



Phase 2

Bandon

the Gateway to West Cork

Bandon is a charming town located in County Cork. Known for its picturesque streets, historic buildings, and vibrant community, Bandon offers visitors a glimpse into traditional Irish life. The town's history dates to the 1600s when it was founded as a planned plantation town by English settlers. Today, Bandon is a bustling hub of activity with a range of shops, restaurants, and cultural attractions to explore. The town is also surrounded by stunning countryside, including the nearby Bandon River and local parks, making it an ideal destination for nature lovers. Whether you're interested in history, shopping, or simply enjoying the beauty of the Irish countryside, Bandon has something to offer everyone.



Extremely Well Connected

Nearby

Cork City: **35 minutes**

Cork Airport: **26 minutes**

Innishannon: **8 minutes**

Ringaskiddy: **35 minutes**

Kinsale: **25 minutes**

Ballincollig: **26 minutes**

Inchydony Beach: **27 minutes**

Garrettstown: **20 minutes**

Eli Lilly: **19 minutes**

MSD Brinny: **7 minutes**

Apple: **38 minutes**

Dell: **20 minutes**



Facilities

On your doorstep

St. Brogans College: **10min Walk**

Coláiste Na Toirbhirte Presentation College: **13min Walk**

Hamilton High School: **15min Walk**

Bandon Grammar School: **20mins Walk**

Scoil Phádraig Naofa National School: **15mins Walk**

Presentation Convent Primary School: **15mins Walk**

Bandon Library: **7mins Walk**

Bandon Rugby Club: **6mins Drive**

Bandon Tennis Club: **8mins Drive**

Bandon Golf Club: **8mins Drive**

Bandon Soccer Club: **10min Walk**

Bandon GAA Club: **4mins Drive**

Bandon Athletic Club: **8mins Drive**



Living on a Higher Level...

Affordable

Helping to get you that Dream Home

Help to Buy

- Aimed at First Time buyers to help with property purchase
- The mortgage must be 70% of the house value
- Aim to live in the property for at least 5 years
- Simple application process

Check out <https://www.revenue.ie/en/property/help-to-buy-incentive/> for more details of eligibility.

First Homes Scheme

The First Home Scheme helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home in a private development anywhere in the Republic of Ireland.

- The Government and Participating Lenders will provide up to 30% of the market value of a new home in return for FHS taking that equity share in the property purchased.
- House in Cork County can be worth up to €425,000
- The First Home Scheme can provide up to the 20% of the value of the home even if you access the Help-to-Buy scheme.
- The minimum equity share is 2.5% of the property purchase price or €10,000, whichever is higher.
- The Equity can be bought back at anytime
- Charge free for first 5 years then:
 - 1.75% for years 6 to 15
 - 2.15% for years 16 to 29
 - 2.85% for years 30 and over

Check out www.firsthomescheme.ie for more details of eligibility.

You can use both 'Help to Buy' and the 'First Homes Scheme' together to maximize your funds for buying a new home.

€867.25 per month

House Price	€290,000	
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Help to Buy Scheme	€29,000	Max 10% of house price
First Homes Scheme	€58,000	20% of house price

Total Available €88,000

Mortgage	€203,000	
Monthly Mortgage	€867.25	

€1238.93 per month

House Price	€400,000	
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Help to Buy Scheme	€30,000	
First Homes Scheme	€80,000	20% of house price

Total Available €110,000

Mortgage	€290,000	
Monthly Mortgage	€1238.93	

€1324.98 per month

House Price	€425,000	
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Help to Buy Scheme	€30,000	
First Homes Scheme	€85,000	20% of house price

Total Available €115,000

Mortgage	€310,000	
Monthly Mortgage	€1324.98	

All mortgage repayments are calculated using AIB 5-year fixed green rate LTV >50%≤80% over 35-year term and are correct as of 21st of March 2024.

Phase 1 – Now Complete





Phase 2 – Now Available

 blossomhill
BANDON Phase 2

Castlerock
Homes 

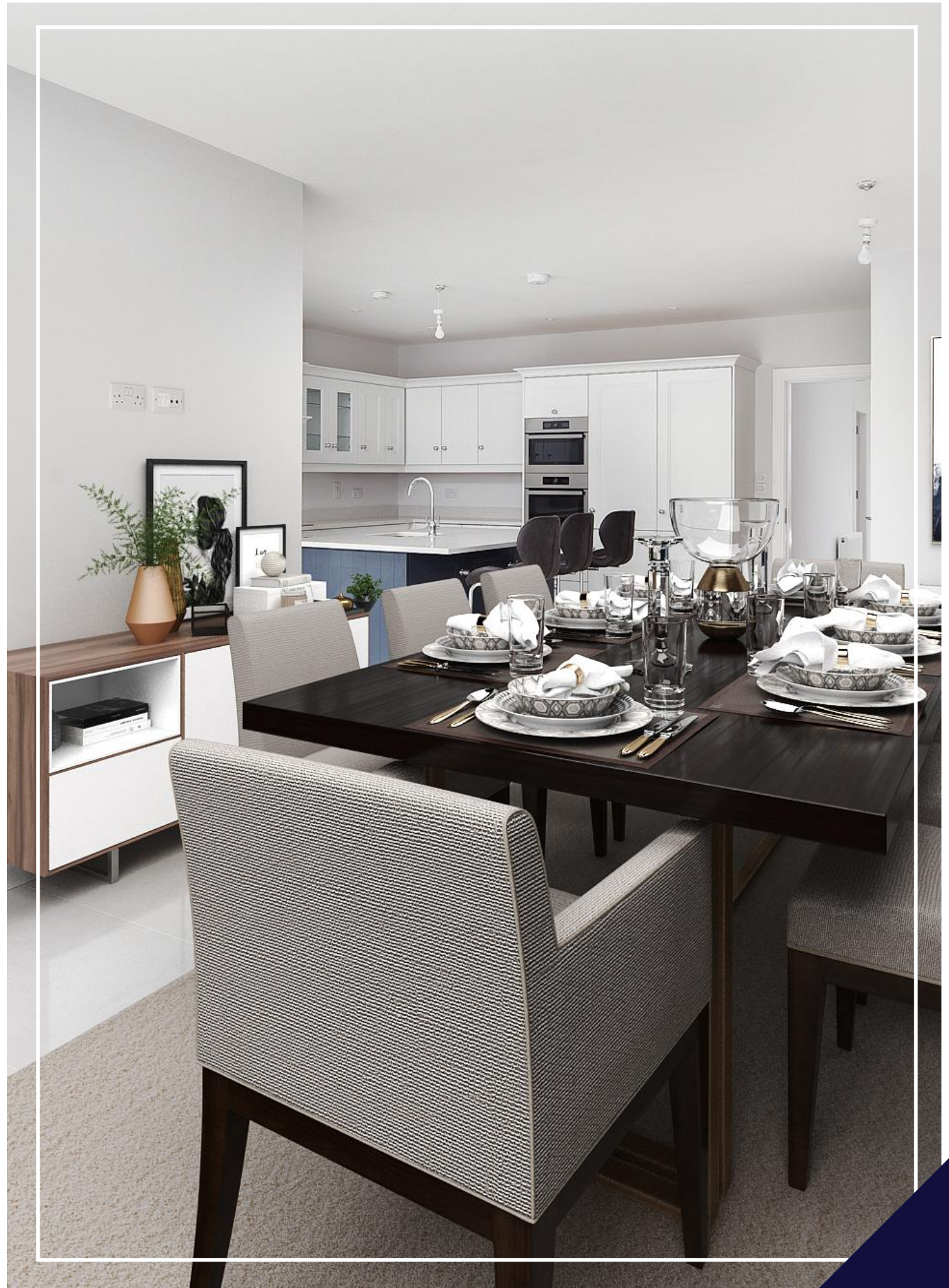
Luxurious

Specification

- A2 Energy Rating
- Air to Water Heatpump
- Full Pressurised Water System
- Rain Head Showers
- Extra Large Stainless Steel Hot Water Tank
- Thermostatically Controlled Heating throughout
- Ground Floor Underfloor Heating
- High performance radiators and TRV's to First Floor
- Low Profile Shower Trays
- Contemporary white sanitaryware
- Chrome towel rails standard to selected House types
- Generous amount of Power/TV/electrical Points
- Pre-Wired for Car Charger
- Mains connected smoke detectors / heat detectors.
- Future Proof UPVC double glazed window frames in Dark Grey
- Fascia Soffit and Guttering in Black
- Oak veneer internal doors
- UPVC French and Patio Doors or Sliding Doors*
- Security Locks to windows
- Painted and Decorated Throughout
- Cobble-lock paving to the front driveway
- Patio to the Back Garden
- Fully Levelled and Seeded Rear Garden
- Landscaping to Front Drive
- 10 year Homebond warranty

**Depends on House Type*

Specification correct at time of going to print and subject to change.



Fully featured

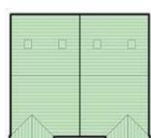


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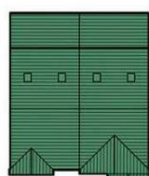
ready for storage or more...



A2
4 Bed
Detached
182sqm



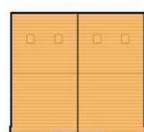
B1-B2
4 Bed
Semi-Detached
126sqm



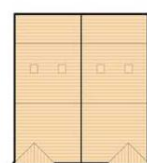
B3-B4
4 Bed
Semi-Detached
144sqm



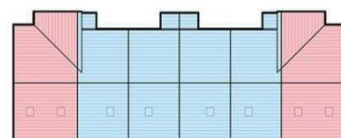
C1
3 Bed
Semi-Detached
115sqm



C2
3 Bed
Semi-Detached
115sqm



C3
3 Bed
Semi-Detached
131sqm



D
3 Bed
End Terrace
114sqm

E
2 Bed
Mid Terrace
85sqm

D
3 Bed
End Terrace
114sqm