

BRUACH
ABHAINN
MOGEELY

East Cork's New Standard for Modern Living



Discover an outstanding collection of 3- & 4-bedroom semi-detached homes, and 4-bedroom detached homes, all built by GMC Construction.

Offering A-rated energy performance and modern, bright, spacious layouts.

Located in the heart of East Cork, the development brings together contemporary living with the charm of village life and excellent access to Cork City.

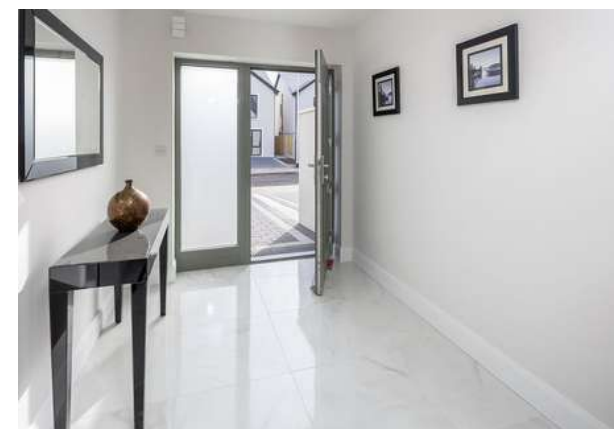




Location & Connectivity

- Nestled in the village of Mogeely (just off the N25), you are a few minutes by car from the thriving town of Midleton, and under a 25-minute drive to Cork City.
- Mogeely lies in a superb commuter belt: easy access to major roads, while retaining a relaxed East Cork village vibe.
- For active lifestyle lovers, you have direct access to the 23 km long off-road walking & cycling route, the Midleton to Youghal Greenway.
- Local amenities are close by: shops, church, playground, pubs, etc. are in Mogeely or nearby Castlemartyr.







Local Amenities

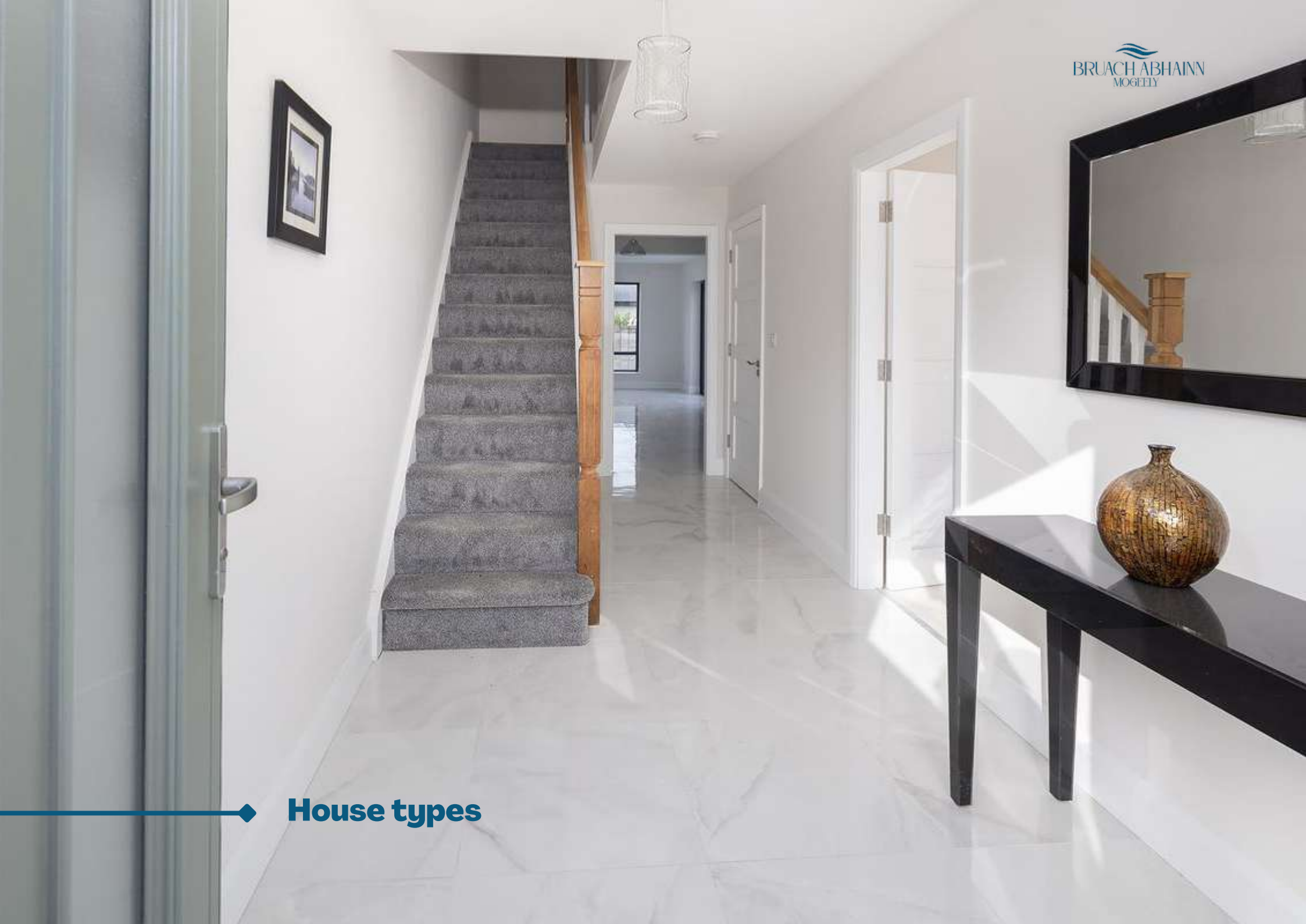
Schools

- Families will appreciate the education options nearby, with Castlemartyr National School just 2.4 km away.
- A dedicated early-years option: East Cork Montessori School, located on Mogeely Road, Castlemartyr, serves children aged ~2 yrs 8 mths–5 yrs 6 mths with fully qualified staff.
- For secondary schooling and further options, Midleton offers multiple schools and easy commuting access.

Shops, Services & Village Life

- A modern convenience hub is provided by Co-Op Superstores Mogeely (P25 KW24), which serves local everyday needs.
- In Castlemartyr (just a short drive): you'll find a supermarket, post office, greengrocer, café, casual dining pubs and restaurants.
- Midleton town centre expands your options further with major retail outlets, independent boutiques, cafés, and bustling weekend markets.





◆ House types

◆ Type A



3

Bedroom



3

Bathroom

BER A2

BER

A2

3 bedroom semi-detached property
Overall floor area 110 m² / 1,184 ft²

Price: €425,000





◆ Type B



4

Bedroom



3

Bathroom

BER A2

BER

A2

4 bedroom semi-detached property
Overall floor area 141 m² / 1,518 ft²

Price: €450,000





◆ Type C



4

Bedroom



3

Bathroom

BER A2

BER

A2

4 bedroom detached property
Overall floor area 223 m² / 2,400 ft²

Price: €580,000

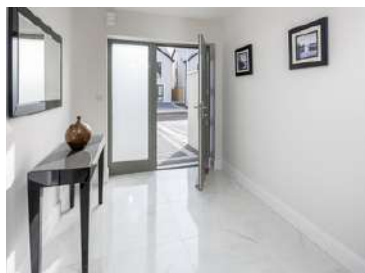


Site Map



Features

- Bright and spacious, modern layout
- High efficiency air to water heating system
- A rated homes
- 3 & 4 bed semi detached & 4 bed detached
- Eligible for the Help-to-buy-scheme
- Located next to Midleton to Youghal Greenway offering 23km off road walking & cycling route through the heart of East Cork
- Just a short drive from a selection of local beaches
- All bathroom ware supplied and fitted
- Easy access to the N25
- Within a few minutes drive to Midleton Town



BRUACH ABHAINN
MOGEELY

Don't miss this rare opportunity to secure a home at Bruach Abhainn. Experience East Cork living at its finest

Contact us today for further details and to arrange a viewing.

HEGARTY
PROPERTIES

83 Main St, Middleton, Co. Cork, P25 R8E8

tel:0214639411

email info@hegartyproperties.ie

www.hegartyproperties.ie



BRUACH
ABHAINN
MOGEELY

East Cork's New Standard for Modern Living