. Within a short distance of some of Corks main road networks, including the N28 connecting residents to nearby towns such as Carrigaline and the charming seaside town of Crosshaven. The access to the M28, currently under construction, will be close to the entrance to Carleton, giving access in both directions to Cork's entire road network.

This location combines urban convenience with the tranquillity of suburban living, offering the perfect balance for modern family life.

Carleton is easily accessible also via the new Ballybrack Valley cycle and pedestrian path providing easy access for residents to enjoy the many amenities Douglas has to offer. For the sporting enthusiast, there are endless options to keep you busy. Douglas Golf Club, Douglas Pitch & Putt club, Douglas GAA club, Nemo Rangers just to name a few. If walking is your preference, Ballybrack Woods and Tramore Valley Park are in close proximity to Carleton.



# House Specifications

## 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.



## ENERGY RATING

BER A2



# Site Map






N
W
E
S

## The Orchard

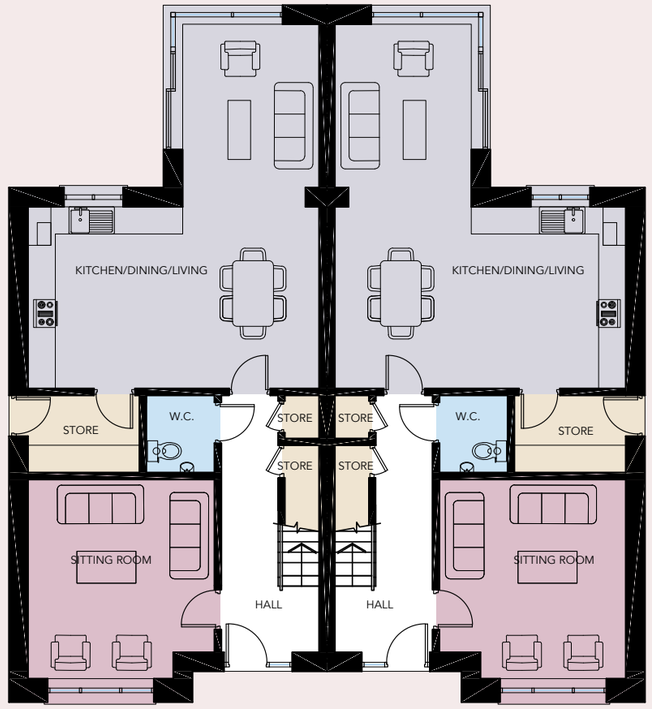
| | |
|---|---|
| **HOUSE TYPE A3**<br>4 BED SEMI WITH ANNEX<br>141.1sq m / 1518sq ft | **HOUSE TYPE B4**<br>3 BED SEMI<br>121.8sq m / 1311sq ft |
| **HOUSE TYPE B3**<br>3 BED SEMI<br>115.5sq m / 1243sq ft | **HOUSE TYPE C3**<br>3 BED SEMI<br>107.8sq m / 1160sq ft |

# House Type A3

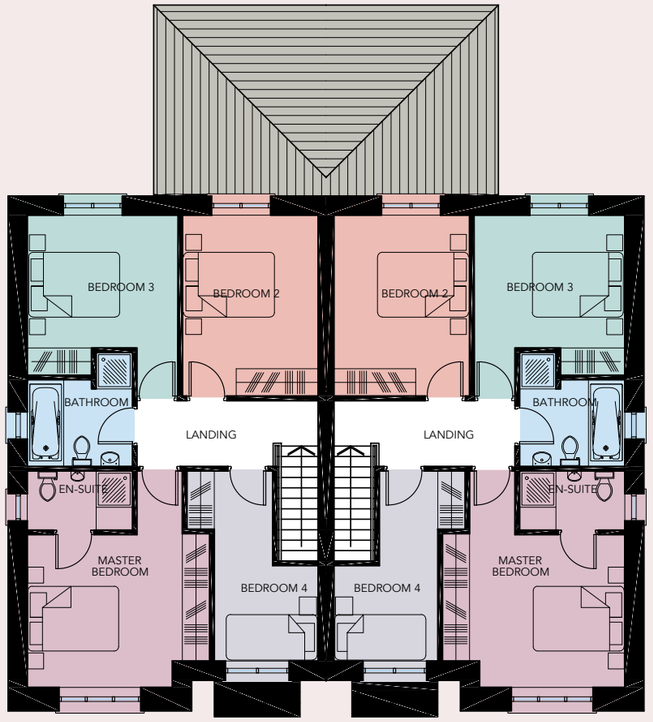
## 4 BED SEMI-DETACHED WITH ANNEX

141.1sq m / 1518sq ft






GROUND FLOOR



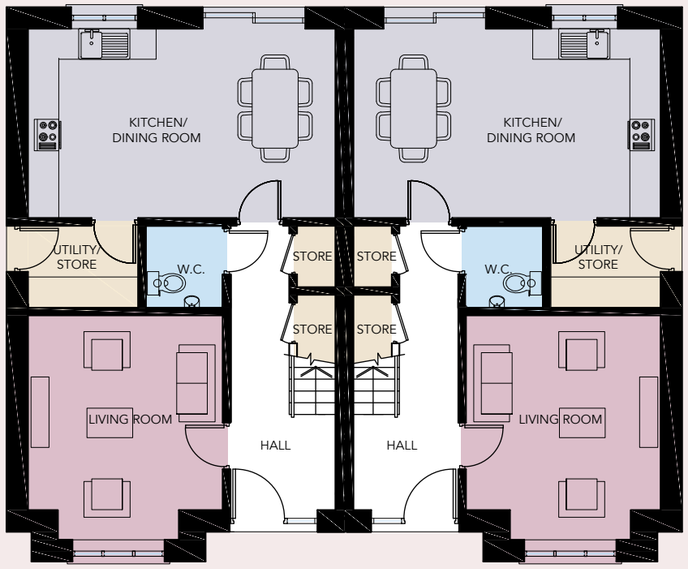

FIRST FLOOR

# House Type B3

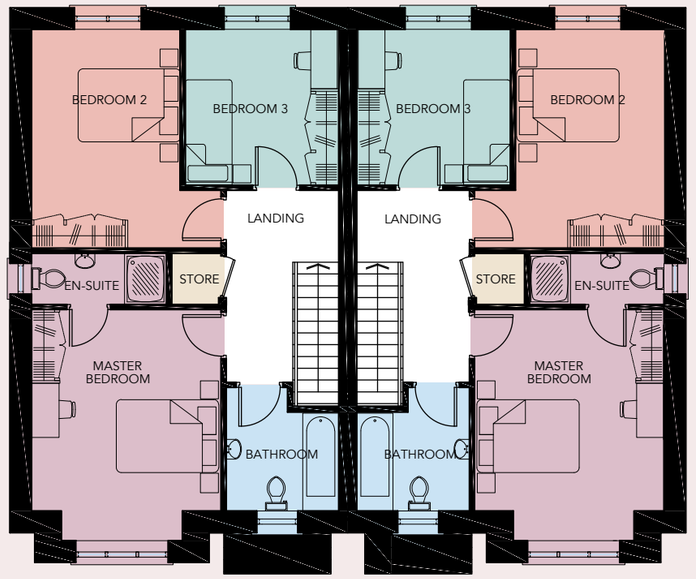
## 3 BED SEMI-DETACHED

115.5sq m / 1243sq ft






GROUND FLOOR



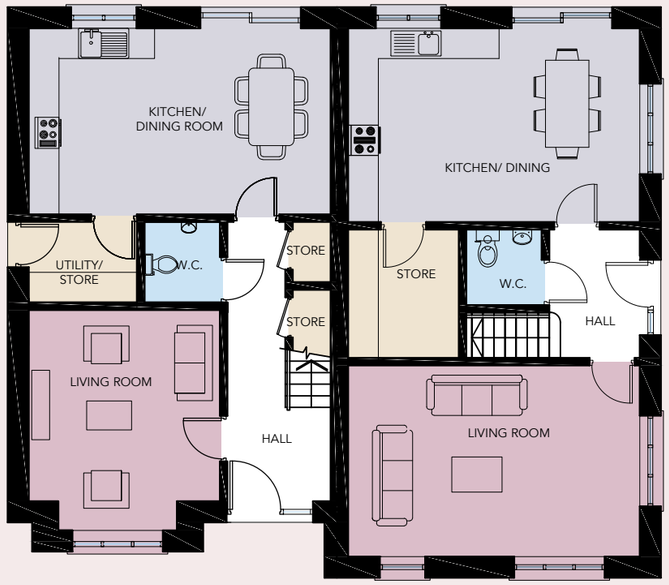

FIRST FLOOR

# House Type B4

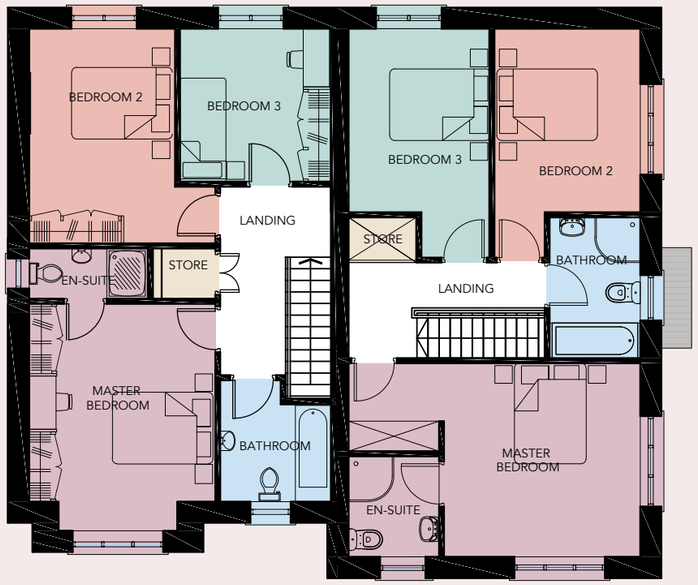
## 3 BED SEMI-DETACHED

121.8sq m / 1311sq ft






GROUND FLOOR



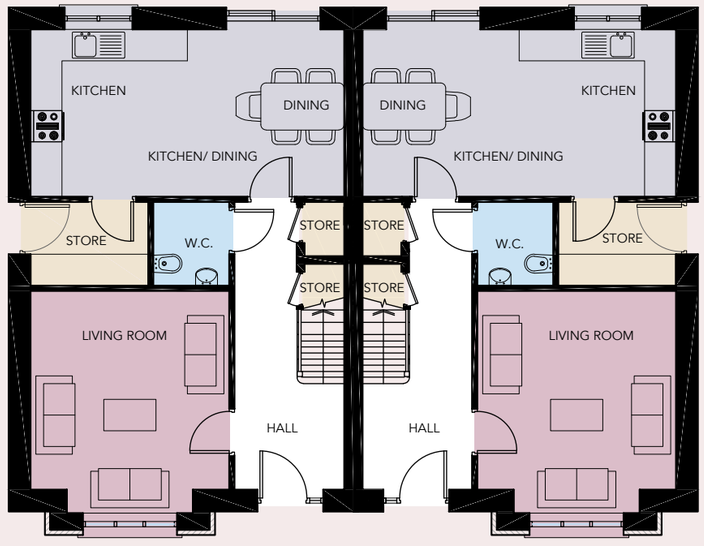

FIRST FLOOR

# House Type C3

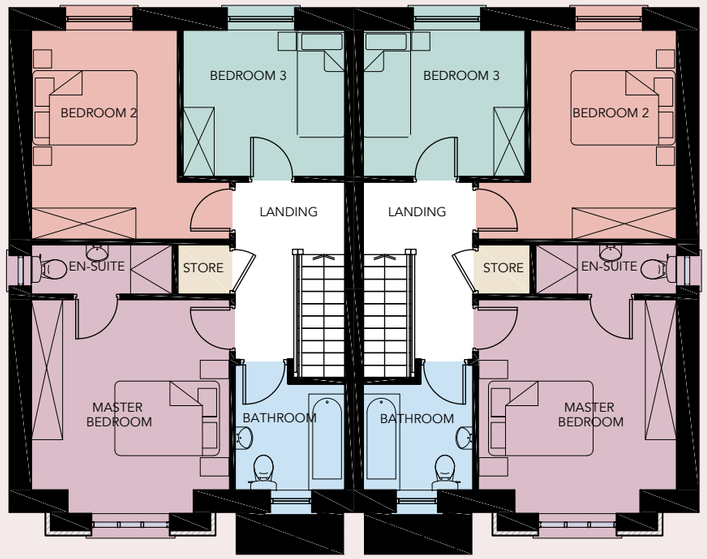
## 3 BED SEMI-DETACHED

107.8sq m / 1160sq ft






GROUND FLOOR




FIRST FLOOR

021 427 1371
carleton@savills.ie
PSRA Licence 002233

Murnane & O'Shea Ltd.
BUILDING CONTRACTORS

BER A2

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carleton@savills.ie