

Clonmore, Ballyvinitter, Mallow, Co. Cork



The **Land Development Agency** in partnership with **Cork County Council** and the **O’Flynn Group**, are delighted to launch an **Affordable Housing Scheme** at **Clonmore, Ballyvinitier, Mallow, Co. Cork**. Set in the **Blackwater Valley** at the ‘**Crossroads of Munster**’, the **Development** is in a great **location** within walking **distance** of **Mallow town**.



“high quality and luxurious family homes in a much sought after residential location...”

A superb new development of A rated, high quality luxurious family homes in a much sought after residential location in Mallow. This exclusive new development consists of a selection of 3 and 4 bedroom detached and semi-detached homes, completed to an extremely high standard both internally and externally, in a well-designed and attractive landscaped setting.

Located adjacent to a mature residential area, Clonmore presents an exciting new modern homes development offering the best in modern living.

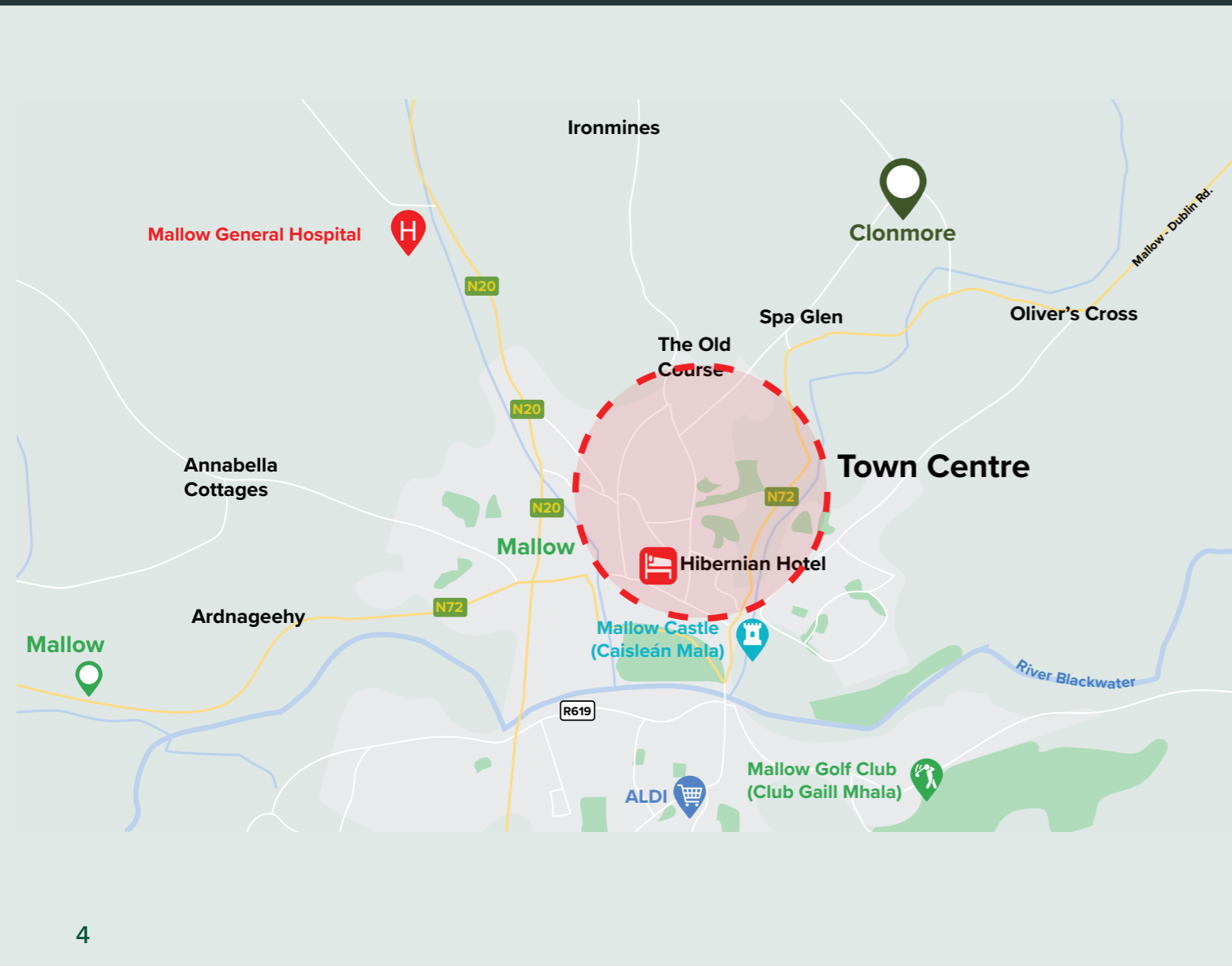
‘Close to everything’

**Close proximity to Mallow
Town Centre, Train Station, Bus
Connects and easy access to
Cork City, Limerick and Killarney, via
the N20, N72 & N73**

‘Convenience for all the family’

Mallow is a well-established community, with a range of amenities for every member of the family, along with a great choice of primary and secondary schools.

Mallow offers a wide variety of shops, cafes, restaurants, bars and retail outlets and a wealth of amenities including a cinema, swimming pool, restaurants & bars and train station, all within close proximity of this superb new development.



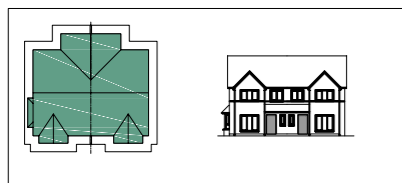
CLONMORE OVERVIEW

PHASE 1

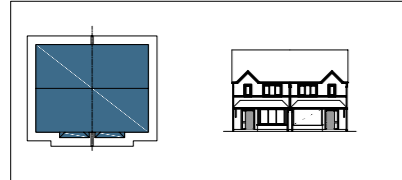
House Type C 4 Bed Semi Detached



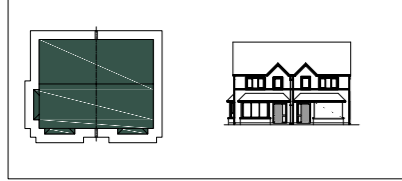
House Type D/D1 4 Bed Semi Detached



House Type E 3 Bed Semi Detached



House Type F/F1 3 Bed Semi Detached



New Development Area
106 Homes

The development in Clonmore is to be delivered in 3 phases to provide a total of 106 homes. The first phase will deliver 38 homes. The development is adjacent to the existing mature development in Clonmore and will have its own identity, theme and centralised open space, to give the homeowner a sense of place within their own community.

Homes in Clonmore are large, beautifully designed and finished to the highest level. Sunlight-filled interiors, well-appointed kitchens and spacious living areas are just a few of the

features that buyers can expect. Built by the O'Flynn Group, each house is designed to offer a spacious well laid out home with a high quality finish. The Development incorporates the latest features and fittings, innovative modern building methods and technology to ensure a highly desirable and attractive home.

Whether you want space for the kids to play or more room to entertain friends, these well designed homes in Clonmore offer all the flexibility you will need.

All homes are energy efficient with an A2 BER rating with the highest standards of insulation and air tightness in all properties.

Comprising a range of high-specification 3 and 4 bedroom spacious homes, this development is remarkable for its high quality finishes and attention to detail, both externally and internally with many attractive features suited to modern living. Each home is packed full of features, such as a top-of-the-range air-to-water heating system, mechanical air ventilation system, fitted kitchen, high-quality sanitary ware, fridge/freezer, oven, hob, extractor fan and eye-catching cobble lock paving on the driveway.



A RATED HOMES

All houses will achieve an A2 BER rating



AIR TO WATER HEAT PUMP

Third generation air to water heat pump unit



INSULATION

High levels of floor, wall and roof insulation throughout



ACCESSIBILITY FRIENDLY

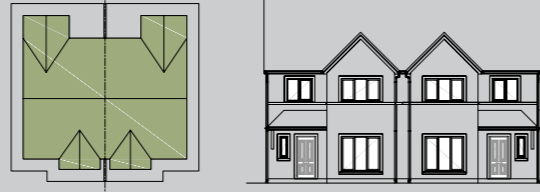
Designed to all of TGD Part M-Access and use

These particulars are detailed for the purposes of representing the development only. Visual representations, finishes, layouts and/or scales may be approximate or representative of the development rather than exact specifications

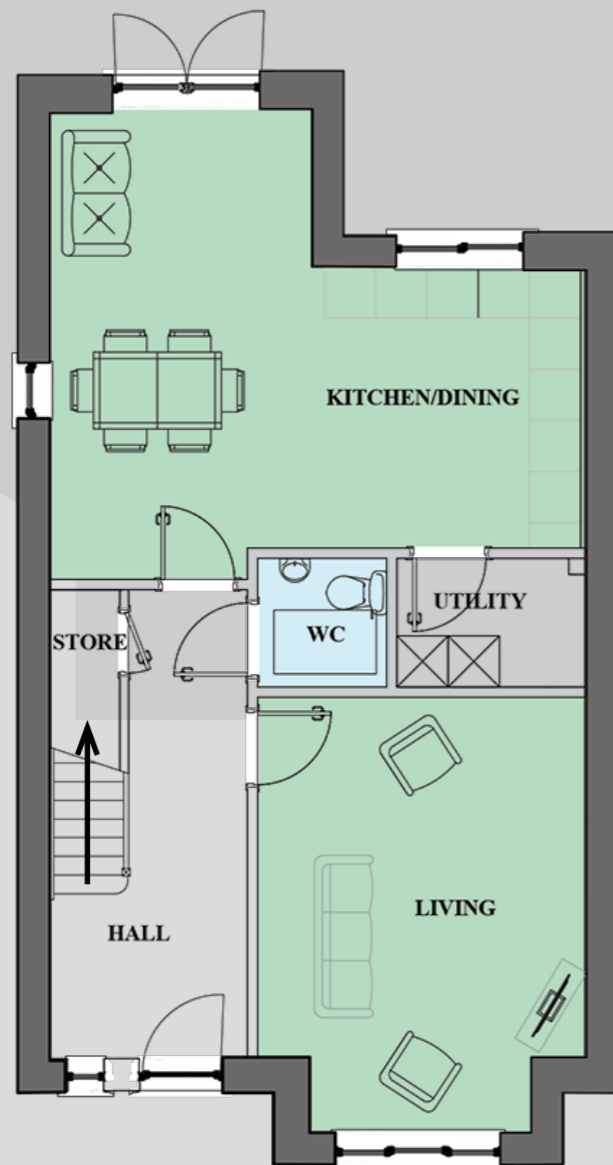
of the actual unit. The developer and the Land Development Agency reserve the right to make alterations to the design and specification in the overall interest of the development.

House Type C

4 BED SEMI DETACHED



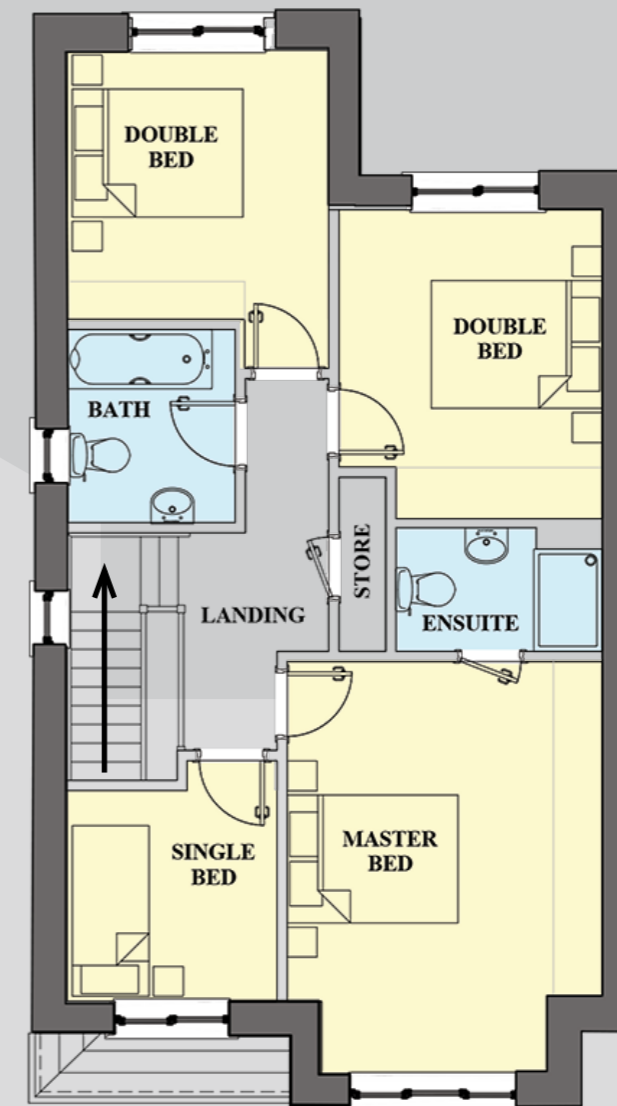
Ground floor plan



This large 4 bedroom family home extends to a spacious 131m². Downstairs, the generous open plan kitchen/lounge area will comfortably accommodate a large dining table, couch and coffee table, creating a wonderful family or entertainment space. The spacious downstairs bathroom includes plenty of storage space and room to manoeuvre for those with increased

mobility needs. Upstairs, 4 light filled and spacious bedrooms, of which 3 are double rooms, come with plenty of storage space and are complemented by the large en-suite bedroom. The generous 4th bedroom will comfortably accommodate a further bed for larger families. This home has plenty of room to grow with your family.

First floor plan

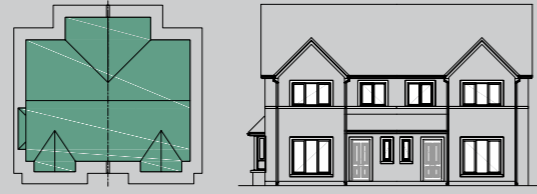


Floorplans and dimensions are indicative only and subject to change. The promoters may alter the layout, building style, landscape and specification without notice. The finished home may therefore vary from the information provided.

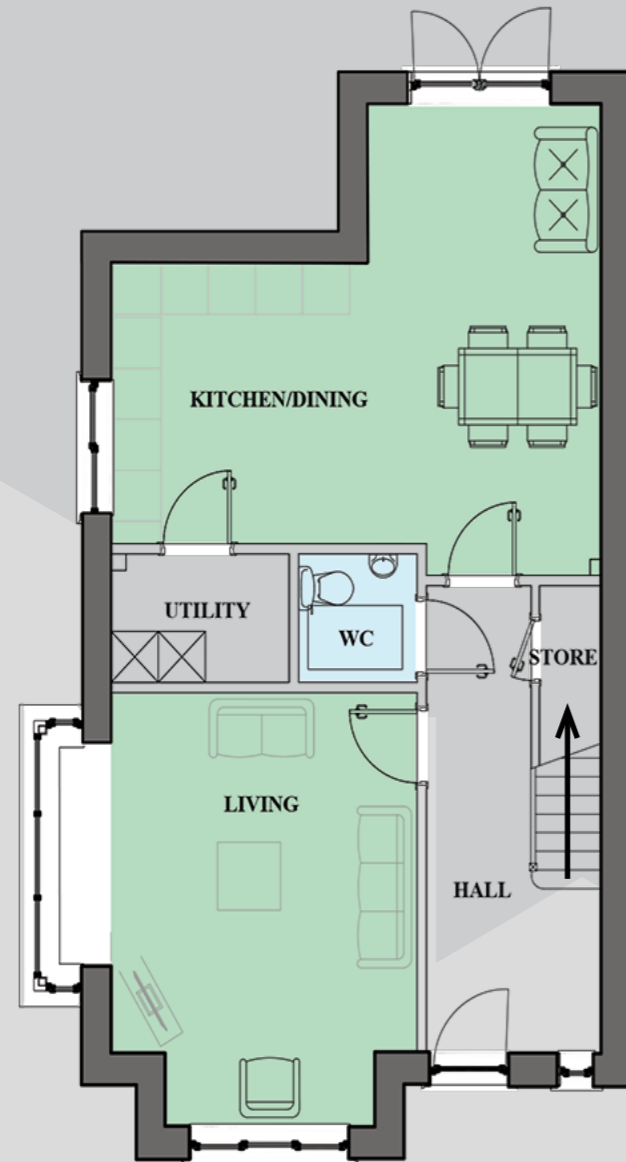
	Semi-detached
	4 bedrooms
	3 bathrooms
	Gross floor area of 131m ²
	Painted render finish

House Type D/D1

4 BED SEMI DETACHED



Ground floor plan

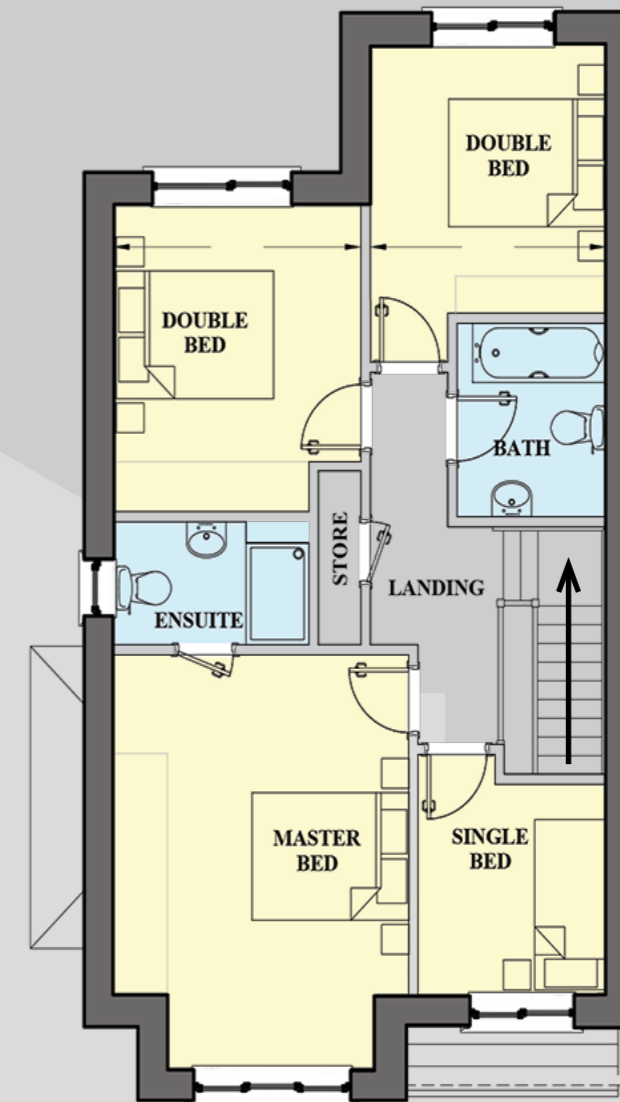


Floorplans and dimensions are indicative only and subject to change. The promoters may alter the layout, building style, landscape and specification without notice. The finished home may therefore vary from the information provided.

These large 4 bedroom family homes extend to a spacious 131m² (Type D) to 133m² (Type D1). Downstairs, the generous open plan kitchen/lounge area will comfortably accommodate a large dining table, couch and coffee table, creating a wonderful family or entertainment space. The spacious downstairs bathroom includes plenty of storage space and room to manoeuvre for those with increased mobility

needs. Upstairs, 4 light filled and spacious bedrooms, of which 3 are double rooms, come with plenty of storage space and are complemented by the large en-suite bedroom. The generous 4th bedroom will comfortably accommodate a further bed for larger families. This home has plenty of room to grow with your family.

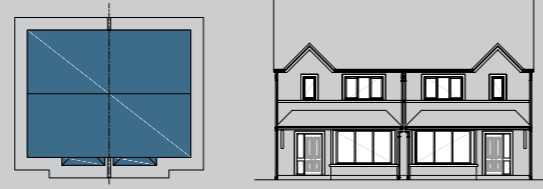
First floor plan



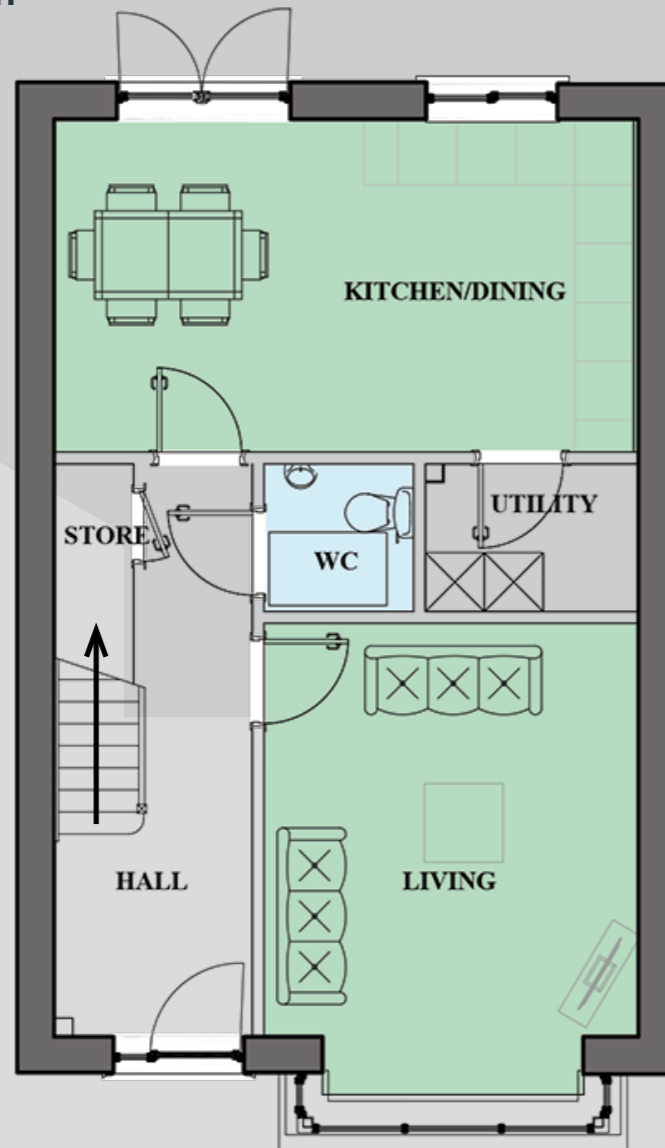
	Semi-detached
	4 bedrooms
	3 bathrooms
	Gross floor area of 131m ² (Type D) to 133m ² (Type D1)
	Painted render finish

House Type E

3 BED SEMI DETACHED



Ground floor plan

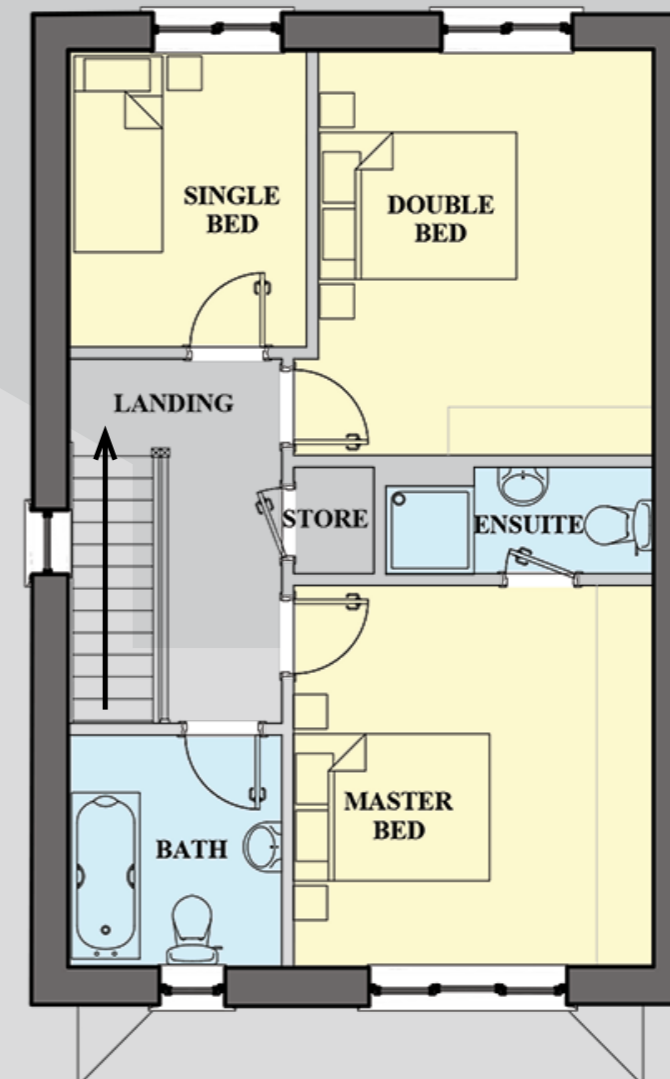


The 3 bed semi-detached house type also features an exceptional gross floor area of 112m². The modern ground floor layout offers attractive living spaces while the ultra modern energy efficient bay windows and doors flood the space with natural light.

Light filled bedrooms and modern bathrooms...

Bedrooms and bathrooms are generously sized with a high-level finish which feature an en-suite to give that luxury feel to your home. Along with the downstairs WC, this home features 3 bathrooms and a utility.

First floor plan

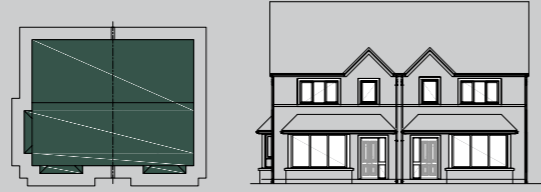


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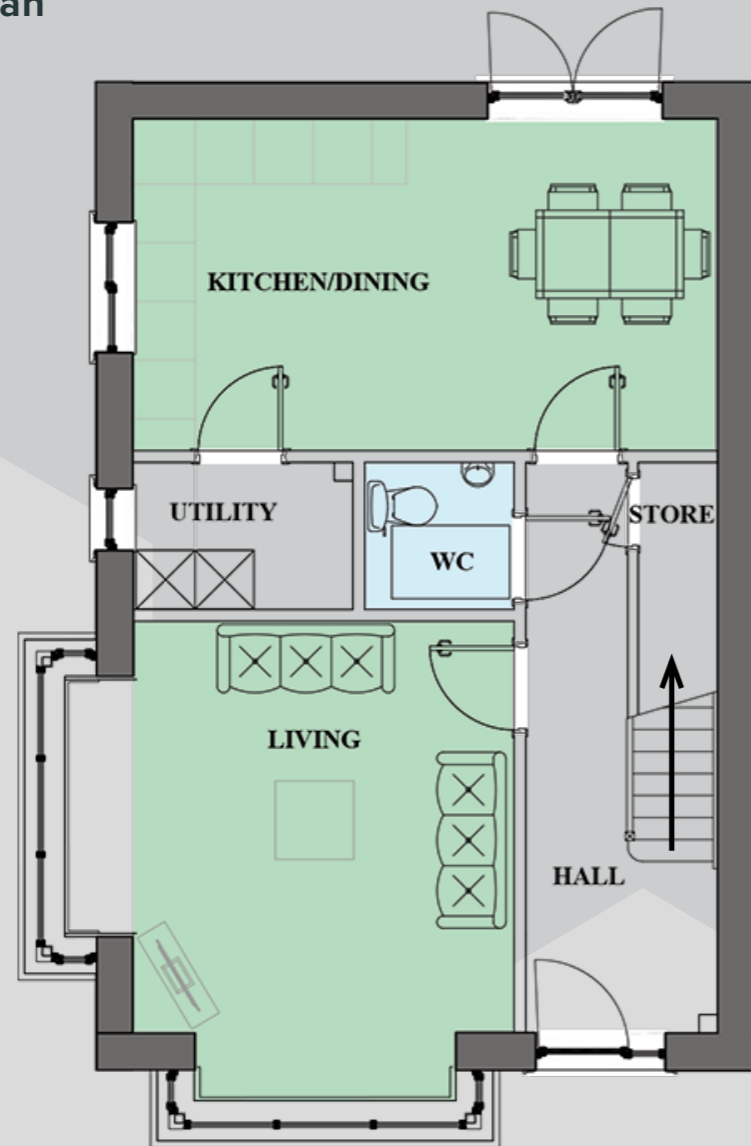
	Semi-detached
	3 bedrooms
	3 bathrooms
	Gross floor area of 112m ²
	Painted render finish

House Type F/F1

3 BED SEMI DETACHED



Ground floor plan



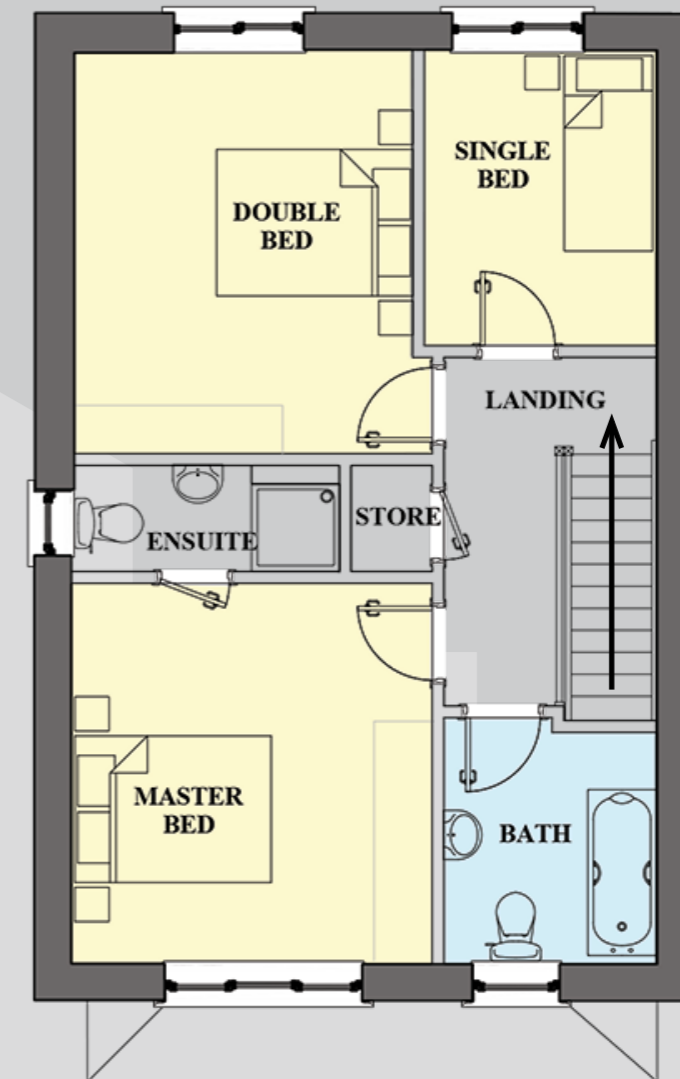
Floorplans and dimensions are indicative only and subject to change. The promoters may alter the layout, building style, landscape and specification without notice. The finished home may therefore vary from the information provided.

The 3 bed semi-detached house type features an exceptional gross the floor area of F (114m²) to F1 (112m²). The modern ground floor layout offers attractive living spaces while the ultra modern energy efficient bay windows and doors bathe the space with natural light.

Light filled bedrooms and modern bathrooms...

Bedrooms and bathrooms are generously sized with a high-level finish which feature an en-suite to give that luxury feel to your home. Along with the downstairs WC, this home features 3 bathrooms and a utility.

First floor plan



	Semi-detached
	3 bedrooms
	3 bathrooms
	Gross floor area of 112m ² (Type F) to 114m ² (Type F1)
	Painted render finish

Clonmore

Key Specifications

‘Built to a standard you can trust’

Energy Efficiency

- » All homes are A2 rated and incorporate sustainable and renewable technology resulting in lower energy costs.
- » High levels of floor, wall and roof insulation throughout.
- » Airtight construction detailing ensuring minimal heat loss through building fabric.

Accessibility

- » The development is designed to comply with all requirements of TGD Part M – Access and Use.
- » Design also follows the guidance in Building for Everyone: A Universal Design Approach.
- » The internal layout of the houses are designed with the owner in mind – large open spaces allow for modern day living.



Interiors

- » Tiled floor finish to downstairs WC bathrooms and ensuite.
- » Painted wall finish to all rooms in neutral tones.
- » Panel type doors with softwood frames with modern chrome ironmongery throughout.
- » Timber staircase and handrail.
- » Contemporary skirting boards and architraves with painted finish.
- » Luxurious modern fitted wardrobes to two large double rooms.
- » Attic ladder with airtight loft access.
- » Splash back wall tiles over kitchen worktop, tiling to bath and shower areas along with splashback tiling provided to all wash hand basins.

Bathrooms & Ensuites

- » Stylish and contemporary bathrooms, ensuites and downstairs WC with high quality sanitary ware.
- » Tiling to bath and shower areas with splashback tiling provided to all wash hand basins.
- » Tiled floors to en-suite and downstairs WC.
- » Dual flush water efficient toilets throughout.
- » Pumped showers fitted to ensuite and over bath in bathroom.

Kitchens & Utility

- » The utility room is plumbed for washing machine and dryer and fitted with a countertop.
- » Contemporary kitchen fitted with electrical appliances as standard to include; single fan electric oven with pyrolytic cleaning, touch control ceramic hob, extractor hood and 70:30 fridge freezer.

Mechanical & Electrical

- » Generous allocation of sockets and data points.
- » Mitsubishi air to water heat pump complete with intuitive user interface controller to maximise comfort.
- » Responsive under floor heating system installed on the ground floor of the dwelling with thermostatically controlled radiators on the first floor ensuring continuous comfort levels.
- » Each house is fitted with a mechanical ventilation/ heat recovery (MVHR) system designed for clean living with high energy efficient ventilation for enhanced air quality within the home with no draughty background room vents.
- » Broadband infrastructure in place to facilitate connection to a supplier of the home owners preference.
- » Smoke alarm connected to the electrical mains & heat detector in kitchen in line with all current regulations.
- » Low energy light fittings throughout.
- » TV connection point in living room and master bedroom.
- » Wired for home electric vehicle charging point. Connection to be provided by the homeowner.

Exteriors

- » Block rendered and painted exterior facades.
- » High quality uPVC down-pipes and gutters.
- » Energy efficient future proof windows.
- » Insulated composite black uPVC front door with secure five-point locking system.
- » Black Tiled Roof.
- » External lights over front and rear of the dwelling.
- » Large stylish patio area to rear of house.
- » Boundary wall at rear between houses comprising of post & panel fence.
- » Block and plastered boundary walls between front gardens and to front footpath.
- » Driveways finished in cobble lock paving with generous parking area provided.
- » Graded and seeded rear gardens.
- » Exterior tap provided.

GUARANTEE

All houses come with a 10 Year Homebond Structural Guarantee.



Clonmore, Ballyvinter, Mallow, Co. Cork



An Ghníomhaireacht Forbartha Talún
The Land Development Agency

“high quality, luxurious family homes in a much sought after residential location...”

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