



MOIN NA RI

KILWORTH, CO. CORK

Luxury Living in a Secluded Setting

2, 3 AND 4 BEDROOM SEMI & DETACHED HOMES

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Luxury Living in a Secluded Setting

This is an exclusive development of high quality 2, 3 & 4-bedroomed semi & detached homes in Kilworth which is a fast growing village approximately 5 kilometers from the town of Fermoy and a mere 20 mins from the Jack Lynch Tunnel. It is also just 5 minutes from the M8 Motorway.

It is a village full of history and character but also has the necessary amenities required for a growing community. Schools, GAA Club, Shops, Pitch & Putt, Arts Center, Drama Society, Soccer Club, Tennis Club, Church and Playground.

A secluded haven and the perfect place to put down roots and raise a family! Close to nature yet minutes from Fermoy & all main routes in Ireland.



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Please note, renders are for illustration purposes only



HOUSE TYPE B



MOIN NA RI
KILWORTH, CO. DUBLIN

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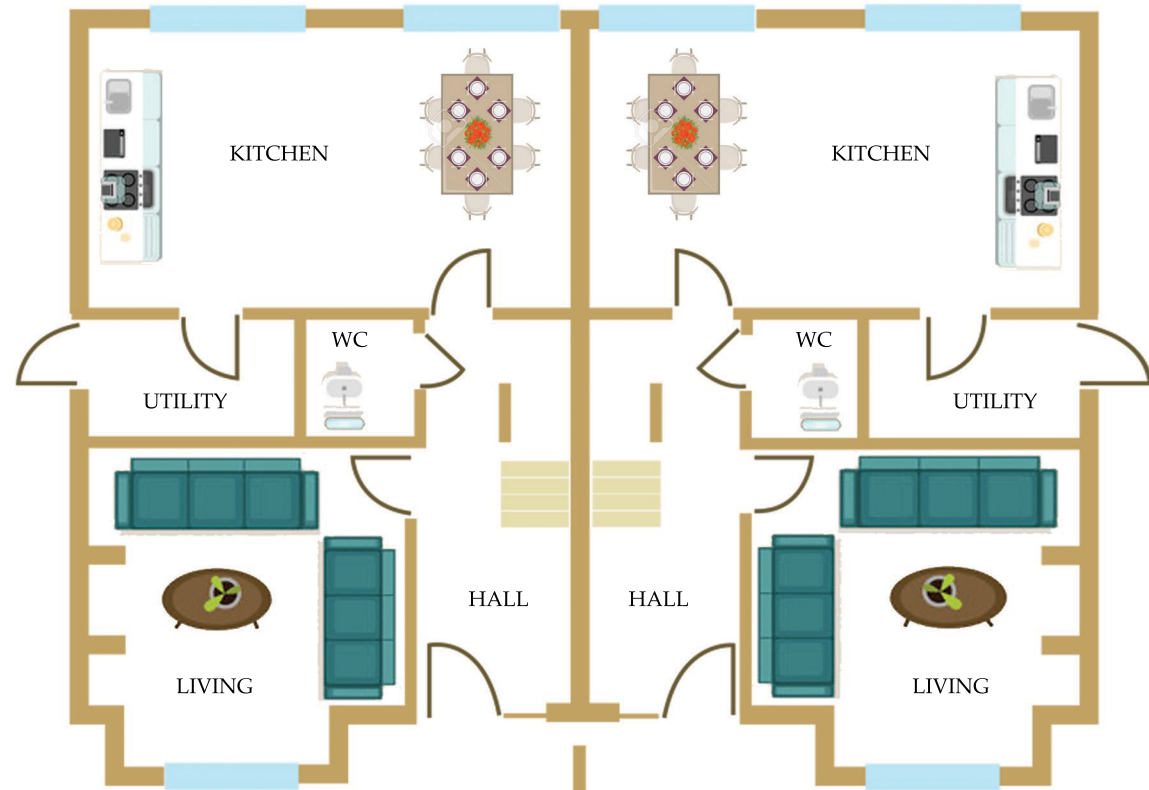
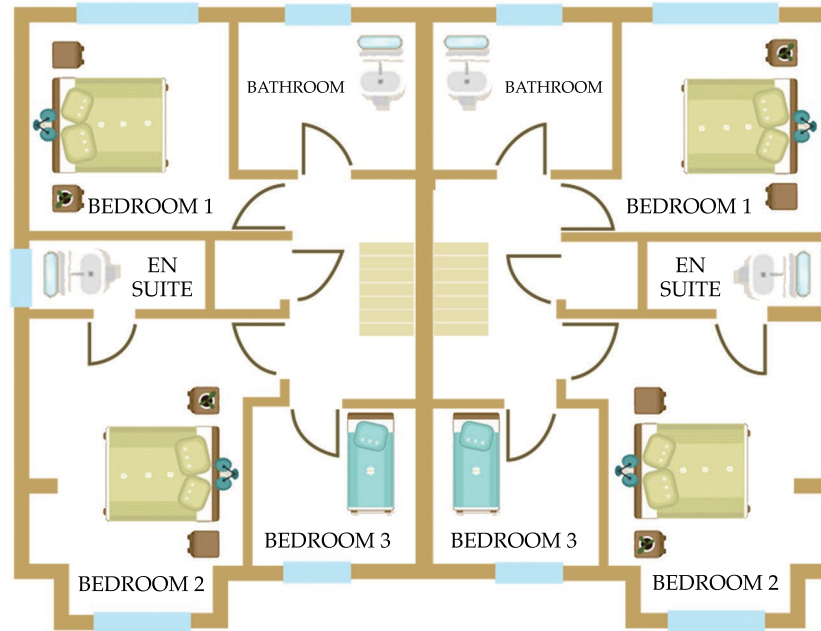
House Type B

Hall	2050mm Width
Living	4200 x 4220mm
Kitchen	6370 x 3640mm
Store	1500mm Width
Utility Room	2680 x 550mm
Guest W.C	1410 x 1550mm

Master Bedroom	3550 x 4900mm
En Suite	2880 x 1200mm
Bedroom 2	3345 x 3335mm
Bedroom 3	2700 x 2735mm
Bathroom	2905 x 2300mm

*Measurements listed are approx.
Subject to slight changes*

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HOUSE TYPE C



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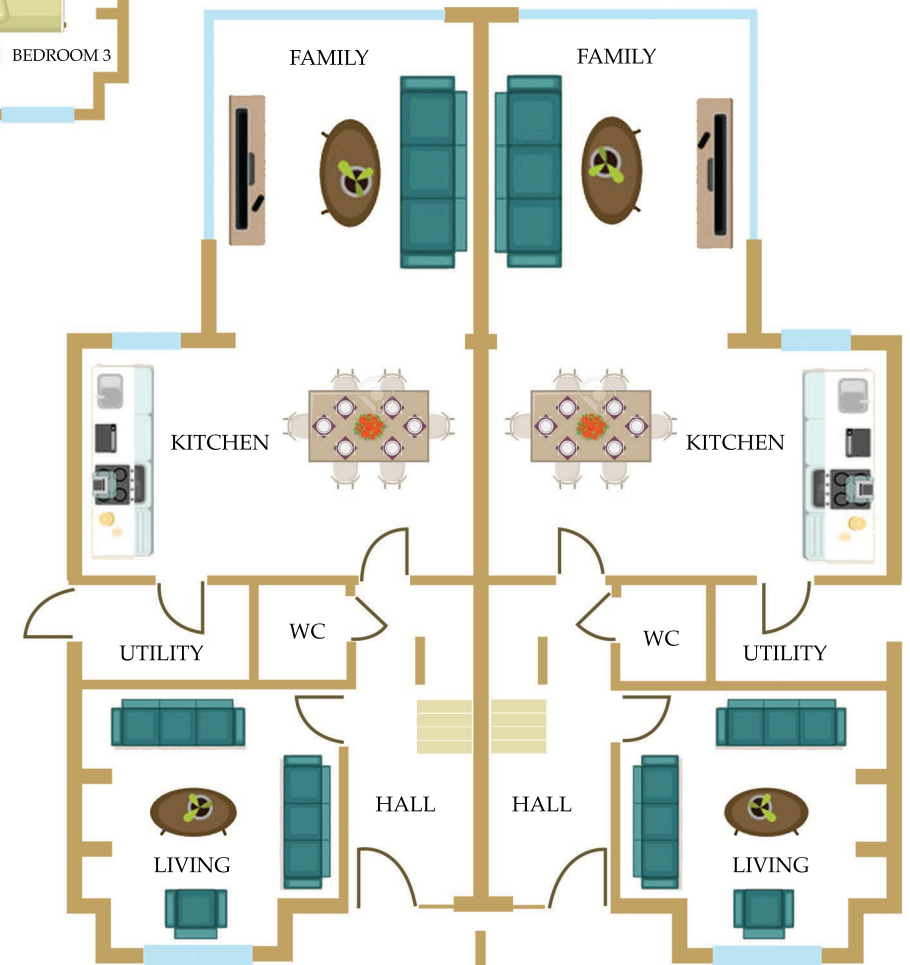
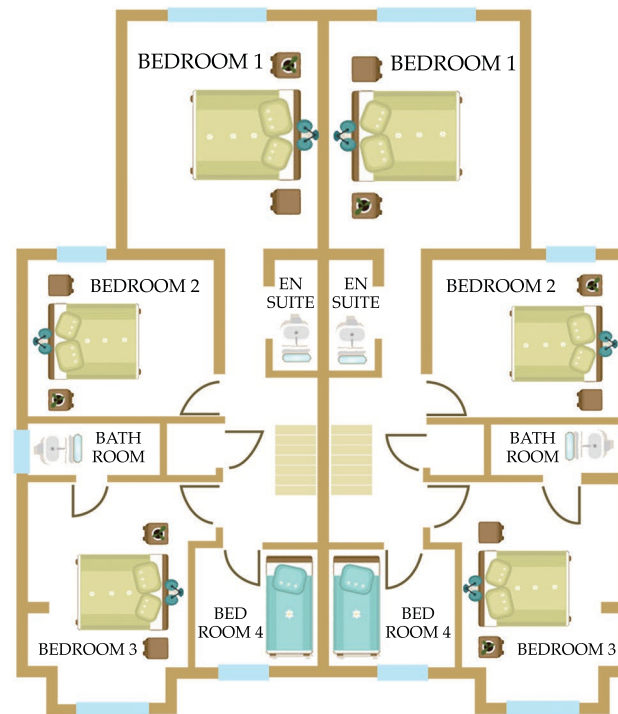
House Type C

Hall	2000mm Width
Living	3815 x 4785mm
Kitchen	5945 x 3415mm
Family Room	3425 x 3555mm
Store	1400mm Width
Utility Room	2235 x 1450mm
Guest W.C	1450 x 1459mm

Master Bedroom	3425 x 3635mm
En Suite	1385 x 2470mm
Bedroom 2	3400 x 3360mm
Bedroom 3	3120 x 4570mm
Bedroom 4	2695 x 2720mm
Bathroom	3400 x 1720mm

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HOUSE TYPE D



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KILWORTH, CO. CORK



House Type D

Hall	2000mm Width
Living	4415 x 4785mm
Kitchen	5945 x 3415mm
Store	1400mm Width
Utility Room	2835 x 1450mm
Guest W.C	1450 x 1450mm

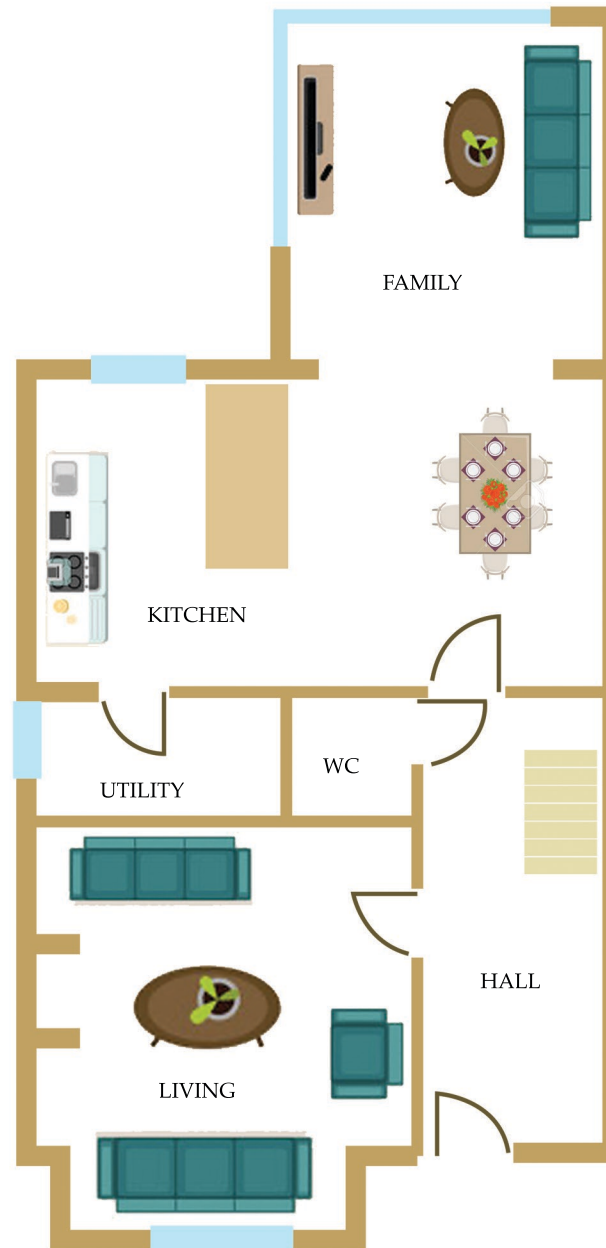
Master Bedroom	3425 x 3636mm
En Suite	1385 x 2470mm
Bedroom 2	3200 x 3360mm
Bedroom 3	3565 x 4570mm
Bedroom 4	2850 x 2720mm
Bathroom	3330 x 1720mm

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House Specifications

Generous electrical specifications.
Wired for remote intruder alarm systems.
Smoke detectors, heat & carbon monoxide detectors fitted as standard.
Mechanical ventilation to all bathrooms.

Distinctive architectural design combining space & light.
Painted throughout in a bright modern colour.
White shaker doors with quality ironmongery.
Modern skirting and architraves.

High energy efficient A-rated house
Modern air to water heat pump providing a responsive and highly efficient central heating system
Underfloor heating on ground floor, radiators upstairs.
Energy efficient high quality triple glazed windows and composite external door.
Radon Gas Detectors.

Contemporary sanitary ware
Chrome fittings

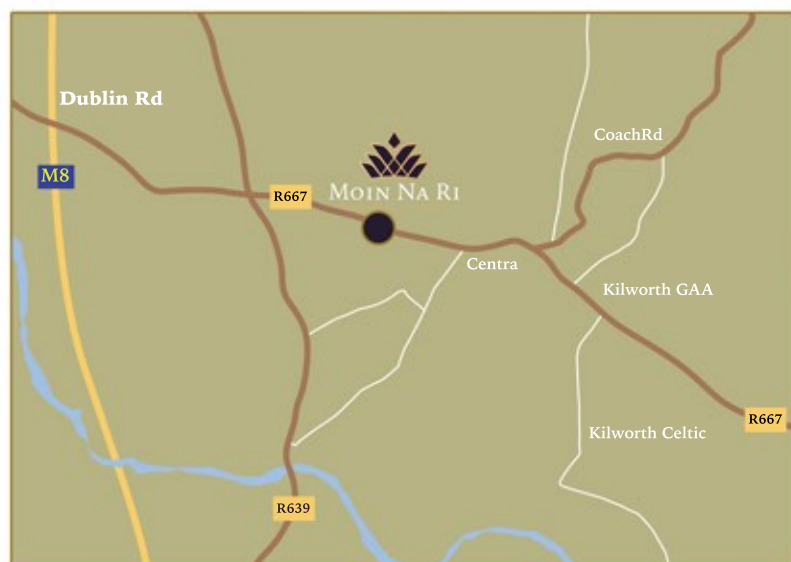
Generous PVC Sums Available (Kitchen).
Utility room fully plumbed.

Double sided panel fencing to rear of house.
Triple glazed energy efficient windows.
PVC fascia & soffit.
Seeded lawns to rear.
Ten year structural guarantee.
Paved driveway.



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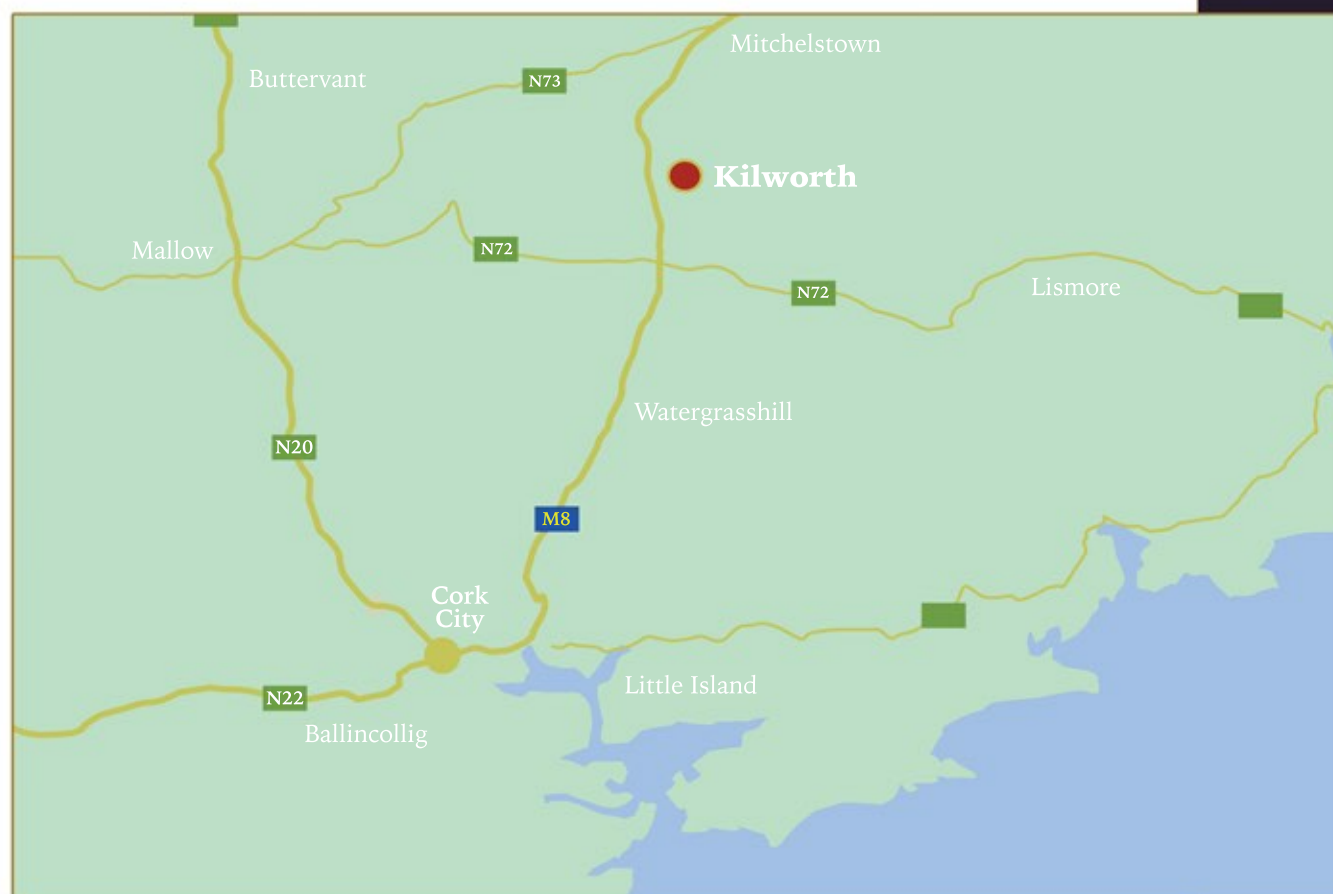




Location, Location, Location...

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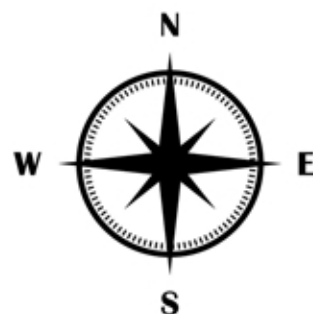
Accessibility

Fermoy	5km
Little Island	37km
City Centre	40km
Mitchelstown	11km
Jack Lynch Tunnel	20 mins

Kilworth is well connected to the city centre via the Motorway, and with the new layout and changes to the Dunkettle & Jack Lynch Tunnel, travel will be a breeze!



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Site Plans

House Type D

4 BED DETACHED
150.2 SQ/MTRS



House Type C

4 BED SEMI DETACHED
139.6 SQ/MTRS



House Type B

3 BED SEMI DETACHED
116.8 SQ/MTRS



House Type E

2 BED SEMI DETACHED
102 SQ/MTRS





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ENGINEERS



ESTATE AGENTS



DEVELOPERS/BUILDERS



SOLICITORS

