



Downey McCarthy

THE PEOPLE YOU CAN TRUST

Cluain Cairn, Station Road, Carrigtwohill, Cork



POA

BER A2

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PSRA No. 002584

LAUNCHING SOON...

Register your interest now @ judy@eracork.ie.

ERA Downey McCarthy are pleased to offer 8 ONLY brand new homes in the final phase of this superb development in Cluain Cairn, Station Road, Carrigtwohill, Co. Cork. All homes are A Rated 3 bed semi detached properties within easy access to the village centre and associated services.

| ACCOMMODATION

Accommodation includes entrance hallway, kitchen/dining room, living room, utility, & w.c. on the ground floor. Upstairs boasts two spacious double rooms and a single room, 1 en suite & a family bathroom.

| LOCATION

Carrigtwohill is conveniently situated close to Cork City. The N25 connects with the city. The urban commuter rail service is immediately adjacent. Cluain Cairn is an exciting development located at Station Road, Carrigtwohill located only 10 minutes' drive to the Jack Lynch Tunnel and 7 minutes from Midleton town. It is a small-scale development, incorporating semi-detached houses, town houses, ground floor apartments and duplexes. There is also a creche on site. Carrigtwohill is well served with a variety of convenience stores, supermarket and hospitality options, as well as the recently opened Carrigtwohill Community College, and has seen phenomenal growth in recent years. Other local schools include primary schools on Castl lake campus and Scoil Mhuire Naofa. Major employers in the med tech sector are located nearby.

| BER DETAILS

BER **A2**

| SPECIFICATIONS

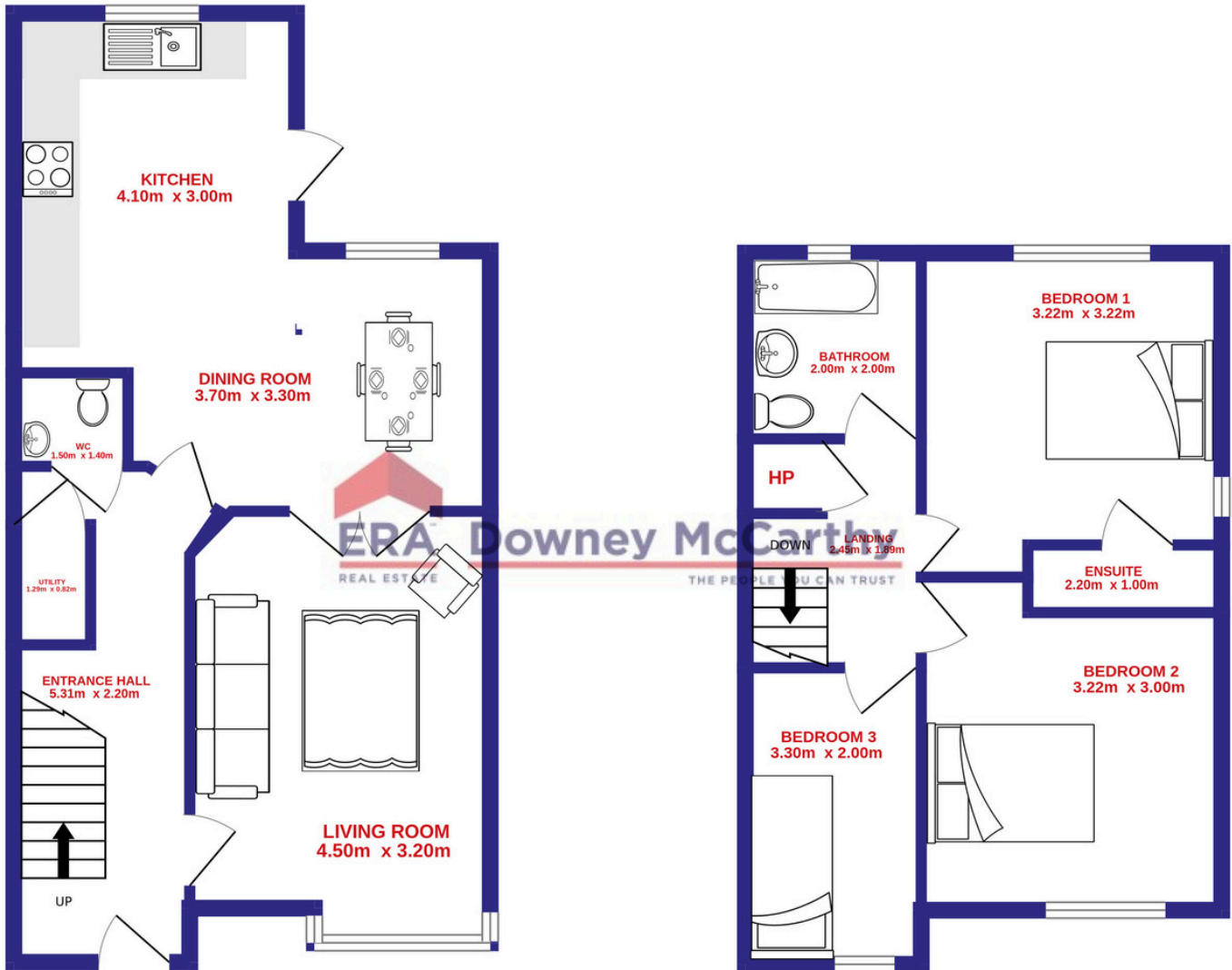
- Approx. 99 Sq. M. / 1,066 Sq. Ft.
- Registered for the enhanced government Help to Buy incentive
- Fully Fitted Kitchen included
- Integrated Kitchen Appliances incl. Oven, Hob, Extract Hood
- Bathroom Ware and Tiling included
- Concrete Strip foundation
- Radon Barrier / DPCs / DPMs
- Solid masonry dead work rising walls
- Ground floor internal masonry partitions
- Fully pumped wall insulation
- Timber stairway
- Internal stud partitions – first floor
- Stira Access to Attic
- Double Glazed PVC windows and external doors
- Underfloor heating on ground floor
- Air tightness installation
- Air to water heat pump
- Paved Parking Areas to front
- Private Enclosed Rear Gardens
- All Service and Utility Connections included



| FLOOR PLAN

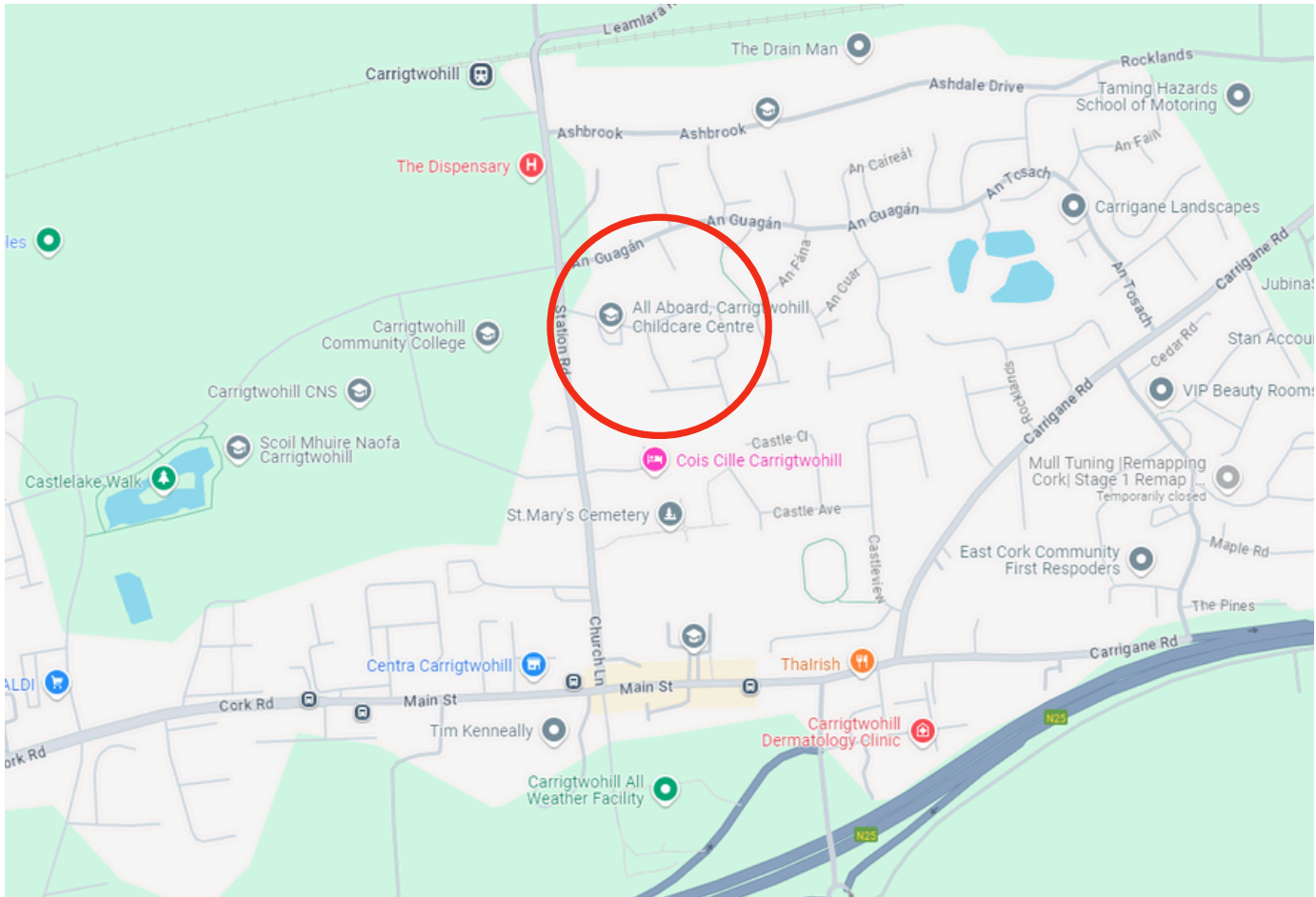
GROUND FLOOR

1ST FLOOR



*** All measurements are approximates. Architectural floor plan available on request.

Disclaimer: The above details are for guidance only and do not form part of any contract. They have been prepared with care but we are not responsible for any inaccuracies. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself / herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The details are issued on the understanding that all negotiations on any property are conducted through this office.



| ALL ENQUIRIES TO:

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