



An Exclusive Development of
DETACHED & SEMI-DETACHED HOMES

www.steeplewoods.ie





STEEPLEWOODS

CARRIGROHANE, CORK

Steeplewoods is a highly desirable new residential development, conveniently located to the City Centre and the suburbs of Bishopstown, Wilton and nearby Ballincollig.

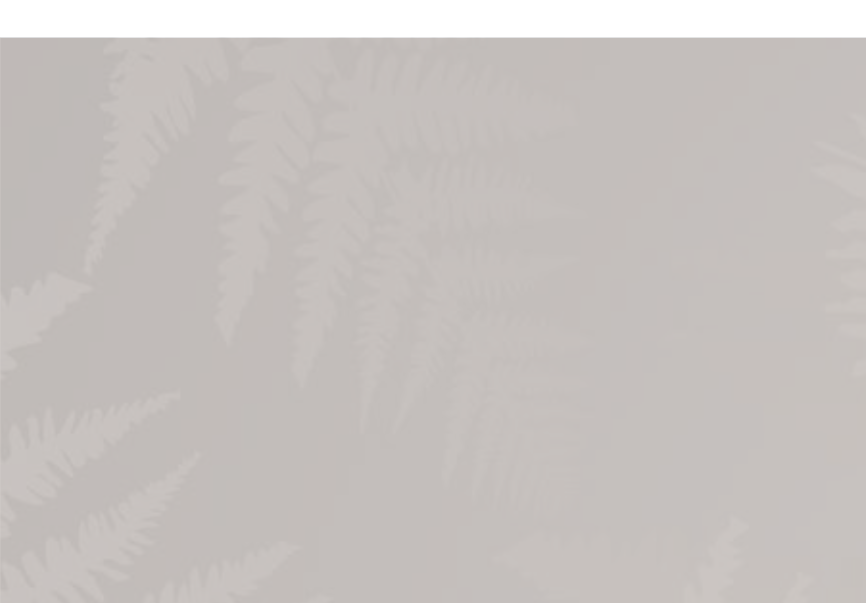
Steeplewoods is easily and directly accessible from both the Model Farm Road and the Ballincollig Bypass, linking you with the South Ring Road network, including the airport, West Cork and Kerry.

As a compact development of only 27 houses, Steeplewoods is a mix of spacious detached and semi-detached 4 bedroomed family homes. Each of the detached homes are carefully positioned on their own site with large front and rear gardens.

All homes are architect designed to maximise space and optimise natural light. The attractive modern exterior of the homes are both stylish and traditional. You will be impressed by the detached homes with the large well proportioned interior layout, opening onto spacious reception and living spaces and 4 generously sized bedrooms.

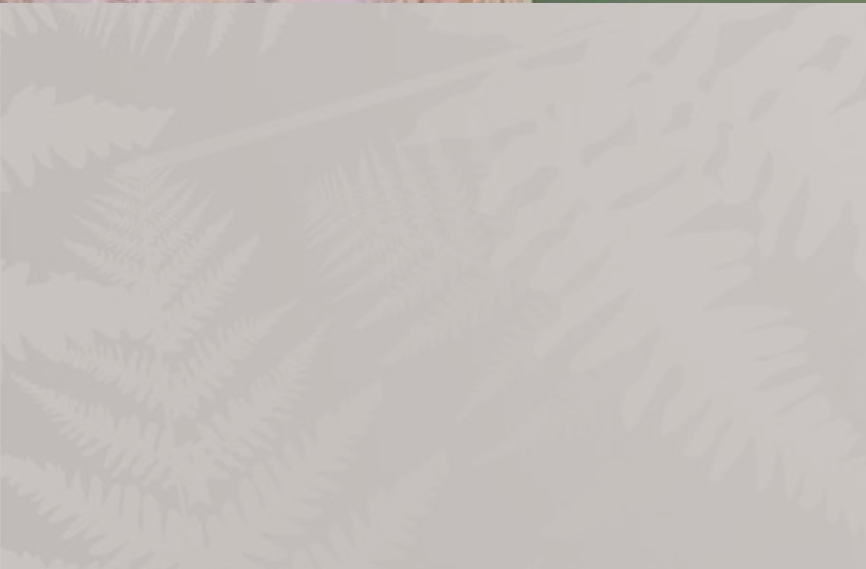
This exclusive development is beautifully landscaped and set out on private cul-de-sacs.

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live in style

A LUXURY DEVELOPMENT OF
CONTEMPORARY FAMILY HOMES



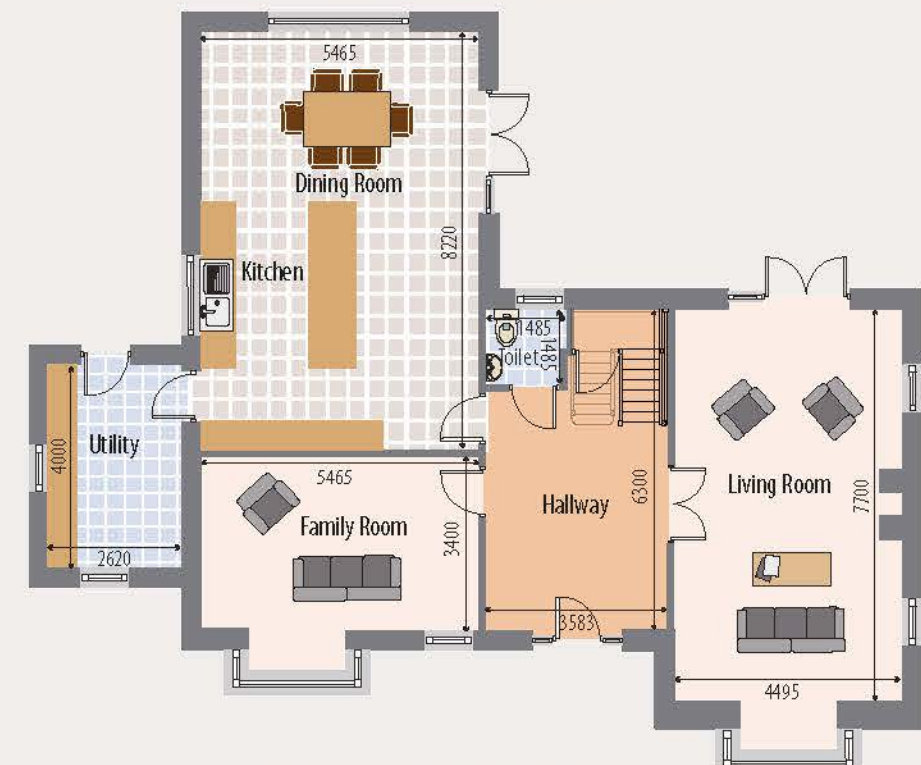
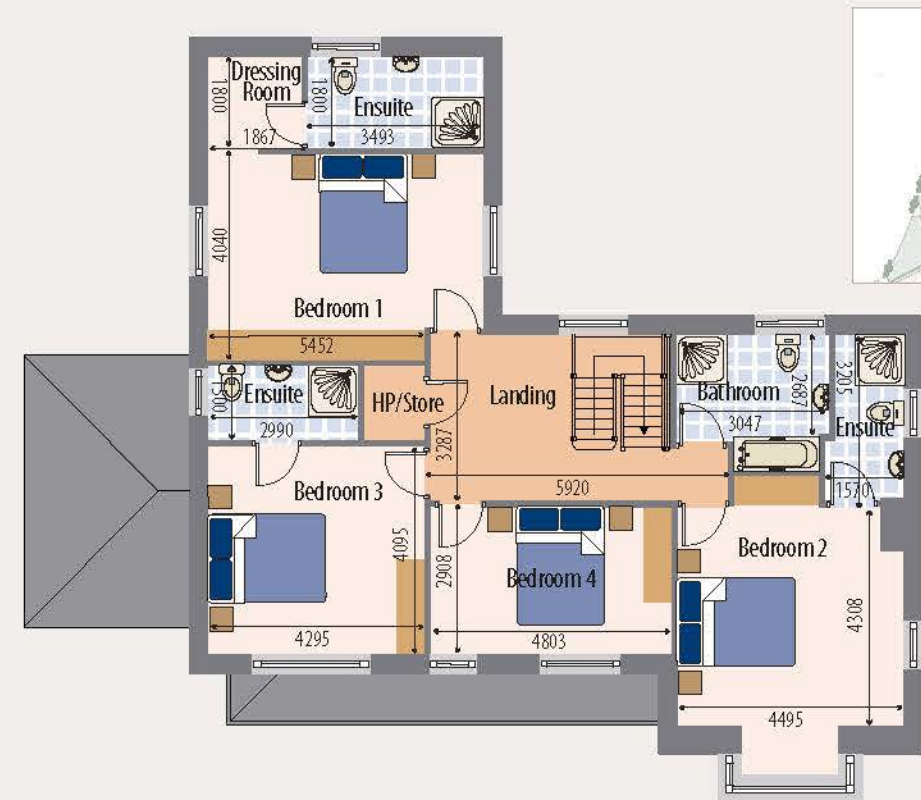
STEEPLEWOODS

CARRIGROHANE, CORK

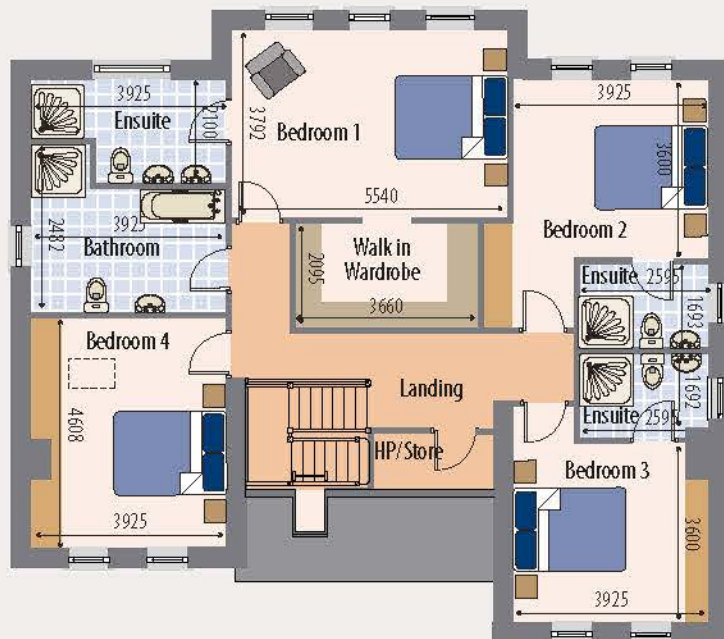


HOUSE TYPE A 4 BED DETACHED Total Floor Area: 262 sq m / 2,820 sq ft

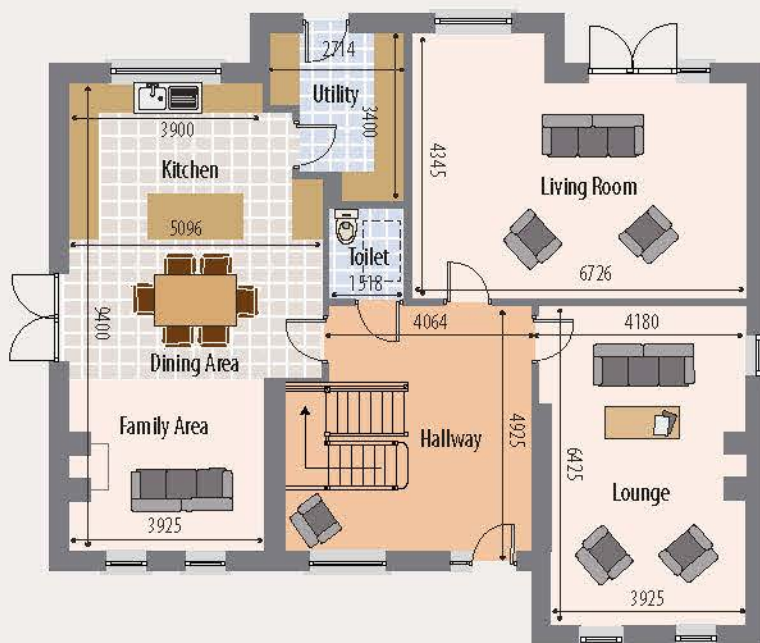
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Images & Plans for illustrative purposes only.



FIRST FLOOR PLANS



GROUND FLOOR PLANS

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STEEPLEWOODS

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HOUSE TYPE B 4 BED DETACHED Total Floor Area: 268 sq m / 2,885 sq ft

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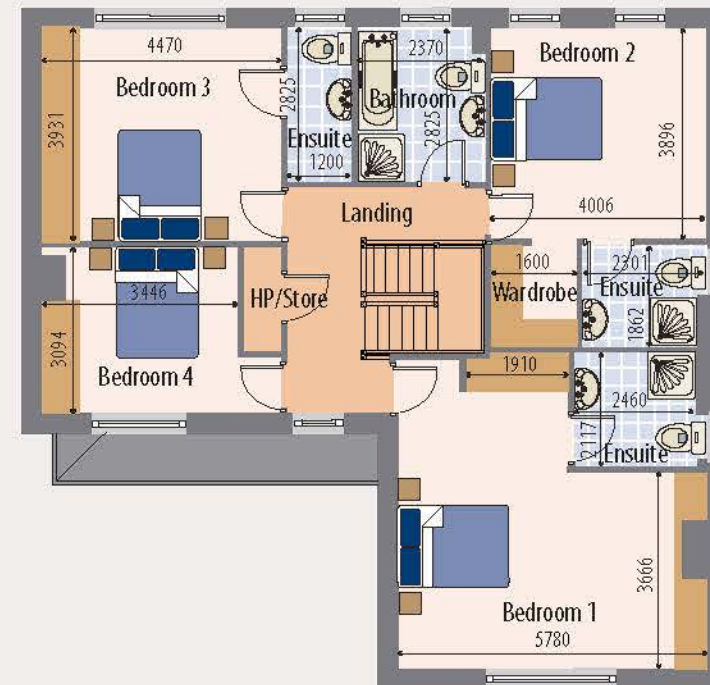
STEEPLEWOODS

CARRIGROHANE, CORK

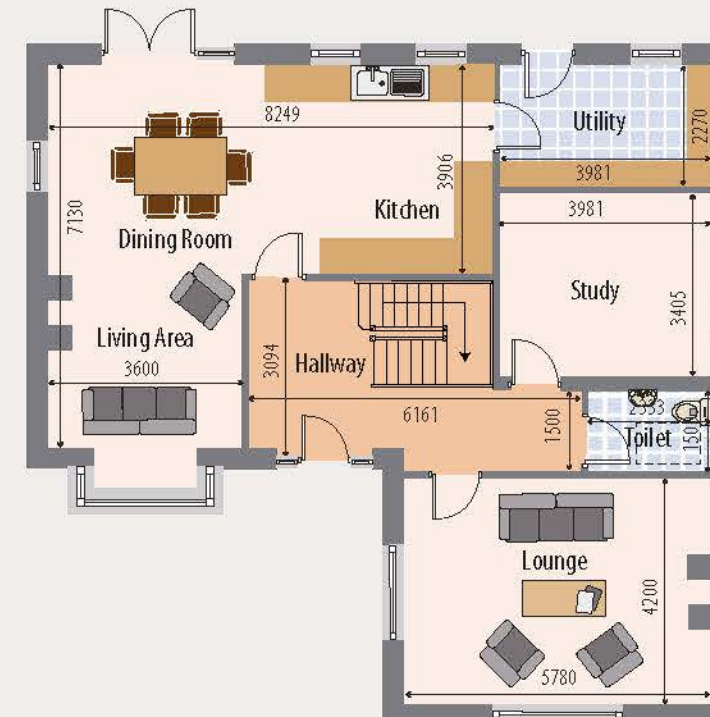


HOUSE TYPE C 4 BED DETACHED Total Floor Area: 229.7 sq m / 2,472 sq ft

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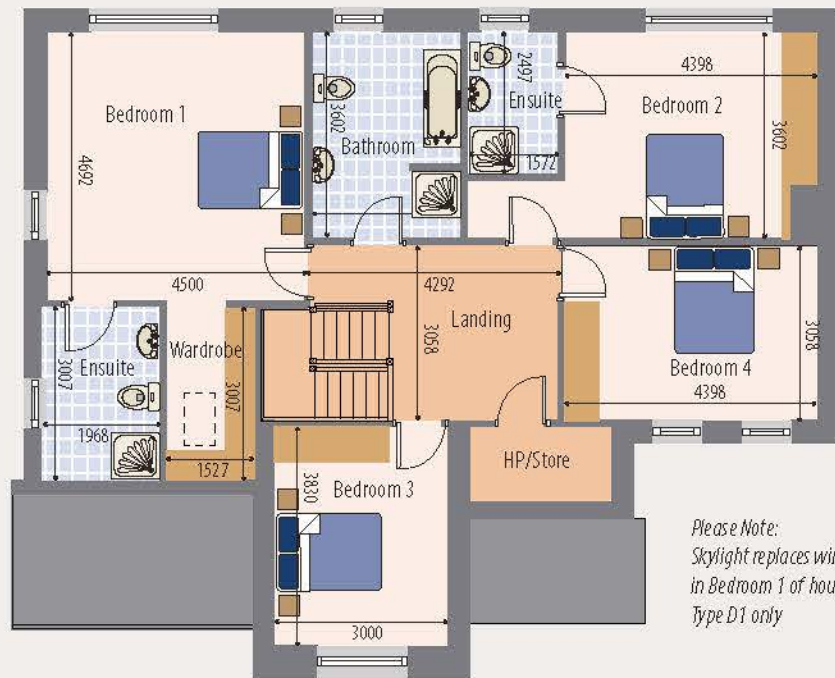


FIRST FLOOR PLANS



GROUND FLOOR PLANS

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Please Note:
Skylight replaces window
in Bedroom 1 of house
Type D1 only

FIRST FLOOR PLANS



GROUND FLOOR PLANS

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STEEPLEWOODS

CARRIGROHANE, CORK



HOUSE TYPE D 4 BED DETACHED Total Floor Area: 223 sq m / 2,400 sq ft

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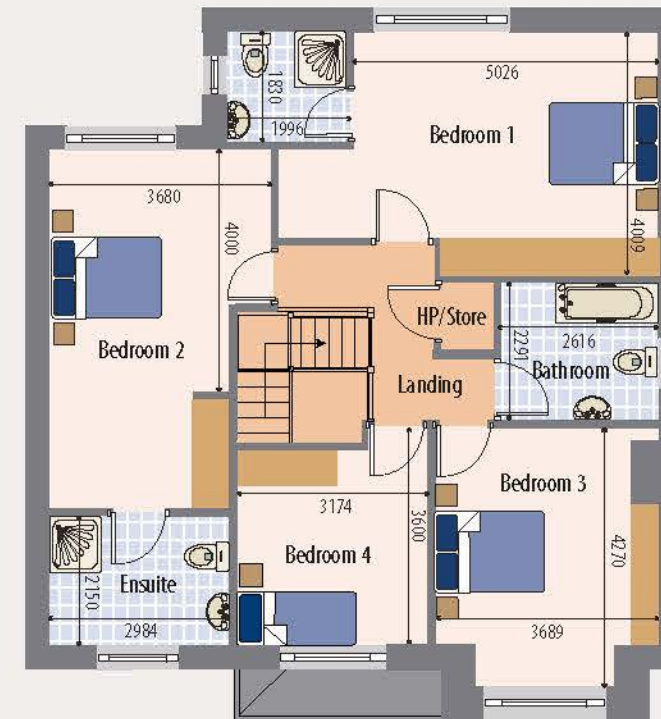
STEEPLEWOODS

CARRIGROHANE, CORK



HOUSE TYPE E 4 BED DETACHED Total Floor Area: 196.6 sq m / 2,116 sq ft

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FIRST FLOOR PLANS



GROUND FLOOR PLANS

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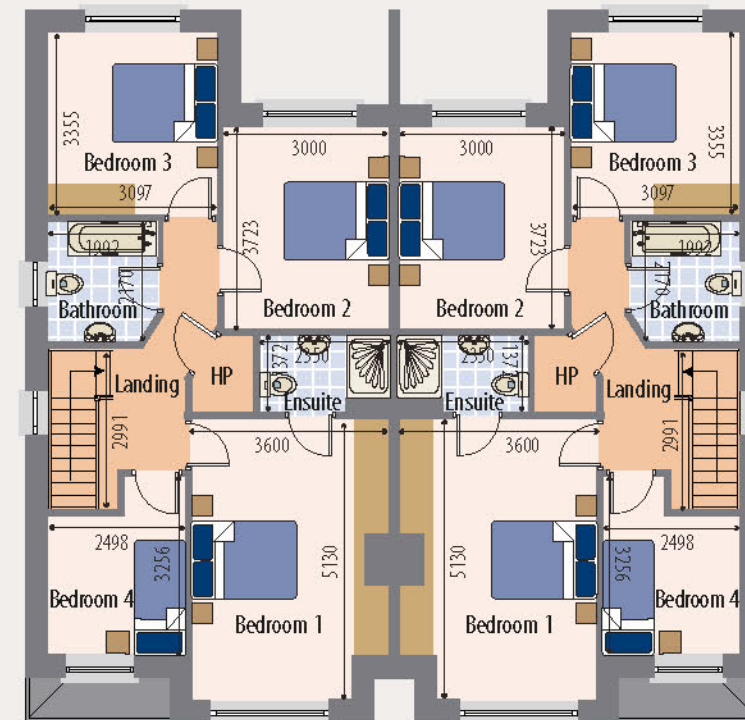
STEEPLEWOODS

CARRIGROHANE, CORK

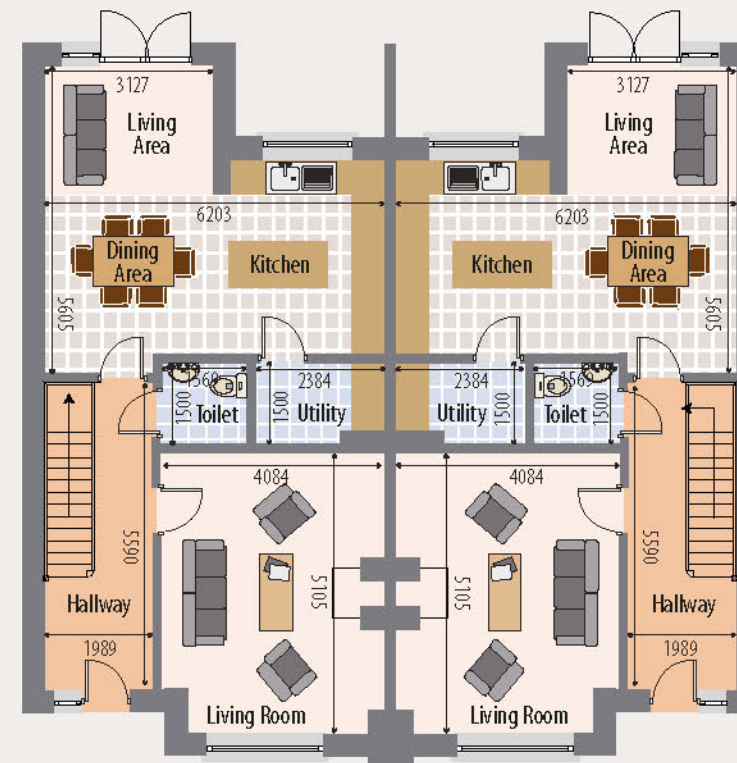


HOUSE TYPE F 4 BED SEMI-DETACHED Total Floor Area: 136 sq m / 1,438 sq ft

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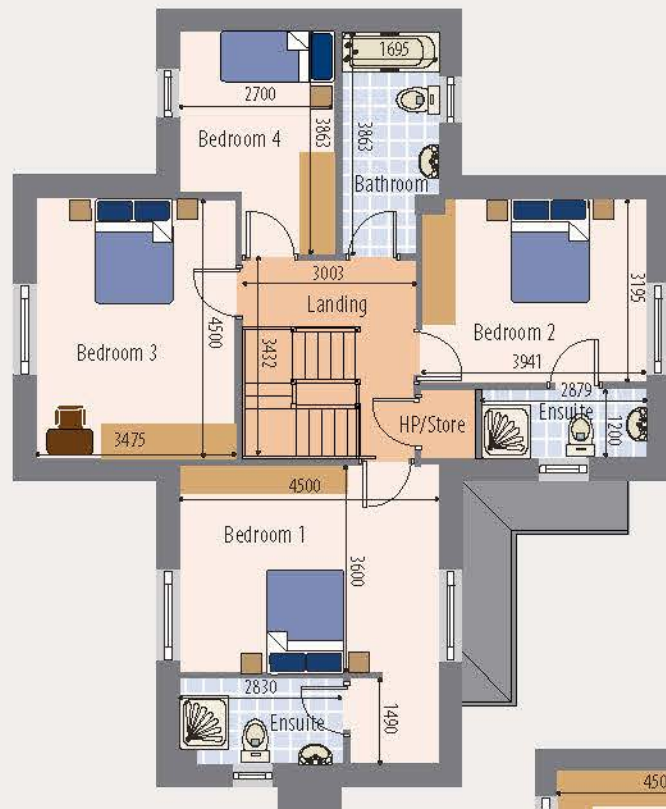


FIRST FLOOR PLANS

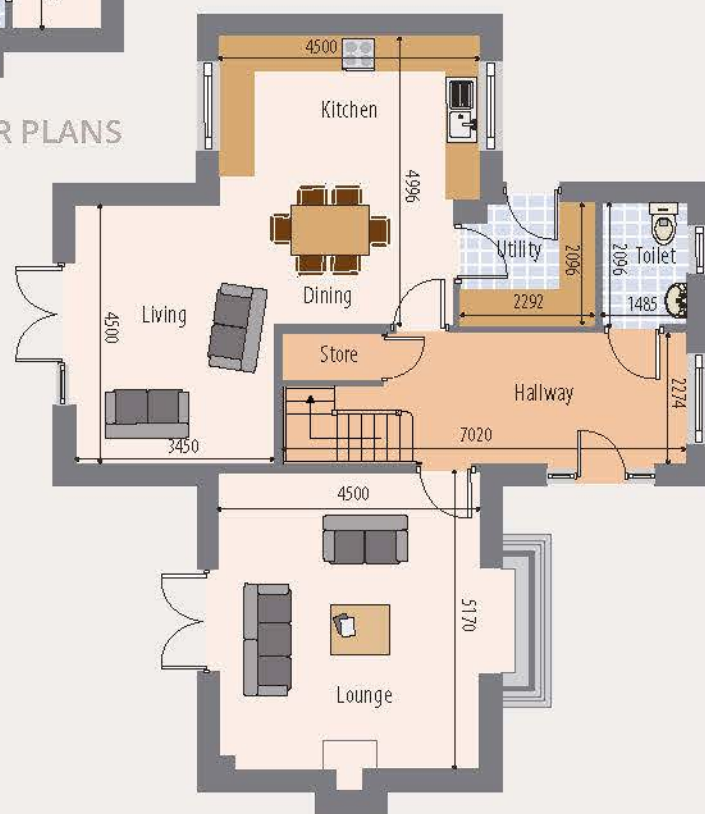


GROUND FLOOR PLANS

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FIRST FLOOR PLANS



GROUND FLOOR PLANS

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STEEPLEWOODS

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HOUSE TYPE G 4 BED DETACHED Total Floor Area: 170.2 sq m / 1,840 sq ft

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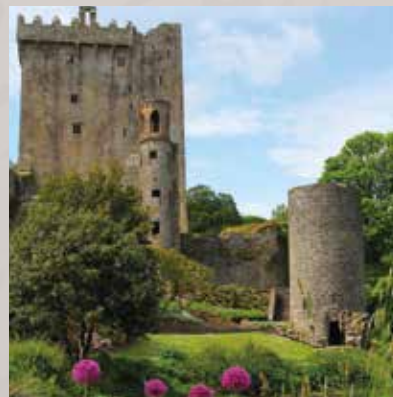
local amenities

You'll be delighted you chose to live in Steeplewoods...
realise your future today

Ideally located for families, Steeplewoods are homes to enjoy life and living, with all services and conveniences on your doorstep.

You are only minutes from CUH, CIT, UCC and many other business hubs, office parks and retail facilities.

All the desirable amenities and leisure facilities are conveniently located – sports, recreation, schools, cinema and shopping centres in Wilton, Bishopstown and Ballincollig Town Centre. Ballincollig Regional Park, the Lee Fields and Muskerry Golf Course are also nearby.



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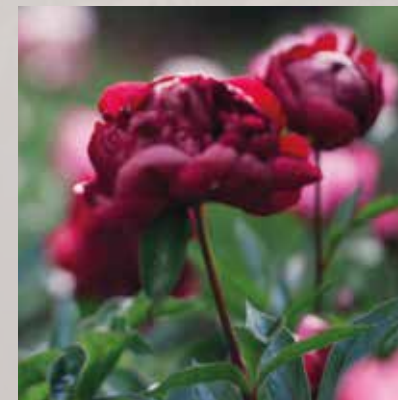
STEEPLEWOODS

CARRIGROHANE, CORK

Steeplewoods offers elegantly designed and spacious semi-detached and detached energy efficient homes created for modern living and constructed to the highest standards.

Each home is A-rated in line with today's exacting standards providing high levels of both insulation and energy efficiency. The highly efficient central heating system is maximised by the modern air to water heat pump, providing optimum comfort, whatever the weather.

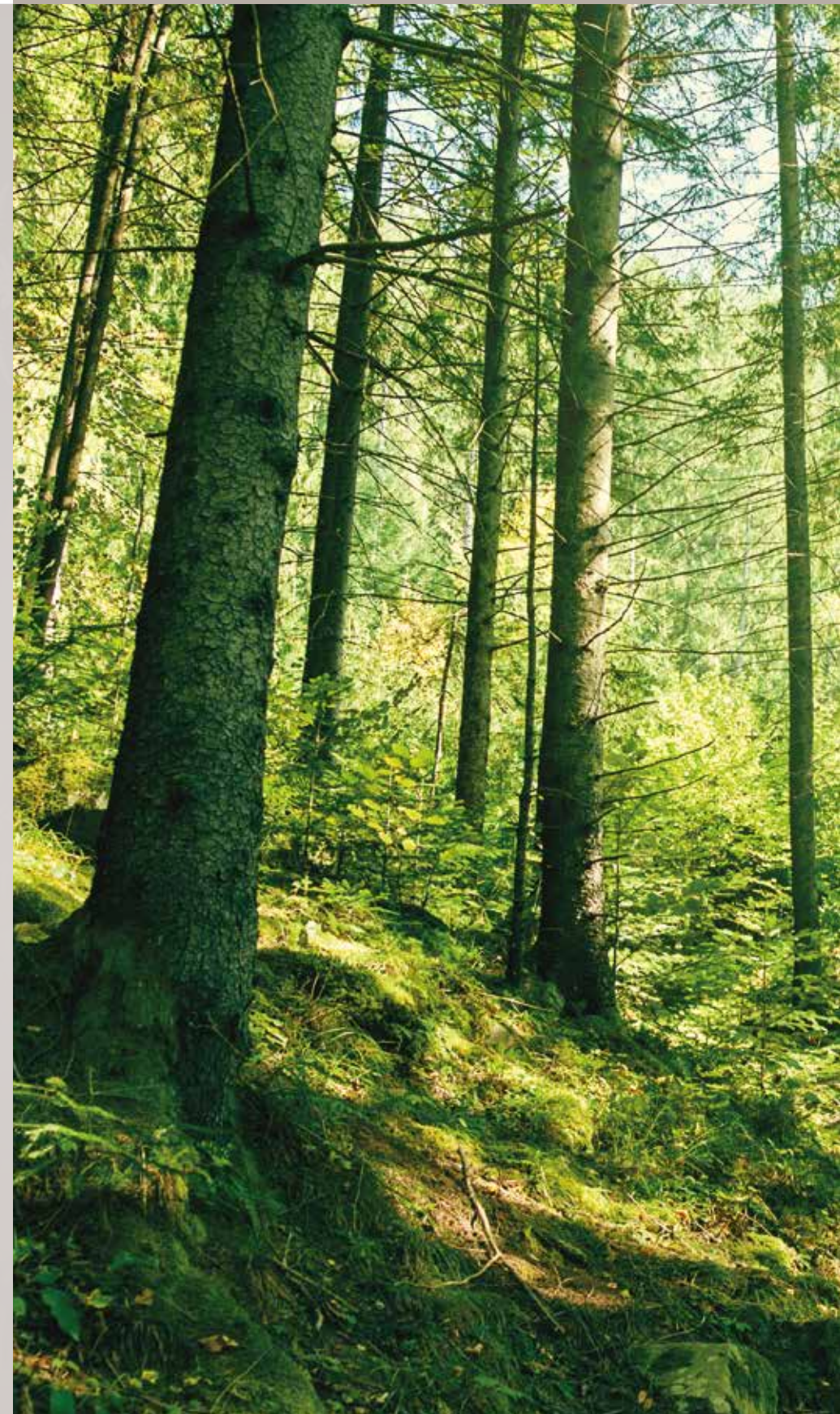
The attention to both finish and detail is evident in every part of each home, from the luxury fitted kitchen to the elegant wardrobes, and those special touches like quality sanitary ware, solid fuel stove and mechanical fresh air ventilation system.



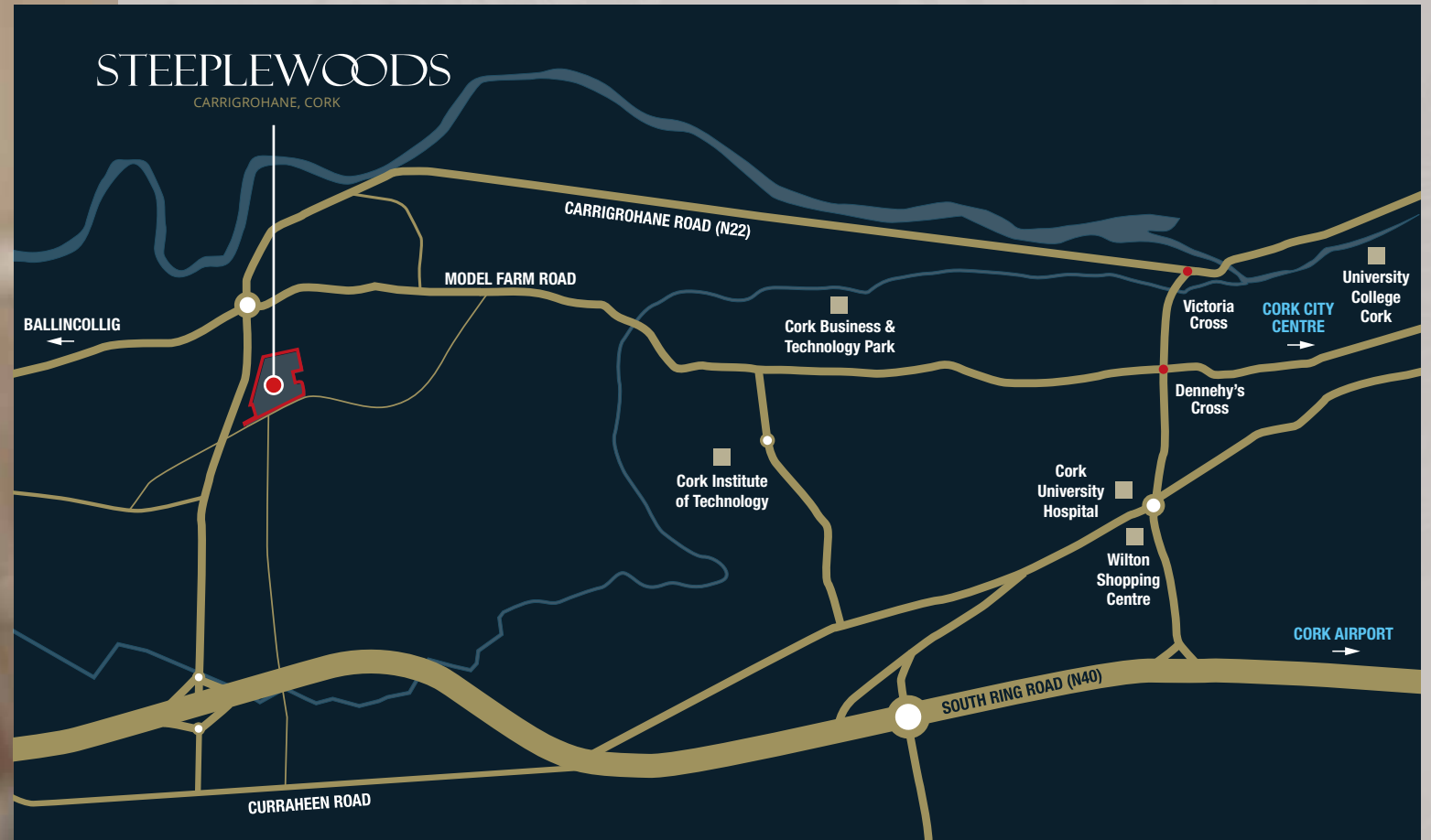
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Specification and Special Features

- High energy efficient A-rated house.
- Distinctive architectural design combining modernity; space and light.
- Quality fireplace surround and solid fuel stove in Living Room or Lounge depending on house type.
- Luxury fitted kitchen plumbed for dishwasher.
- Utility room plumbed for washing machine.
- Master, second and in most cases third bedrooms en-suite in detached homes.
- Ground floor guest toilet suite.
- Quality sanitary ware fitted.
- Panelled doors, moulded skirting and architrave.
- Quality robes fitted to all bedrooms in detached houses.
- Generous electrical specifications.
- Wired for remote access security cameras and intruder alarm system.
- Ornate newels and balustrades on staircases.
- Modern air to water heat pump providing a responsive and highly efficient central heating system.
- Mechanical air ventilation system.
- High performance PVC double glazed windows and composite external door.
- Airtight membrane for extra comfort and efficiency.
- PVC fascia and soffit.
- Fully decorated throughout.
- Cobbled parking area to front of house.
- Seeded lawns front and rear.
- External tap provided.
- Patio area provided to rear of house.
- Ten year Home Bond structural guarantee.



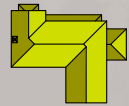
Choose the perfect location



Site layout

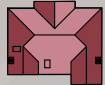
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TYPE A 4 Bedroom Detached

Total Floor Area: 262 sq m / 2,820 sq ft



TYPE B 4 Bedroom Detached

Total Floor Area: 268 sq m / 2,885 sq ft



TYPE C 4 Bedroom Detached

Total Floor Area: 229.7 sq m / 2,472 sq ft



TYPE D 4 Bedroom Detached

Total Floor Area: 223 sq m / 2,400 sq ft



TYPE D1 4 Bedroom Detached

Total Floor Area: 223 sq m / 2,400 sq ft



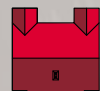
TYPE E 4 Bedroom Detached

Total Floor Area: 196.6 sq m / 2,116 sq ft



TYPE G 4 Bedroom Detached

Total Floor Area: 170.2 sq m / 1,840 sq ft



TYPE F 4 Bedroom Semi-Detached

Total Floor Area: 136 sq m / 1,438 sq ft

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BUILDER/DEVELOPER:



SELLING AGENTS:



021 4273041
steeplewoods@sherryfitz.ie

PSRA LICENSE NO. 002183



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