



DROMVANE FARM

ADJACENT TO MINISTER'S CROSS,
MODEL FARM ROAD,
CORK

*A premium new development of Detached and
Semi-Detached 3 & 4 Bedroom homes*

WELCOME TO *DROMVANE FARM*

An exclusive development, set within one of Cork's most desirable locations

Welcome to *Dromvane Farm*, an exclusive collection of 3 & 4 bedroom Detached and Semi-Detached Homes, all boasting an impressive "A" energy rating, nestled on a mature site, that originally formed part of the "Old Rectory Grounds", which are located just off Minister's Cross, Model Farm Road, one of Cork's most desirable and established residential locations.

Dromvane Farm is one of the most convenient new developments to Cork City Centre. Tastefully designed by Deady Gahan Architects, who are renowned for the quality and design of their recreational residential developments.

This development is promoted by Blizberry Limited and constructed by Ruden Homes, a well-established home builder with impeccable credentials, having previously built the sought after Hayfield development. Homeowners at *Dromvane Farm* will enjoy a harmonious blend of comfort, style and practicality, creating an exceptional place to call home at this premium location.

Location

Dromvane Farm is superbly located just minutes from the vibrant Cork City Centre, offering excellent connectivity to the wider region, with a convenient 24-hour bus service, excellent road links and the proposed new Luas link, ensuring easy travel at any time.

Residents will enjoy a convenient location with a wealth of amenities nearby, from the boutiques and cafés of the city to the popular shopping destinations of Wilton and Ballincollig, everything you need is easily accessible.

Families will benefit from an excellent choice of nearby schools, including St.Catherine's Primary School, Mount Mercy College, Coláiste Choilm and Coláiste Spioraid Naoimh, with UCC and MTU also within easy reach. Healthcare needs are well served, with both Cork University Hospital and the Bon Secours Hospital in close proximity.

For leisure and lifestyle, the area offers scenic walks along the Lee Fields as well as a wide range of sports clubs, gyms, restaurants, and bars, creating a vibrant, welcoming community with everything you need.

Dromvane Farm is a place that you can truly call home...



DROMVANE FARM

ADJACENT TO MINISTER'S CROSS,
MODEL FARM ROAD,
CORK




DROMVANE FARM
ADJACENT TO MINISTERS CROSS,
MODEL FARM ROAD,
CORK

House Type A1

4 Bedroom Detached



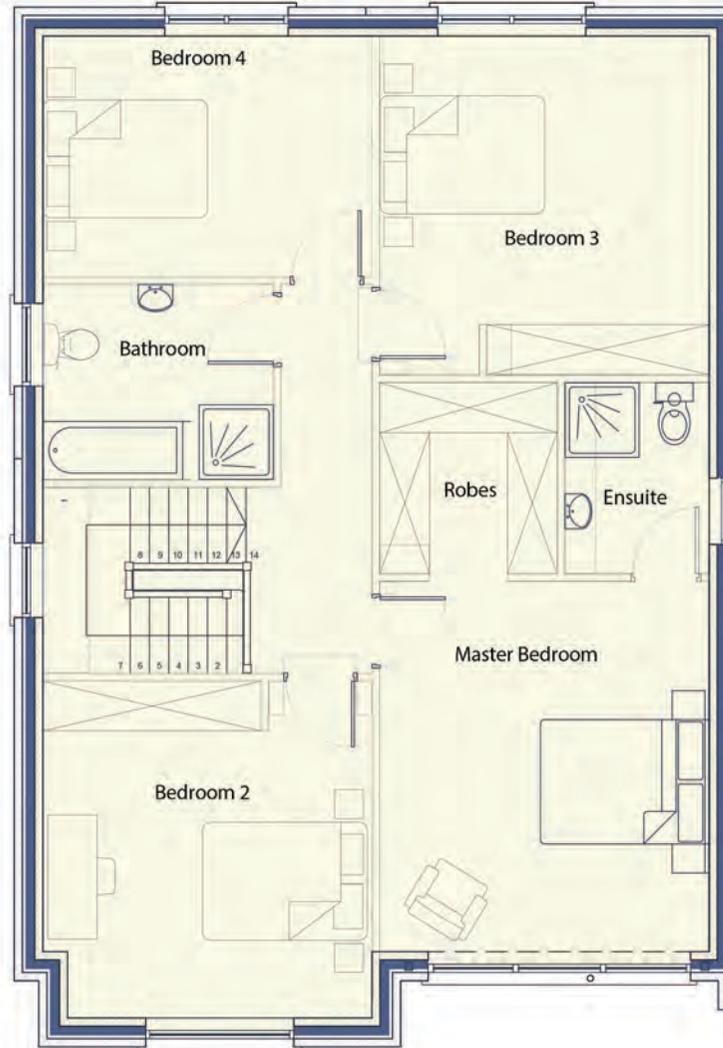


House Type A1

Interior Layout



GROUND FLOOR



FIRST FLOOR



DROMVANE FARM

ADJACENT TO MINISTER'S CROSS,
MODEL FARM ROAD,
CORK



House Type A1
Circa. 184 sq.m. 1,980 sq.ft



DROMVANE FARM
ADJACENT TO MINISTERS CROSS
MODEL FARM ROAD
CORK

House Type B1

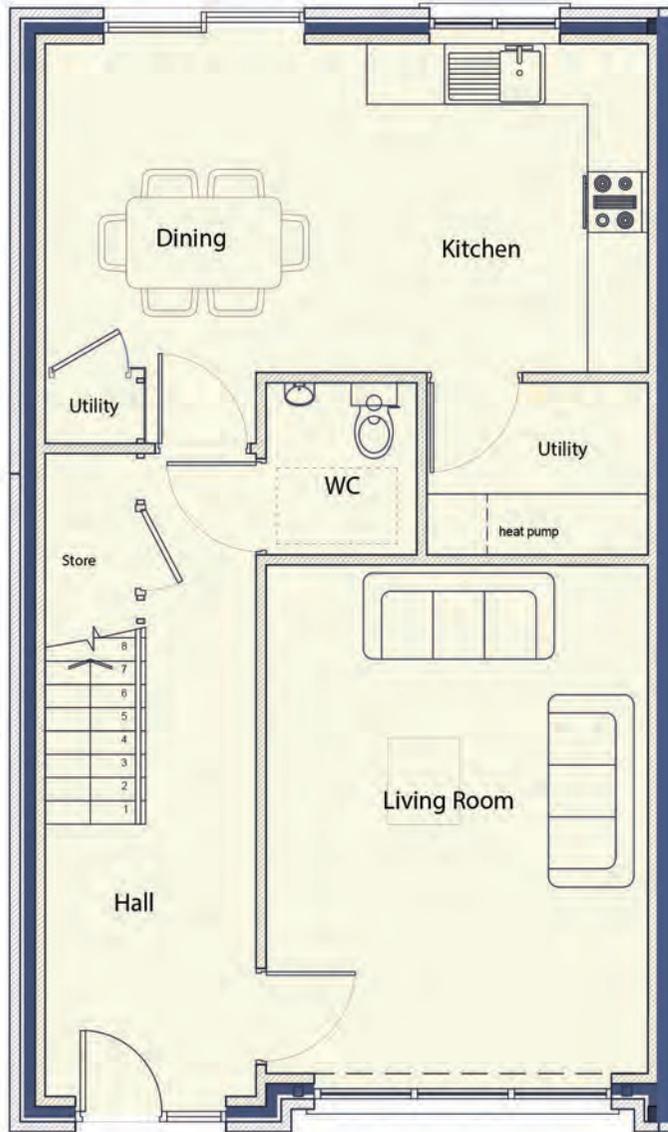
3 Bedroom Semi-Detached



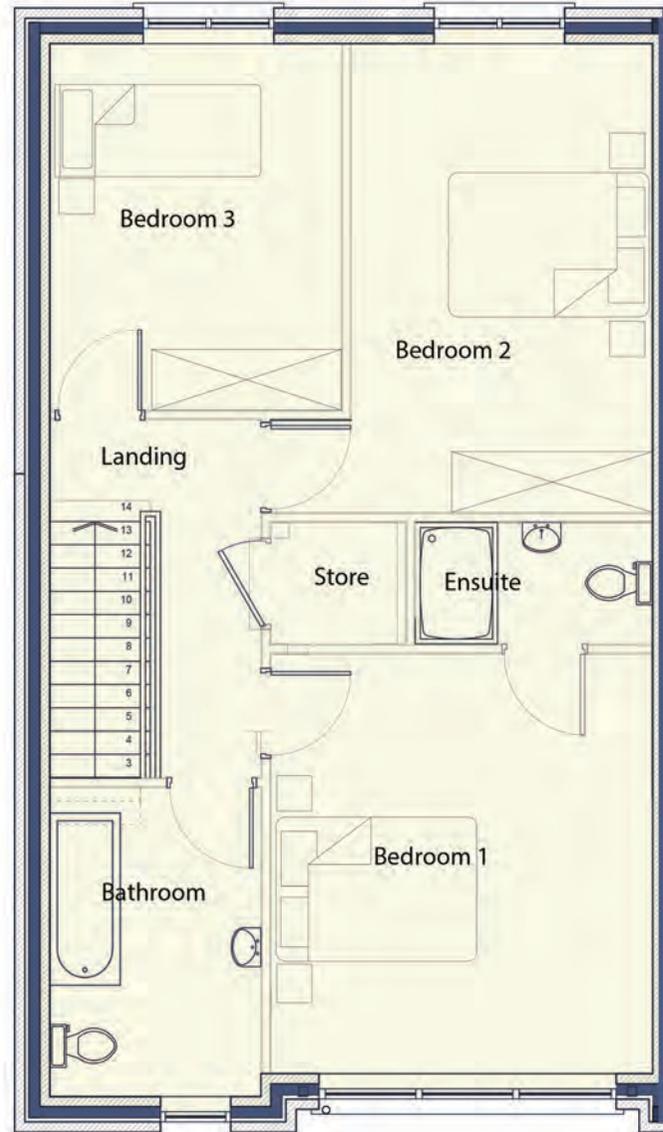


House Type B1

Interior Layout



GROUND FLOOR



FIRST FLOOR



DROMVANE FARM

ADJACENT TO MINISTER'S CROSS,
MODEL FARM ROAD,
CORK



House Type B1
Circa. 123 sq.m. 1,324 sq.ft


DROMVANE FARM
ADJACENT TO MINISTERS CROSS,
MODEL FARM ROAD,
CORK

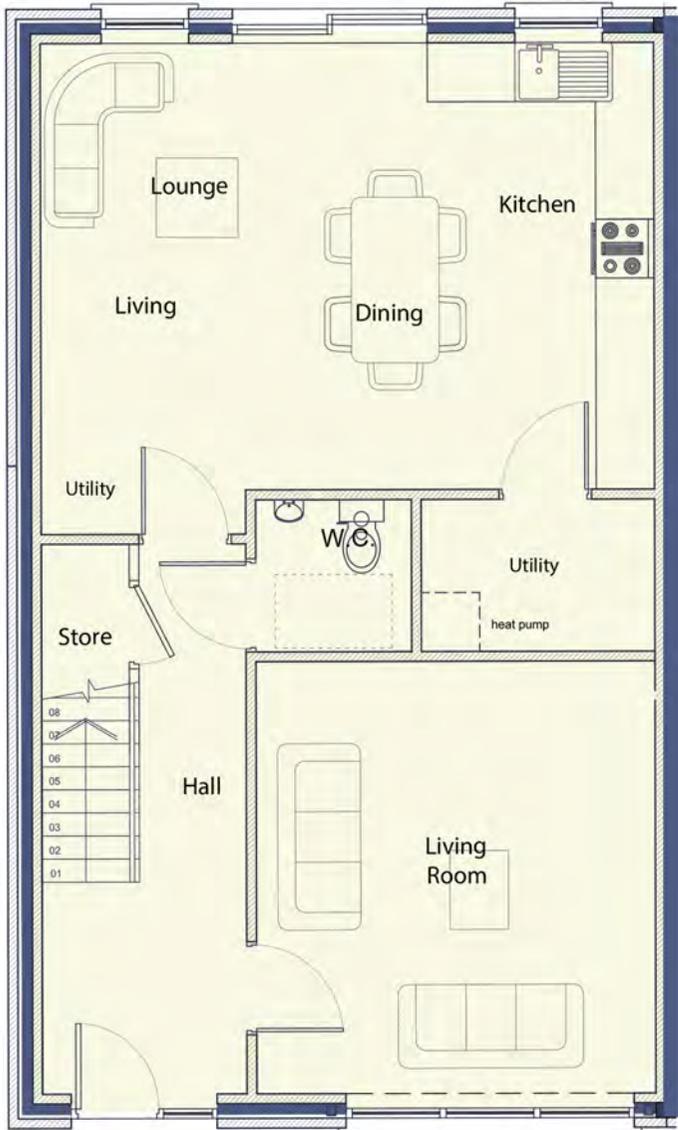
House Type C1
4 Bedroom Semi-Detached





House Type C1

Interior Layout



GROUND FLOOR



FIRST FLOOR



DROMVANE FARM

ADJACENT TO MINISTER'S CROSS,
MODEL FARM ROAD,
CORK



House Type C1
Circa. 135 sq.m. 1,453 sq.ft

Site Map



DROMVANE FARM

ADJACENT TO MINISTERS CROSS,
MODEL FARM ROAD,
CORK

House Types

-  **House Type A1**
4 Bedroom Detached
Floor Area Circa.
184 Sq.m/ 1,980 Sq. Ft
-  **House Type B1**
3 Bedroom Semi Detached
Floor Area Circa.
123 Sq.m/ 1,324 Sq. Ft
-  **House Type C1**
4 Bedroom Semi Detached
Floor Area Circa.
135 Sq.m/ 1,453 Sq. Ft

Please Note...

These particulars are given on the strict understanding that they will not form any part of any contract. Whilst every care has been taken in preparing these particulars, no responsibility is taken for any inaccuracies or errors



Development Team



DROMVANE FARM

ADJACENT TO MINISTER'S CROSS,
MODEL FARM ROAD,
CORK



PSRA Licence No: 001092

SELLING AGENTS

O'Mahony Walsh & Associates

📍 3 Main Street, Ballincollig, Cork
☎ 021 487 3466
✉ info@omw.ie

DEVELOPER

BLIZBERRY LTD.

CONTRACTOR



RUDEN HOMES LTD.

📍 Carrig House, Old Waterpark,
Carrigaline, Co. Cork

FEATURES

- ✓ Exclusive Development
- ✓ Excellent Location
- ✓ Air to Water Heating System
- ✓ Underfloor Heating - Ground Floor
- ✓ A-Rated Family Homes
- ✓ Double Glazed Windows
- ✓ Large Feature Windows
- ✓ 10 Year HomeBond Guarantee
- ✓ Located 15 minutes' drive from Cork Airport

Disclaimer

The pictures & illustrations do not form an offer or part of any contract and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details provided to them in this brochure and nothing contained herein or information provided by the developers, vendor or other agents shall be deemed to be a warranty or representation in respect of the property. The information contained in this brochure is given in good faith, however neither the developers, nor their agents shall be held liable for any inaccuracies herein.





DROMVANE FARM

ADJACENT TO MINISTER'S CROSS,
MODEL FARM ROAD,
CORK