

# Clontaff Close

## CLÓS CHLUAIN CATHAÍL



### Discover Your Coastal Haven in Union Hall

**Union Hall**, is a picturesque location which offers a unique blend of tranquil village life and vibrant coastal charm. With its stunning views, rich fishing heritage, and welcoming community, this small fishing village is the *perfect place to call home*.

Enjoy leisurely boat trips to see dolphins and seals, explore scenic hills and woodlands, or simply relax in the warmth of a close-knit neighborhood. *Embrace the beauty of West Cork and make Union Hall your new sanctuary by the sea.*





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#### LEGEND:

SIZE OF SITE: 0.46 HECTARES

PUBLIC OPEN SPACE: 12% OPEN SPACE

#### PROPOSED DWELLING HOUSES:

TYPE	REF	FLOOR AREA	NO. OF UNITS
	A1	137.4 sq/m	1
	A2, A2.1	150.9 sq/m	2
	B1, B1.1, B1.2, B1.3	113.7 sq/m	4
	B1.4	96.4 sq/m	1
	TOTAL NO.		8

#### SITE SIZES

SITE NO.	ACRES	HECTARES
SITE NO. 1	0.07 ACRES	0.028 HECTARES
SITE NO. 2	0.04 ACRES	0.019 HECTARES
SITE NO. 3	0.06 ACRES	0.025 HECTARES
SITE NO. 4	0.05 ACRES	0.021 HECTARES
SITE NO. 5	0.04 ACRES	0.018 HECTARES
SITE NO. 6	0.07 ACRES	0.028 HECTARES
SITE NO. 7	0.09 ACRES	0.038 HECTARES
SITE NO. 8	0.12 ACRES	0.051 HECTARES

# CLONTAFF CLOSE SPECIFICATION

## OVERVIEW

- Architect designed scheme of only 8 houses
- Large private gardens to the rear accompanied with communal open space
- All houses are A2 BER rated
- All houses have air to water heat pumps and pressurised water systems
- All houses are timber frame with full air tightness complete by Cygnum
- Generous Kitchen PC sums:  
**3 bedroom houses €14,000**  
**4 bedroom houses €20,000**







## A2 HOUSES



## A1 & B1 HOUSES



## B TYPE HOUSES

### INTERIOR

- 30 minute fire doors painted finish
- Chamfered style skirting and architrave all painted finish
- Red deal stairs, spindles and handrails all painted finish
- Stira stairs to attic with 2.4mx1.2m OSB landing only in attic
- Upstairs bathrooms floors fully tiled along with shower and over bath walls
- Bathroom ware to be Sonas, Chloe toilets, Horizon basins and white floor standing units upstairs
- Shower trays with approved doors and baths with approved enclosures
- Plumbing and Electrical as per JKA floor plans
- Mechanical ventilation heat recovery system installed
- Underfloor heating downstairs with radiators upstairs
- Walls and ceilings painted in pointing colour, fully complete

### EXTERIOR

- Triple glazed windows from Munster Joinery in anthracite grey
- Fully sheeted Ultra tech front door with glass side panels and half sheeted half glass rear door
- Sliding Patio doors from kitchen/ dining to rear garden
- Paved area outside patio doors
- Precast concrete sills
- Black pvc fascia and soffit, gutters and downpipes
- Outdoor tap to the rear
- Outer leaf of blockwork with plaster render finish
- Painted complete with external masonry paint to a yet approved colour

# CLONTAFF CLOSE PROJECT TEAM

Developer  
**TSC Investments**



Contractor:  
**TSC Construction**



Architect:  
**GCA Architects**



Engineer:  
**Crocon Engineers**



Services:  
**JKA Engineers**



Warranty:  
**Homebond**



Solicitors:



Liam O'Donovan & Co.  
SKIBBEREEN

Estate Agents:



**Cahalane Skuse**  
**Auctioneers & Valuers**

PSRA Licence: 001392

26 Marlboro Street, Cork.

Tel: +353 (0)21 4279 179

Email: [info@cahalaneskuse.com](mailto:info@cahalaneskuse.com)