





Welcome to Your Forever Home in The Beeches, Rathcormac, Co. Cork.

A Boutique Collection of 23 Exceptional Homes.

The Beeches is brought to you by the team at Kingston New Homes, which DNG Creedon Finn O' Connor Auctioneers have the pleasure of placing on the market. Kingston New Homes draw on their extensive expertise and innovative design, leveraging a wealth of experience in house building to create homes that set the standard for modern living.

We are delighted to present a brand-new residential development comprising just **23 beautifully crafted homes**, ideally located on a private 5-acre site in the heart of **Rathcormac**, Co. Cork. Designed with modern family life in mind, this low-density development offers the perfect blend of style, comfort, and community.



Modern Family Living in a Tranquil Countryside Setting.

Spacious 4-Bedroom Homes with Exceptional Energy Efficiency, Generous Gardens & Community Charm in the Heart of Rathcormac.

This exclusive collection features **7 detached** and **16 semi-detached 4-bedroom homes**, each thoughtfully laid out and finished to the highest standard. With a strong focus on energy efficiency and sustainable living, every home boasts an **impressive A2 BER rating, air-to-water heat pump systems**, and **underfloor heating on the ground floor**, ensuring your home is both eco-friendly and cost-effective.

Enjoy **peace of mind** with a **10-year structural guarantee**, and relish in the lifestyle these homes provide with **larger-than-average garden sizes**—ideal for family life, outdoor entertaining, or simply relaxing in your own private green space. The development is set against a backdrop of **mature trees**, offering a calm, natural setting that's hard to come by.

Adding to the charm of this community is a **dedicated pedestrian walkway** providing safe access from the development to the **village playground**, making it the perfect setting for families with young children.

Whether you're looking for a forever home or simply a place to grow, this development combines countryside serenity with contemporary design, all within walking distance to village amenities.



DEVELOPMENT HIGHLIGHTS:

- **A2 BER Rating** – Energy Efficient Living
- **Air-to-Water Heating System**
- **Underfloor Heating on the Ground Floor**
- **Large Private Gardens** – Generous Outdoor Space, much larger than your average gardens
- **Privately Owned Homes** – Fostering a Close-Knit Community
- **Pedestrian Walkway to Village Playground** – Safe & Family-Friendly
- **Surrounded by Mature Trees** – Natural, Tranquil Setting
- **10-Year Structural Guarantee**
- Detached properties come with a **PC sum of €10,000.**
- Semi detached properties come with a **PC sum of €5,000.**
- Spacious cobble lock driveway.
- Private development of only **23 properties.**

HOUSE TYPES
A 4 Bed Detached 175.4 sq.m. or 1,888 sq.ft.
B 4 Bed Detached 188.56 sq.m. or 2,029 sq.ft.
C 4 Bed Semi - Detached 127.26 sq.m or 1,370 Sq. Ft.
D 4 Bed Semi - Detached 143.42 m2 or 1,544 Sq. Ft.



Project Title		THE BEECHES, RATHCONNAUG, CO. CORK	
No.	17022025	Location	CORK
Client		BROOK ADVANTAGE LTD	
Drawing Title		THE BEECHES SITE LAYOUT	
Drawn by	WKS	Project number	R-B-016
Checked by			R-002
Date	17/02/2025	Scale	1 : 500





**Contact our office on
0214897300 to arrange an appointment**

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