



Ballinglanna

GLANMIRE CORK



ballinglanna.ie





Ballinglanna

GLANMIRE CORK

STEEPED *in* HISTORY



Drawn by R. Westall, A.R.A.

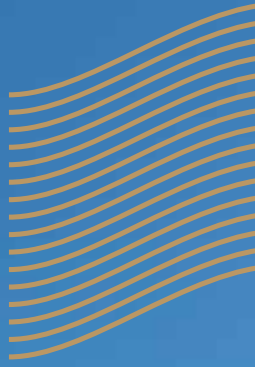
Engraved by Edw^d Pye.

GLENMIRE BRIDGE.

NEAR CORK.

Published by Charles Fitt, 56, Fleet Street, London, 1829.

BUILT *for the* FUTURE



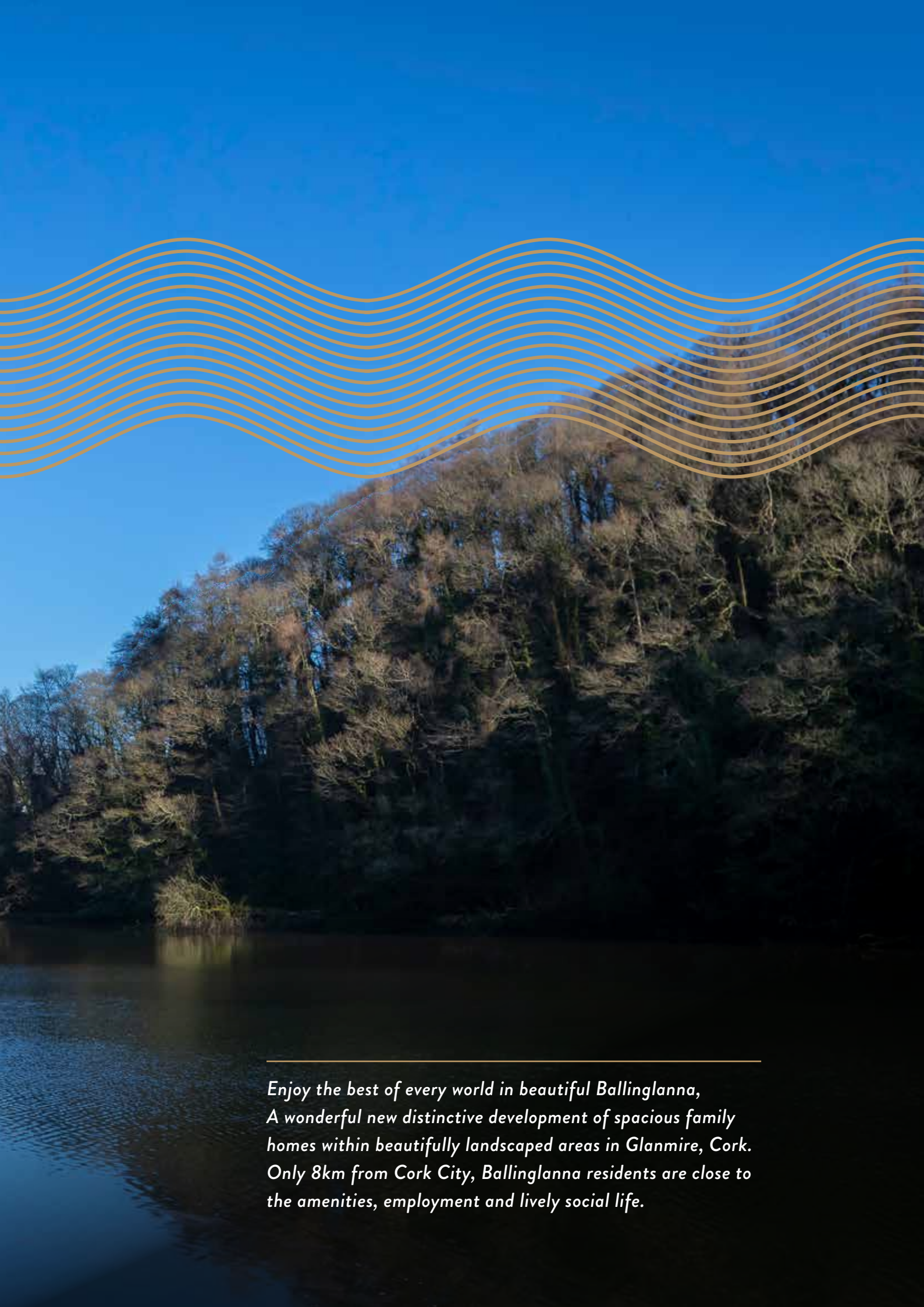


YOU CAN
HAVE *it*
all



in Ballinglanna





*Enjoy the best of every world in beautiful Ballinglanna,
A wonderful new distinctive development of spacious family
homes within beautifully landscaped areas in Glanmire, Cork.
Only 8km from Cork City, Ballinglanna residents are close to
the amenities, employment and lively social life.*

The best *of every world* in beautiful Ballinglanna

Ballinglanna is within walking distance of Glanmire, once a small village based around woolen mills. Now a vibrant community perfect for families of all ages. Just 8km from Cork City with direct bus routes and roads, Glanmire is popular with commuters; Eastgate Business & Retail Park is also only a five-minute drive away.



Being a well-established community, Glanmire also contains every amenity. The village itself is home to several coffee shops, bars and restaurants, while the Crestfield and Hazelwood shopping centres contain the best of local shopping. GAA, soccer and basketball club offer sporting action for everyone in the family, while the area's woodland walks are popular destinations for family picnics and days out. Or plan a really special day out in Fota Wildlife Park, just 13 minutes away by car.

Glanmire has a choice of schools for all ages, including Gaelscoileanna at both primary and secondary levels. Other options include Glanmire National School, St Joseph's National School and Glanmire Community College. And with several Montessorios and pre-schools located in the village, it's possible to grow up in a local setting and go right the way through school in the local area.







YOU CAN
HAVE *it*
all in
Ballinglanna



*A fantastic
range of amenities
on your doorstep*



Cork *and the* Local Area

Enjoy a fantastic range of amenities on your doorstep, including beautiful parks and woodlands, sports clubs, excellent schools, local and international shops, lively bars and restaurants, and easy access to Cork City Centre.



LOCATION

- Walking distance of Glanmire village
- Just 8km from Cork City Centre
- Number of direct bus routes to Cork
- 5 minute drive to Little Island Industrial Park
- 5 minutes from Little Island Railway Station

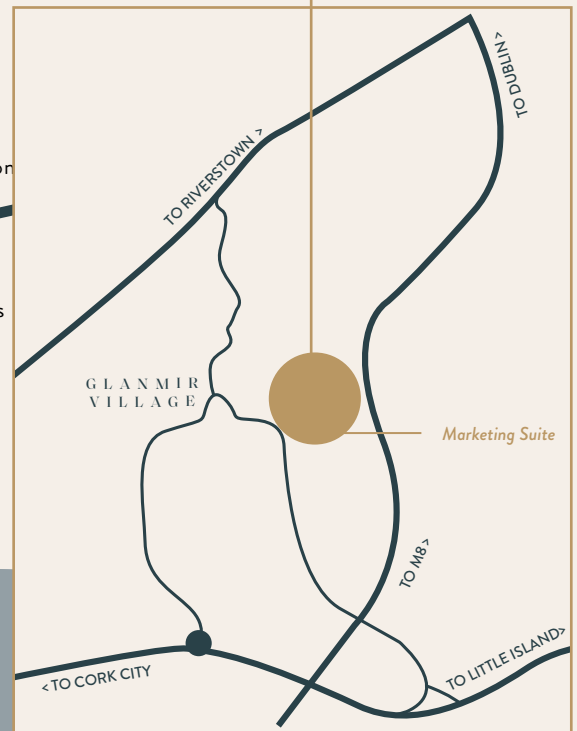
AMENITIES

- Cafés, bars & restaurants in the village
- Local shopping in Hazelwood & Crestfield shopping centres
- Erin's Own & Sarsfield GAA clubs
- Riverstown soccer club
- 13 minute drive to Fota Wildlife Park
- Glanmire Basketball Club



Ballinglanna

GLANMIRE CORK

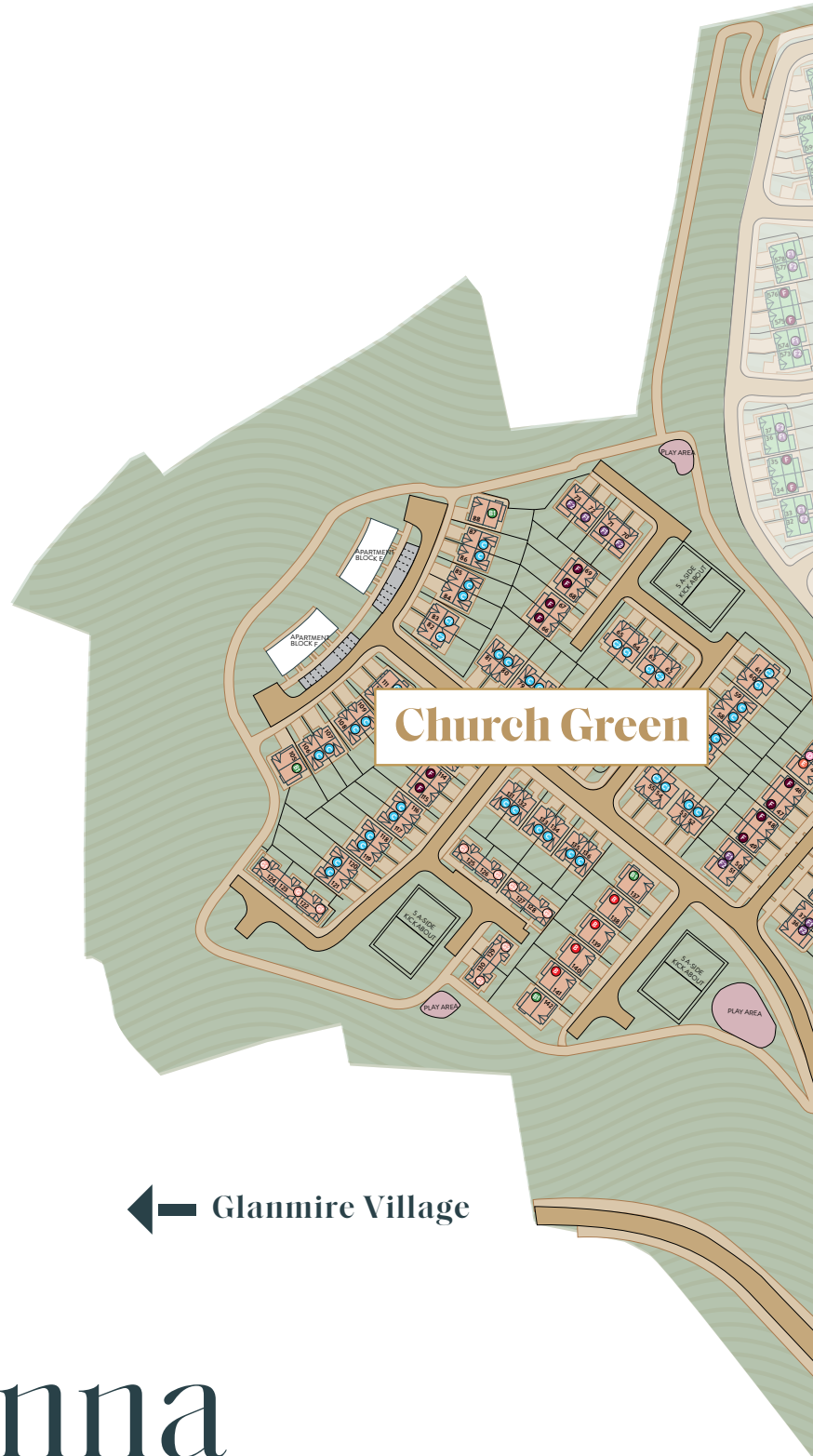


LITTLE ISLAND	<i>in 7mins</i>
MAHON PIONT	<i>in 8mins</i>
KENT STATION	<i>in 8mins</i>
DOUGLAS	<i>in 11mins</i>
CORK CITY	<i>in 15mins</i>

SCHOOLS

- Both primary and secondary Gaelscoileanna
- Glanmire National School
- Glanmire Community College
- St Josephs National School
- Preschools and Montessoris in the village





Ballinglanna

Site Plan

Ballinglanna offers a range of spacious well-appointed family homes, perfect for those looking for the comfort and convenience of a well-designed house with all the features desired for modern living at its best.

*Entrance to
Ballinglanna*

Mill View

Butlers View

Fernwood

**Future
Development**

**Ballinglanna
House**



EXISTING
BALLINGLANNA HOUSE

SHARED RESIDENTIAL
LOOPED AMENITY TRAIL



1/4-SIDE
KICKABOUT



1/4-SIDE
KICKABOUT



1/4-SIDE
KICKABOUT



1/4-SIDE
KICKABOUT



JUNIOR PLAY

BALLCOURT

BALLCOURT

SCHOOL GARDEN

16 CLASSROOM SCHOOL



1/4-SIDE
KICKABOUT



1/4-SIDE
KICKABOUT



1/4-SIDE
KICKABOUT



1/4-SIDE
KICKABOUT

**Glounthaune ,Cork City
Jack Lynch Tunnel**

Caherlag



Butlers View

HOUSE TYPES

B1	4 BED	DETACHED	179 SQ.M. 1,926 SQ.FT.	H	3 BED	MID TERRACE	99 SQ.M. / 1,066 SQ.FT.
C/C1/ C2	4 BED	SEMI DETACHED	134 SQ.M. 1,438 SQ.FT.	H1/H2	3 BED	END TERRACE	102 SQ.M. / 1,093 SQ.FT.
D	4 BED	SEMI DETACHED	143 SQ.M. 1,537 SQ.FT.	J	3 BED	END TERRACE	101 SQ.M. / 1,087 SQ.FT.
E	3 BED	SEMI DETACHED	119 SQ.M. 1,281 SQ.FT.	K	2 BED	MID TERRACE	80 SQ.M. / 861 SQ.FT.
F	3 BED	SEMI DETACHED	119 SQ.M. 1,281 SQ.FT.	L	3 BED	SEMI DETACHED	121 SQ.M. / 1,305 SQ.FT.







































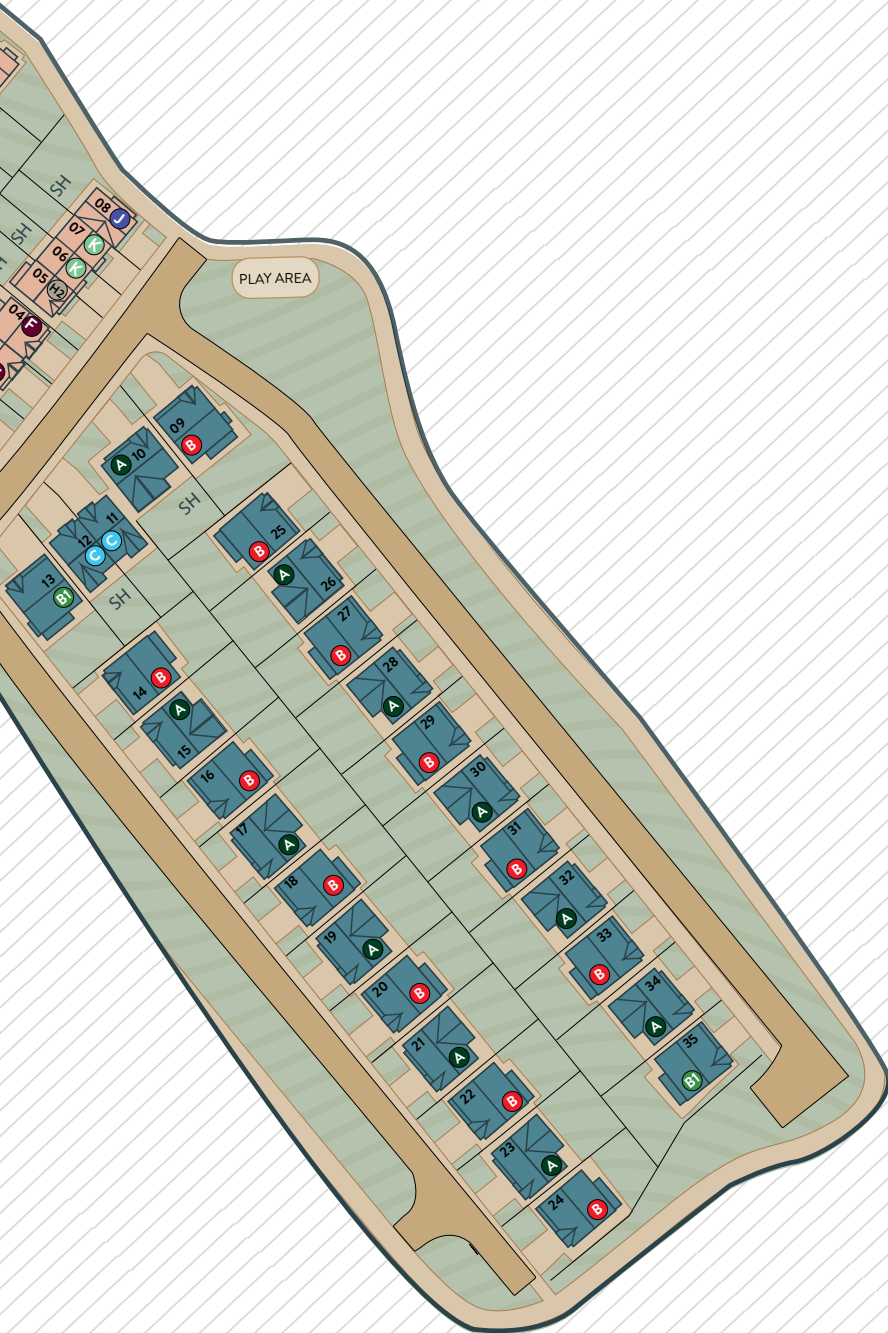


- Brick
- Plaster

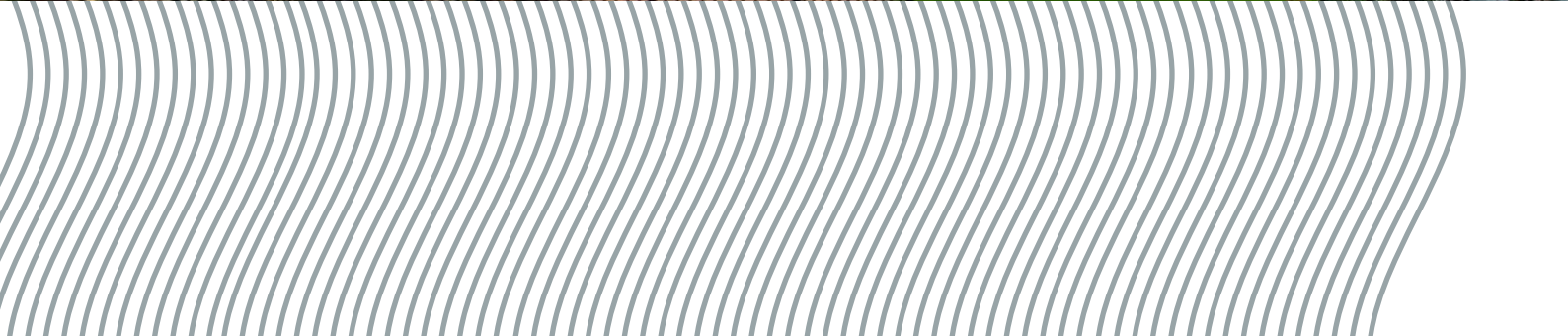
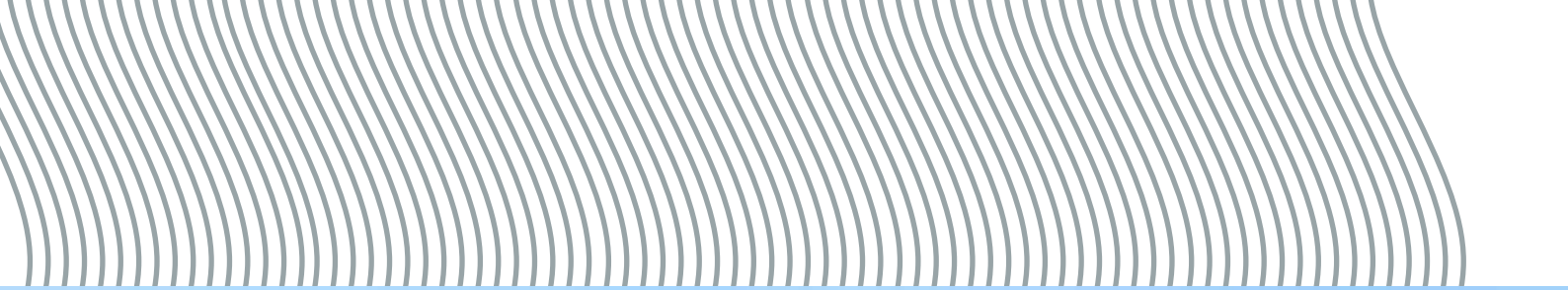
Church Green

HOUSE TYPES

A		4 BED		DETACHED		194 SQ.M. 2,087 SQ.FT.
B		4 BED		DETACHED		177 SQ.M. 1,907 SQ.FT.
B1		4 BED		DETACHED		179 SQ.M. 1,926 SQ.FT.
C1/C1/ C2		4 BED		SEMI DETACHED		134 SQ.M. 1,438 SQ.FT.
D		4 BED		SEMI DETACHED		143 SQ.M. 1,537 SQ.FT.
E		3 BED		SEMI DETACHED		119 SQ.M. 1,281 SQ.FT.
F		3 BED		SEMI DETACHED		119 SQ.M. 1,281 SQ.FT.
F1/F2		3 BED		SEMI DETACHED		120 SQ.M. 1,291 SQ.FT.
H		3 BED		MID TERRACE		99 SQ.M. / 1,066 SQ.FT.
H1/H2		3 BED		END TERRACE		102 SQ.M. / 1,093 SQ.FT.
J		3 BED		END TERRACE		101 SQ.M. / 1,087 SQ.FT.
K		2 BED		MID TERRACE		80 SQ.M. / 861 SQ.FT.



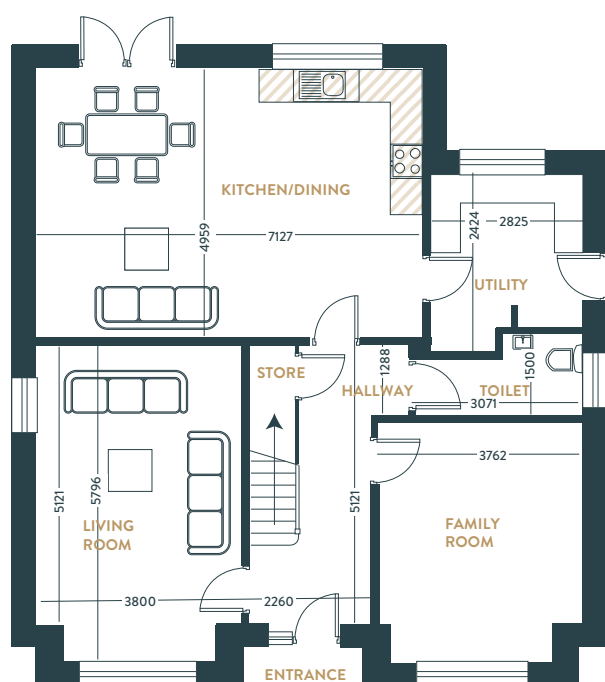




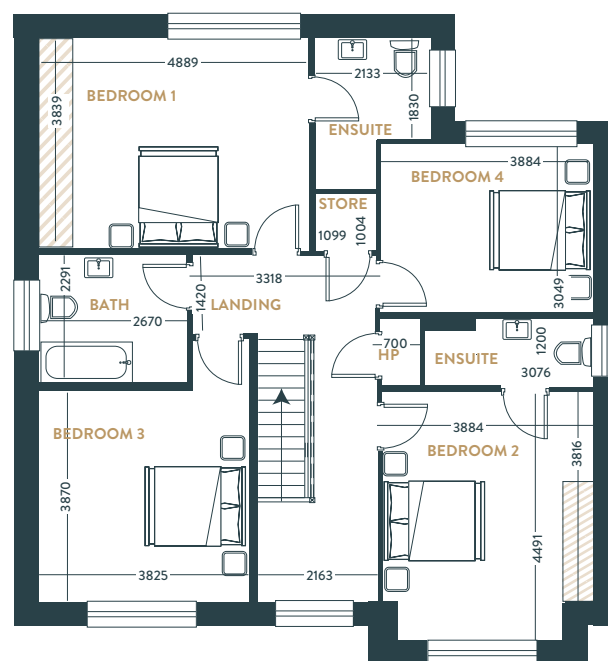
House Type A

4 BED DETACHED

APPROX.
194 SQ.M. / 2,087 SQ.FT.



GROUND FLOOR



FIRST FLOOR

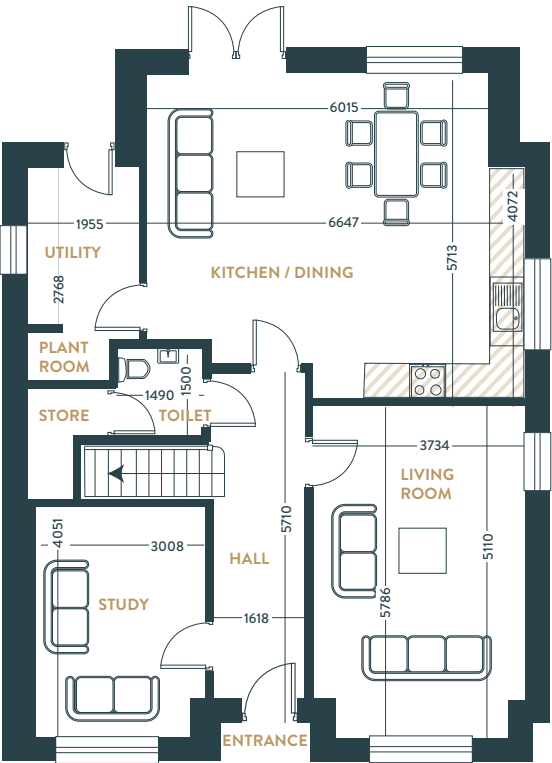
Location of Houses: Church Green

Plans and images are for illustrative purposes only. Layouts may vary.

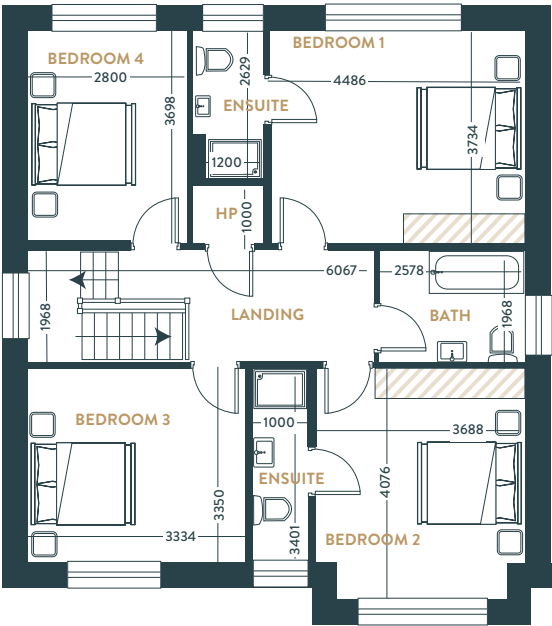
House Type B

4 BED DETACHED

APPROX.
177 SQ.M. / 1,907 SQ.FT.



GROUND FLOOR



FIRST FLOOR

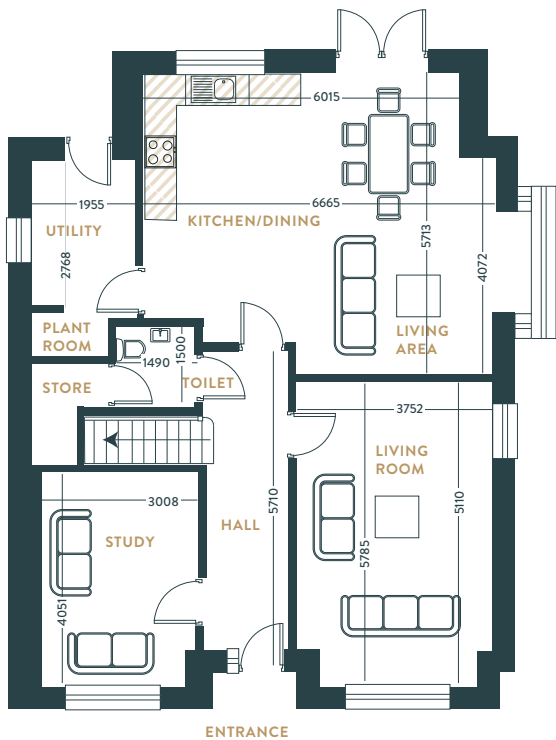
Location of Houses: Church Green

Plans and images are for illustrative purposes only. Layouts may vary.

House Type B1

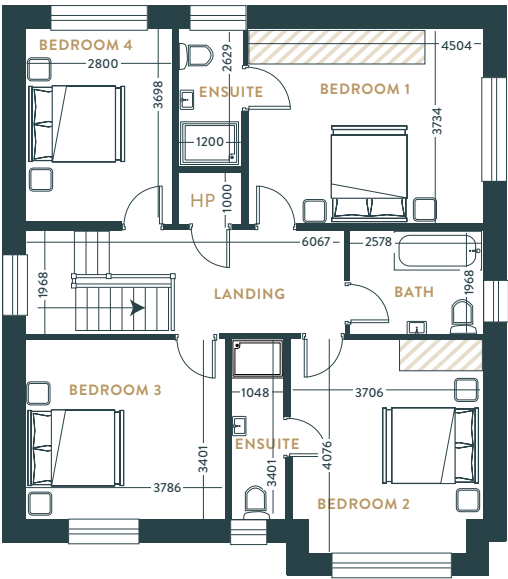
4 BED DETACHED

APPROX.
179 SQ.M. / 1,926 SQ.FT.



ENTRANCE

GROUND FLOOR



FIRST FLOOR

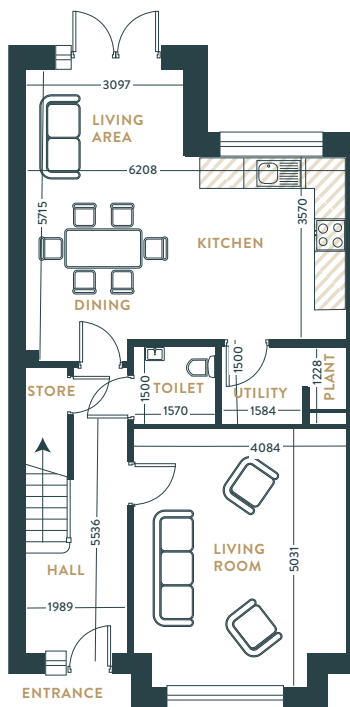
Location of Houses: Church Green

Plans and images are for illustrative purposes only. Layouts may vary.

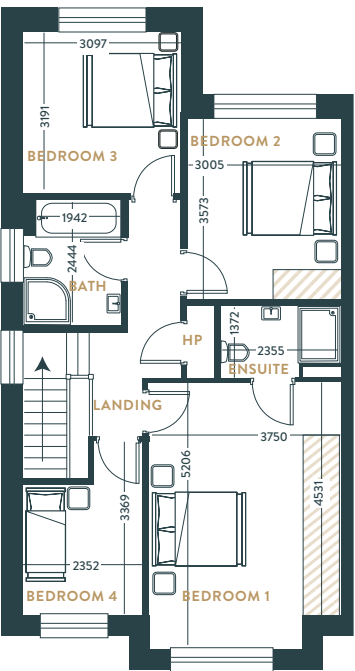
House Type C/C1/C2

4 BED SEMI- DETACHED

APPROX.
134 SQ.M. / 1,438 SQ.FT.



GROUND FLOOR



FIRST FLOOR

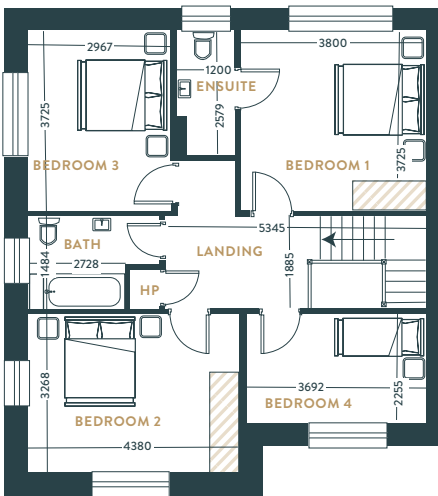
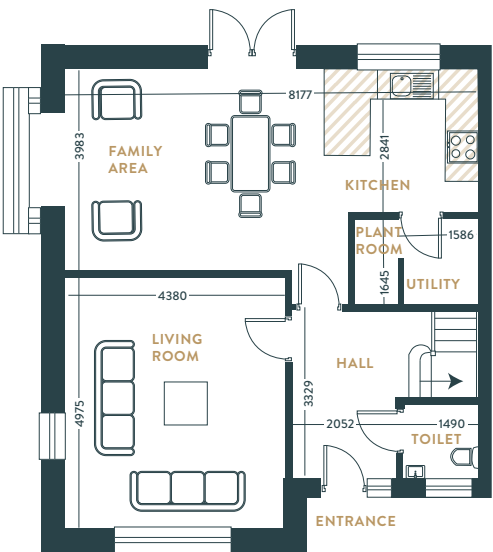
Above plan is for the Type C

Plans and images are for illustrative purposes only. Layouts may vary.

House Type D

4 BED SEMI- DETACHED

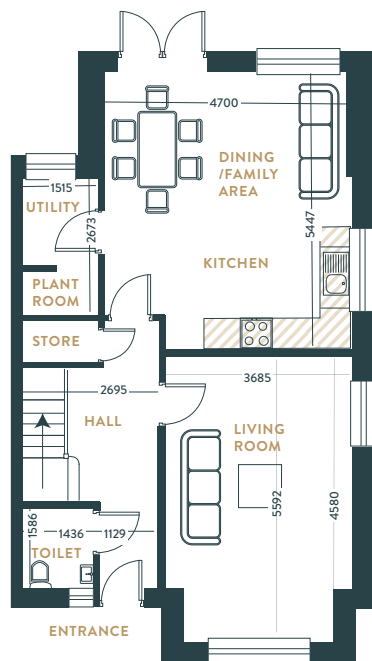
APPROX.
143 SQ.M. / 1,537 SQ.FT.



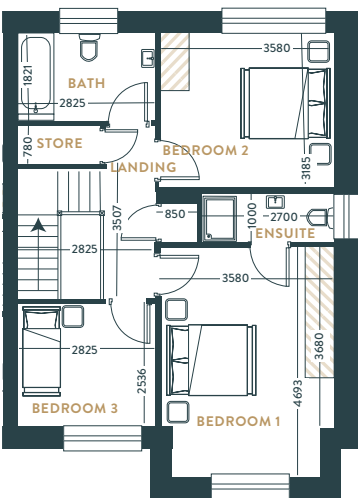
House Type E

3 BED SEMI-DETACHED

APPROX.
119 SQ.M. / 1,281 SQ.FT.

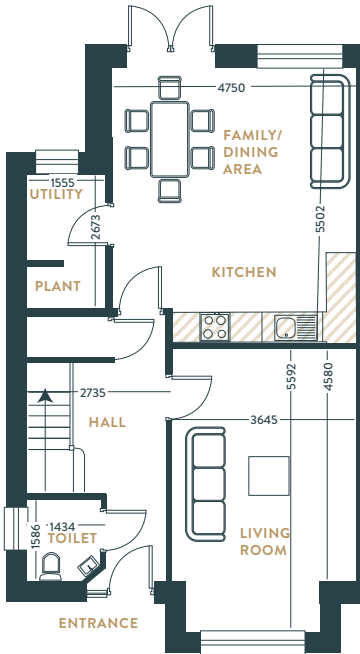


GROUND FLOOR

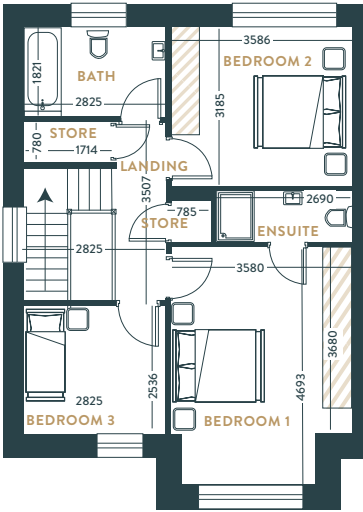


FIRST FLOOR

<h1>House Type F</h1>	3 BED SEMI- DETACHED	APPROX. 119 SQ.M. / 1,281 SQ.FT.
-----------------------	----------------------	-------------------------------------



GROUND FLOOR

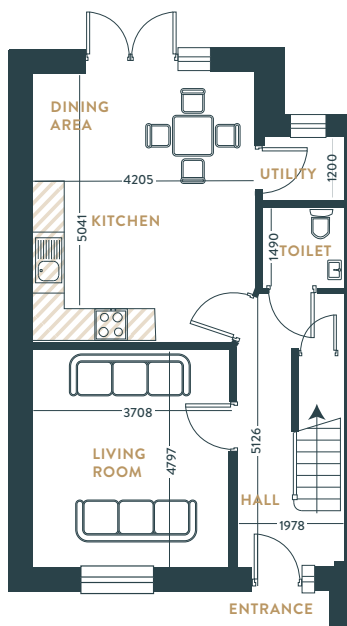


FIRST FLOOR

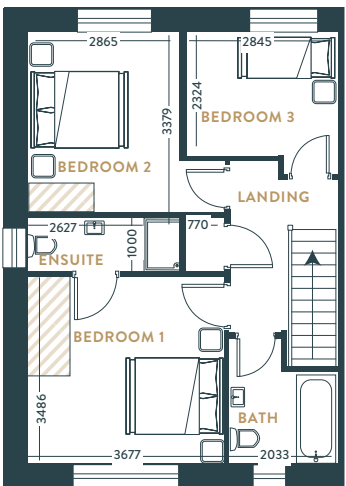
House Type H

3 BED MID TERRACE

APPROX.
99 SQ.M. / 1,066 SQ.FT.



GROUND FLOOR

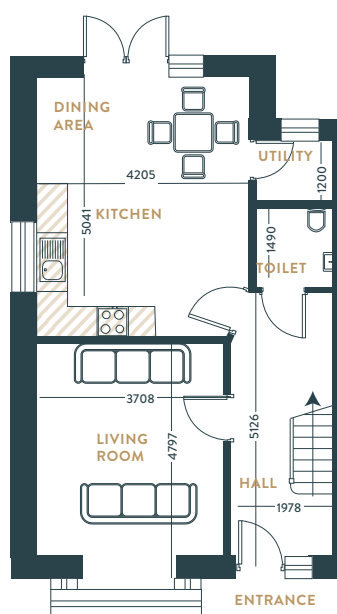


FIRST FLOOR

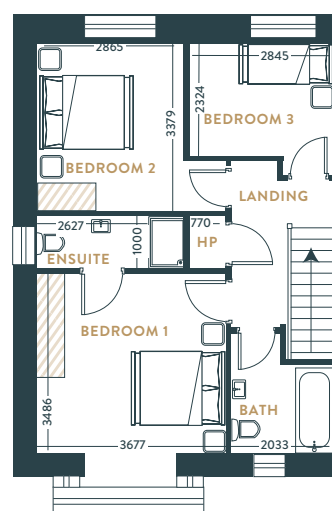
House Type H1/H2

3 BED END TERRACE

APPROX.
102 SQ.M. / 1,093 SQ.FT.



GROUND FLOOR

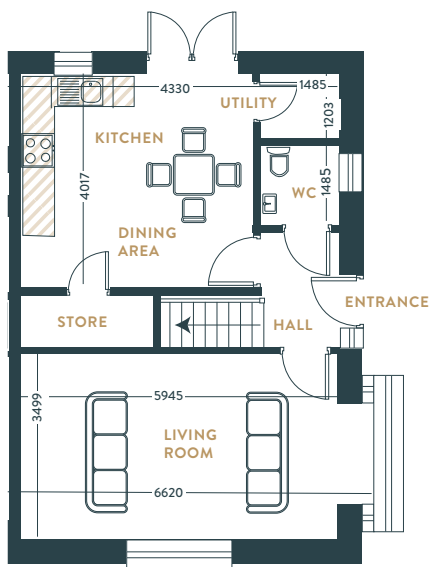


FIRST FLOOR

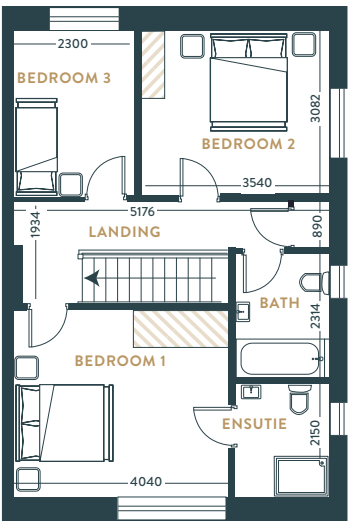
House Type J

3 BED END TERRACE

APPROX.
101 SQ.M. / 1,087 SQ.FT.



GROUND FLOOR



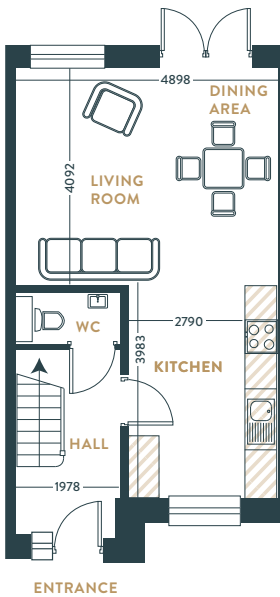
FIRST FLOOR

Plans and images are for illustrative purposes only. Layouts may vary.

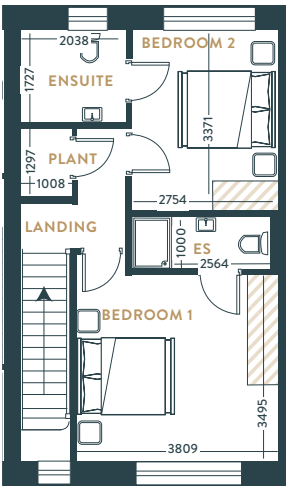
House Type K

2 BED MID TERRACE

APPROX.
80 SQ.M. / 861 SQ.FT.



GROUND FLOOR

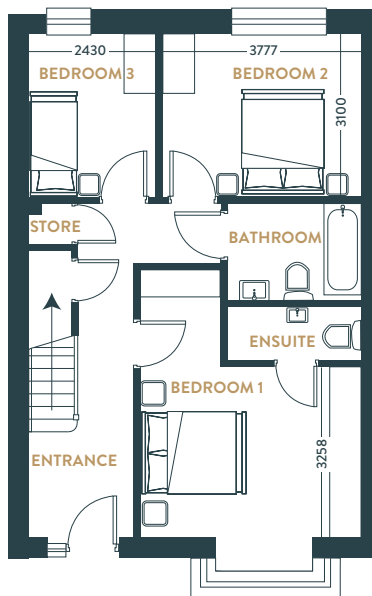


FIRST FLOOR

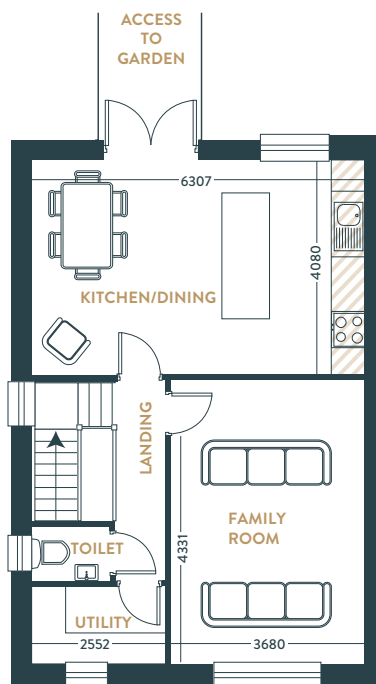
House Type L

3 BED SEMI DETACHED

APPROX.
121 SQ.M. / 1,305 SQ.FT.



GROUND FLOOR



FIRST FLOOR

Ballinglanna: House Specification

EXTERIOR

- Distinctive and elegant high quality elevations comprising of rendered brick contemporary finishes.
- Decorative stone surrounds and window cills to front of the house. (Style A & B)
- High quality PVC fascia, soffits and gutters throughout.
- Outdoor tap provided at rear.
- Fenced private rear garden.
- Seeded Grass Areas.
- Attractive paved front driveway to each house.
- Patio area to rear of house.
- External lights provide over both front and rear door.

WINDOWS AND DOORS

- High quality and energy efficient Upvc double glazed windows.
- High performance and energy efficient Upvc external doors.
- Stylish energy efficient and composite front door.

INTERNAL FINISHES

- Walls and ceilings are finished smooth & painted a neutral colour.
- Modern style internal doors with quality chrome ironmongery.
- Attractive skirting's and architraves.
- Timber newels and balustrades on staircases.
- Electric flame effect fire (non-heating) to all house types

KITCHEN

- Modern and stylish high quality fitted kitchen including elegant counter top (finishes will vary between house types)
- Modern extractor fan provided.
- Plumbed for dishwasher & washing machine. *(where applicable depending on house type)

WARDROBES

- Generous modern and stylish robes fitted in two bedrooms as standard.

UTILITY

- The utility room includes for a fitted countertop and is plumbed for a washing / condenser dryer machine. *(where applicable depending on house type)

BATHROOMS AND EN-SUITES

- All bathrooms and en-suites fitted with stylish high quality sanitary ware.
- Baths provided where applicable depending on house type and low profile shower trays in all en-suites.
- Pumped showers to all ensuites.
- Ground floor guest toilet suite.

ELECTRICAL

- Generous electrical specification throughout.
- TV point / data points to living room and master bedroom.
- Wired for broadband and satellite.
- Smoke / heat detectors fitted as standard.

SMART HOMES

- All Homes are enabled to support smart home technology

HEATING AND VENTILATION SYSTEM

- The central heating system is a modern air source heat pump. The system provides energy efficient and responsive central heating and large capacity hot water storage.
- Modern zoned heating controls.
- Modern and responsive underfloor heating to all ground floor areas (where applicable depending on house type)
- High output radiators to first floor areas.
- High levels of insulation are incorporated in the roofs, walls and floors.
- Fresh air ventilation is provide by a modern, efficient and low maintenance intelligent heat recovery ventilation system.

A-RATED HOMES

- The houses in Ballinglanna are classified as A Rated low energy / low CO2 homes. They include an innovative and modern heating system with high levels of insulation which with the use of renewable energy from our quality construction methods provide maximum comfort throughout all seasons.
- Highly efficient A-rated Building Energy Rated (BER) house contributing to a reduction in the heating cost of the house.
- Air tight membrane provided for extra comfort and efficiency.

STRUCTURAL GUARANTEE

- Each house will be covered by a Homebond 10 year Structural Guarantee.

Developing Futures, Building Trust.



*Since 1978, O'Flynn Group has created
a better tomorrow for homeowners.*

OUR HISTORY

The O'Flynn Group started as a development business in Cork founded in 1978. Today, we build new homes across Ireland, and develop and manage commercial property in Ireland the UK, and Europe.

Our success and continued growth is built on pride for the quality of our work, and satisfaction in the way we work. We protect and support this as a benchmark for all our activities

We aim for the highest standards throughout all stages of our developments.

O'Flynn Group identifies, masterplans, develops, builds and manages high-quality properties in Ireland and the UK. Our developments include residential, commercial, retail, industrial and student accommodation. Visit our website www.oflynnngroup.ie for further information.

CURRENT RESIDENTIAL PROJECTS

- **Clonlara**, Kerry Pike, Co Cork
- **Old Quarter**, Ballincollig, Co. Cork
- **Drakes Point**, Crosshaven, Co. Cork
- **Mount Oval**, Rochestown, Co. Cork
- **Steeplewoods**, Carrigrohane, Cork
- **Broadlands**, Killiney, Co. Dublin
- **Rokeby Park**, Lucan, Co. Dublin
- **Kinsealy Woods**, Kinsealy Co. Dublin
- **Oldtown Woods**, Celbridge, Co. Kildare
- **Beechpark**, Cabinteely, Dublin 18,



Developer

O'Flynn Group
Beckett House
Barrack Square
Ballincollig
Cork
T: +353 (0)21 4343111
www.oflynnngroup.ie



PSRA No. 002183

Selling Agents

Sherry FitzGerald
New Homes
6 Lapps Quay
Cork
T: 021 4270099

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. Sherry FitzGerald are not authorised to make or give any warranties in relation to the development. Sherry FitzGerald New Homes PSRA Reg. No. 002183



Ballinglanna

GLANMIRE CORK



design by: byroncreative

