



# ARD GRIFFIN

BY CLANCY HOMES



WATER ROCK  
MIDLETON  
CORK





# WELCOME TO ARD GRIFFIN

BY CLANCY HOMES

Clancy Homes is delighted to introduce your Ard Griffin home, thoughtfully crafted to stand the test of time while enriching your lifestyle. Nestled within the vibrant community of Water Rock in Midleton, Cork, these homes are designed with enduring quality and comfort in mind, offering you a perfect balance of functionality, style, and modern living. Ard Griffin lies at the core of a dynamic new town centre, with every essential amenity close by, as well as offering excellent connectivity to rail, bus and road networks.



# CONTEMPORARY LIVING TIMELESS HOMES

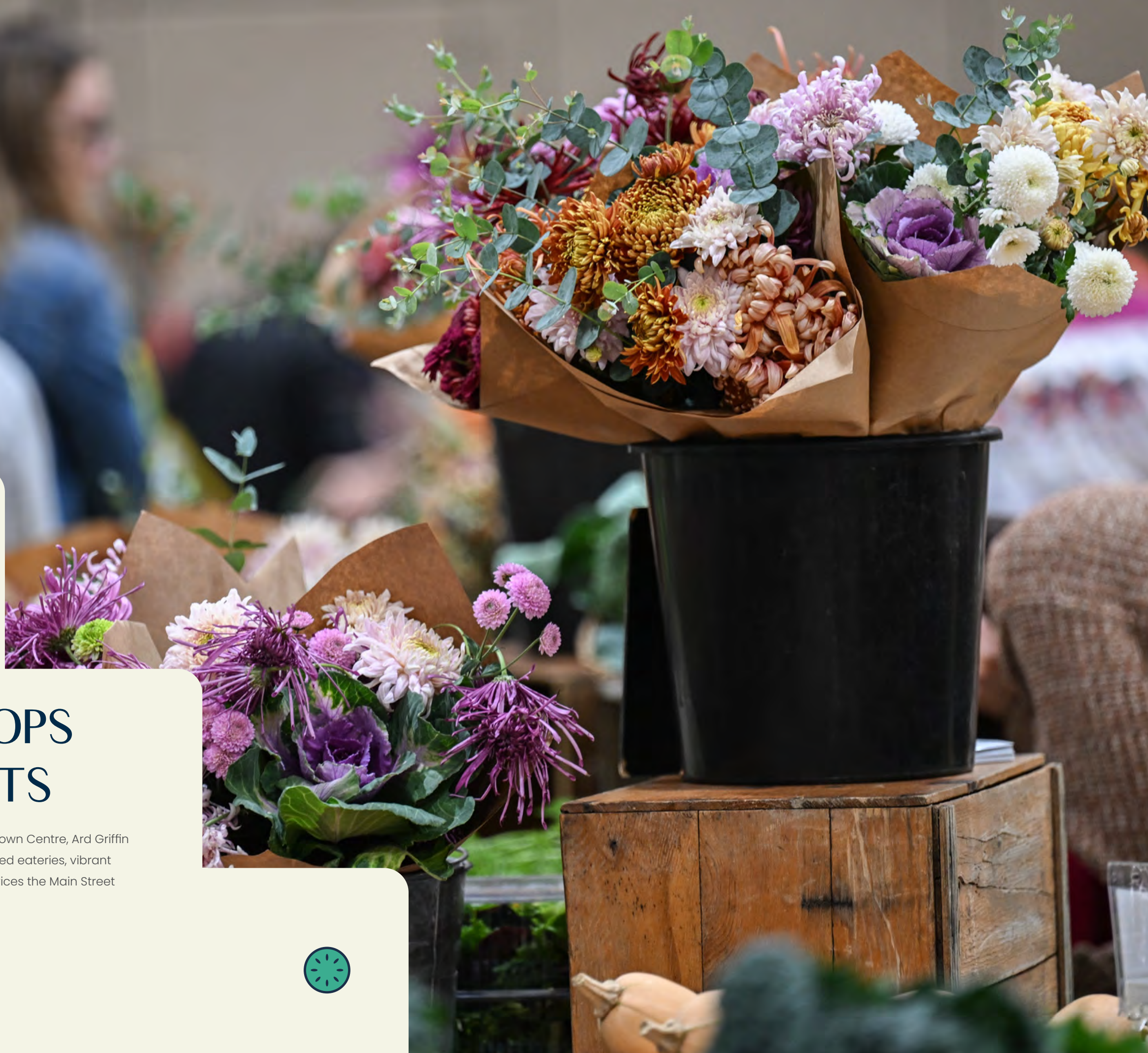
Ard Griffin homes exemplify Clancy Homes' attention to detail in providing quality homes. With considered interiors and high level finishes, whichever your preference, each of the 2, 3 and 4 bedroom homes at Ard Griffin will be a delight to live in.





# ENJOY BUSTLING MARKETS, BOUTIQUE SHOPS & RESTAURANTS

Located just minutes away from Middleton's bustling Town Centre, Ard Griffin residents will be spoiled for choice with well established eateries, vibrant bars and cosy cafés as well as all the shops and services the Main Street and Shopping centre has to offer.





## Spend the day in Midleton

Midleton's long established Farmers Market each Saturday is legendary for showcasing the best of what East Cork and its surrounds can provide. Fresh and varied produce is always available in the town, with a great selection of Supermarkets (Lidl, Aldi, Tesco, Super Valu) and local grocers, butchers and fish mongers.

Along the Main Street, you will find a variety of boutiques and shops to browse. Midleton offers a relaxed shopping experience, whether it is a new outfit, clothes for the gym or the latest book, you will never have to go far to get what you're looking for.

Enjoy a meal in one of East Cork's wonderful restaurants that boast delectable menus of local produce to entice every palette and budget.





# A VIBRANT TOWN CLOSE TO NATURE

If spending a day amongst the bustling markets and shops of Midleton doesn't appeal, the town is surrounded by many trails, walks and parks including a proposed new public park right next door to Ard Griffin.

Water Rock Linear Park will be allocated to the east of Ard Griffin with a direct pedestrian link for residents to access. The park will provide amenity areas for people to meet and play whilst large natural sections of the park provide a green setting for people to wander, and for biodiversity and wildlife to thrive. Other amenities will include a sensory garden, playgrounds and activity areas, bike trails and kick-about areas.



Artists impression  
of Water Rock  
Linear Park





## Plenty of Sport

Midleton has no shortage of sports clubs for all and every manner of sport. The Soccer, Rugby and GAA clubs are highly accredited with well catered for underage facilities also.

Fitness classes are plentiful in the Gyms available in the town as well as highly regarded Pilates, Yoga and Wellness Studios.

There are a selection of Golf courses in close proximity; East Cork Golf Club, Fota Golf Club, Castlemartyr Golf Club or spend a day at the famous Midleton distillery.

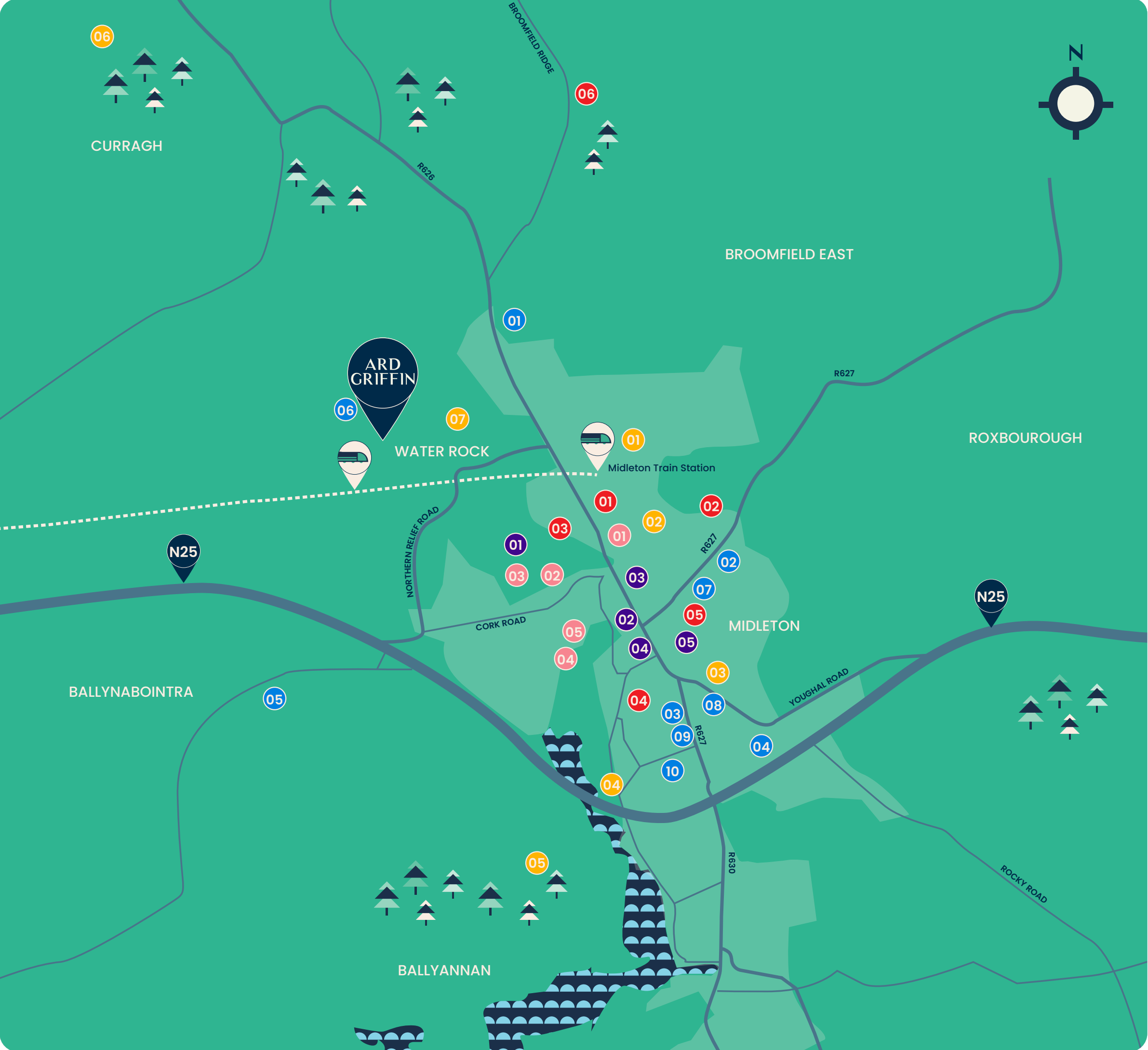
The local area provides well with Social clubs and societies, Adult education classes and much more.



## Fantastic Local Schools

Midleton and the surrounding areas offer a variety of primary and secondary schools with excellent facilities. Lands adjacent to Ard Griffin have been earmarked for new schools also.





# MAP KEY

## Schools

### Primary

- 1. Midleton Educate Together
- 2. St. John The Baptist NS
- 3. Midleton CBS Boys Primary School
- 4. Scoil Bhríde Midleton
- 5. Gaelscoil Mhainistoir Na Corann
- 6. Proposed New School at Water Rock

### Secondary

- 6. Proposed New School at Water Rock
- 7. Midleton College
- 8. St. Colmans Community College
- 9. St. Mary's Highschool
- 10. Midleton CBS Secondary School

## Shopping

- 1. Hurley's SuperValu
- 2. Tesco Superstore
- 3. Market Green Shopping Centre
- 4. ALDI
- 5. Lidl

## Sports Clubs & Golf

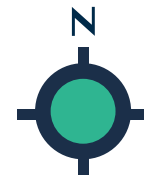
- 1. Midleton GAA Pitch
- 2. Midleton Rugby Club
- 3. Midleton Football Club
- 4. East Cork United Basketball Club
- 5. Midleton Hockey Club
- 6. East Cork Golf Club

## Walks, Greenways & Parks

- 1. Midleton to Youghal Greenway
- 2. Midleton Playground
- 3. Midleton Lodge Park
- 4. Bailick Park
- 5. Ballyannan Woods
- 6. Curragh Woods
- 7. Proposed Water Rock Linear Park

## Recreation

- 1. Gate Cinema
- 2. Midleton Library
- 3. Salinas Bistro
- 4. Roastie Restaurant
- 5. Midleton Distillery



# GET TO WHERE YOU NEED TO BE QUICKLY AND EASILY

Ard Griffin enjoys a prime location on the New Water Rock Road, offering seamless access to road, rail, and bus networks. Residents can reach Midleton Train Station with a short 12-minute walk, and once the upcoming Water Rock Station becomes operational, it will be just a 3-minute stroll away. The convenience of the train line is invaluable, allowing city commuters and day trippers to reach Cork City Centre in just 20 minutes, free from the hassle of traffic and parking. For drivers, the N25 Cork to Waterford Road is just a 5-minute drive, while an extensive network of cycle paths throughout the town adds further connectivity.

## TRAIN



MIDLETON TRAIN STATION

Kent Station  
23 mins

Little Island  
13 mins

Glounthaune  
10 mins

Carrigtwohill  
5 mins

Change here for Train  
Services to Tralee & Heuston

## DRIVE

Midleton Train Station - 8 mins  
Hurleys Supervalu- 6 mins  
Midleton Town Centre - 6 mins  
N25 - 7 mins  
Ballyannan Woods - 8 mins

## CYCLE

Midleton Train Station - 9 mins  
Gate Cinema - 6 mins  
Hurleys Supervalu- 7 mins  
Midleton Town Centre - 8 mins  
Ballyannan Woods - 11 mins

## WALK

Midleton Train Station - 12 mins  
Gate Cinema - 16 Mins  
Hurleys Supervalu- 16 mins  
Midleton Town Centre - 20 mins  
Ballyannan Woods - 35 mins



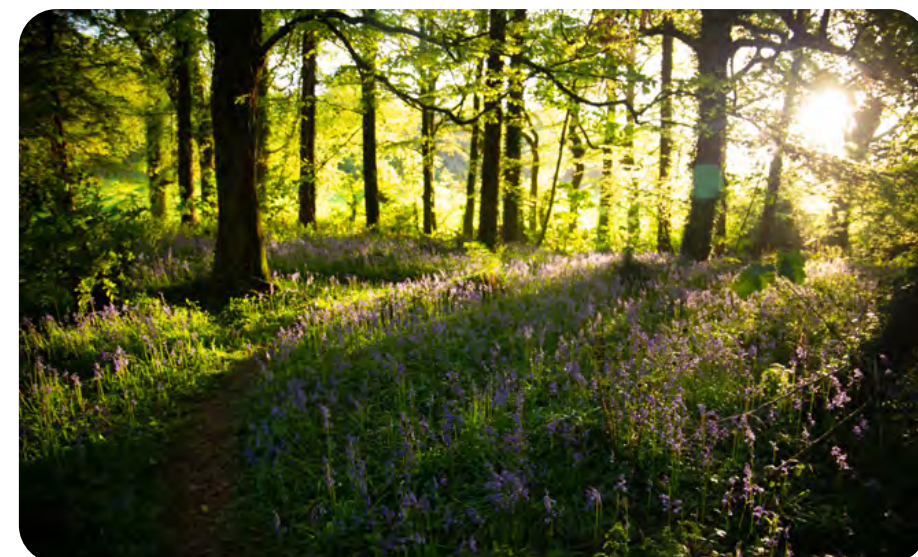


# GREENWAYS, WOODLAND WALKS & SEA SWIMS ALL ON YOUR DOORSTEP

The ever-extending Greenway, on the disused railway corridor between Midleton to Youghal is a wonderful day out and is one of the many safe and accessible walkways and cycle facilities around the town that contributes to health promotion, wellbeing and overall quality of life as well as supporting sustainable transport objectives.

East Cork has a wonderful offering of coastline for cliff walks, sea swims or a simple beach meander. The countryside is beaming with woodlands and Water Rock Linear Park is an exciting addition to an outdoor pursuit or leisure time.







# HIGH QUALITY FINISHES IN EVERY ARD GRIFFIN HOME

Ard Griffin is yet another testament to Clancy Homes' dedication to exceptional craftsmanship and meticulous attention to detail. Both the interior and exterior spaces have been thoughtfully designed to create a harmonious blend of style, functionality, and comfort. The homes feature expertly planned layouts, ensuring that every inch of space is utilized to enhance the homeowner's daily living experience.

Adding to the appeal, the development boasts an attractive landscaping plan that not only complements the architectural design but also enhances the overall aesthetic of the community. These carefully curated green spaces and outdoor areas create a serene and inviting environment, enriching the overall quality of life for residents. Whether indoors or outdoors, Ard Griffin has been crafted with the homeowner's enjoyment and satisfaction at its heart.



# SPECIFICATIONS



## 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
- Wall, floor and ceiling insulation all exceed building regulation requirements

## INTERIOR FINISHES

- Walls painted in a contemporary whitel colour
- Extra high ceilings at ground floor level
- Attractive contemporary interior doors, skirting and architraves
- Modern satin chrome door handles
- Generous areas of tiling to bathrooms (samples available to view)
- Fitted wardrobe in the main bedroom
- “Stira” type attic access provided
- Light storage area provided in attic as standard
- Hardwood handrails to stairs, with white painted newel posts and balusters.

## KITCHEN

- Generous fitted kitchens in a contemporary style
- Soft close doors and drawers as standard
- Choice of door colours, worktops and handles available
- Upgrade options are available

## EXTERIOR

- Low maintenance finishes
- Granite effect cills to front elevations
- Feature brickwork and architectural cladding to selected elevations
- Low maintenance PVC fascia, soffit, gutters and downpipes
- High performance windows throughout
- Standing Seam effect roof to porch
- Multi point locking composite doors
- Rear gardens laid out in lawn
- Ducts provided to rear of garden to allow for future garden rooms.
- Paved patio area to rear
- Private parking with brick paving to front drives where the developments’ design allows
- Secure side gates included where applicable

## HEATING & PLUMBING

- Highly efficient air to water heat pump
- Separate thermostatically controlled heating zones
- Pressurised system for rapid hot water delivery
- Thermostatically controlled pumped rain shower to en-suite
- External tap provided

## ELECTRICAL

- Abundant power points throughout
- Individual isolation switches to all kitchen appliances
- Shaver points and light to bathrooms and ensuite
- Smoke and heat alarms fitted
- Lights provided to external doors
- Light provided to attic
- Pre-wired for electric car charging point
- Pre-wired for solar panels
- External Socket Provided

## TV, TELEPHONE & MEDIA

- Digital TV point provided to living room
- Data points provided to hallway or living room
- Data point in attic for future network flexibility
- USB power points provided to kitchen and main bedroom

## GUARANTEES & WARRANTIES

- Homes are covered by Homebond 10yr structural guarantee
- All homes are additionally covered by Mechanical and Electrical defects insurance by Homebond
- Clancy Homes after care service includes a service visit after 12 months
- Clancy Quality Management System is certified to ISO 9001, 14001 and 45001





# WELL CONSIDERED OPEN SPACES AND GREEN AREAS





# ARD GRIFFIN

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WATER ROCK  
MIDLETON

Proposed New  
Secondary School

Proposed  
New Park

ADJOINING  
DEVELOPMENT

## SITE PLAN



### Current Phase

**THE ARAN**  
3 Bedroom Mid & End Terrace  
100 sqm / 1080 sqft

**THE ARAN CLASSIC**  
3 Bedroom Semi-Detached  
100 sqm / 1080 sqft

**THE VALENTIA**  
4 Bedroom Semi-Detached  
128-134 sqm / 1380-1440 sqft

**THE GARNISH**  
4 Bedroom Semi-Detached  
152 sqm / 1640 sqft

**THE ACHILL**  
3 Bedroom Mid & End Terrace  
116 sqm / 1250 sqft

**THE BOFFIN**  
2 Bedroom Maisonette  
82-86 sqm / 883-926 sqft

**THE LAMBAY**  
4 Bedroom Semi-Detached  
141 sqm / 1520 sqft





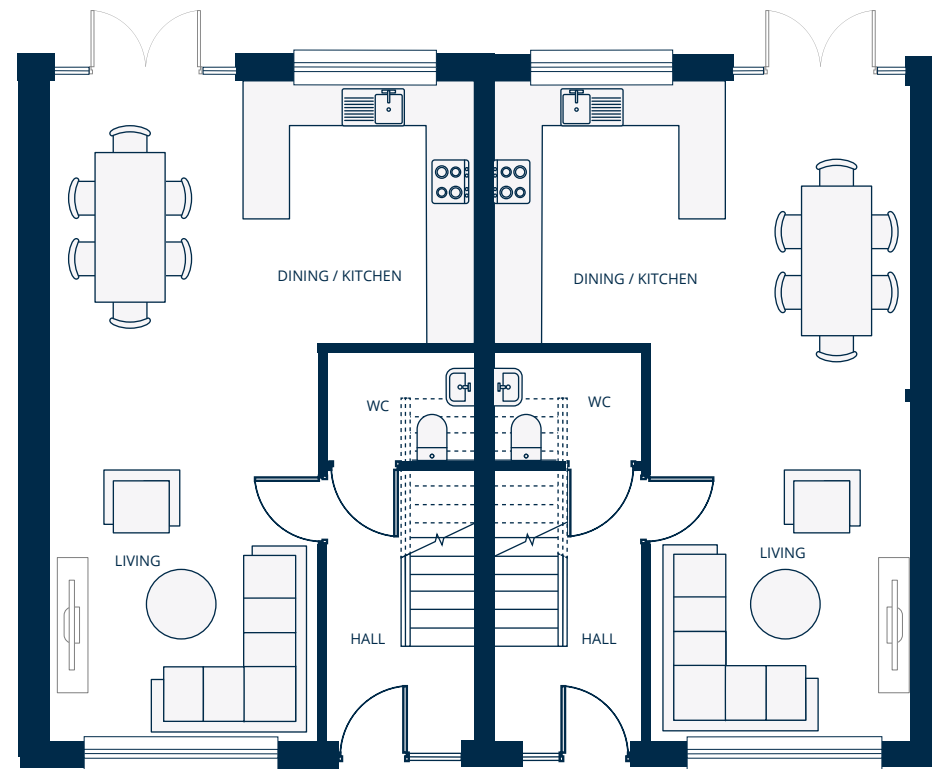
THE

ARAN

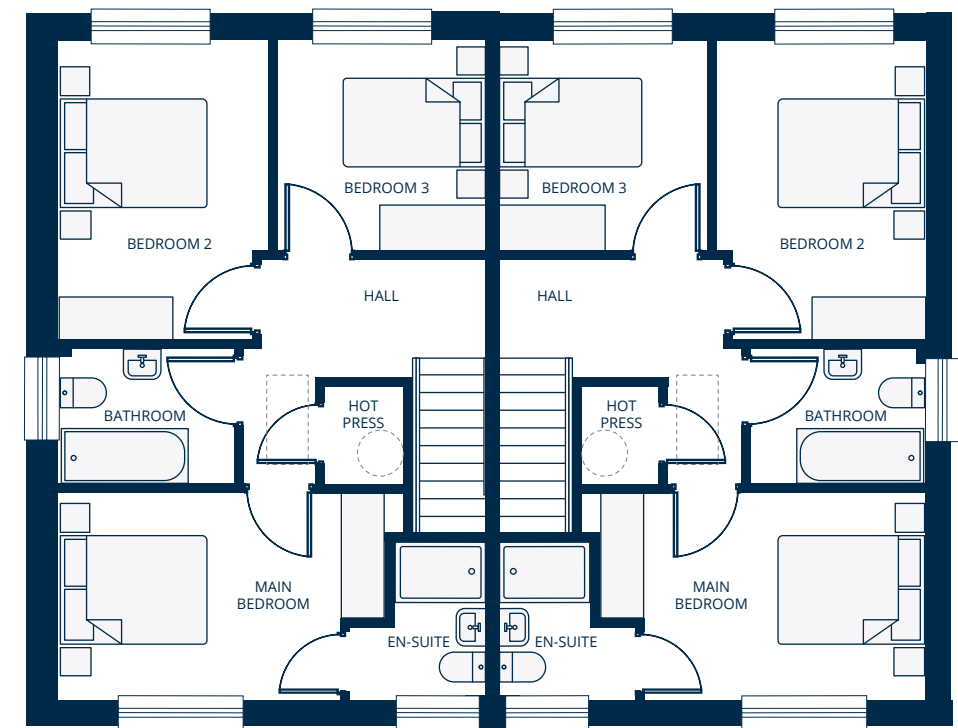
3 Bedroom Semi-Detached / End of Terrace
100 SQM / 1080 SQFT



Ground Floor



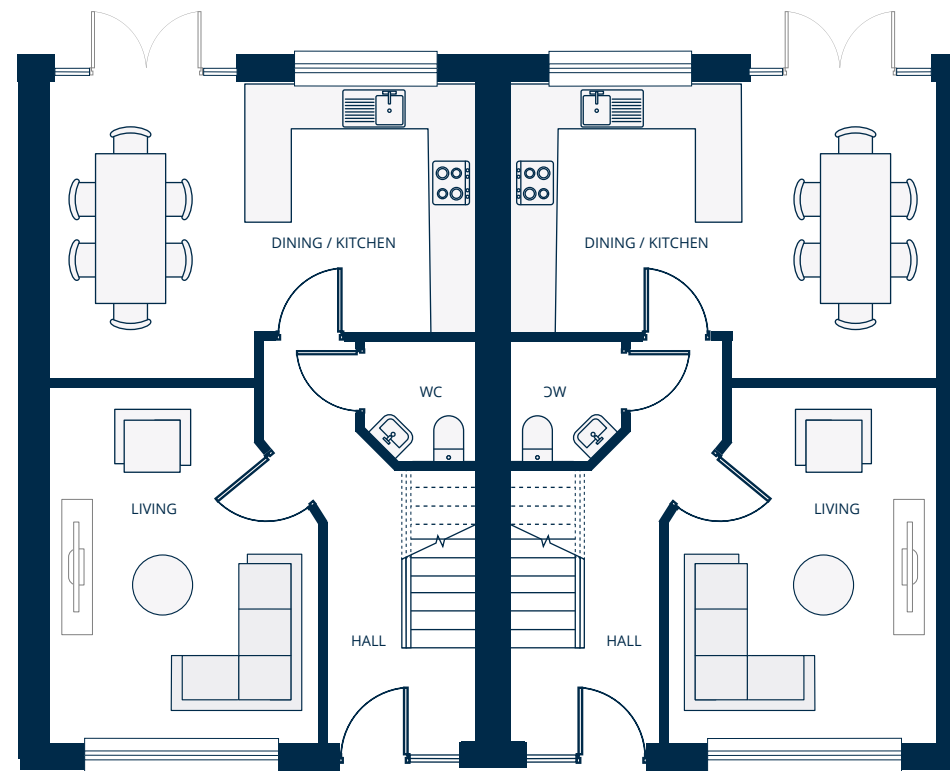
First Floor



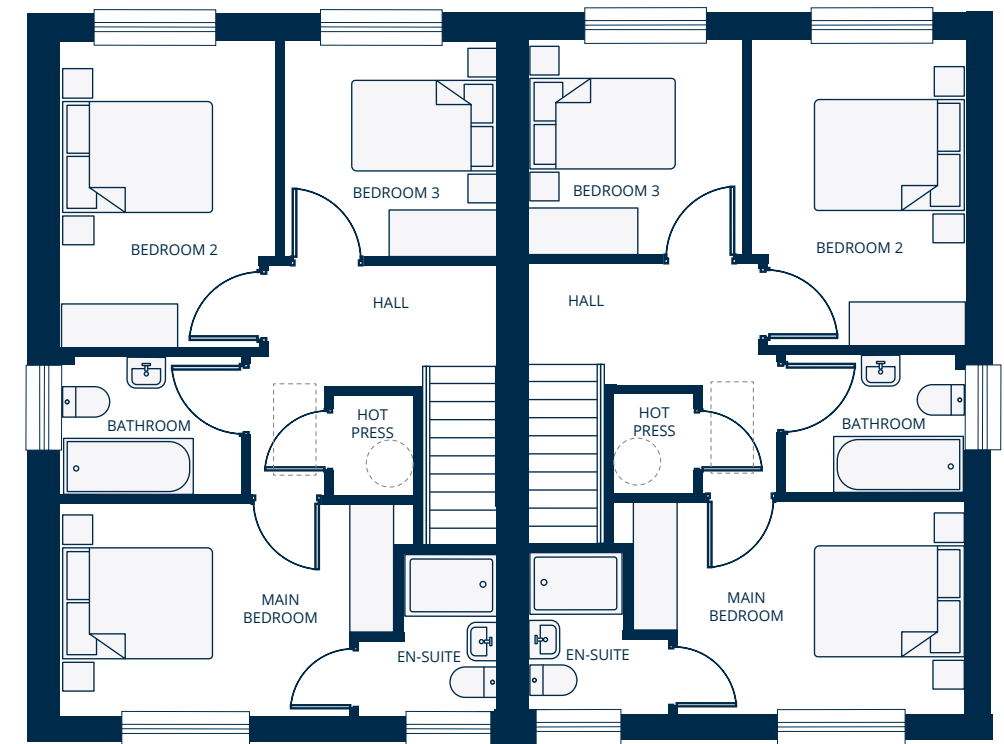
THE  
**ARAN CLASSIC**  
3 Bedroom Semi-Detached / End of Terrace  
100 SQM / 1080 SQFT



Ground Floor



First Floor



THE

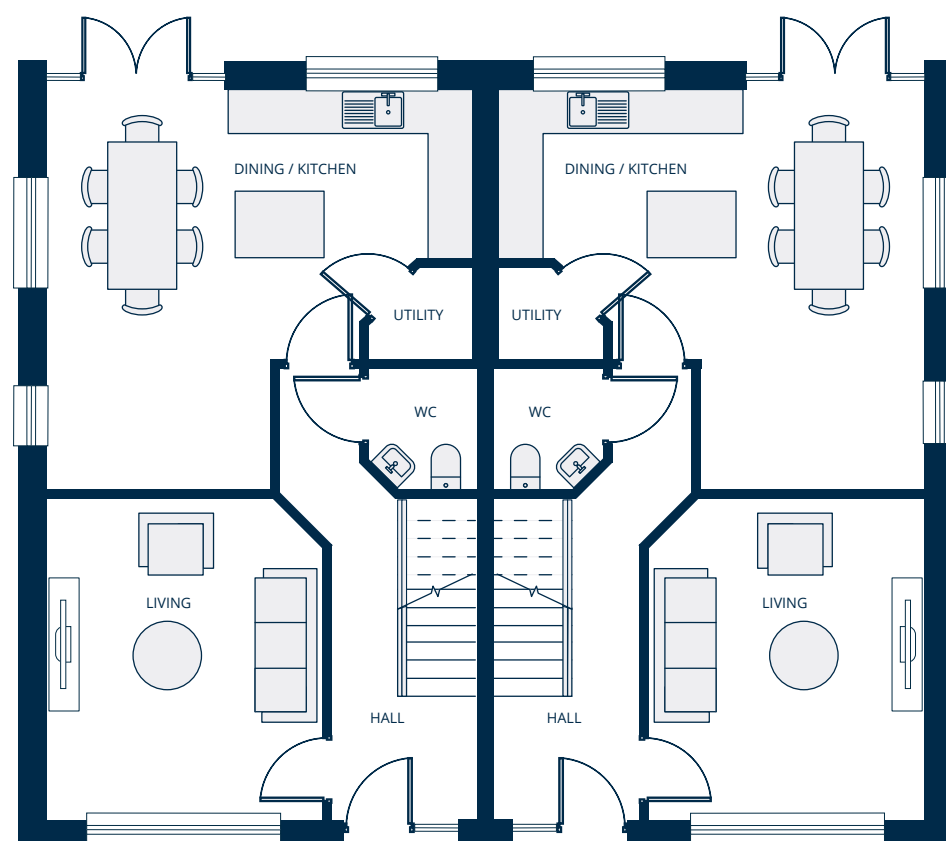
ACHILL

3 Bedroom Semi-Detached

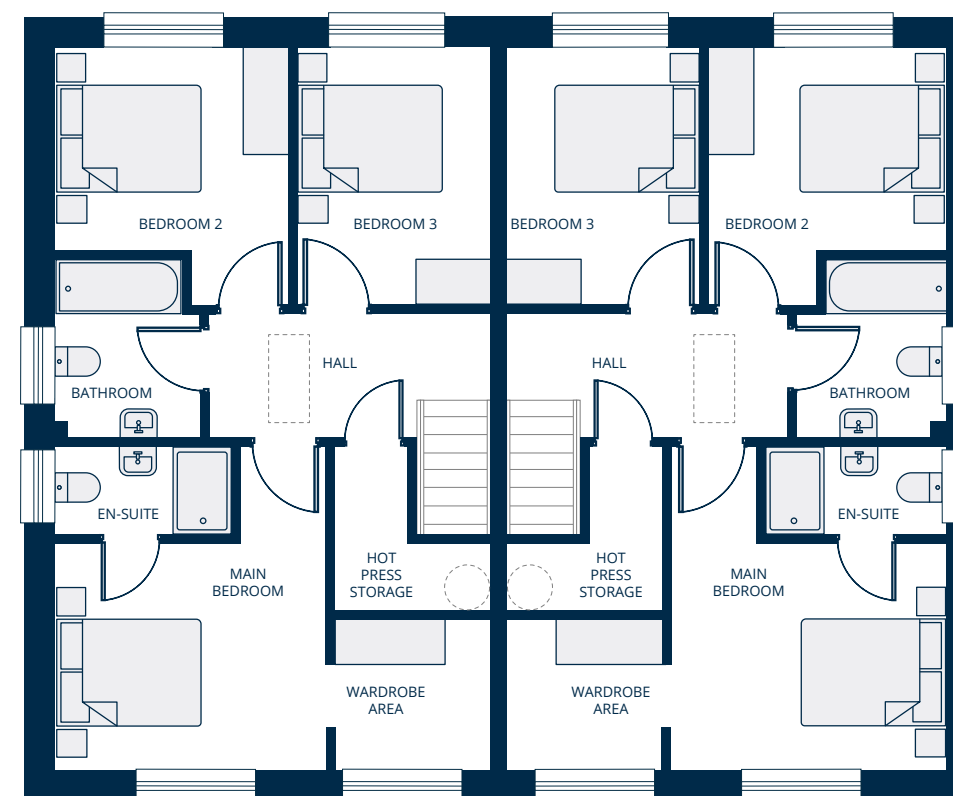
116 SQM / 1250 SQFT



Ground Floor



First Floor



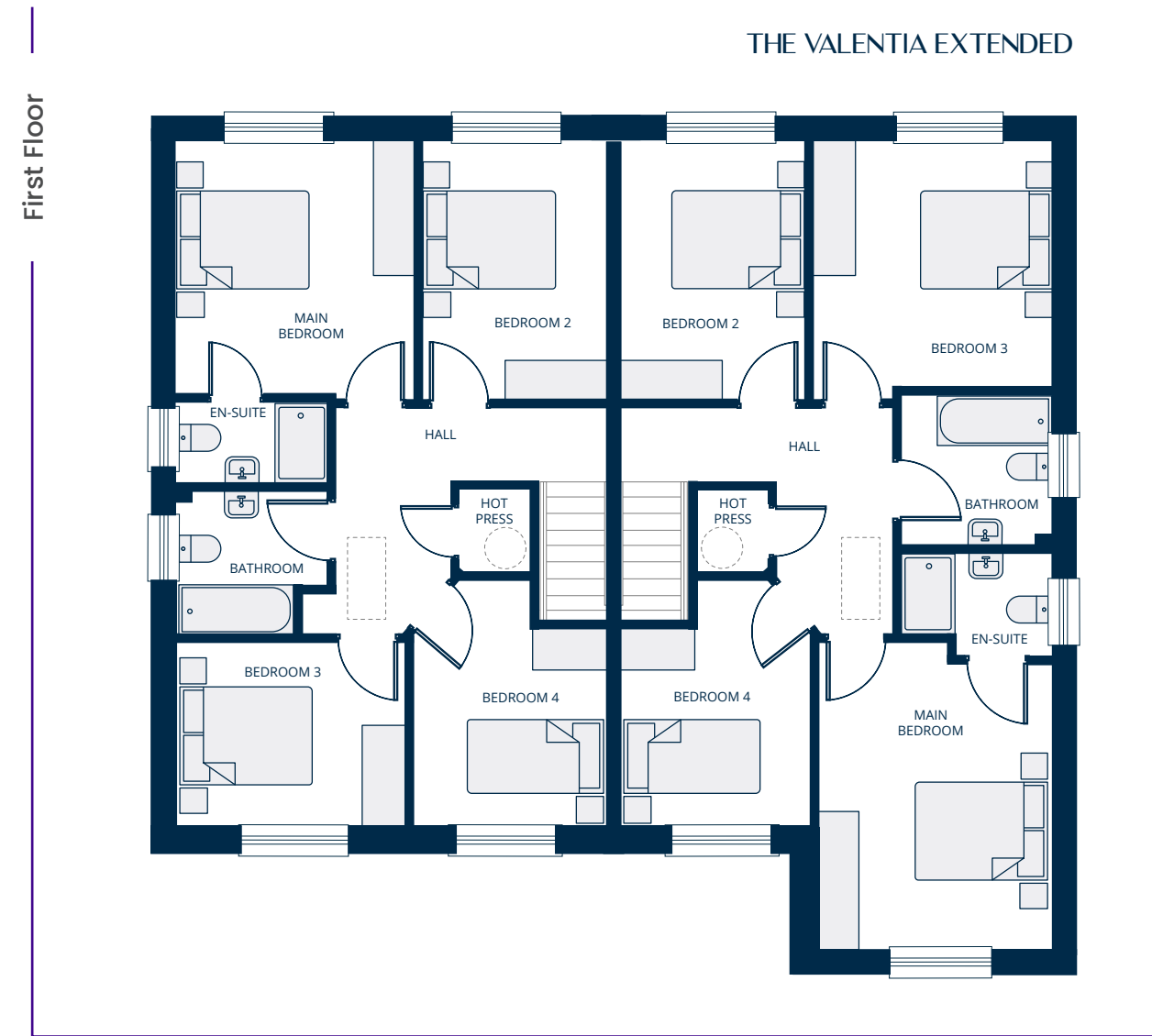
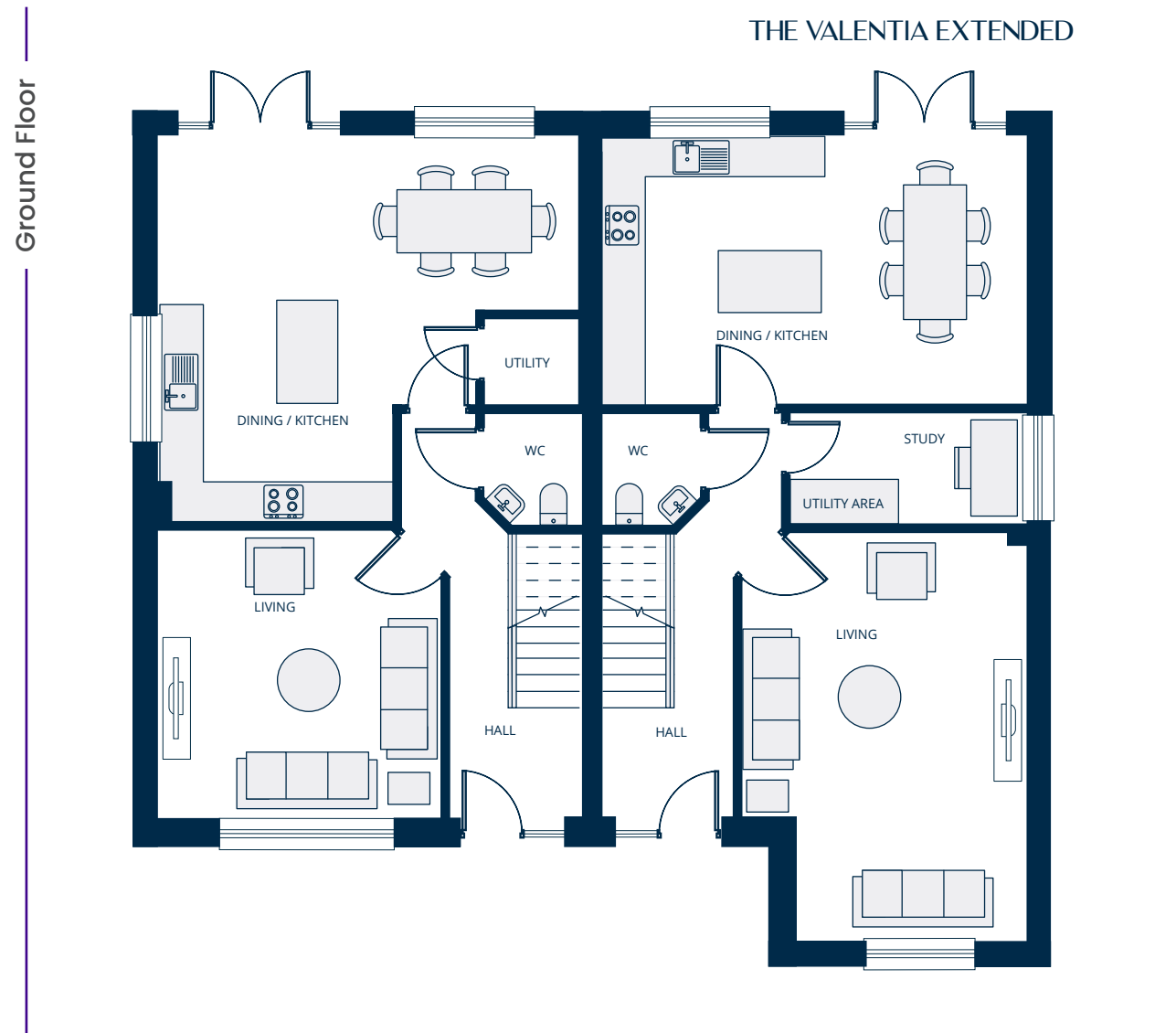


THE

# VALENTIA / VALENTIA EXTENDED

4 Bedroom Semi-Detached

128 - 134 SQM / 1380 - 1440 SQFT

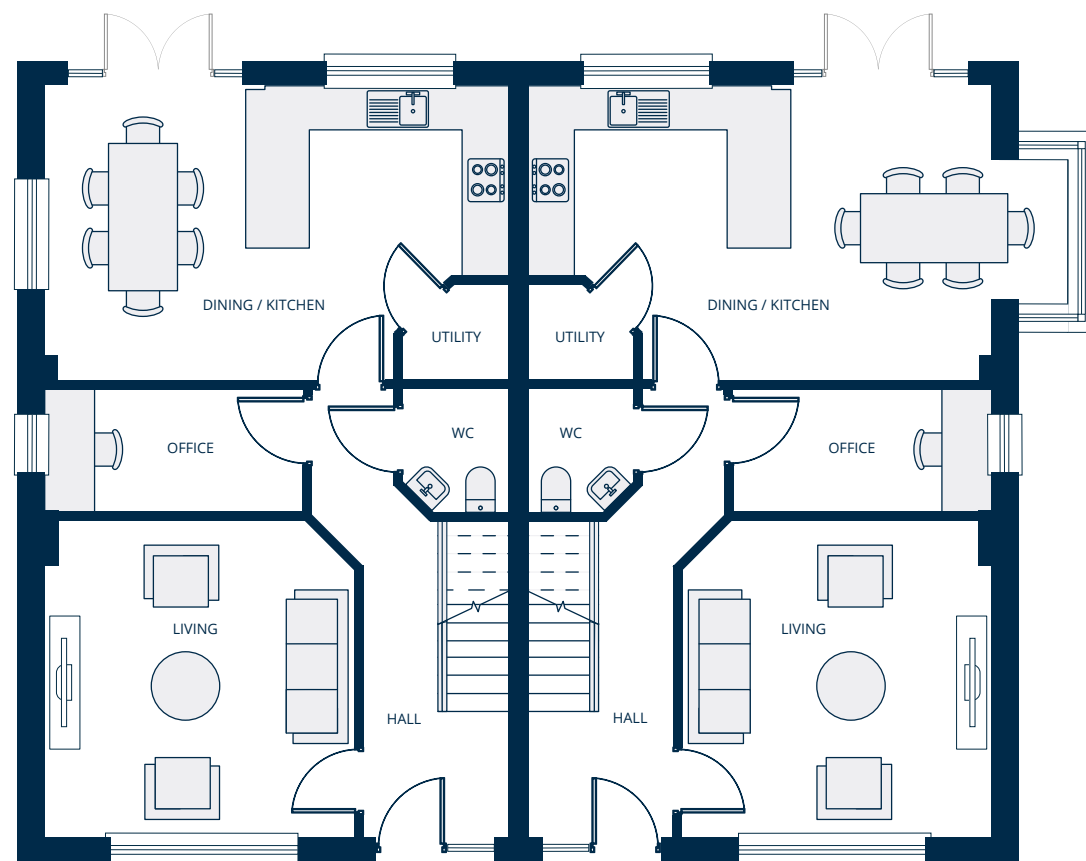




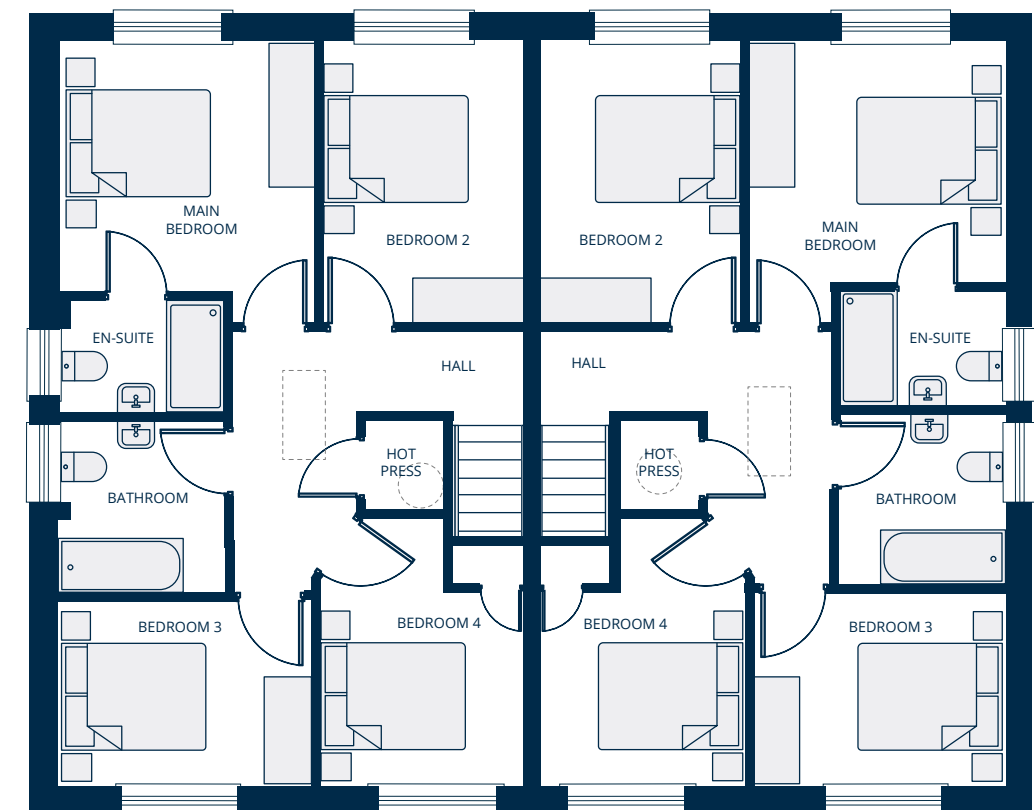
THE  
**LAMBAY**  
4 Bedroom Semi-Detached  
141 SQM / 1520 SQFT



Ground Floor



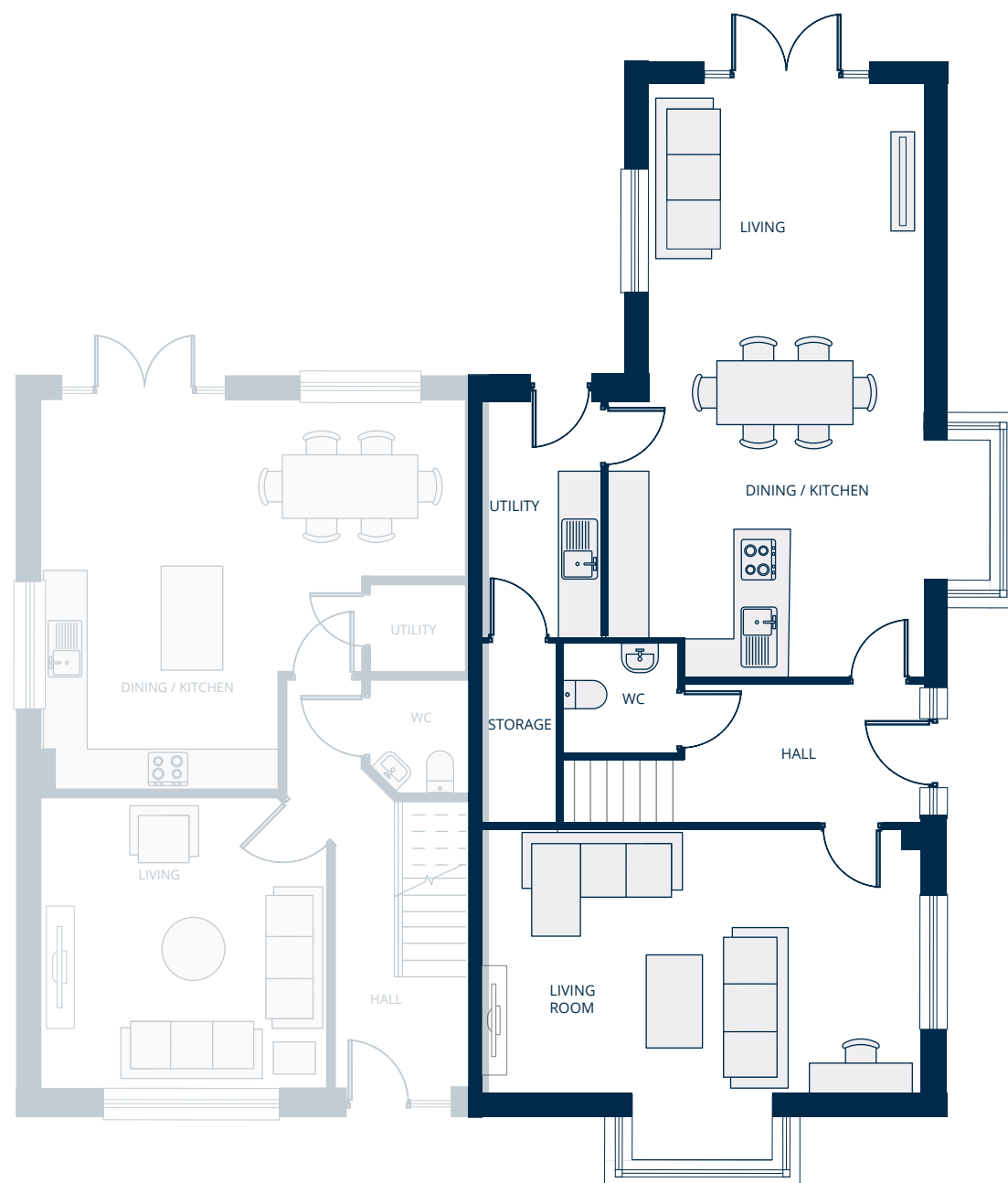
First Floor



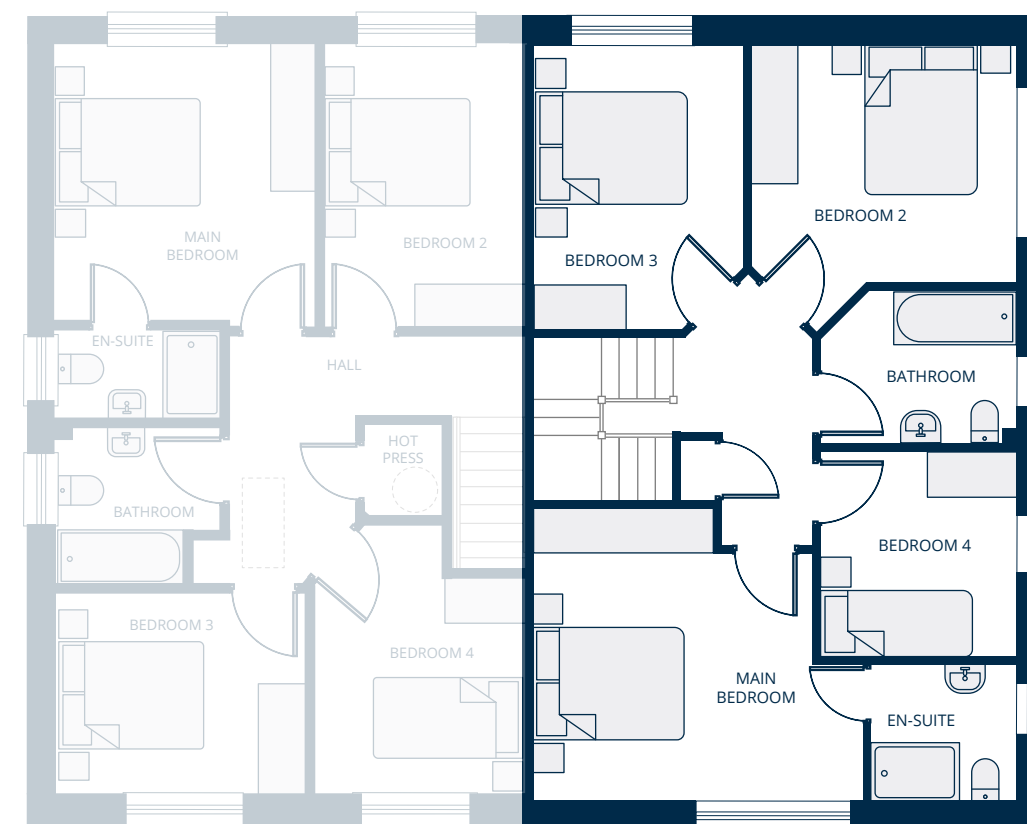
THE  
**THE GARNISH**  
 4 Bedroom Semi-Detached  
 152 SQM / 1640 SQFT



Ground Floor



First Floor

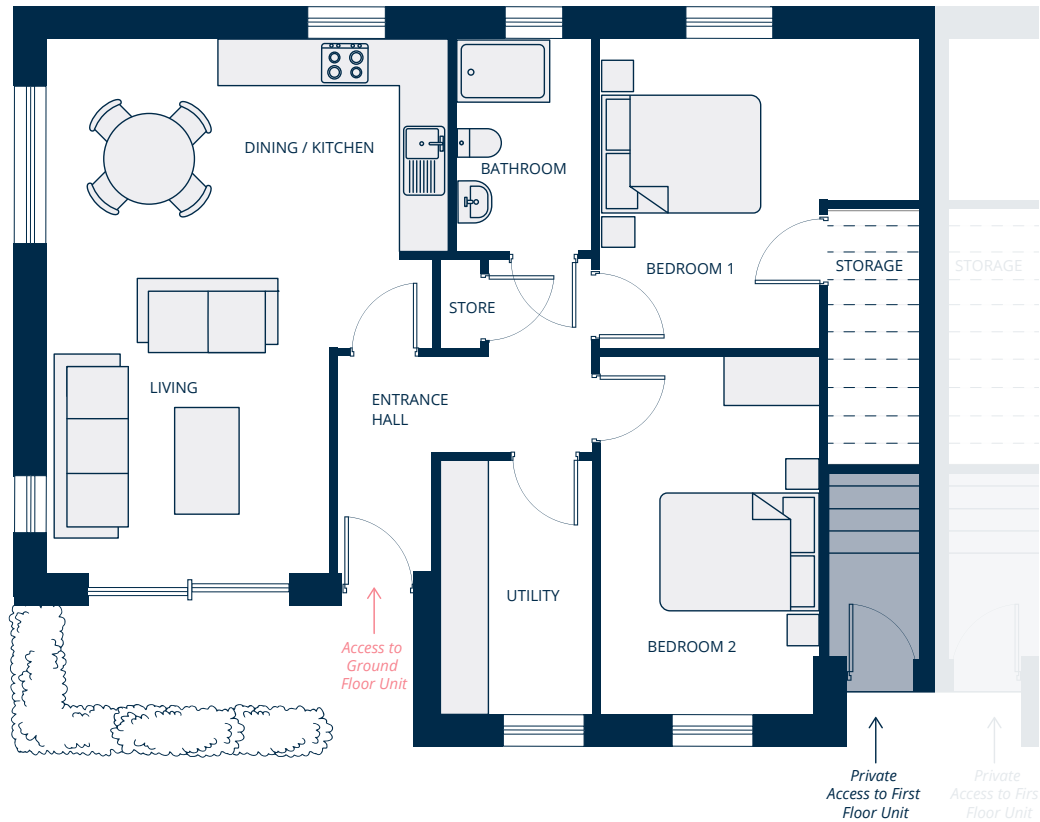


THE  
BOFFIN

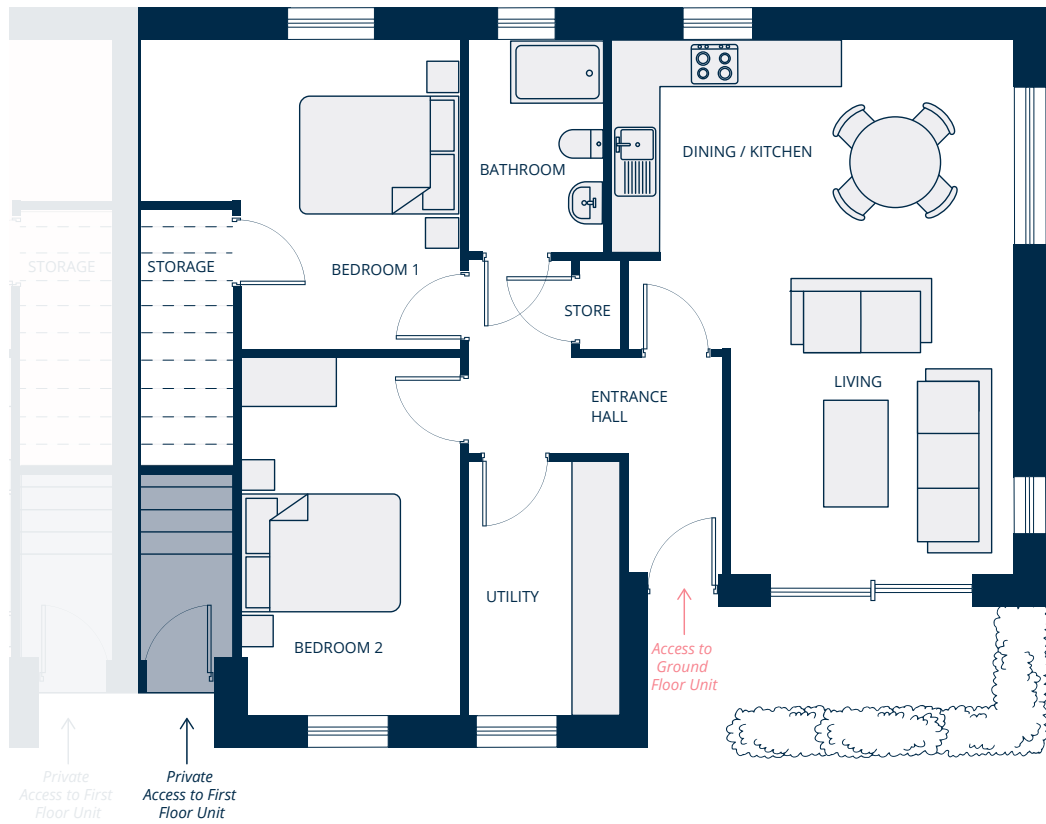
2 Bedroom Maisonette Ground Floor  
82 SQM / 883 SQFT



Ground Floor - Left



Ground Floor - Right



THE

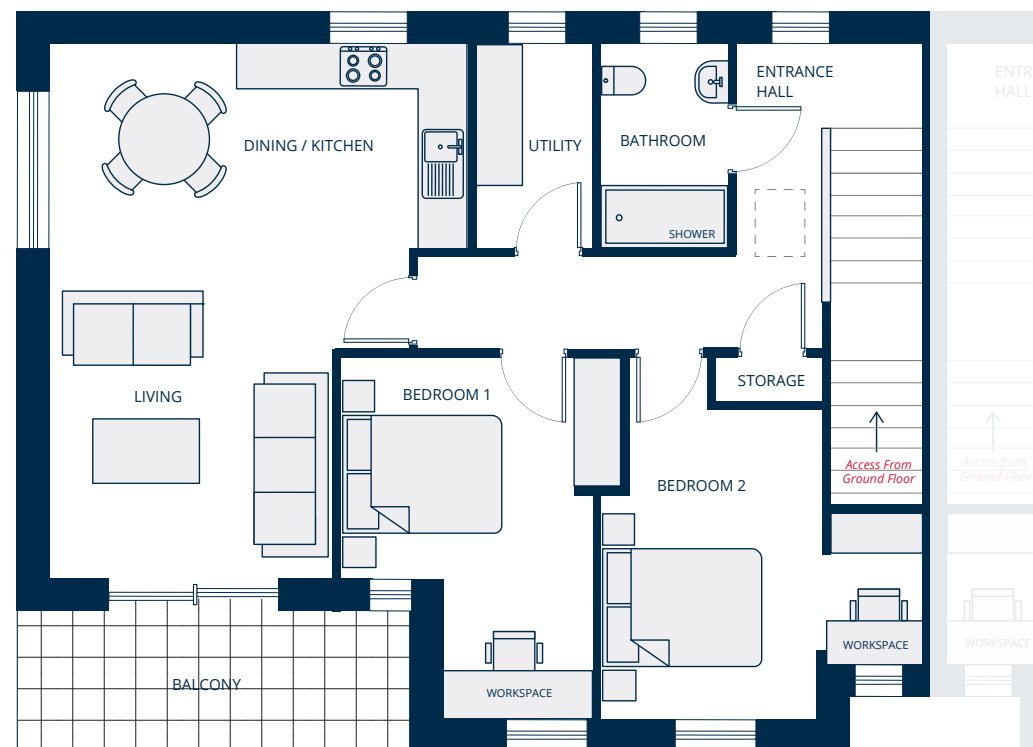
BOFFIN

2 Bedroom Maisonette First Floor

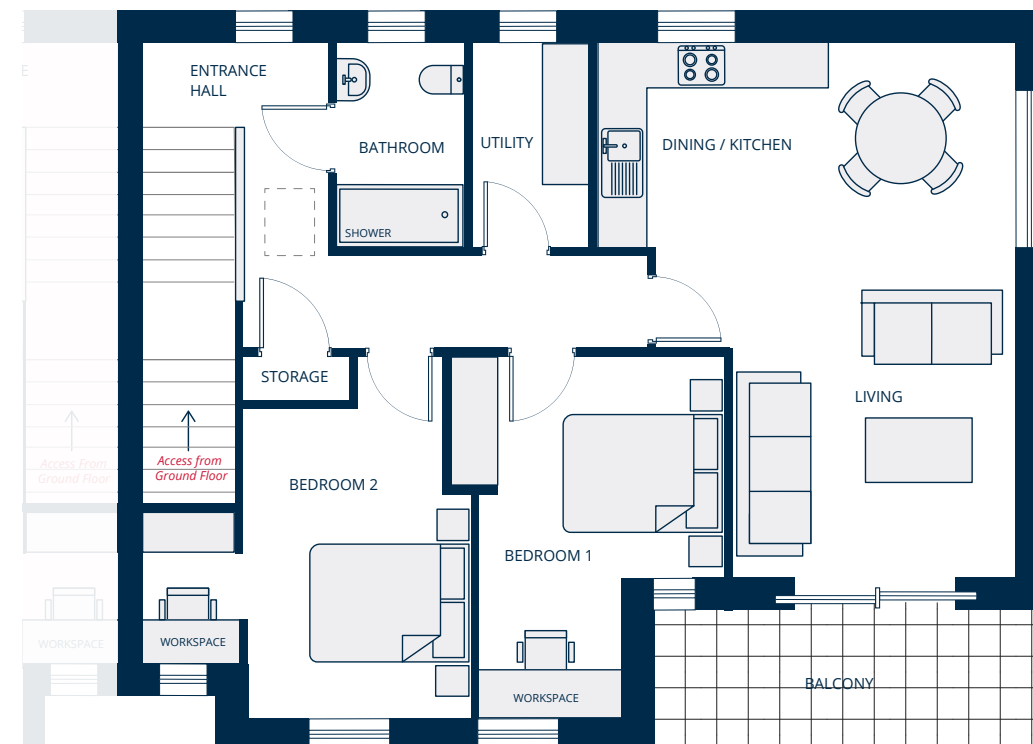
86 SQM / 926 SQFT



First Floor – Left



First Floor – Right



# ASSISTANCE WITH BUYING YOUR FIRST HOME

## HELP TO BUY SCHEME

The Help-to-Buy incentive is a government initiative designed to help first-time buyers (or other eligible home buyers), with raising the deposit needed to purchase a new home to €30,000 available.

Under the incentive and in association with Revenue.ie, you may receive a refund or rebate of Income Tax and Deposit Interest Retention Tax (DIRT) paid over the previous four tax years.

**There are certain criteria and an application process in order to qualify for the scheme.**

- You must be a First Time Buyer
- An Owner Occupier
- Borrow at least 70% of the value of the property
- The property you are purchasing must be valued at €500,000 or less.
- Clancy Homes are approved Developers for the Scheme

There are 3 stages to the application process:

**1. Application Stage:** is an online process through Revenue online to determine if you qualify. If you do, an application/access number is provided. Applications are valid for six months, but can be reapplied for until you purchase your new home.

**2. Claim Stage:** Signed Contracts and Evidence of Loan Offer needs to be shared with Revenue.

**3. Verification Stage:** The information provided regarding the house purchase is verified by the Developer. The access code is shared with them and the HTB funds are paid directly to the Developer.

## FIRST HOME SCHEME



### AN EXAMPLE:

Darren & Delia, both first time buyers with a **Joint Salary of €73,500**

wish to purchase a home at Ard Griffin for €420,000

#### Eligibility:

- They qualify for the Help to Buy Scheme for the max amount of €30,000
- **Deposit now required of €12,000** ie to necessary 10%
- The First Home Scheme provides them with €84,000 (ie 20% equity share)
- Therefore, they require a **mortgage of €294,000** (70% of the Purchase Price)
- Monthly **mortgage repayments of €1,404**, based on mortgage of €294,000 (Term 30yrs, 4% Interest Rate, APRC 3%) using the Help to Buy & First Home Scheme,   
\*\*Subject to banks' lending criteria

The First Home Scheme (FHS) is a Government provided 'Affordable housing scheme' designed to help bridge the gap for first-time buyers (and other eligible homebuyers) between their deposit and mortgage, and the price of their new home which must be within the County price cap limit of the area.

**The price cap limit for Cork County Council is currently €425,000.**

The Scheme provides homebuyers with what is known as an equity facility. This means that homebuyers will enter into a contract with the FHS and receive funds from the Scheme in return for the FHS taking a percentage ownership in the property purchased.

The percentage ownership that the FHS holds in your home is known as an equity share.

**The FHS can fund up to 20% of the purchase price of your new property if the Help to Buy Scheme (HTB) is being used, or 30% if the HTB is not being used.**

You can buy out all or part of the equity share at any time, (though certain events will mean it must be paid back in full, to include any outstanding service charges). Unlike a mortgage or personal loan, there will be no fees or charges applied to your equity facility for the first five years. From the start of year six following the drawdown of your FHS Equity Facility, if you have not fully redeemed the equity share, a service charge will begin to accrue against your account.

<https://www.firsthomescheme.ie/>

For further details on how the Scheme works, please download the Homebuyers Guide here

<https://www.firsthomescheme.ie/media/5gndvobr/your-guide-to-the-first-home-scheme-2024.pdf>

# Creating Communitess Since 1947

Established in 1947, Clancy Homes, bring knowledge and experience to each home they build. That experience is reflected in the delivery of quality homes, with great attention to detail, considered interiors, high level finishes and attractive landscaping.



Deerpark, Gorey



Cookstown, Tallaght



Fox Meadow, Kilkenny



Bloomfield, Castletroy

[clancyhomes.ie](http://clancyhomes.ie)



## Professional Team

DEVELOPER



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PSRA No. 001641

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BROCHURE DESIGN  
**BYRON**

