


Castle Heights

CARRIGALINE, CO. CORK



BRAND NEW 3 & 4 BEDROOM FAMILY HOMES

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*A peaceful country setting
on the edge of Carrigaline town*



Welcome to Castle Heights

Castle Heights is a superb residential development located on the Kilmoney Road on the edge of Carrigaline town.

Phase 3 of Castle Heights comprises a mix of brand new high quality three and four bedroom homes. These architect designed detached and semi-detached homes offer bright and spacious living accommodation while being highly energy efficient.

Castle Heights offers peaceful and quiet living while still being only a 20 minute drive to Cork city centre.

Carrigaline town itself has a wide array of services and amenities at your fingertips. All the houses come with air to water systems as standard giving home owners a fresher, healthier place to live. The high levels of insulation and improved air tightness result in a reduced energy demand and lower running costs.



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Location

Conveniently located south of Cork city and near to the picturesque seaside town of Crosshaven, Castleheights offers residents an outstanding array of amenities and transport facilities which are on their doorstep.

Carrigaline is located approximately 13kms south of Cork city, originally a commuter town, Carrigaline has become a hugely popular town for families. Carrigaline has a fantastic array of amenities and transport facilities available and a huge number of services including supermarkets, restaurants, hotel, gyms and many more.

Carrigaline is also located very closely to the popular seaside village of Crosshaven where the Royal Cork Yacht Club is situated for sailing enthusiasts and a selection of popular pubs and restaurants. Just over the road are the famous Cork beaches Myrtleville and Fountainstown for the swimming and surfing enthusiasts.

Carrigaline is ideally situated 20 minutes drive to Cork city centre and a 17 minute drive to Cork International Airport. Carrigaline is also conveniently located a 14 minute drive from various pharmaceutical companies based in Ringaskiddy. Carrigaline has many popular tourist attractions closeby such as Spike Island, Camden Fort Meagher and Kinsale town is 20 minutes drive away.

Castle Heights offers residents a wide selection of social, cultural, sporting and gastronomic experiences nearby appealing to a wide range of people.



*Scenic Crosshaven, home to the Royal Cork Yacht Club
is just a short distance away*



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Sports and Leisure

There is a great selection of sports clubs in the area including GAA, soccer, rugby, basketball, tennis, various Golf Clubs including nearby Monkstown Golf Club and Fota Island Golf Club.

A variety of leisure facilities are also available at the Carrigaline Court Hotel. Stroll along the estuary between Carrigaline and Crosshaven for several miles on a stunning pedestrian walk, visiting the beautiful Drakes Pool area en-route.

There are also several scenic coastal walks, sandy beaches and coves nearby and beautiful woodland trails in the nearby Currabinny woodland.

Crosshaven, a scenic village is just a short drive from Carrigaline and home to the “Royal Cork Yacht Club”, the oldest yacht club in the world.





Education

Carrigaline is well catered for in terms of crèche facilities, pre school, gael scoile, primary, secondary schools and adult education services – this reflects the diversity of a growing community.

Local secondary schools include Carrigaline Community School, Edmund Rice College and Ghaelcholáiste Charrraig Uí Leighin.

Using the regular bus services, Carrigaline is within reach of UCC, CIT and other third level institutions in Cork city.

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Hotels and Restaurants

Castle Heights is already a well established residential address situated on the Kilmoney Road, on the southern side of Carrigaline. Here you can see that Castle Heights is already ideal for family life, thanks to a multitude of amenities and services, all conveniently nearby.

Carrigaline and the surrounding area is home to a number of quality hotels, such as the Carrigaline Court hotel and Fota Island Golf Resort & Spa, all of which provide a first class experience with great accommodation, food and drink.

There is a large number of restaurants, pubs and cafes offering a delicious selection of food and drink all year round. The area exudes diversity of taste with a selection of eateries offering fresh meat and vegetables from the local suppliers in Cork's famously rich farmland and other exotic ingredients also thrown into the mix.





Shopping

Carrigaline offers a wide variety of independent businesses such as boutiques, shoe shops and pharmacies which contribute to the success of the town.

You will also find a whole host of well-known popular retailers such as Dunnes Stores, Lidl and Boots as well as the Carrigaline shopping centre which is very well located beside Barry Collins Supervalu.

Carrigaline Country Market offers a wide selection of fresh local produce such as fresh farm eggs and a huge range of locally grown vegetables, fresh flowers, plants and crafts. Shoppers can relax after the market with a cup of tea or coffee in the lounge.



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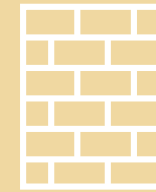
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Special Features



Building Fabric

Passive principles have been applied to the building fabric with a high-level of insulation, improved air-tightness, and reduced thermal bridges which result in a reduced energy demand and increased levels of comfort.



External Walls

Selected stock brick on certain elevations, painted smooth plaster rendered walls provide a high-quality, contemporary finish. Low maintenance uPVC fascia, soffit and rainwater pipes compliment the natural slate finish.



External Door

Market leading (Palladio) heavy-duty engineered multi-point locking door giving the aesthetic appeal of a traditional timber door while providing exceptional strength, security and thermal performance characteristics.



Windows

High-quality uPVC windows with soft-coat, low-emissivity glass and multi chamber, steel reinforced frames combine to significantly reduce heat loss. The windows are slate grey in colour.



Interior Finishes

Increased ceiling heights create rooms that feel open and inviting. Superior-quality internal joinery is present throughout and includes oak handrails to stairs. Contemporary built-in wardrobes in selected bedrooms (PC Sum Allowance). A sealed attic hatch with pull-down ladder allows easy access to additional storage area.



Internal Doors

High-quality oak finish doors are fitted with satin chrome-finished handles, hinges and locks.



Kitchen & Utility Rooms

Imaginatively designed, superior quality kitchens which are fully fitted by award winning firms, Celtic Interiors & Kube Kitchens. The utility rooms are also designed to maximise on storage with units that compliment the kitchen. Stainless steel sink and mixer taps. (PC Sum Allowance).



Bathrooms & En-suites

All bathrooms and en-suites come fully-fitted with a sophisticated range of designer sanitary ware and heated towel rails. A high-pressure water supply is pumped to all showers.



Stove

HÔTA Cassette Stoves provides for a vent to draw in cool air at the top of the appliance to wash down the inside window, thus keeping the glass clean and aiding combustion.



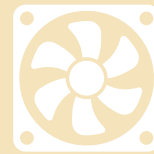
Gardens & Driveways

Professionally designed landscaping throughout the development. All gardens are generous in size and come with seeded lawns surrounded by a secure 1.8 m timber fence with concrete posts providing privacy on each side of the garden. Cobblelock paving and concrete footpaths provided as standard.



10-Year HomeBond Guarantee

Each home is covered by a 10-year Structural Defects HomeBond insurance warranty and a 5-year Mechanical and Electrical Inherent Defects warranty offering unrivaled insurance protection for your home.



Heat-Recovery Ventilation

This system provides a healthier living environment while significantly reducing the heating demand. The outgoing air passes through a heat exchanger and preheats the incoming air, recovering 90% of the heat that would otherwise be lost. The air in the house is changed more frequently than naturally ventilated houses and all incoming air is filtered, reducing dust and other pollutants creating a fresher, healthier place to live.



Media & Communications

High-speed data points in all living rooms and a generous allowance of high quality switches, sockets and telephone points throughout. The development is wired for super-fast broadband and cable TV.



Heating

An 'A'-Rated Thermia Air Source Heat Pump allows precise control over the three heating zones- living, sleeping and water. In addition to the separate heating zones, radiators are fitted with thermostatically-controlled valves providing additional room-by-room control.



Security & Safety

Mains-powered smoke, carbon monoxide and heat detectors are fitted throughout the house. All windows and doors come with multi-point locking systems and houses are hard-wired for security alarms.



Smart Heating Control

The optional Thermia Online System allows full remote control of the heating and hot water system from any location. Temperatures and timings of individual zones can be adjusted via phone so you can arrive back to a warm home at any time of day or night. This level of functionality can help further reduce bills by switching off the heating if you are delayed.

Energy Rating

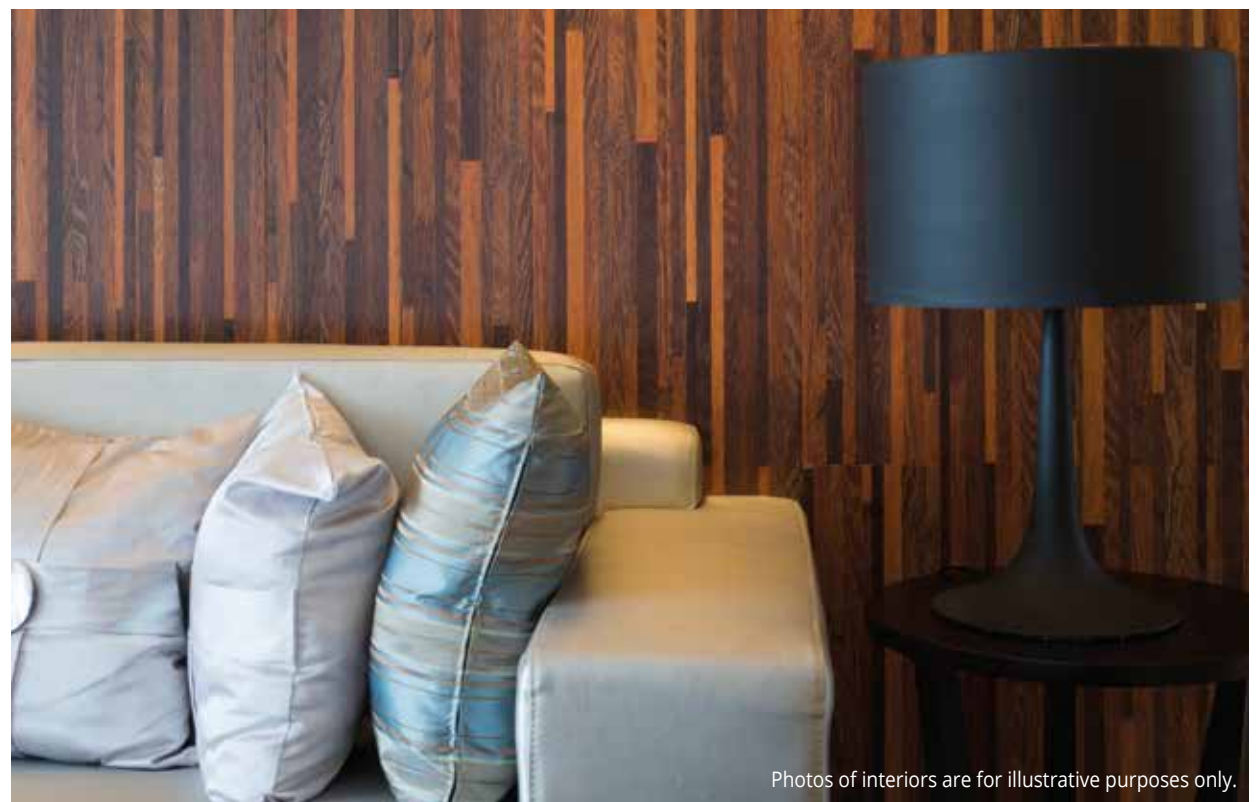
Homes at Castle Heights have an A3 energy rating.



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Photos of interiors are for illustrative purposes only.

TYPE Q

4 Bed Detached Homes

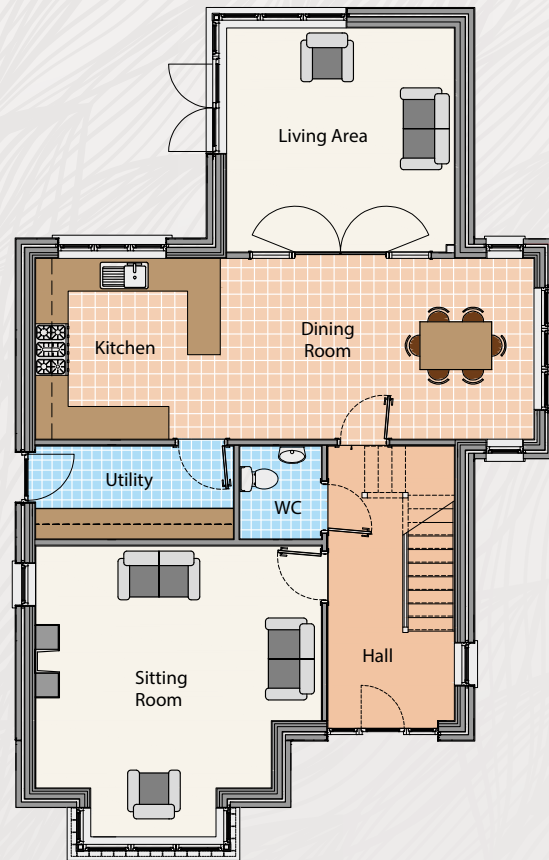


TOTAL FLOOR AREA: 188.7sq m (2031sq ft)

TYPE Q 4 Bed Detached Homes

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GROUND FLOOR



FIRST FLOOR

4 BED DETACHED

TOTAL AREA: 188.7sq m (2031sq ft)

GROUND FLOOR

Entrance Hall: 2.33m x 5.05m (7' 8" x 16' 7")

Kitchen/Dining: 9.16m x 3.32m (30' 1" x 10' 11")

Living Area: 4.19m x 4.24m (13' 9" x 13' 11")

Utility: 3.64m x 1.7m (11' 11" x 5' 7")

WC: 1.5m x 1.7m (4' 11" x 5' 7")

Sitting Room: 5.26m x 4.45m (17' 3" x 14' 7")

FIRST FLOOR

Master Bedroom: 4.33m x 4.43m (14' 3" x 14' 6")

En-Suite: 2.66m x 2.11m (8' 9" x 6' 11")

Bedroom 2: 3.86m x 2.96m (12' 8" x 9' 8")

Bedroom 3: 3.25m x 2.7m (10' 8" x 8' 10")

Bedroom 4: 3.96m x 4.18m (13' x 13' 8")

En-Suite: 2.44m x 1.43m (8' x 4' 8")

Bathroom: 3.9m x 3.32m (12' 10" x 10' 11")

Landing: 2.03m x 5.7m (6' 8" x 18' 8")

Hot Press: 1.08m x 2.11m (3' 7" x 6' 11")

TYPE R 4 Bed Detached Homes

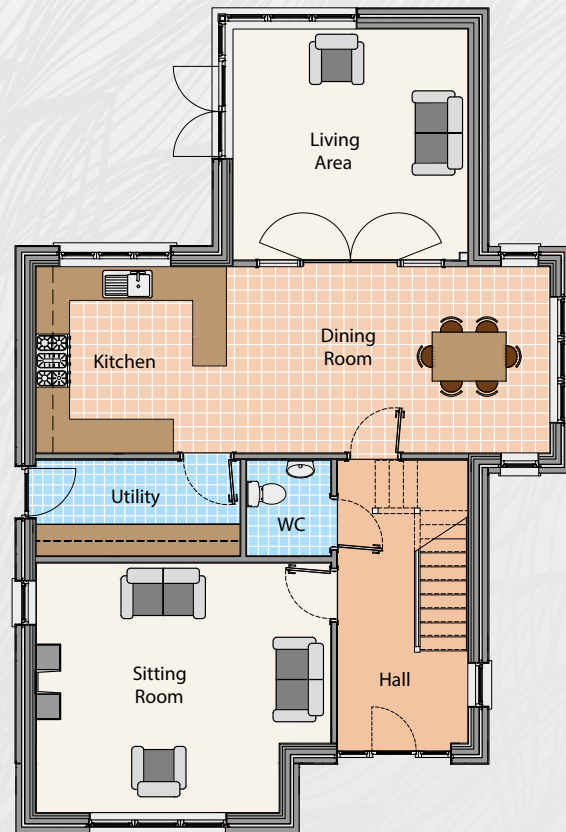


TOTAL FLOOR AREA: 185.4sq m (1996sq ft)

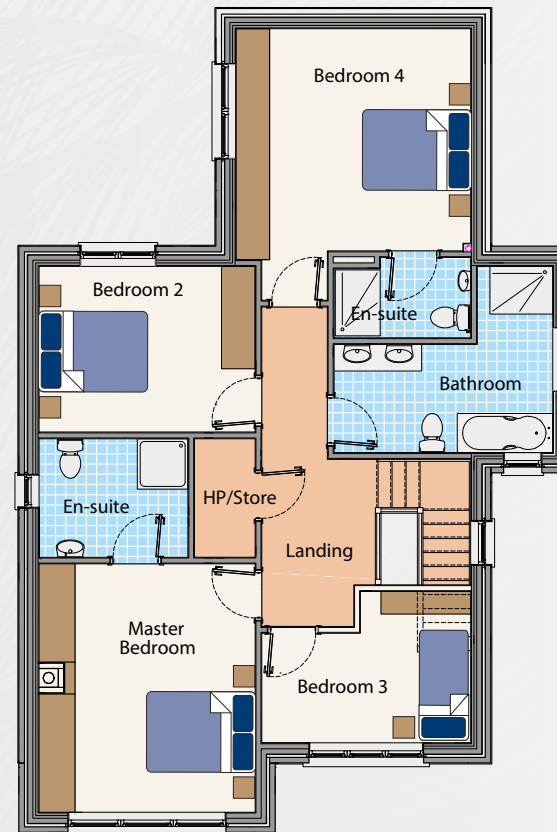
TYPE R 4 Bed Detached Homes

Castle Heights

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GROUND FLOOR



FIRST FLOOR

4 BED DETACHED

TOTAL AREA: 185.4sq m (1996sq ft)

GROUND FLOOR

Entrance Hall: 2.33m x 5.05m (7' 8" x 16' 7")

Kitchen/Dining: 9.16m x 3.32m (30' 1" x 10' 11")

Living Area: 4.19m x 4.24m (13' 9" x 13' 11")

Utility: 3.64m x 1.7m (11' 11" x 5' 7")

WC: 1.5m x 1.7m (4' 11" x 5' 7")

Sitting Room: 5.26m x 4.49m (17' 3" x 14' 7")

FIRST FLOOR

Master Bedroom: 3.77m x 4.43m (12' 5" x 14' 6")

En-Suite: 2.58m x 2.11m (8' 5" x 6' 11")

Bedroom 2: 3.77m x 2.95m (12' 5" x 9' 8")

Bedroom 3: 3.8m x 2.7m (12' 6" x 8' 10")

Bathroom: 3.9m x 3.32m (12' 10" x 10' 11")

Bedroom 4: 4.18m x 3.96m (13' 8" x 13')

En-Suite: 2.44m x 1.43m (8' x 4' 8")

Landing: 2.12m x 5.7m (7' x 18' 8")

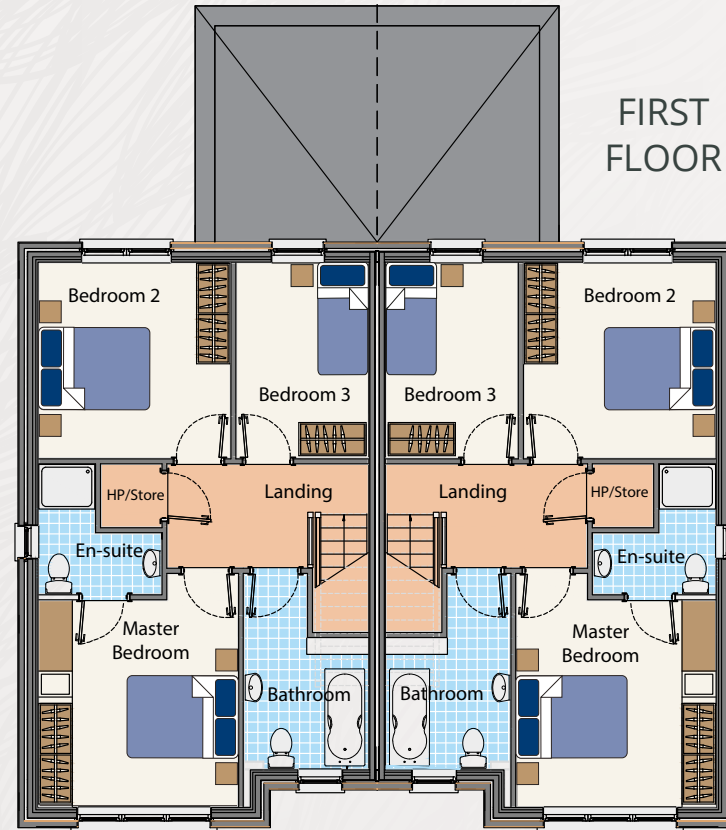
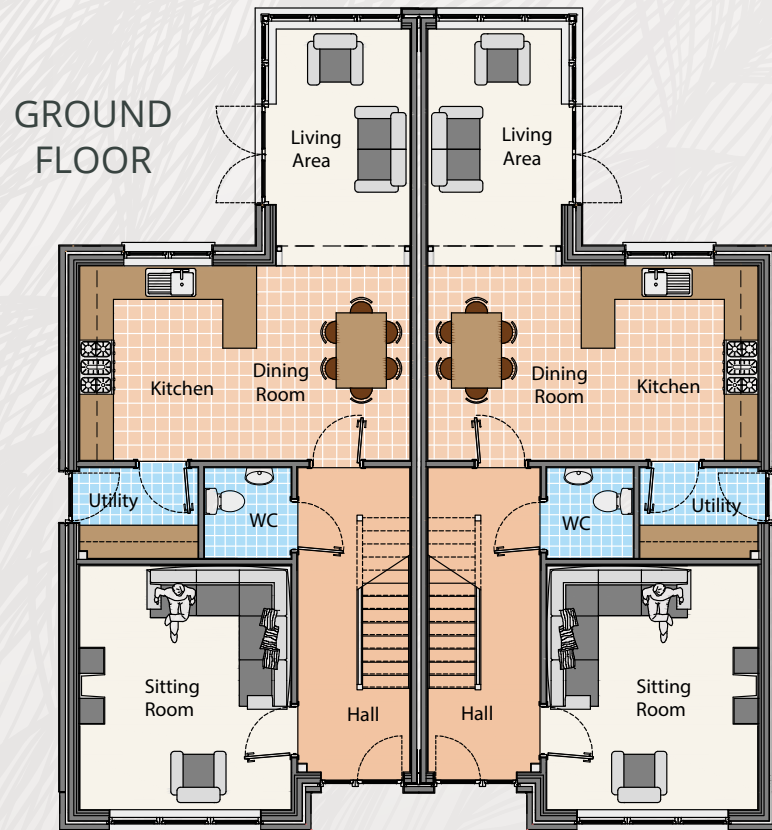
Hot Press: 1.08m x 2.11m (3' 6" x 6' 11")

TYPE S 3 Bed Semi-Detached Homes



TOTAL FLOOR AREA: 123.5sq m (1330sq ft)

TYPE S 3 Bed Semi-Detached Homes



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3 BED SEMI DETACHED

TOTAL AREA: 123.5sq m (1330sq ft)

GROUND FLOOR

Entrance Hall: 2.01m x 5.45m (6' 7" x 17' 11")

Kitchen/Dining: 6.94m x 3.48m (22' 9" x 11' 5")

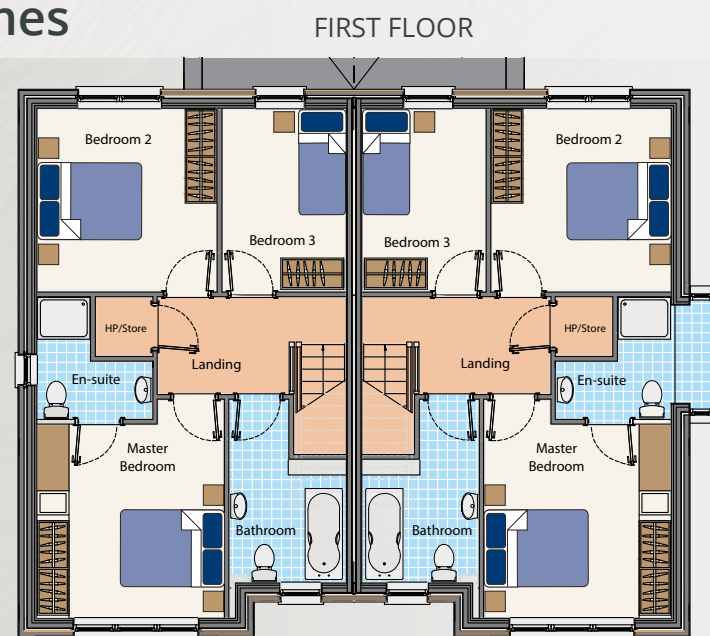
Living Area: 2.74m x 4.24m (9' x 13' 11")

Utility: 2.1m x 1.63m (6' 11" x 5' 4")

WC: 1.55m x 1.63 m (5' 1" x 5' 4")

Sitting Room: 3.77m x 4.37m (12' 5" x 14' 4")

TYPE S2 3 Bed Semi-Detached Homes



FIRST FLOOR

Master Bedroom: 3.56 m x 3.64m (11' 8" x 11' 11")

En-Suite: 2.19m x 2.32m (7' 2" x 7' 7")

Bedroom 2: 3.43.m x 3.5m (11' 3" x 11' 5")

Bedroom 3: 2.36m x 3.5m (7' 9" x 11' 5")

Bathroom: 2.2m x 3.5m (7' 3" x 11' 5")

Landing: 3.6m x 1.84m (11' 9" x 6' 1")

Hot Press: 1.06m x 1.12m (3' 6" x 3' 8")

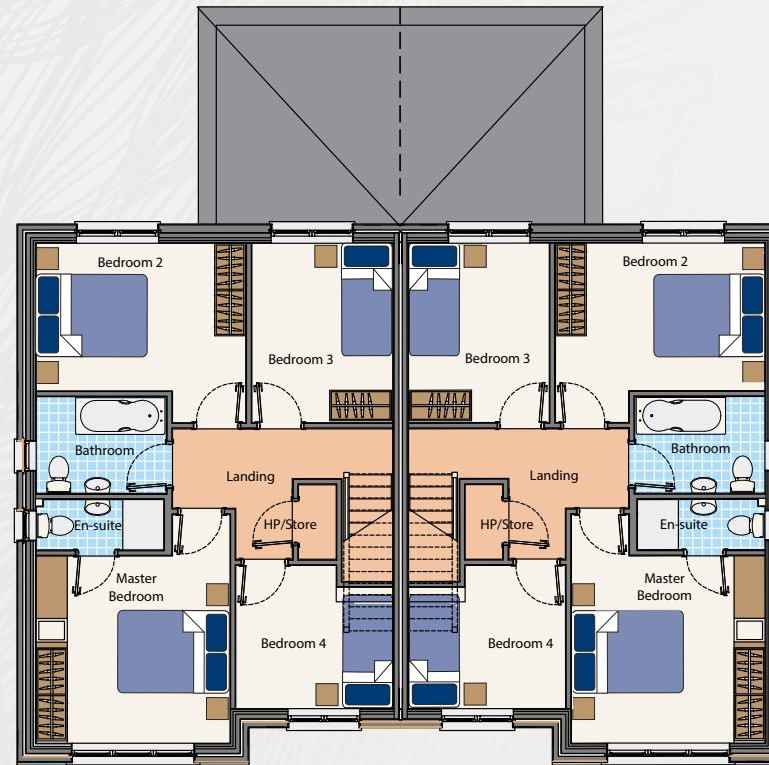
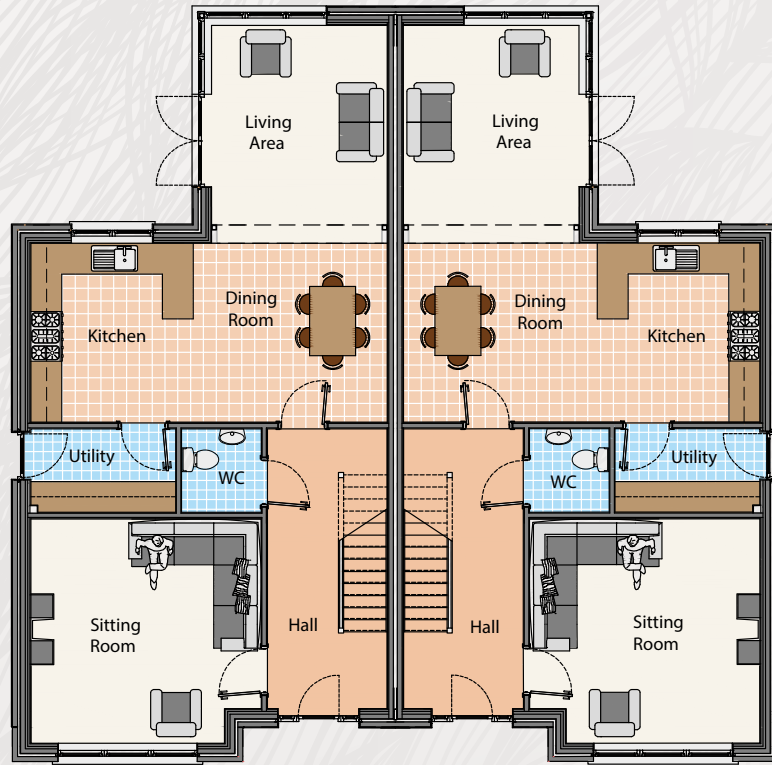
TYPE T

4 Bed Semi-Detached Homes



TOTAL FLOOR AREA: 146.3sq m (1575sq ft)

TYPE T 4 Bed Semi-Detached Homes



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4 BED SEMI-DETACHED

TOTAL AREA: 146.3sq m (1575sq ft)

GROUND FLOOR

Entrance Hall: 2.34m x 45.45m (7' 8" x 17' 11")

Kitchen/Dining: 6.94m x 3.45m (22' 9" x 11' 5")

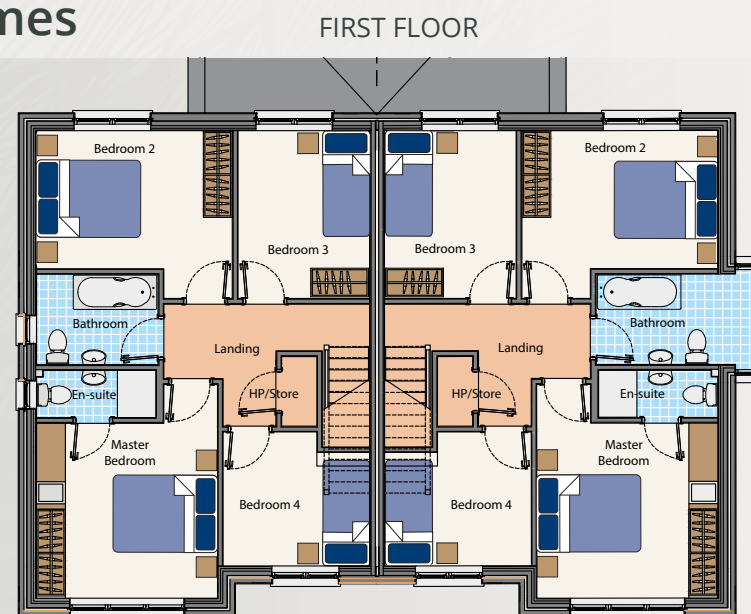
Living Area: 3.42m x 4.24m (11' 3" x 13' 11")

Utility: 2.82m x 1.63m (9' 3" x 5' 4")

WC: 1.55m x 1.63m (5' 1" x 5' 4")

Sitting Room: 4.5m x 4.38m (14' 9" x 14' 4")

TYPE T2 4 Bed Semi-Detached Homes



FIRST FLOOR

Master Bedroom: 3.77m x 3.65m (12' 5" x 11' 11")

En-Suite: 2.5m x 0.98m (8' 2" x 3' 3")

Bedroom 2: 4.08m x 3.5m (13' 5" x 11' 5")

Bedroom 3: 2.74m x 3.5m (9' x 11' 5")

Bedroom 4: 3.03m x 2.8m (9' 11" x 9' 2")

Bathroom: 2.54m x 1.88m (8' 4" x 6' 2")

Landing: 4.3m x 2.54m (14' 1" x 8' 4")





Hot Press: 0.73m x 1.45m (2' 5" x 4' 9")

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SITE LAYOUT

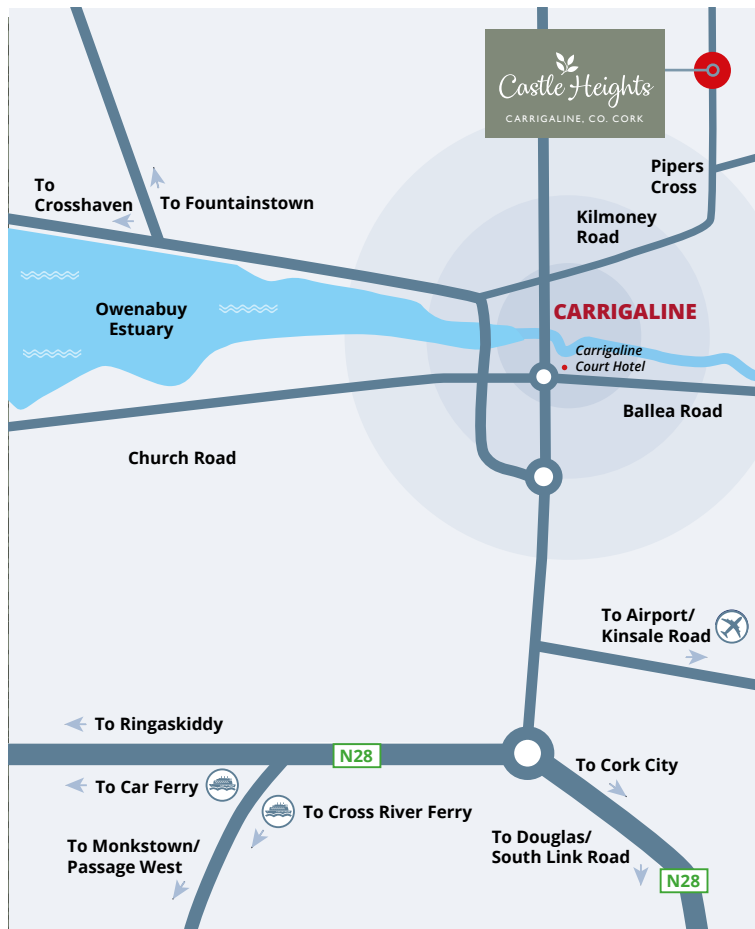
-  **House Type Q**
4 Bedroom Detached
188.7sq m (2031sq ft)
-  **House Type R**
4 Bedroom Detached
185.4sq m (1996sq ft)
-  **House Type S/S2**
3 Bedroom Semi-Detached
123.5sq m (1330sq ft)
-  **House Type T/T2**
4 Bedroom Semi-Detached
146.3sq m (1575sq ft)





SITE LAYOUT - PHASES





Dowling & Dowling Design Consultants Ltd. Tel: 021 4621971 www.dowlings.ie

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SELLING AGENTS:



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PROJECT MANAGER:



This development is supported by the National Asset Management Agency

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