



blossomhill  
BANDON

Mark Kelly



propertyonline.ie

NEW HOMES

023 885 4748



Castlerock  
Homes

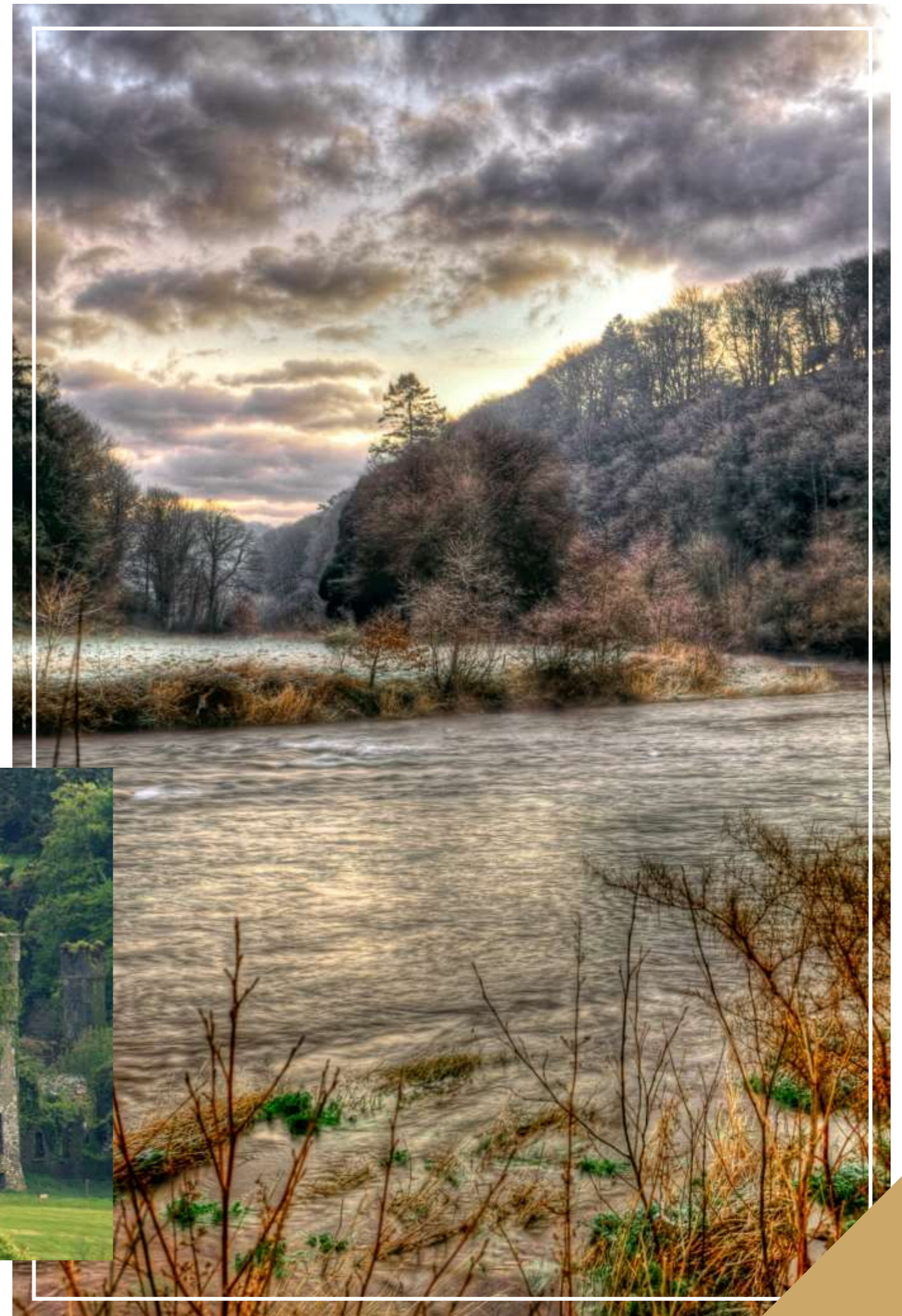
An exceptional elevated residential development offering captivating views of the picturesque River Bandon and the surrounding valley. This project features remarkable three & four-bedroom semi-detached homes, luxurious four-bedroom detached family homes, as well as one, two & three bedroom townhouses and apartments.



# Bandon

the Gateway to West Cork

Bandon is a charming town located in County Cork. Known for its picturesque streets, historic buildings, and vibrant community, Bandon offers visitors a glimpse into traditional Irish life. The town's history dates to the 1600s when it was founded as a planned plantation town by English settlers. Today, Bandon is a bustling hub of activity with a range of shops, restaurants, and cultural attractions to explore. The town is also surrounded by stunning countryside, including the nearby Bandon River and local parks, making it an ideal destination for nature lovers. Whether you're interested in history, shopping, or simply enjoying the beauty of the Irish countryside, Bandon has something to offer everyone.





# Extremely Well Connected

## Nearby

- Cork City: **35 minutes**
- Cork Airport: **26 minutes**
- Innishannon: **8 minutes**
- Ringaskiddy: **35 minutes**
- Kinsale: **25 minutes**
- Ballincollig: **26 minutes**
- Inchydony Beach: **27 minutes**
- Garrettstown: **20 minutes**
- Eli Lilly: **19 minutes**
- MSD Brinny: **7 minutes**
- Apple: **38 minutes**
- Dell: **20 minutes**





# Facilities

On your doorstep

St. Brogans College: **10min Walk**

Coláiste Na Toirbhirte Presentation College: **13min Walk**

Hamilton High School: **15min Walk**

Bandon Grammar School: **20mins Walk**

Scoil Phádraig Naofa National School: **15mins Walk**

Presentation Convent Primary School: **15mins Walk**

Bandon Library: **7mins Walk**

Bandon Rugby Club: **6mins Drive**

Bandon Tennis Club: **8mins Drive**

Bandon Golf Club: **8mins Drive**

Bandon Soccer Club: **10min Walk**

Bandon GAA Club: **4mins Drive**

Bandon Athletic Club: **8mins Drive**



**Living** on a Higher Level...

# Affordable

Helping to get you that Dream Home

## Help to Buy

- Aimed at First Time buyers to help with property purchase
- The mortgage must be 70% of the house value
- Aim to live in the property for at least 5 years
- Simple application process

Check out <https://www.revenue.ie/en/property/help-to-buy-incentive/> for more details of eligibility.

## First Homes Scheme

The First Home Scheme helps first-time buyers and other eligible homebuyers with up to 30% of the cost of their newly built home in a private development anywhere in the Republic of Ireland.

- The Government and Participating Lenders will provide up to 30% of the market value of a new home in return for FHS taking that equity share in the property purchased.
- House in Cork County can be worth up to €425,000
- The First Home Scheme can provide up to the 20% of the value of the home even if you access the Help-to-Buy scheme.
- The minimum equity share is 2.5% of the property purchase price or €10,000, whichever is higher.
- The Equity can be bought back at anytime
- Charge free for first 5 years then:
  - 1.75% for years 6 to 15
  - 2.15% for years 16 to 29
  - 2.85% for years 30 and over

Check out [www.firsthomescheme.ie](http://www.firsthomescheme.ie) for more details of eligibility.

**You can use both 'Help to Buy' and the 'First Homes Scheme' together to maximize your funds for buying a new home.**

## €890 per month

House Price	€290,000	
Help to Buy Scheme	€30,000	
First Homes Scheme	€58,000	20% of house price
Total Available		€88,000
Mortgage	€202,000	
Monthly Mortgage	€890.00	

## €1256 per month

House Price	€400,000	
Help to Buy Scheme	€30,000	
First Homes Scheme	€80,000	20% of house price
Total Available		€110,000
Mortgage	€290,000	
Monthly Mortgage	€1256	

## €1361 per month

House Price	€425,000	
Help to Buy Scheme	€30,000	
First Homes Scheme	€85,000	20% of house price
Total Available		€115,000
Mortgage	€310,000	
Monthly Mortgage	€1361	

*Figures are correct as of 1<sup>st</sup> of March 2024.*







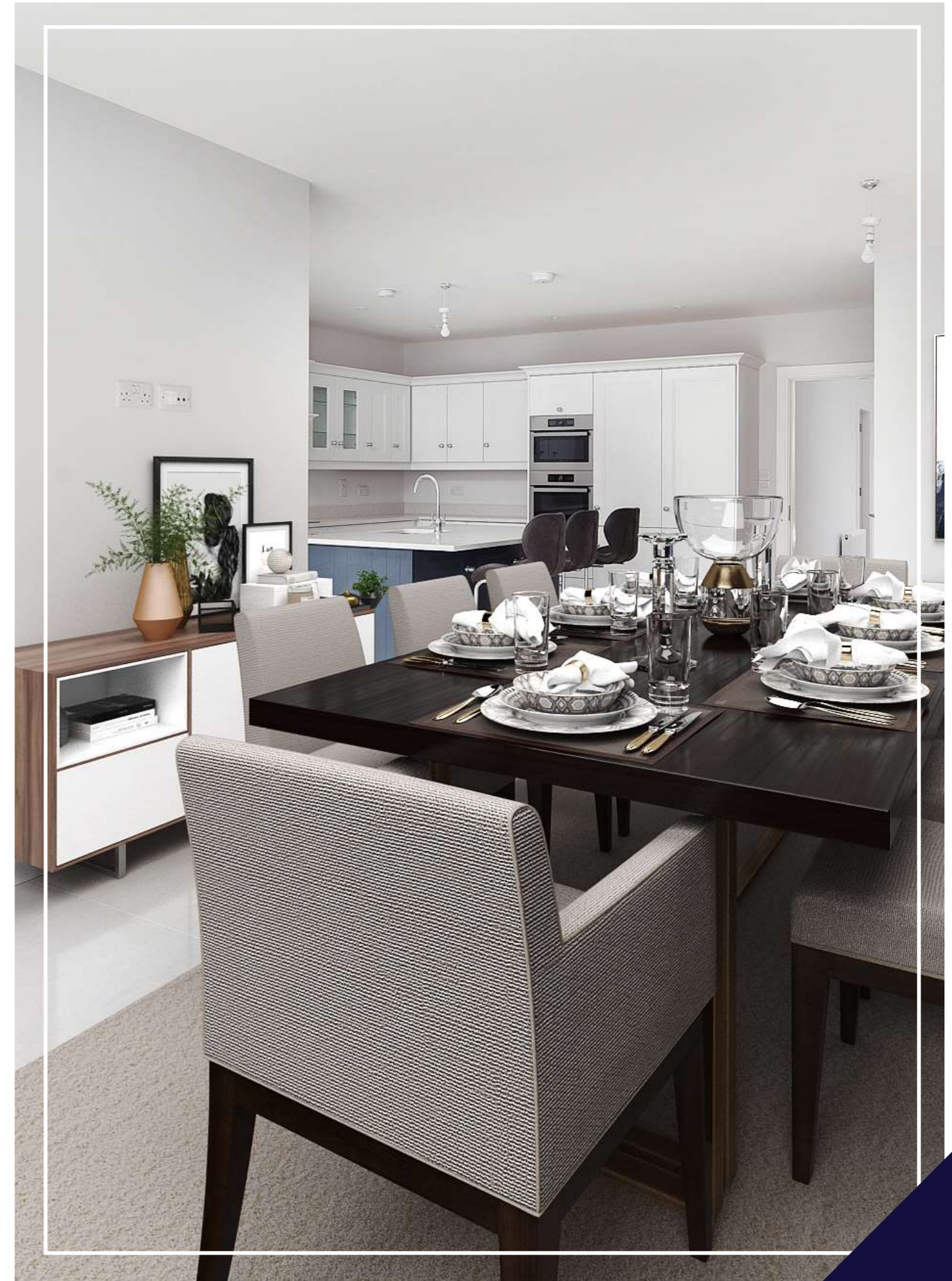
# Luxurious

Specification

- A Energy Rating
- Samsung Air to Water Heatpump
- Full Pressurised Water System
- Rain Head Showers
- Extra Large Stainless Steel Hot Water Tank
- Thermostatically Controlled Heating throughout
- Ground Floor Underfloor Heating
- High performance radiators and TRV's to First Floor
- Low Profile Shower Trays
- Contemporary white sanitaryware
- Chrome towel rails standard to selected House types
- Generous amount of Power/TV/electrical Points
- Pre-Wired for Car Charger
- Mains connected smoke detectors / heat detectors.
- Future Proof UPVC double glazed window frames in Dark Grey
- Fascia Soffit and Guttering in Black
- Oak veneer internal doors
- UPVC French and Patio Doors or Sliding Doors\*
- Security Locks to windows
- Painted and Decorated Throughout
- Cobble-lock paving to the front driveway
- Patio to the Back Garden
- Fully Levelled and Seeded Rear Garden
- Landscaping to Front Drive
- 1.8m fencing to rear garden
- 10 year Homebond warranty

*\*Depends on House Type*

*Specification correct at time of going to print and subject to change.*





# Fully featured



**Attics** ready for storage or more...





House Types\*

	A1 4 Bed Detached	1600sqft
	A2 4 Bed Detached	1934sqft
	B1 4 Bed Semi-Detached	1333sqft
	B2 4 Bed Semi-Detached	1333sqft
	B3 4 Bed Semi-Detached	1525sqft
	B4 4 Bed Semi-Detached	1525sqft
	C1 - 3 Bed Semi-Detached	1266sqft
	C3 - 3 Bed Semi-Detached	1449sqft
	D1 - 3 Bed Townhouse	1046sqft
	E1 - 2 Bed Townhouse	865sqft
	F1 - 1 Bed Apartment	785sqft
	F2 - 2 Bed Duplex	967sqft

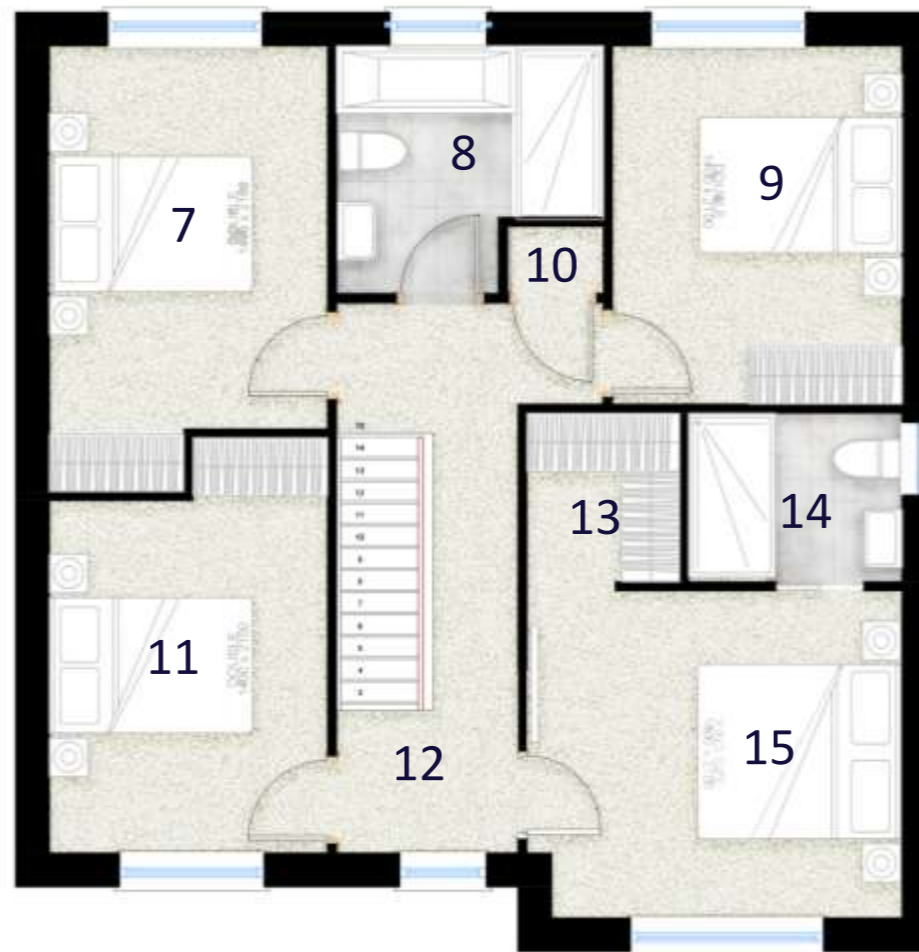
\*Site layout & Floor areas are indicative and may alter to suit construction



## 1600<sup>sqft</sup> 4 Bedroom Detached



Ground Floor



First Floor



### ROOM DIMENSIONS

#### Ground Floor

1	Open Plan Kitchen, Dining & Lounge	8.6m x 3.8m
2	Utility	1.6m x 2.2m
3	WC	2.1m x 1.65m
4	Play Room / Study	2.8m x 3.8m
5	Hall	5.7m x 1.8m
6	Living Room	5m x 3.8m

#### First Floor

7	Bedroom 3	2.9m x 3.9m
8	Bathroom	2.75m x 2.5m
9	Bedroom 4	3m x 3.7m
10	Linen Store	0.7m x 1m
11	Bedroom 2	2.9m x 3.6m
12	Landing	5.7m x 1.8m
13	Master Closet	1m x 0.7m
14	Master En-Suite	2.2m x 1.7m
15	Master Bedroom (King Size)	3.9m x 3.4m

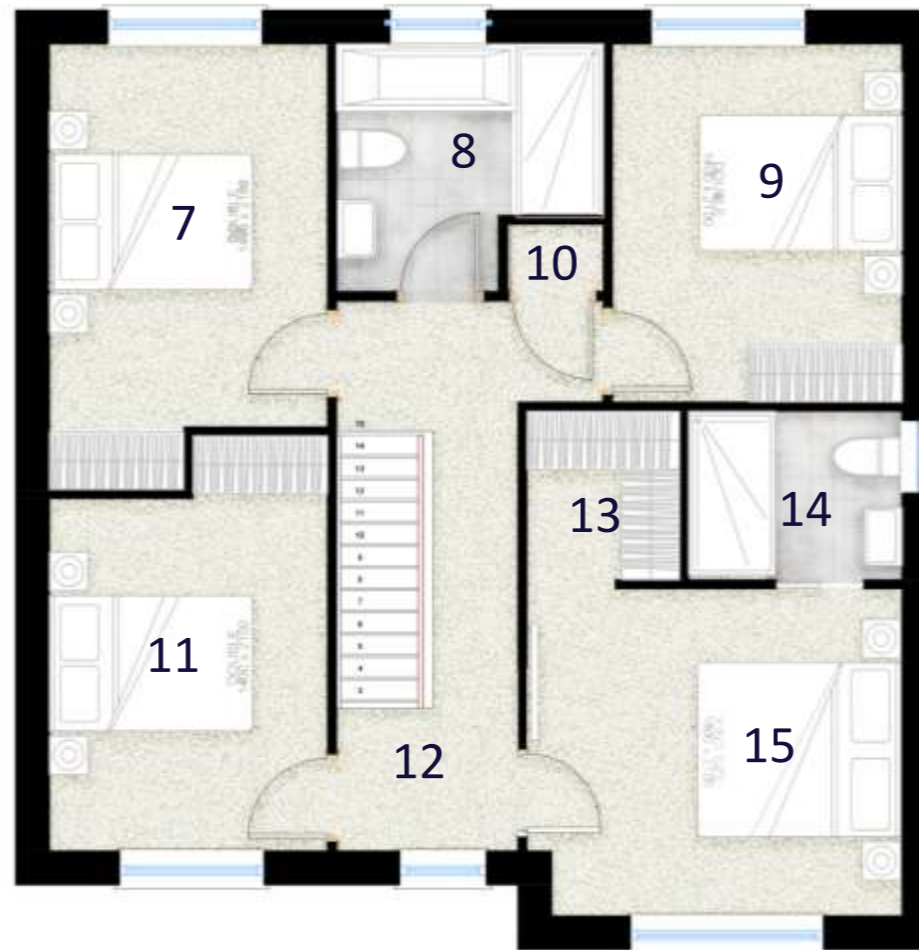
*Sizes correct at time of going to print and subject to change and do not form part of the contract.*



## 1920<sup>sqft</sup> 4 Bedroom Detached



**Ground Floor**



**First Floor**



### ROOM DIMENSIONS

#### Ground Floor

1	Open Plan Kitchen, Dining & Lounge	8.65m x 6.5m
2	Utility	1.6m x 2.2m
3	WC	2.1m x 1.65m
4	Play Room / Study	2.8m x 3.8m
5	Hall	5.7m x 1.85m
6	Living Room	5m x 3.8m

#### First Floor

7	Bedroom 3	2.9m x 3.9m
8	Bathroom	2.75m x 2.55m
9	Bedroom 4	3m x 3.7m
10	Linen Store	0.7m x 1m
11	Bedroom 2	2.9m x 3.6m
12	Landing	5.7m x 1.85m
13	Master Closet	1m x 0.7m
14	Master En-Suite	2.2m x 1.7m
15	Master Bedroom (King Size)	3.9m x 3.4m

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# B1

## 1333<sup>sqft</sup> 4 Bedroom Semi-Detached

### ROOM DIMENSIONS

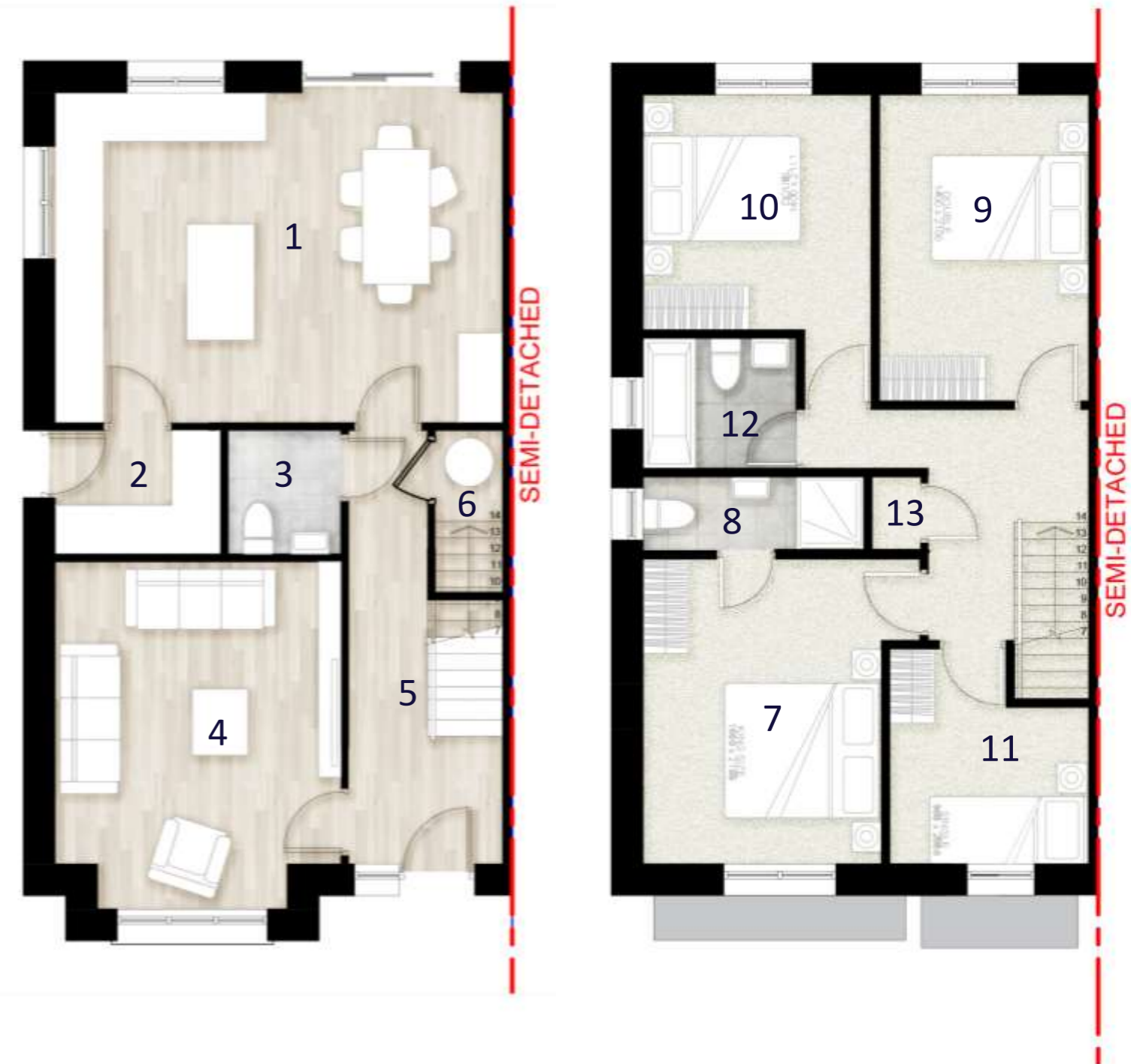
#### Ground Floor

1	Open Plan Kitchen & Dining	4.4m x 5.9m
2	Utility	1.6m x 2.2m
3	WC	1.4m x 1.5m
4	Living Room	4.6m x 3.8m
5	Hall	5.7m x 2m
6	Plant Room	2m x 0.8m

#### First Floor

7	Master Bedroom (King Size)	4m x 3.1m
8	Master En-Suite	1m x 3m
9	Bedroom 2	4.1m x 2.6m
10	Bedroom 3	3m x 3.1m
11	Bedroom 4	2.6m x 2.8m
12	Family Bathroom	1.7m x 2m
13	Linen Store	1m x 0.7m

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# B2

## 1333<sup>sqft</sup> 4 Bedroom Semi-Detached

### ROOM DIMENSIONS

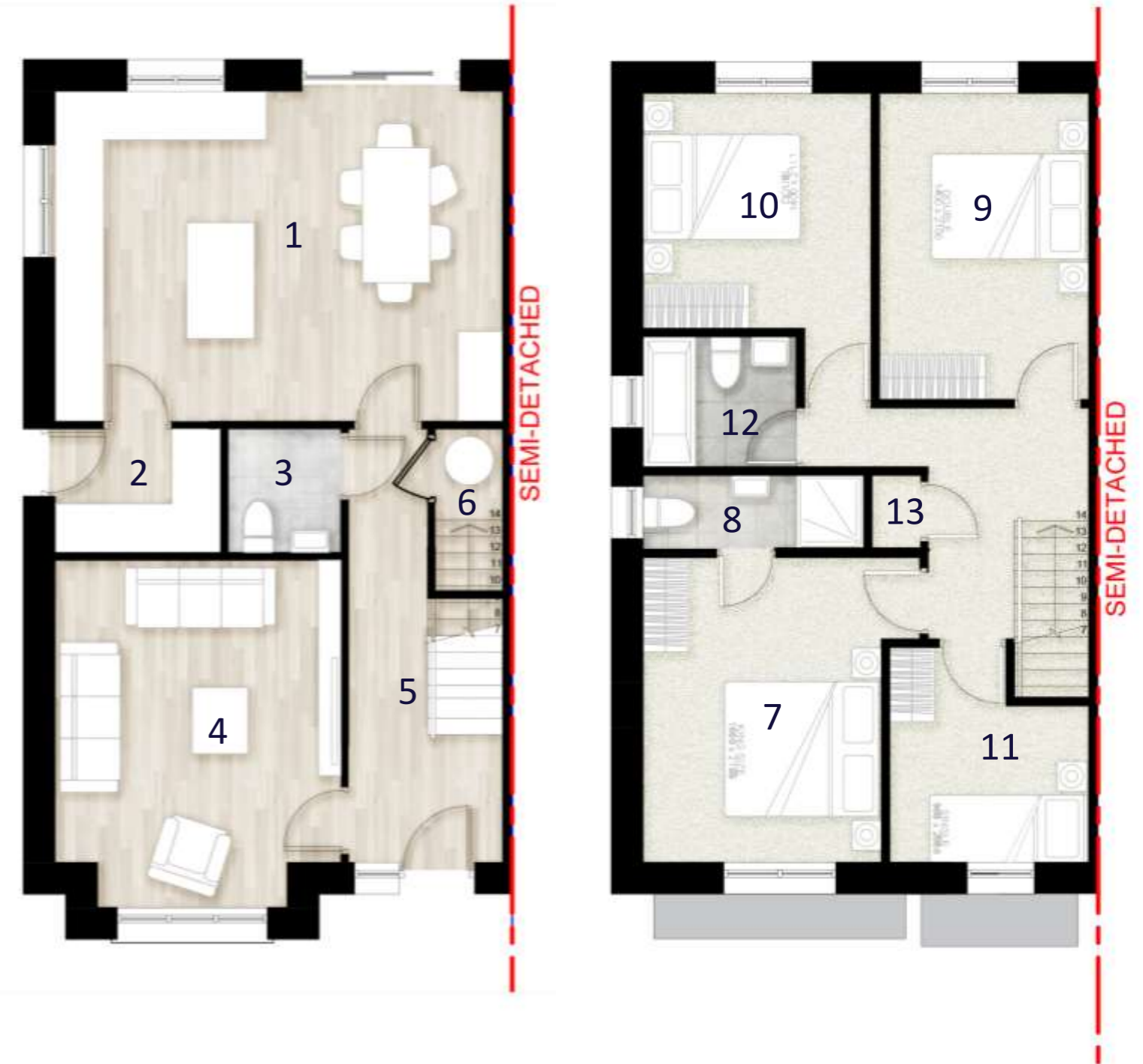
#### Ground Floor

1	Open Plan Kitchen & Dining	4.4m x 5.9m
2	Utility	1.6m x 2.2m
3	WC	1.4m x 1.5m
4	Living Room	4.6m x 3.8m
5	Hall	5.7m x 2m
6	Plant Room	2m x 0.8m

#### First Floor

7	Master Bedroom (King Size)	4m x 3.1m
8	Master En-Suite	1m x 3m
9	Bedroom 2	4.1m x 2.6m
10	Bedroom 3	3m x 3.1m
11	Bedroom 4	2.6m x 2.8m
12	Family Bathroom	1.7m x 2m
13	Linen Store	1m x 0.7m

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# B3

## 1525<sup>sqft</sup> 4 Bedroom Semi-Detached

### ROOM DIMENSIONS

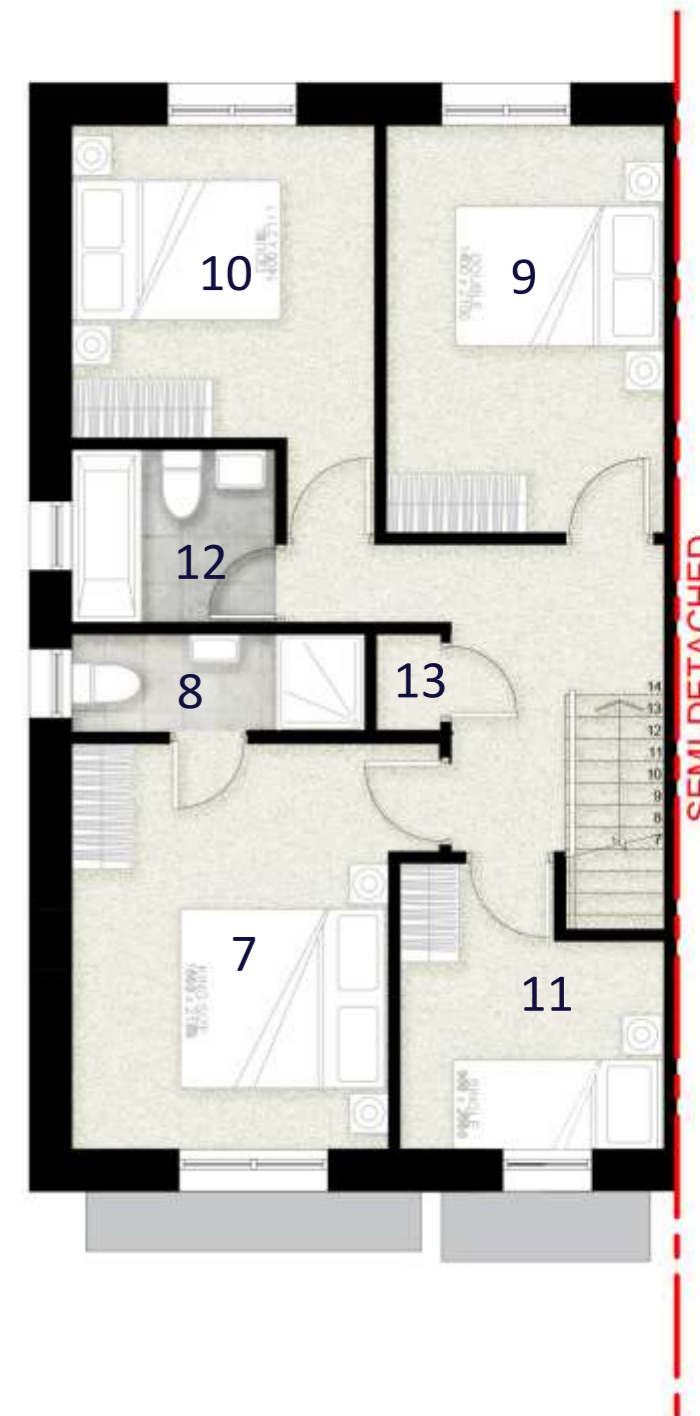
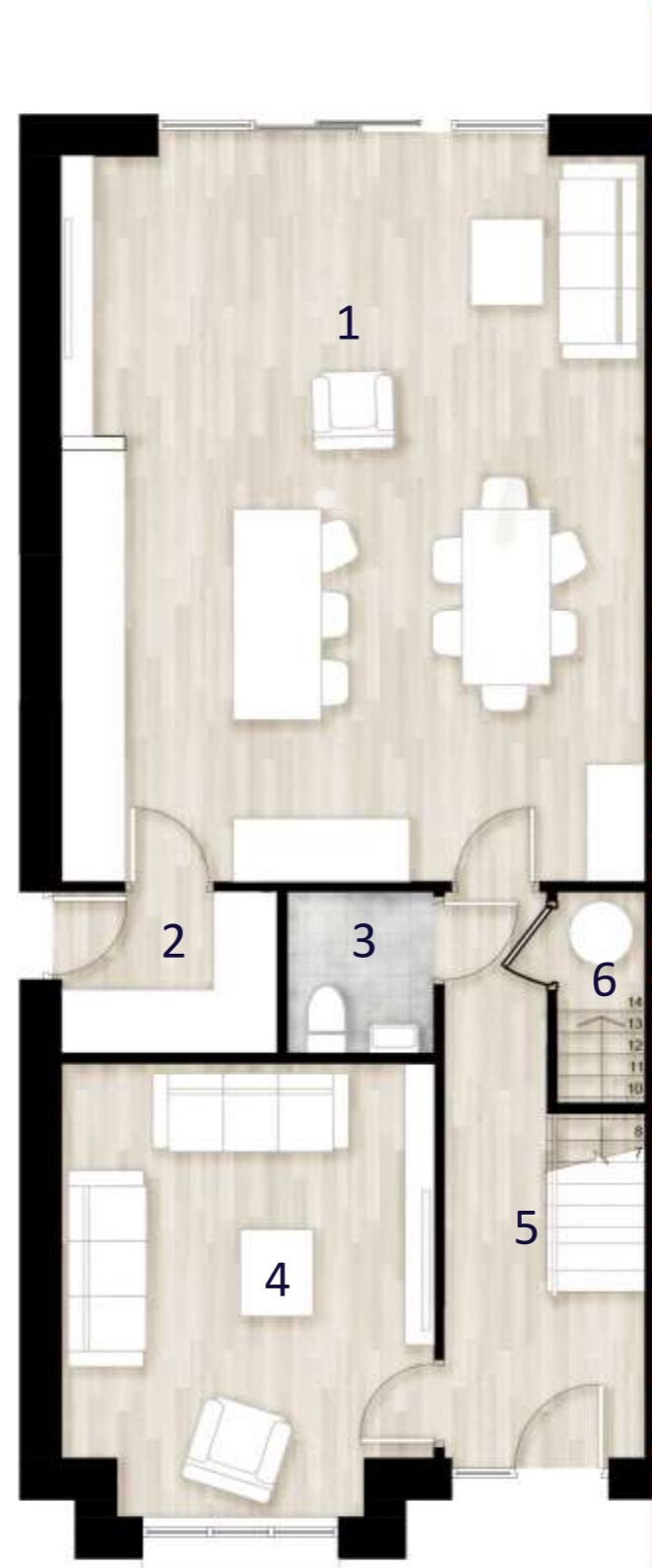
#### Ground Floor

1	Open Plan Kitchen, Dining & Lounge	7.4m x 5.9m
2	Utility	1.6m x 2.2m
3	WC	1.4m x 1.5m
4	Living Room	4.6m x 3.8m
5	Hall	5.7m x 2m
6	Plant Room	2m x 0.8m

#### First Floor

7	Master Bedroom (King Size)	4m x 3.1m
8	Master En-Suite	1m x 3m
9	Bedroom 2	4.1m x 2.6m
10	Bedroom 3	3m x 3.1m
11	Bedroom 4	2.6m x 2.8m
12	Family Bathroom	1.7m x 2m
13	Linen Store	1m x 0.7m

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# B4

## 1525<sup>sqft</sup> 4 Bedroom Semi-Detached

### ROOM DIMENSIONS

#### Ground Floor

1	Open Plan Kitchen, Dining & Lounge	7.4m x 5.9m
2	Utility	1.6m x 2.2m
3	WC	1.4m x 1.5m
4	Living Room	4.6m x 3.8m
5	Hall	5.7m x 2m
6	Plant Room	2m x 0.8m

#### First Floor

7	Master Bedroom (King Size)	4m x 3.1m
8	Master En-Suite	1m x 3m
9	Bedroom 2	4.1m x 2.6m
10	Bedroom 3	3m x 3.1m
11	Bedroom 4	2.6m x 2.8m
12	Family Bathroom	1.7m x 2m
13	Linen Store	1m x 0.7m

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# C1

## 1266<sup>sqft</sup> 3 Bedroom Semi-Detached



### ROOM DIMENSIONS

#### Ground Floor

1	Open Plan Kitchen, Dining & Lounge	4.2m x 5.8m
2	Utility	1.6m x 2.2m
3	WC	1.4m x 1.5m
4	Living Room	4.4m x 3.8m
5	Hall	5.7m x 1.9m
6	Plant Room	1.5m x 0.8m

#### First Floor

7	Bedroom 2	2.7m x 4.8m
8	Bedroom 3	2.9m x 3.7m
9	Master En-Suite	1.1m x 2.7m
10	Linen Store	0.7m x 1.1m
11	Master Bedroom (King Size)	3.9m x 3.5m
12	Family Bathroom	2.2m x 2.2m

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# C3

## 1449<sup>sqft</sup> 3 Bedroom Semi-Detached



### ROOM DIMENSIONS

#### Ground Floor

1	Open Plan Kitchen, Dining & Lounge	7.2m x 5.8m
2	Utility	1.6m x 2.2m
3	WC	1.4m x 1.5m
4	Living Room	4.4m x 3.8m
5	Hall	5.7m x 1.9m
6	Plant Room	1.5m x 0.8m

#### First Floor

7	Bedroom 2	2.7m x 4.8m
8	Bedroom 3	2.9m x 3.7m
9	Master En-Suite	1.1m x 2.7m
10	Linen Store	0.7m x 1.1m
11	Master Bedroom (King Size)	3.9m x 3.5m
12	Family Bathroom	2.2m x 2.2m

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# D2

## 1046<sup>sqft</sup> 4 Bedroom End of Terrace



### ROOM DIMENSIONS

#### Ground Floor

1	Open Plan Kitchen & Dining	6.2m x 3.3m
2	Store	2.6m x 1m
3	WC	1.4m x 1.4m
4	Plant Room	1.8m x 0.8m
5	Living Room	3.8m x 4.2m
6	Hall	2m x 4.4m

#### First Floor

7	Bedroom 2	3.4m x 3m
8	Bedroom 3	3.1m x 2.3m
9	Master En-Suite	1.1m x 2.9m
10	Linen Store	1.1m x 0.7m
11	Master Bedroom	4.1m x 3.1m
12	Family Bathroom	1.9m x 1.8m

*Sizes correct at time of going to print and subject to change and do not form part of the contract.*







# E1

## 862<sup>sqft</sup> 2 Bedroom Mid Terrace

### ROOM DIMENSIONS

#### Ground Floor

1	Open Plan Kitchen, Dining	5.2m x 3.6m
2	Lounge	3m x 3.1m
3	WC	1.6m x 0.9m
4	Hall	2m x 2.8m

#### First Floor

5	Bedroom 2	3.7m x 3.1m
6	Family Bathroom	1.9m x 2.4m
7	Landing	1m x 2m
8	Master Bedroom	3.8m x 3.1m
9	Store / Plant	1.6m x 2m

*Sizes correct at time of going to print and subject to change and do not form part of the contract.*

