



GLENWOOD

Kerry Pike, Cork

An exclusive development of
2,3 & 4 Bed Homes





GLENWOOD
Kerry Pike, Cork

FRONT ELEVATION
HOUSE TYPE 1, 2 & 3

- Type 1: 3 Bed Semi Detached - 1221sq/ft
- Type 2: 2 Bed Mid Terrace - 998 sq/ft
- Type 3: 3 Bed End Terrace - 1198 sq/ft



Harkin
& ASSOCIATES
Auctioneers, Valuers & Estate Agents
021 438 2233
087 2611 588



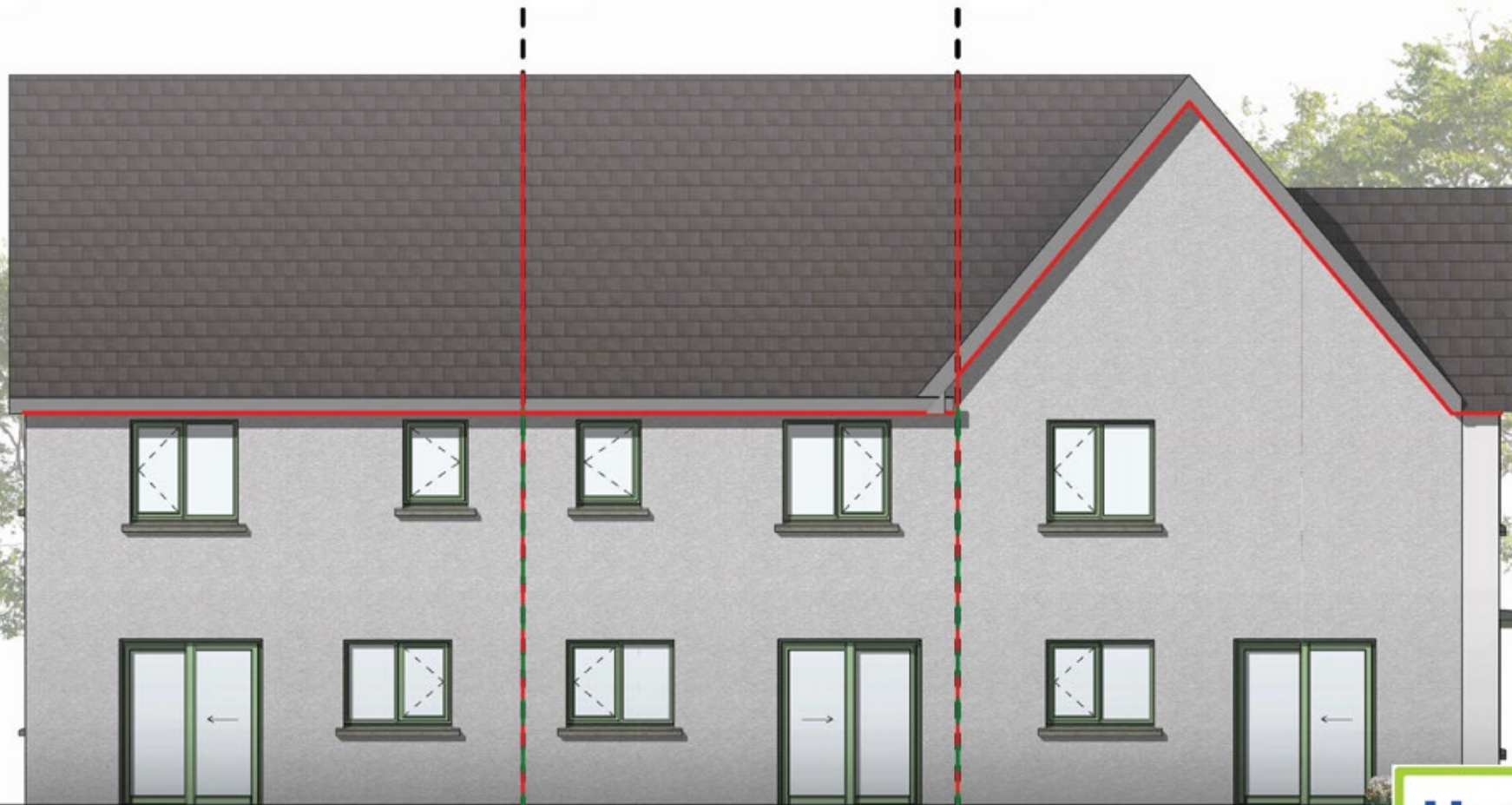
GLENWOOD
Kerry Pike, Cork

REAR ELEVATION HOUSE TYPE 1, 2 & 3

Type 1: 3 Bed Semi Detached - 1221sq/ft

Type 2: 2 Bed Mid Terrace - 998 sq/ft

Type 3: 3 Bed End Terrace - 1198 sq/ft



MURPHY
NEW HOMES

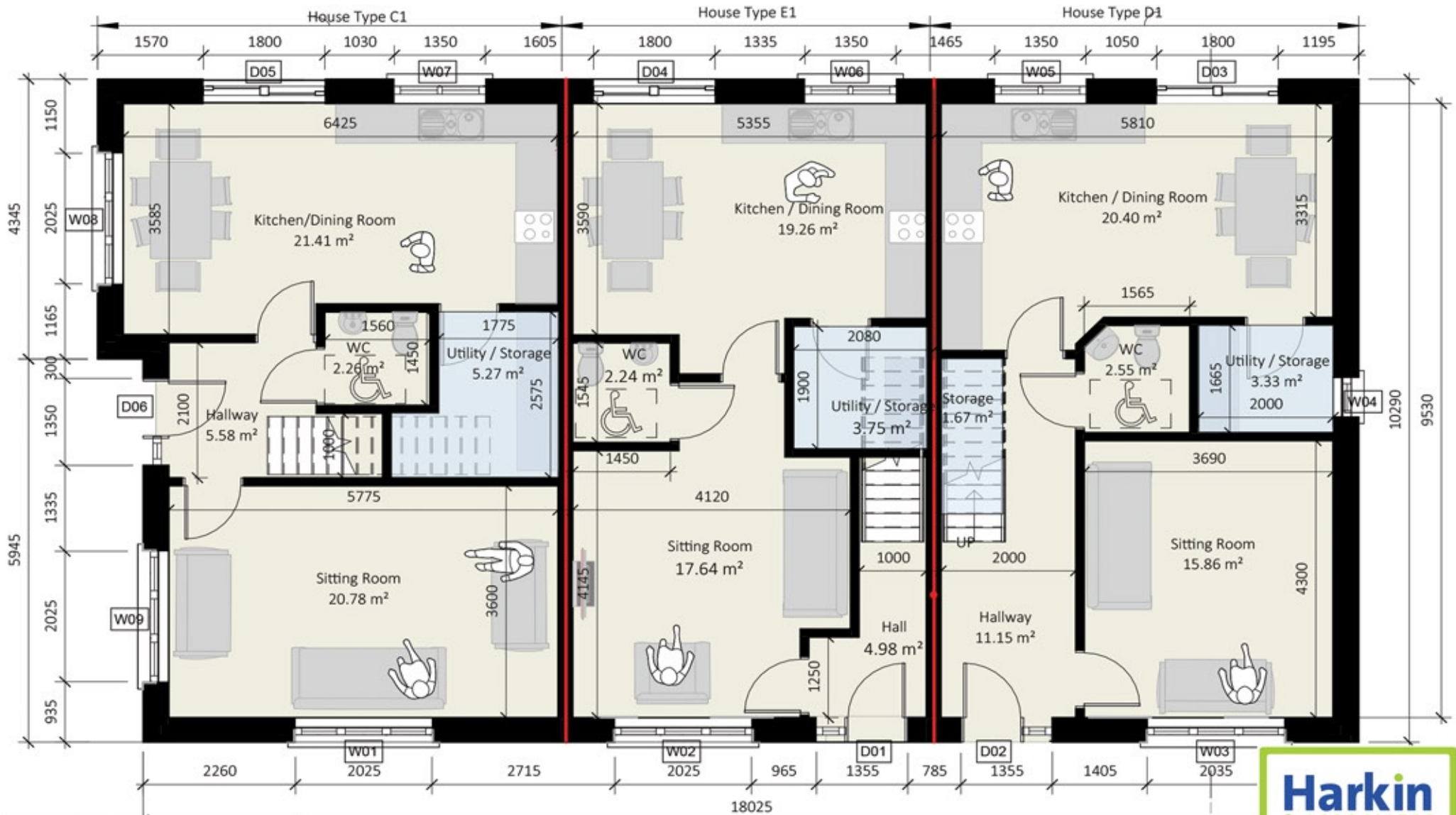
Harkin
& ASSOCIATES

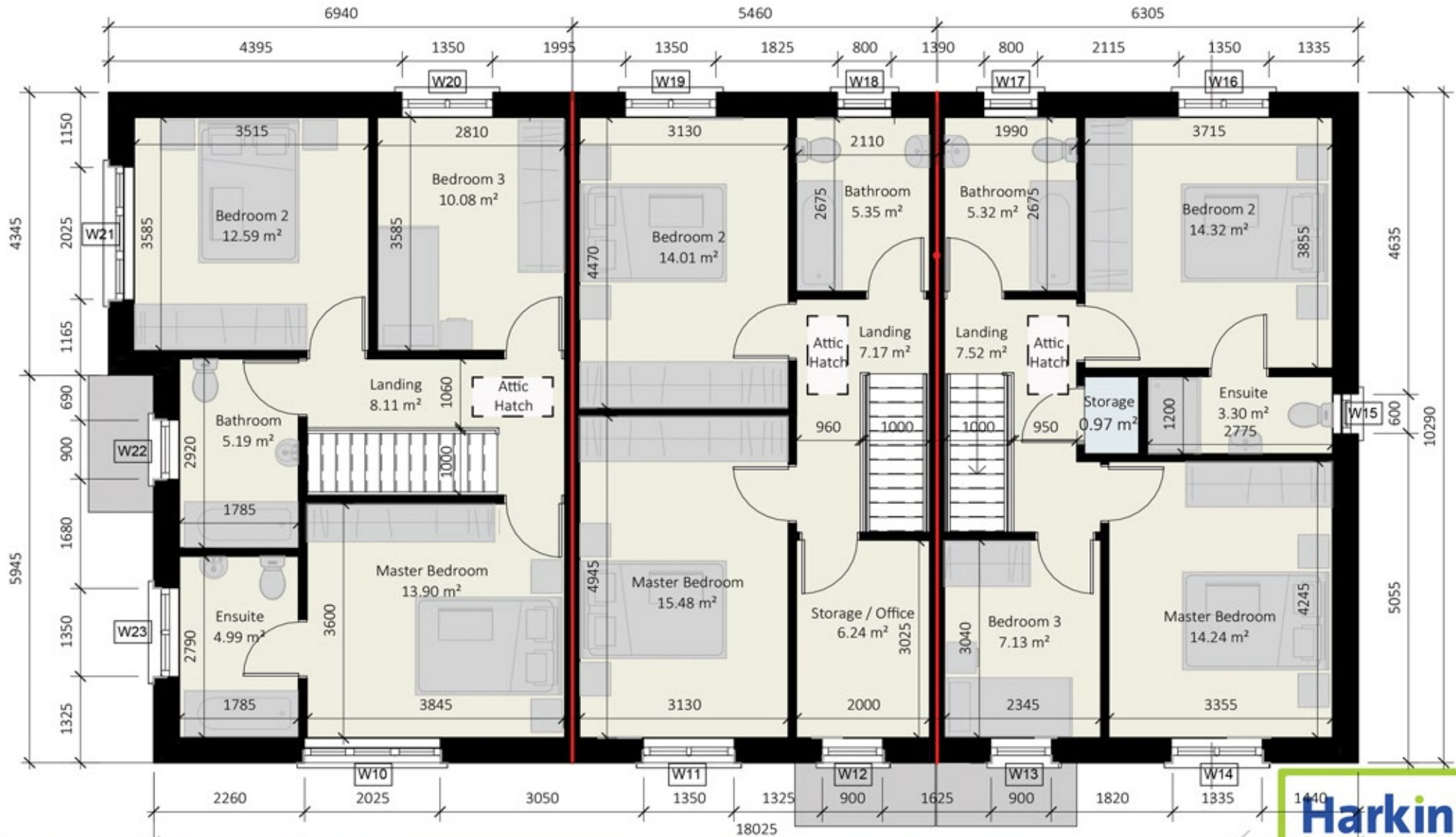
Auctioneers, Valuers & Estate Agents

021 438 2233

087 2611 588

gov.ie | iph.ie | dala.ie | iph.com







GLENWOOD

Kerry Pike, Cork

FRONT ELEVATION HOUSE TYPE D1

Type D1: 3 Bed Semi Detached - 1221sq/ft



Harkin
& ASSOCIATES
Auctioneers, Valuers & Estate Agents
021 438 2233
087 2611 588



GLENWOOD

Kerry Pike, Cork

REAR ELEVATION HOUSE TYPE D1

Type D1: 3 Bed Semi Detached - 1221sq/ft



Harkin
& ASSOCIATES
Auctioneers, Valuers & Estate Agents
021 438 2233
087 2611 588



GLENWOOD

Kerry Pike, Cork

INTERIOR LAYOUT

3 Bed Semi Detached



FLOOR LAYOUT

Harkin
& ASSOCIATES
Auctioneers, Valuers & Estate Agents
021 438 2233
087 2611 588

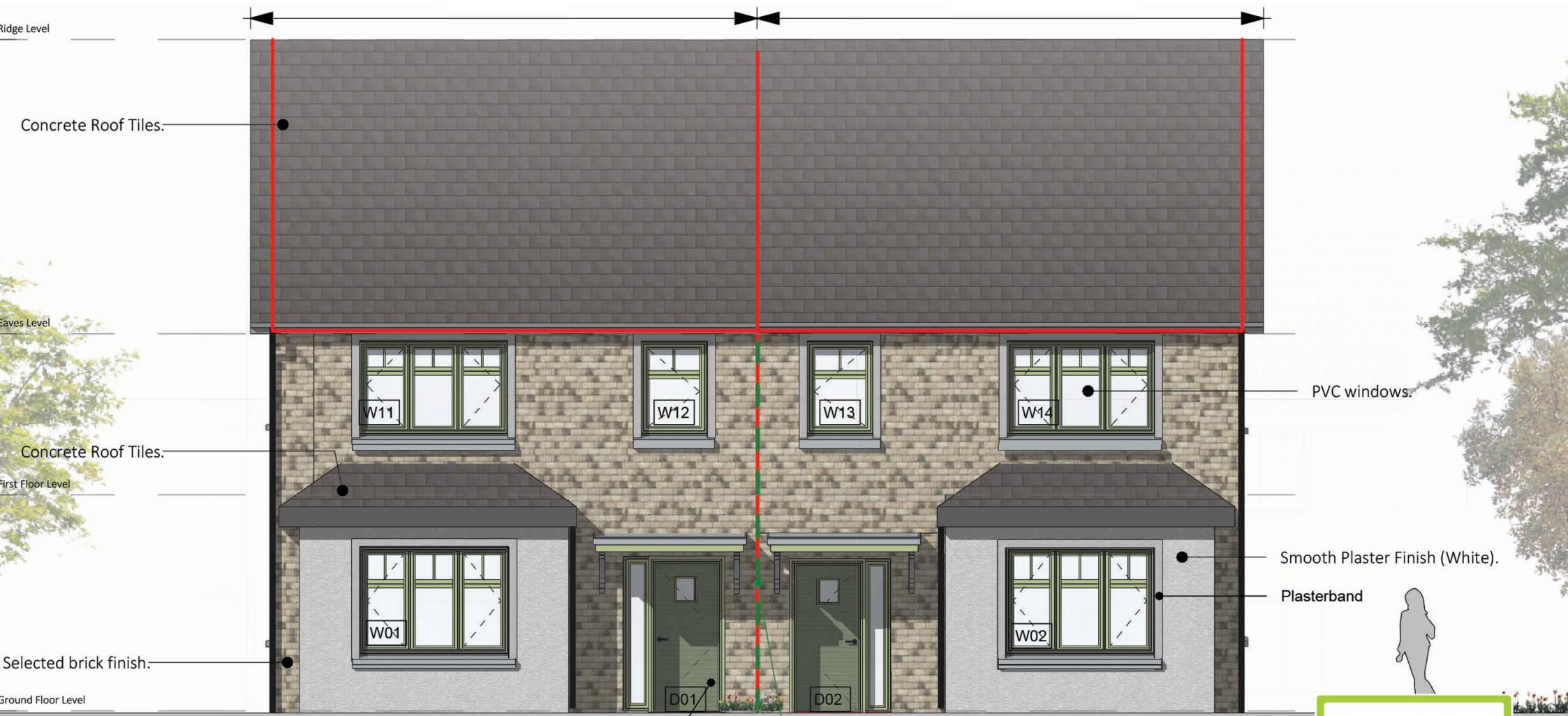


GLENWOOD

Kerry Pike, Cork

FRONT ELEVATION HOUSE TYPE B2

Type B2: 4 Bed Semi Detached - 1486sq/ft



Ridge Level

Concrete Roof Tiles

Eaves Level

Concrete Roof Tiles

First Floor Level

Selected brick finish

Ground Floor Level

PVC windows

Smooth Plaster Finish (White)

Plasterband



Selected Door -
See Schedule

MURPHY
NEW HOMES

Harkin
& ASSOCIATES
Auctioneers, Valuers & Estate Agents
021 438 2233
087 2611 588

ipav | myhome | daf | P18.A.00284

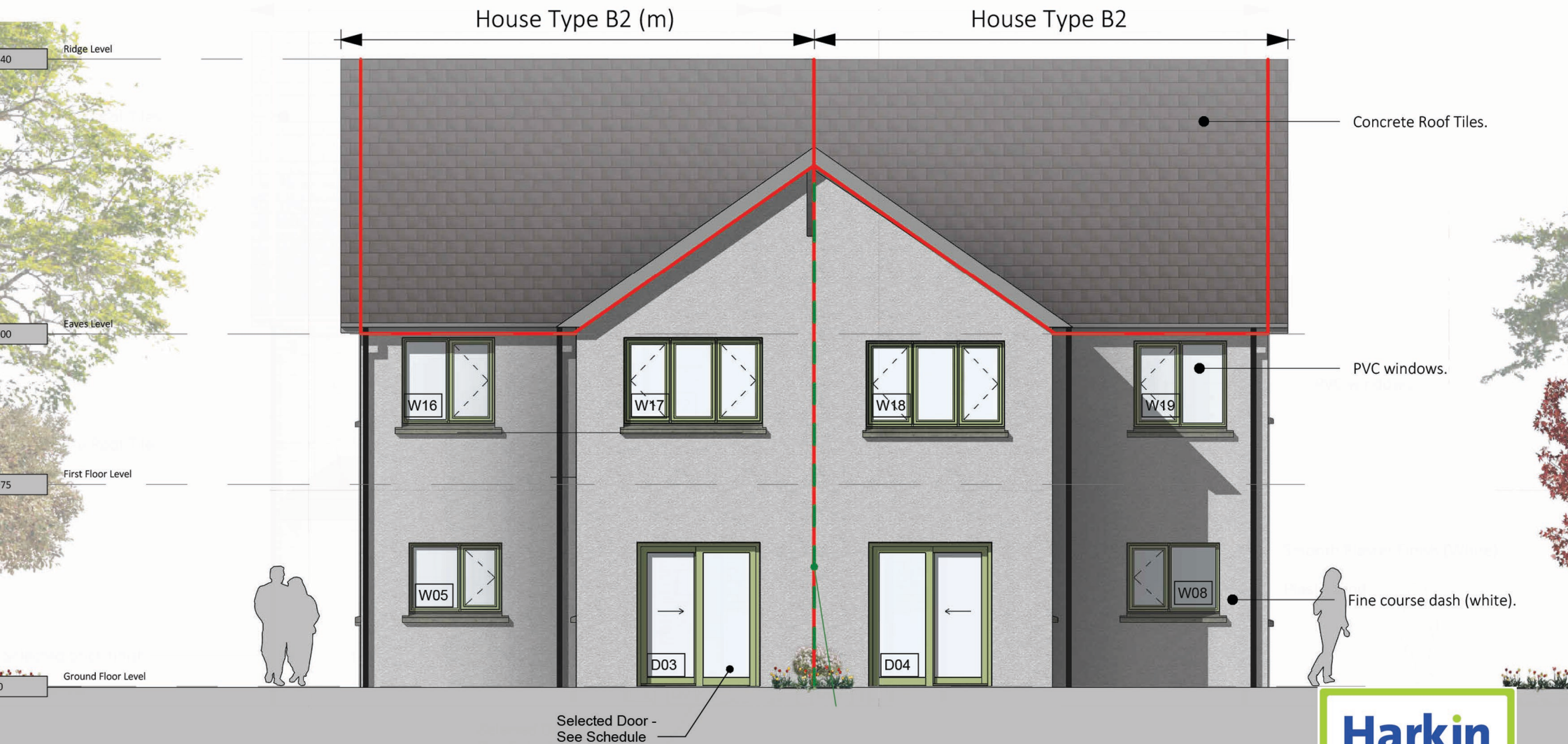


GLENWOOD

Kerry Pike, Cork

REAR ELEVATION HOUSE TYPE B2

Type B2: 4 Bed Semi Detached - 1486sq/ft



Harkin
& ASSOCIATES
Auctioneers, Valuers & Estate Agents

021 438 2233
087 2611 588

ipav | myhome | daf | P18.A.00284



GLENWOOD
Kerry Pike, Cork

INTERIOR LAYOUT
4 Bed Semi Detached



FLOOR LAYOUT



Harkin
& ASSOCIATES
Auctioneers, Valuers & Estate Agents
021 438 2233
087 2611 588

ENHANCED FEATURES



Ber & Energy Efficiency & MHRV

- A2 Rated BER and Fully NZEB compliant
- Houses are tested for airtightness
- High performance energy efficient windows & doors
- Wall, floor and ceiling insulation all exceed Building Regulation requirements
- MHRV Mechanical heat recovery ventilation system



Interior Finishes

- Fully painted in white
- Sleek contemporary doors, skirtings' and architraves
- Generous areas of tiling included
- Modern satin chrome door handles
- Fitted wardrobe in the main bedroom.
- Hardwood newels and handrails to stairs
- Stira stairs to attic



Masonry

- Block Walls throughout the house both upstairs and down.
- Concrete floors upstairs



Exterior

- Low Maintenance finishes
- Rear gardens laid out in lawn
- Low maintenance PVC fascia, soffit, gutters and downpipes
- High performance windows throughout
- Multi point locking composite doors
- Modern brick paving to parking areas
- Paved patio area to rear gardens
- Parking
- Single side gate included



Kitchen and Utility

- Modern contemporary design
- Choice of styles and colours
- Soft close doors and drawers

Heating & Plumbing

- Highly efficient air to water heat pumps
- Under floor heating downstairs
- Separate thermostatically controlled heating zones
- Pressurised system for rapid hot water delivery
- Thermostatically controlled shower to en suite
- External tap provided as standard.



Electrical

- Abundant power points throughout
- Individual isolation switches to all kitchen appliances
- Satin chrome face plates to electrical points in kitchen/dining, living room and hall
- Shaver points to bathrooms and ensuite
- Smoke, heat alarms fitted
- Lights provided externally
- Light provided to attic
- Pre wired for electric car charging point
- TV, Telephone & Media
- Digital TV points provided to living room and main bedroom



Guarantees & Warranties

- Your home is covered by a 10-year Structural Defects Homebound Insurance Warranty and 5 year Mechanical and Electrical Inherent Defects Warranty underwritten by Approved Insurance company, giving you unrivalled insurance protection for your home.





DEVELOPERS




Murphy New Homes

 Clonmeen, Banteer, Cork. T51 TV08
 info@mgroup.ie



SELLING AGENTS

Harkin & Associates

 Unit 10, Sunberry Dr, Blarney, Cork. T23 XDC7
 021 438 2233  robert@harkinandassociates.com



Disclaimer

The pictures & illustrations do not form an offer or part of any contract and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of details provided to them in this brochure and nothing contained herein or information provided by the developers, vendor or other agents shall be deemed to be a warranty or representation in respect of the property. The information contained in this brochure is given in good faith, however neither the developers, nor their agents shall be held liable for any inaccuracies herein.