

THE STEEPLES

MIDLETON



WELCOME HOME

Welcome to The Steeples, an exclusive development of only 41 detached homes that combine the peace and tranquillity of a country setting with all the amenities of Midleton Town just a short walk away.

Set on an elevated site overlooking Midleton, The Steeples is a contemporary selection of architecturally designed homes which will be constructed to the highest standards.

YOUR NEW HOME

We are delighted to announce that the first phase of new homes in The Steeples will be launched to the market on **Friday the 24th of February 2023 at 10am.**

- The properties available in Phase One will be 4 Bedroom Detached homes - House Type 5A and 5B.
- The specific homes available are indicated on the site plan below.
- To secure your new home we would invite you to contact McCarthy & McGrath Auctioneers at 10am on Friday next. Please note that a €5,000 booking deposit and proof of funds will be required at this stage.
- To add your own personal touch to your new home the following options are available, subject to terms and conditions:
 - Electrical consultation directly with our contractor if you desire a bespoke layout outside of the generous standard offering
 - Kitchen and wardrobe consultation directly with Cullenview Interiors with an allowance of €10,000 if you would like to design your own kitchen, wardrobe and walk in wardrobe layout
 - Painting consultation directly with our contractor if you desire bespoke internal decorating
 - Tiling consultation available with our supplier with an allowance of €4,500 if you would like to choose your own style

SITE PLAN

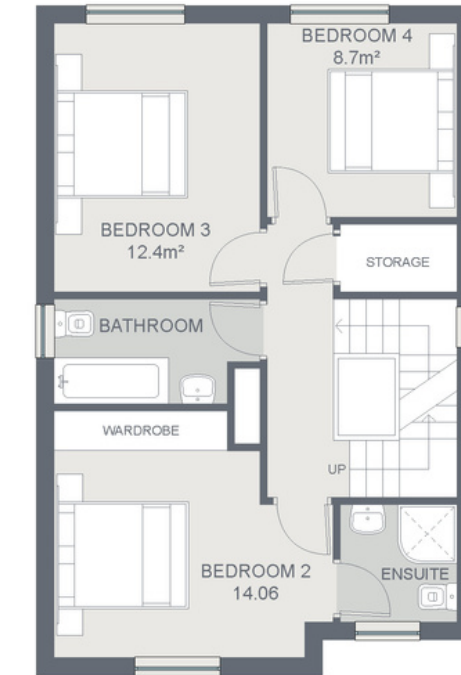
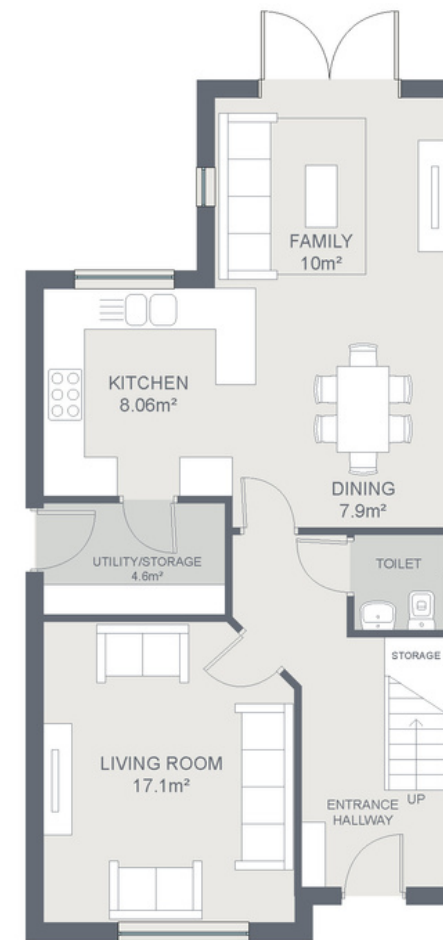
Phase One



THE STEEPLES

HOUSE TYPE 5A

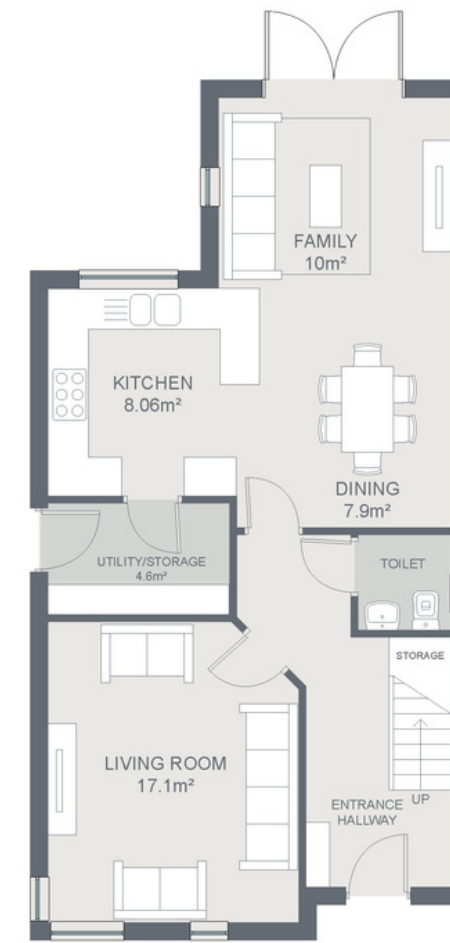
4 Bedroom Detached
Approx. Floor Area
158 sq.m. / 1700 sq. ft.



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HOUSE TYPE 5B

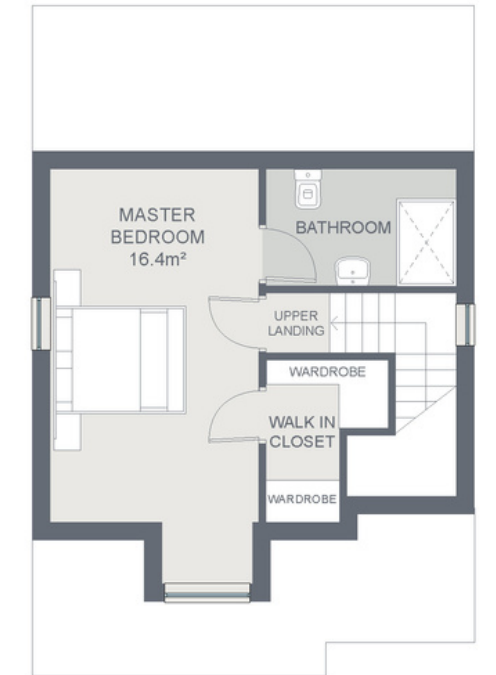
4 Bedroom Detached
Approx. Floor Area
158 sq.m. / 1700 sq. ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATION & FEATURES

HIGHLIGHTS

- Built using the latest construction technology your home is a highly insulated and air tight building achieving an A2 BER Rating.
- Highly efficient air to water heat pump system with zoned heating controls and underfloor heating on the ground floor.
- Pressurised internal water system utilising aquabox water boosting system with controller
- Air quality provided by demand controlled mechanical extract ventilation system with relative humidity sensor
- Personal electrical consultation available to customize electrical layout
- Contemporary kitchen installed based on client consultation
- Walk in wardrobe in main bedroom and additional 4 door wardrobe in bedroom of preference
- Full floor and wall tiling as standard for main bathroom. Full floor and shower area tiling to both en-suites.
- High quality sanitary ware installed in all bathrooms
- House interior and exterior fully painted with optional consultation available for bespoke internal decorating
- All houses wired for installation of a car charging point
- Stira attic access in all homes
- Registered for Help to Buy scheme
- Homebond Guaranteed (10 year structural warranty)

INTERNAL FINISHES

- Internal walls painted
- Superior quality joinery and ironmongery
- Contemporary kitchen installed
- Generous electrical specification
- High performance BSI-certified double glazed windows, argon-filled for improved thermal performance
- Insulated front door with multipoint locking system

EXTERNAL FINISHES

- Timber-frame construction
- External walls plastered and painted as standard
- Paved driveway to front with space for two cars
- Paved patio area to rear garden with external wall light
- Rear garden laid to lawn with timber post and panel fencing to side boundaries
- Steel framed side gate as standard
- External lights front & rear
- External tap

SELLING AGENT



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DEVELOPER



SOLICITOR



Disclaimer: The particulars in this brochure are for guidance only and do not form any part of any contract.