



Pairc Brouen

CLOUGHDUV,
CO. CORK

A Contemporary collection of 3 & 4 Bedroom Homes



Welcome to Páirc Brouen

A Contemporary Collection of Modern Homes...



Welcome to our new development Páirc Brouen located in Cloughduv, Co. Cork. This development comprises of 3 & 4 bedroom homes all boasting an “A” energy rating. Páirc Brouen is tastefully designed by O’Callaghan Properties, a long-established homebuilder with impeccable credentials and a recognised track record for achieving the highest standards of craftsmanship. Homeowners of Páirc Brouen will enjoy the benefits of a stunning new development of spacious, stylish homes with modern lifestyle designs and beautifully finished exteriors and interiors.

Páirc Brouen enjoys a convenient location, with Cork City just a 20-minute commute, and both Cork Airport and Ballincollig are easily accessible. In addition, the neighbouring towns of Bandon and Macroom are conveniently reached. Access to Killarney & Kerry is a short but picturesque journey with the recent upgrade of the N22 Bypass.

The Location

A spectacular new development located in an idyllic setting.

Situated in a picturesque location, surrounded by lush greenery, and rolling hills, Pairc Brouen provides a serene escape from the hustle and bustle of city life, while still being conveniently connected to Cork City. For nature enthusiasts, Cloughduv is a paradise, the area offers numerous opportunities for outdoor activities, with an impressive array of amenities on one's doorstep, including Warrenscourt Woods, Lee Valley Golf & Country Club, Farran Woods (home to Zipit Forest and The National Rowing Centre), Lee Valley Equestrian Centre, Ballyhass Lakes Outdoor Activity Centre, Ballincollig Regional Park, and some superb fishing along the river Bride. Last but not least, the area enjoys a proud GAA heritage and has an active club with a vibrant sporting and social calendar of events for all ages. Also, located in the GAA complex is an abundance of enjoyable activities and amenities including a gym, fitness classes and numerous walkways.

Engage in the tranquility of nature with leisurely walks and explore scenic trails. The options for recreation and relaxation are diverse and vast. In Cloughduv, homeowners will encounter a lifestyle that balances the tranquillity of the countryside with the conveniences of modern living. It's a place where you can escape the noise of the city without sacrificing access to essential services and a close-knit community. Cloughduv is unquestionably emerging as a thriving location, boasting amenities including a school, convenience shop, local bar & lounge, with ongoing proposals aimed at enhancing Cloughduv village. This new development is poised to make Cloughduv an even more attractive destination for those seeking a truly exceptional place to call home.





Páirc Brouen
CLONSHIRE,
CO. CORK

House Type A2

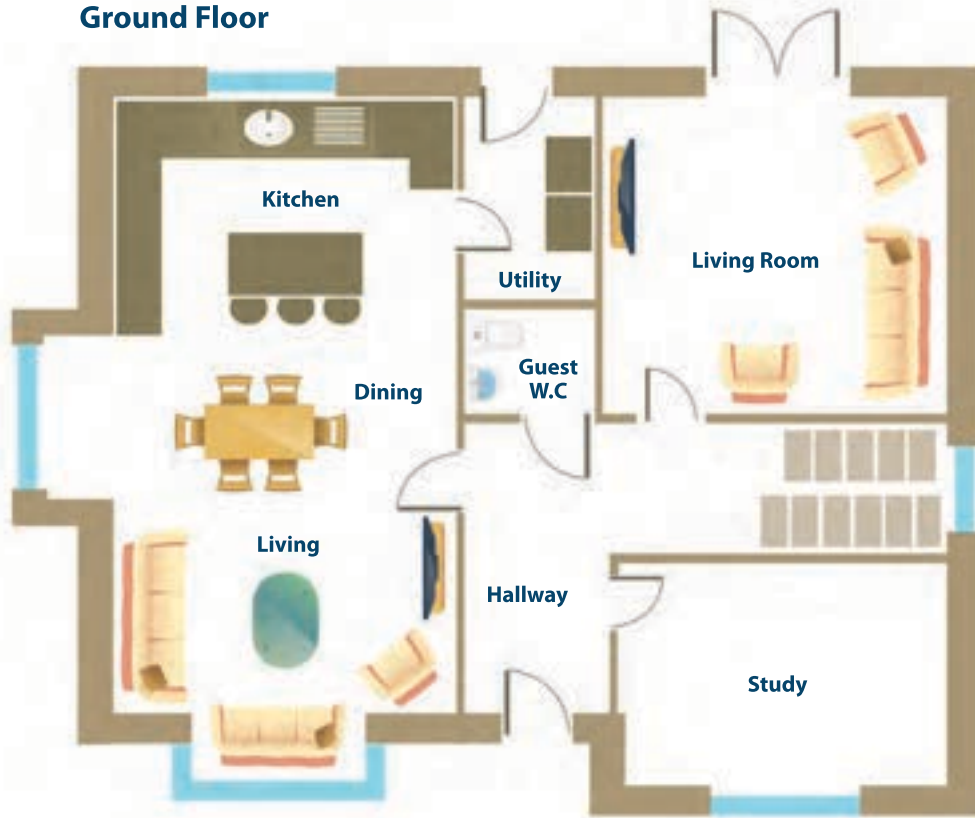
4/5 Bedroom Detached



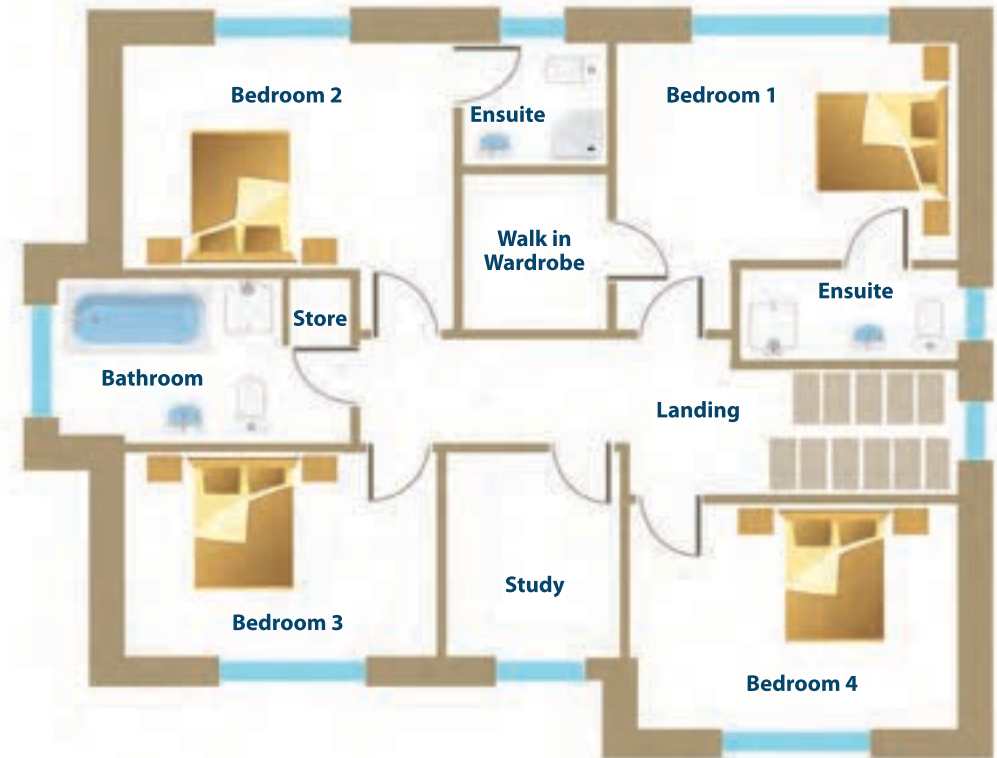
Type A2 - 4/5 Bedroom Detached

Total Area 2,574 sq ft / 239.1 sq m

Ground Floor



First Floor



Ground Floor

Hallway	6.76 x 4.62
Living/Kitchen/Dining	9.74 x 4.79
Guest W.C.	1.84 x 1.58
Utility Room	3.30 x 1.83
Study	4.62 x 3.69
Living Room 2	4.99 x 4.80

First Floor

Bedroom 1	4.80 x 3.50	Bedroom 4	4.62 x 3.70
En-Suite	3.60 x 1.20	Bathroom	4.08 x 2.65
Walk in Closet	2.43 x 2.02	Study	3.30 x 2.42
Bedroom 2	4.62 x 3.63		
Ensuite	2.02 x 1.88		
Bedroom 3	4.40 x 3.30		



Pairc Brouen
CELEBRATING
100 YEARS

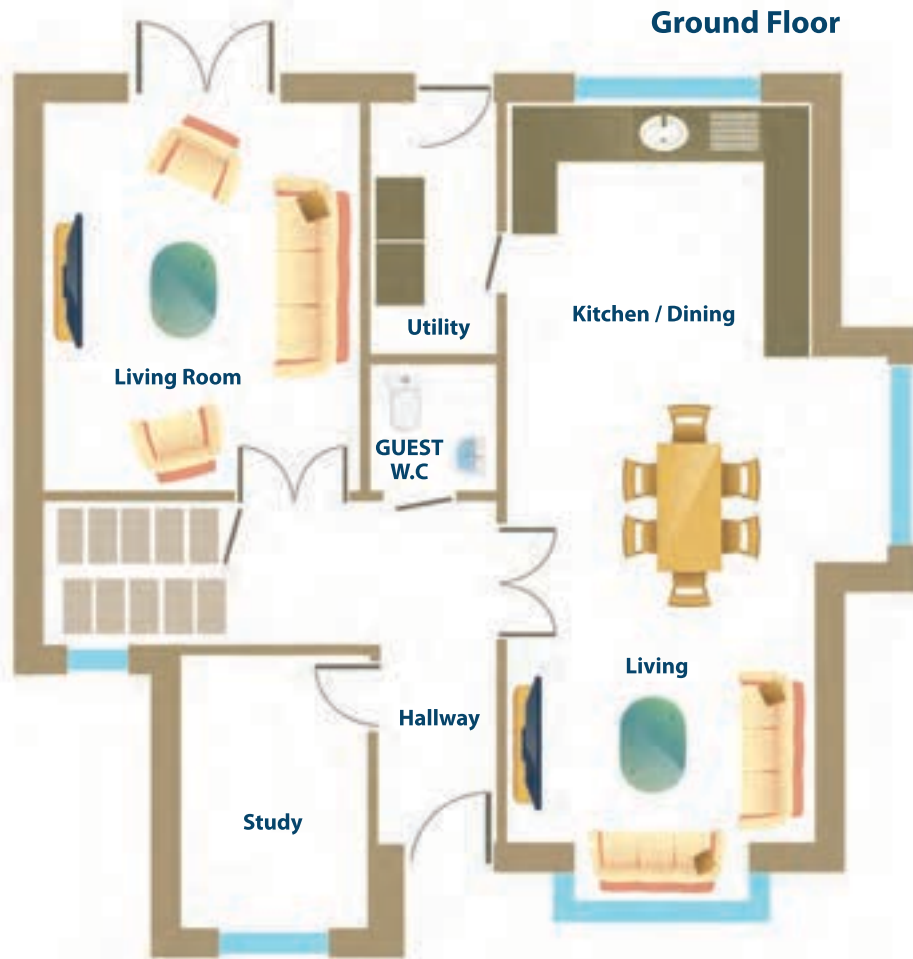
House Type B2

4/5 Bedroom Detached



Type B2 - 4/5 Bedroom Detached

Total Area 2,018 sq ft / 187.5 sq m



Ground Floor

Hallway	4.78 x 1.50
Kitchen/Living/Dining	9.74 x 3.89
Living Room	5.09 x 3.98
Guest W.C.	1.66 x 1.65
Utility Room	3.32 x 1.65
Study	3.60 x 2.42

First Floor

Bedroom 1	4.38 x 3.40	Bedroom 4	3.60 x 2.42
En-Suite	2.00 x 1.70	Bathroom	3.11 x 2.65
Walk in Closet	2.68 x 2.00	Study	2.88 x 2.47
Bedroom 2	3.60 x 3.54		
Ensuite	2.34 x 1.38		
Bedroom 3	3.54 x 3.23		



Páirc Brouen
CLOONSHYV
CO. CORK

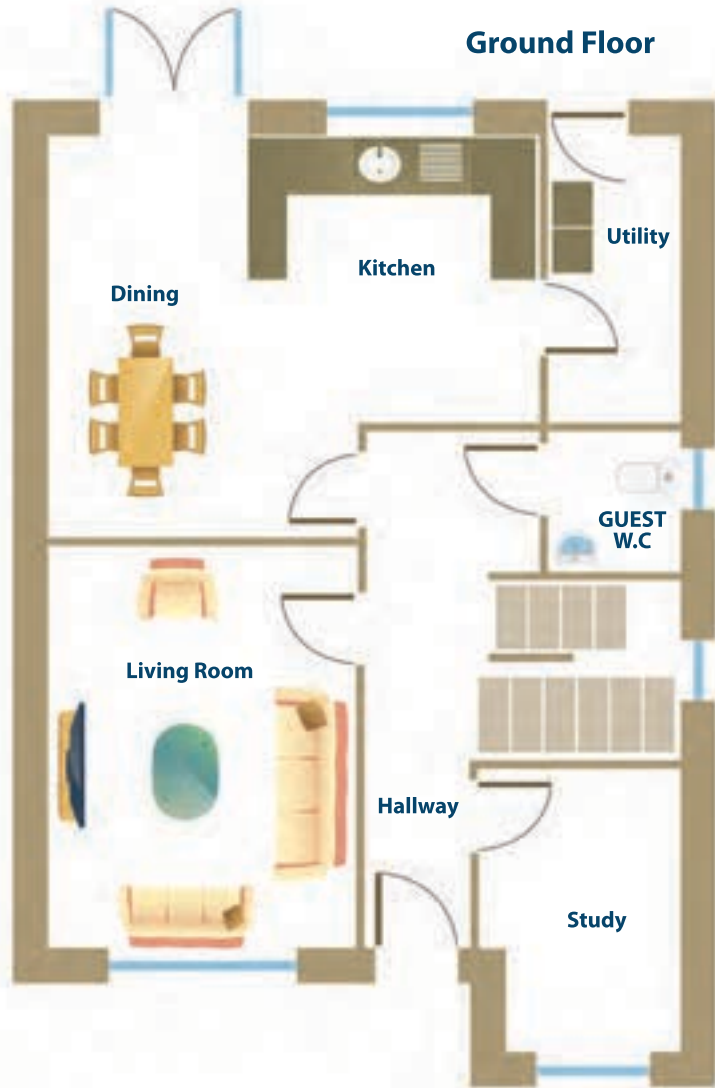
House Type C

4 Bedroom Detached



Type C - 4 Bedroom Detached

Total Area 1,552 sq ft / 144.2 sq m



Ground Floor

Hallway	5.6 x 1.25
Kitchen/Dining	5.90 x 4.44
Living	4.44 x 3.74
Guest W.C.	1.64 x 1.49
Utility Room	3.19 x 1.64
Study	3.12 x 2.18

First Floor

Bedroom 1	3.96 x 3.57	Bedroom 4	3.36 x 2.60
En-Suite	1.66 x 1.66	Bathroom	2.76 x 2.10
Walk in Closet	1.79 x 1.66		
Bedroom 2	3.97 x 3.13		
Bedroom 3	4.18 x 3.15		



Páirc Brouen
CLOUGHJUN
CO. CORK

House Type D

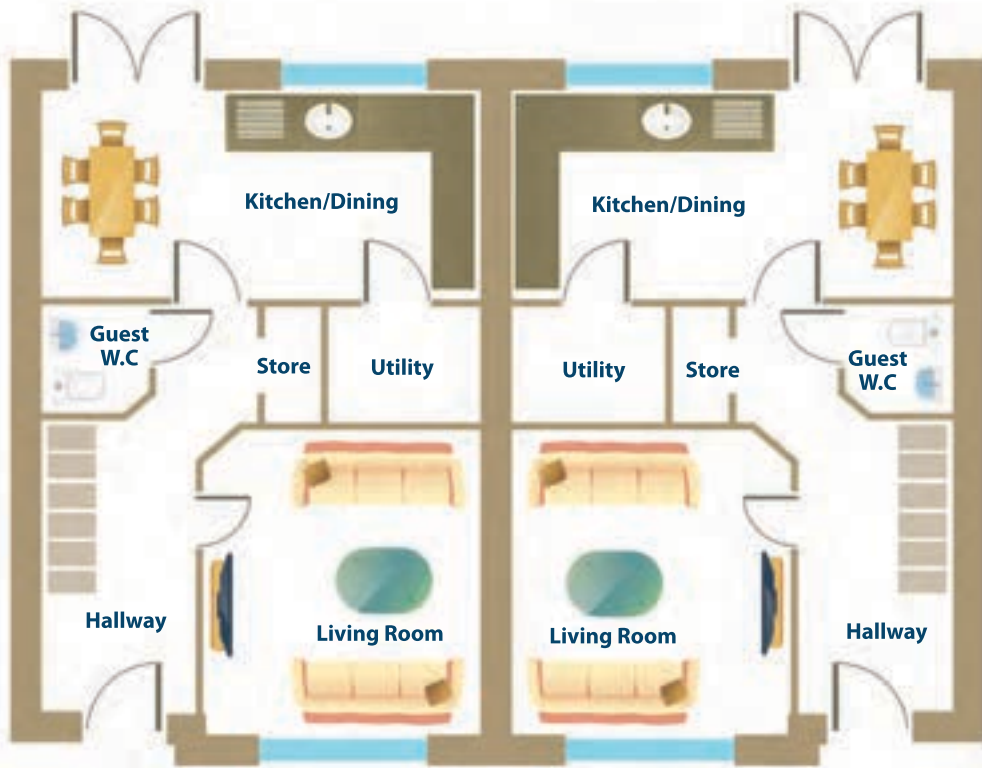
3 Bedroom Semi-Detached



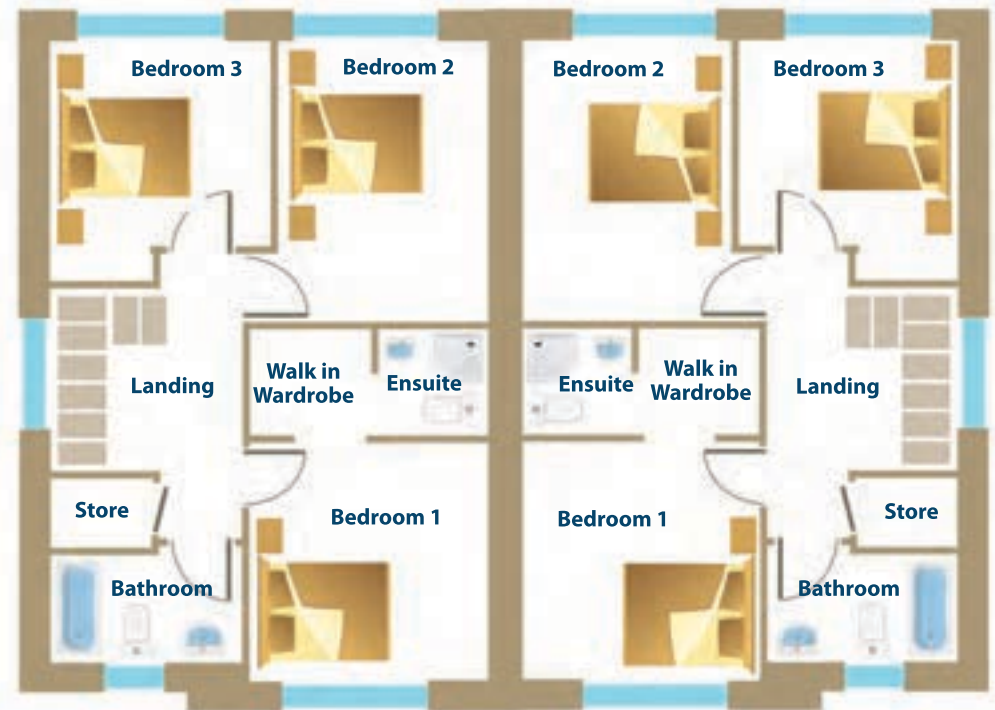
Type D - 3 Bedroom Semi Detached

Total Area 1,322 sq ft / 122.8 sq m

Ground Floor



First Floor



Ground Floor

Hallway	6.27 x 2.13
Living	4.88 x 3.93
Kitchen/Dining	6.13 x 3.44
Guest W.C.	1.60 x 1.46
Utility Room	1.90 x 1.60

First Floor

Bedroom 1	3.88 x 3.42
Walk in Closet	1.64 x 1.60
En-Suite	1.66 x 1.65
Bedroom 2	4.41 x 3.03
Bedroom 3	3.70 x 3.03
Bathroom	2.65 x 1.72



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Páirc Brouen
CLONGRIFEEN,
CO. KILDARE

House Type D1 & D2

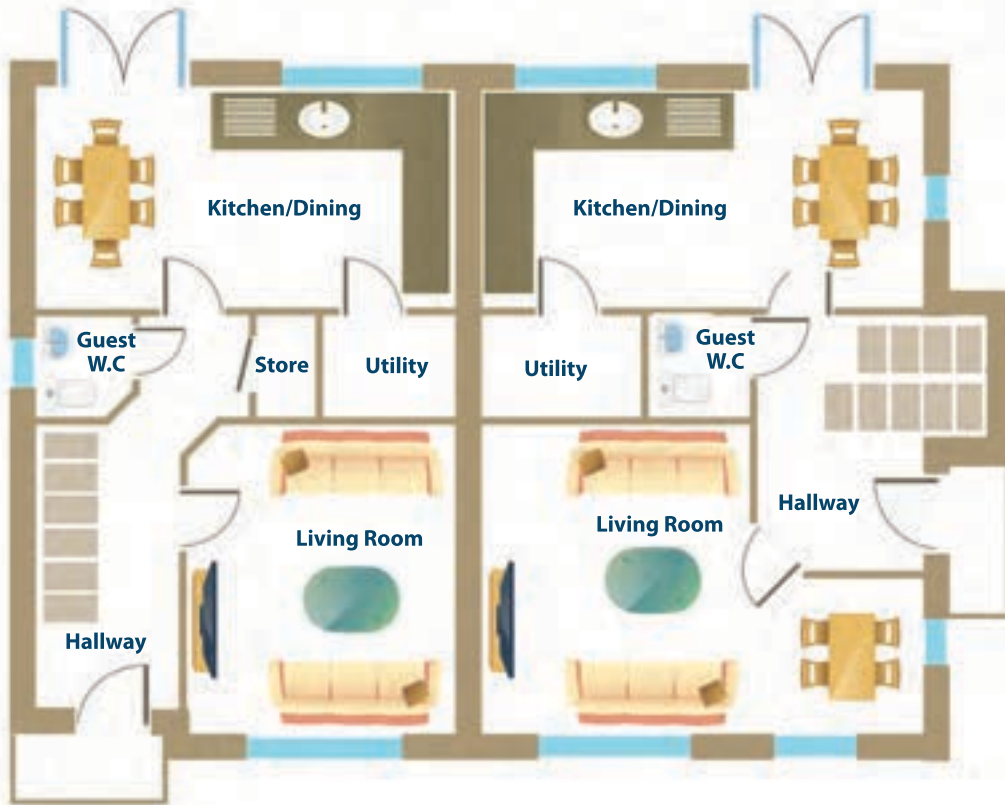
3&4 Bedroom Semi-Detached



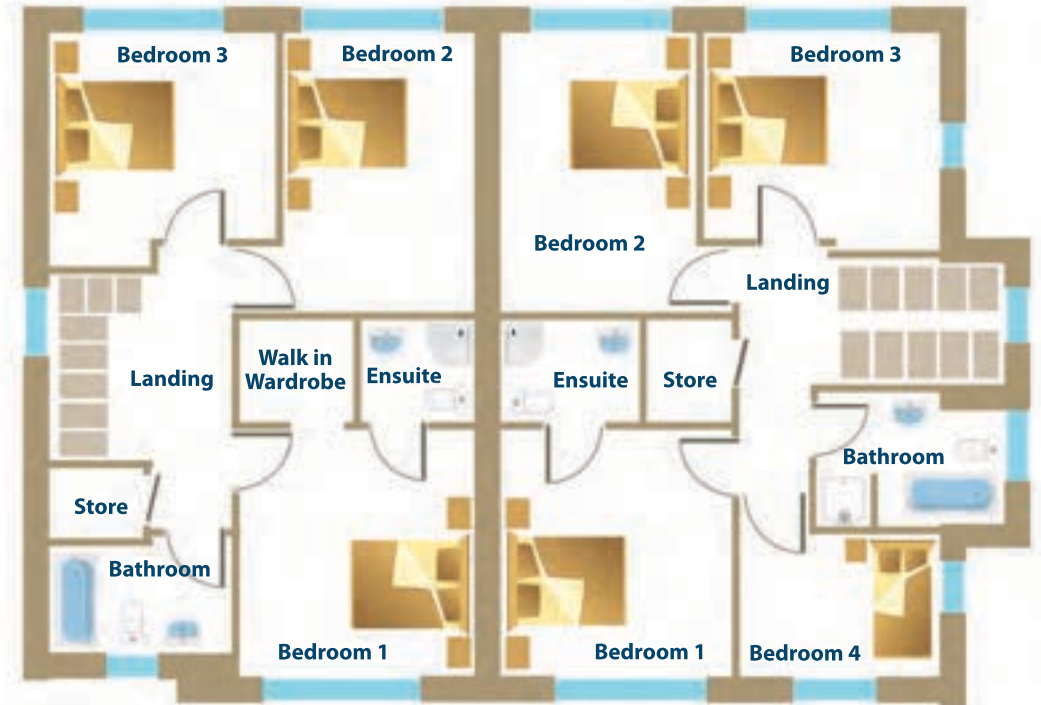
Type D1 & D2 - 3 & 4 Bedroom Semi Detached

House Type D1 3 Bedroom Total Area 1,328 sq ft / 123.4 sq m
 House Type D2 4 Bedroom Total Area 1,473 sq ft / 136.8 sq m

Ground Floor



First Floor



D1 Ground Floor

Hallway	6.27 x 2.13
Living	4.88 x 3.93
Kitchen/Dining	6.13 x 3.44
Guest W.C.	1.60 x 1.46
Utility Room	1.90 x 1.60

D1 First Floor

Bedroom 1	3.88 x 3.42
En-Suite	1.66 x 1.65
Walk in Closet	1.64 x 1.60
Bedroom 2	4.41 x 3.03
Bedroom 3	3.70 x 3.03
Bathroom	2.65 x 1.72

D2 Ground Floor

Hallway	3.96 x 2.41
Living	6.46 x 4.88
Kitchen/Dining	6.40 x 3.43
Guest W.C.	1.61 x 1.46
Utility Room	2.30 x 1.61

D2 First Floor

Bedroom 1	3.88 x 3.42
En-Suite	2.05 x 1.65
Bedroom 2	4.41 x 3.03
Bedroom 3	3.44 x 3.31
Bedroom 4	2.92 x 2.33
Bathroom	2.76 x 2.13



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House Type E&F

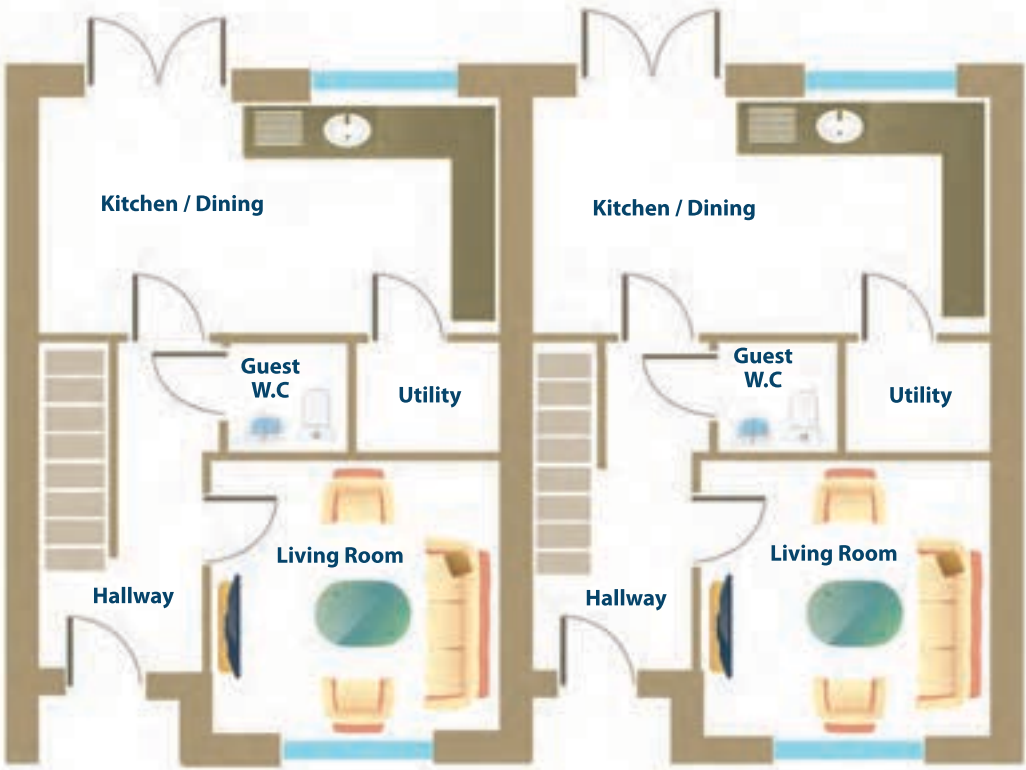
3 Bedroom Terrace



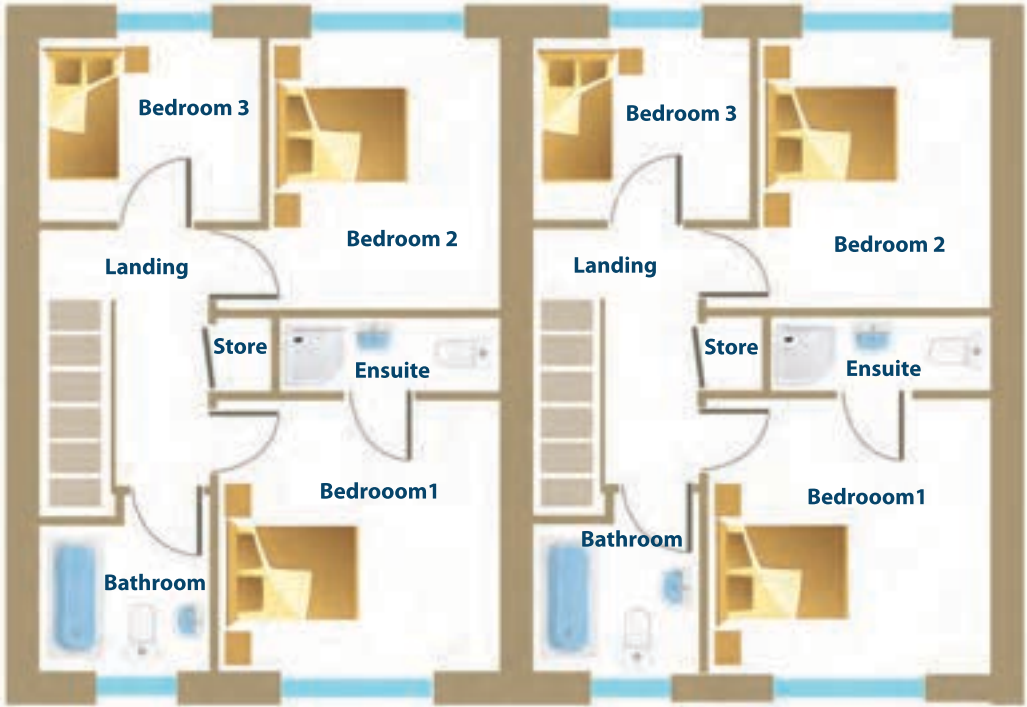
Type E & F - 3 Bedroom Terrace

House Type E Total Area 1,074 sq ft / 99.8 sq m
 House Type F Total Area 1,074 sq ft / 99.8 sq m

Ground Floor



First Floor



Ground Floor E

Hallway	4.56 x 1.99
Living	3.64 x 3.53
Kitchen/Dining	5.70 x 3.32
Guest W.C.	1.80 x 1.45
Utility Room	1.80 x 1.80

First Floor E

Bedroom 1	3.79 x 3.52
Bedroom 2	3.85 x 2.89
Bedroom 3	2.75 x 2.61
Bathroom	2.21 x 2.12

Ground Floor F

Hallway	4.56 x 1.99
Living	3.64 x 3.53
Kitchen/Dining	5.70 x 3.32
Guest W.C.	1.80 x 1.45
Utility Room	1.80 x 1.80

First Floor F

Bedroom 1	3.79 x 3.54
Bedroom 2	3.85 x 2.89
Bedroom 3	2.75 x 2.61
Bathroom	2.21 x 2.12

House Specifications



Demand Control Ventilation

This is a low energy ventilation system that continuously extracts moisture laden and stale air from multiple locations within your new home. The system removes pollutants while drawing fresh air through vents providing good indoor air quality and helping to create a better living environment.



Heating

An Air to water heating system provides your home with heating and hot water. This heat pump technology is one of the most advanced heating systems available today and is ideally suited for the Irish climate. The air source heat pump sits outside your home and extracts warmth from the outdoor air. This heating system upgrades the renewable heat energy and transfers it inside the home to provide hot water and heating for the radiators. The self-contained unit only requires electric and water connections. This system works quietly and reliably, all year round.



Building Fabric

Built using the latest construction technology your home is a highly insulated and airtight building achieving an 'A' BER rating. Advances in design and production technology, and greater awareness of energy performance have made these timber frame homes superior with better insulation and energy performance delivered by computer design and factory type manufacture procedures.



External Walls

A stylish combination of brickwork and render form a durable and weatherproof external shell to your home that is both contemporary by design and practical by nature. Carefully selected materials make these low maintenance homes easily cared for into the future.



Interior Finishes

Generously proportioned rooms provide light and space in abundance. Superior quality joinery and ironmongery add character to the internal environment while substantial allowances for floor finishes and kitchens allow you apply your own taste and style to your home



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Windows

Your homes windows have been designed and manufactured by market leaders providing low maintenance triple glazed units with soft coat low emissivity gas filled glazing making them both aesthetically pleasing and thermally efficient. For security your windows are supplied with a centrally operated locking system with brushed chrome hardware making them among the most secure on the market.



Doors

Your home has an Ultra Tech front door which comes in a sophisticated design combining strength and security with modern style. This door has excellent thermal performance, low u-values and low heat loss providing significant energy savings together with excellent draught proofing and high water-tightness ratings.



Media and Communications

Your new home will come fully future proofed with a generous distribution of power, television and data points installed at carefully thought-out locations throughout. Outside your home a facility to connect to the fibre Broadband has been made available through a series of underground pipes and chambers. Each home with on-curtilage parking can be pre-wired for future installation of an EV charger. These facilities are available to be installed to purchasers as an optional extra.



10 Year Home Bond Guarantee

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



House Specifications



Bathrooms & En-suites

These homes come fully fitted with a sophisticated range of designer sanitary wear with tiling of wet areas and floors included as standard.



Security

Your windows and doors come fully fitted with heavy duty ironmongery and a robust locking system. They are secured by design accredited and independently tested to stringent European security standards. Mains powered heat and smoke detector alarms are provided as standard.



Landscaping Gardens & Driveways

The development will be professionally landscaped with a variety of grass areas and mature planting. Generously sized private gardens come with seeded lawns bounded by tall fencing providing a secure, private, and secluded outdoor space. Concrete driveways provide high quality hard landscape finishes.



Kitchen

Your new home comes fully fitted with a contemporary kitchen including soft close doors and designer taps.



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SITE MAP



Pairc Brouen CLOUGHDUV, CO. CORK

- TYPE B** 4/5 BEDROOM DETACHED
187.5 sq. meters / 2,018 sq. ft

- TYPE C** 4 BEDROOM DETACHED
144.2 sq. meters / 1,552 sq. ft

- TYPE D** 3 BEDROOM SEMI DETACHED
122.8 sq. meters / 1,322 sq. ft

- TYPE D1&D2**
 - D1 - 3 BEDROOM SEMI DETACHED**
123.4 sq. meters / 1,328 sq. ft
 - D2 - 4 BEDROOM SEMI DETACHED**
136.8 sq. meters / 1,473 sq. ft

- TYPE D3** 4 BEDROOM SEMI DETACHED
139.3 sq. meters / 1,499 sq. ft

- TYPE E** - 3 BEDROOM END OF TERRACE
99.8 sq. meters / 1,074 sq. ft
- TYPE F** - 3 BEDROOM MID TERRACE
99.8 sq. meters / 1,074 sq. ft



Please Note...

These particulars are given on the strict understanding that they will not form any part of any contract. Whilst every care has been taken in preparing these particulars, no responsibility is taken for any inaccuracies or errors



Journey Times

	Cork City	25 mins		Blarney	25 mins
	Ballincollig	15 mins		Blackpool	35 mins
	Bandon	20 mins		Cork Airport	25 mins
	Macroom	15 mins		Jack Lynch Tunnel	25 mins
	Killarney	40 mins		Little Island	30 mins

Local Employment

- | | | |
|------------------------|--------------|-----------------------------------------------|
| 1 Dell / EMC | 4 CUH | 7 MSD Brinny |
| 2 Healthcare 21 | 5 MTU | 8 Eli Lilly |
| 3 Apple | 6 UCC | 9 GSK Cork, Johnson & Johnson & Pfizer |



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Development Team



Páirc Brouen
CLOUGHDUV,
CO. CORK



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SELLING AGENTS

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