CLUAIN ARD

Cobh, Co. Cork, Ireland

A Selection of 2 & 3 Bedroom Truly Affordable Homes

CLOSE TO THE SEA

www.cluainardcobh.ie

Selling Agent

Harkin & Associates
Auctioneers, Valuers & Estate Agents
021 438 2233

Developer

CIRIO HOMES

Government Body

Comhairle Contae Chorcaí
Cork County Council

Homebond

HomeBond

CLUAIN ARD

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COBH, A LITTLE PIECE OF HEAVEN

Few towns have quite so much to do as Cobh. The stunning island town in Cork Harbour is steeped in history, brimming with activities, and picture-perfect from every angle. From historical experiences to adventurous escapades, leisurely trails to high-octane activities, you're guaranteed to make unforgettable memories with the whole family.



www.cluainardcobh.ie

A TRANQUIL SETTING CLOSE TO THE SEA...



Sirio Homes in partnership with Cork County Council, are delighted to launch an Affordable Housing Scheme at Cluain Ard, Cobh, Co. Cork. Set on "The Great Island" the Development is in a wonderful location within walking distance of Cobh town.

Welcome to Cluain Ard " Close By The Sea" A Truly Affordable Home.

This superb new development of A rated, high quality luxurious family homes in a much sought after residential location in Cobh. This exclusive new development consists of a selection of 3 bedroom Semi-detached homes, and 2 bedroom mid Townhouse homes completed to an extremely high standard both internally and externally, in a well designed and attractive landscaped setting. This development of 49 homes is a testament to its contemporary features and spacious accommodation. Architecturally designed to fit in with the landscape, taking in the panoramic views of the surrounding countryside ,yet only walking distance to Cobh Town . The spacious living areas are generously proportioned, the bright aspect adds to the feeling of light and space throughout. Each of these superb homes is completed to an excellent standard.

Sirio Homes brings together over 50 years experience in delivering quality homes, growing dramatically in both size and reputation. We specialise in building high quality A - rated homes in the greater Cork and Dublin area. We have built our reputation on our unique client interaction and hands-on approach with all our projects. We continue to build on our reputation with our focus on growing the structure of the business to deliver in new and innovative ways. We will continue to deliver quality and affordability on all our projects while providing modern contemporary homes. Your Sirio home will be fully covered by Homebond

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CLOSE TO THE SEA

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LUXURY LIVING... CLOSE TO THE SEA.

CLUAIN ARD

Cobh, Co. Cork, Ireland



Fastnet | 3 Bedroom Semi Detached



www.cluainardcobh.ie

Fastnet

3 Bed Semi Detached

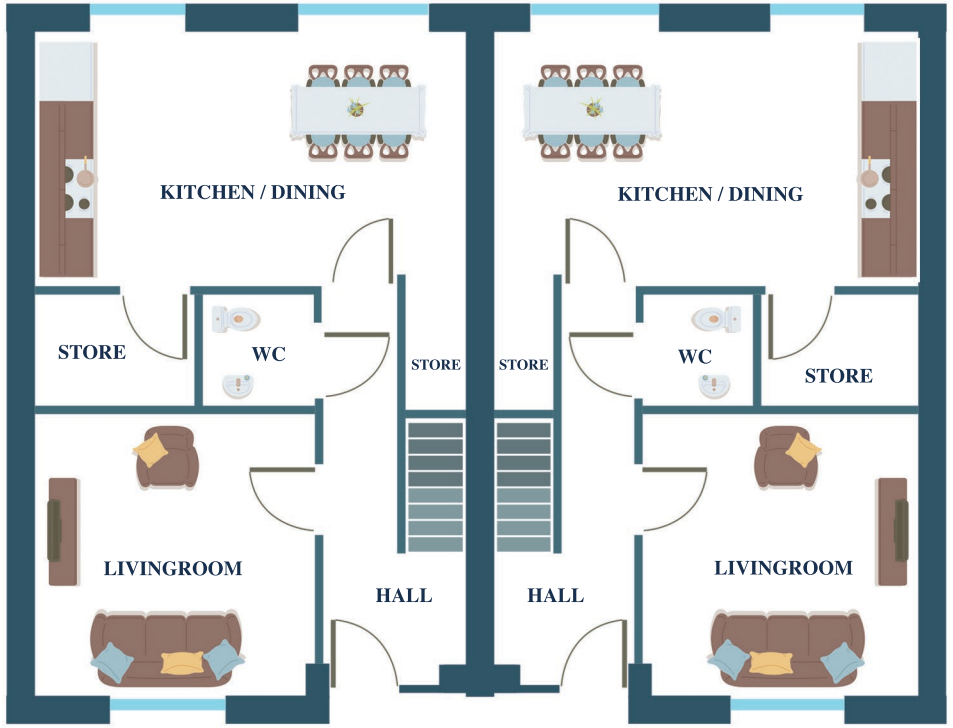
Ground Floor
Room Measurements

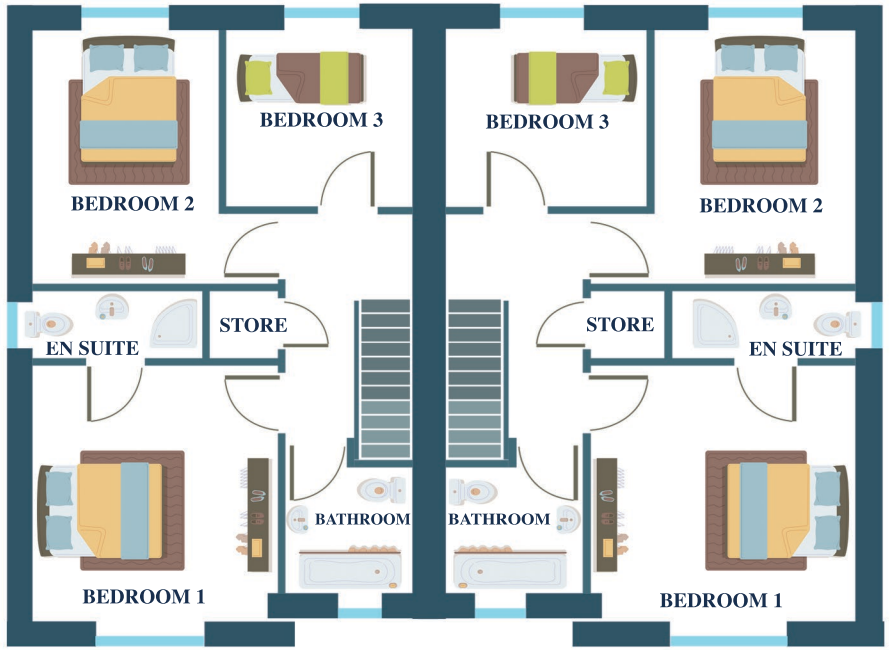
Hallway	4.7m x 1.9m
Living Room	3.8m x 3.8m
Guest WC	1.5m x 1.5m
Utility Room	1.5m x 2.2m
Kitchen/ Dining	5.8m x 3.4m

First Floor
Room Measurements

Bedroom	1 4m x 3.8m
En Suite	2.6m x 1m
Bedroom	2 3.8m x 2.9m
Bedroom	3 2.9m x 2.6m
Bathroom	2m x 1.9m







FLOOR PLANS

Fastnet

3 Bedroom Semi Detached

Total Area 1,115 ft2 / 103.6m2

Ground Floor

CLUAIN **ARD**

Cobh, Co. Cork, Ireland

First Floor

www.cluainardcobh.ie

Tuskar | 3 Bedroom Semi Detached



www.cluainardcobh.ie

Tuskar

3 Bed End of Terrace

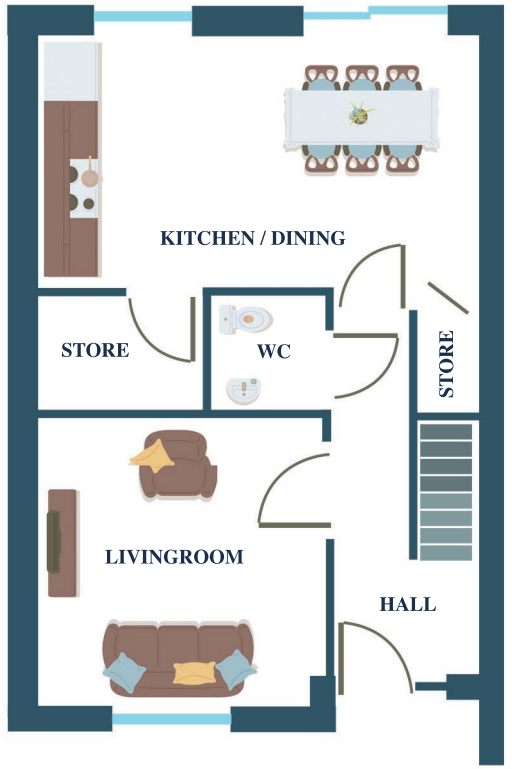
Ground Floor
Room Measurements

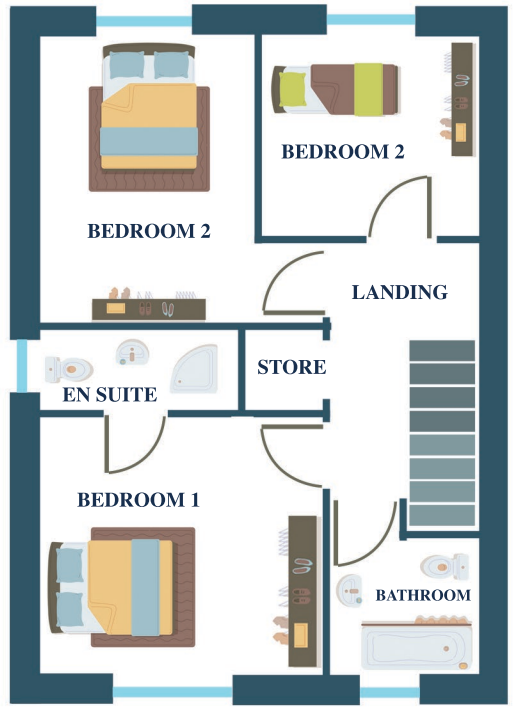
Hallway	4.7m x 1.9m
Living Room	3.8m x 3.8m
Guest WC	1.5 x 1.5m
Utility Room	2.1m x 1.5m
Kitchen/Dining	5.8m x 3.4m

First Floor
Room Measurements

Bedroom 1	3.8m x 3.4m
En suite	2.6 x 1m
Bedroom 2	3.8m x 2.9m
Bedroom 3	2.9 x 2.7m
Bathroom	2m x 1.8m







FLOOR PLANS

Tuskar

3 Bedroom End of Terrace

Total Area 1083ft2 / 100.6m2

Ground Floor

First Floor

CLUAIN ARD

Cobh, Co. Cork, Ireland

www.cluainardcobh.ie

Valentia | 2 Bedroom Terraced



www.cluainardcobh.ie

Valentia

2 Bed Mid Terrace

Ground Floor
Room Measurements

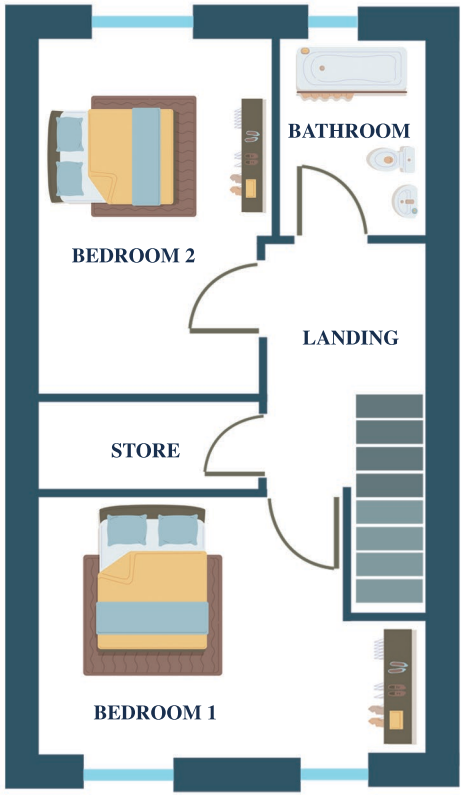
Hallway	4.1m x 1.9m
Living/Dining	4.8m x 4.3m
Guest WC	1.6m x .9m
Kitchen	4.1m x 2.7m

First Floor
Room Measurements

Bedroom 1	4.8m x 3.1m
Bedroom 2	4.2m x 2.8m
Bathroom	2.3m x 1.8m
Landing	2m x 1.7m
Store	2.7m x 1m







FLOOR PLANS

Valentia

2 Bedroom Mid Terrace

Total Area 865ft2 / 80.4m2

Ground Floor

First Floor

CLUAIN ARD

Cobh, Co. Cork, Ireland

HOUSE SPECIFICATIONS

CLUAIN ARD
Cobh, Co. Cork, Ireland

Demand Control Ventilation
This is a low energy ventilation system that continuously extracts moisture laden and stale air from multiple locations within your new home. The system removes pollutants while drawing fresh air through vents providing good indoor air quality and helping to create a better living environment.

Heating
Your new home will be economically heated by an air to water heating system. This advanced system will provide your home with heating and hot water in an energy efficient way. This 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. This heating system upgrades the renewable heat energy and transfers it inside the home to provide hot water and heating.
The self-contained unit only requires electric and water connections.
This system works quietly and reliably, all year round.

Building Fabric
Built using the latest construction technology your home is a highly insulated and airtight building achieving an 'A' BER rating. Advances in design and production technology, and greater awareness of energy performance have made these technologically advanced homes with better insulation and energy performance delivered by computer design and factory type manufactured procedures.

External Walls
A stylish combination of brickwork and render form a durable and weatherproof external shell to your home that is both contemporary by design and practical by nature. Carefully selected materials make these low maintenance homes easily cared for into the future.

Interior Finishes
Generously proportioned rooms provide light and space in abundance. Superior quality solid oak shaker style doors and polished stainless steel and ironmongery add character to the internal environment.

Windows
Your homes windows have been designed and manufactured by market leaders providing low maintenance double glazed units with soft coat low emissivity gas filled glazing making them both aesthetically pleasing and thermally efficient.
For security your windows are supplied with a centrally operated locking system with brushed chrome hardware making them among the most secure on the market.

Doors
Your home has an Ultra Tech front door which comes in a sophisticated design combining strength and security with modern style. This door has excellent thermal performance, low u-values and low heat loss providing significant energy savings together with excellent draught proofing and high water-tightness ratings.

Media and Communications
Your new home will come fully future proofed with a generous distribution of power, television and data points installed at carefully thought-out locations throughout.
Outside your home a facility to connect to the fibre Broadband has been made available through a series of underground pipes and chambers.

Smart Home Enabled
All homes are enabled for Smart Home Technology including fibre, allowing the owner to customise the technology needs to any supplier they choose. Each home with on-curtilage parking will be pre-wired for future installation of EV charger.

10 Year Home Bond Guarantee
Your home is covered by a 10-year Structural Defects Homebound Insurance Warranty and 5 year Mechanical and Electrical Inherent Defects Warranty underwritten by Approved Insurance company, giving you unrivalled insurance protection for your home.

HOUSE SPECIFICATIONS

Bathrooms & En-suites
These homes come fully fitted with a sophisticated range of designer sanitary wear with tiling of wet areas included as standard.

Security
Your windows and doors come fully fitted with heavy duty ironmongery and a robust locking system. They are Secured by Design accredited and independently tested to stringent European security standards. Mains powered heat and smoke detector alarms are provided as standard.

Landscaping Gardens & Driveways
The development will be professionally landscaped with a variety of grass areas and mature planting. Generously sized private gardens come with seeded lawns bounded by tall fencing providing a secure, private, and secluded outdoor space. Cobblelock driveways provide high quality hard landscape finishes.

Kitchen
Your new home comes fully fitted with a contemporary kitchen including soft close doors and designer taps.







CLUAIN ARD
Cobh, Co. Cork, Ireland

- A-Rated family homes
- All site development works completed & fully landscaped
- Master bedroom en-suite
- Stylish fitted kitchens
- Downstairs W.C.
- Seeded rear garden
- Double glazed windows
- Air to Water heating system
- Idyllic location
- All amenities within walking distance
- Great transprt links
- Homebond - 10 year HomeBond Structural Defects, HomeBond Insurance Warranty and 5 Year Mechanical & Electrical Inherent Defects Warranty, give you unrivalled insurance protection for your home

SITE PLAN

Cluain Ard, Cobh, Co. Cork

An Exclusive Development of 2 & 3 Bedroom Homes, in one of the most sought after areas in Cork.



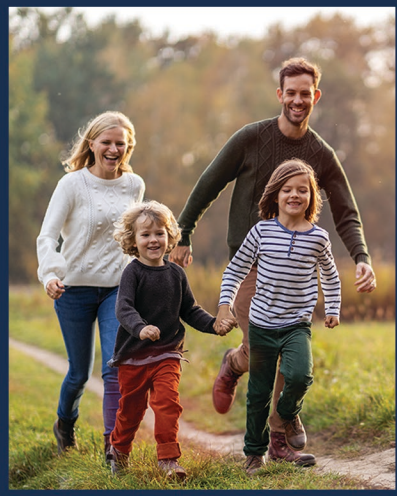
CLUAIN ARD

Cobh, Co. Cork, Ireland

T1 FASTNET
3 Bedroom
Semi Detached
1115 ft2 / 103.6m2

T2 TUSKAR
3 Bedroom
End Semi's
1083ft2/ 100.6m2

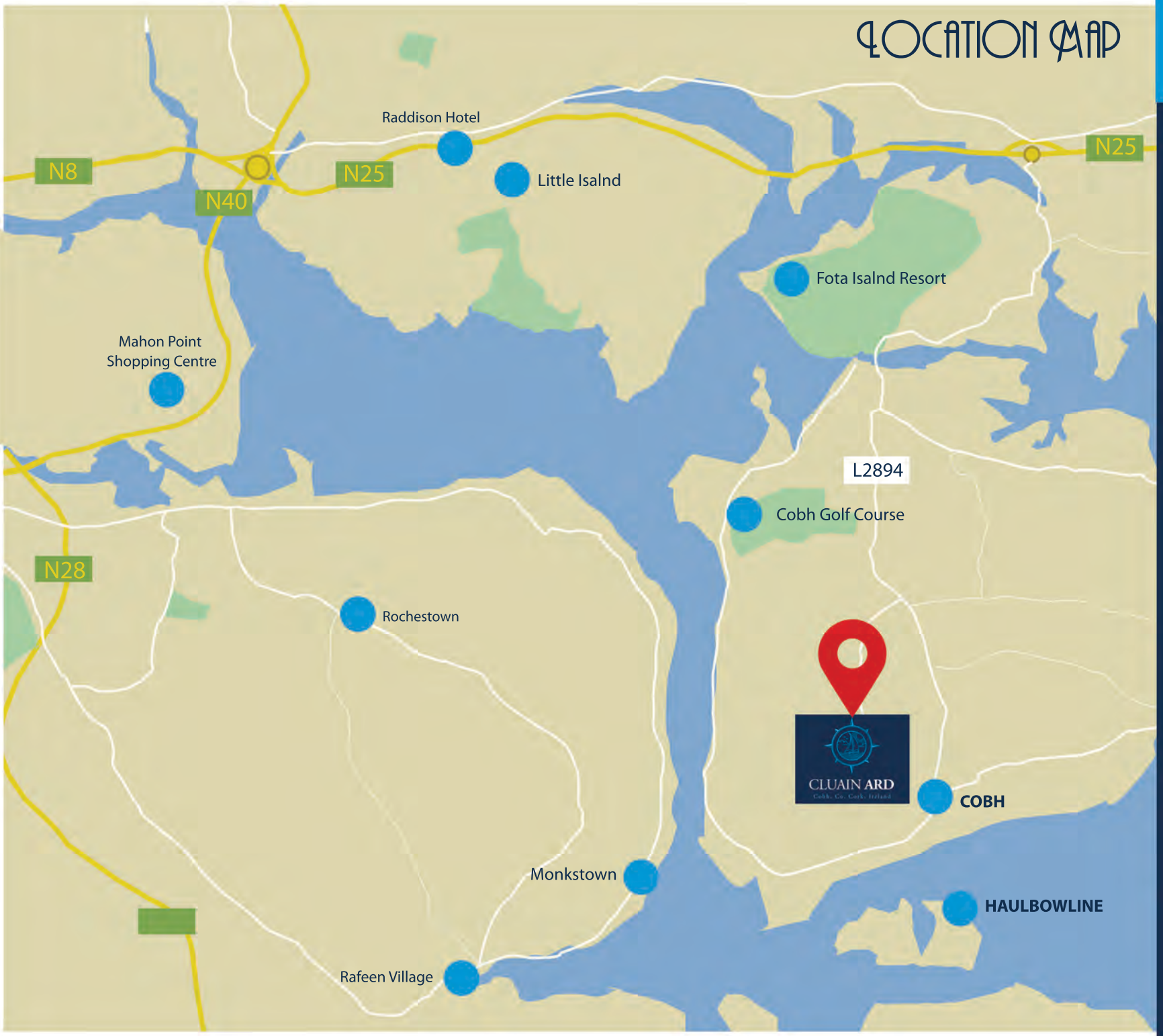
T3 VALENTIA
2 Bedroom
Mid Townhouse
865ft2 / 80.4m2



DISCLAIMER

These particulars do not form any contract and are for guidance purposes only. Computer generated images, maps and plans are not drawn to scale and measurments are approximate and for guidance only. Intending purchasers must satisfy themselves as to the accuracy of details given to them verbally or as part of this brochure. Such information is given in good faith and believed to be correct. However neither the vendor nor their agents shall be held liable for any innacuracies therein.

LOCATION MAP



Journey Times

Cork City	20 mins
Little Island	7 mins
Mahon Point	15 mins
Fota Isalnd	4 mins
Dublin Rd N8	12 mins
Cork Airport	15 mins
Jack Lynch Tunnell	10 mins
Carrigtohill	15 mins
Ferry	5 mins

Local Employers

1. Dell
2. VMware
3. Apple
4. CUH
5. MTU
6. UCC
7. Fota Island Resort
8. Stryker
9. GSK Cork
   Johnson & Johnson
   Pfizer

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