



# Mountain Wood

Mountain Road | Carrigaline



A stunning development of 2, 3 and 4 bedroom  
semi-detached houses and townhouses

Welcome to



# Mountain Wood

Mountain Road | Carrigaline

AN EXCLUSIVE NEW RESIDENTIAL  
DEVELOPMENT OF BEAUTIFULLY DESIGNED  
HOMES, FINISHED TO THE HIGHEST STANDARD.



Set within a tranquil, green setting on the southern fringes of Carrigaline, Mountain Wood offers a lifestyle centred around comfort, space and connection to nature. Designed with modern living in mind, this thoughtfully planned development provides the perfect balance between contemporary comfort and the restorative benefits of the outdoors.

Here, residents can enjoy clean air, open surroundings and a sense of calm that comes from living among trees, greenery and natural landscapes – all while remaining superbly connected to Cork's key employment and lifestyle hubs.



## Perfectly Positioned

Mountain Wood enjoys an exceptionally convenient location with easy access to Ringaskiddy, one of Cork's main employment hubs, as well as Cork Airport and Cork City, making it ideal for commuters and frequent travellers alike.

Despite this excellent connectivity, the setting retains a distinctly peaceful, countryside feel, offering a welcome escape from the pace of urban life. Kinsale is approximately 18km away, providing the perfect backdrop for coastal dining, boutique shopping and relaxed weekend escapes.





## Surrounded by Nature and Coastal Amenities

One of Mountain Wood's defining features is its close proximity to some of South Cork's most beautiful outdoor and recreational destinations. Residents can enjoy scenic coastal walks along the Crosshaven Walkway, family-friendly amenities such as the skate park, playground and duck pond, and world-class sailing facilities at Royal Cork Yacht Club.

Currabinny Woods and Tracton Woods offer tranquil woodland trails ideal for walking, running and reconnecting with nature, while Fountainstown, Myrtleville and Oysterhaven beaches provide year-round opportunities for swimming, sea air, coastal walks and watersports. Raffeen Creek Golf Club is also just minutes away for golf enthusiasts.



## A Thriving Town on Your Doorstep

Carrigaline combines the charm of a welcoming town with the convenience of modern amenities. Residents benefit from a wide range of supermarkets, independent shops, cafés, bars and restaurants, as well as gyms, leisure facilities, sports clubs and highly regarded schools.

This strong sense of community, paired with excellent infrastructure, makes Mountain Wood an ideal choice for families, professionals and downsizers seeking a healthier, more balanced way of life.



## The Mountain Wood Lifestyle

Mountain Wood is more than just a place to live - it's a lifestyle choice focused on wellbeing, sustainability and quality of life.

A place where fresh air, green surroundings and thoughtful design come together to create a calm, connected and future-focused way of living.

Modern living. Natural surroundings.  
A healthier way of life.





## House Type A1

4 Bedroom Semi-detached

135 sq.m (1,453 sq. ft)



Ground Floor

First Floor

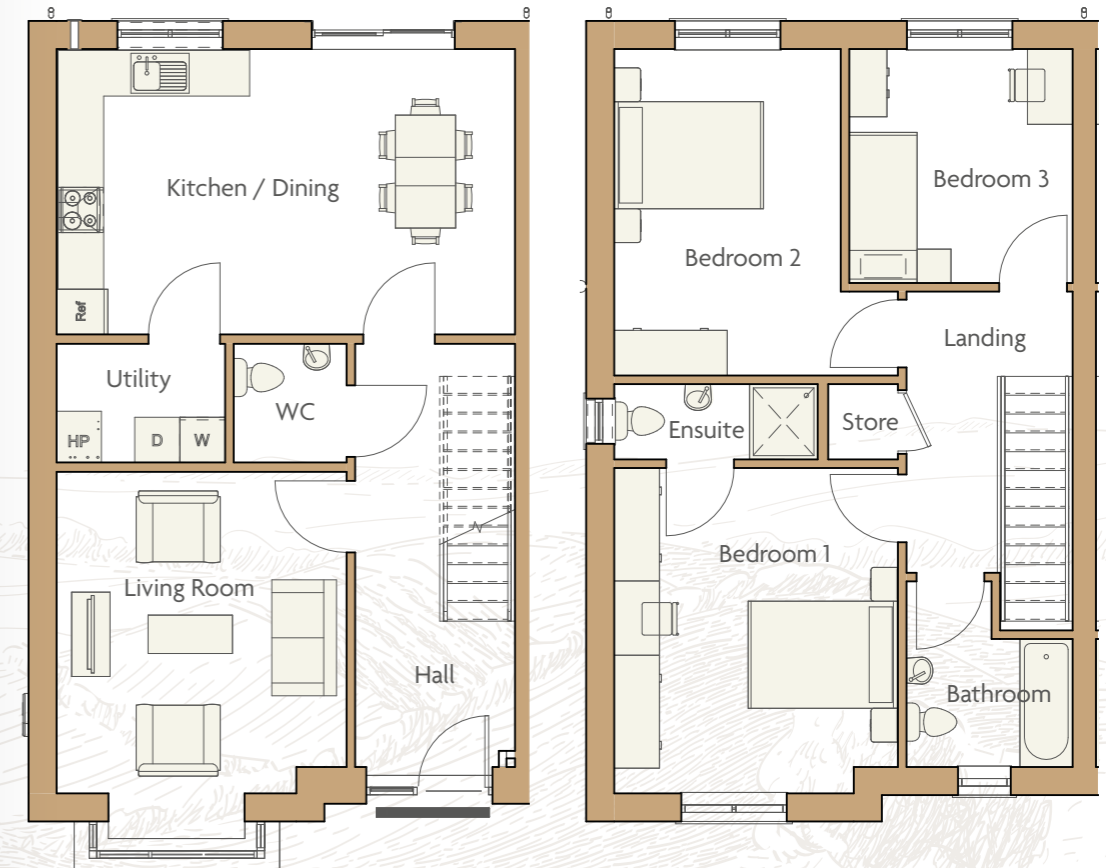
Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice. \*Window placements and certain features may vary. For full details, please contact the Selling Agent for further information or clarification.



## House Type B1.2

3 Bedroom Semi-detached

117 sq.m (1,260sq. ft)



Ground Floor

First Floor

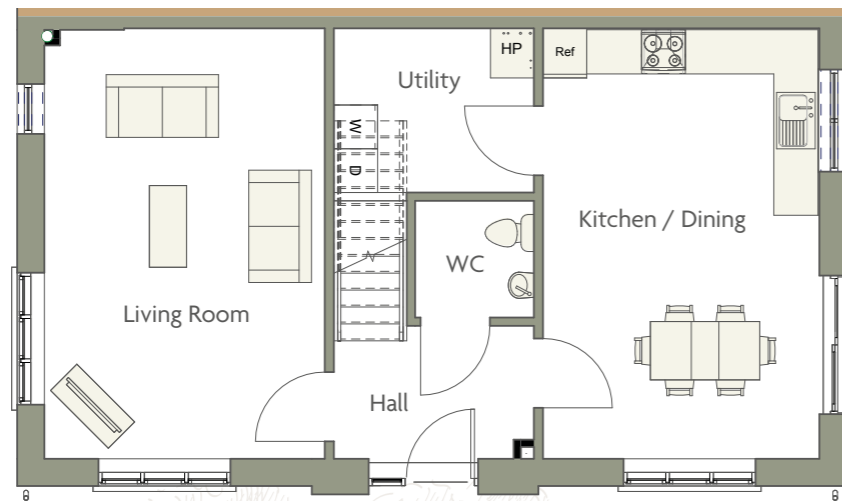
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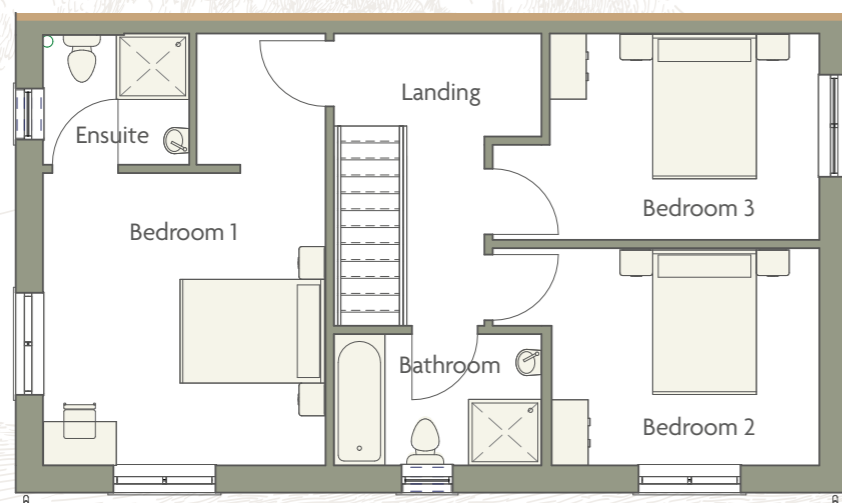
## House Type B2.2

3 Bedroom Semi-detached

121.8 sq.m (1,311sq. ft)



Ground Floor



First Floor

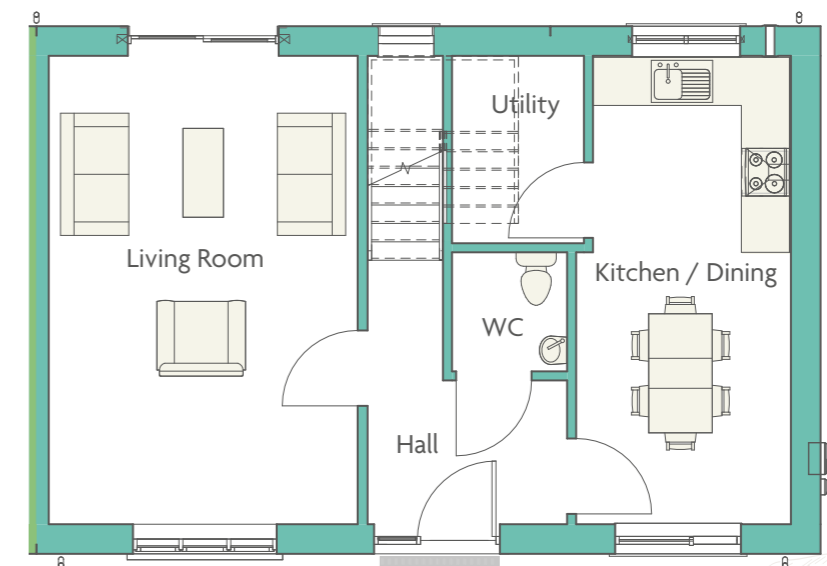
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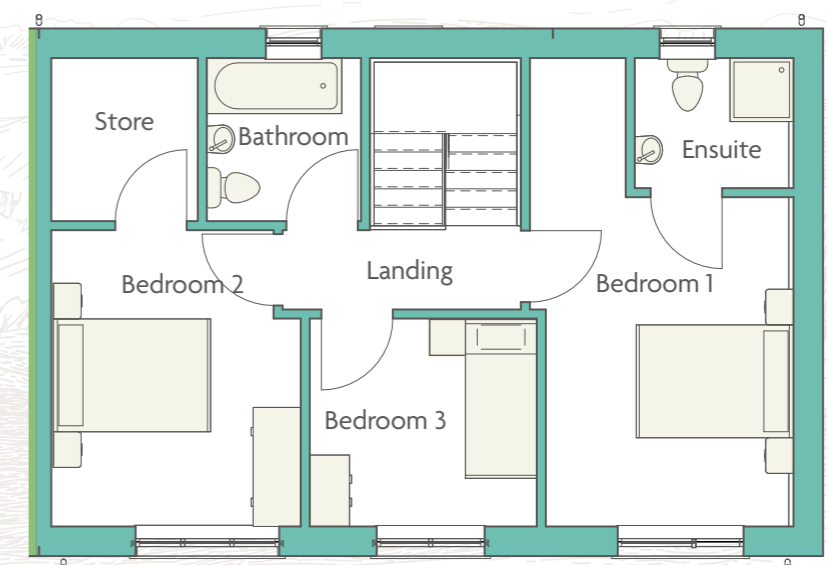
## House Type B3.1

3 Bedroom Semi-detached

106.4 sq.m (1,145 sq.ft)



Ground Floor



First Floor

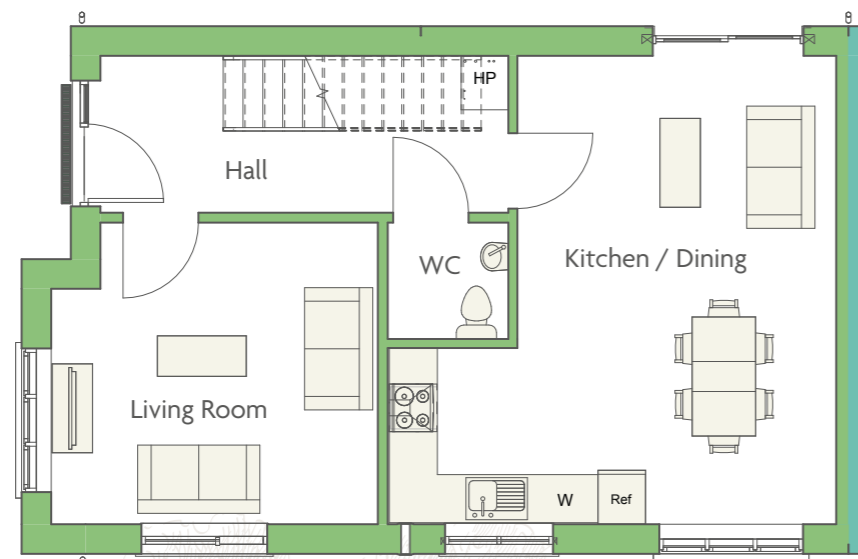
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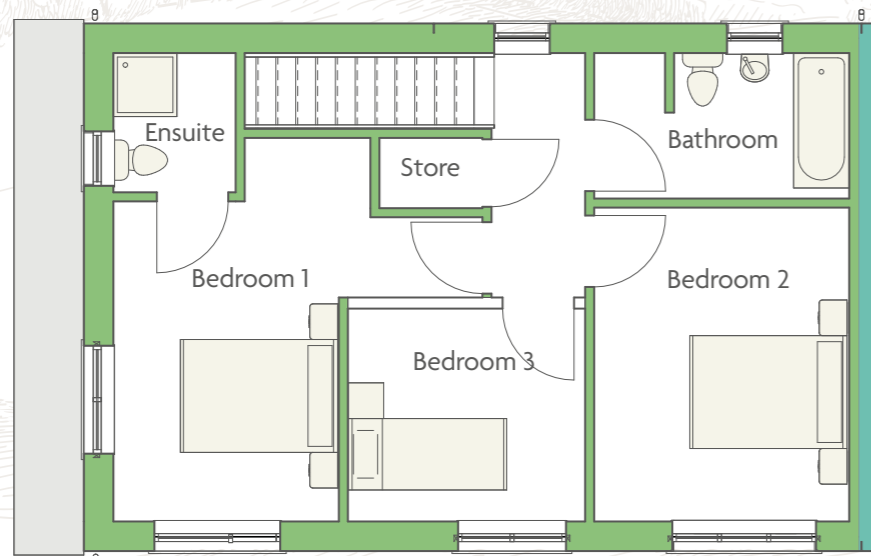
## House Type B4.1

3 Bedroom Semi-detached

108.1 sq.m (1,163sq. ft)



Ground Floor



First Floor

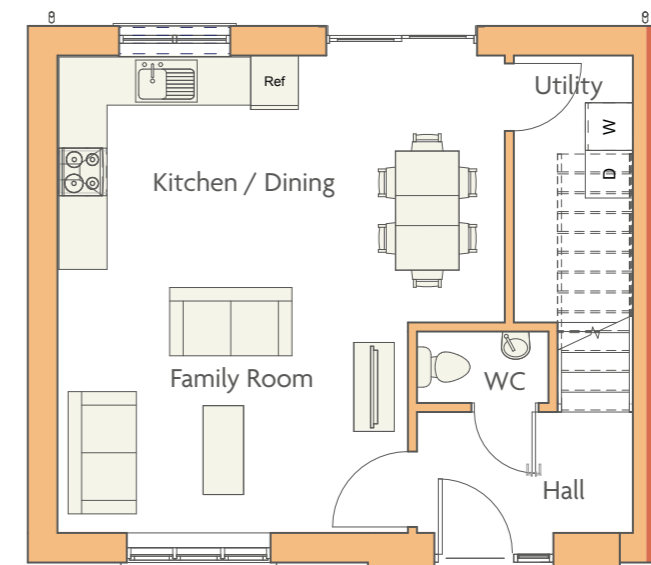
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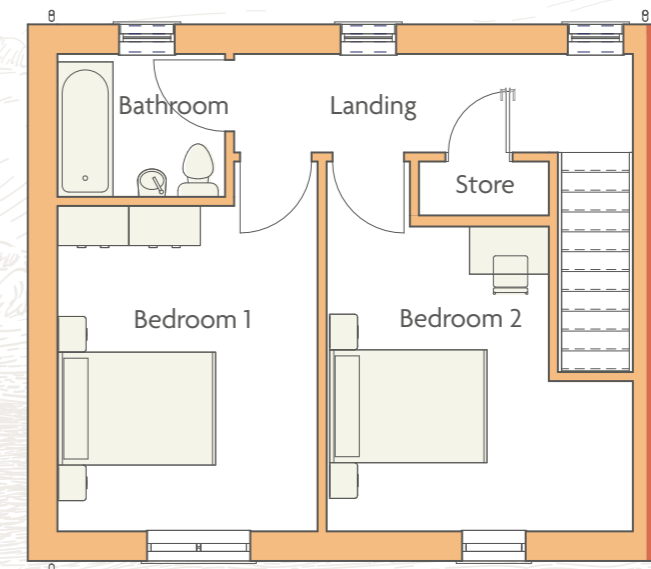
## House Type B5.2

2 Bedroom Semi-detached

84.6 sq.m (910sq. ft)



Ground Floor



First Floor

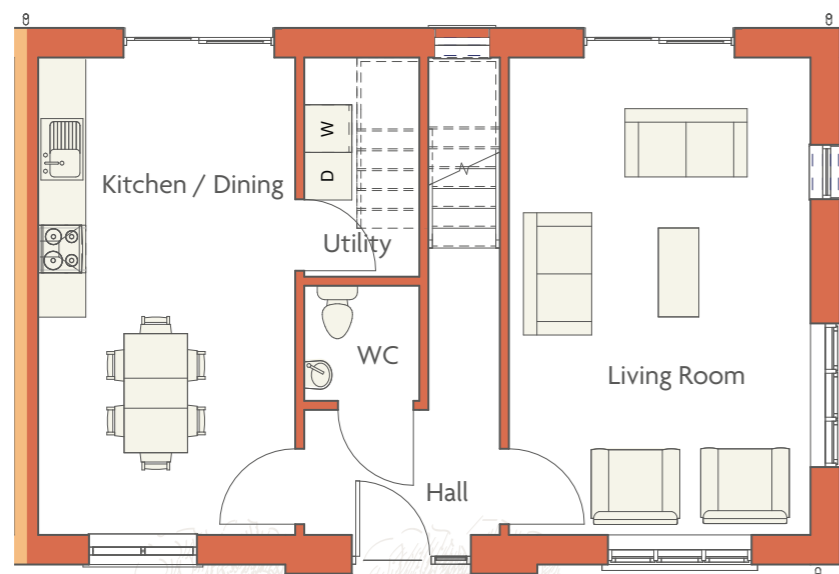
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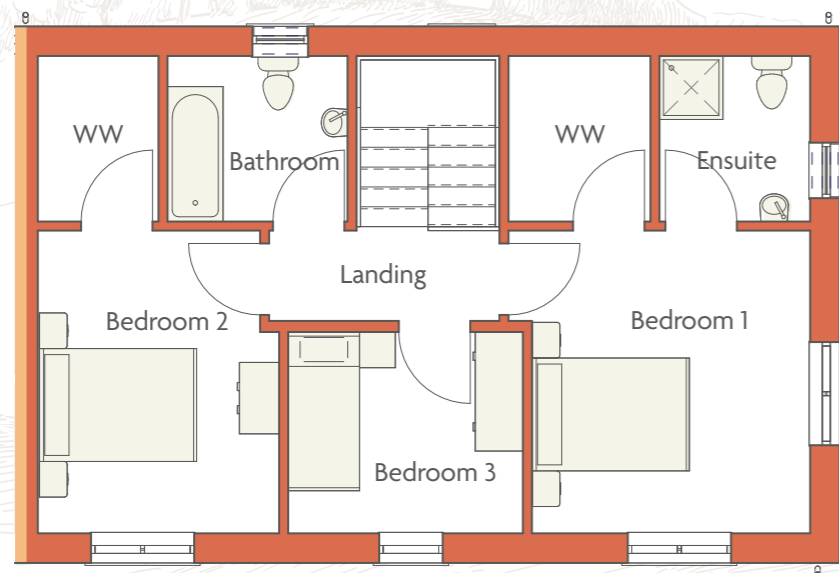
## House Type B6.2

3 Bedroom Semi-detached

114.2 sq.m (1,229sq. ft)



Ground Floor



First Floor

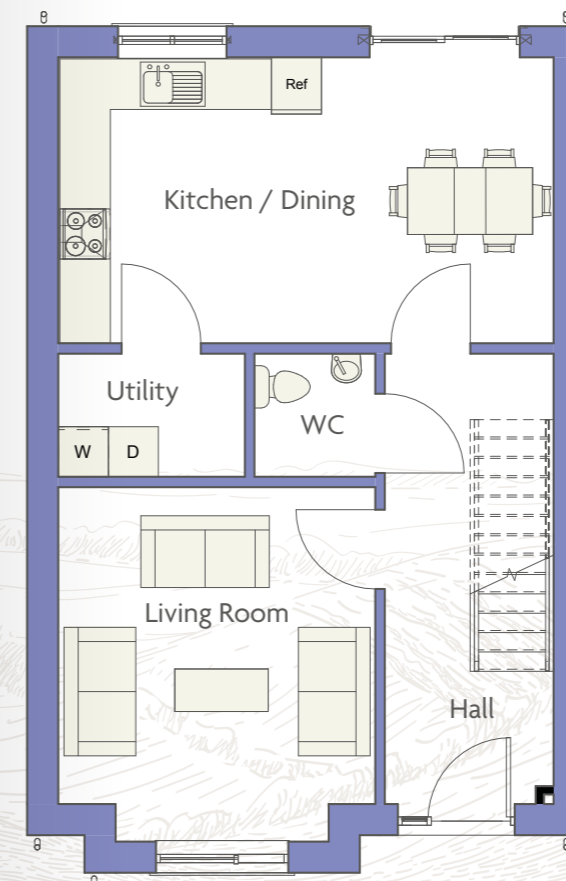
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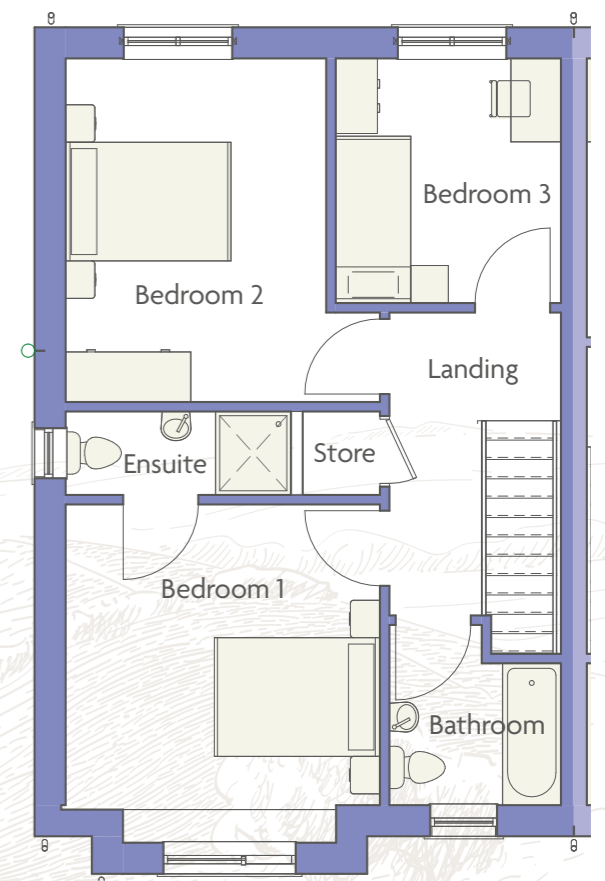
## House Type C1.1

3 Bedroom End of Terrace

107 sq.m (1,152sq. ft)



Ground Floor



First Floor

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## House Type C1.2

3 Bedroom End of Terrace

106 sq.m (1,141sq. ft)



Ground Floor

First Floor

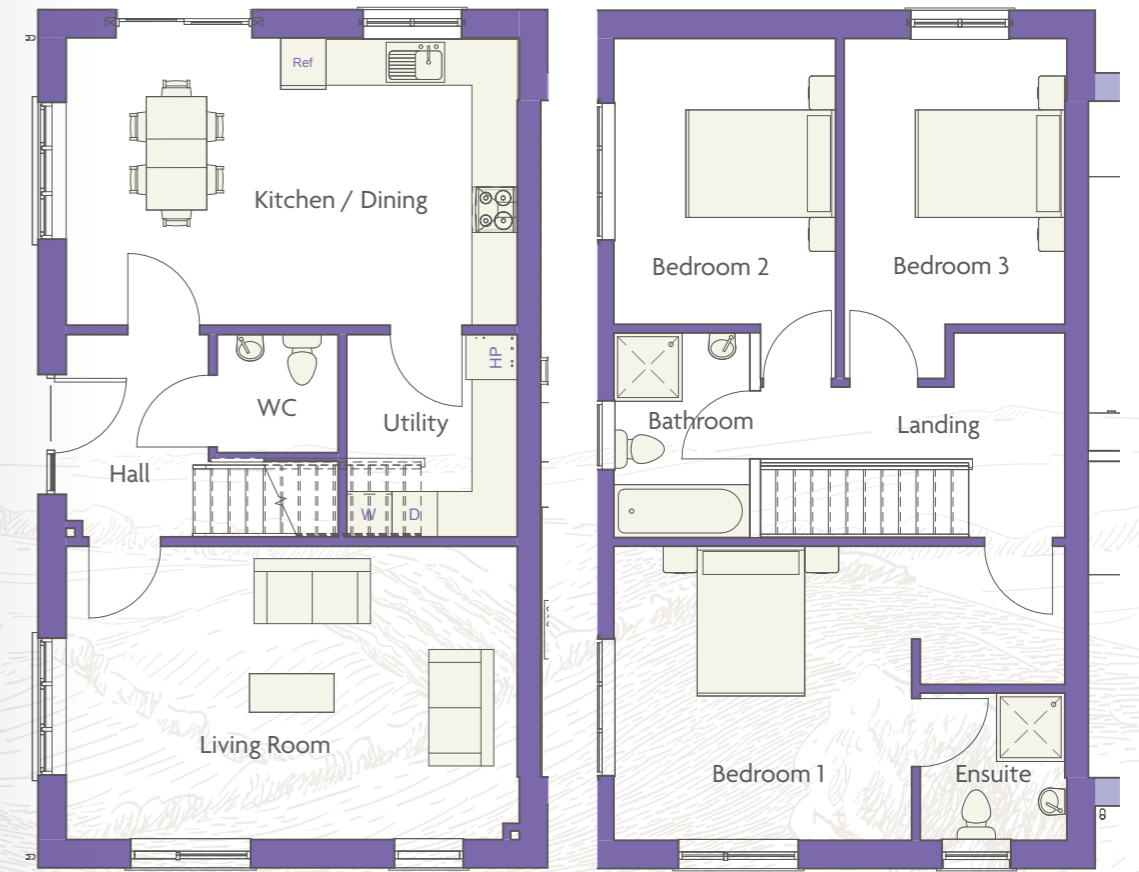
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## House Type C2.1

3 Bedroom End of Terrace

121.8 sq.m (1,311sq. ft)



Ground Floor

First Floor

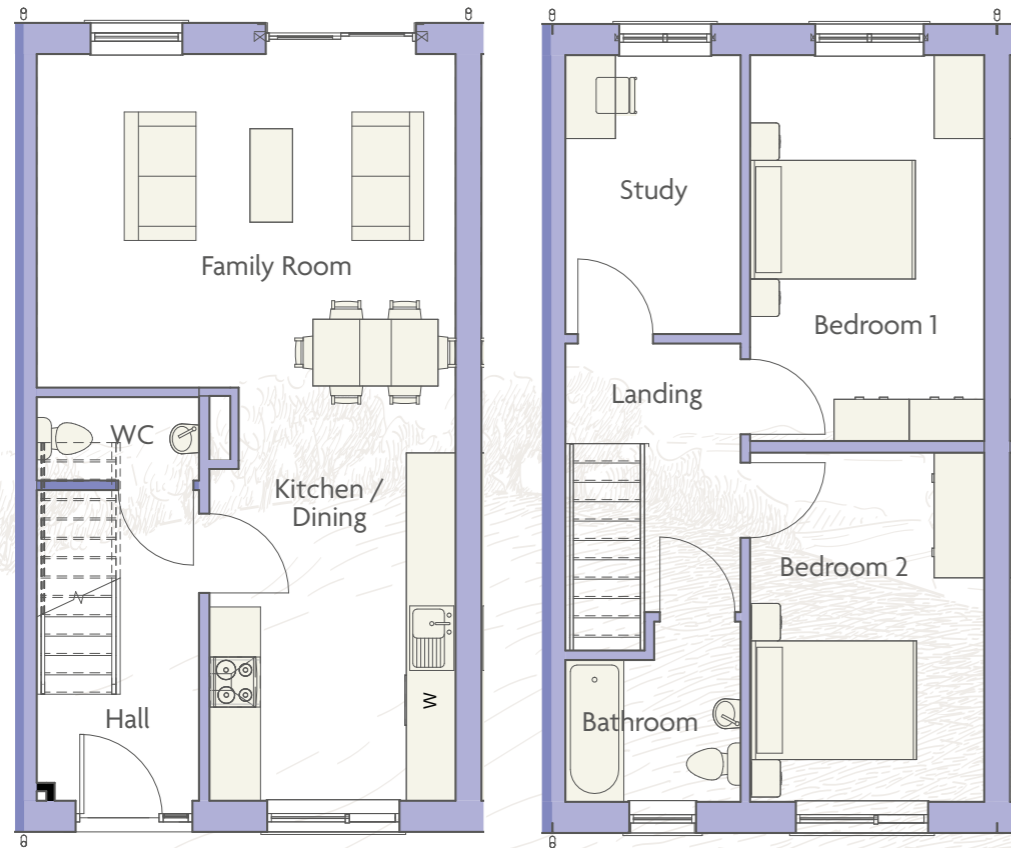
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## House Type D1.1

2 Bedroom Mid Terrace with study/office

89.6 sq.m (964sq. ft)



Ground Floor

First Floor

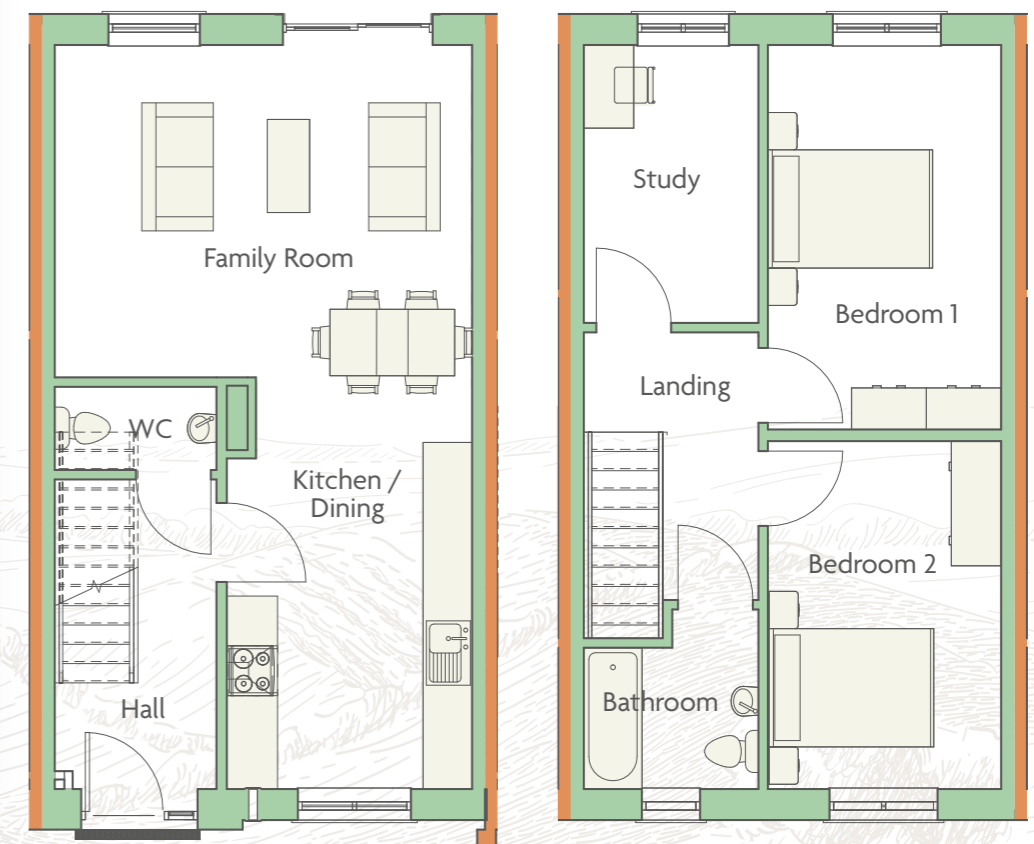
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## House Type D1.2

2 Bedroom Mid Terrace with study/office

89.6 sq.m (964 sq. ft)



Ground Floor

First Floor

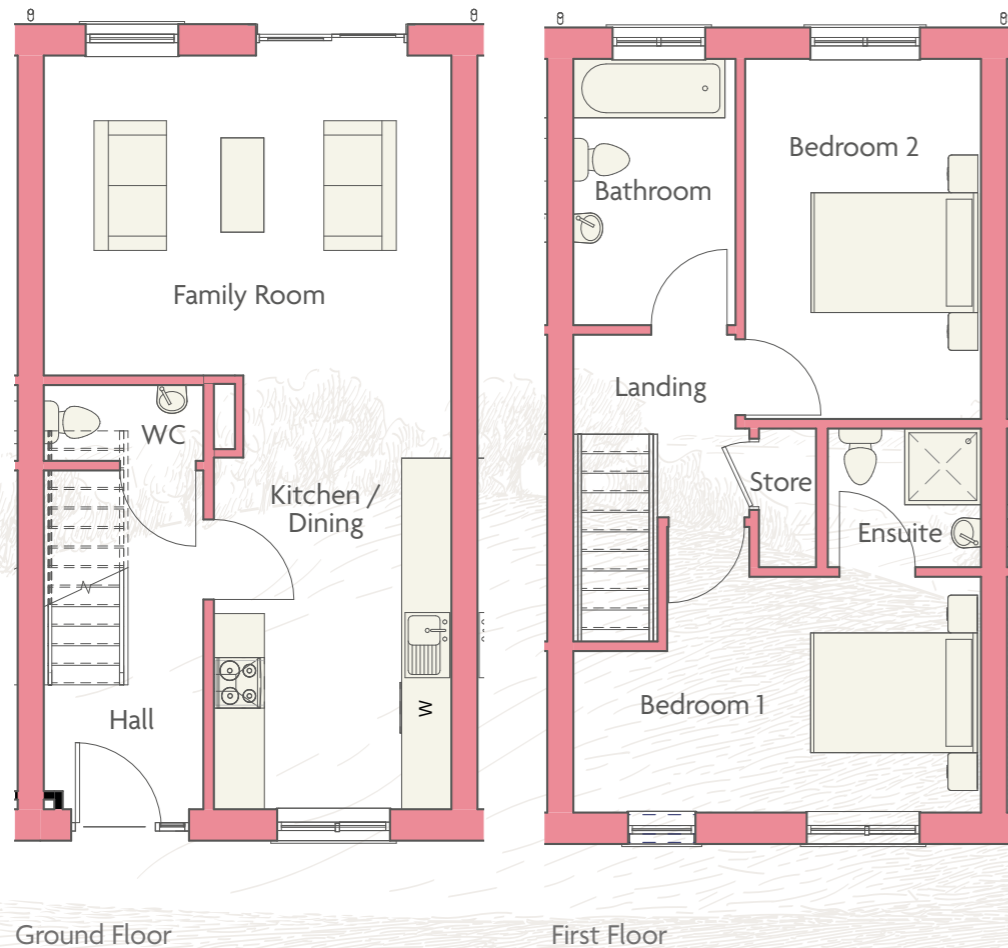
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## House Type E1.1

2 Bedroom Mid Terrace

88 sq.m (947sq. ft)



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# Features and Specifications

Bridgewater Construction's unwavering dedication lies in upholding the utmost professional standards in architectural design, build quality, finishing, and fit out. Our primary objective is to craft homes that will bring joy to you and your family for generations to come, while also leaving behind a significant and enduring architectural legacy.

## Internal Specifications

### Heating

- High levels of insulation to achieve an energy rating of A2 (BER Cert). All purchasers will have a warm house with low energy bills and costs.
- High efficiency Air to water heat pump with underfloor heating on ground floor and high output radiators on first floor.

### Windows and Doors

- High performance uPVC double glazed windows and patio doors.
- High quality and energy efficient front door.

### Electrical and Safety

- Generous electrical specification provided throughout.
- Smoke and heat detectors fitted (mains powered with battery backup) as standard.
- Safety restrictors provided on upper floor windows.

### Smart homes

- All Mountain Wood Homes are enabled for smart home technology.
- High Speed internet ducting placed into the infrastructure of the development to allow service by all internet providers.

### Ventilation and Insulation

- High efficiency mechanical ventilation system.
- High levels of thermal insulation throughout.
- High level of airtightness to a standard in excess of building regulations.
- A-Rated building energy rating (BER) with associated benefit of low energy consumption and energy bills.

### Internal Finishes

- Walls and ceilings are finished smooth and walls painted a neutral colour with white ceilings.
- Superior solid wood doors throughout.
- High quality ironmongery (door handles and locks).
- Contemporary skirting and architraves finished in white.
- Painted finish to all joinery.
- Exceptional contemporary white sanitary ware.
- Guest W.C. - toilet and wash hand basin.

- Main bathroom – toilet, wash hand basin, bath with overhead shower and radiator.
- Ensuite – toilet, wash hand basin, shower with shower tray and radiator.
- High quality bathroom fittings.

### Kitchens

- Two layout options to be provided. Purchasers may choose from three options for taps, colours, worktops, and handles. Optional island or peninsula available at the purchaser's cost.

### Utility

- The utility room is plumbed for a washing / condenser dryer machine.

\*Where applicable depending on the house type

Please note that indicated kitchen and wardrobe layouts seen on the individual floor plans are for illustrative purposes only and do not form part of the internal specification.

## Features and Specifications - continued

### Duplex Units

- Vanity unit included in the main bathroom.
- Kitchens: Three choices available for taps, colours, worktops, and handles.
- Built-in wardrobes provided in both double bedrooms.
- Tiling: Included to bathroom floors, and to walls around the bath/shower. Tiled splashback over sinks.

### 2-Bed Apartments

- Vanity unit included in the main bathroom.
- Kitchens: Three choices available for taps, colours, worktops, and handles.
- Built-in wardrobes provided in one double bedroom.
- Tiling: Included to bathroom floors, and to walls around the bath/shower. Tiled splashback over sinks.

### External Specifications

- Elegant and distinguishing mix of high-quality smooth render or brick (house type dependent) finishes.
- Sleek dark grey Anthracite fascia, soffit and guttering.
- External lights to front and rear of the property.
- Attractive cobblelock paving and landscaped driveway for

2 cars\*.

\*For houses Where applicable

- Parking spaces for mid and end terrace properties and apartments.
- All gardens are landscaped and seeded with shrubbery, trees and grass.
- Boundary fencing is finished with concrete post and timber panels.
- Solid block rear walls where applicable.
- Provisions in place for installation of a waterproof external socket on the gable wall of the house, enabling convenient adaptability for an electric car charging point.

### Warranty Cover under Homebond

- Each home will be covered by a 10-year Structural Guarantee.

### Bonus Features

- All homes in Mountain Wood, are A-rated and incorporate sustainable renewable technology which results in low CO2 homes and lower energy costs. High levels of insulation incorporated in floors, walls and roof also future proof the homes with high levels of comfort.

- Kitchens are provided with generous allowances for each house type.
- Should purchasers wish to choose a kitchen outside of the allowance, this will be permitted on the onus that the purchaser pays the balance between the allowance and the final costings.
- Developer has thought of every detail for a well rounded family home. Some homes have Store rooms that can be converted into walk in wardrobe.
- Developer is registered with all Government grants such as the First Home Scheme and the Help to Buy.
- Each home comes complete with large gardens.
- Spacious open areas and all-weather play areas.
- Cycle path and footpaths leading into surrounding areas and into the heart of Cork City.



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[www.mountainwood.ie](http://www.mountainwood.ie)

