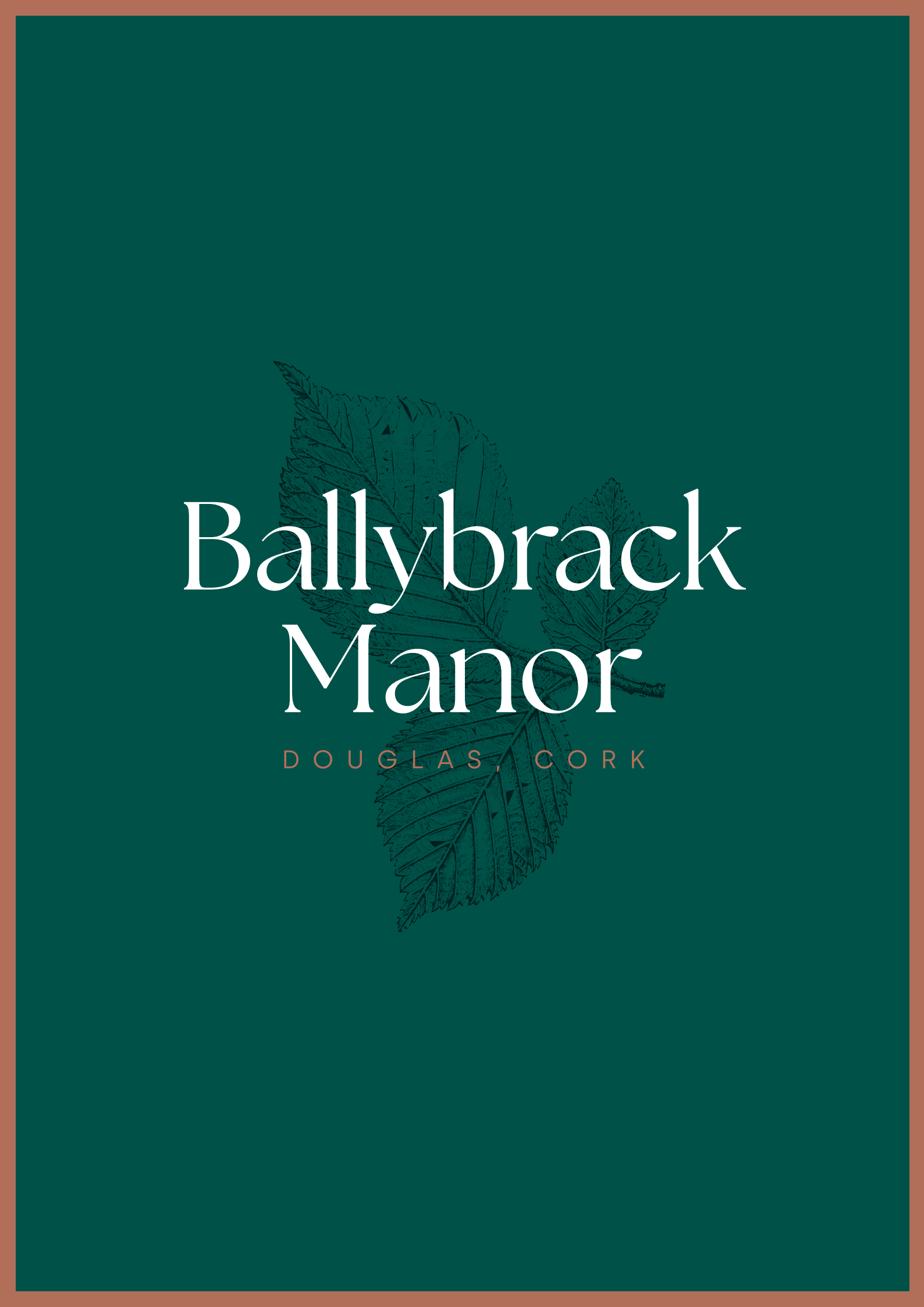


The background is a solid teal color. A faint, detailed illustration of a leaf with serrated edges and a prominent vein structure is centered behind the text.

Ballybrack Manor

DOUGLAS, CORK



Welcome to Ballybrack Manor

Perfectly positioned in one of the area's most desirable locations, Ballybrack Manor offers a rare opportunity to enjoy refined living in a tranquil yet well-connected setting.

Register your interest today.

A Peaceful Life, Close To The City.

An exclusive collection of beautifully crafted, A-rated family homes set within the prestigious surroundings of Ballybrack Manor. Designed with modern living in mind, these exceptional residences combine timeless architecture with contemporary elegance, creating a truly distinguished address.

HOUSE TYPE 2A & 1A



Designed For
Modern Luxury Living

Clean architectural lines, expansive glazing, and intelligent layouts ensure a seamless balance of beauty and practicality that is perfectly attuned to modern lifestyles. Every home at Ballybrack Manor has been thoughtfully designed to deliver an exceptional standard of comfort, style, and functionality.



HOUSE TYPE 4G, 4A & 4D

A Lifestyle To Enjoy

Ballybrack Manor is ideally located to take full advantage of a wide range of local amenities and leisure pursuits. From scenic walks and green open spaces to thriving sporting, social, and community clubs, there is something here for every stage of life.

Families will appreciate the excellent selection of nearby primary and secondary schools, while convenient access to third-level institutions ensures long-term appeal.

Local parks, recreational facilities, and weekend markets all contribute to a vibrant and welcoming community atmosphere.



Schools & Colleges

- Douglas Community School
- Saint Columba's Boys National School
- Douglas Rochestown Educate Together
- Scoil Bhride Eglantine
- St Luke's National School
- Gaelscoil na Duglaise
- Cork Educate Together
- Regina Mundi College
- Saint Columba's Girl's National School
- Griffith College
- St Angela's College
- St Patricks College
- University College Cork

Connected & Convenient

Ballybrack Manor offers the perfect balance between peaceful residential living and effortless connectivity. Well-positioned for easy access to nearby towns and city centres, residents can enjoy both convenience and calm in equal measure.

A strong transport network, including major road routes and reliable public transport services, ensures smooth daily commuting. For those travelling further afield, nearby transport links provide easy access to national and international destinations.

Enjoy The Sights & Sounds Of Cork City

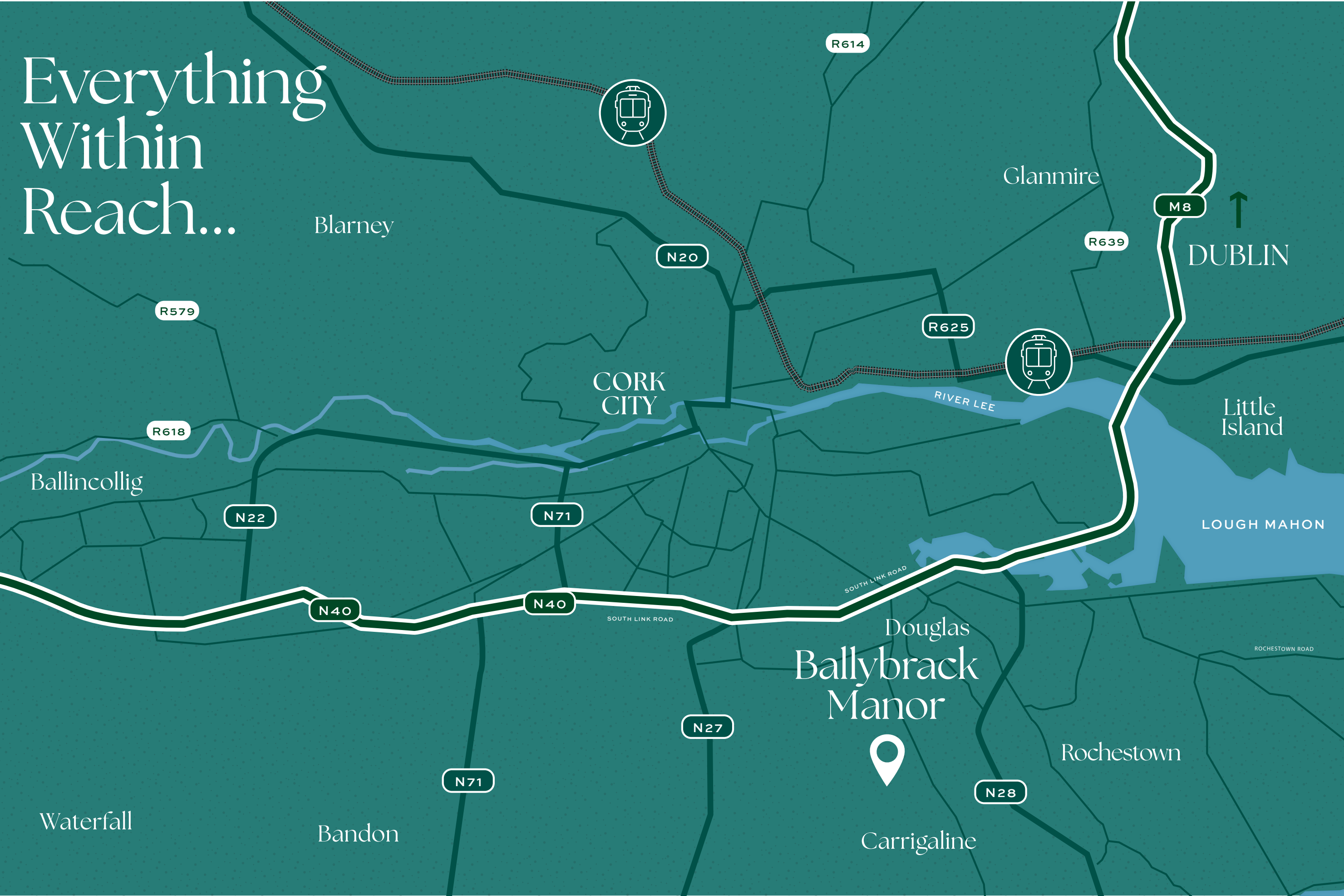


Cork City Hotspots

Busy pubs, fantastic restaurants, incredible cafes and coffee shops at every turn... Cork City really has it everything you could possibly need

- Sophie's Rooftop Cork
- Market Lane
- The Oliver Plunkett
- Gallagher's Cork
- Dukes Coffee Company
- Seventy Seven
- Myo Cafe
- Dwyers
- Paladar
- The Bookshelf Coffee House
- Bright Side





Beautifully Built Family Homes

From the striking exteriors to the meticulously finished interiors, each detail has been carefully considered. Light-filled living spaces, elegant finishes, and a sophisticated contemporary palette combine to create homes of enduring quality and understated luxury.



HOUSE TYPE 4C, 4J1, 4J & 4K

Specifications

IMPECCABLE DESIGN &
HIGH STANDARDS THROUGHOUT



BER A2

Exterior:

- Elegant high quality elevations
- High quality PVC fascia, soffits and gutters throughout.
- Outdoor tap provided at rear.
- Fenced private rear garden.
- Seeded Grass Areas.
- Attractive paved front driveway to each house.
- Patio area to rear of house.
- External lights are provided over both the front and rear door.

A-Rated Homes:

- The houses in Ballybrack Manor are classified as A2 Rated low energy / low CO2 homes. They include an innovative and modern heating system with high levels of insulation.
- Air-tight membrane provided for extra comfort and efficiency.

Heating and Ventilation System:

- The central heating system is a modern air source heat pump. The system provides energy efficient central heating and hot water storage.
- Modern zoned heating controls.
- The comfort of underfloor heating to all ground floor areas.
- Radiators provided on upper floor areas.
- Centralised Mechanical Ventilation system provided to extract the stale air.

Windows and Doors

- High quality and energy efficient uPVC double glazed windows and stylish, composite front door.

Kitchen:

- A generous PC Sum is provided for the supply and fit of your chosen kitchen subject to property's electrical and plumbing layout. (Standard layout will vary between house types).
- Plumbed for dishwasher & washing machine.

Bathrooms and En-Suites:

- All bathrooms and en-suites fitted with stylish high quality sanitary ware.
- Baths provided in each house type and low profile shower trays in the en-suites.
- Pressurised showers to the ensuites and bathroom.
- Ground floor guest toilet suite.

Electrical:

- Generous electrical specification throughout.
- TV point / data points to the living room and master bedroom.
- Wired for broadband and satellite.
- Smoke / heat detectors fitted as standard.

Internal Finishes:

- Walls and ceilings are finished smooth & painted a select neutral colour.
- Modern style internal doors with quality chrome ironmongery.
- Attractive skirtings and architraves.
- Timber newels and balustrades on staircases.

Structural Guarantee

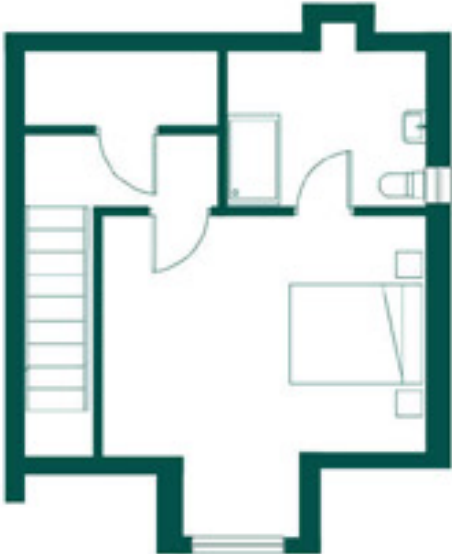
- Each house will be covered by a Homebond 10 year Structural Guarantee.



Site Plan

	ADDRESS.	Type.	Description.	Sq.M.	Sq.Ft
●	1 Manor Lane	2A.	3 BED SEMI.	141	1518
●	2 Manor Lane	1A.	4 BED SEMI.	180	1938
●	3 Manor Lane	4K.	4 BED END.	177	1905
●	4 Manor Lane	4J.	4 BED MID.	178	1923
●	5 Manor Lane	4J1.	4 BED MID.	178	1923
●	6 Manor Lane	4C.	3 BED END.	118	1272
●	1 Manor Green	2A.	3 BED SEMI.	141	1518
●	2 Manor Green	1A.	4 BED SEMI.	180	1938
●	3 Manor Green	4F.	3 BED END.	127	1371
●	4 Manor Green	4A.	2 BED MID.	89	964
●	5 Manor Green	4A.	2 BED MID.	89	964
●	6 Manor Green	4E.	3 BED END.	118	1272
●	1 Manor Avenue	4G.	3 BED END.	130	1409
●	2 Manor Avenue	4A.	2 BED MID.	89	962
●	3 Manor Avenue	4D.	3 BED END.	115	1240
●	4 Manor Avenue	4F.	3 BED END.	127	1371
●	5 Manor Avenue	4A.	2 BED MID.	89	964
●	6 Manor Avenue	4D.	3 BED END.	115	1240
●	7 Manor Avenue	4D.	3 BED END.	115	1240
●	8 Manor Avenue	4A.	2 BED MID.	89	964
●	9 Manor Avenue	4A.	2 BED MID.	89	964
●	10 Manor Avenue	4F.	3 BED END.	127	1371
●	11 Manor Avenue	4K.	4 BED END.	176	1903
●	12 Manor Avenue	4J.	4 BED MID.	178	1923
●	13 Manor Avenue	4H.	3 BED END.	145	1560





SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



HOUSE TYPE 1A
4 BED SEMI. 3 STOREY. 180 SQ.M. 1945 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.





GROUND FLOOR

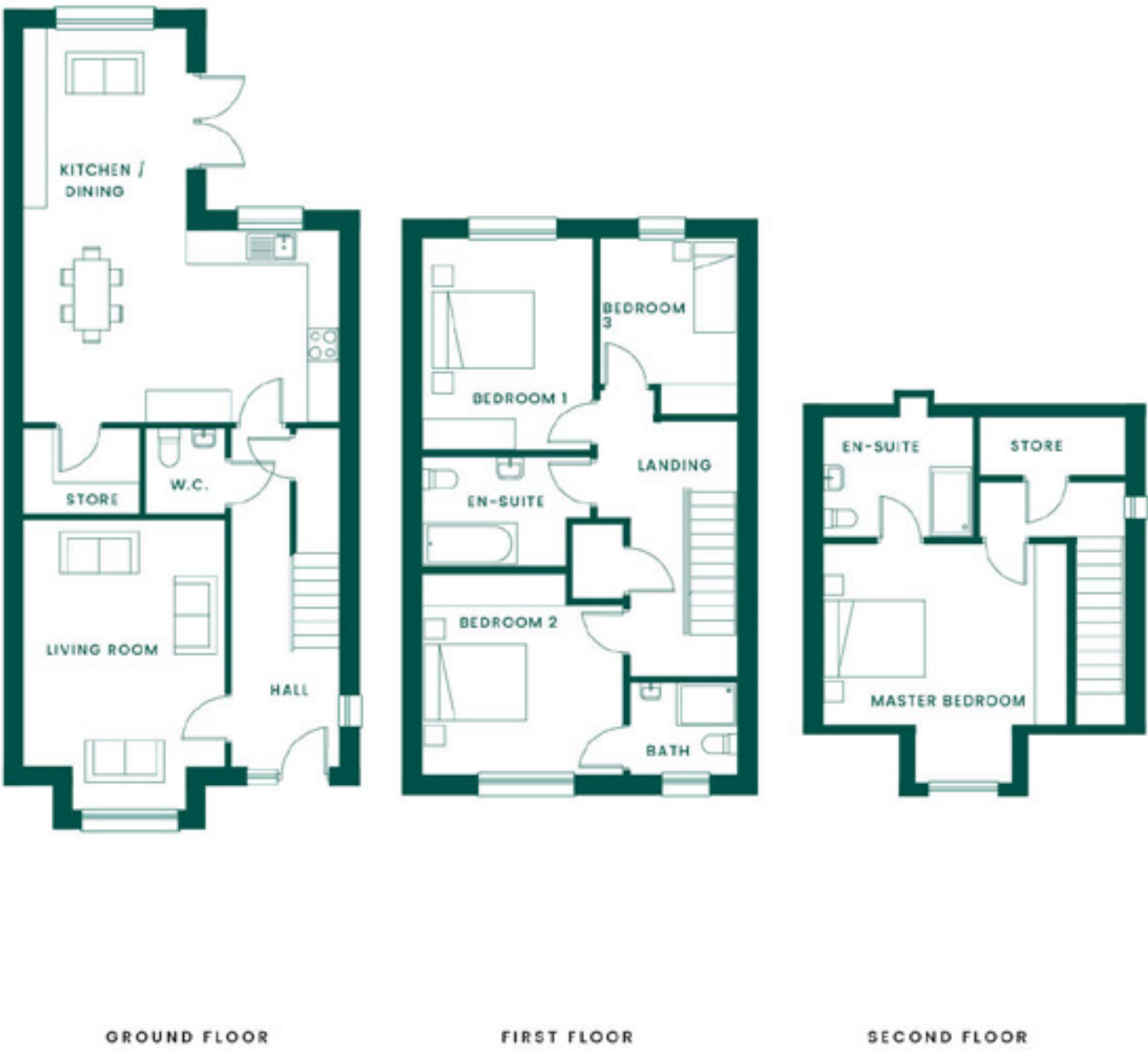
FIRST FLOOR



HOUSE TYPE 2A
3 BED SEMI. 2 STOREY. 141 SQ.M. 1522 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.





HOUSE TYPE 4K
4 BED END. 3 STOREY. 176 SQ.M. 1903 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



HOUSE TYPE 4J
4 BED MID. 3 STOREY. 178 SQ.M. 1923 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.





GROUND FLOOR

FIRST FLOOR



HOUSE TYPE 4H
3 BED END. 2 STOREY. 145 SQ.M. 1560 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.





GROUND FLOOR

FIRST FLOOR



HOUSE TYPE 4F
3 BED END. 2 STOREY. 127 SQ.M. 1371 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.

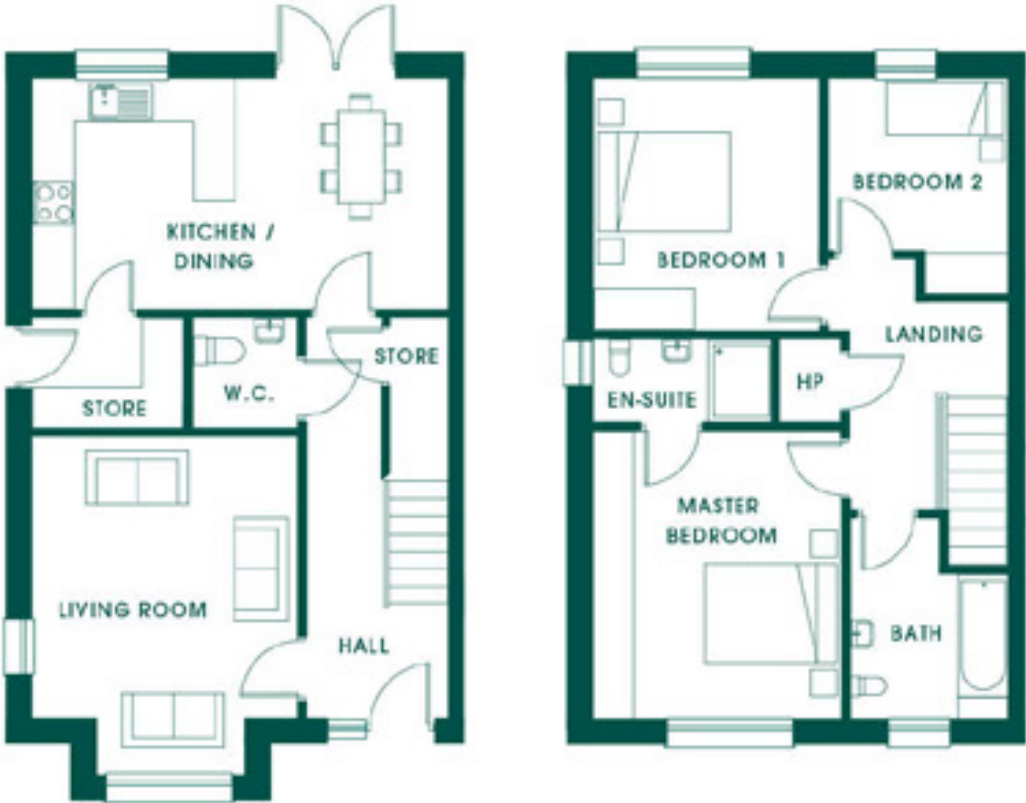




HOUSE TYPE 4A
2 BED MID. 2 STOREY. 89 SQ.M. 964 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.





GROUND FLOOR

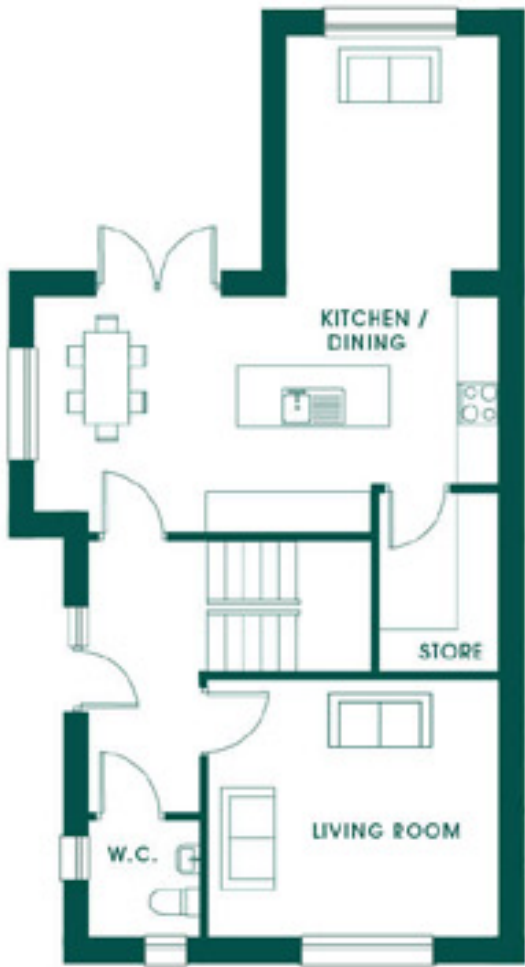
FIRST FLOOR



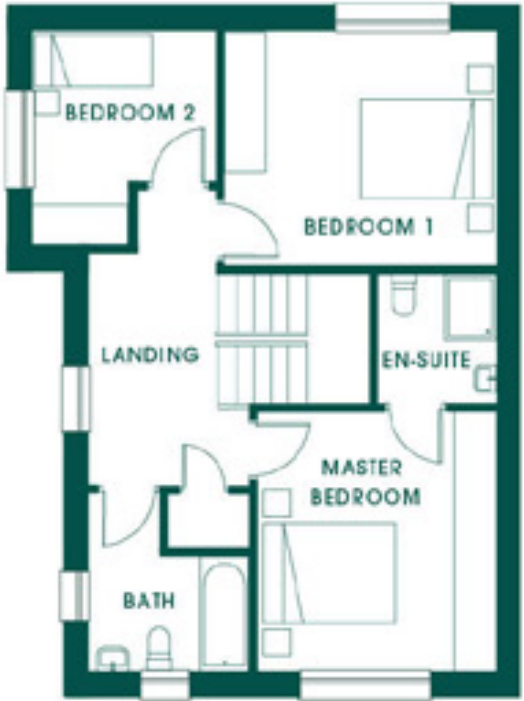
HOUSE TYPE 4D
3 BED END. 2 STOREY. 115 SQ.M. 1240 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.





GROUND FLOOR



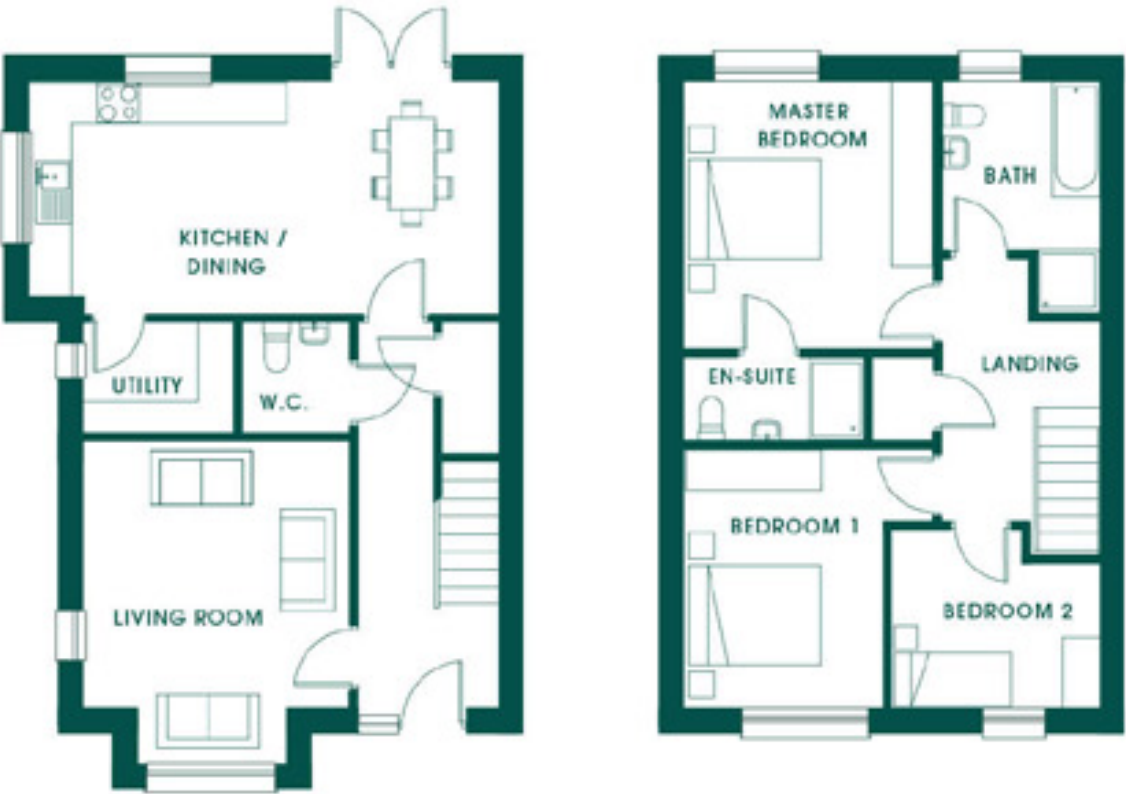
FIRST FLOOR



HOUSE TYPE 4G
3 BED END. 2 STOREY. 130 SQ.M. 1409 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.





GROUND FLOOR

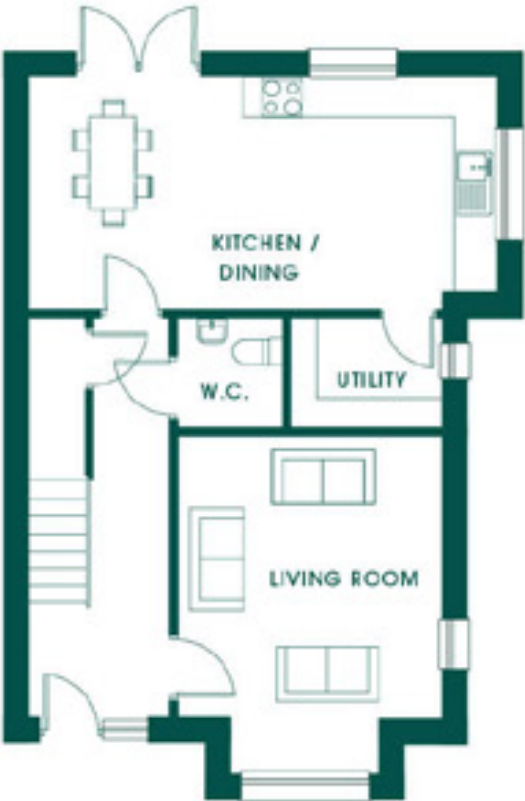
FIRST FLOOR



HOUSE TYPE 4C
3 BED END. 2 STOREY. 118 SQ.M. 1272 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.





GROUND FLOOR



FIRST FLOOR



HOUSE TYPE 4E
3 BED END. 2 STOREY. 118 SQ.M. 1272 SQ.FT

Floor plans are for illustrative purposes only. Layout may vary during construction and houses may be handed.





HOUSE TYPE 4F, 4A, 4A & 4D



Developer

Ruden Homes
Old Waterpark,
Carrigaline Middle,
Carrigaline, Co. Cork
www.rudenhomes.com

Agent

Cohalan Downing
14 South Mall Street
Cork, T12 CT91.
newhomes@cohalandowning.ie
PSA LICENCE NO. 001641

Disclaimer: These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

