






Situated on the N25 primary route, Killeagh is within easy reach of Cork City but also very close to the beautiful costal area of East Cork. **Cois Abhainn** is an exclusive development of 19 luxury homes built to the highest standards & located on the bank of the **Dissour River**, overlooking the picturesque **Glenbower Woods**. A major emphasis is being put on energy conservation. All homes have solar panels for heating, domestic hot water & heat recovery ventilation as standard. Insulation levels for floor, walls & attic are to the highest standard along with acoustic insulation between the rooms within the house.

House Type A 4 Bed Detached 147.89 sq. m, 1590 sq. ft.	House Type B 4 Bed Detached 152.15 sq. m, 1637 sq. ft.	House Type C 3 Bed Semi-Detached 106.80 sq. m, 1150 sq. ft.	House Type D 3 Bed Townhouse 91.36sq. m, 984 sq. ft.
			
For a higher resolution image of the house, please select your connection type below Broadband Dial-Up	For a higher resolution image of the house, please select your connection type below Broadband Dial-Up	For a higher resolution image of the house, please select your connection type below Broadband Dial-Up	For a higher resolution image of the house, please select your connection type below Broadband Dial-Up

Download the **floorplan** for all house types, including dimensions of each room, [here](#).



For the **site layout**, click [here](#).

FEATURES

- All homes have received an '**A**' **Energy rating**
- **Solar Panels** for hot water heating
- **Heat Recovery Ventilation** (see www.proair.ie for more information or see below for a summary)
- **Oil heating** with condensing boiler (up to 25% more efficient than conventional boiler)
- High levels of **insulation** in floors, walls & attic, which will reduce heat loss by up to 50%
- **Quality** bathroom suite with **12-jet whirlpool bath**
- **Red Deal** doors & stairs with moulded architrave & skirting
- **Attic-Stairs** with main attic area floored
- Acoustic **noise reduction** insulation in all internal walls
- **Cornice** & centrepieces to lounge, kitchen/dining & hall
- **Maintenance free** exterior, brick front elevation & coloured plaster all round
- **Architect** designed house & site layout
- **Pre-wired** for intruder alarms, generous amount of sockets, T.V. & phone points
- **Choice** of kitchen, utility & bedroom units
- 10 year **HomeBond** guarantee
- PVC windows **double glazed**
- **PVC facia & soffits**
- **Seeded** front & rear lawn
- **Choice** of 3 colours of internal paint

Sole Selling Agent



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The **Heat Recovery Ventilation System** is professionally designed, manufactured, installed & tested in Ireland by ProAir (www.proair.ie). It is a whole house ventilation system that changes the air continuously in the house & uses the recovered heat from the outgoing air to heat the fresh incoming air. Extract points are located in wet areas such as bathrooms, kitchens, utility & WC while supply points are in areas such as bedrooms, living & dining rooms. It has been designed to

- Continuously ventilate all the rooms in the house in a controlled manner to give a healthy environment
- Remove moisture & odours, thereby preventing condensation build-up, mould growth, etc.
- Provide a draught free environment with the required amount of filtered fresh air for the occupants
- Minimise the energy losses by recovering the heat from the extracted stale air & transferring up to 92% of this heat to the incoming fresh air.