

ideal homes, for an ideal life

LIOS ÁRD

BALLYHOOLY, FERMOY, CO. CORK



A BROMPTON HOMES DEVELOPMENT

House Type A

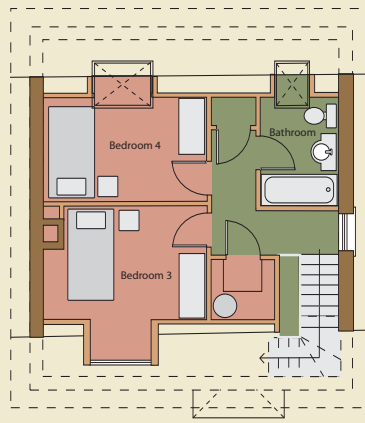
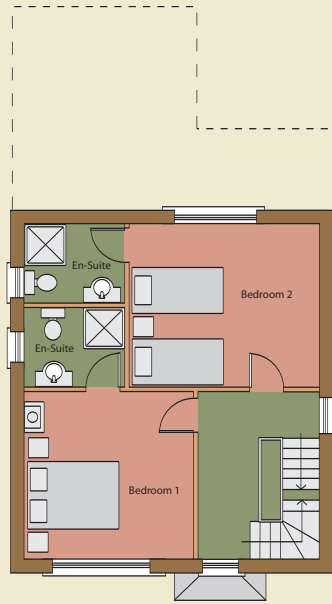
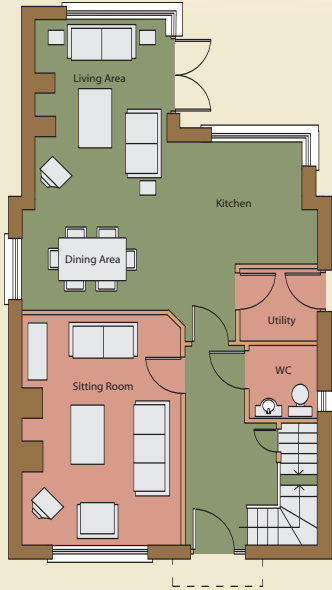
4 Bedroom Detached Home
1557 Sq. Ft.



Ground Floor

First Floor

Second Floor



Sitting Room
11' 6" x 16' 9"

Kitchen/Dining/Living
21' 4" x 21' 0"

Utility
5' 3" x 5' 6"

Bedroom 1
12' 2" x 12' 1"

Ensuite
7' 3" x 5' 9"

Bedroom 2
13' 8" x 11' 10"

Ensuite
7' 3" x 5' 9"

Bedroom 3
11' 10" x 8' 2"

Bedroom 4
11' 10" x 7' 6"

Bathroom
5' 7" x 7' 11"

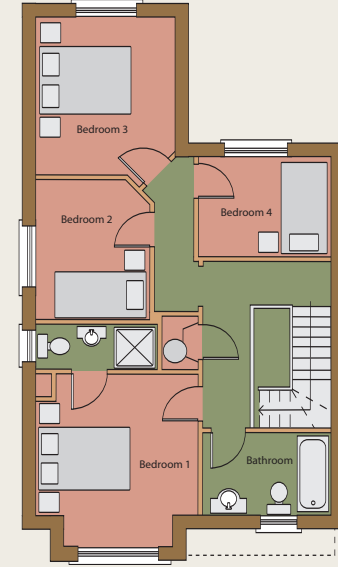
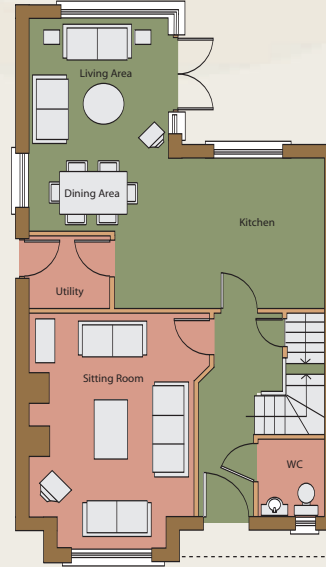
House Type B

4 Bedroom Semi-Detached Home
1348 Sq. Ft.



Ground Floor

First Floor



Sitting Room
11' 6" x 17' 0"

Kitchen/Dining/Living
21' 4" x 21' 0"

Utility
5' 10" x 4' 9"

Bedroom 1
11' 6" x 12' 6"

Ensuite
9' 0" x 3' 3"

Bedroom 2
10' 2" x 11' 6"

Bedroom 3
8' 1" x 10' 2"

Bedroom 4
9' 6" x 7' 3"

Bathroom
9' 2" x 5' 8"

LIOS ÁRD

Lios Árd is an exclusive development of 57 luxury 3 & 4 Bedroom homes. Offering generous 3 Bedroom townhouses and large 3 Bedroom semi-detached homes to the first time buyer, as well as 4 Bedroom Semi-detached and Detached homes to accommodate every family, Lios Árd caters for the full range of purchaser. The development is laid out to allow each home the maximum of space. Large and well planted green areas ensure that Lios Árd will mature gracefully in the years to come.

Lios Árd is well sited, beside the church in the beautiful village of Ballyhooly, Ballyhooly is located in the picturesque Blackwater valley, with the River Blackwater dominating the local landscape. While fishing is obviously one of the most popular local pastimes, new residents will find a myriad of entertain them. Golf, music, theatre as well as sports clubs are all readily available locally.

While Ballyhooly offers the best in country living it is just 10 minutes from Fermoy and within easy reach of the new road to Cork City.

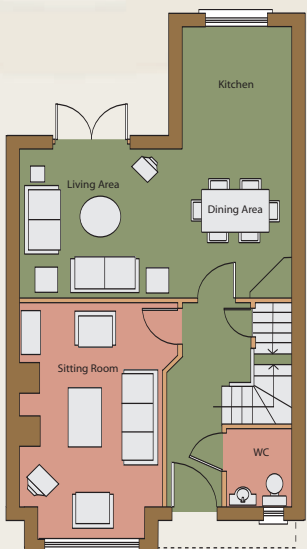
House Type C

3 Bedroom Semi-Detached Home
1125 Sq. Ft.



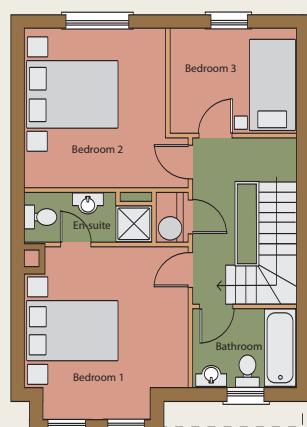
Ground Floor

First Floor



Sitting Room
10' 4" x 17' 8"

Kitchen/Dining/Living
19' 8" x 19' 8"



Bedroom 1
11' 10" x 12' 6"

Ensuite
8' 6" x 3' 7"

Bedroom 2
11' 10" x 11' 6"

Bedroom 3
9' 2" x 7' 7"

Bathroom
7' 5" x 5' 8"

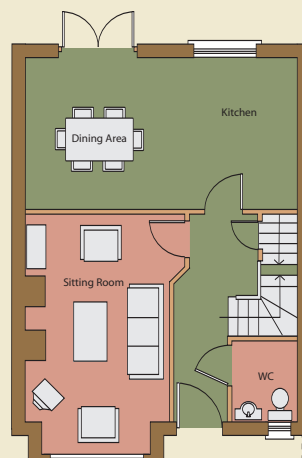
House Type D

3 Bedroom Townhouse
1054 Sq. Ft.



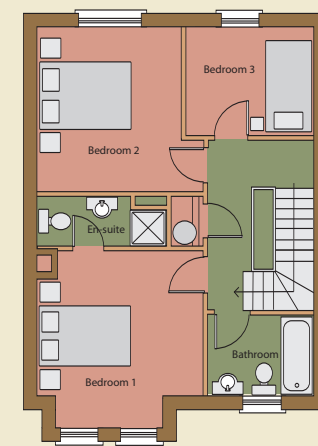
Ground Floor

First Floor



Sitting Room
10' 4" x 17' 1"

Kitchen/Dining
19' 8" x 10' 10"



Bedroom 1
11' 10" x 12' 6"

Ensuite
9' 2" x 3' 6"

Bedroom 2
10' 2" x 11' 6"

Bedroom 3
9' 2" x 7' 7"

Bathroom
7' 7" x 5' 8"

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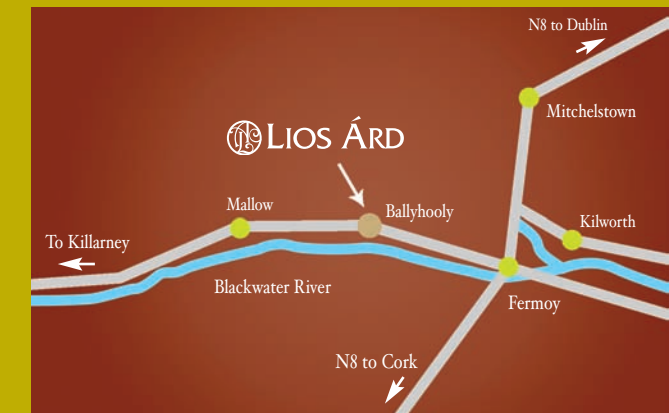
Features

- Elegant architectural design
- 10 year Homebond structural guarantee
- PVC double glazed windows
- Luxury fitted kitchen
- Gas central heating
- Spacious master bedroom with electric shower ensuite
- Insulated to highest modern standards
- Fitted wardrobes to two bedrooms
- Choice of coloured bathroom suites
- Teak stairs complete with newel posts and spindles
- Feature fitted fireplace
- PVC Fascia & soffit
- Wired for TV and telephone
- Hardwood double glazed external door
- Double glazed sliding aluminium door
- Panelled doors, moulded skirting and architrave
- Decorated throughout
- Ground floor W.C.
- Front garden lawned and seeded
- Smoke alarm



Free...
Carpets, Cooker, Washing Machine & Fridge

SITE LAYOUT



Professional Team



DEVELOPERS

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