
HILLSIDE VIEW
MONKSTOWN.CO.CORK

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LOCATION

Monkstown is one of Cork Harbour's most sought after residential locations, offering an exceptional blend of coastal charm, tranquillity and convenience. Set along the western shores of Cork Harbour, the village enjoys beautiful waterfront surroundings while remaining within easy reach of Cork City and its many amenities.





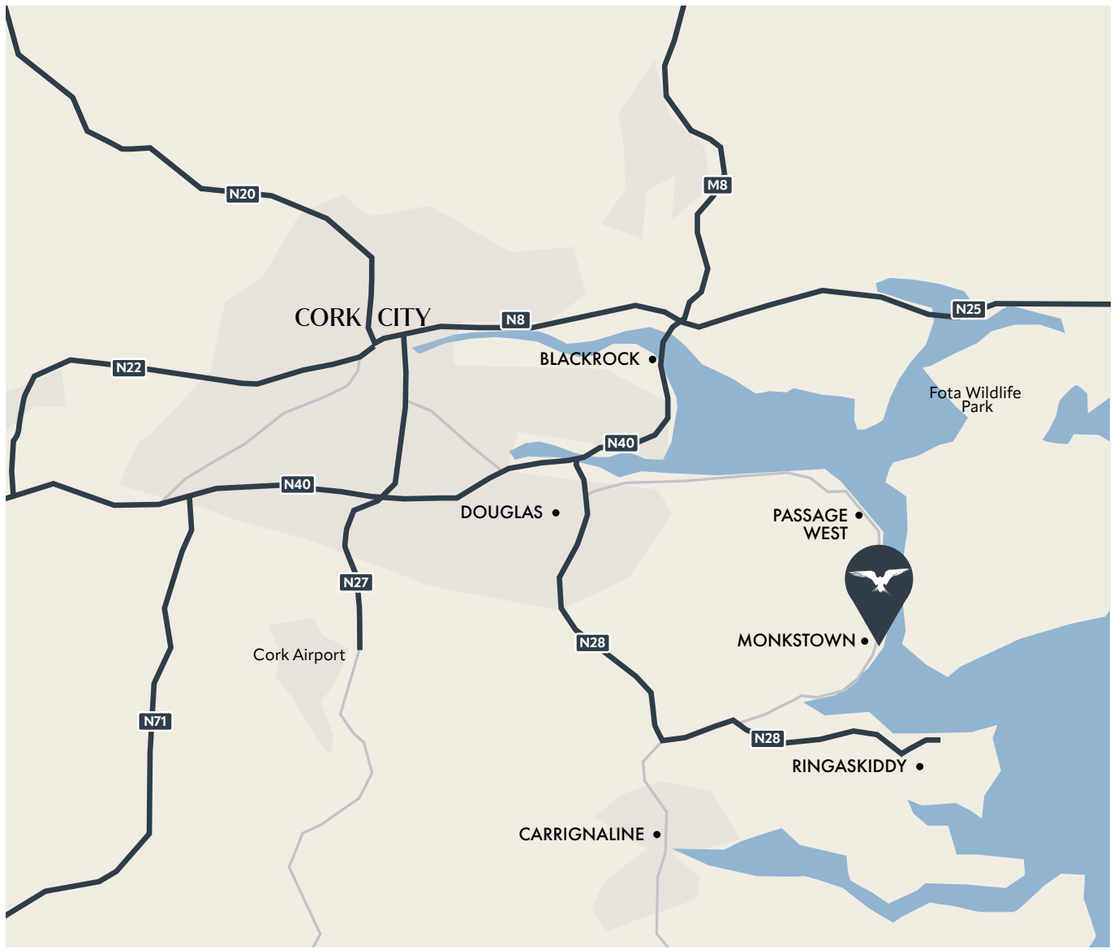
Hillside View also benefits from its proximity to the wider Cork Harbour employment and transport network, making it particularly attractive to professionals seeking a peaceful coastal setting within easy commuting distance of the city and major employment hubs.



With its picturesque setting, excellent local schools, cafés and restaurants, and convenient access to Douglas, Carrigaline and the city centre, Monkstown provides an enviable lifestyle for those seeking the privacy and space of a luxury home without compromising on connectivity.

TRAVEL

DESTINATION	APPROX. DISTANCE
Carrigaline	7 km
Douglas	9 km
Cork City Centre	12 km
Ringaskiddy	8 km
Cork Airport	15 km





A BOUTIQUE COLLECTION OF JUST 24 HOMES

Hillside View is an intimate development offering a more private and exclusive setting.



EXCEPTIONAL QUALITY & HIGH-LEVEL FINISHES

Each home has been thoughtfully designed with a strong emphasis on quality, style and attention to detail, creating beautiful homes that are built for modern living.





A CHOICE OF BEAUTIFUL HOME STYLES

A varied selection of house designs and sizes provides something to suit different lifestyles, from first-time buyers and couples to growing families.





SPACE, COMFORT & MODERN LIVING

Well considered layouts combine generous living spaces with practical features, creating homes that are as comfortable and functional as they are attractive.



AN EXCLUSIVE PLACE TO CALL HOME

With its limited number of homes, quality design and appealing choice of house types, Hillside View is a development where purchasers can enjoy a strong sense of community without compromising on privacy or space.

SITE PLAN





HOUSE TYPE A1
4 BEDROOM DETACHED
c. 209 sq.m / 2250 sq.ft

HOUSE TYPE A2
4 BEDROOM DETACHED
c. 209 sq.m / 2250 sq.ft

HOUSE TYPE B
4 BEDROOM DETACHED
c. 176 sq.m / 1894 sq.ft

HOUSE TYPE C1
5 BEDROOM DETACHED
c. 208 sq.m / 2239 sq.ft

HOUSE TYPE C2
5 BEDROOM DETACHED
c. 208 sq.m / 2239 sq.ft

HOUSE TYPE D1
5 BEDROOM DETACHED
c. 236 sq.m / 2540 sq.ft

HOUSE TYPE F1
4 BEDROOM DETACHED
c. 156 sq.m / 1689 sq.ft

HOUSE TYPE F2
4 BEDROOM DETACHED
c. 179 sq.m / 1926 sq.ft

HOUSE TYPE H1
5 BEDROOM DETACHED
c. 208 sq.m / 2239 sq.ft

HOUSE TYPE H2
5 BEDROOM DETACHED
c. 208 sq.m / 2239 sq.ft

HOUSE TYPE H3
5 BEDROOM DETACHED
c. 208 sq.m / 2239 sq.ft



SPECIFICATIONS

Heating

- High levels of insulation to achieve an energy rating of "A".
- High efficiency Air to water heat pump with underfloor heating on ground floor and high output radiators on first floor.

Windows & Doors

- High performance uPVC double glazed windows and patio doors.
- High quality and energy efficient front door.

Electrical & Safety

- Generous electrical specification provided throughout.
- Smoke and heat detectors fitted (mains powered with battery backup) as standard.
- Safety restrictors provided on upper floor windows.
- Cabling to enable EV charging point.
- Ducting provided to facilitate the future installation and connection of photovoltaic (PV) panels.
- High Speed internet ducting placed into the infrastructure of the development to allow service by all internet providers.

Ventilation & Insulation

- High efficiency mechanical ventilation system.
- High levels of thermal insulation throughout.
- High level of airtightness to a standard in excess of building regulations.
- A-Rated building energy rating (BER) with associated benefit of low energy consumption and energy bills.

Internal Finishes

- Walls and ceilings are finished smooth and walls painted a neutral colour with white ceilings.
- Superior contemporary internal doors throughout.
- High quality ironmongery (door handles and locks).
- Contemporary skirting and architraves finished in white.
- Painted finish to all joinery.
- Contemporary white sanitary ware in all bathrooms with high quality bathroom fittings.
- Guest W.C. with toilet and wash hand basin.
- Main bathroom with toilet, wash hand basin, bath with overhead shower or separate bath and shower where applicable and radiator.
- Ensuite with toilet, wash hand basin, shower with shower tray and radiator.

Fitted Furniture

- Kitchens are provided with generous allowances for each house type with the electrical and layout fixed as per developer's specifications.
- The utility room allows for a minimum of a fitted countertop and is plumbed for a washing /condenser dryer machine.

Where applicable depending on the 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.

External Specifications

- Elegant and distinguishing mix of high-quality smooth render and natural stone* (Aherla White Limestone) finishes *house type dependent.
- Sleek black rainwater goods.
- External lights to front and rear of the property.
- Landscaped driveway for a min of 2 cars.
- Attractive paved patio to rear.
- All rear gardens are landscaped and seeded grass.
- Boundary fencing is finished with concrete post and composite panels.

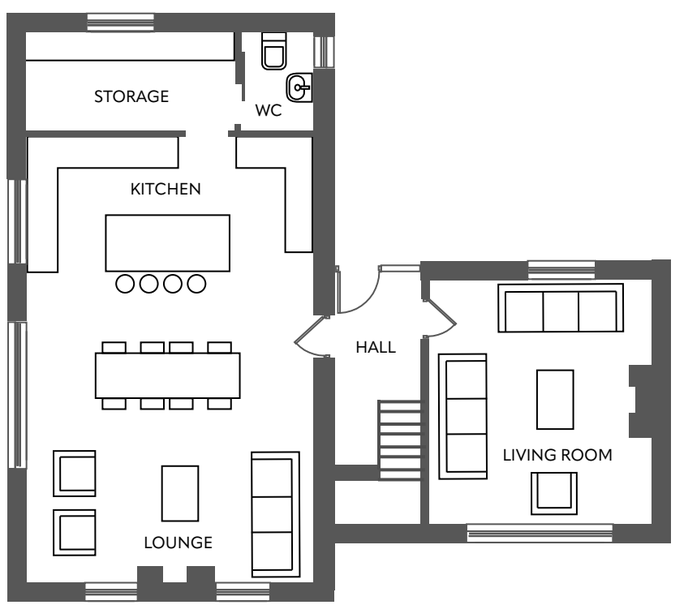
Warranty Cover Under Homebound

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

**All specifications are subject to final contract*

TYPE A1

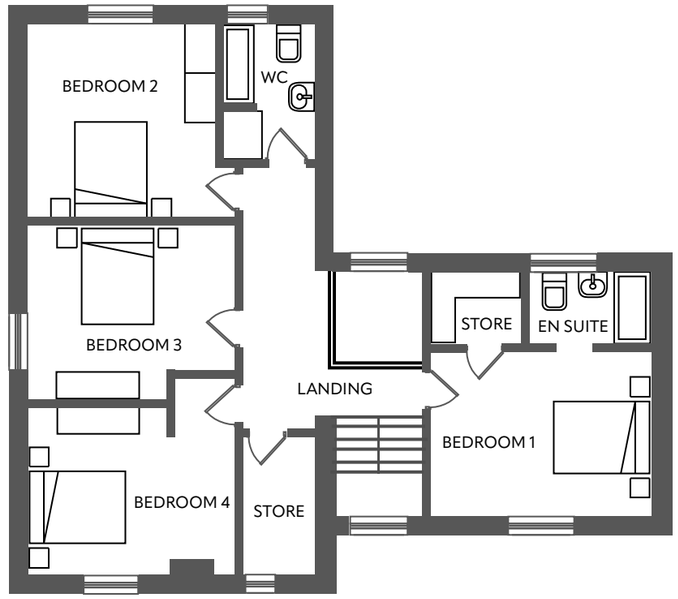
4 BEDROOM DETACHED
c. 209 sq.m / 2250 sq.ft



GROUND FLOOR

Plans are for illustrative purposes only. Layouts may vary.



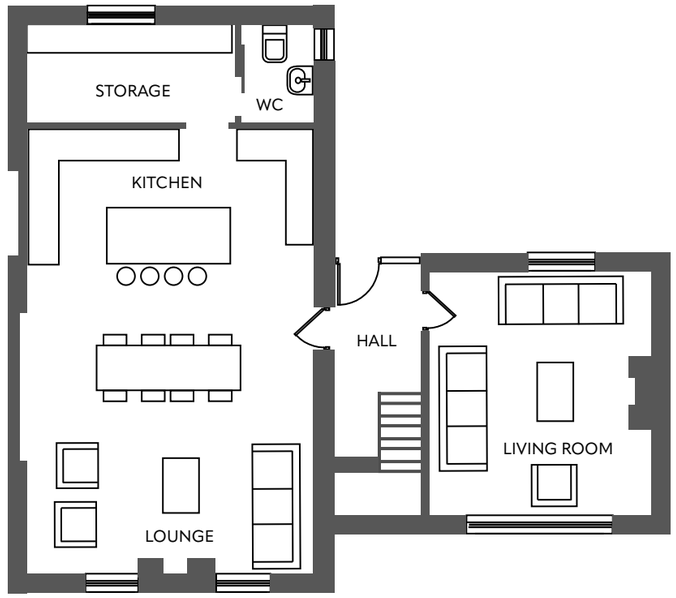


FIRST FLOOR

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TYPE A2

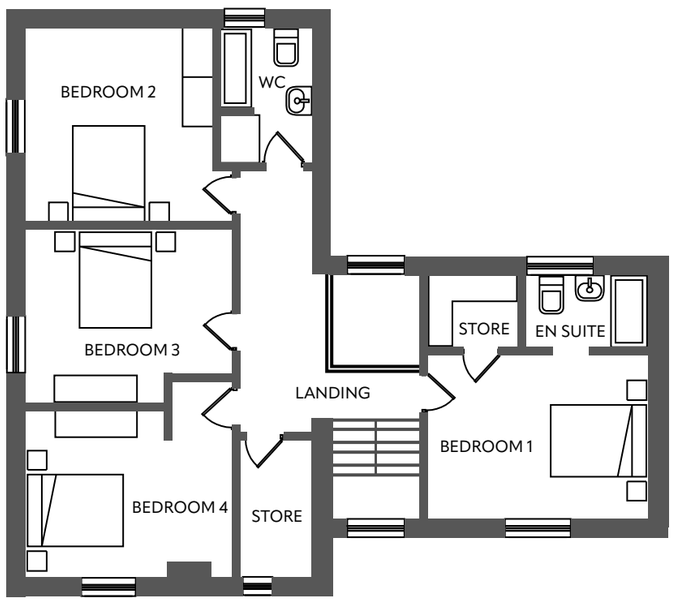
4 BEDROOM DETACHED
c. 209 sq.m / 2250 sq.ft



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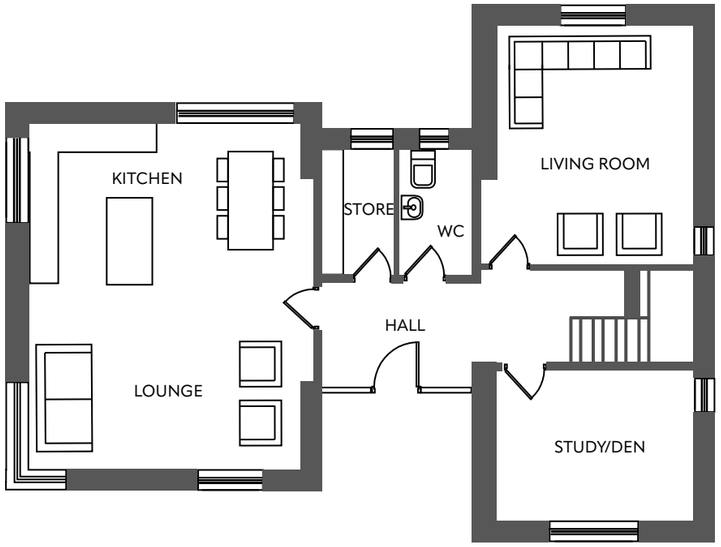


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TYPE B

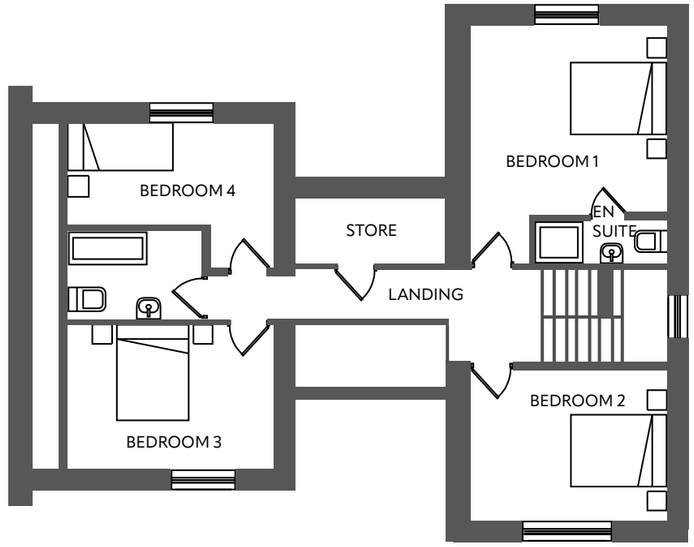
4 BEDROOM DETACHED
c. 176 sq.m / 1894 sq.ft



GROUND FLOOR

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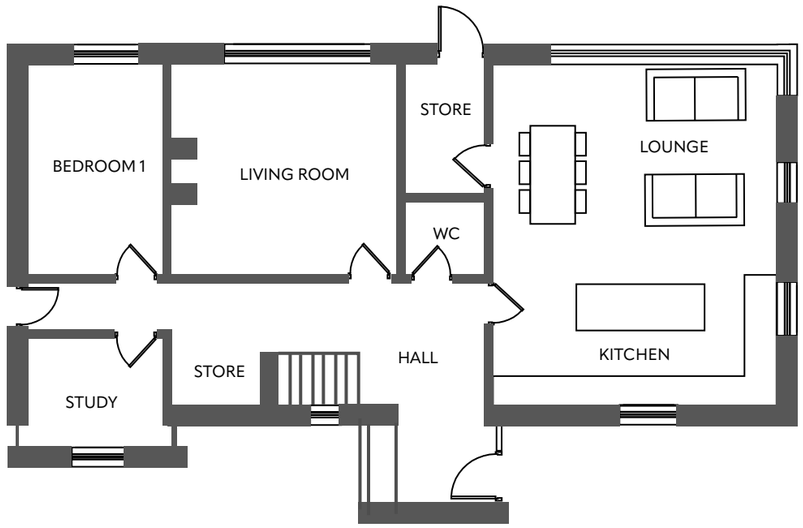
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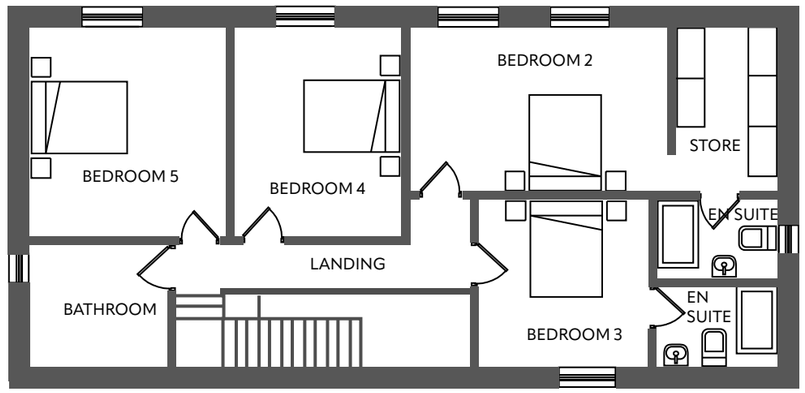
TYPE C1

5 BEDROOM DETACHED
c. 208 sq.m / 2239 sq.ft





GROUND FLOOR



FIRST FLOOR

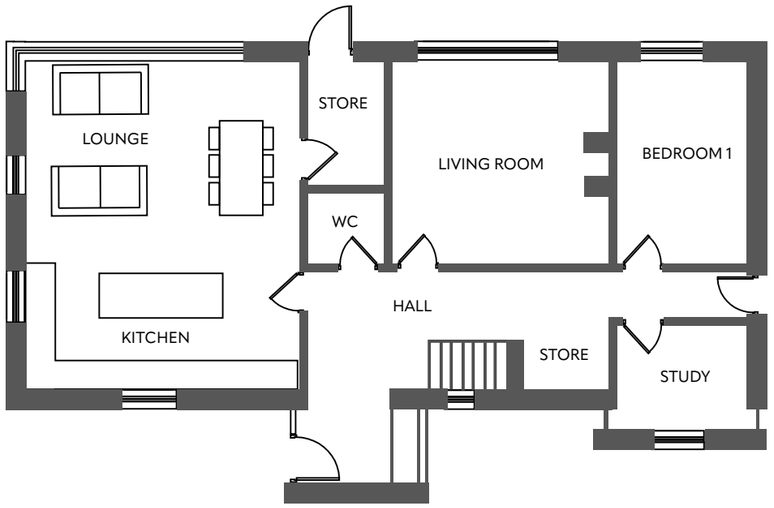
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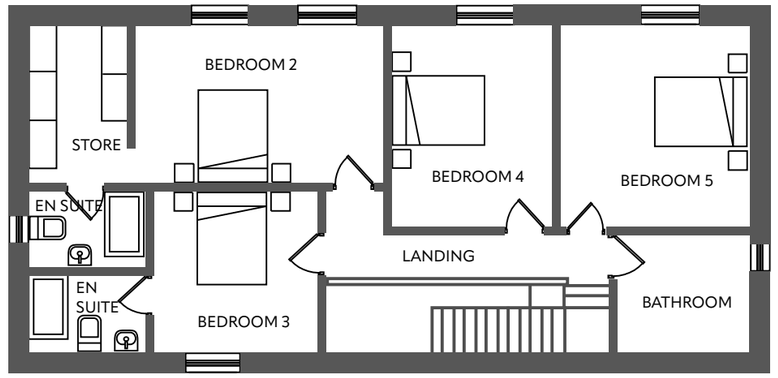
TYPE C2

5 BEDROOM DETACHED
c. 208 sq.m / 2239 sq.ft





GROUND FLOOR



FIRST FLOOR

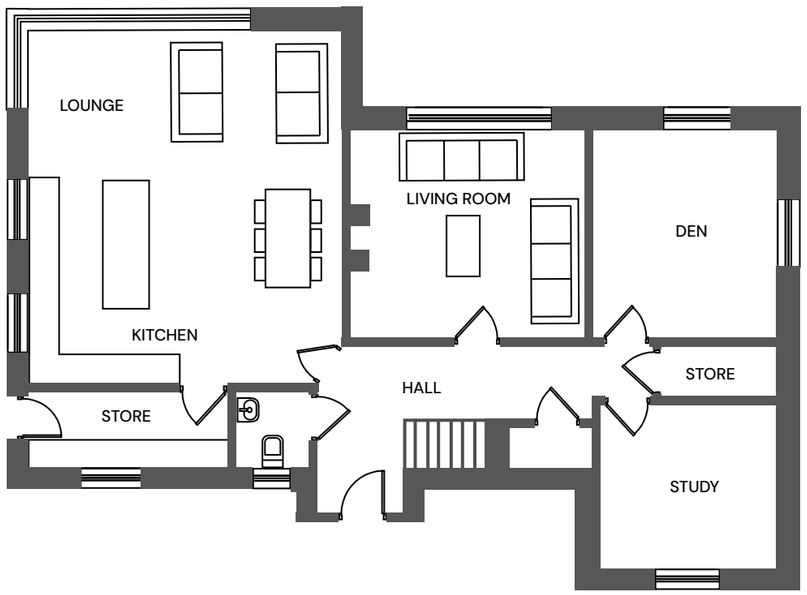
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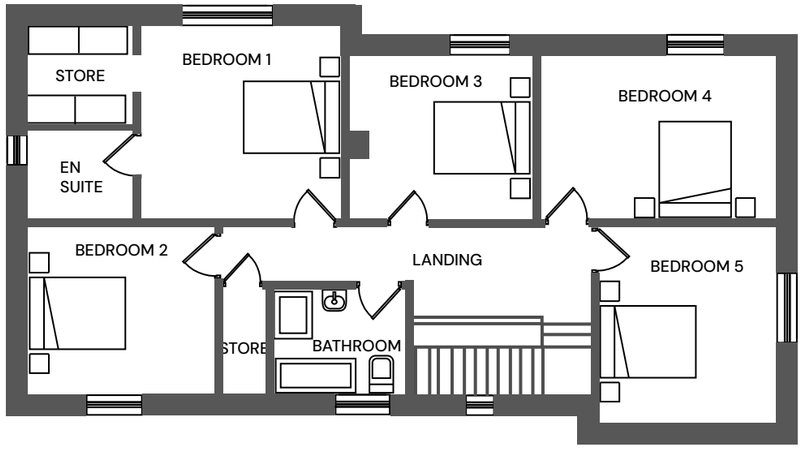
TYPE D1

5 BEDROOM DETACHED
c. 236 sq.m / 2540 sq.ft





GROUND FLOOR



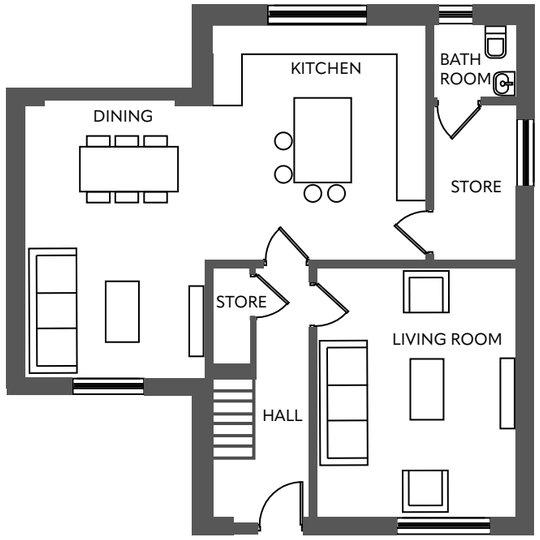
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TYPE F1

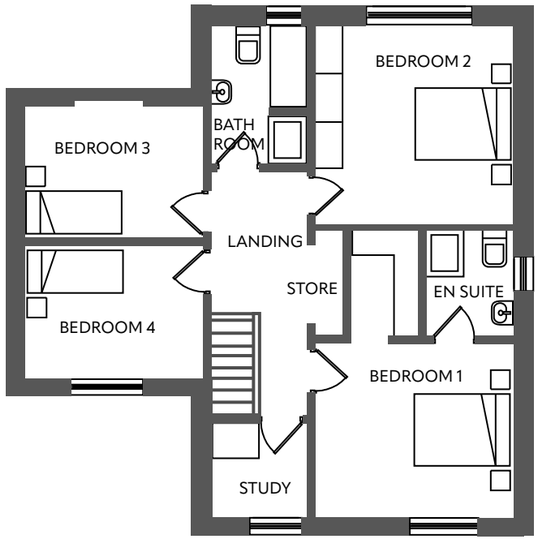
4 BEDROOM DETACHED
c. 156 sq.m / 1689 sq.ft



GROUND FLOOR

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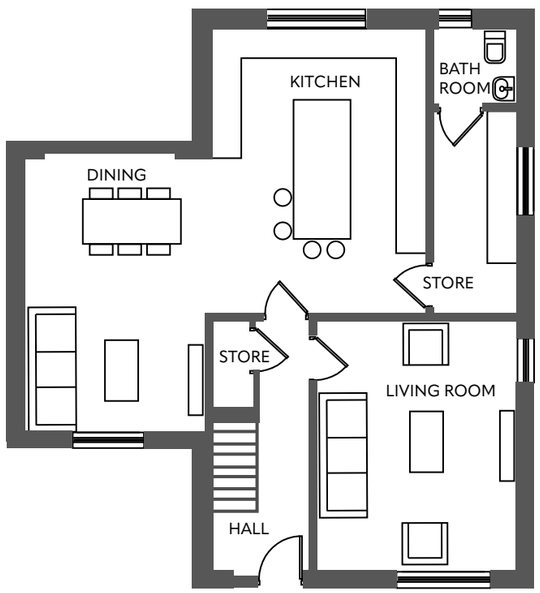


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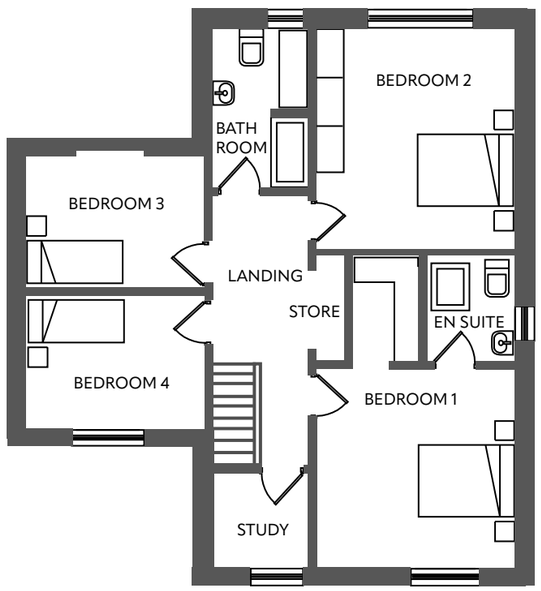
4 BEDROOM DETACHED
c. 179 sq.m / 1926 sq.ft



GROUND FLOOR

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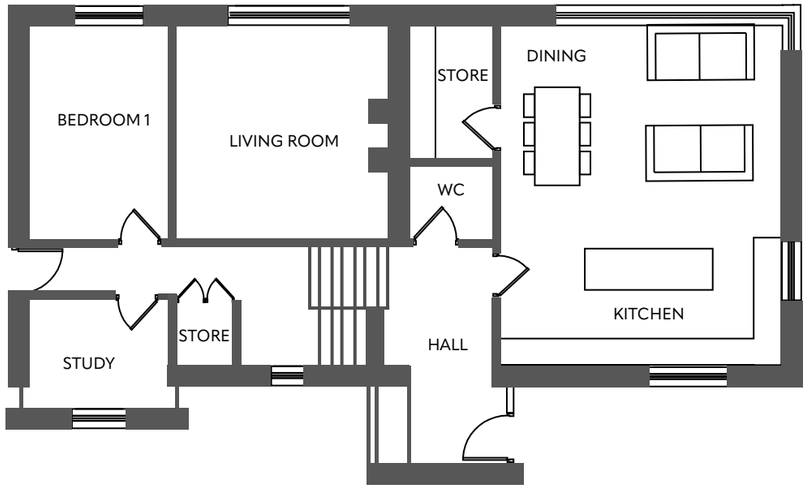
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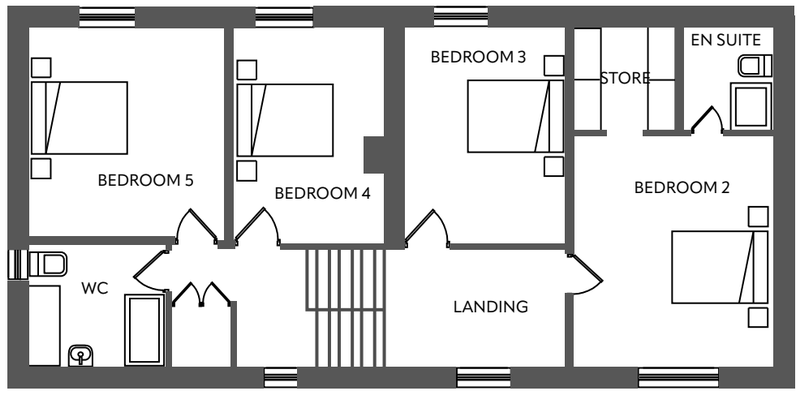
TYPE H1

5 BEDROOM DETACHED
c. 208 sq.m / 2239 sq.ft





GROUND FLOOR



FIRST FLOOR

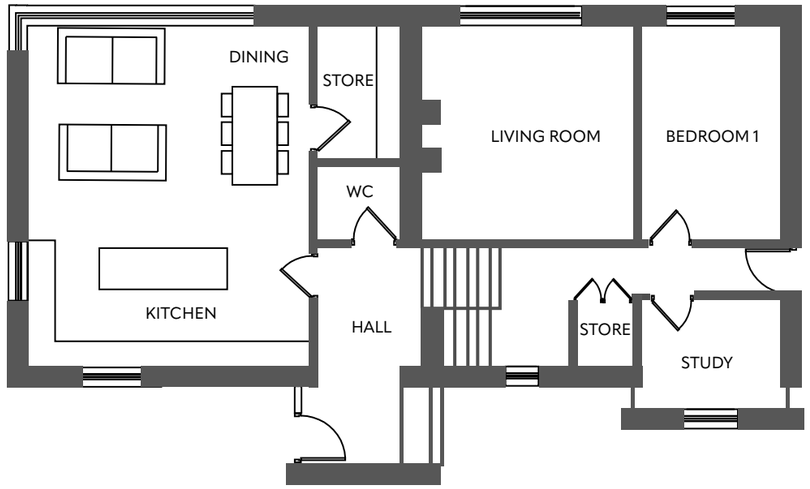
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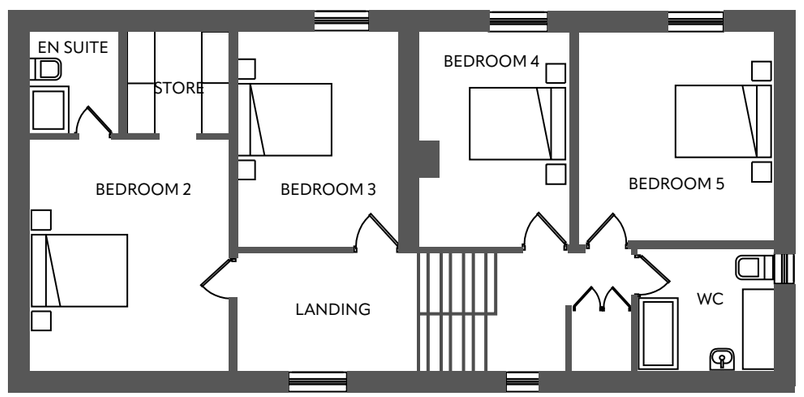
TYPE H2

5 BEDROOM DETACHED
c. 208 sq.m / 2239 sq.ft





GROUND FLOOR



FIRST FLOOR

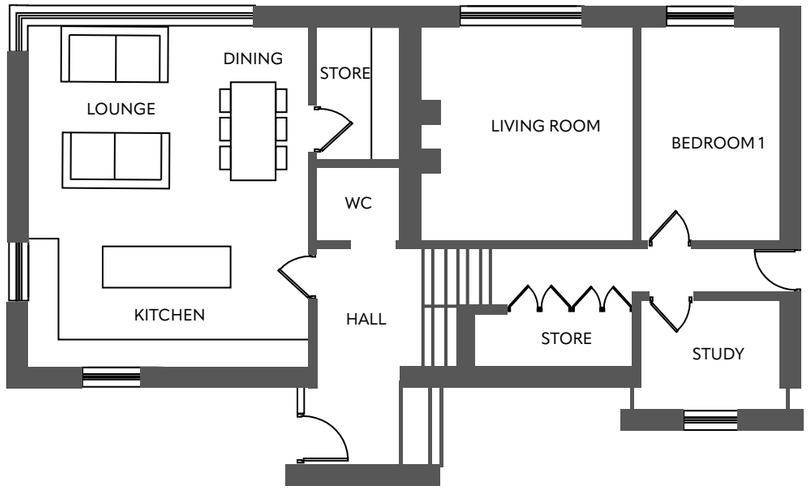
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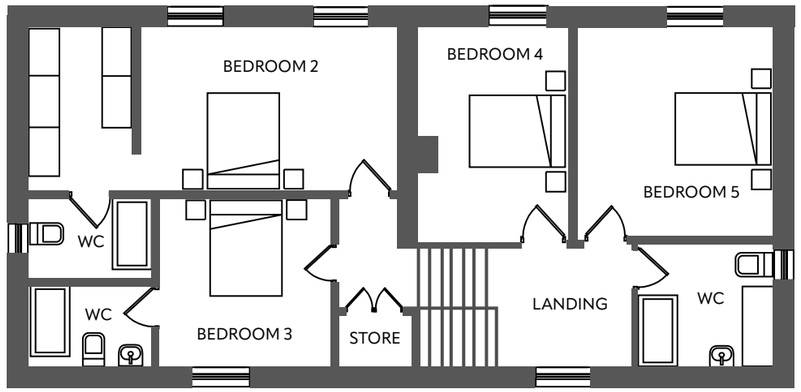
TYPE H3

5 BEDROOM DETACHED
c. 208 sq.m / 2239 sq.ft





GROUND FLOOR



FIRST FLOOR

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PROFESSIONAL TEAM

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Cohalan Downing

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Email newhomes@cohalandowning.ie
Licence no.001641

Developer

O'Brien & O'Flynn BUILDERS

design: byroncreative

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