

WELCOME TO CORK'S FINEST NEW ADDRESS

GRACEFUL, GENEROUS & ELEGANT
HOMES... FOR GENERATIONS



BOTANIKA
BLACKROCK

For more information call **021 427 7717** or email **information@cdacork.com**



BOTANIKA BLACKROCK



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4 BEDROOM DETACHED 221 sq.m. / 2,385 sq.ft. (approx.)



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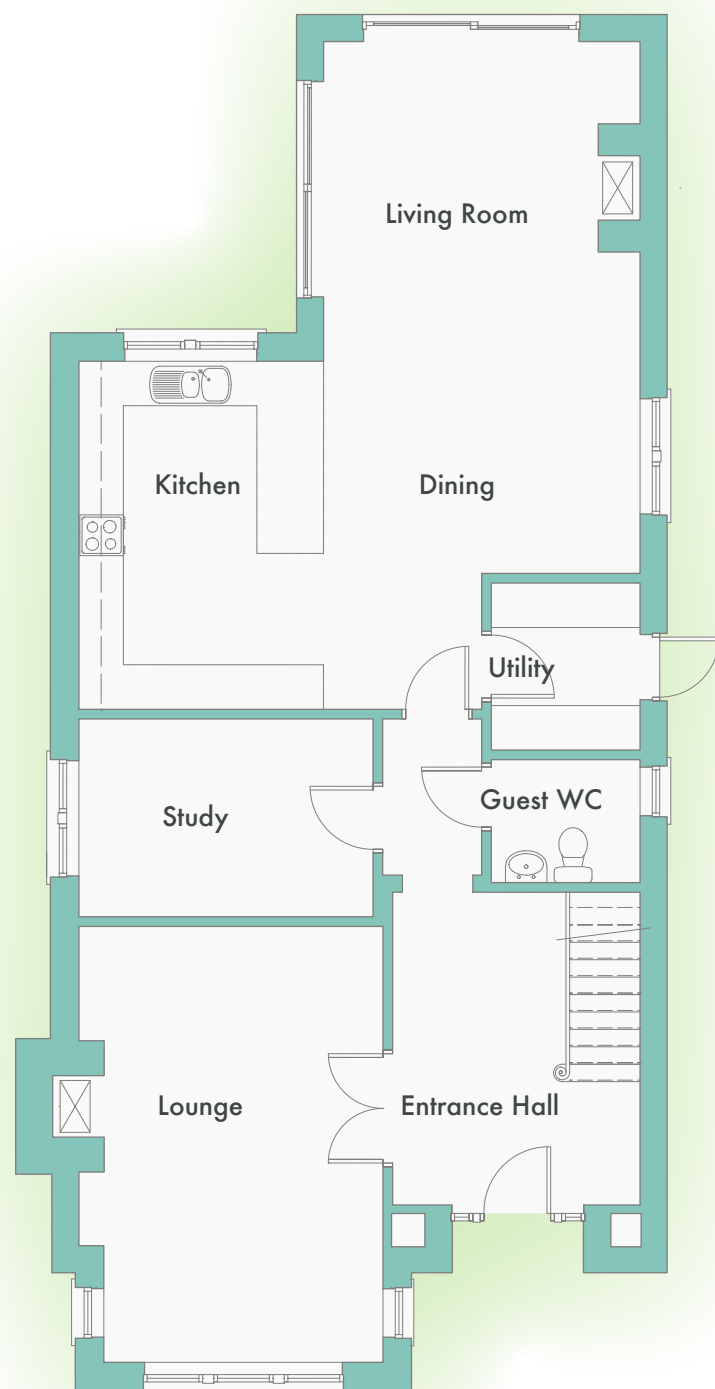
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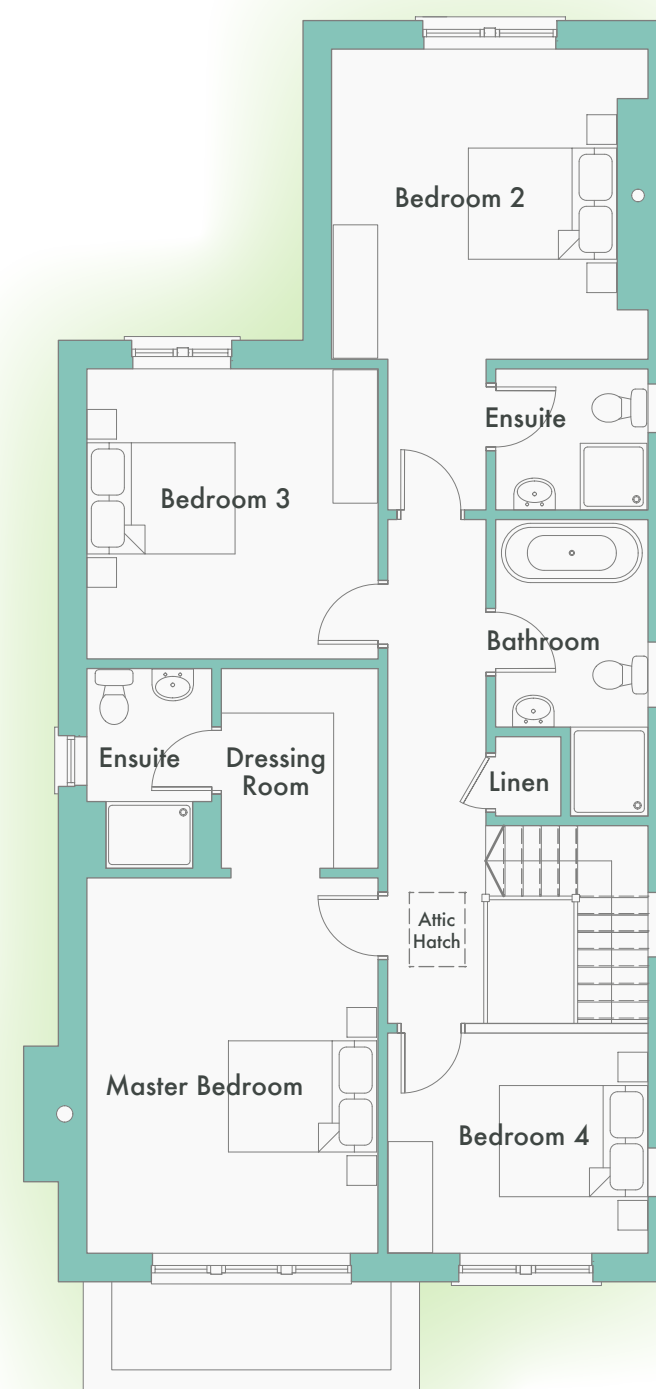
4 BEDROOM DETACHED 221 sq.m. / 2,385 sq.ft. (approx.)

GROUND FLOOR



| | |
|---------------------|----------------|
| Living/Dining room: | 29'8" x 15'8" |
| Kitchen: | 10'10" x 15'6" |
| Utility: | 7'6" x 6'8" |
| Study: | 13'1" x 8'10" |
| Guest WC: | 6'8" x 5'6" |
| Lounge: | 19'5" x 13'7" |
| Entrance hall: | 14'1" x 11'1" |

FIRST FLOOR



| | |
|-----------------|----------------|
| Master Bedroom: | 16'9" x 13'0" |
| En-suite: | 8'11" x 5'8" |
| Dressing room: | 8'11" x 7'0" |
| Bedroom 2: | 14'1" x 13'10" |
| En-suite : | 6'4" x 6'10" |
| Bedroom 3: | 13'0" x 12'11" |
| Bedroom 4: | 11'8" x 9'10" |
| Bathroom: | 9'3" x 6'10" |

4 BEDROOM SEMI-DETACHED - TYPE 1 144 sq.m. / 1,550 sq.ft. (approx.)



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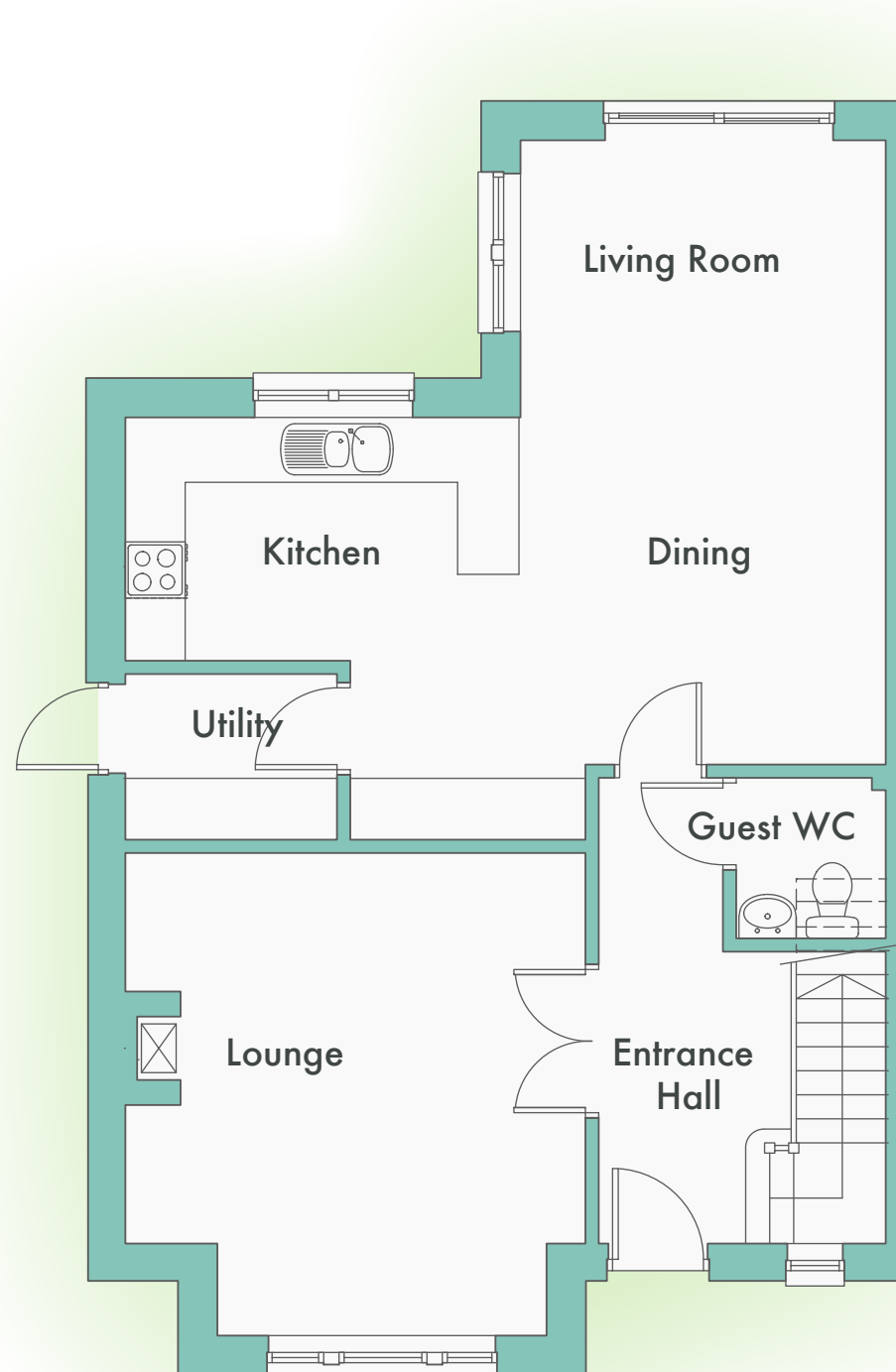
4 BEDROOM SEMI-DETACHED - TYPE 1 144 sq.m. / 1,550 sq.ft. (approx.)



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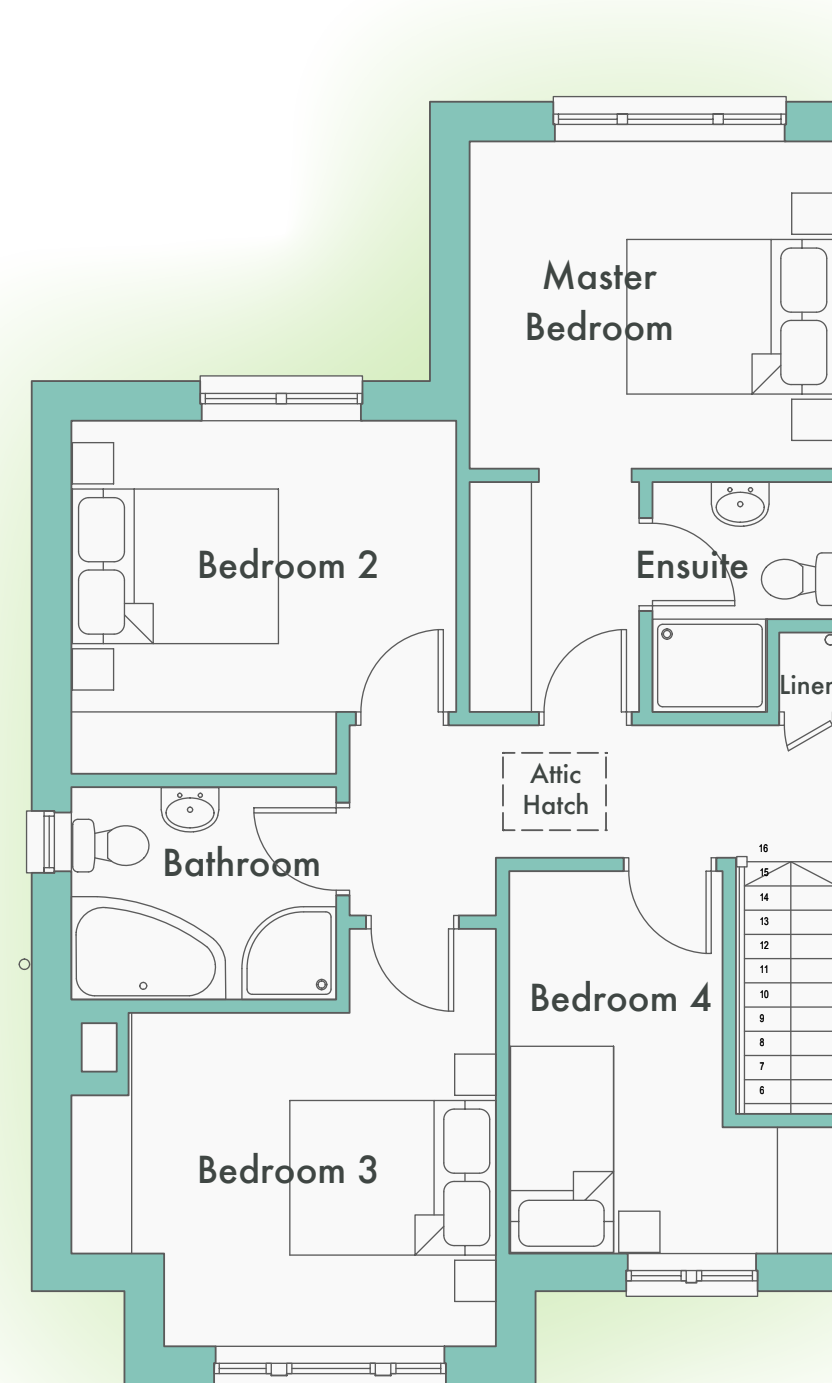
4 BEDROOM SEMI-DETACHED - TYPE 1 144 sq.m. / 1,550 sq.ft. (approx.)

GROUND FLOOR



| | |
|---------------------|----------------|
| Living/Dining room: | 19'13" x 11'8" |
| Kitchen: | 12'8" x 13'8" |
| Utility: | 6'11" x 5'5" |
| Guest WC: | 5'5" x 4'11" |
| Lounge: | 15'7" x 14'10" |
| Entrance hall: | 9'4" x 12'9" |

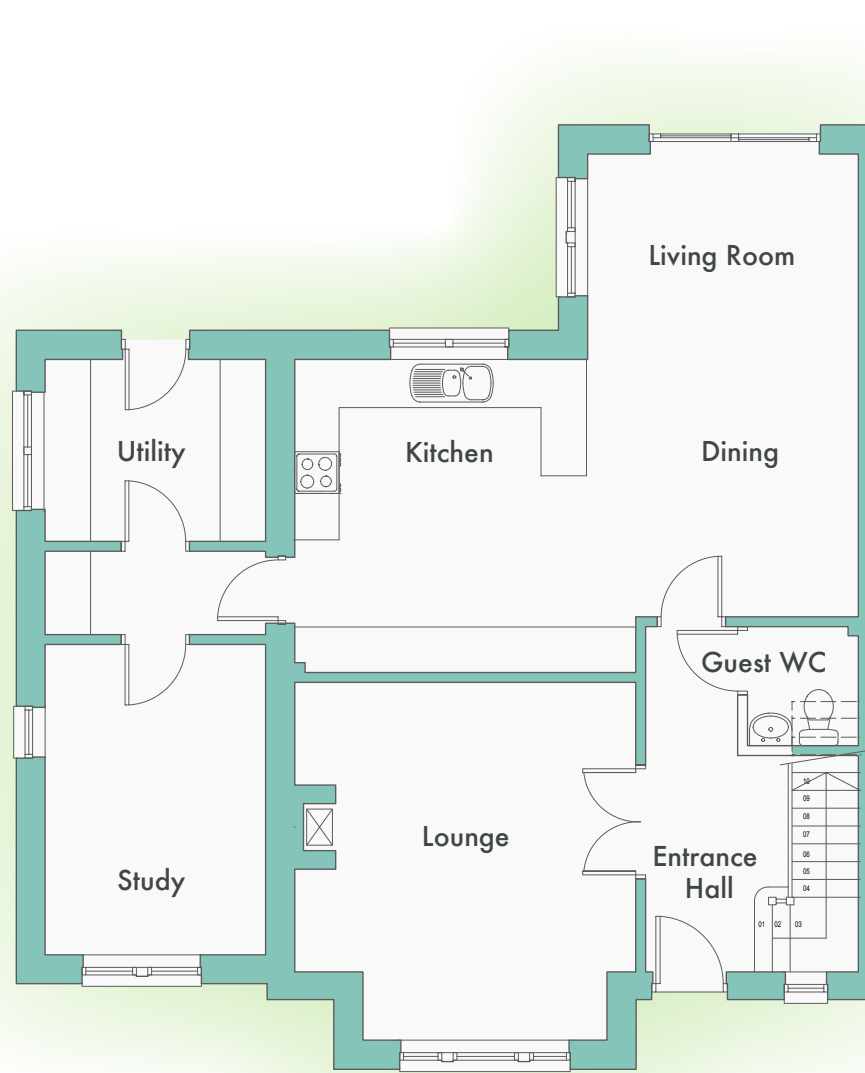
FIRST FLOOR



| | |
|-----------------|---------------|
| Master Bedroom: | 11'8" x 10'6" |
| En-suite: | 6'7" x 6'1" |
| Bedroom 2: | 12'4" x 11'4" |
| Bedroom 3: | 13'7" x 10'8" |
| Bedroom 4: | 12'3" x 6'4" |
| Bathroom: | 8'6" x 6'10" |

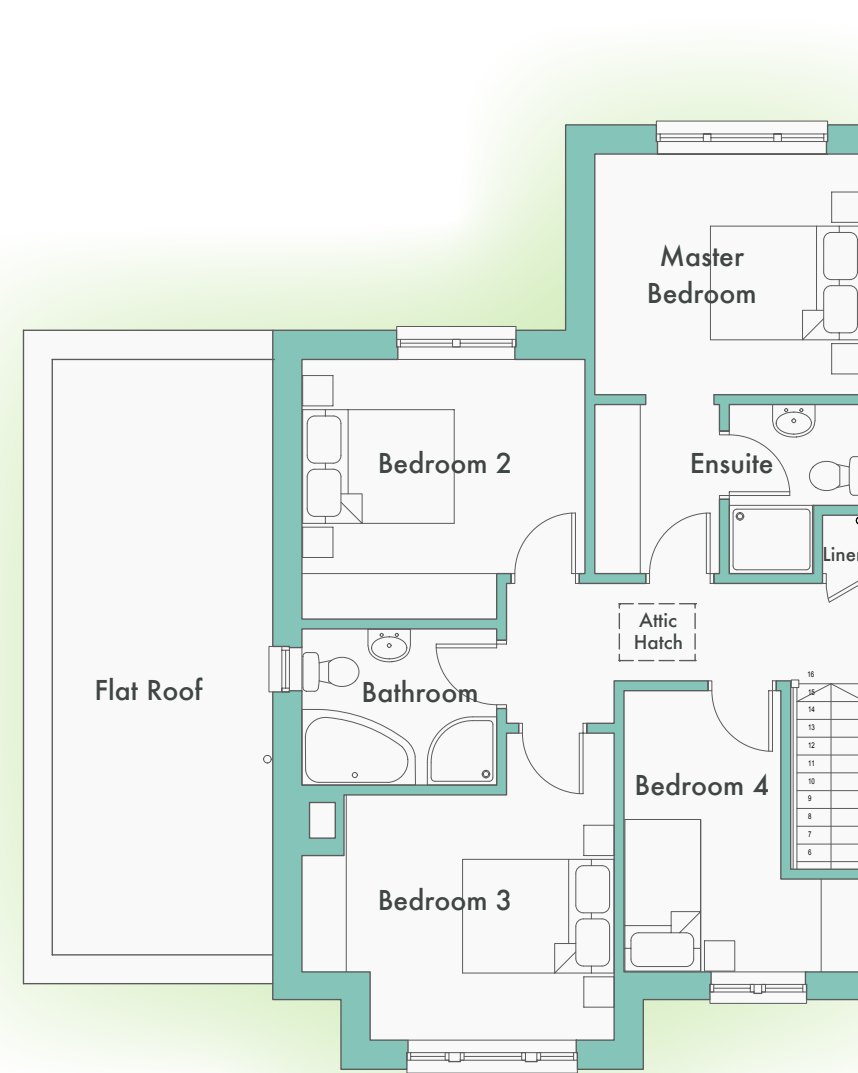
4 BEDROOM SEMI-DETACHED - TYPE 2 170 sq.m. / 1,835 sq.ft. (approx.)

GROUND FLOOR



| | |
|---------------------|----------------|
| Living/Dining room: | 20'1" x 11'8" |
| Kitchen: | 12'8" x 13'8" |
| Utility: | 8'0" x 9'8" |
| Study: | 13'6" x 9'8" |
| Guest WC: | 6'8" x 5'6" |
| Lounge: | 14'10" x 15'7" |
| Entrance hall: | 9'4" x 12'9" |

FIRST FLOOR



| | |
|-----------------|----------------|
| Master Bedroom: | 16'9" x 13'0" |
| En-suite: | 7'2" x 6'4" |
| Bedroom 2: | 14'1" x 13'10" |
| Bedroom 3: | 13' x 12'11" |
| Bedroom 4: | 11'8" x 9'10" |
| Bathroom: | 9'3" x 6'10" |

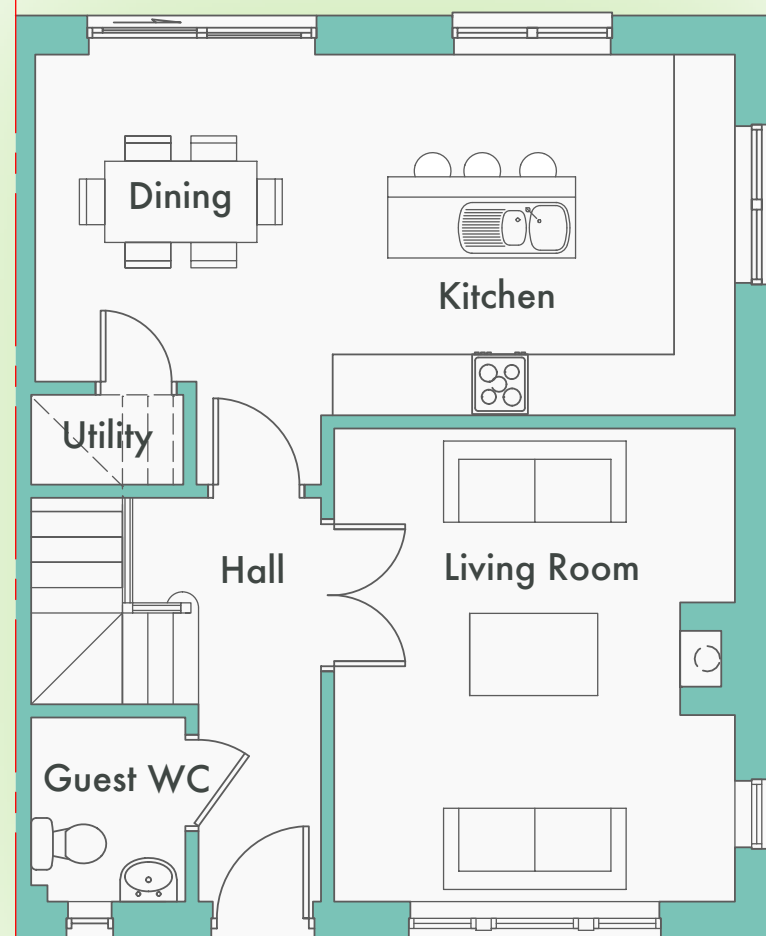
3 BEDROOM SEMI-DETACHED 114 sq.m. / 1,232 sq.ft. (approx.)



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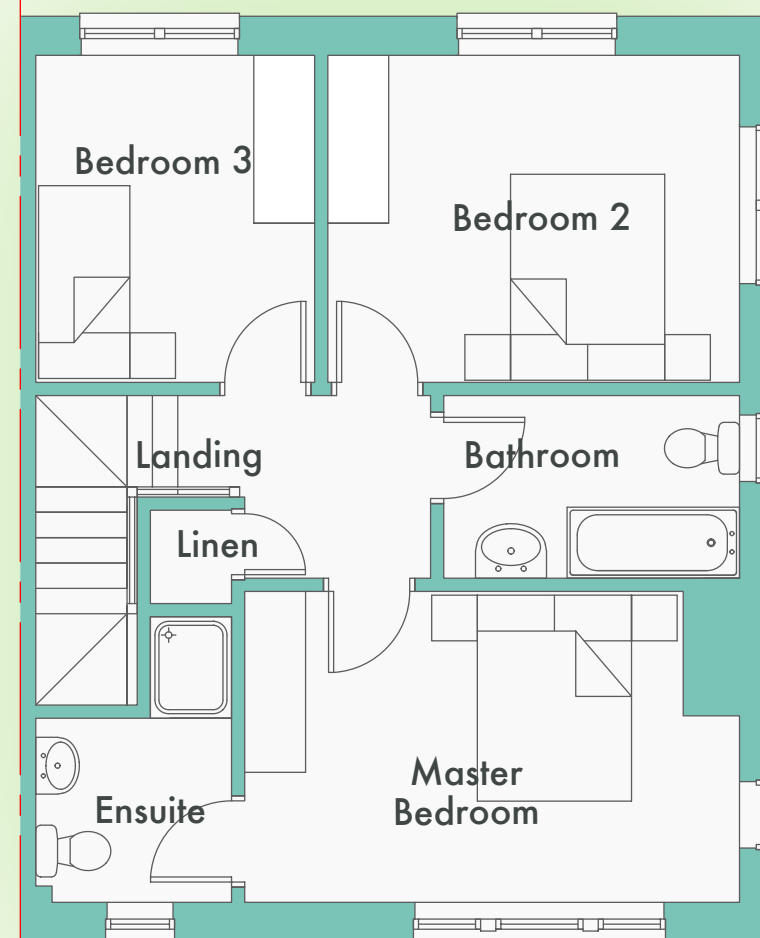
3 BEDROOM SEMI-DETACHED 114 sq.m. / 1,232 sq.ft. (approx.)

GROUND FLOOR



| | |
|----------------------|---------------|
| Kitchen/Dining room: | 22'8" x 11'9" |
| Living: | 11'1" x 15'5" |
| Utility: | 6'11" x 5'5" |
| Guest WC: | 6'1" x 5'1" |
| Entrance hall: | 11'5" x 5'0" |

FIRST FLOOR



| | |
|-----------------|---------------|
| Master Bedroom: | 16'1" x 10'2" |
| En-suite: | 6'5" x 6'1" |
| Bedroom 2: | 13'5" x 10'8" |
| Bedroom 3: | 10'8" x 9'1" |
| Bathroom: | 9'8" x 6'0" |



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BOTANIKA BLACKROCK - SITE PLAN

DETACHED HOMES (2,385 SQ.FT.): **1 - 10, 17 AND 28 - 31**

SEMI-DETACHED HOMES - TYPE 1 (1,550 SQ.FT.): **11 - 16, 18 - 21 AND 25 - 27**

SEMI-DETACHED HOMES - TYPE 2 (1,835 SQ.FT.): **24**

SEMI-DETACHED HOMES - TYPE 3 (1,232 SQ.FT.): **22 - 23**



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DEVELOPERS:
 CITIDWELL
HOMES LIMITED

ESTATE AGENTS:
 Cohalan
Downing

BOTANIKA BLACKROCK - SPECIFICATIONS

Citidwell Homes is committed to the highest professional standards in architectural design, build quality, finishing and fit out. Our goal is to create homes that you and your family will delight in for generations to come and that contribute to a lasting and worthy architectural legacy for Cork city.

INTERNAL

- A-rated homes with zoned, modern air-to-water electric heat pump providing a responsive, highly-efficient, environmentally friendly, low running cost central heating system
- Underfloor heating throughout ground floor with premium quality Radiators to first floor
- Air ventilation system
- Pressurised, on demand, hot water system
- Decorated throughout internally with a choice of 'Colourtrend' high pigment paint colours
- Extra high ceiling heights to ground floor allowing for bespoke 7' doors with 9" moulded skirtings and architraves
- Generous electrical specification with thoughtful lighting design
- Generous Flooring / Tiling PC allowance
- Fitted kitchen plumbed for dishwasher/sink/hob/oven etc - with substantial PC allowance available for custom design from listed supplier
- Utility room plumbed for washing machine, sink and dryer
- Fireplace surround and solid fuel stove in Lounge and/or Living Room (depending on house type) - Generous PC allowance available
- Custom feature staircase 1500mm wide with mahogany balustrade
- Beautiful, well appointed bathrooms with premium brand sanitary ware and fittings
- Generous custom wardrobe allowance
- Wired for fibre broadband and cable (SKY) TV
- Wired for intruder alarm system
- Custom, high-standard. first floor acoustic insulation
- Custom, high-standard. party wall acoustic insulation to semi-detached homes
- **Very Generous PC Sums -
4 bed detached €40,000 inc VAT**
- **Very Generous PC Sums -
4 bed semi-detached €25,000 inc VAT**
- **Very Generous PC Sums -
3 bed semi-detached €20,000 inc VAT**
- **Ten Year Home Bond Structural Guarantee**

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EXTERNAL

- | | |
|--|---|
| <ul style="list-style-type: none"> • Part "Grafton blend" brick render and part coloured, low-maintenance wet dash • Powder-coated black Iron railings to boundary walls • PVC heritage sash double glazed windows, with woodgrain effect in ivory. • Premium low-maintenance black composite Front Door with 5-lever high security locking system • Matt stainless steel or aluminium door furniture (Premium Brand) • Double Glazed Aluclad Sliding Doors, to Rear Patio Area. • Roof Slate - premium natural slate | <ul style="list-style-type: none"> • Architecturally Designed Landscaped Gardens (front and back) by Cunnane Stratton Reynolds • Patio area provided to rear of house • External Tap Provided • Black, ash-grain PVC fascia, soffit and downpipes • External cills and reveals featuring custom, moulded architectural design • Expansive cobbled parking area to front of house (two cars) |
|--|---|

DEVELOPERS:



SELLING AGENTS:



021 427 7717

SOLICITORS:

P.J. O'DRISCOLL & SONS, CORK

ARCHITECTS:

HOGAN ARCHITECTURE

ENGINEERS:

TG LENIHAN & CO

LANDSCAPING:

CUNNANE STRATTON REYNOLDS

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