

Meadow Brome
Cooney's Lane

Meadow Brome, Cooney's Lane, Douglas, Cork

Welcome to Meadow Brome, an exclusive new development of A2-rated, energy efficient homes. Set in the heart of Southwest Cork in the Douglas area, with a panoramic view over Cork city extending out to the Galtee Mountains, Meadow Brome is a development of 175 architecturally designed homes by Geraldine Coughlan Architects on Cooney's Lane, Douglas. Located just minutes from Grange and Douglas village, this peaceful countryside setting offers suburban living with unbeatable city convenience.

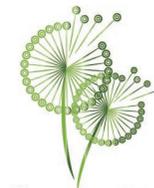


All houses have carefully laid out gardens including substantial rear garden spaces, as well as off-street parking for two cars to the front of each home. The attention to detail in the landscaping extends from the attractive wrought iron railings to the capped stone wall running the entire perimeter of the site.

Meadow Brome comprises a mix of three and four bedroom semi-detached and detached homes and offers a blend of modern design, spacious living, and a welcome community atmosphere - ideal for families, first-time buyers, or those looking to downsize in comfort. The expansive site of over 18.5 acres allows for less dense clusters of homes and an overall feeling of spaciousness. There is an innate feel of a rural environment in the development which is complemented by generous green areas including the planting of mature trees and ample amenities.



WESTBROOK HOUSING CO. LTD.



Meadow Brome
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Meadow Brome has been developed by Westbrook Housing Company, a second generation family-owned and run business experienced in the delivery of homes that stand the test of time across Cork city and county for the past four decades. Each home at Meadow Brome is specifically designed with space and quality of living in mind.

Most of the homes in the Meadow Brome development are eligible for the Help to Buy Scheme. An A2 Ber rating enables buyers to avail of a green mortgage, allowing for greater affordability for home owners.

*B*uying a home at
*M*eadow *B*rome
is buying a home
for life.



The location of these homes at tranquil Cooney's Lane offers suburban living with all the convenience of city access. A "Greenway" ecological corridor and pedestrian walkway will run between the Meadow Brome development and existing developments in the area.

Meadow Brome is in a prime location just off the Kinsale Road roundabout, within 5km of Cork city centre. There is a vibrant community in the suburbs of Douglas, with a range of excellent schools and amenities. The picturesque village of Douglas is only a stone's throw away, offering a charming blend of shops, restaurants, scenic walkways and other services. Furthermore Meadow Brome is uniquely positioned at the start of some of the world's most renowned coastal routes, Ireland's Ancient East and the Wild Atlantic Way.



Meadow Brome is well serviced with public transport. Bus Éireann - Route 206: Serving Grange to South Mall via Douglas is a short 7 minute walk from the entrance of the development giving frequent and regular service to the city centre. The development is just a 7 minute drive to Cork Airport and 7km from Kent train station. Meadow Brome offers a unique blend of urban and rural in a family orientated housing development where quality living begins. Whether you are starting out or trading up or down, buying a home at Meadow Brome is buying a home for life.



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1 and 13 Aspen Park

3 Bedroom Semi-Detached
1308.89 sq. ft.

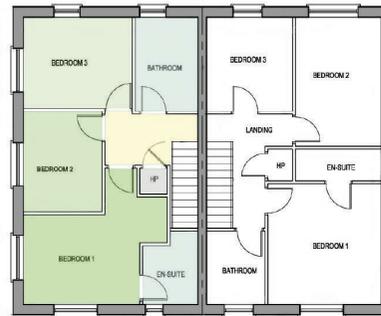


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This spacious contemporary energy efficient family home has an additional bay window and features a wrap around return on a corner site.



GROUND FLOOR PLAN
TYPE B1 - B3.9



FIRST FLOOR PLAN
TYPE B1 - B3.9



BER and Energy Efficiency

A2 BER and fully NZEB compliant
Houses are tested for air tightness and sound proofing with excellent results
High performance energy efficient external windows and doors

Guarantees and Warranties

Covered by Homebond 10 year structural guarantee
Additional Mechanical and Electrical defects insurance by Homebond

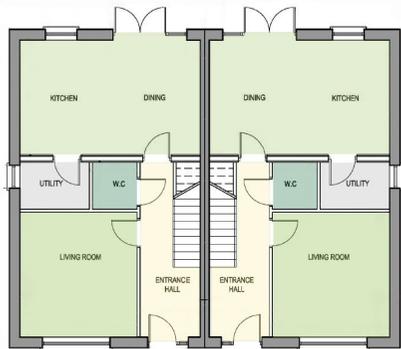
Exterior Finishes

Low maintenance finishes
Feature brickwork and smooth coloured render
Carefully laid out gardens including substantial rear garden spaces, as well as off-street parking for two cars to the front with modern brick paving
The attention to detail in the landscaping extends from the attractive wrought iron railings to the capped stone wall running the entire perimeter of the site
Low maintenance PVC fascia, soffit, gutters and downpipes
Multi point locking Aluclad doors

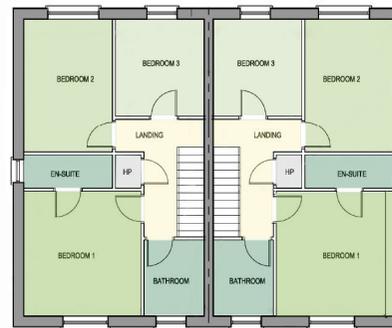
Interior Finishes

Walls painted in a contemporary neutral finish
Attractive contemporary interior doors, skirting and architraves
Modern satin chrome door handles
Generous fitted kitchens in a contemporary style
Soft close doors and drawers as standard. Hob and extractor fan included.
Fitted utility room
Generous bathrooms
Stairs feature hardwood handrails and newel posts with painted balusters

The B1 house is a contemporary energy efficient family home which is filled with light from front to rear.



GROUND FLOOR PLAN
TYPE B1



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