



# Cois Na Curra

LISGOOLD, CO. CORK



BER A2

LISGOOLD  
CO. CORK

**3 BED SEMI DETACHED HOMES**

**GUIDE PRICE €265,000**

DOUGLAS NEWMAN GROUP  
**DNG**  
**CREEDON**





**DNG Creedon Auctioneers are delighted to present to the market this stunning new development by Kingston New Homes, located in Lisgoold village in beautiful East Cork.**

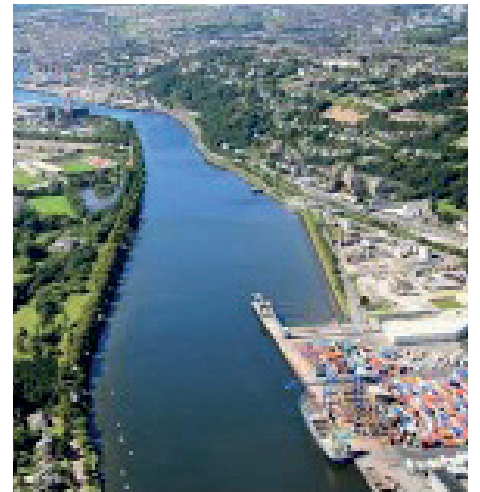
These high-specification 3-bedroom family homes are set to a backdrop of mature tree lined waters edge. The accommodation comprises of entrance hall, living room, guest bathroom, kitchen/dining room to the ground floor, to the first floor you will find a master bedroom with ensuite, a large double bedroom, a single bedroom all bedrooms have fitted wardrobes, storage press and the main bathroom. The overall floor area is 112sq.m. or 1,205 sq.ft.

These homes are ideally situated in the country village of Lisgoold, with easy commuting to **Midleton just 8.6km, Little Island is 15.9km and Cork City 22.5km.** Lisgoold creates an exceptional lifestyle of living the country life and being able to easily access the hustle and bustle of nearby towns and the city centre.

This development is within walking distance to all the local amenities such as childcare centre, children's playground, shop, pub, GAA club. There are two local national primary schools. Both schools have small class sizes. Secondary schools in Midleton, Fermoy, Carrigtwohill, Glanmire and Cork City are all within commuting distance. There is a bus route to the Midleton schools servicing the development. There are many options to explore the surrounding countryside in nearby places such as the **"Curragh Woods" and "Leamlara Woods"**.



Midleton



Little Island



Curragh Woods



Cork City



A PC sum is given to the purchasers by the developer to allow them to kit out their property of €6,000. This PC sum is included in the price of the property.

**PC SUMS** - Kitchen: €4,500 / Tiling: €1,500.

## FEATURES AND SPECIFICATIONS

### INTERNAL

- Each house has an A-rated BER Certificate
- Measuring a generous size of 112 sq.m. or 1205 sq.ft.
- Qualifies for The Help to Buy Scheme for all first-time buyers
- Generous PC Sums for kitchen and tiling.

### EXTERNAL

- Car-parking to front for two cars with landscaped area
- Houses overlook a large green area
- Mature tree lined babbling brook safely tucked away to the back the development.

The added bonus to owning your own home is that it can be cheaper than renting, Douglas Mortgage Centre have given us the following repayment options.

**First-time buyers are eligible for the Help to Buy Scheme (First time buyer grant) which will give 10% back on the purchase price i.e. €26,500. See calculations below:**

**PURCHASE PRICE: €265,000.**

A first-time buyer can buy a 90% mortgage (Loan to Value 90%).

### OPTION 1

Loan amount €238,500  
Borrowed for 35 years at 2.35% fixed for 3 years  
Mortgage repayment is **€834** per month.

### OPTION 2

Loan amount €238,500  
Borrowed for 30 years at 2.35% fixed for 3 years  
Mortgage repayment is **€924** per month.

### OPTION 3

Loan amount €238,500  
Borrowed for 25 years at 2.35% fixed for 3 years  
Mortgage repayment is **€1,052** per month.

First time buyers will be required to pay for Stamp Duty (1%) and professional fees (solicitors, valuers and engineers).

## WARNING

**If you do not keep up your repayments, you may lose your home. You may have to pay charges if you pay off a fixed-rate loan early. The cost of your monthly repayments may increase. If you do not meet the repayments on your loan, your account will go into arrears. This may affect your credit rating, which may limit your ability to access credit in the future.**

FLOOR PLANS



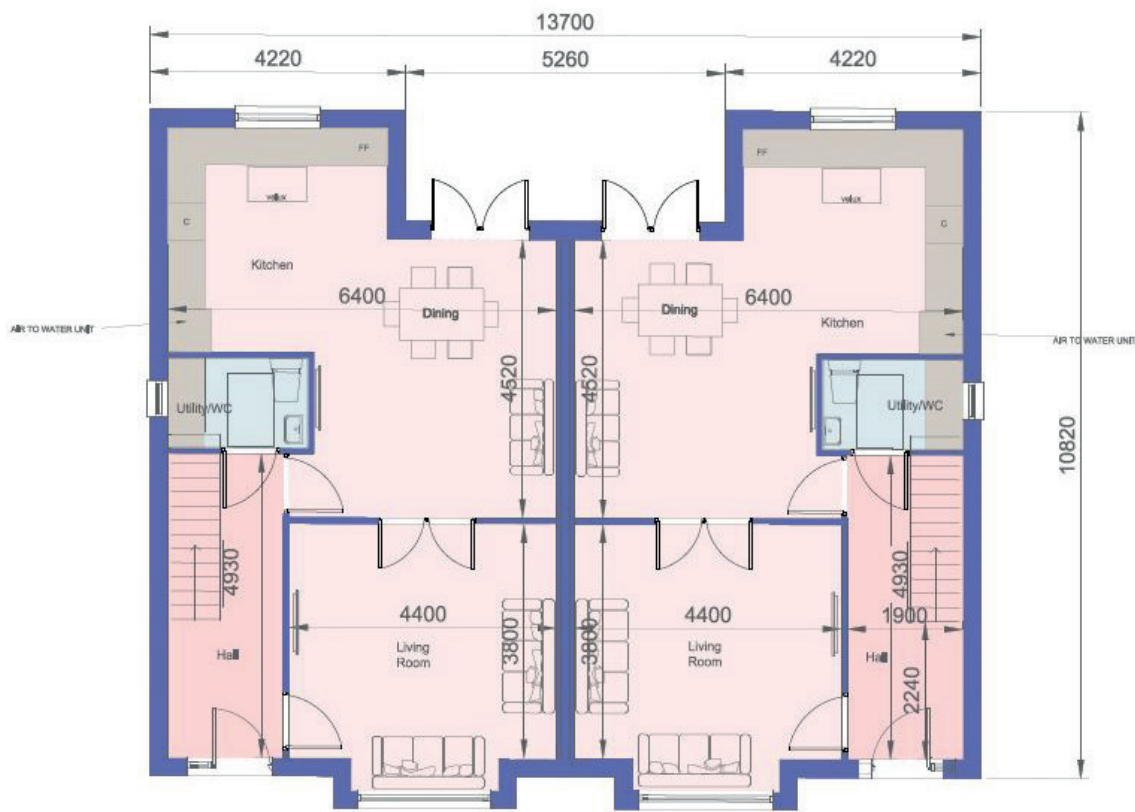
FRONT ELEVATION



REAR ELEVATION



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

## SITE DEVELOPMENT PLAN

