

Rás an Mhuilinn

Gurteenroe, Macroom, Co. Cork



Quality 3, 4 & 5 Bedroom Homes | www.rasanmhuilinn.ie





Rás an Mhuilinn

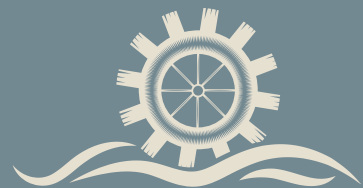
Gurteenroe, Macroom, Co. Cork

Rás An Mhuilinn is an architect designed development with a large selection of 3, 4 and 5 bedroom homes 5 minutes walk from Macroom town centre and of all local services and amenities.

Rás An Mhuilinn is only circa 1.5km from Macroom bypass, 30km from Ballincollig, 35km from Cork City centre, 40km from Killarney.

Macroom town is a traditional market town situated in the heart of the Lee Valley on the Gateway to Kerry and the beautiful west Cork. Macroom has a population of c.4000 people and is expected to grow considerably over the coming years due to its geographical location to Cork city and surrounding areas.





Rás an Mhuilinn

Gurteenroe, Macroom, Co. Cork

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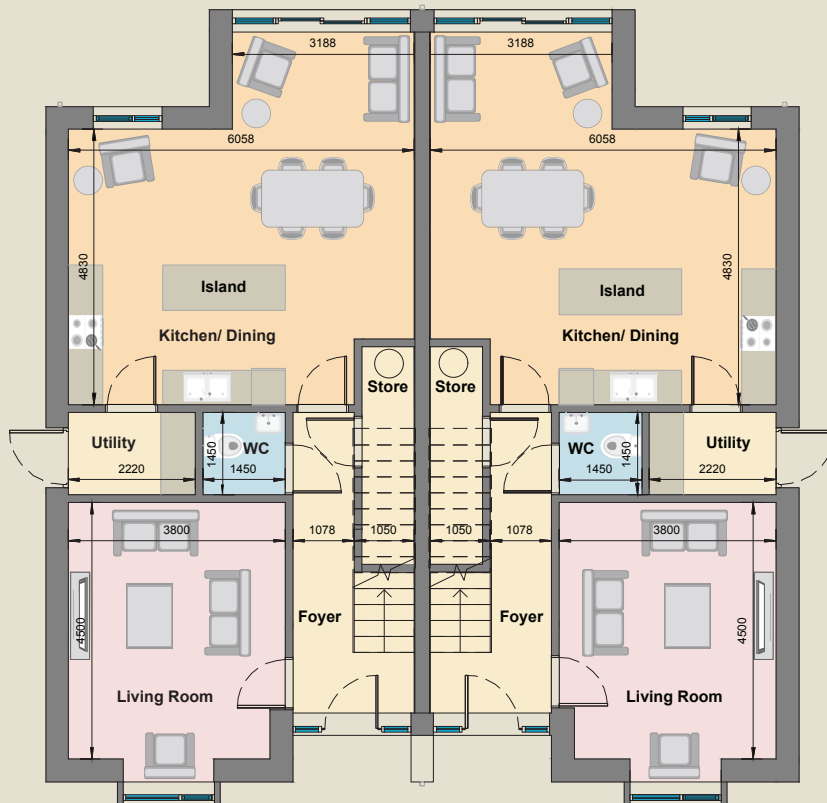


4 Bedroom Semi-detached House

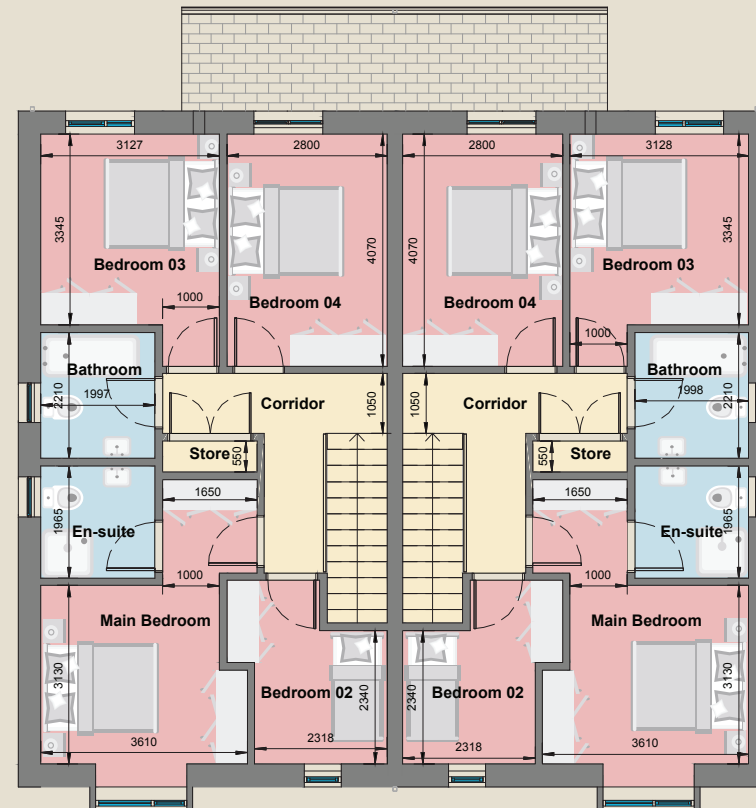
UNIT 1: 139.3 SQ.M. / 1500 SQ.FT.

UNIT 2: 139.3 SQ.M. / 1500 SQ.FT.

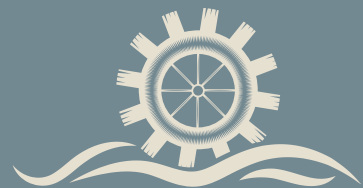
Ground Floor



First Floor



UNIT 1 - Semi-Detached, 4 Bedroom
UNIT 2 - Semi-Detached, 4 Bedroom



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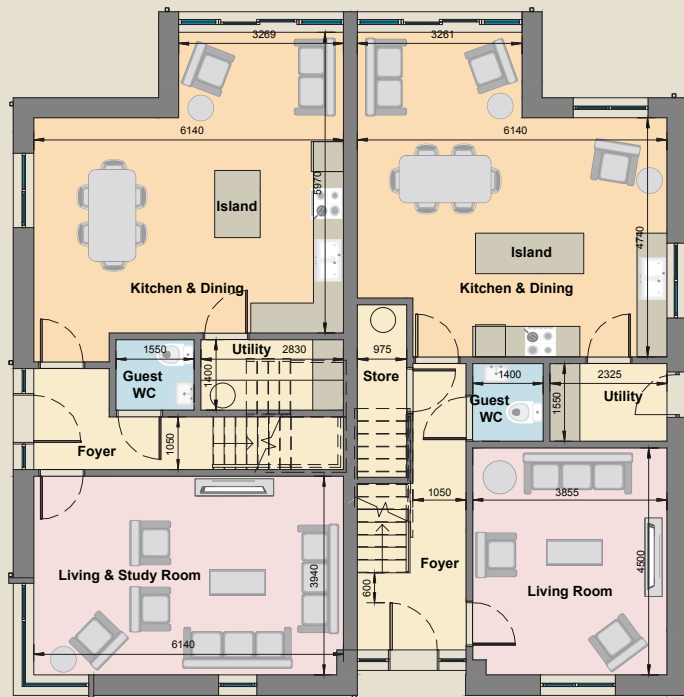


4 & 5 Bedroom Semi-detached House

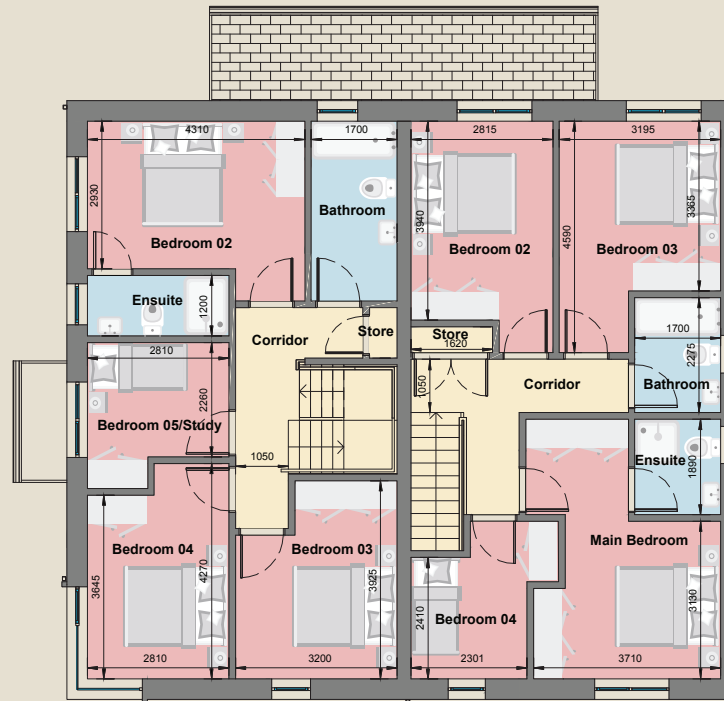
UNIT 1: 193.4 SQ.M. / 2082 SQ.FT.

UNIT 2: 141.4 SQ.M. / 1522 SQ.FT.

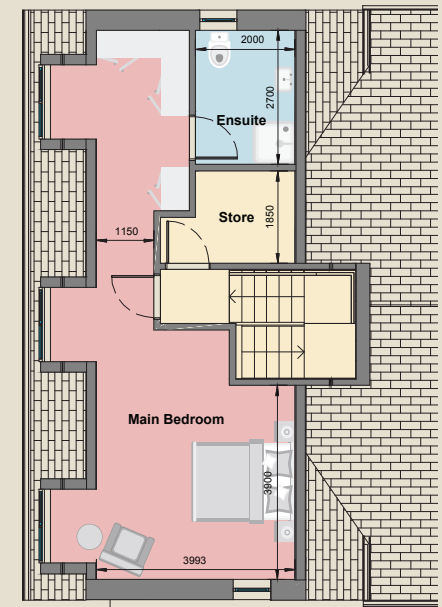
Ground Floor



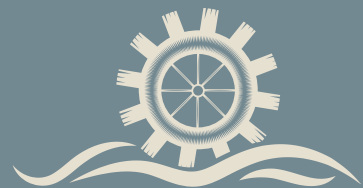
First Floor



Second Floor



UNIT 1 - Semi-Detached, 5 Bedroom
UNIT 2 - Semi-Detached, 4 Bedroom



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4&5 Bedroom Semi-detached House

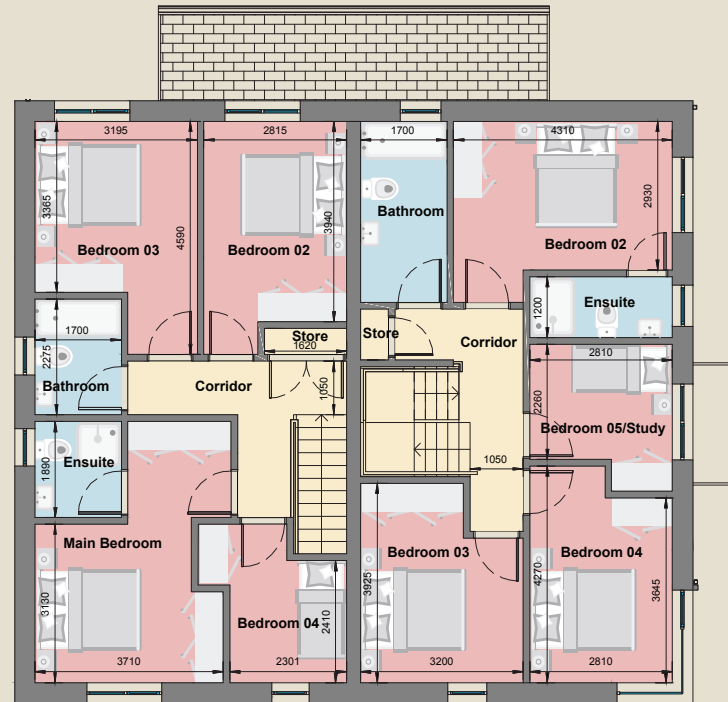
UNIT 1: 141.4 SQ.M. / 1522 SQ.FT.

UNIT 2: 193.4 SQ.M. / 2082 SQ.FT.

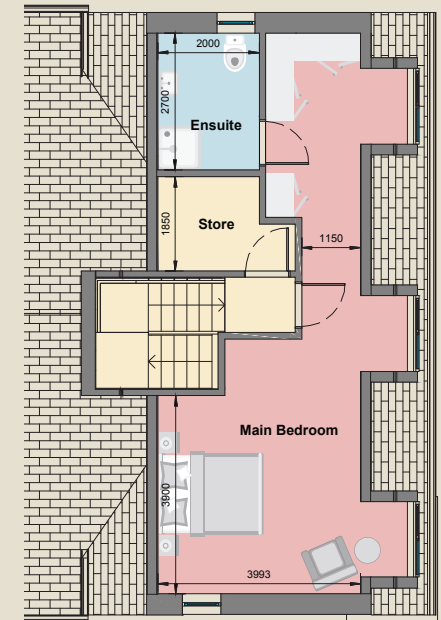
Ground Floor



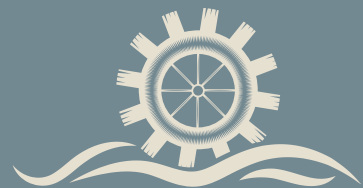
First Floor



Second Floor



UNIT 1 - Semi-Detached, 4 Bedroom
UNIT 2 - Semi-Detached, 5 Bedroom



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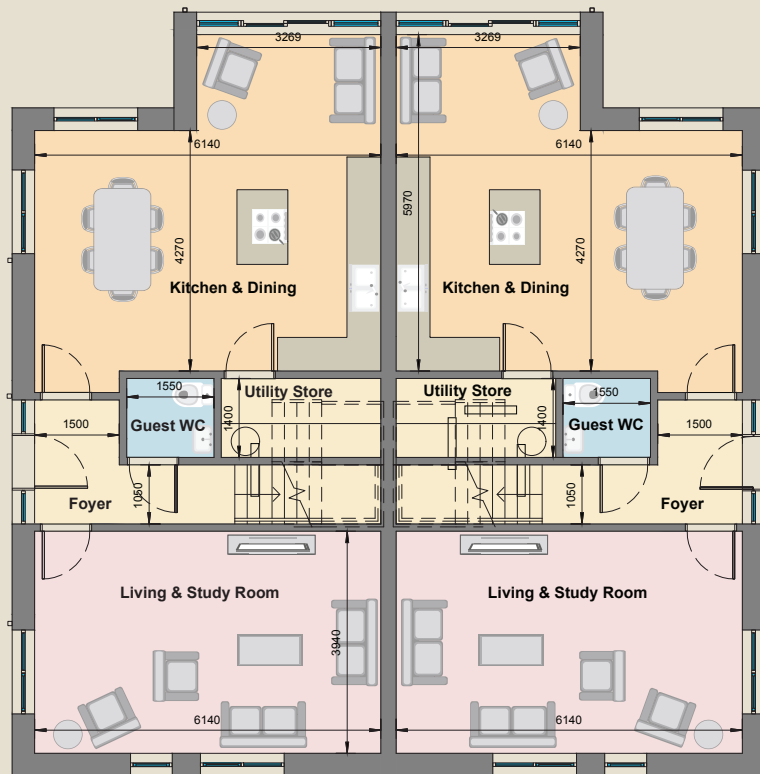


4 Bedroom Semi Detached House

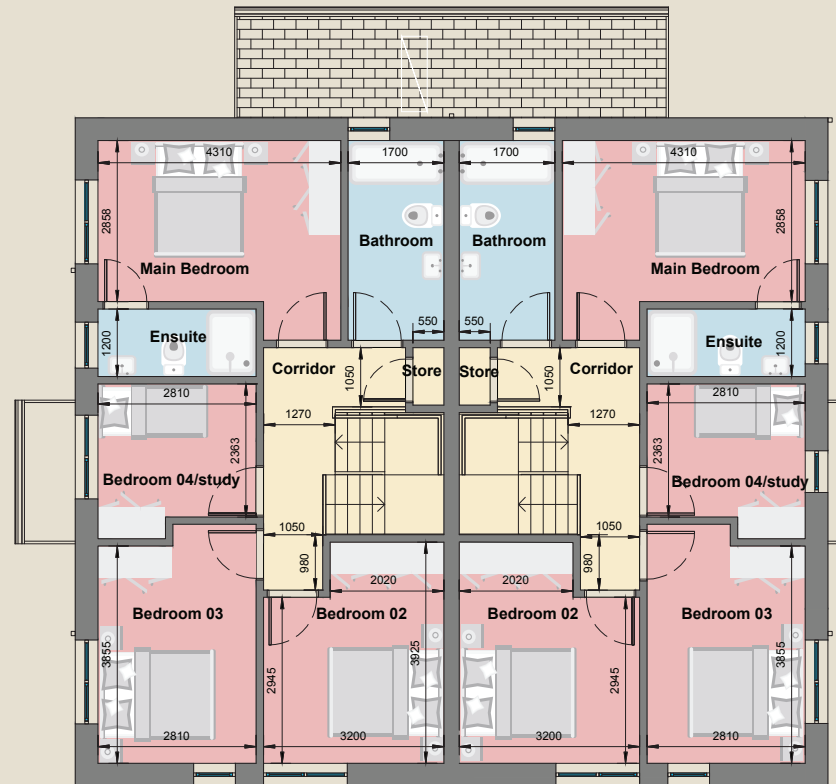
UNIT 1: 136.83 SQ.M. / 1472 SQ.FT.

UNIT 2: 136.83 SQ.M. / 1472 SQ.FT.

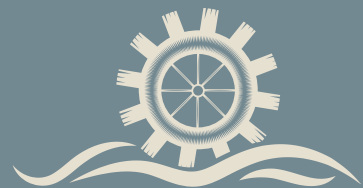
Ground Floor



First Floor



UNIT 1 - Semi-Detached, 4 Bedroom
UNIT 2 - Semi-Detached, 4 Bedroom



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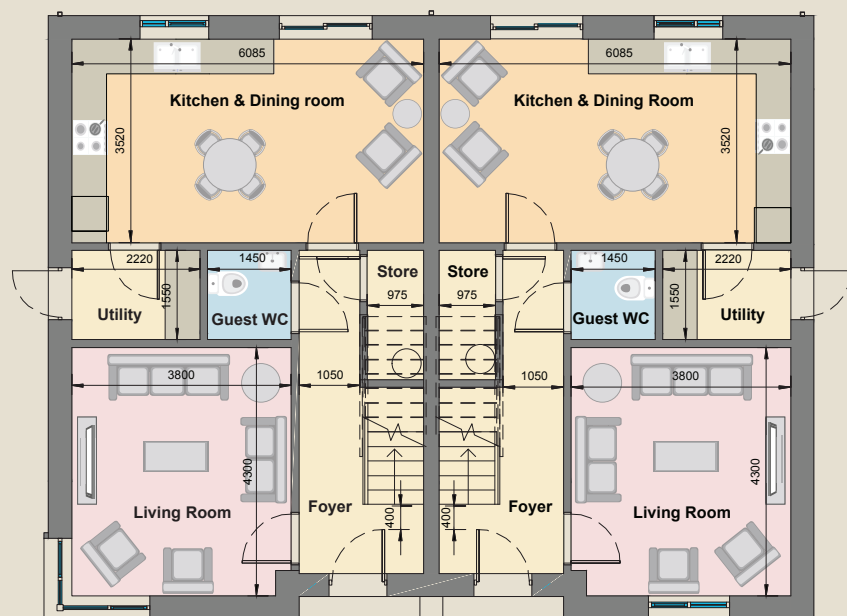


3 Bedroom Semi Detached House

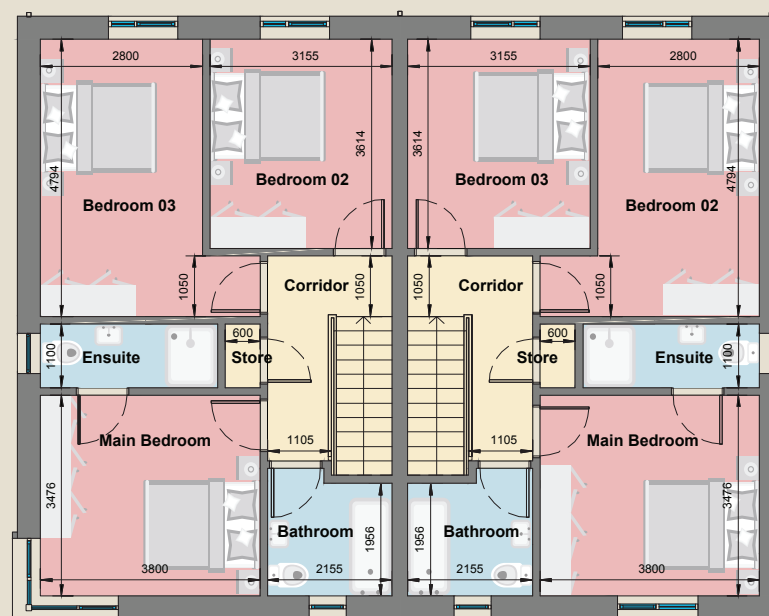
UNIT 1: 117 SQ.M. / 1260 SQ.FT.

UNIT 2: 117 SQ.M. / 1260 SQ.FT.

Ground Floor

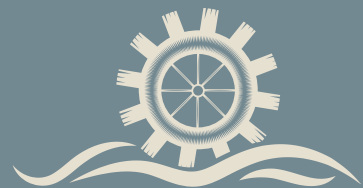


First Floor



UNIT 1 - Semi-Detached, 3 Bedroom

UNIT 2 - Semi-Detached, 3 Bedroom



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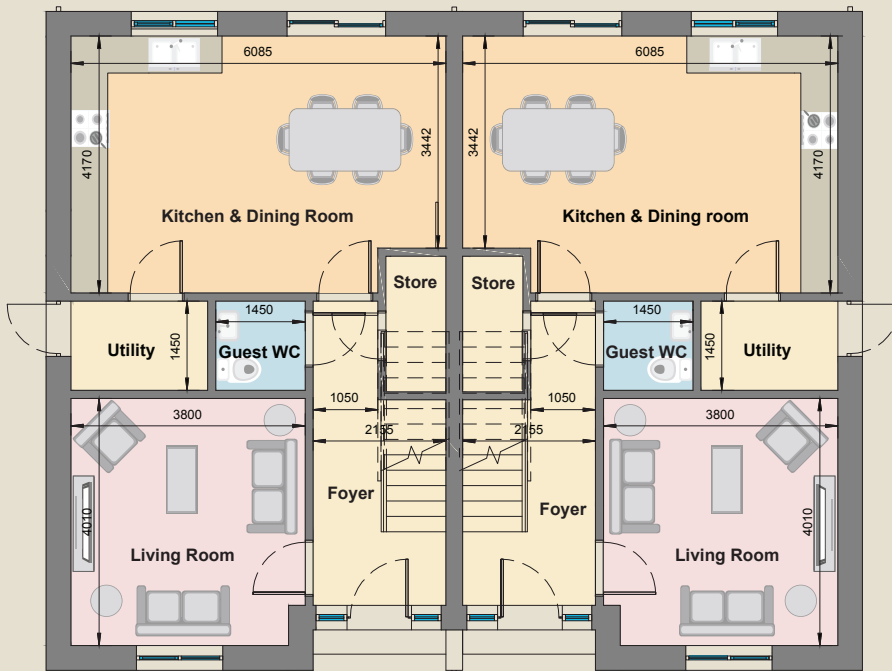


3 Bedroom Semi Detached House

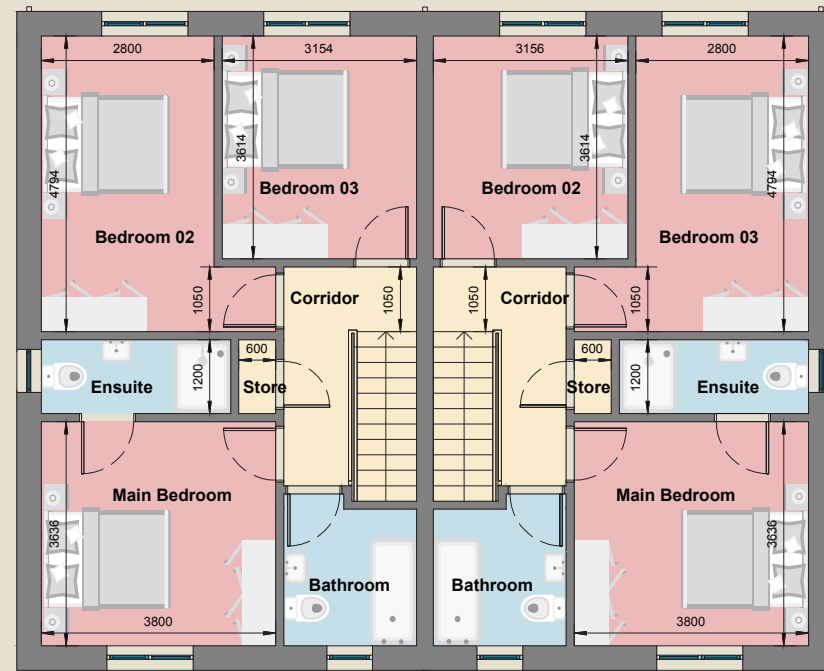
UNIT 1: 120 SQ.M. / 1292 SQ.FT.

UNIT 2: 120 SQ.M. / 1292 SQ.FT.

Ground Floor

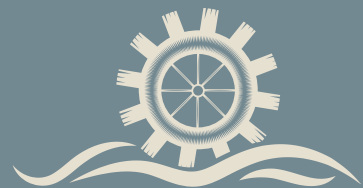


First Floor



UNIT 1 - Semi-Detached, 3 Bedroom

UNIT 2 - Semi-Detached, 3 Bedroom



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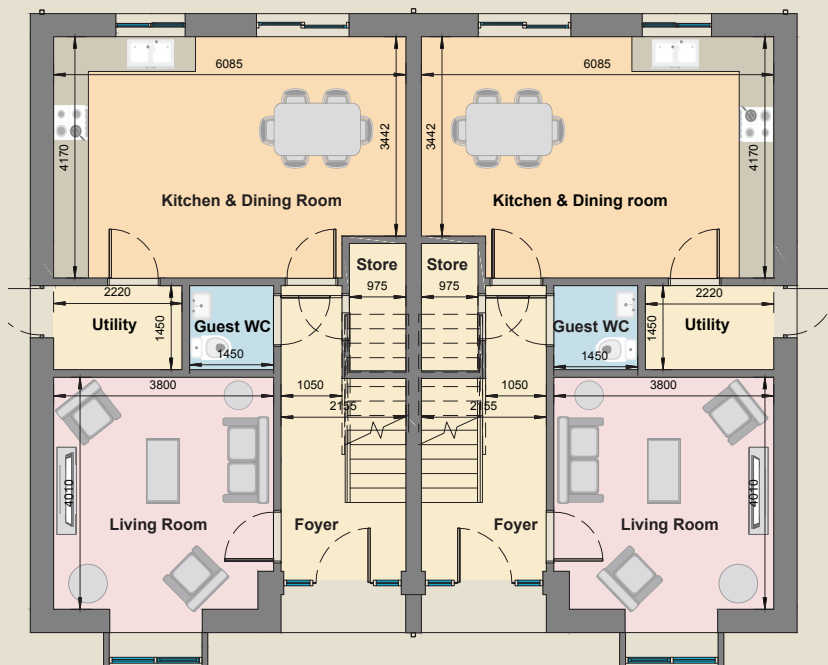


3 Bedroom Semi Detached House

UNIT 1: 121 SQ.M. / 1302 SQ.FT.

UNIT 2: 121 SQ.M. / 1302 SQ.FT.

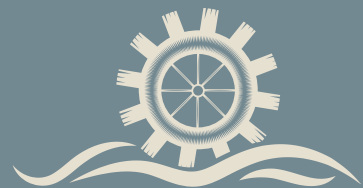
Ground Floor



First Floor



UNIT 1 - Semi-Detached, 3 Bedroom
UNIT 2 - Semi-Detached, 3 Bedroom



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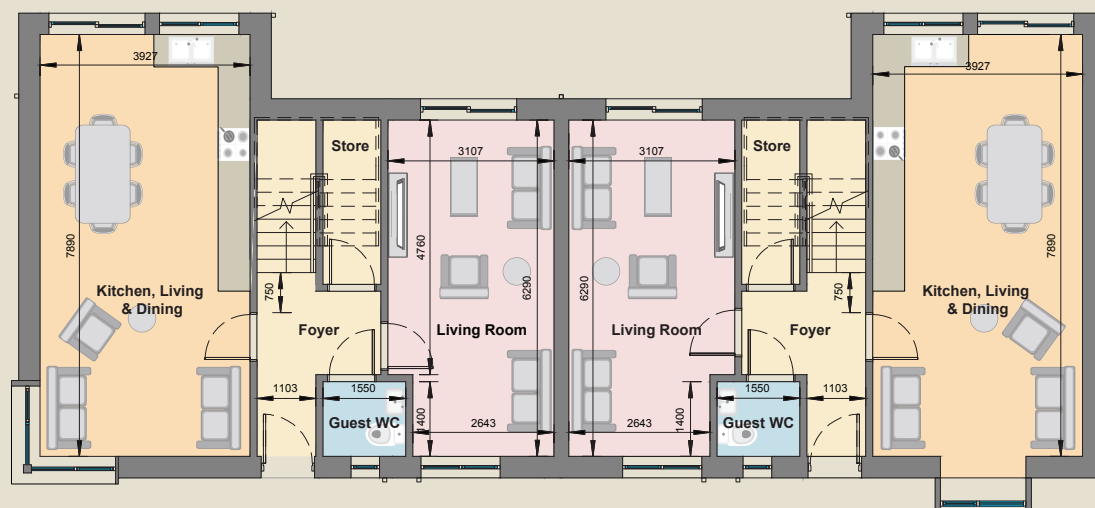




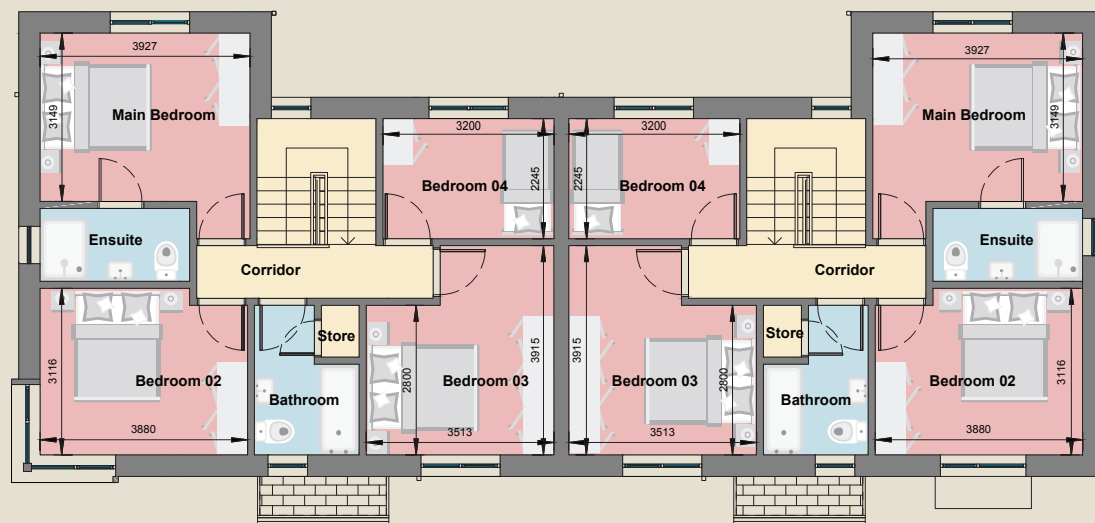
4 Bedroom Semi Detached House

UNIT 1: 135.40 SQ.M. / 1457 SQ.FT.

UNIT 2: 135.40 SQ.M. / 1457 SQ.FT.



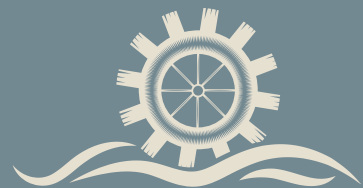
Ground Floor



First Floor

UNIT 1 - Semi-Detached, 4 Bedroom

UNIT 2 - Semi-Detached, 4 Bedroom



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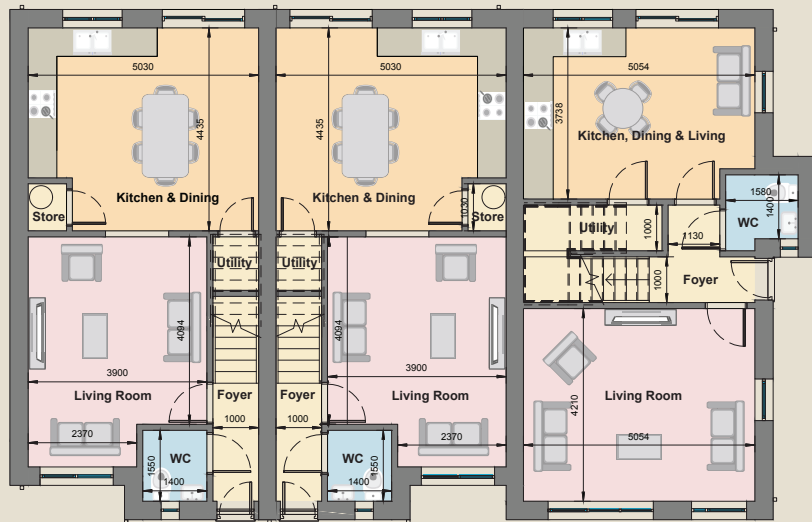
3 & 4 Bedroom End Terrace/Mid Terrace

UNIT 1: 99.2 SQ.M. / 1068 SQ.FT.

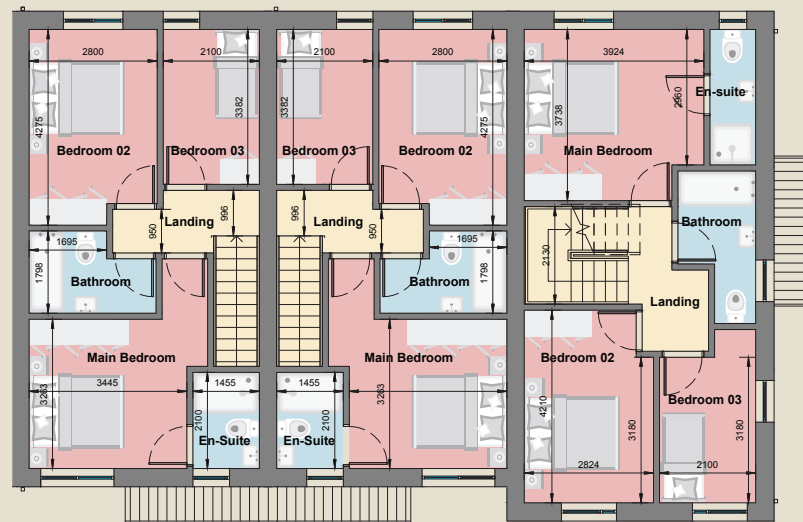
UNIT 3: 143.2 SQ.M. / 1541 SQ.FT.

UNIT 2: 97.7 SQ.M. / 1052 SQ.FT.

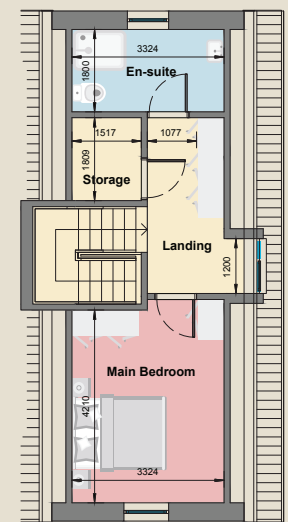
Ground Floor



First Floor



Second Floor



UNIT 1 - End Row, 3 Bedroom
UNIT 2 - Midrow, 3 Bedroom
UNIT 3 - End Row, 4 Bedroom

Features and Specifications

BUILDING FABRIC

Built using the latest construction technology your home is a higher insulated and air tight building achieving an A2 BER Rating. Advances in design and production technology, and greater awareness of energy performance have made these timber frame homes superior with better insulation and energy performance delivered by computer design and factory type manufacturing procedures.

INTERNAL SPECIFICATIONS

Extra high 9' ceilings on ground floor, provides these homes with light in abundance.

HEATING

- High levels of insulation to achieve an energy rating of A2 (BER Cert). All purchasers will have a warm house with low energy bills and costs.
- High efficiency Air to water heat pump with underfloor heating on ground floor and high output radiators on first floor. Demand control ventilation system throughout.

KITCHEN

- Shaker Style Designed Kitchen, with 40mm laminated kitchen worktop.

UTILITY

- Additional storage units and plumbed for washing machine.
- The utility room allows for a fitted countertop and is plumbed for a washing / condenser dryer machine.

Attic Extra Storage

- Attic, access via stira stairs, partially floored giving more storage space. Light and power fitting provided.

INTERNAL JOINERY

- Superior solid wood Denta "Skellig" doors throughout.
- =High quality ironmongery, Denta "Skellig" door handles.
- Contemporary skirting and architraves finished in white.
- Denta "Tudor" skirting & Architrave.
- Painted stairs with oak handrail.
- Walls and ceilings are painted white and finished smooth to undercoat finish.

EXTERNAL SPECIFICATIONS

- Architect designed, elegant and distinguishing mix of high-quality smooth render and brick

finishes. These carefully selected materials make these homes easily cared for in the future.

- Concrete footpaths to sides and rear.
- Sleek black/grey UPVC fascia, soffit. Alucast gutters and downpipes.
- Attractive cobble lock paving driveway.
- All gardens are landscaped and seeded.
- Boundary fencing is finished with concrete post and PVC low maintenance panels.
- Main roof, Fastnet edge blue/black slate.
- Waterproof electric socket to rear.
- Installation of EV an electric car charging point provision.
- Outisde tap.
- External socket for charging port.
- Concrete base 3m x 2m in rear garden for future shed.

OTHER FEATURES

- Each home will be covered by a 10-year Structural Guarantee.
- Developer is registered with all Government grants such as the First Home Scheme and the Help to Buy Scheme.
- Spacious open areas.
- Cycle path and footpaths leading into surrounding areas.

Vision Contracting's unwavering dedication lies in upholding the utmost professional standards in architectural design, build quality, finishing, and fit out. Our primary objective is to craft homes that will bring joy to you and your family for generations to come.

WINDOWS AND DOORS

- High performance uPVC Triple glazed windows and triple glazed sliding patio door.
- High quality Ultra tech energy efficient front door.

BATHROOMS, EN-SUITES, AND GUEST BATHROOMS

- Exceptional contemporary white sanitary ware.
- Guest W.C. – toilet and wash hand basin.
- Main bathroom – toilet, wash hand basin, bath with overhead shower and radiator.
- Ensuite – toilet, wash hand basin, electric shower with shower tray and radiator.
- High quality bathroom fittings. Led Mirror, Vanity unit, Alita rain thermostatic chrome shower kit, etc.
- Tiled wall finish around shower and bath.
- A pressurised water system provides an energised flow to shower heads and wash hand basins.
- Tilled floors in all bathrooms

ELECTRICAL AND SAFETY

- All houses are wired for TV, telephone and broadband.
- Generous electrical specification and wired for burglar alarm
- Electrical car charging points wired for convenience
- Smoke and heat detectors fitted as standard
- Downlights in the kitchen area
- 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.
- Zoned heating with ground floor underfloor heating and wall hung radiators on the first floor.
- Demand Controlled ventilation system unit with a relative humidity sensor which captures moisture-laden air and expels it from the house.



Location

Rás An Mhuilinn is located 5 minutes walk from Macroon town square, 1.5km from the bypass interchange, 30km from Ballincollig, 35km from Cork city centre, 40km from Killarney. Macroon castle Demesne and Golf club are all within walking distance from this picturesque development.

Macroon Attractions And Activities Include

Macroon Gaa and Soccer clubs, Play a round of Golf at Macroon 18 hole Golf Club, Enjoy a stroll down Macroon Castle Demesne with riverside walks and scenery to enjoy all within the town centre or go for a walk at the renowned Gearagh. Enjoy a swim at the Castle hotel Leisure centre, Go fishing at the Gearagh or along the Lee Valley. Go horse riding at the Lee Valley or Coachford Equestrian Centre. Enjoy the Midweek Tuesday market with the Square of Macroon town Centre and avail of all locally produced foods and many other local services. Enjoy a stroll in Macroon Fairy Garden. Enjoy Macroon Music Festival and Macroon Food Festival.

Macroon has much to offer with all services and amenities to include

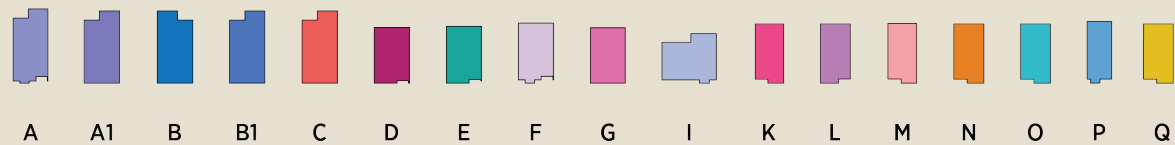
- 3 secondary schools and 2 Primary Schools
- Main shops to include, Dunnes Stores, Lidl, Aldi and SuperValu
- Range of Restaurants, Pubs and Hotels within the town Centre

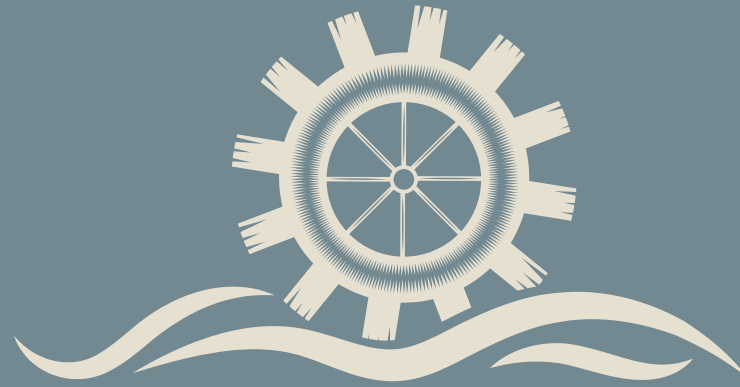


Site Plan



Phase 2





Rás an Mhuilinn

Gurteenroe, Macroom, Co. Cork

AGENT:

Killian Lynch
AUCTIONEERS & VALUERS

T: 026 41421

Builder



Architect



Civil & Structural Engineers



Services Engineer



Developer



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