WATERFALL QUARTER

BISHOPSTOWN, CORK

STUNNING NEW 2, 3 AND 4 BEDROOM HOMES

Welcome to Waterfall Quarter

Waterfall Quarter is an exciting new residential development offering a beautiful collection of contemporary homes in one of Cork's most convenient and well-connected locations. Thoughtfully designed with modern living in mind, the development combines high-quality homes with an attractive setting close to everything residents need for everyday life.

Ideally positioned within easy reach of Cork City, Waterfall Quarter benefits from excellent pedestrian and cycle connections, providing convenient access to the city centre and surrounding areas. Cork University Hospital is approximately 2.3km away, while Marymount University Hospital & Hospice is just 750m from the development.





The location offers the best of both worlds – the convenience and connectivity of city living together with a more relaxed, green environment. Residents can enjoy easy access to nearby schools, shops, healthcare facilities, employment hubs and recreational amenities, while still having a peaceful place to call home.



With thoughtfully planned surroundings, excellent connectivity and beautifully designed homes, Waterfall Quarter presents an exceptional opportunity to enjoy contemporary living in a location that continues to grow and thrive.





Waterfall Quarter - connected to the city, with space to call your own

Contemporary Living at Waterfall Quarter

Waterfall Quarter offers an exceptional collection of A-rated (BER) homes, combining considered design, energy efficiency and a high standard of craftsmanship throughout.

Each home has been carefully planned to maximise space, natural light and functionality, creating bright and comfortable interiors suited to modern lifestyles. Quality materials and contemporary finishes have been selected throughout, with every detail considered to create homes that are both stylish and practical.

Energy efficiency is at the heart of the development, with homes designed and constructed to achieve excellent levels of comfort while helping to reduce energy consumption and ongoing running costs.

From the carefully considered layouts to the quality of the finishes, Waterfall Quarter has been created with long-term living in mind – offering beautifully designed, energy-efficient homes built to be enjoyed for years to come.

BER A

Waterfall Quarter is a place where contemporary design, exceptional quality and an outstanding location come together to create somewhere you'll be proud to call home.





A stunning collection of beautifully designed 2, 3 and 4-bedroom homes


House Type B1.1



House Type C1.1 & D2.1



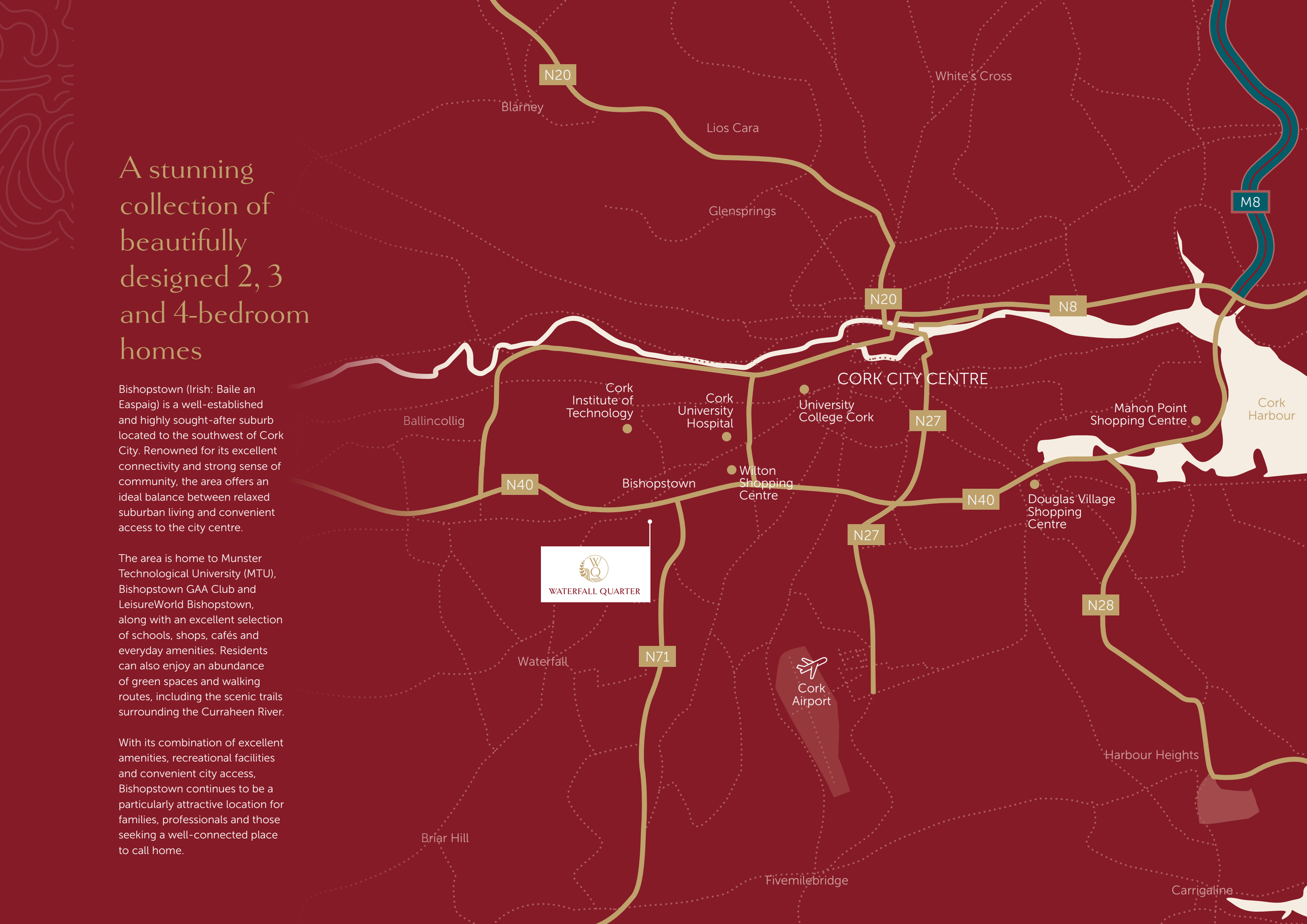
House Type C2.1

A stunning collection of beautifully designed 2, 3 and 4-bedroom homes

Bishopstown (Irish: Baile an Easpaig) is a well-established and highly sought-after suburb located to the southwest of Cork City. Renowned for its excellent connectivity and strong sense of community, the area offers an ideal balance between relaxed suburban living and convenient access to the city centre.

The area is home to Munster Technological University (MTU), Bishopstown GAA Club and LeisureWorld Bishopstown, along with an excellent selection of schools, shops, cafés and everyday amenities. Residents can also enjoy an abundance of green spaces and walking routes, including the scenic trails surrounding the Curraheen River.

With its combination of excellent amenities, recreational facilities and convenient city access, Bishopstown continues to be a particularly attractive location for families, professionals and those seeking a well-connected place to call home.



Site Plan

House Type A1
4 Bedroom Semi-detached
136.4 sq.m (1,468 sq. ft)

House Type B1.1
3 Bedroom Semi-detached
114.2 sq.m (1,229sq. ft)

House Type B2.1
2 Bedroom Semi-detached
84.6 sq.m (911sq. ft)

House Type C1.1
3 Bedroom End of Terrace
106/107 sq.m (1,141 sq.ft / 1,152 sq.ft)

House Type C2.1
4 bedroom End of Terrace
148.5 sq. m. / 1,598 sq. ft.

House Type D2.1
3 Bedroom Mid Terrace
89.6 sq.m (964 sq. ft)



WATERFALL QUARTER
BISHOPSTOWN, CORK

Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Bridgewater Construction reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

House Type A1

4 Bedroom Semi-detached
136.4 sq.m (1,468 sq. ft)





Ground Floor

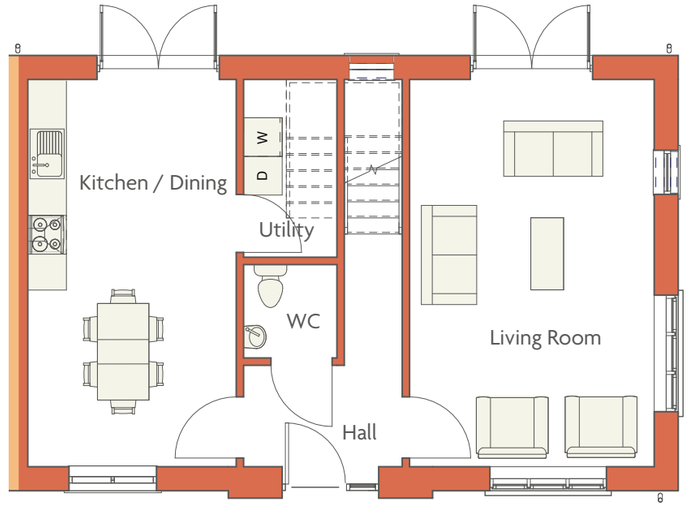
First Floor

Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice. *Window placements and certain features may vary. For full details, please contact the Selling Agent for further information or clarification.

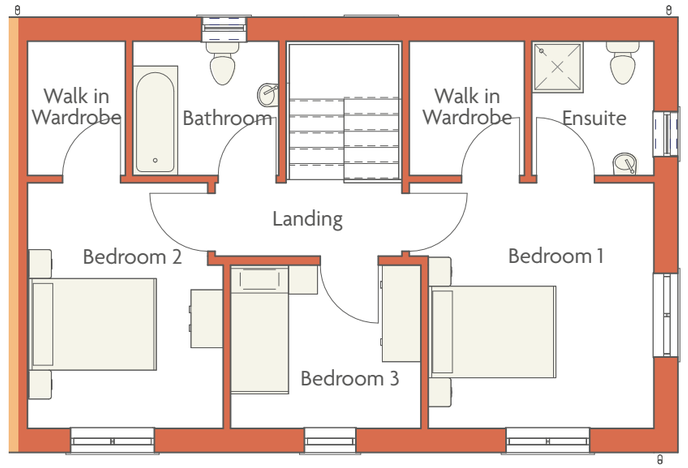
House Type B1.1

3 Bedroom Semi-detached
114.2 sq.m (1,229 sq. ft)





Ground Floor



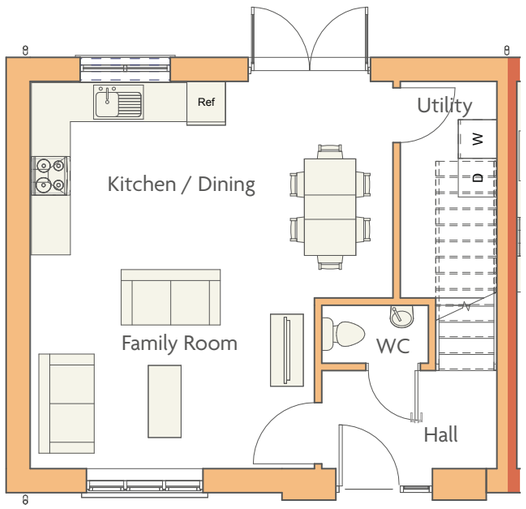
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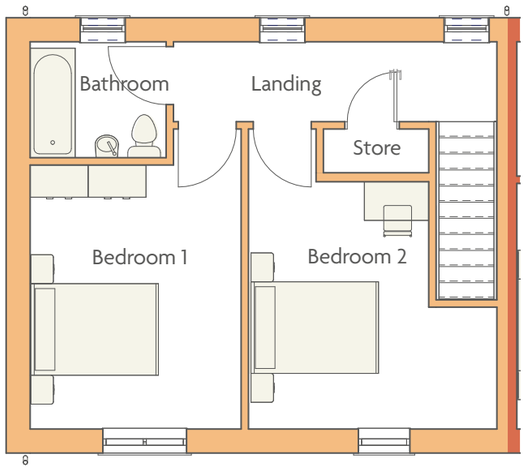
House Type B2.1

2 Bedroom Semi-detached
84.6 sq.m (91 sq. ft)





Ground Floor



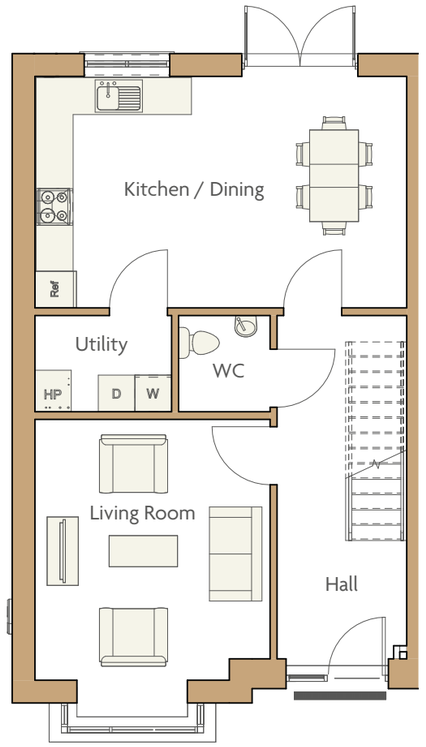
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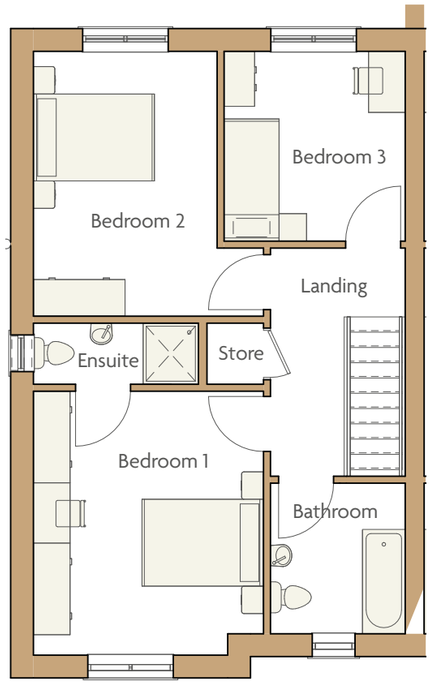
House Type C1.1

3 Bedroom End of Terrace
106/107 sq.m (1,141/1,152 sq. ft)





Ground Floor



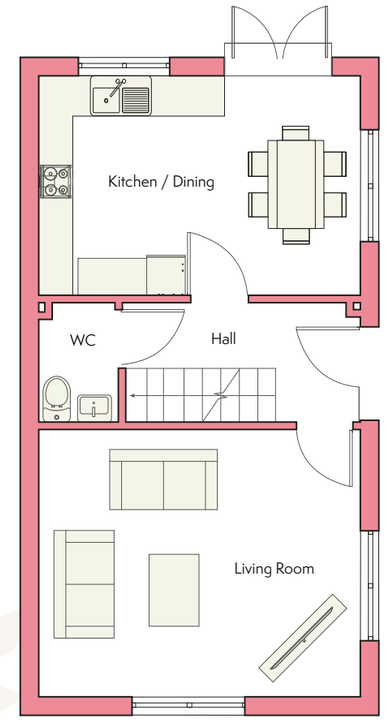
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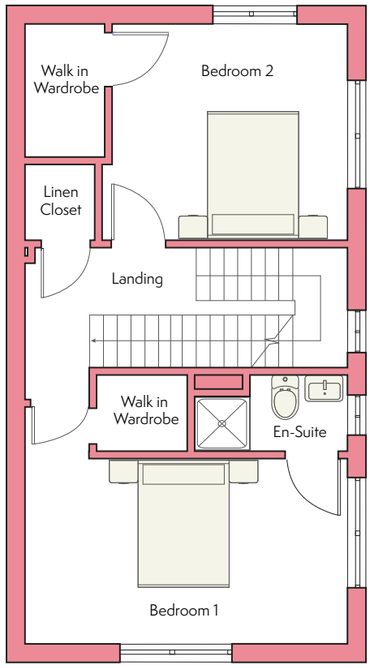
House Type C2.1

4 bedroom End of Terrace
148.5 sq. m. / 1,598 sq. ft.

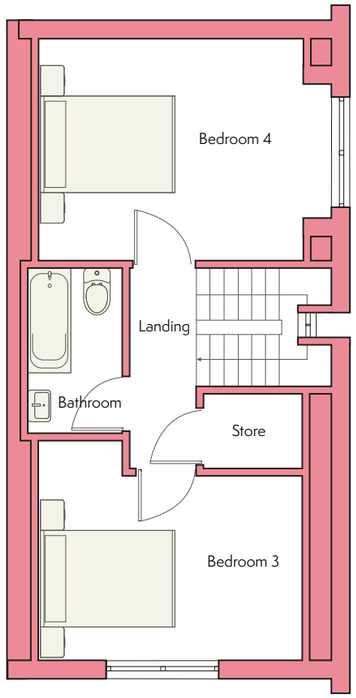




Ground Floor



First Floor



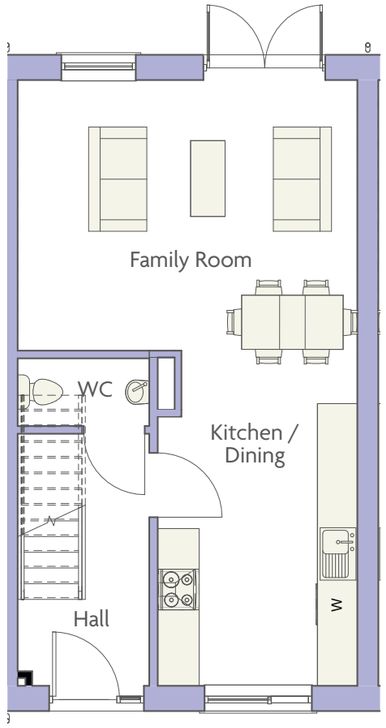
Second Floor

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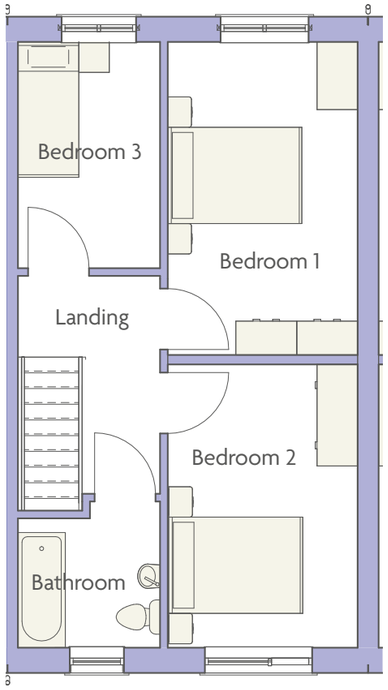
House Type D2.1

3 Bedroom Mid Terrace
89.6 sq.m (964 sq. ft)





Ground Floor



First Floor

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Your Path to Homeownership

Homes at Waterfall Quater are made more affordable with the help of the following government supports.

Help to Buy Scheme

Helping first-time buyers get on the property ladder

The Help to Buy (HTB) Scheme is a Government-backed initiative designed to assist first-time buyers in purchasing a newly built home or apartment by reducing the amount of deposit required.

Eligible purchasers can receive a tax rebate of up to 10% of the purchase price, subject to a maximum of €35,000, which can be used towards the deposit on a qualifying new-build property.

The scheme is available for new homes only and cannot be used to purchase second-hand properties.

For more information and eligibility criteria, visit revenue.ie or speak with our sales team, who will be happy to guide you through the application process.

First Home Scheme

Making homeownership more accessible

The First Home Scheme is a Government-backed shared equity scheme designed to help eligible first-time buyers bridge the gap between their mortgage, deposit, and the purchase price of a newly built home.

Under the scheme, the Government and participating lenders can provide funding of up to 30% of the property's market value in exchange for an equivalent equity share in the home. The level of support available depends on the property's location, value, and your individual circumstances.

The First Home Scheme is available on eligible new-build houses and apartments and can be used alongside the Help to Buy Scheme, subject to meeting the relevant qualifying criteria.

For further information and eligibility details, visit firsthomescheme.ie or speak with our sales team, who will be happy to assist you through the application process.







Here's how these schemes could help you purchase your new home.

Prices are based on a **3-bedroom semi-detached house** with a purchase price of **€500,000**

Property Price	€500,000
Household Income	€91,250
Mortgage approval	€365,000
Deposit	€15,000
Help To Buy	€35,000
First Home Scheme	€100,000 (20% equity share)
Mortgage Monthly Repayments*	**€1,558.61**

*Based on 30 years and at 3.1% interest rate.

Features and Specifications

Bridgewater Construction's unwavering dedication lies in upholding the utmost professional standards in architectural design, build quality, finishing, and fit out. Our primary objective is to craft homes that will bring joy to you and your family for generations to come, while also leaving behind a significant and enduring architectural legacy.

Internal Specifications

Heating

- High levels of insulation to achieve an energy rating of A (BER Cert). All purchasers will have a warm house with low energy bills and costs.
- High efficiency Air to water heat pump with underfloor heating on ground floor and high output radiators on first floor.

Windows and Doors

- High performance uPVC double glazed windows and patio doors.
- High quality and energy efficient front door.

Electrical and Safety

- Generous electrical specification provided throughout.
- Smoke and heat detectors fitted (mains powered with battery backup) as standard.
- Safety restrictors provided on upper floor windows.

Smart homes

- All Waterfall Homes are enabled for smart home technology.
- High Speed internet ducting placed into the infrastructure of the development to allow service by all internet providers.

Ventilation and Insulation

- High efficiency mechanical ventilation system.
- High levels of thermal insulation throughout.
- High level of airtightness to a standard in excess of building regulations.
- A-Rated building energy rating (BER) with associated benefit of low energy consumption and energy bills.

Internal Finishes

- Walls and ceilings are finished smooth and walls painted a neutral colour with white ceilings.
- Superior solid wood doors throughout.
- High quality ironmongery (door handles and locks).
- Contemporary skirting and architraves finished in white.
- Painted finish to all joinery.
- Exceptional contemporary white sanitary ware.
- Guest W.C. - toilet and wash hand basin.
- Main bathroom – toilet, wash hand basin, bath with overhead shower and radiator.
- Ensuite – toilet, wash hand basin, shower with shower tray and radiator.
- High quality bathroom fittings.

Kitchens

- Purchasers can personalise their kitchen by selecting from the options available in the kitchen brochure.

Utility

- The utility room is plumbed for a washing / condenser dryer machine.

*Where applicable depending on the house type

Please note that indicated kitchen and wardrobe layouts seen on the individual floor plans are for illustrative purposes only and do not form part of the internal specification.

External Specifications

- Elegant and distinguishing mix of high-quality smooth render or brick (house type dependent) finishes.
- Sleek dark grey Anthracite fascia, soffit and guttering.
- External lights to front and rear of the property.
- Attractive cobblelock paving and landscaped driveway for 2 cars*.
  *For houses Where applicable
- Parking spaces for mid and end terrace properties and apartments.
- Boundary fencing is finished with concrete post and timber panels.
- Solid block rear walls where applicable.
- Provisions in place for installation of a waterproof external socket on the gable wall of the house, enabling convenient adaptability for an electric car charging point.

Warranty

- Each home will be covered by a 10-year Structural Guarantee.

Bonus Features

- All homes in Waterfall, are A-rated and incorporate sustainable renewable technology which results in low CO2 homes and lower energy costs. High levels of insulation incorporated in floors, walls and roof also future proof the homes with high levels of comfort.
- Developer has thought of every detail for a well rounded family home. Some homes have Store rooms that can be converted into walk in wardrobe.
- Developer is registered with all Government grants such as the First Home Scheme and the Help to Buy.
- Generous landscaped green spaces.
- Cycle path and footpaths leading into surrounding areas and into the heart of Cork City.

WATERFALL QUARTER

BISHOPSTOWN, CORK

Agent

DNG
DOUGLAS NEWMAN GOOD
O'CONNOR FINN

021 489 7300

Developer

Bridgewater Homes

HELP TO BUY

HomeBond Insurance

BER A

For further information register your interest at **www.waterfallquarter.ie**

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