

**PHASE 4
NOW
AVAILABLE**



HARPER'S CREEK

*Come Home
to Glounthaune*

HARPER'S CREEK



3 and 4
Bed Homes
available in
Phase 4.

Phases 1-3 are
complete.

Phases 1 to 3 are complete.

Please register to be kept informed for future releases.



**HARPER'S
CREEK**

*Come Home
to Glounthaune*



Please contact our dedicated sales team at **Cohalan Downing** for current availability or register your interest for further phases at **www.HarpersCreek.ie** and Come Home to Glounthaune ...

Developer



Selling Agent





*Come Home to
Glounthaune*

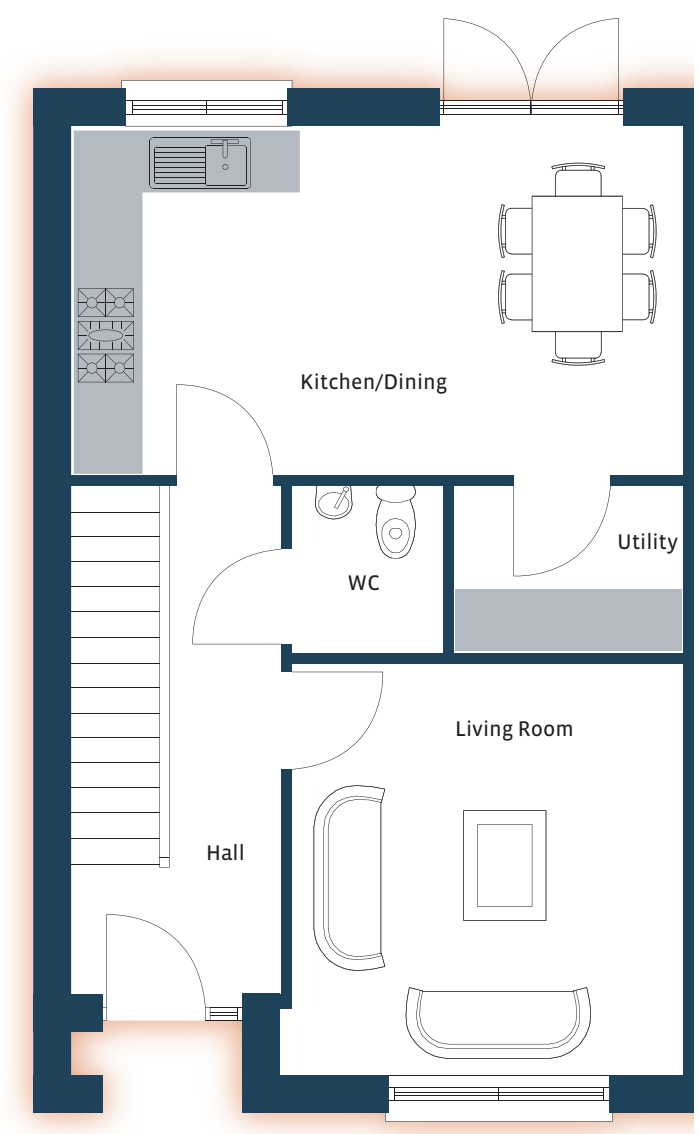
The Groves

3 Bed Semi Detached
108.3 sq.m - 1166 sq.ft approx.

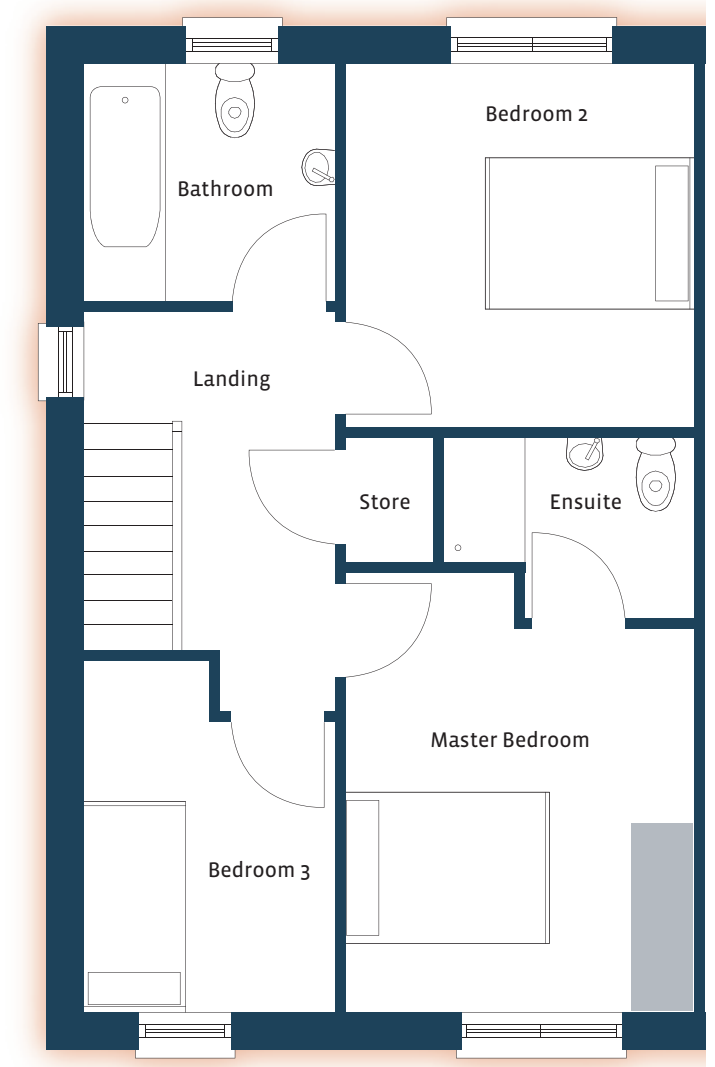
House Type
2D



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



For more information contact: Suzanne Tyrrell, T: 021 427 7717 E: styrrell@cohalandowning.ie



*Come Home to
Glounthaune*

The Groves

3 Bed Semi-Detached with Extension

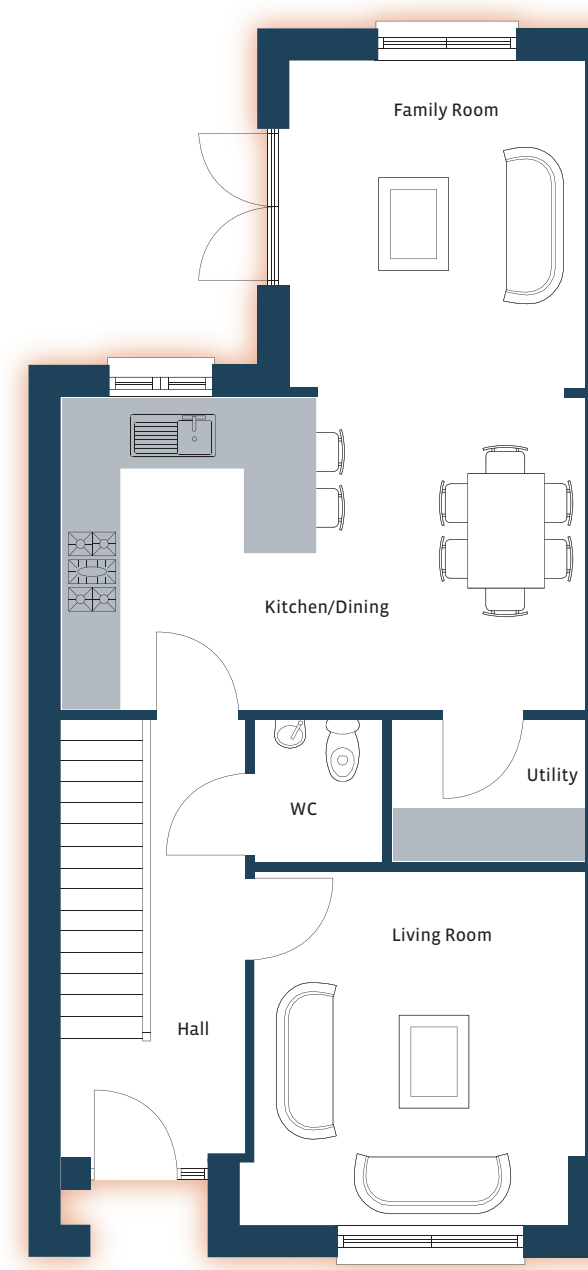
121.8 sq.m - 1311 sq.ft approx.

House Type

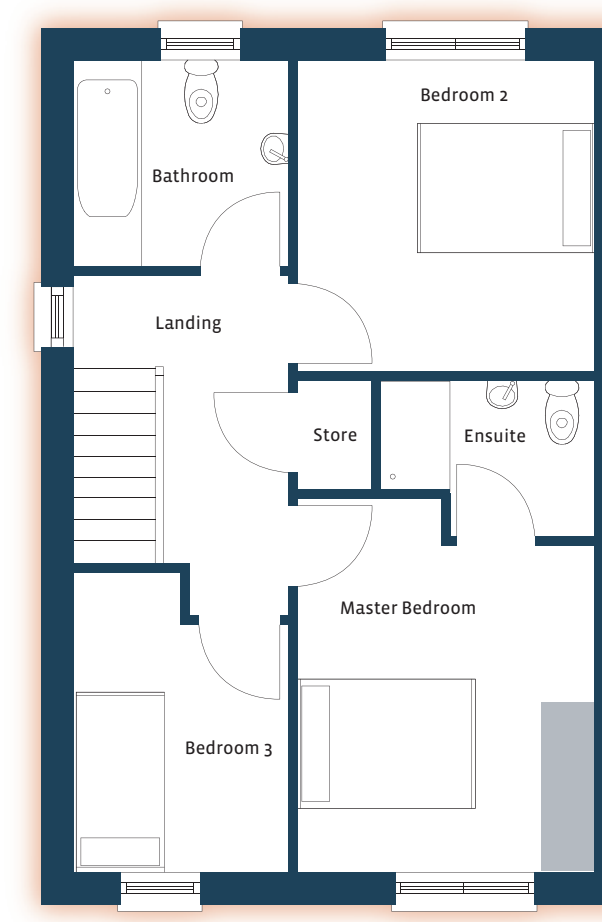
2D-1



GROUND FLOOR



FIRST FLOOR





*Come Home to
Glounthaune*

The Groves

3 Bed Semi-Detached with Extension

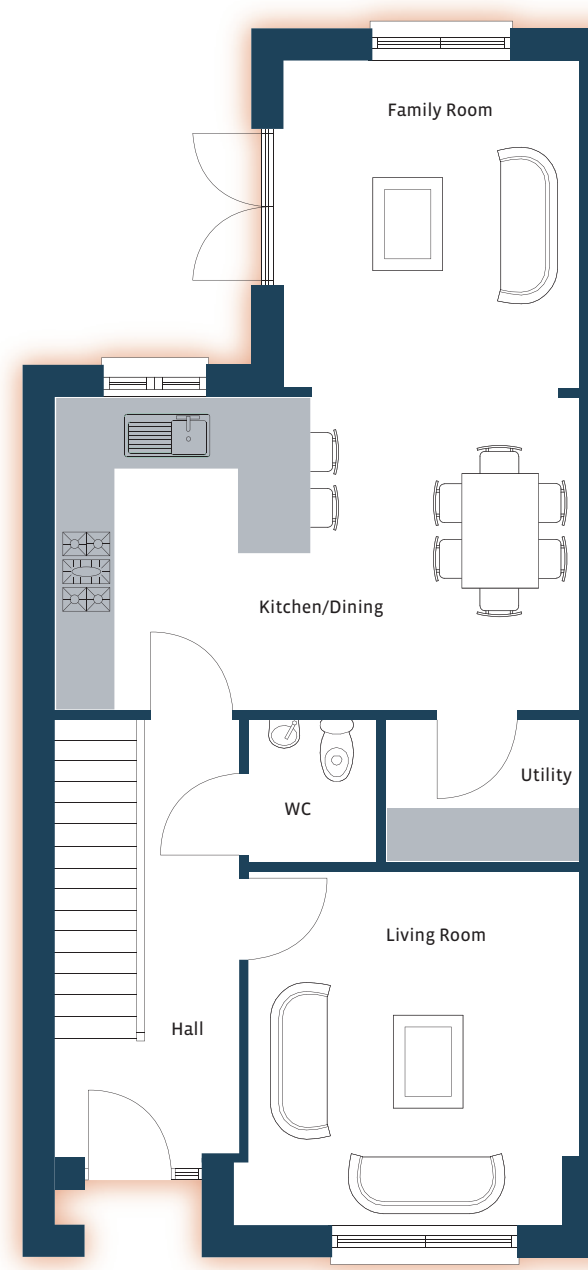
121.8 sq.m - 1311 sq.ft approx.

House Type

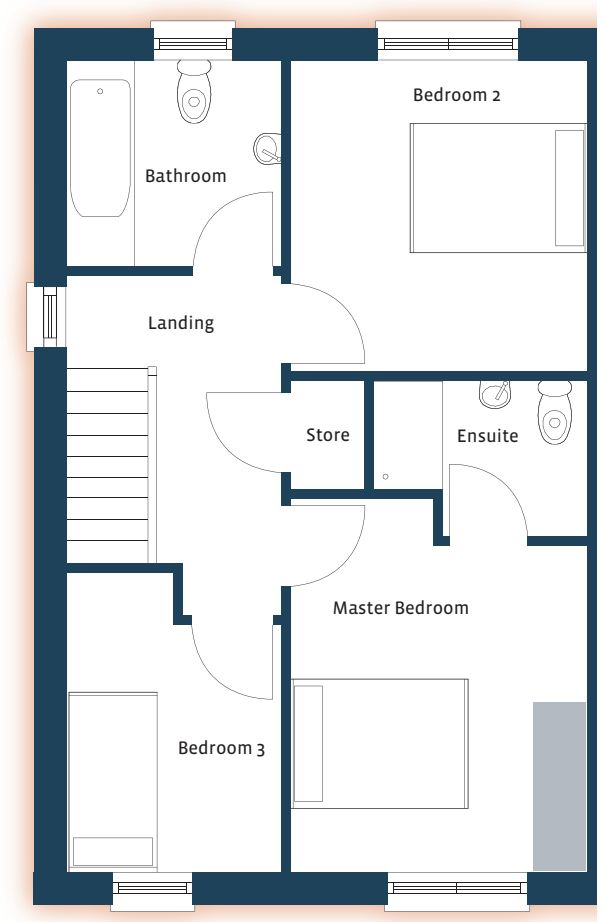
2E-1



GROUND FLOOR



FIRST FLOOR





**HARPER'S
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3 Bed Semi Detached
108 sq.m - 1162.5 sq.ft approx.

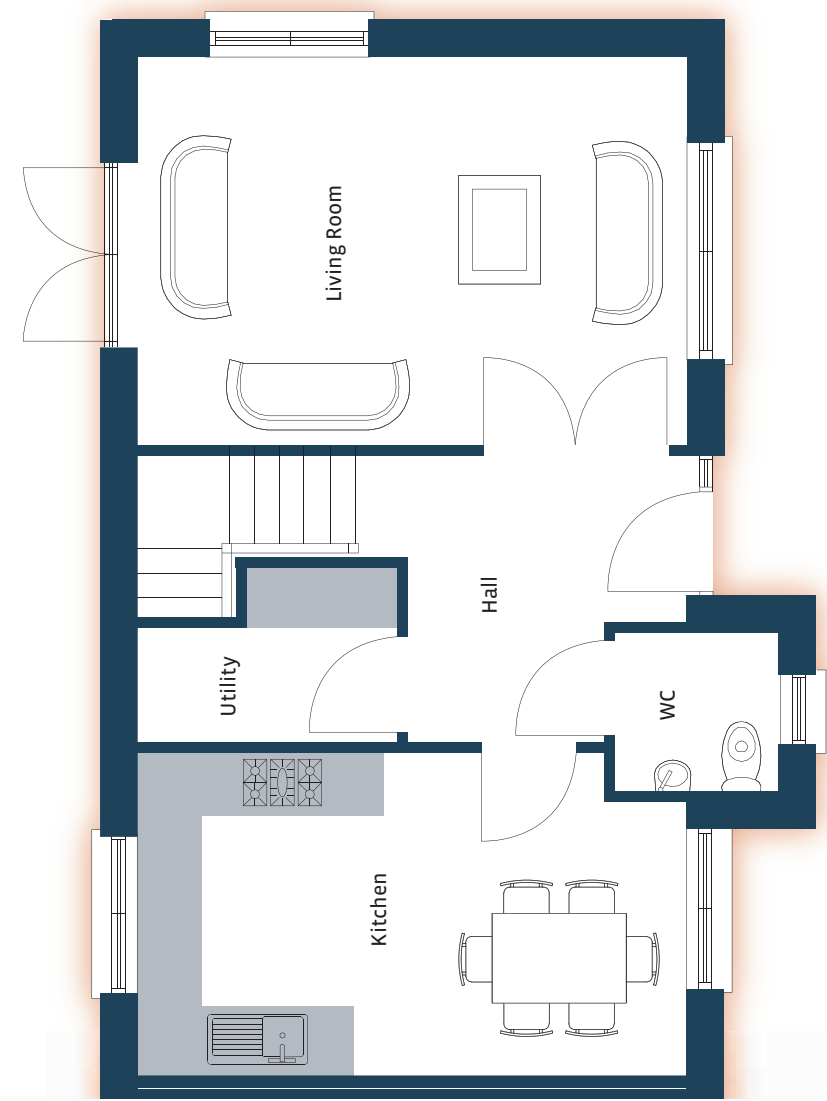
House Type

3D

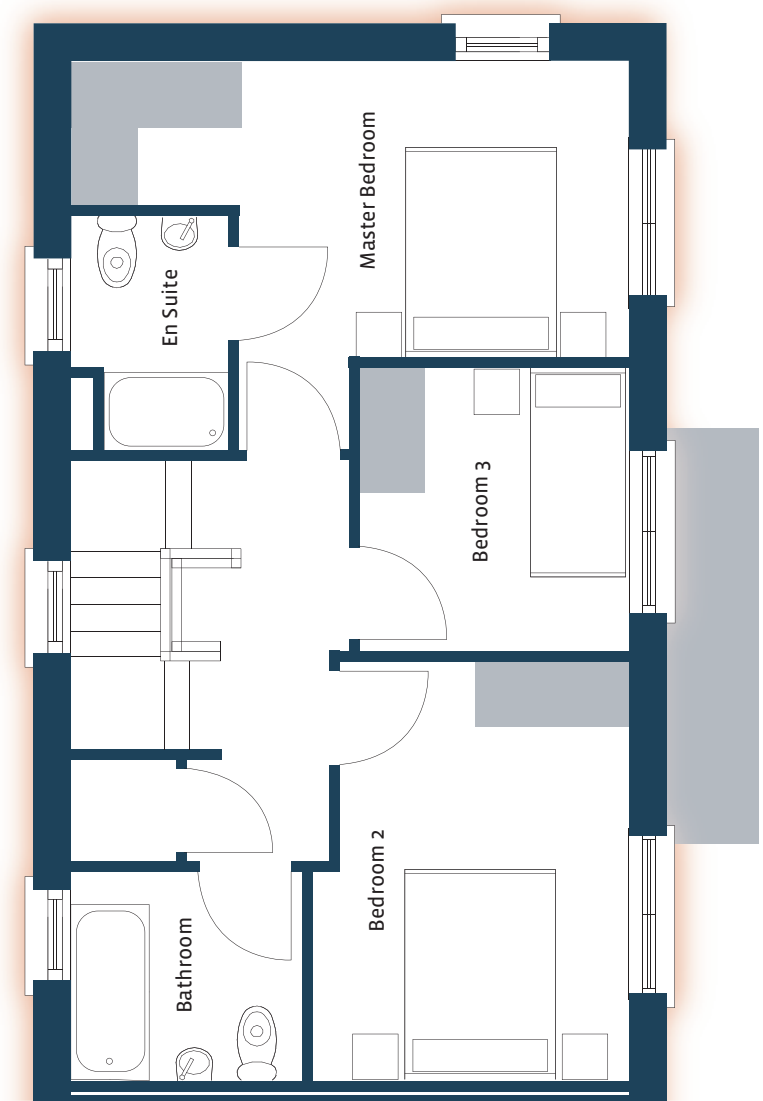
*image illustrating detached version



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



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**HARPER'S
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The Groves

**3 Bed Semi Detached
with Extension**

119.8 sq.m - 1289.5 sq.ft approx.

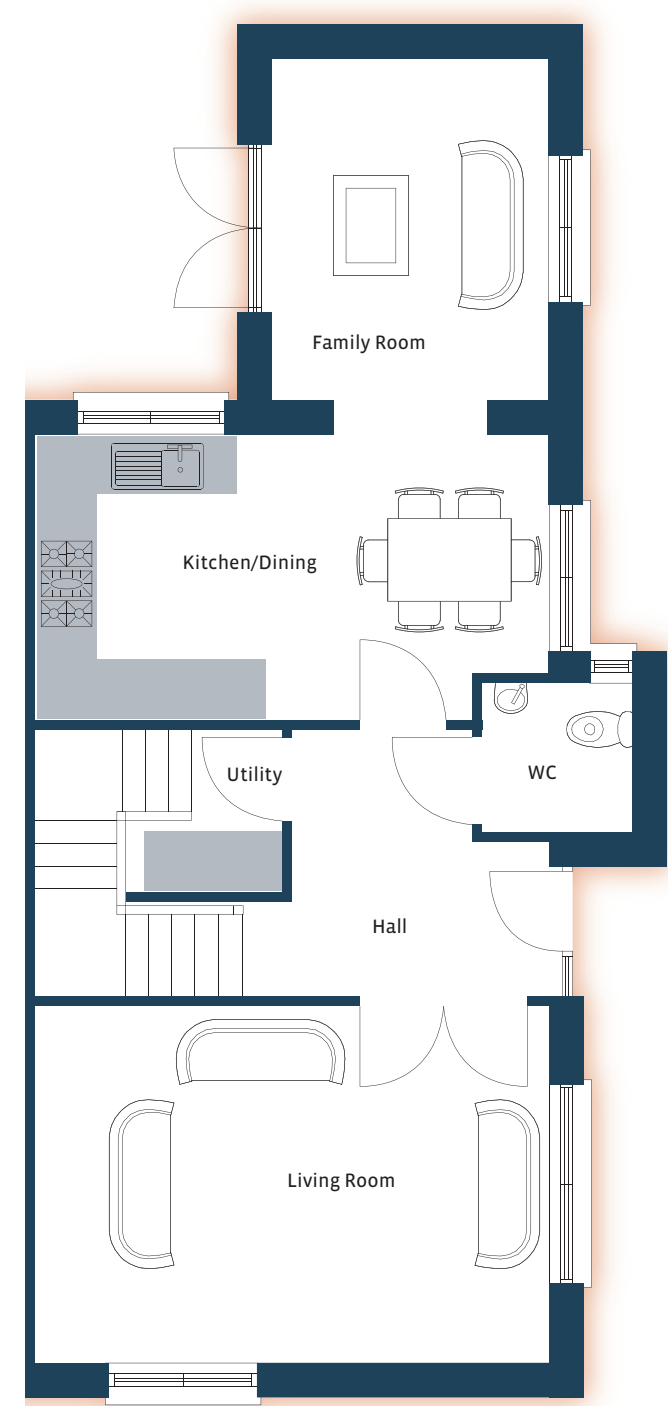
House Type

3C-1

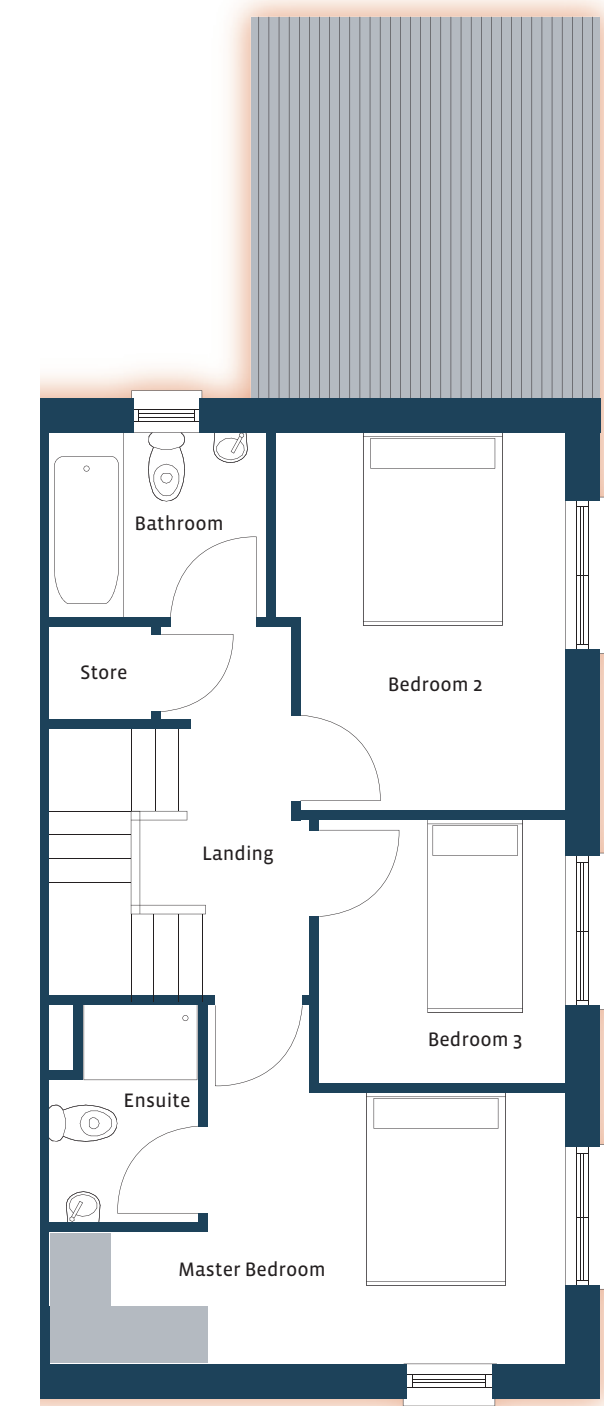
*image illustrating detached version



GROUND FLOOR



FIRST FLOOR



Developer



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**HARPER'S
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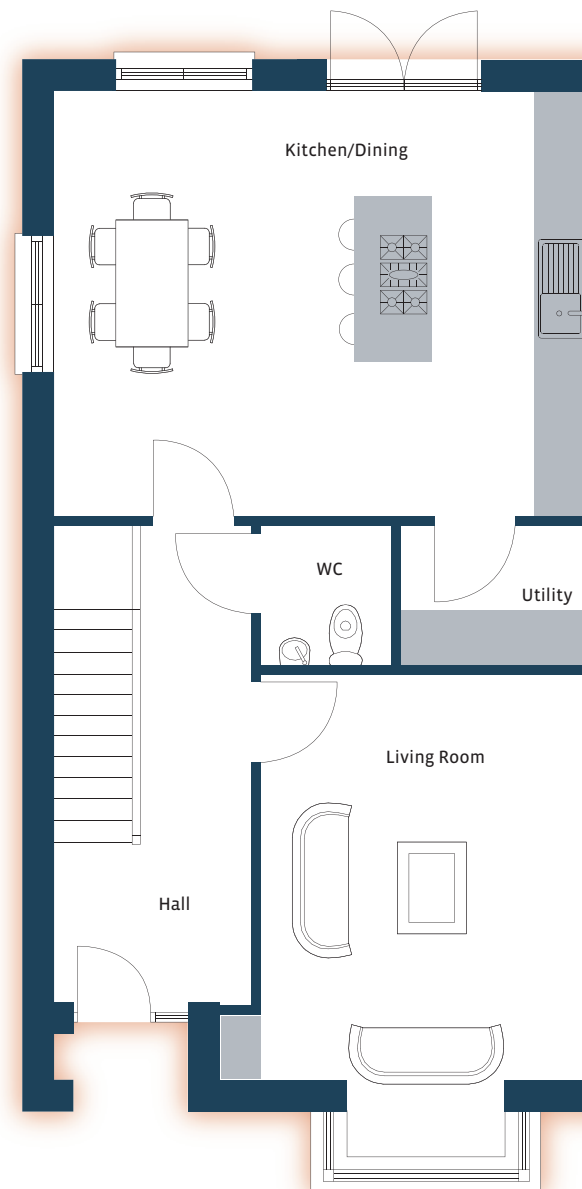
4 Bed Semi Detached
143.5 sq.m - 1544 sq.ft approx.

House Type

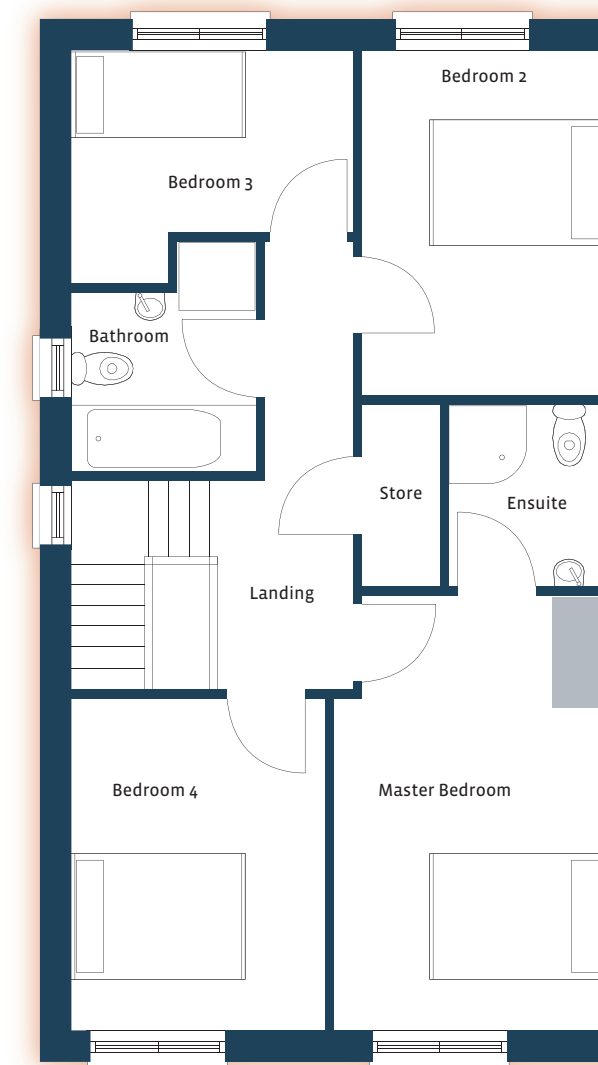
4C



GROUND FLOOR



FIRST FLOOR



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The Groves

4 Bed Semi Detached

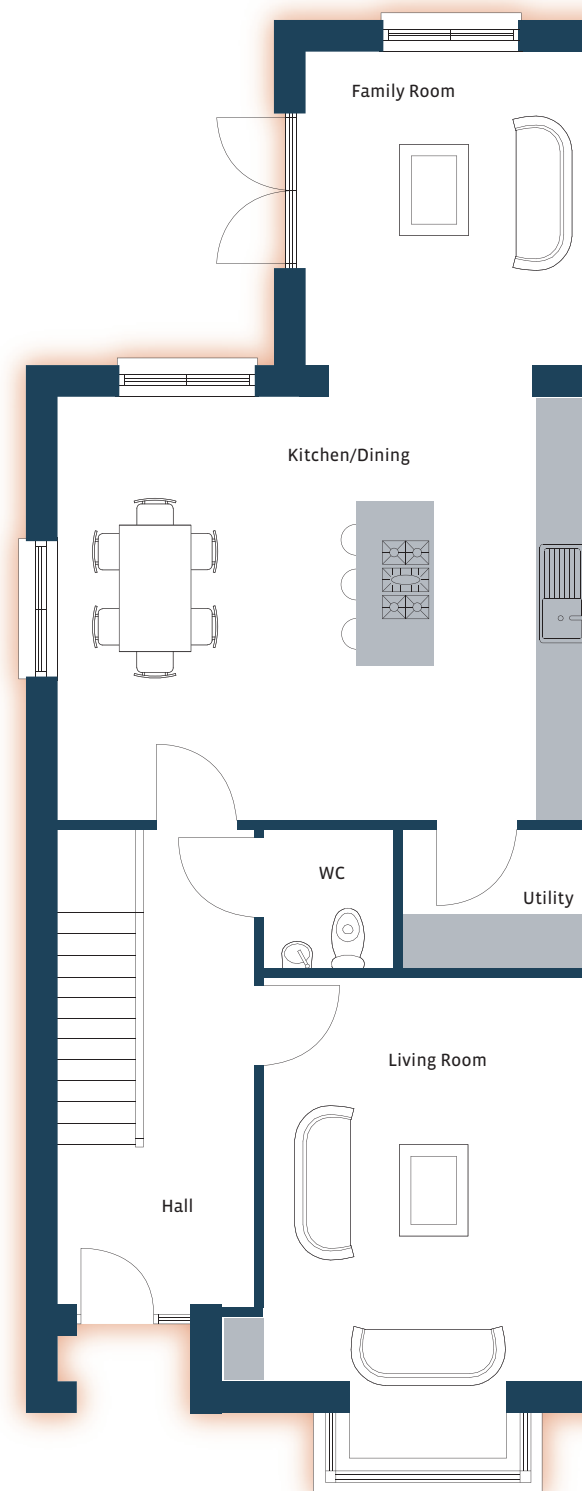
156.7 sq.m - 1687 sq.ft approx.

House Type

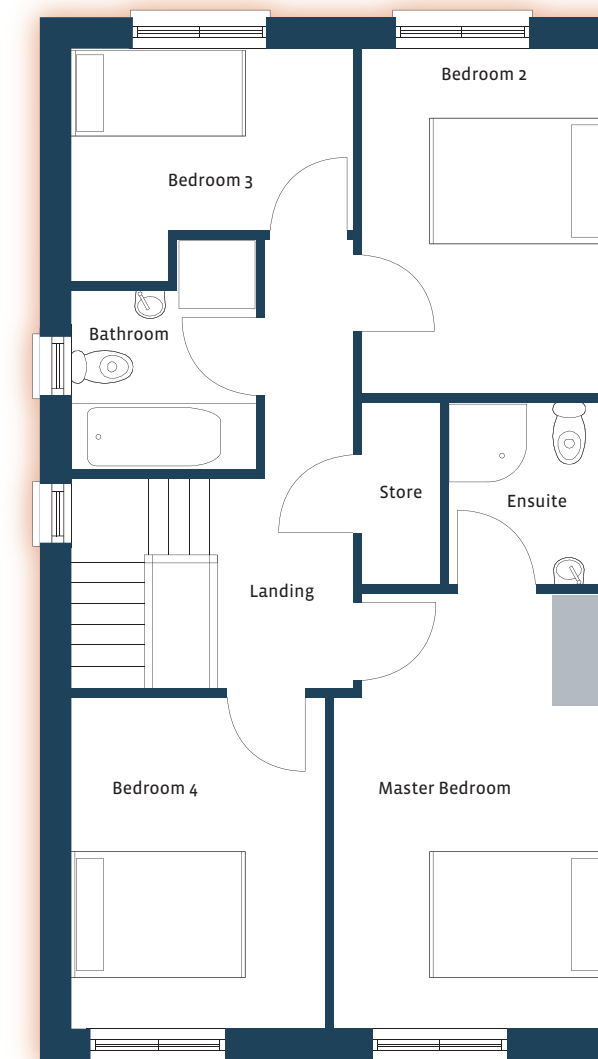
4C-1



GROUND FLOOR



FIRST FLOOR



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CREEK**

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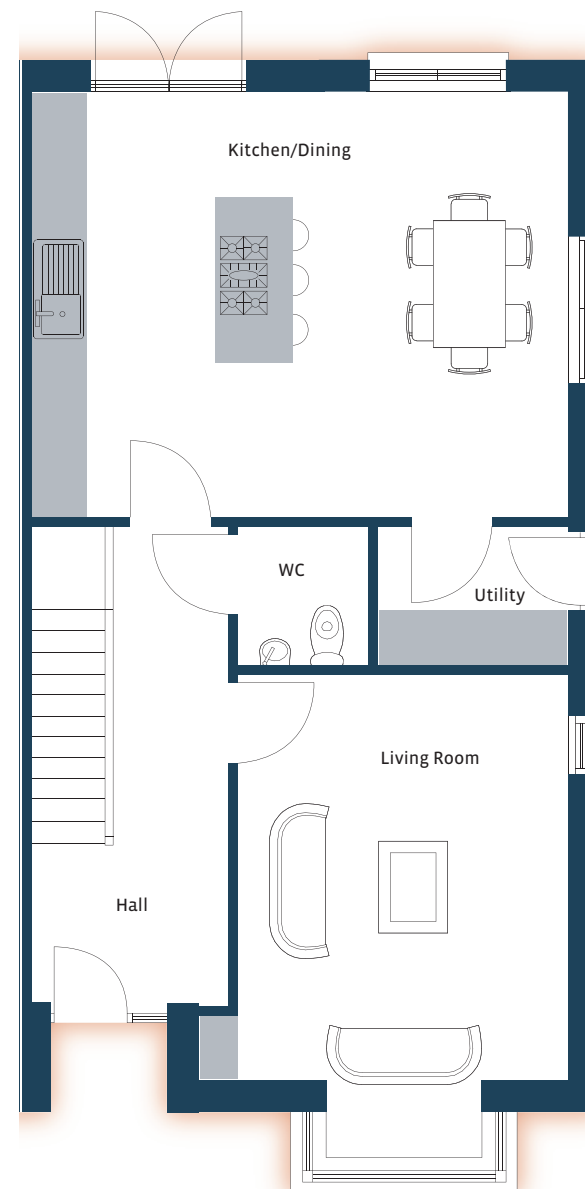
4 Bed Semi Detached
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House Type

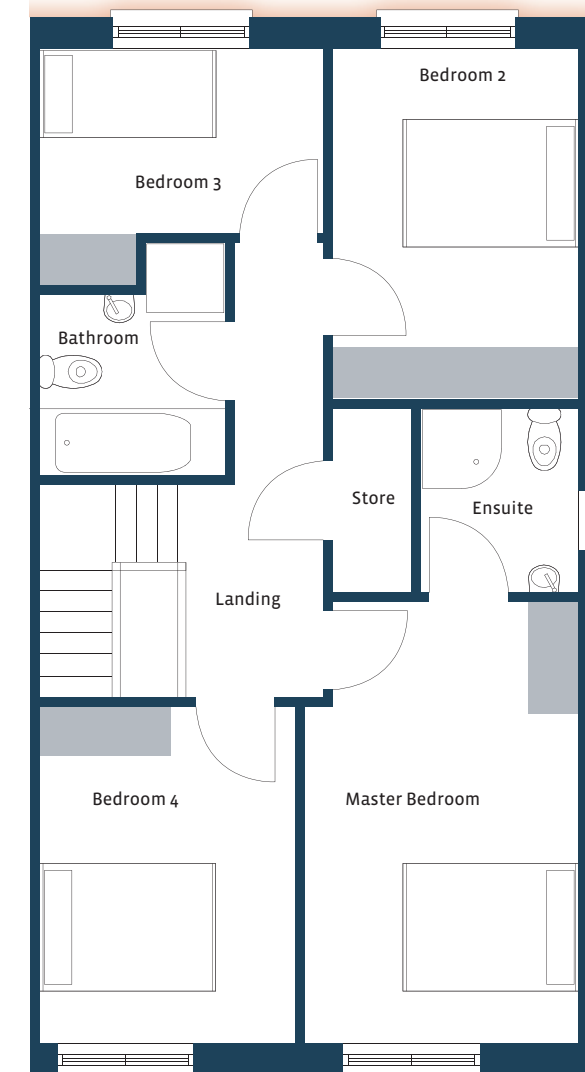
4D



GROUND FLOOR



FIRST FLOOR



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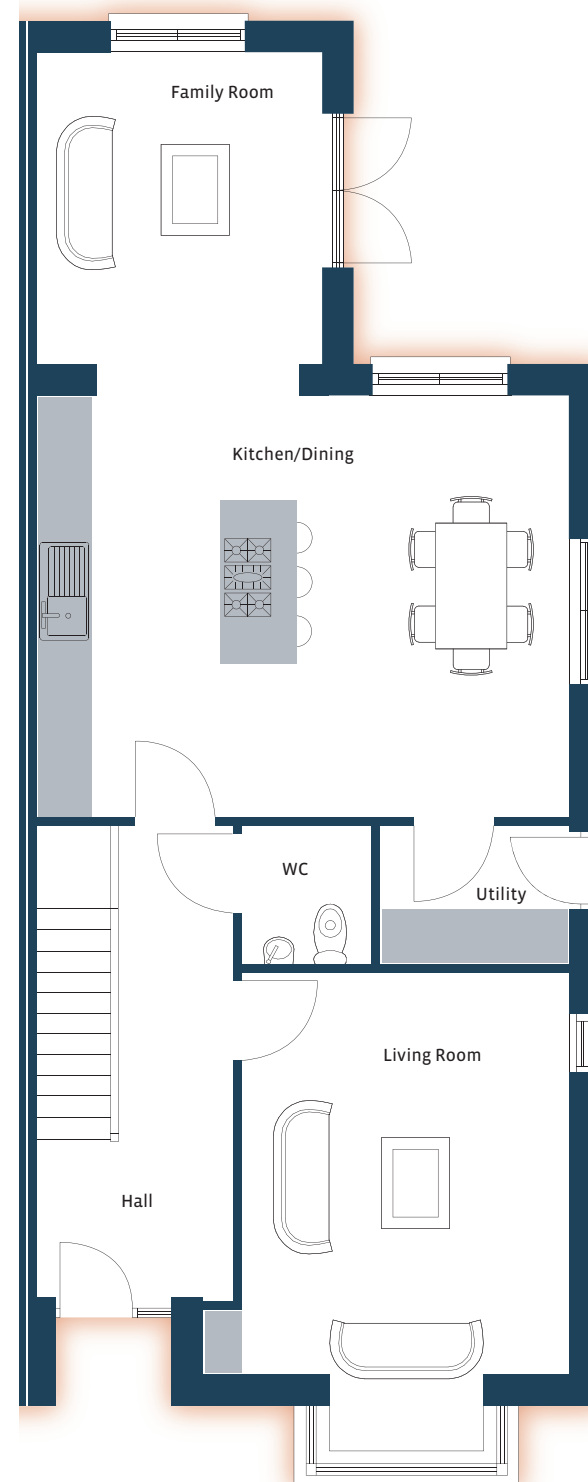
4 Bed Semi Detached
156.7 sq.m - 1687 sq.ft approx.

House Type

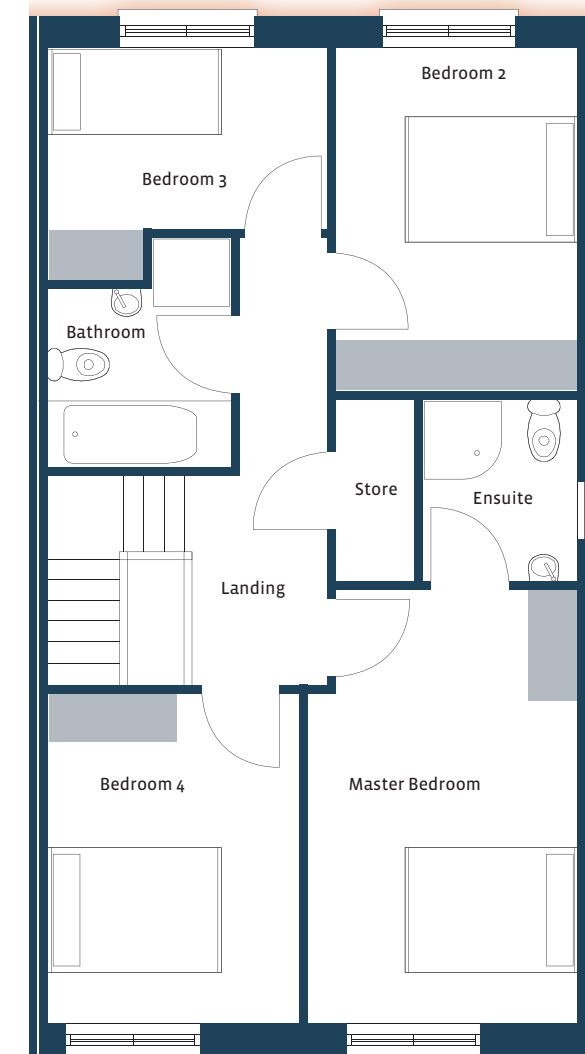
4D-1



GROUND FLOOR



FIRST FLOOR



Developer



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**HARPER'S
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The Groves

4 Bed Detached

178.6 sq.m - 1923 sq.ft approx.

House Type

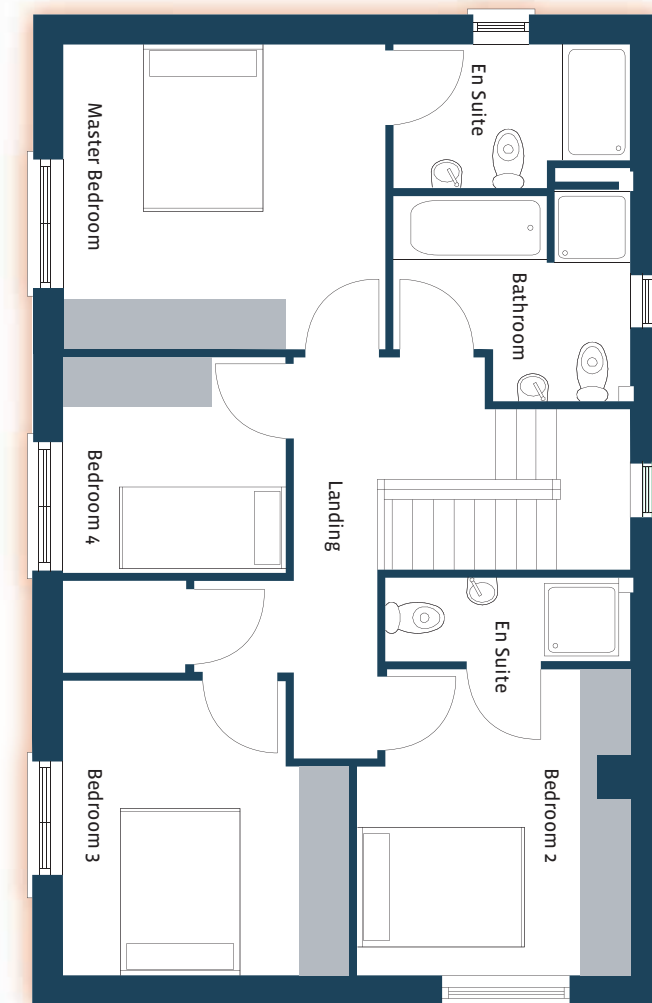
6C-1



GROUND FLOOR



FIRST FLOOR



Developer



Selling Agent



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Location Map



Developer



Selling Agent



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Siteplan Phase 4

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Developer



Selling Agent



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Site Plan Phase 4 The Groves

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3 Bedroom Homes

2D No. 23

3D No. 19 20 35 36

3 Bedroom Homes with Extension

2D1 No. 21 28

2E1 No. 22 29

3C1 No. 24

4 Bedroom Homes

4C No. 27

4D No. 26

4C1 No. 31

4D1 No. 30

4 Bedroom Detached Homes

6C1 No. 25



The Groves

Developer



Selling Agent



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Specifications

External & Internal

O'Mahony Developments are committed to the highest professional standards in architectural design, build quality, finishing and fit out. Our goal is to create homes that you and your family will delight in for generations to come and that contribute to a lasting and worthy architectural legacy

Exterior

- Harpers Creek homes are of concrete block construction.
- Distinctive and elegant high-quality elevations comprising of smooth rendered finishes.
- High quality PVC gutters and downpipes.
- High Quality Reconstituted Granite stone window-sills to various front elevations.
- Outdoor tap provided at rear
- Private rear gardens seeded for grass with boundaries clearly defined with a combination of timber fence and block walls.
- Attractive paved front driveway to each house.
- External lighting to front and rear doors.

Windows and Doors

- High quality and energy efficient uPvc double glazed windows.
- High performance and energy efficient uPvc external doors to include French double doors to rear patio.
- Elegant energy efficient, Ultra-tech Timber external door with glazed section to front door to provide additional natural light.

Internal Finishes

- Each property enjoys extra height 2.8m/9ft high ceilings to the ground floor
- Walls and ceilings are finished smooth and walls painted a neutral colour with white ceiling.
- White internal doors of a contemporary style with quality chrome ironmongery.
- White skirtings and architraves to complement the internal doors.
- Timber newels and balustrades on staircases.

Kitchen

- An allowance is provided towards fitted furniture.
- Kitchen plumbed for dishwasher

Utility

- The utility room allows for a fitted countertop and is plumbed for a washing / condenser dryer machine.
*where applicable depending on 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.



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Bathrooms and En-Suites

- All bathrooms and en-suites fitted with high quality white sanitary ware with low profile shower trays (where applicable).
- Pumped showers

Electrical

- Generous electrical specification throughout.
- TV point / data points to living room and master bedroom.
- Wired for broadband and satellite.
- Smoke / heat detectors fitted as standard.

Smart Homes

- All Harper's Creek Homes are enabled for smart home technology

Heating And Ventilation Sysytem

- The central heating system is a modern air source heat pump. The system provides energy efficient and responsive central heating and large capacity hot water storage.
- Zoned heating controls.
- Responsive underfloor heating to all ground floor areas.
- High output radiators to first floor areas.
- High levels of insulation are incorporated in the roofs, walls and floors.
- Fresh air ventilation is provided by an efficient Mechanical ventilation system.

A-Rated Homes

- All homes in Harpers Creek 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.
- Air tight membrane provided for extra comfort and efficiency.

Structural Guarantee

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



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Assistance with Buying a Home

There are a number of government initiatives to assist with the buying of a home.

The citizens information website is a terrific source of accurate and up to date information on the various schemes and grants.

The two schemes relevant to potential purchasers in Harper's Creek are the **HELP TO BUY** Scheme and the **FIRST HOME** schemes.

Harpers Creek/O'Mahony Developments Ltd is registered for the Help to Buy Scheme.

Note:

Depending on your circumstances, you may be eligible to apply for BOTH schemes.

1. Help to Buy

The Help to Buy Scheme offers a tax refund for first-time buyers of newly-built homes to help purchase a newly-built house or apartment. It only applies to properties that cost €500,000 or less.

The Help to Buy Scheme gives a refund of the income tax and any DIRT tax you have paid in Ireland for the 4 years before the year you apply.

The HTB Scheme was increased in July 2020. This increase is known as the 'Enhanced Help to Buy

Scheme'. The Enhanced Help to Buy Scheme is available until 31 December 2024. The maximum payment is €30,000 per qualifying property (correct at the time of print).

See more info here:

www.citizensinformation.ie/en/housing/owning-a-home/help-with-buying-a-home/help-to-buy-scheme

2. First Home Scheme

The First Home Scheme (FHS) is an affordable housing scheme, which supports people to buy new homes. The FHS is a shared equity scheme, where the State and participating banks pay up to 30% of the cost of your new home in return for a stake in the home. If you want, you can buy back the stake at any time, but you don't have to.

The scheme is available nationwide for first-time buyers and certain other people who want to buy a new home but can't afford to. Your new home must cost less than the price limit for your local authority area.

The current maximum price limit for property in the Cork County authority area is €425,000.

See more info here:

www.citizensinformation.ie/en/housing/owning-a-home/help-with-buying-a-home/first-home-scheme



Did you know that Harper's Island is one of the most important wildlife areas in Cork Harbour? Tens of thousands of visiting and resident wild birds call it home - a safe, secure, rich and protected haven in which they thrive ... they **Come Home to Glounthaune** season after season ...

Harper's Creek, overlooking Harper's Island is a new development of A-rated 2, 3 & 4 bed contemporary family homes from O'Mahony Developments and situated on a beautiful, greenfield site bounded by millennia-old limestone walls.

Location, Location Location ...

Check this out for work/life balance location - Harper's Creek is just across the road from Glounthaune Commuter Rail station; adjacent to Glounthaune village centre with shops, schools, pubs/restaurant, church and just minutes from all the services, amenities, employment opportunities and access of Little Island, Fota Retail Park, N25, Lee Tunnel and Cork city centre.

Check out this video showcase of the new pedestrian and cycle way from Carrigtwohill to Bury's Bridge via Glounthaune ... KMs of a safe, secure and level dedicated walking and cycling amenity. <https://youtu.be/AmGKIKZ8M64>

Register your interest now or Call our dedicated sales team at Cohalan Downing for current availability.



HARPER'S CREEK

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Developer



Selling Agent



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Design/Branding:
www.kunnertandtierney.com

Developer



Selling Agent



Engineers

