

AbbeyFort

for a beautiful life

Kinsale, Co. Cork



Welcome to Abbey Fort...

An elite development of 2, 3, 4 & 5 bedroom homes finished to the highest standard of comfort and craftsmanship. Every home at Abbey Fort is designed with exquisite taste and exceptional quality. The classically elegant architectural design is evident from the moment you arrive and walk up the cobble lock path to your beautifully finished solid wood front door.

Once inside, the superb interior design reveals impressive attention to detail – from the sleek, contemporary kitchens to the luxuriously styled bathrooms. The plush, homely feel continues with stunning solid wood doors and feature fireplaces throughout. Energy efficient heating systems and under-floor heating ensures that your home offers a fantastic level of comfort, while a very high electrical specification facilitates the very best of modern living.

AbbeyFort



Specifications and Floorplans

With eleven different 'exclusively designed' house types, a home at Abbey Fort guarantees a little something for everyone.

Internal Specification

- Distinctive pre-finished solid wood doors with chrome ironmongery
- Feature fireplace
- Luxury fitted kitchen in a range of contemporary styles
- Luxury sanitary ware
- Energy efficient heat pump providing;
 - constant space heating
 - constant hot water
 - constant ventilation
- Under floor heating on ground floor
- Generous electrical specification
- Cornicing in living room (detached and semi-detached only)
- Wired for alarm
- Airtight House – Minimising Heat Loss to Outside
- Efergy Energy Metre – Allows home owner to monitor electricity usage/cost at any particular time and review usage per day, week or month.
- "A" Energy rated homes
- CO2 emission reduced by 40% compared with standard house
- Smart homes technology including multi-room entertainment, data (broadband) and telephone (optional extra)
- Surround sound in living room (optional extra)

External Specification

- Paved patio area in rear garden
- Cobble lock driveways to detached and semi-detached
- Designated cobbled parking spaces to townhouses and apartments
- Landscaped gardens
- High level of landscaping throughout the development
- Low E double glazed PVC windows
- Maintenance free coloured render
- Classically elegant architectural design
- Low maintenance PVC fascia and soffit
- 10 year structural guarantee
- French doors / patio doors to patio area
- Prestige hardwood front door-secured by design

Set in Kinsale...

One of Ireland's most picturesque towns, with its beautiful buildings, narrow, winding streets and fabulous harbour views, the medieval town of Kinsale is a truly stunning place to live. Yet its charm extends further than mere postcard prettiness. As well as the renowned Kinsale yacht club, the town supports both Rugby and GAA clubs, and is well-served by a range of excellent facilities including schools, hotels, spas, and nightlife. Kinsale's thriving community also hosts an annual Regatta, Jazz Festival and the 'Flavours of Autumn' food festival – while its award winning restaurants serve fresh seafood that is simply world-class.

AbbeyFort





House Type B

3 Bed Semi-Detached

1,193sq. ft. - 110.8sq. m

Average annual heating costs including hot water - €850.

Annual Savings compared with traditional heating systems & ventilation: €750.

(These are average figures only and do depend on usage and may change with the passage of time).



House Type C

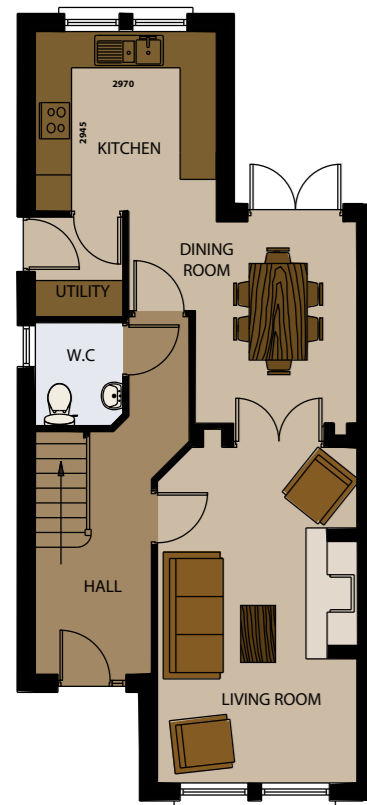
4 Bed Semi-Detached

1,488sq. ft. - 138.2sq. m

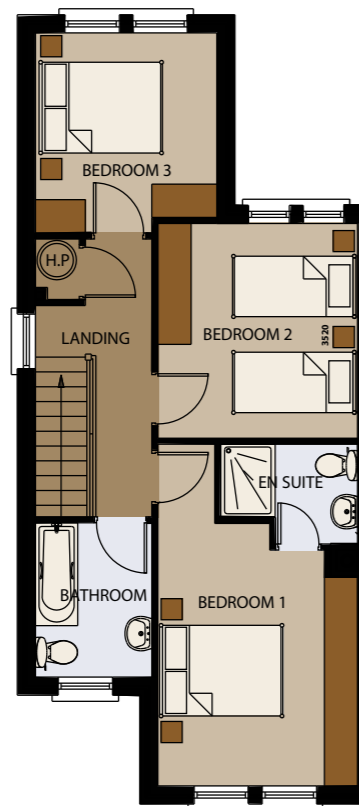
Average annual heating costs including hot water - €1000.

Annual Savings compared with traditional heating systems & ventilation: €950.

(These are average figures only and do depend on usage and may change with the passage of time).



Ground Floor



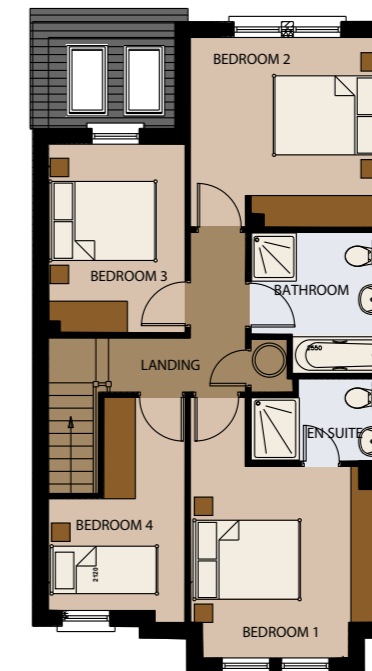
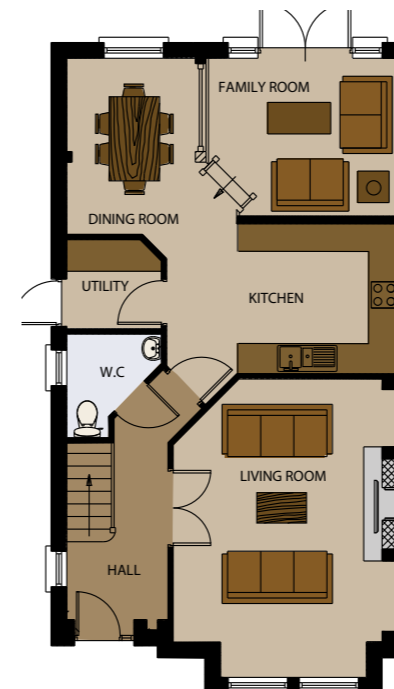
First Floor

Ground Floor

- Living Room 3.31 x 5.55m
- Dining Area 3.65 x 2.64m
- Kitchen 3.00 x 2.98m
- Utility Room 1.55 x 1.65m
- W.C. 1.45 x 1.73m
- Hall 4.02 x 1.93m

First Floor

- Bedroom 1 3.90 x 3.30m
- Ensuite 2.27 x 1.67m
- Bedroom 2 3.31 x 3.55m
- Bedroom 3 3.00 x 3.31m
- Bathroom 2.27 x 1.67m



Ground Floor

- Living Room 5.01 x 4.32m
- Family & Dining 6.34 x 3.45m
- Kitchen 4.44 x 2.86m
- Utility Room 1.80 x 1.70m
- W.C. 1.80 x 1.98m
- Hall 1.94 x 3.58m

First Floor

- Bedroom 1 3.66 x 2.96m
- Ensuite 2.52 x 1.23m
- Bedroom 2 3.65 x 3.60m
- Bedroom 3 3.49 x 2.60m
- Bathroom 2.52 x 2.75m
- Bedroom 4 2.60 x 4.18m



House Type D

4 Bed End Terrace

1,759sq. ft. - 163.4sq. m

Average annual heating costs including hot water - €1100.

Annual Savings compared with traditional heating systems & ventilation: €1050.

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House Type E

4 Bed End Terrace

1,346sq. ft. - 125sq. m

Average annual heating costs including hot water - €950.

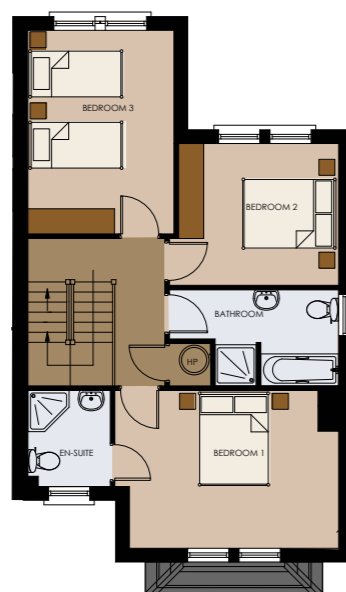
Annual Savings compared with traditional heating systems & ventilation: €850.

(These are average figures only and do depend on usage and may change with the passage of time).



Ground Floor

- Living Room 4.74 x 4.44m
- Dining Room 2.47 x 3.19m
- Kitchen 6.78 x 2.58m
- Utility Room 3.18 x 1.66m
- W.C. 1.66 x 1.47m
- Hall 2.00 x 4.83m



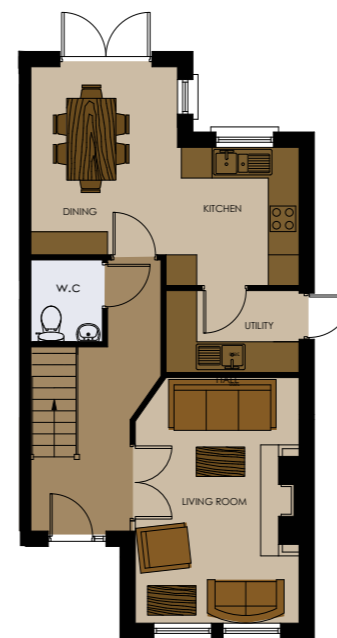
First Floor

- Bedroom 1 4.58 x 3.45m
- En-Suite 2.10 x 1.80m
- Bedroom 2 3.46 x 3.10m
- Bedroom 3 4.38 x 3.23m
- Bathroom 3.70 x 2.12m



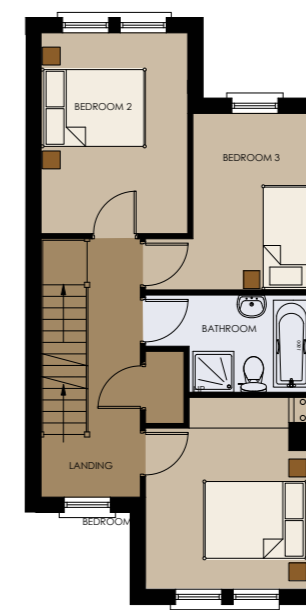
Second Floor

- Bedroom 4 4.90 x 4.74m
- Ensuite 2.27 x 1.96m



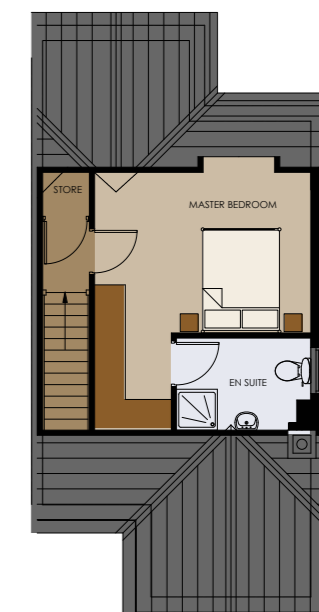
Ground Floor

- Living Room 4.80 x 3.20m
- Dining Room 2.87 x 3.68m
- Kitchen 2.38 x 2.70m
- Utility Room 2.60 x 1.62m
- W.C. 1.60 x 1.45m
- Hall 3.60 x 1.95m



First Floor

- Bedroom 1 3.76 x 3.20m
- Bedroom 2 3.79 x 2.87m
- Bedroom 3 3.45 x 2.29m
- Bathroom 2.36 x 1.91m



Second Floor

- Bedroom 4 4.15 x 2.77m
- En-Suite 2.63 x 1.81m

F



House Type F

3 Bed Mid Terrace

1,204sq. ft. - 111.9sq. m

Average annual heating costs including hot water - €850.

Annual Savings compared with traditional heating systems & ventilation: €750.

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G



House Type G

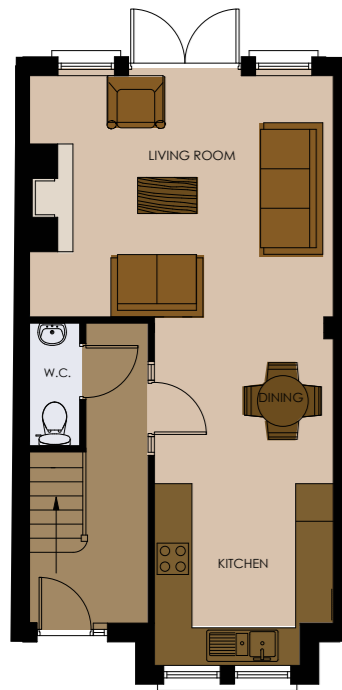
2 Bed Mid Terrace

969sq. ft. - 90sq. m

Average annual heating costs including hot water - €750.

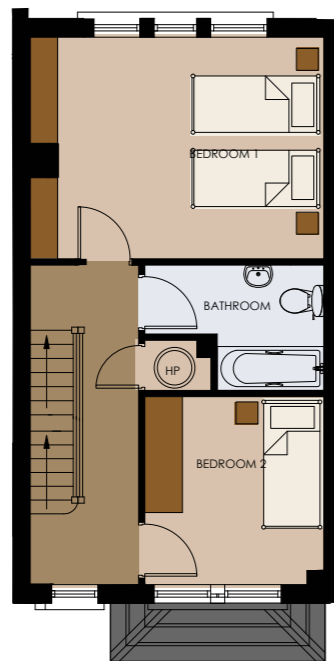
Annual Savings compared with traditional heating systems & ventilation: €650.

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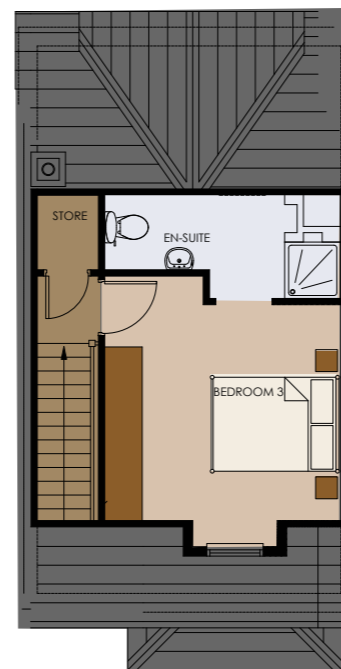
Ground Floor

- Living Room 4.81 x 3.85m
- Kitchen & Dining 5.56 x 2.82m
- W.C. 1.98 x 0.83m
- Hall 4.78 x 1.89m



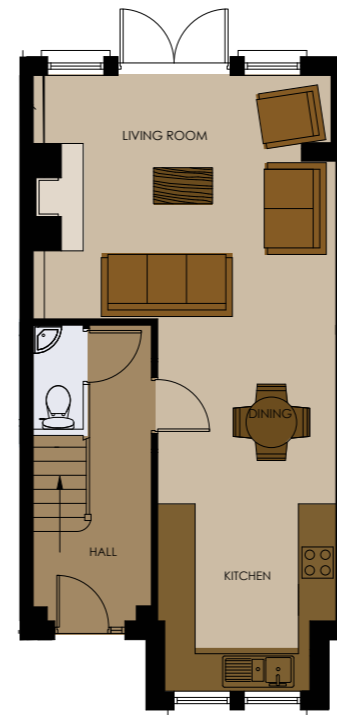
First Floor

- Bedroom 1 4.81 x 3.44m
- Bedroom 2 3.01 x 2.82m
- Bathroom 2.82 x 2.11m



Second Floor

- Bedroom 4 3.914 x 3.72m
- En-Suite 3.72 x 1.65m



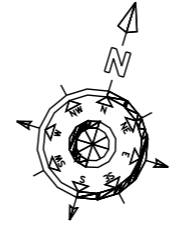
Ground Floor

- Living Room 4.85 x 3.91m
- Kitchen & Dining 5.96 x 2.86m
- W.C. 1.67 x 0.80m
- Hall 4.73 x 1.89m














First Floor

- Bedroom 1 5.22 x 2.71m
- En-Suite 2.02 x 1.41m
- Bedroom 2 4.55 x 2.96m
- Bathroom 2.91 x 1.77m



Site Plan Legend

- | | | |
|--|--|---|
|  Type A1
5 Bed Detached |  Type B
3 Bed Semi Detached |  Type F
3 Bed Townhouse |
|  Type A2
5 Bed Detached |  Type C
4 Bed Semi Detached |  Type G
2 Bed Townhouse |
|  Type A3
4 Bed Detached |  Type D
4 Bed End Townhouse |  Type H
3 Bed Townhouse |
| |  Type E
4 Bed End Townhouse |  Type J
2 Bed Townhouse |

The drawings and designs of these houses are copyright. The information in this brochure is for guidance purposes only and does not form part of any contract. The builders reserve the right to make alterations in the interest of proper development of the overall scheme.



Cork to Kinsale



Kinsale to Abbey Fort

From Cork to Kinsale

From Cork City take N27 following signs for Cork International Airport. Continue straight past Airport and follow signs for Kinsale. You will enter Kinsale at Long Quay. Continue straight on passing SuperValu on right. At Blue Haven Hotel take a right and follow road off to left. Continue straight on to hospital, at junction turn left and Abbey Fort is on your right hand side.

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Joint selling agents



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Solicitor: O'Donnell Sweeny Evershed, One Earlsfort Centre, Earlsfort Terrace, Dublin 2.