



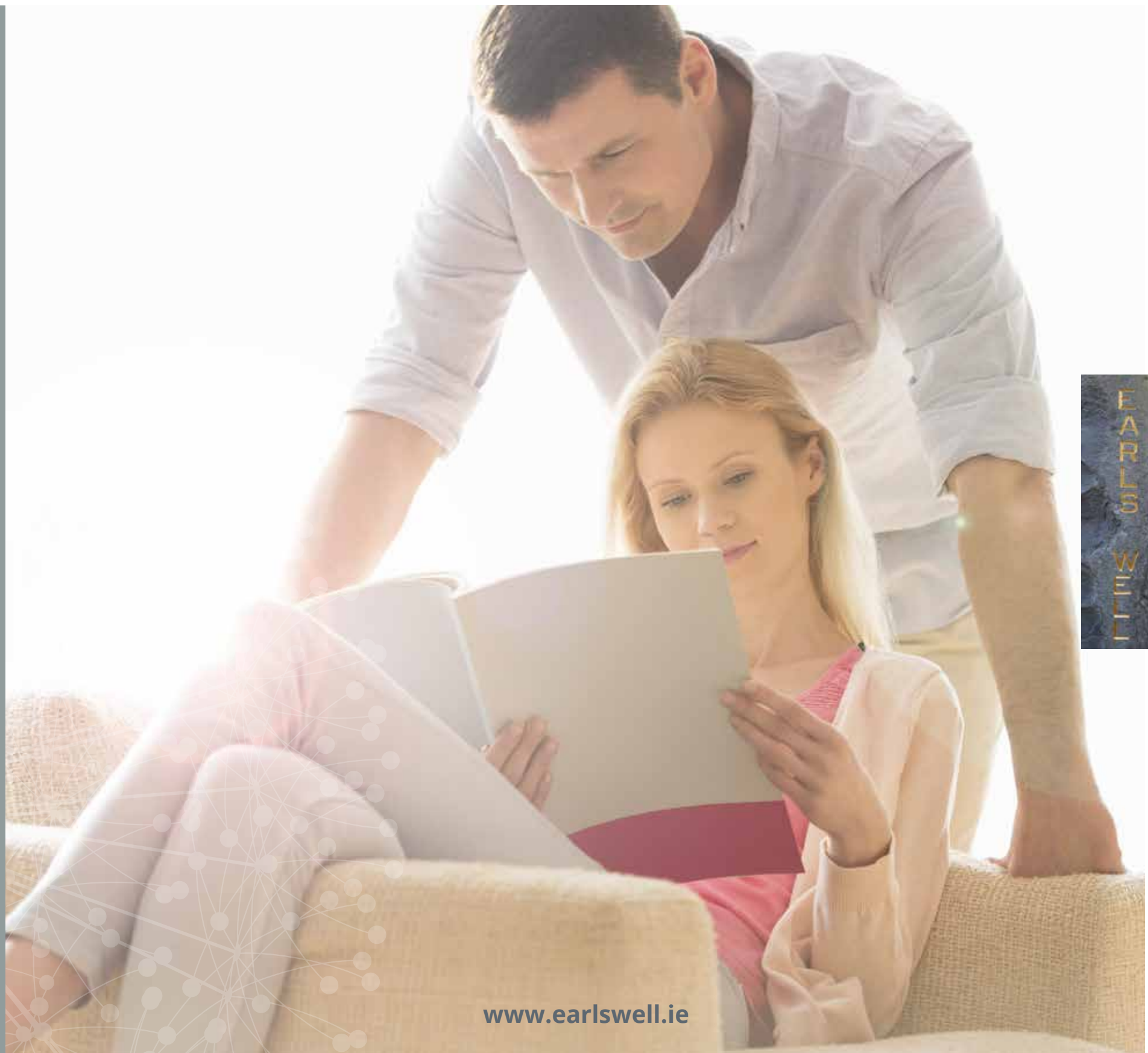
  
**earlswell**  
WATERFALL, CORK



[www.earlswell.ie](http://www.earlswell.ie)



These homes on large landscaped sites, are unique in design with stunning architectural features



[www.earlswell.ie](http://www.earlswell.ie)



**Earls Well** is a contemporary development of superb spacious 4 & 5 bedroom homes, on large landscaped sites of c. 0.3 to c.0.5 acres in a prime location on the west side of Cork City.



Located in the rolling landscape of Waterfall on the Western edge of Cork City, **Earls Well** enjoys the peace and tranquillity of a country setting with all the convenience of Cork City and its suburbs, just a short distance away.

Cork City and its surrounding suburbs offer a wide range of restaurants, bars, shopping centres and quirky, individual shops and markets.

**Earls Well** is also convenient to many leisure amenities with a wide range of local sports clubs, GAA, soccer, tennis swimming, golf and rugby, all nearby.

All homes at **Earls Well** are superbly finished with specific attention to detail, architectural excellence and genuine craftsmanship, making it an ideal choice and a solid investment in your family's future for years ahead.





earls well  
WATERFALL, CORK









## TYPE D



5 BEDROOM DETACHED *Total Gross Internal Floor Area:* 288 sq m / 3,105 sq ft

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WATERFALL, CORK

### GROUND FLOOR

LOBBY 1556 X 1980

HALL 4593 X 3394

LIVING ROOM 5960 X 4200

STUDY 2860 X 4200

WC 1600 X 1800

KITCHEN / DINING / LIVING 16240 X 5270

PANTRY 1500 X 1800

UTILITY 2816 X 1800

### FIRST FLOOR

BEDROOM 1 4500 X 4200

ENSUITE 2100 X 2400

WALK IN WARDROBE 2100 X 4200

MAIN BATHROOM 3290 X 2070

BEDROOM 2 4520 X 3950

BEDROOM 3 3350 X 3950

BEDROOM 4 3350 X 3950

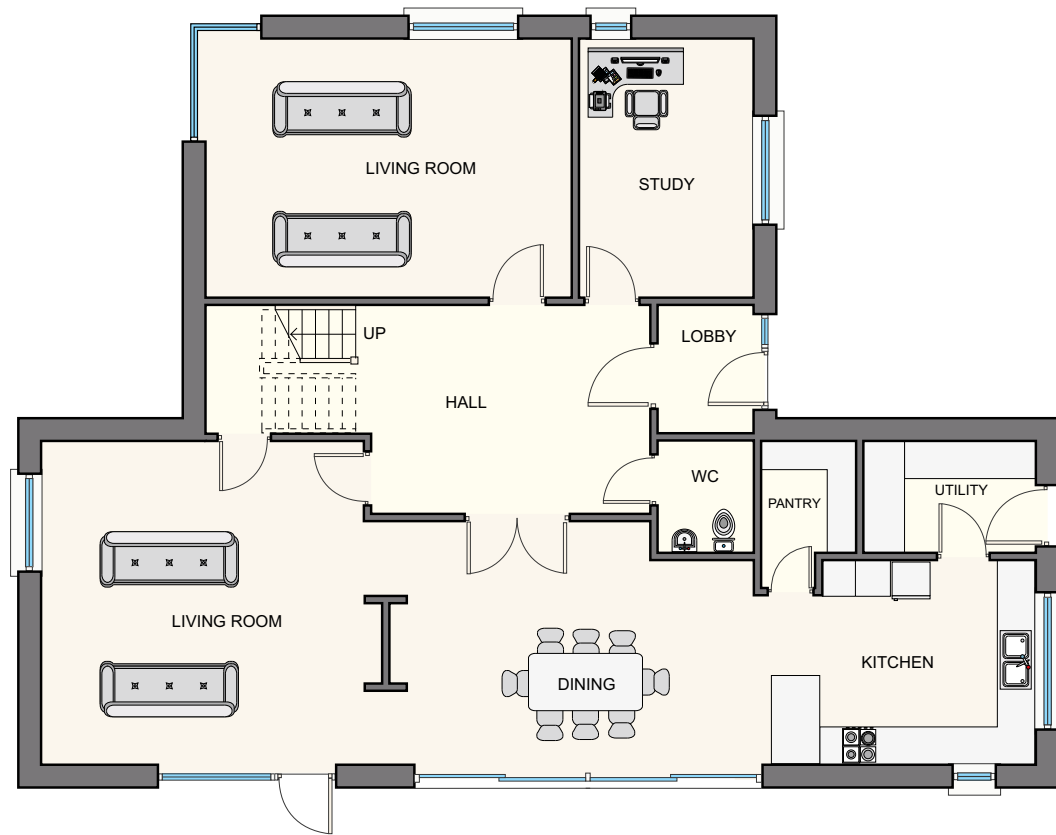
BEDROOM 5 3110 X 5270

ENSUITE 1430 X 2420

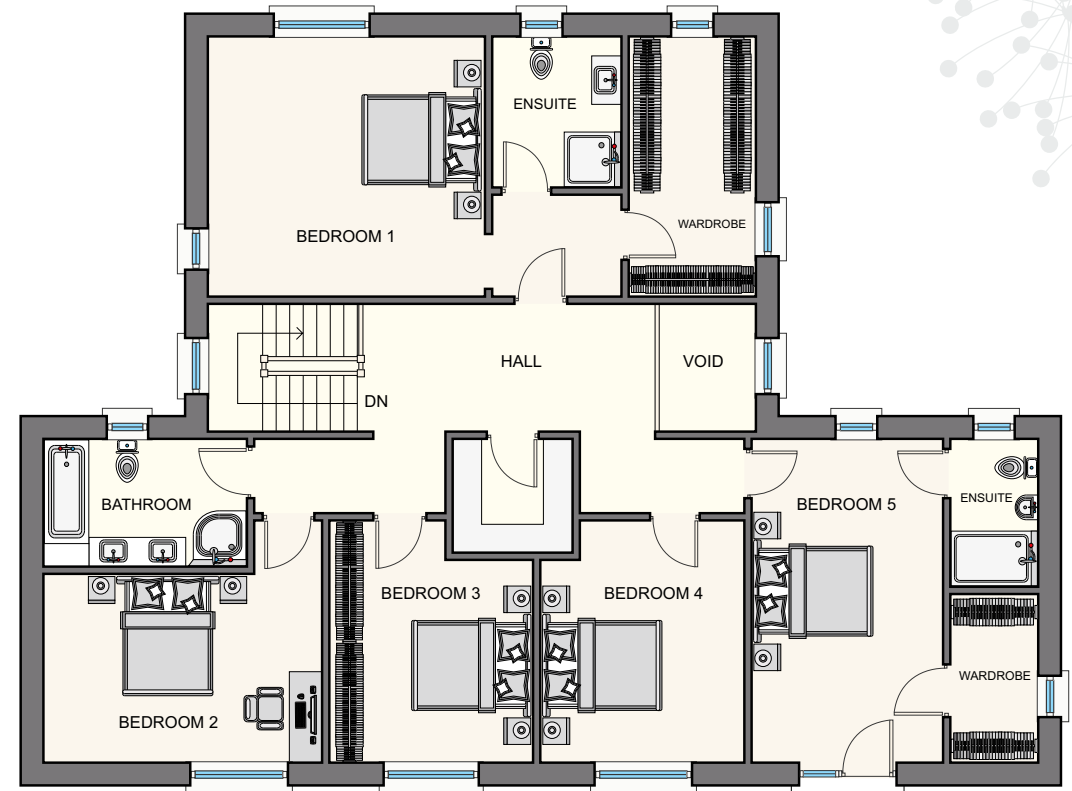
WALK IN WARDROBE 1430 X 2730

**TYPE D**

**5 BEDROOM DETACHED** *Total Gross Internal Floor Area: 288 sq m / 3,105 sq ft*



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



TYPE E2



4 BEDROOM DETACHED *Total Gross Internal Floor Area:* 214 sq m / 2,321 sq ft



earls well

WATERFALL, CORK

#### GROUND FLOOR

LOBBY 2466 X 1706

STUDY 3677 X 4856

WC 1450 X 1500

KITCHEN DINING 7500 X 4237

PANTRY 1450 X 1080

UTILITY ROOM 3180 X 2100

LIVING ROOM 5337 X 6237

#### FIRST FLOOR

BEDROOM 1 4320 X 4537

ENSUITE 1900 X 1800

WALK IN WARDROBE 2514 X 1800

MAIN BATHROOM 2776 X 1800

BEDROOM 2 4137 X 5317

ENSUITE 2333 X 1950

BEDROOM 3 3677 X 3730

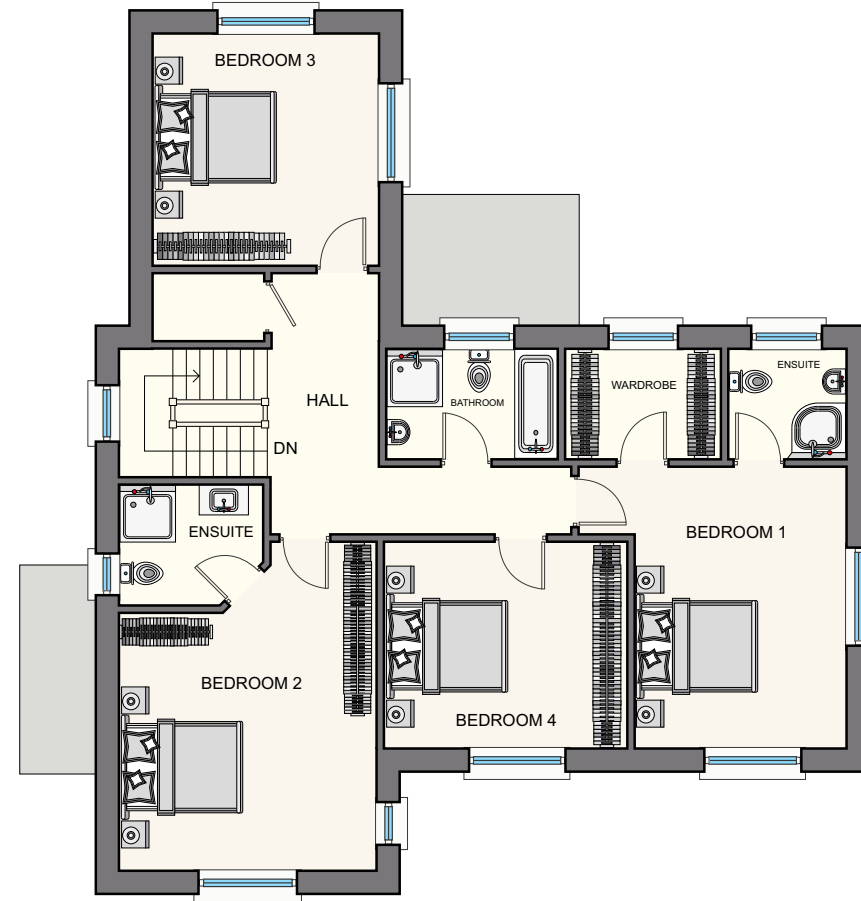
BEDROOM 4 3980 X 3317

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

## TYPE F1



4 BEDROOM DETACHED *Total Gross Internal Floor Area:* 231.40 sq m / 2,550 sq ft



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WATERFALL, CORK

### GROUND FLOOR

LOBBY 2937 X 1606

STUDY 3285 X 3467

WC 1965 X 1450

KITCHEN DINING 5212 X 9617

UTILITY ROOM 3792 X 1800

LIVING ROOM 5862 X 3970

### FIRST FLOOR

BEDROOM 1 4712 X 5467

ENSUITE 2100 X 1572

WALK IN WARDROBE 1800 X 2100

MAIN BATHROOM 3472 X 2997

BEDROOM 2 5037 X 3285

ENSUITE 1300 X 1950

BEDROOM 3 3930 X 3867

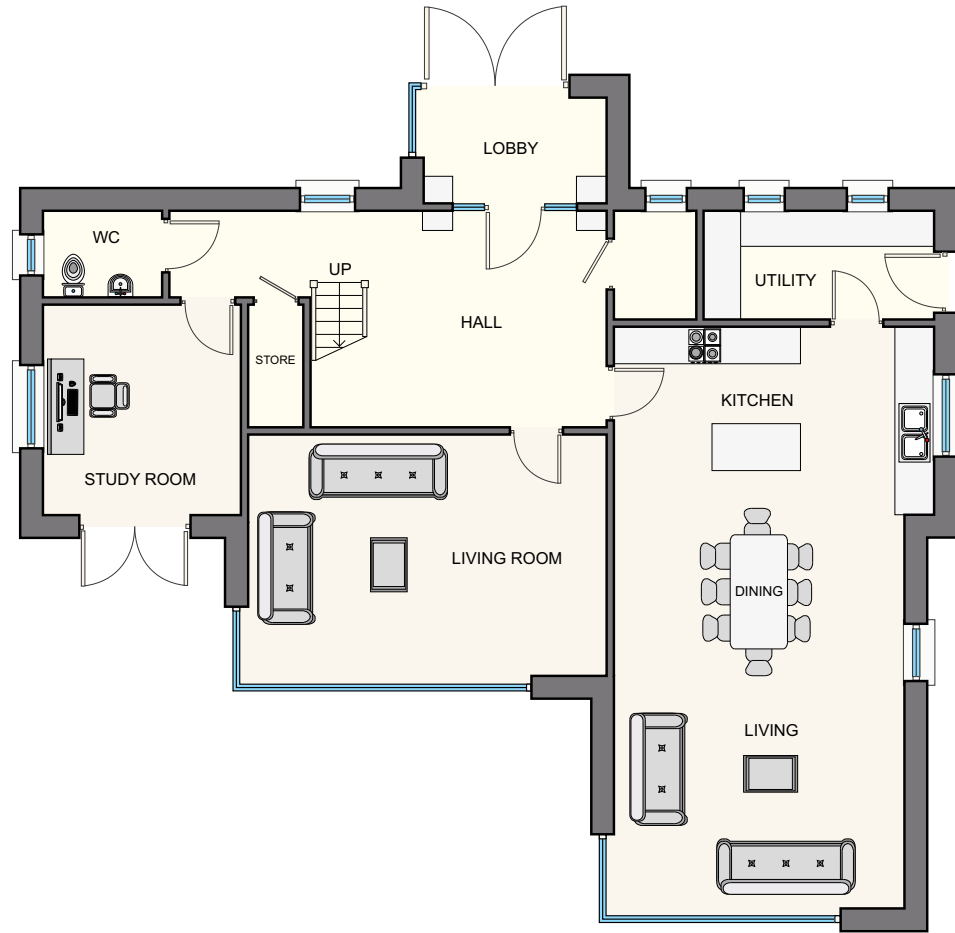
BEDROOM 4 3992 X 3100

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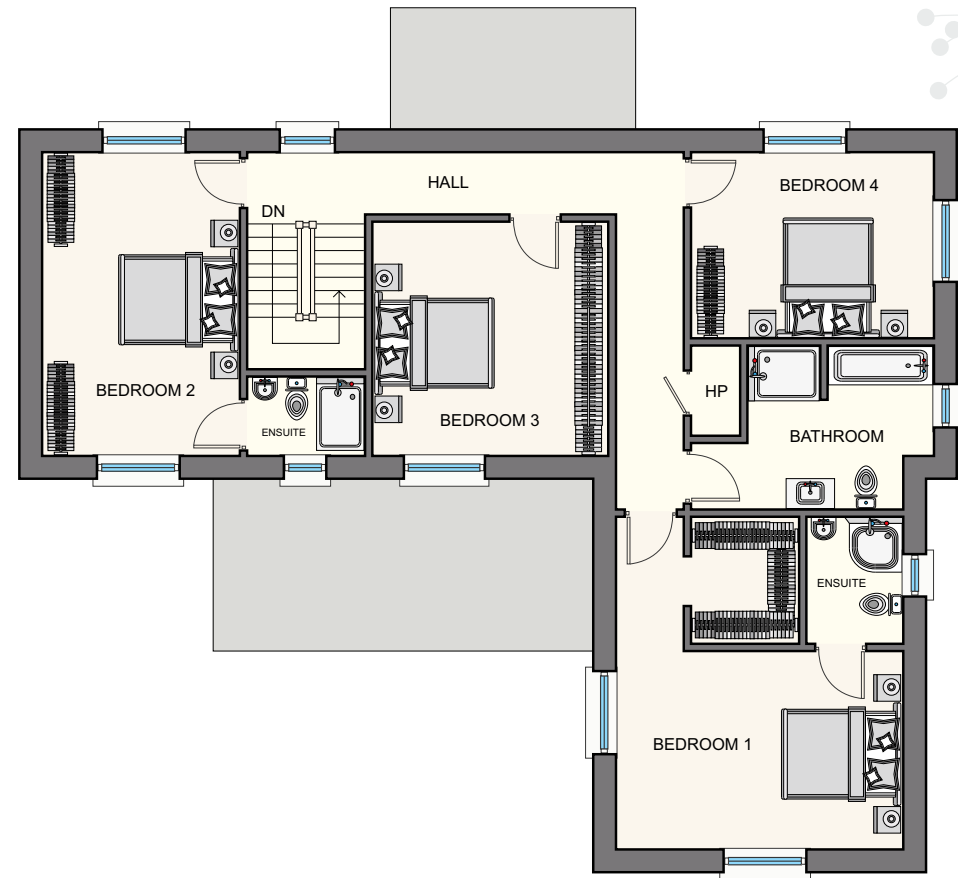


**TYPE F1**

**4 BEDROOM DETACHED** *Total Gross Internal Floor Area: 231.40 sq m / 2,550 sq ft*



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



TYPE G1



4 BEDROOM DETACHED *Total Gross Internal Floor Area:* 261 sq m / 2,812 sq ft



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WATERFALL, CORK

#### GROUND FLOOR

LOBBY 1773.5 X 2993.5

WC 1550 X 1800

STUDY 3800 X 5562

LIVING ROOM 5577 X 4600

KITCHEN / DINING / LIVING 11000 X 5892

PANTRY 1250 X 1800

UTILITY 3180 X 1800

#### FIRST FLOOR

BEDROOM 1 5577 X 5562

ENSUITE 2000 X 1822

WALK IN WARDROBE 2000 X 2400

BEDROOM 2 3807 X 4750

ENSUITE 1630 X 1980

WALK IN WARDROBE 1650 X 2630

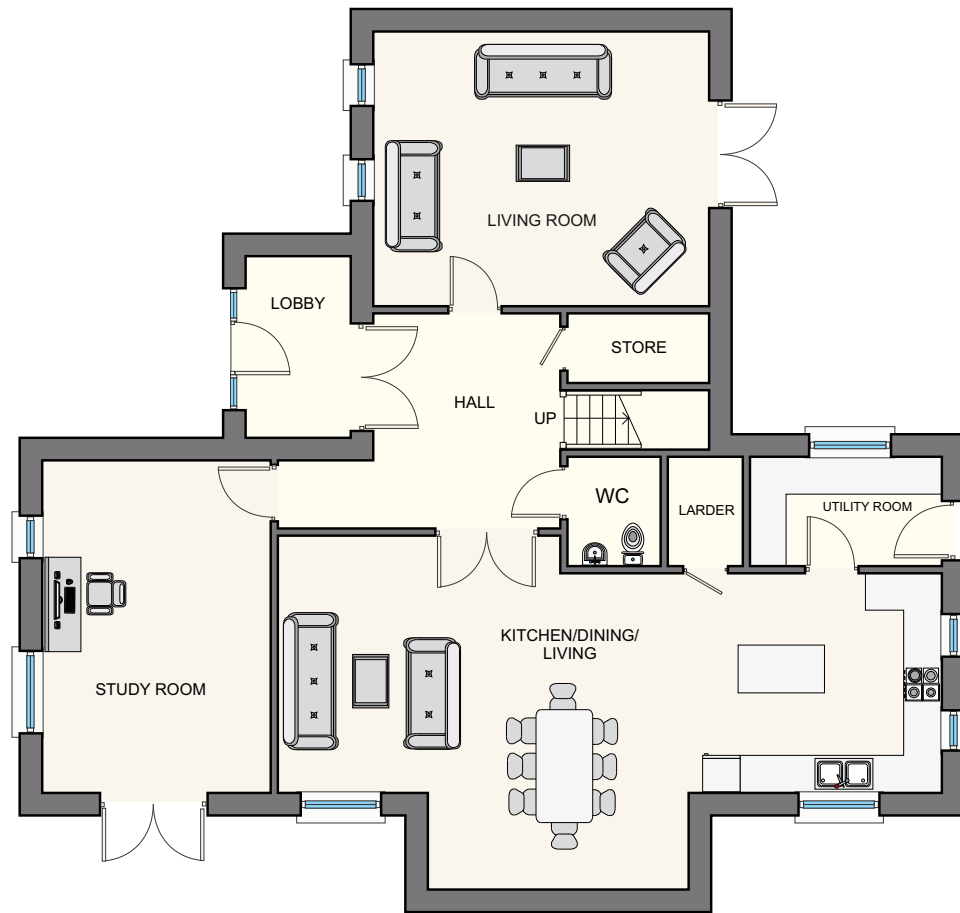
BEDROOM 3 3350 X 5562

MAIN BATHROOM 2280 X 3302

BEDROOM 4 3400 X 4342

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GROUND FLOOR PLAN



FIRST FLOOR PLAN



TYPE H1



4 BEDROOM DETACHED *Total Gross Internal Floor Area:* 268 sq m / 2,850 sq ft



earls well

WATERFALL, CORK

#### GROUND FLOOR

STUDY 3700 X 2900

LIVING ROOM 4600 X 4600

KITCHEN / DINING / LIVING 14300 X 6200

PANTRY 1385 X 1515

#### FIRST FLOOR

BEDROOM 1 6060 X 4600

WALK IN WARDROBE 2100 X 4600

BEDROOM 2 3300 X 4600

ENSUITE 1580 X 1680

BATHROOM 2291 X 3434

BEDROOM 3 3300 X 3360

BEDROOM 4 3300 X 4600

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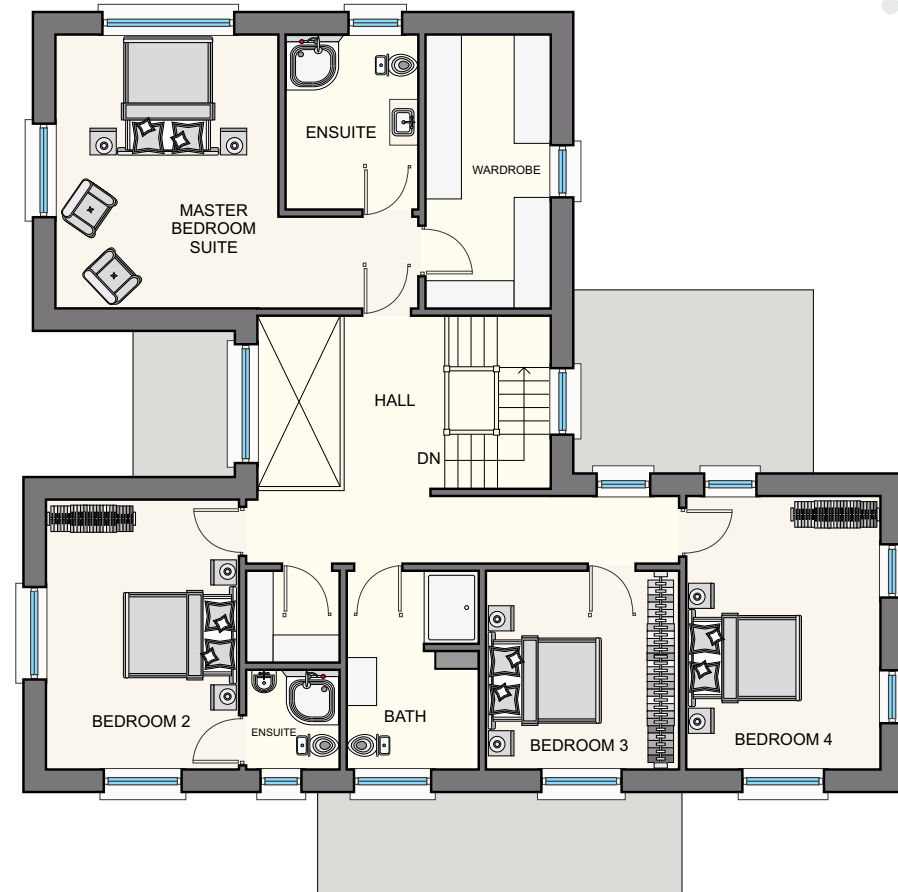


# TYPE H1

4 BEDROOM DETACHED *Total Gross Internal Floor Area: 268 sq m / 2,850 sq ft*



GROUND FLOOR PLAN



FIRST FLOOR PLAN



## SPECIAL FEATURES

### HEAT RECOVERY VENTILATION

Ventilation is provided by drawing air from your bathroom, kitchen and WC and passing it through a heat exchanger before ducting it outside. Fresh air from outside is drawn in and passed through the heat exchanger, which warms it before circulating it throughout your home. The HRV continuously moves air into and out of your property. This system removes steam, condensation and odours and prevents dampness from forming while maintaining high levels of fresh air throughout your home.

### HEATING

By extracting renewable energy from the air your homes Air to Water heat pump heats and provides your home with hot water in a sustainable way. Powered by 65% renewable energy extracted from the air and 35% electricity the heat pump achieves an A+ energy efficiency label. Zoned heating allows you to maintain constant temperature and comfort levels in your home and a constant store of hot water available on demand throughout the day at a fraction of the cost of traditional systems.

### BUILDING FABRIC

Built using the latest construction technology your home is a highly insulated and air tight building achieving an A2 BER Rating. Advances in design and production technology, and greater awareness of energy performance have made these timber frame homes superior with better insulation and energy performance delivered by computer design and factory type manufacture procedures.



## EXTERNAL WALLS

A stylish combination of stone cladding and rendered walls form a durable and weatherproof external shell to your home that is both contemporary by design and practical by nature. Carefully selected materials make these homes easily cared for into the future.

## WINDOWS

Your homes windows have been designed and manufactured by market leaders providing low maintenance triple glazed units with soft coat low emissivity gas filled glazing making them both aesthetically pleasing and thermally efficient. For security your windows are supplied with a centrally operated locking system with brushed chrome hardware making them among the most secure on the market.

## DOORS

Built from timber and steel your homes front door comes in a sophisticated design combining strength and security with modern design. This door has excellent thermal performance, low u-values and low heat loss providing significant energy savings together with excellent draught proofing and high water-tightness ratings.

## MEDIA AND COMMUNICATIONS

These homes come fully future proofed with a generous distribution of Power, Television and Data points installed at carefully thought out locations throughout the building.

## 10 YEAR HOMEBOND GUARANTEE

Your home is covered by a 10 year Structural Defects Homebond Insurance Warranty and 5 year Mechanical and Electrical Inherent Defects Warranty underwritten by a substantial insurance company, giving you unrivalled insurance protection for your home.

## INTERIOR FINISHES

Increased ceiling heights and generously proportioned rooms provide these homes with light and space in abundance. Superior quality joinery and ironmongery add character to the internal environment while substantial allowances allow you to apply your own taste and style to your home.

## BATHROOMS & EN-SUITES

These homes come fully fitted with a sophisticated range of designer sanitary ware. A pressurised water system provides an energised flow to shower heads and wash hand basins.

## SECURITY

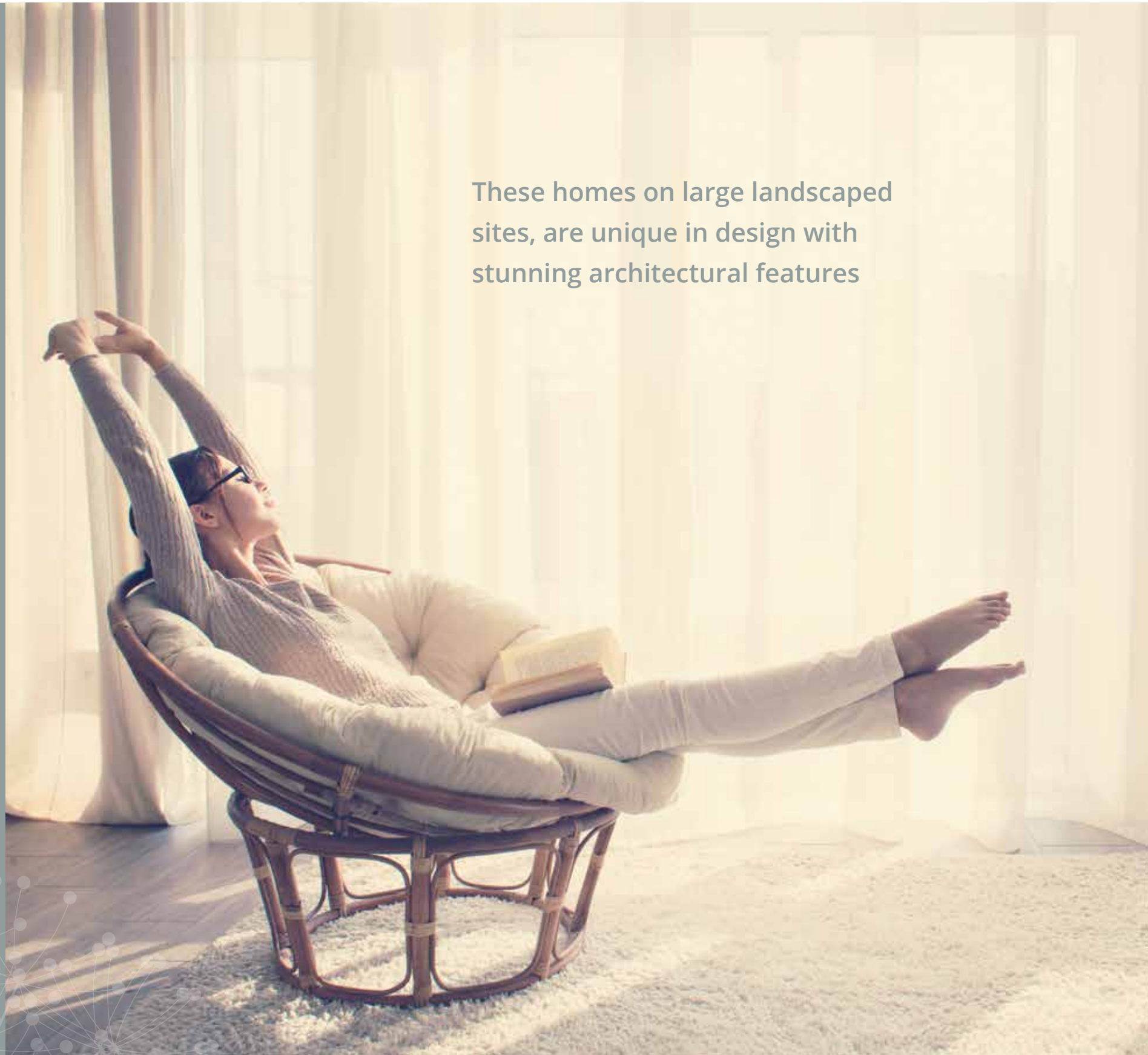
Your windows and doors come fully fitted with heavy duty ironmongery and a robust locking systems. They are Secured by design accredited and independently tested to stringent European and British security standards. Mains powered heat/smoke detectors are provided as standard.

## GARDENS

The development will be professionally landscaped with a variety of grass areas and mature planting. Generously sized private gardens come with seeded lawns bound by high quality hedging and fencing, providing a secure and private outdoor space.

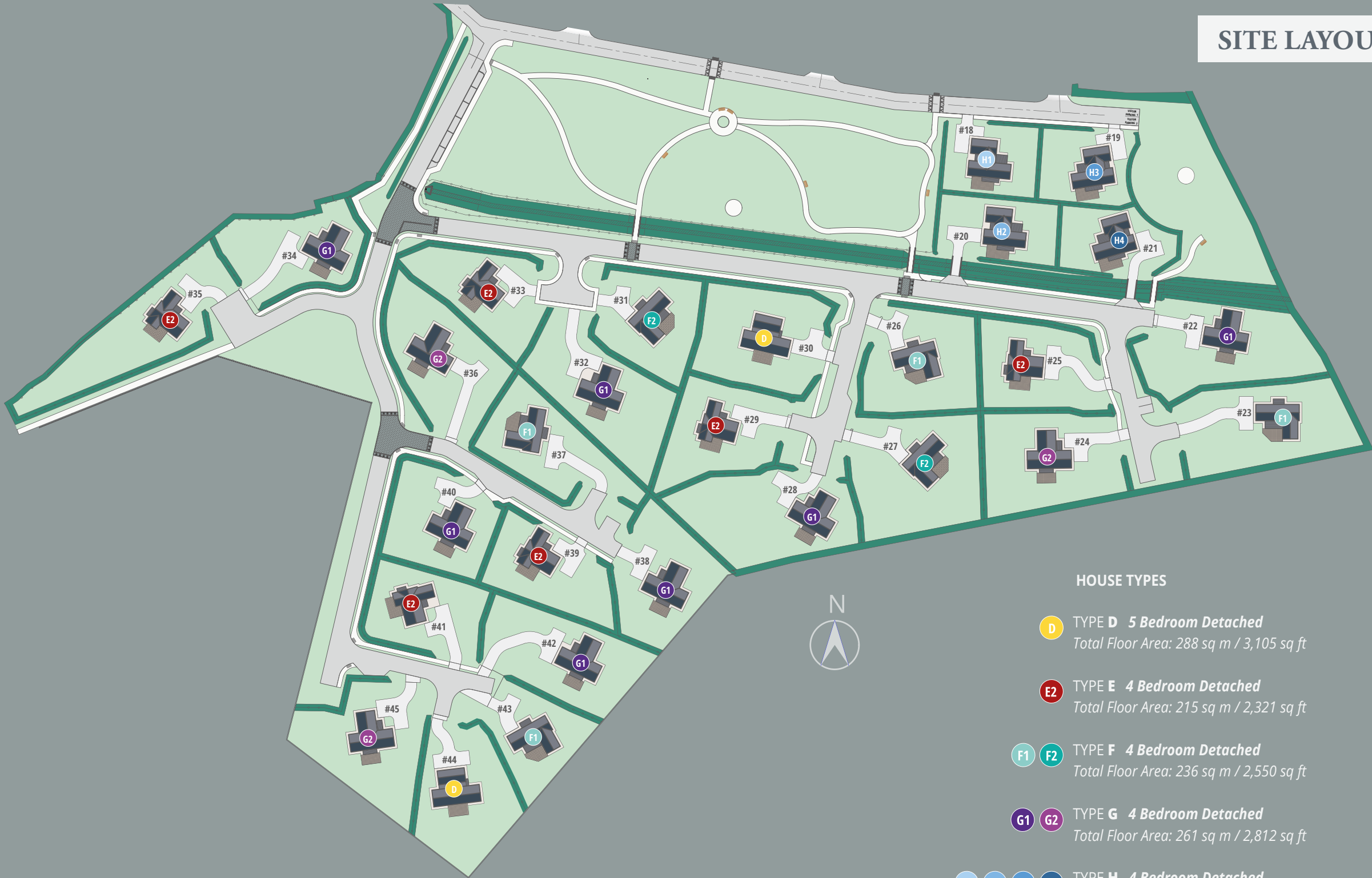


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# SITE LAYOUT



## HOUSE TYPES

**D** TYPE **D** 5 Bedroom Detached  
Total Floor Area: 288 sq m / 3,105 sq ft

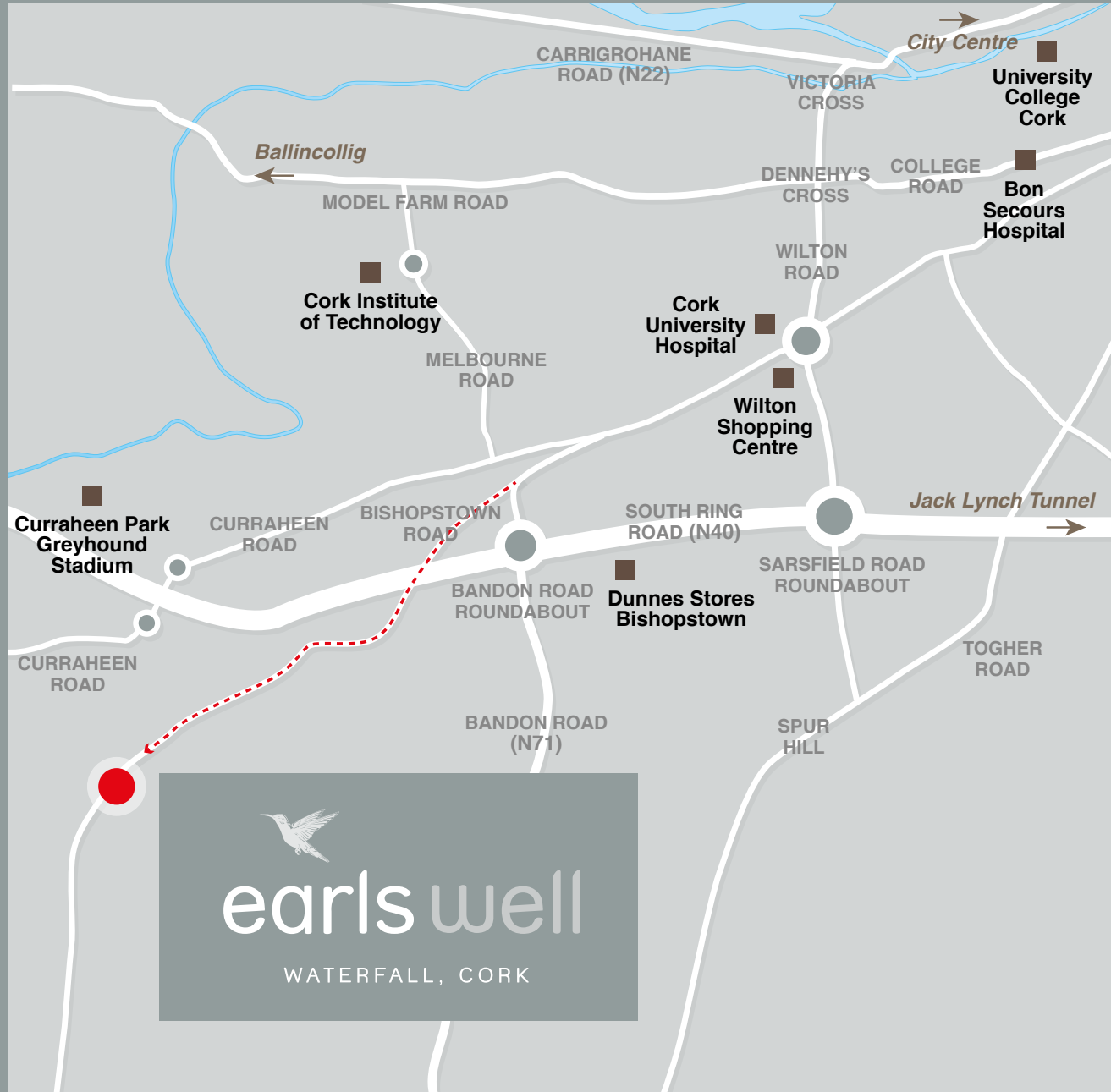
**E2** TYPE **E** 4 Bedroom Detached  
Total Floor Area: 215 sq m / 2,321 sq ft

**F1** **F2** TYPE **F** 4 Bedroom Detached  
Total Floor Area: 236 sq m / 2,550 sq ft

**G1** **G2** TYPE **G** 4 Bedroom Detached  
Total Floor Area: 261 sq m / 2,812 sq ft

**H1** **H2** **H3** **H4** TYPE **H** 4 Bedroom Detached  
Total Floor Area: 265 sq m / 2,850 sq ft

# LOCATION MAP



## SELLING AGENTS:



021 427 1371  
earlswell@savills.ie

www.earlswell.ie



## Developer



## Architect



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