



# BELVIEW WOOD

MARYBOROUGH, CORK

A Modern Development of 2,3 & 4 Bedroom Homes  
In The Heart Of Vibrant Douglas

[WWW.BELVIEWWOOD.IE](http://WWW.BELVIEWWOOD.IE)



## BELVIEW WOOD

MARYBOROUGH, CORK

Nestled in the picturesque setting of Maryborough Hill, Bellview Woods is the latest development from Sirio Homes. A selection of stunning 2,3 & 4 Bedroom homes.

Belview Wood which is located adjacent to Douglas village offers a wide range of amenities close by including schools, sports clubs, Ballybrack Woods, transport links and a variety of bars, restaurants and shops. Douglas Village is located within a 10-minute walk, while Cork City is accessible within a 10-minute drive.

Both first time buyers & existing home owners will find Belview Wood the ideal place to unwind, relax and grow!



# A Modern Development Nestled In A Picturesque Setting

Sirio Homes presents this Development in a wonderful location within walking distance of Douglas village.

## Welcome to Belview Wood

This superb new development of A rated, high quality luxurious family homes in a much sought after residential location in Cork. This exclusive new development consists of a selection of 2, 3 & 4 bedroom Semi-detached & Terraced homes completed to an extremely high standard both internally and externally, in a well designed and attractive landscaped setting. This development is a testament to its contemporary features and spacious accommodation. Architecturally designed to fit in with the landscape, taking in the panoramic views of the surrounding countryside ,yet only walking distance to Douglas Village

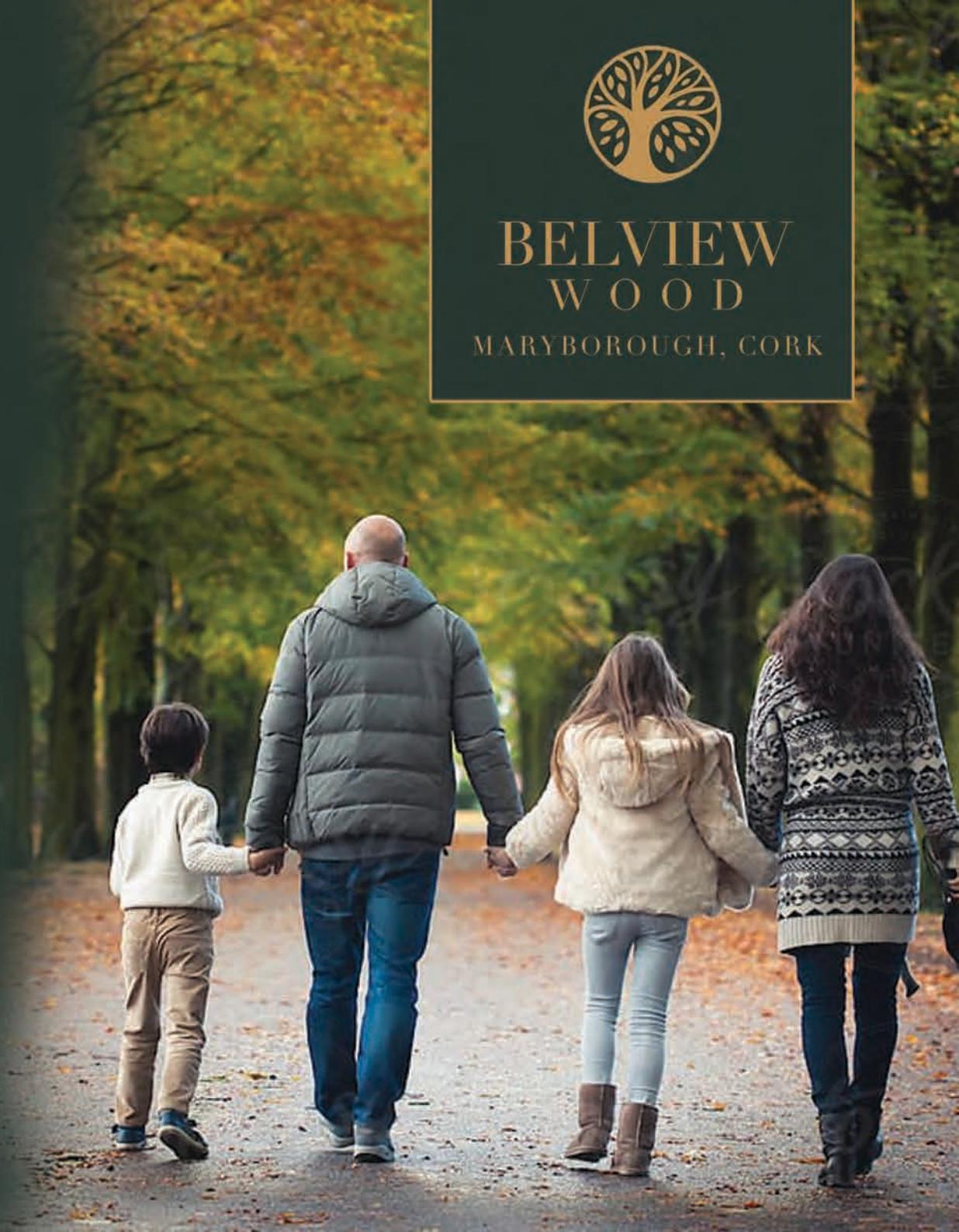
The spacious living areas are generously proportioned, the bright aspect adds to the feeling of light and space throughout. Each of these superb homes is completed to an excellent standard.

Sirio Homes brings together over 50 years experience in delivering quality homes, growing dramatically in both size and reputation. We specialise in building high quality A - rated homes in the greater Cork and Dublin area. We have built our reputation on our unique client interaction and hands-on approach with all our projects. We continue to build on our reputation with our focus on growing the structure of the business to deliver in new and innovative ways. We will continue to deliver quality and affordability on all our projects while providing modern contemporary homes. Your Sirio home will be fully covered by Homebond.



**BELVIEW  
WOOD**

MARYBOROUGH, CORK





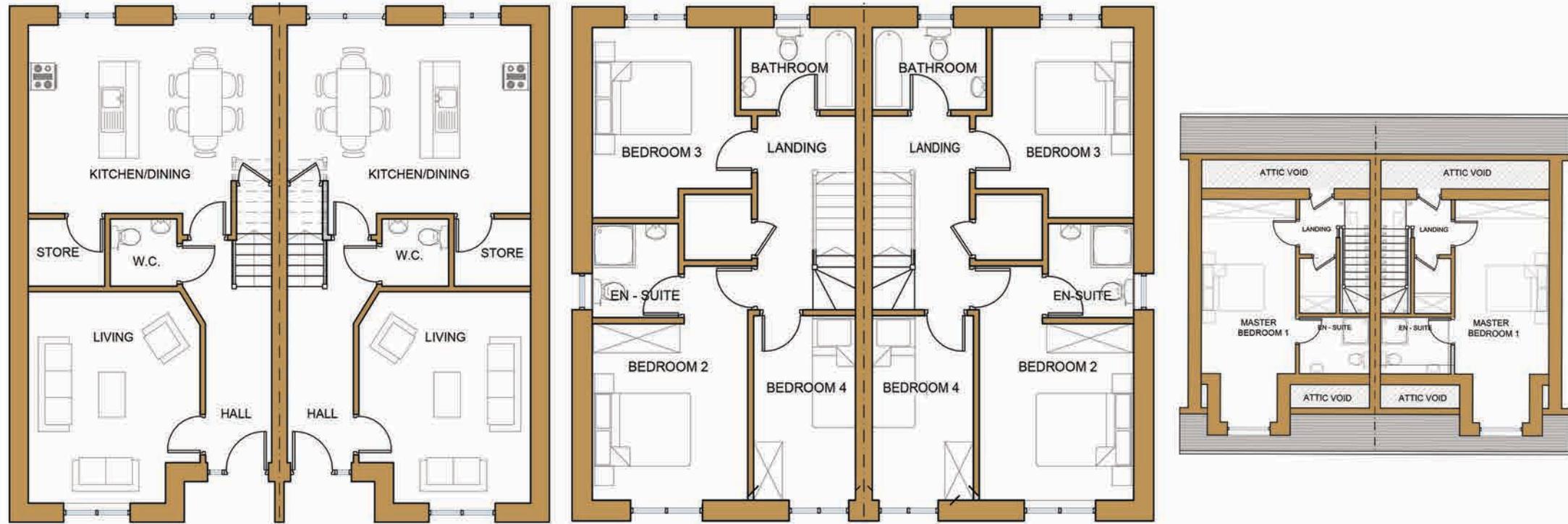
BELVIEW  
WOOD  
MARYBOROUGH, CORK





# 4 Bedroom Semi Detached

Total Area 1,550 sq ft



**Ground Floor**  
Hallway  
Kitchen/Dining  
Living  
Guest W.C.  
Utility Room

**First Floor**  
Bedroom 1  
En-Suite  
Walk in Closet  
Bedroom 2  
Bedroom 3

**Second Floor**  
Bedroom 1  
En-Suite  
Walk in Closet



**BELVIEW**  
WOOD  
MARYBOROUGH, CORK

## 3 Bedroom End / 3 Bedroom Mid Terrace



# 3 Bedroom End / 3 Bedroom Mid Terrace

Total Area 1,008 sq ft / 967 sq ft



Ground Floor

- Hallway
- Kitchen/Dining
- Living
- Guest W.C.
- Utility Room

First Floor

- Bedroom 1
- En-Suite
- Bedroom 2
- Bedroom 3



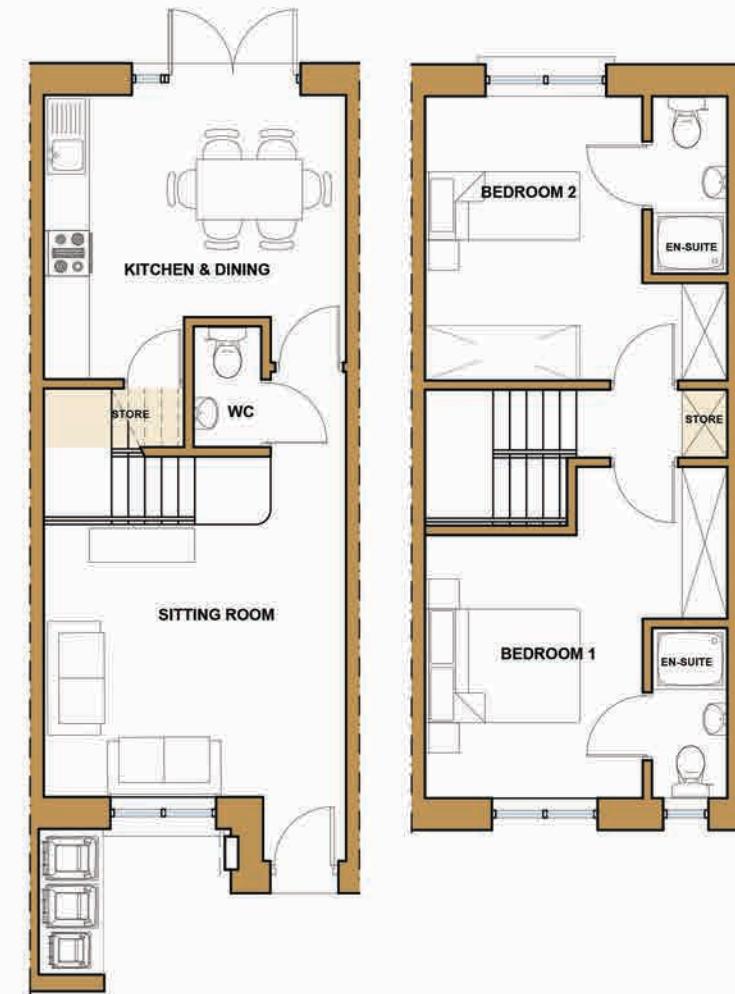
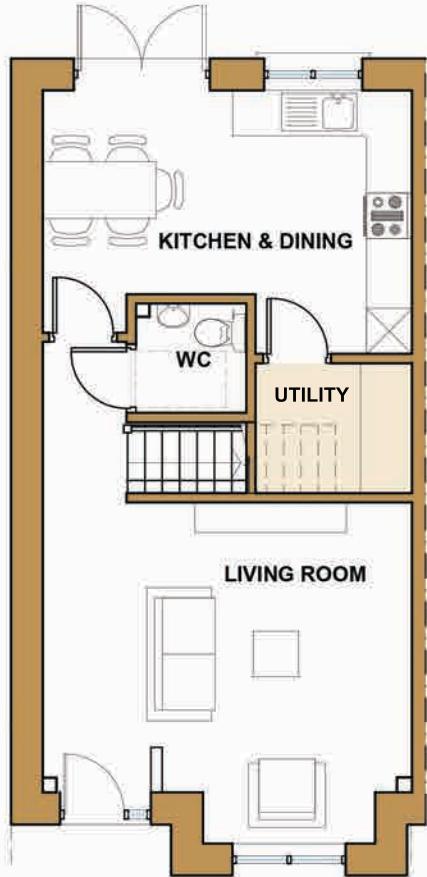
**BELVIEW**  
WOOD  
MARYBOROUGH, CORK

## 3 Bedroom End Terrace / 2 bedroom Mid Terrace



# 3 Bedroom End Terrace / 2 Bedroom Mid Terrace

Total Area 967 sq ft / 808 sq ft



Ground Floor  
Hallway  
Kitchen/Dining  
Living  
Guest W.C.  
Utility Room

First Floor  
Bedroom 1  
En-Suite  
Bedroom 2  
Bedroom 3



**BELVIEW**  
WOOD  
MARYBOROUGH, CORK

## 2 Bedroom Mid/End Terrace



# 2 Bedroom Mid/End Terrace

Total Area 808 sq ft / 808 sq ft



Ground Floor  
Hallway  
Kitchen/Dining  
Living  
Guest W.C.

First Floor  
Bedroom 1  
En-Suite  
Bedroom 2  
En-Suite



**BELVIEW**  
WOOD  
MARYBOROUGH, CORK

## 3 Bedroom / 1 Bedroom Duplex



# 3 Bedroom / 1 Bedroom Duplex

Total Area 1,134 sq ft / 638 sq ft



## Ground Floor

Hallway  
Kitchen/Dining  
Living  
Guest W.C.  
Bedroom

## First Floor

Living room  
Kitchen / Dining  
Store  
W.C

## Second Floor

Bedroom 1  
Bedroom 2  
Bedroom 3  
En-Suite



**BELVIEW**  
WOOD  
MARYBOROUGH, CORK

# Enhanced Features

## Ber & Energy Efficiency

- A2 Rated BER and Fully NZEB compliant
- Houses are tested for airtightness
- High performance energy efficient windows & doors
- Wall, floor and ceiling insulation all exceed Building Regulation requirements

## Interior Finishes

- Fully painted in white
- Sleek contemporary doors, skirtings' and architraves
- Generous areas of tiling included
- Modern satin chrome door handles
- Fitted wardrobe in the main bedroom, and in bedroom 2
- Hardwood newels and handrails to stairs

## Exterior

- Low Maintenance finishes
- Feature brick to front elevations
- Rear gardens laid out in lawn
- Low maintenance PVC fascia, soffit, gutters and downpipes
- High performance windows throughout
- Multi point locking composite doors
- Modern brick paving to parking areas
- Paved patio area to rear gardens
- Parking
- Single side gate included

## Kitchen and Utility

- Modern contemporary design
- Choice of styles and colours
- Soft close doors and drawers

## Heating & Plumbing

- Highly efficient air to water heat pumps
- Under floor heating downstairs
- Separate thermostatically controlled heating zones
- Pressurised system for rapid hot water delivery
- Thermostatically controlled shower to en suite
- External tap provided as standard.

## Electrical

- Abundant power points throughout
- Individual isolation switches to all kitchen appliances
- Satin chrome face plates to electrical points in kitchen/dining, living room and hall
- Shaver points to bathrooms and ensuite
- Smoke, heat alarms fitted
- Lights provided externally

## Electrical

- Light provided to attic
- Pre wired for electric car charging point
- TV, Telephone & Media
- Digital TV points provided to living room and main bedroom

## Guarantees & Warranties

- Homes are covered by Homebond 10yr structural guarantee



**BELVIEW  
WOOD**

MARYBOROUGH, CORK



# House Specifications



## Demand Control Ventilation

This is a low energy ventilation system that continuously extracts moisture laden and stale air from multiple locations within your new home. The system removes pollutants while drawing fresh air through vents providing good indoor air quality and helping to create a better living environment.



## Heating

Your new home will be economically heated by an air to water heating system. This advanced system will provide your home with heating and hot water in an energy efficient way. This heat pump technology is one of the most advanced heating systems available today and is ideally suited for the Irish climate. The air source heat pump sits outside your home and extracts warmth from the outdoor air. This heating system upgrades the renewable heat energy and transfers it inside the home to provide hot water and heating. The self-contained unit only requires electric and water connections. This system works quietly and reliably, all year round.



## Building Fabric

Built using the latest construction technology your home is a highly insulated and airtight building achieving an 'A' BER rating. Advances in design and production technology, and greater awareness of energy performance have made these technologically advanced homes with better insulation and energy performance delivered by computer design and factory type manufactured procedures.



## External Walls

A stylish combination of brickwork and render 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 low maintenance homes easily cared for into the future.



## Interior Finishes

Generously proportioned rooms provide light and space in abundance. Superior quality style doors and brushed stainless steel and ironmongery add character to the internal environment.



## Windows

Your homes windows have been designed and manufactured by market leaders providing low maintenance double 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

Your home has an Ultra Tech front door which comes in a sophisticated design combining strength and security with modern style. 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

Your new home will come fully future proofed with a generous distribution of power, television and data points installed at carefully thought-out locations throughout. Outside your home a facility to connect to the fibre Broadband has been made available through a series of underground pipes and chambers.



## Smart Home Enabled

All homes are enabled for Smart Home Technology including fibre, allowing the owner to customise the technology needs to any supplier they choose. Each home with on-curtilage parking will be pre-wired for future installation of EV charger.



## 10 Year Home Bond Guarantee

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

# House Specifications



## Bathrooms & En-suites

These homes come fully fitted with a sophisticated range of designer sanitary wear with tiling of wet areas included as standard.



## Security

Your windows and doors come fully fitted with heavy duty ironmongery and a robust locking system. They are Secured by Design accredited and independently tested to stringent European security standards. Mains powered heat and smoke detector alarms are provided as standard.



## Landscaping, Gardens & Parking

The development will be professionally landscaped with a variety of grass areas and mature planting. Generously sized private gardens come with seeded lawns bounded by tall fencing providing a secure, private, and secluded outdoor space. Cobblelock parking provide high quality hard landscape finishes.



## Kitchen

Your new home comes fully fitted with a contemporary kitchen in a choice of colours including soft close doors and designer taps.

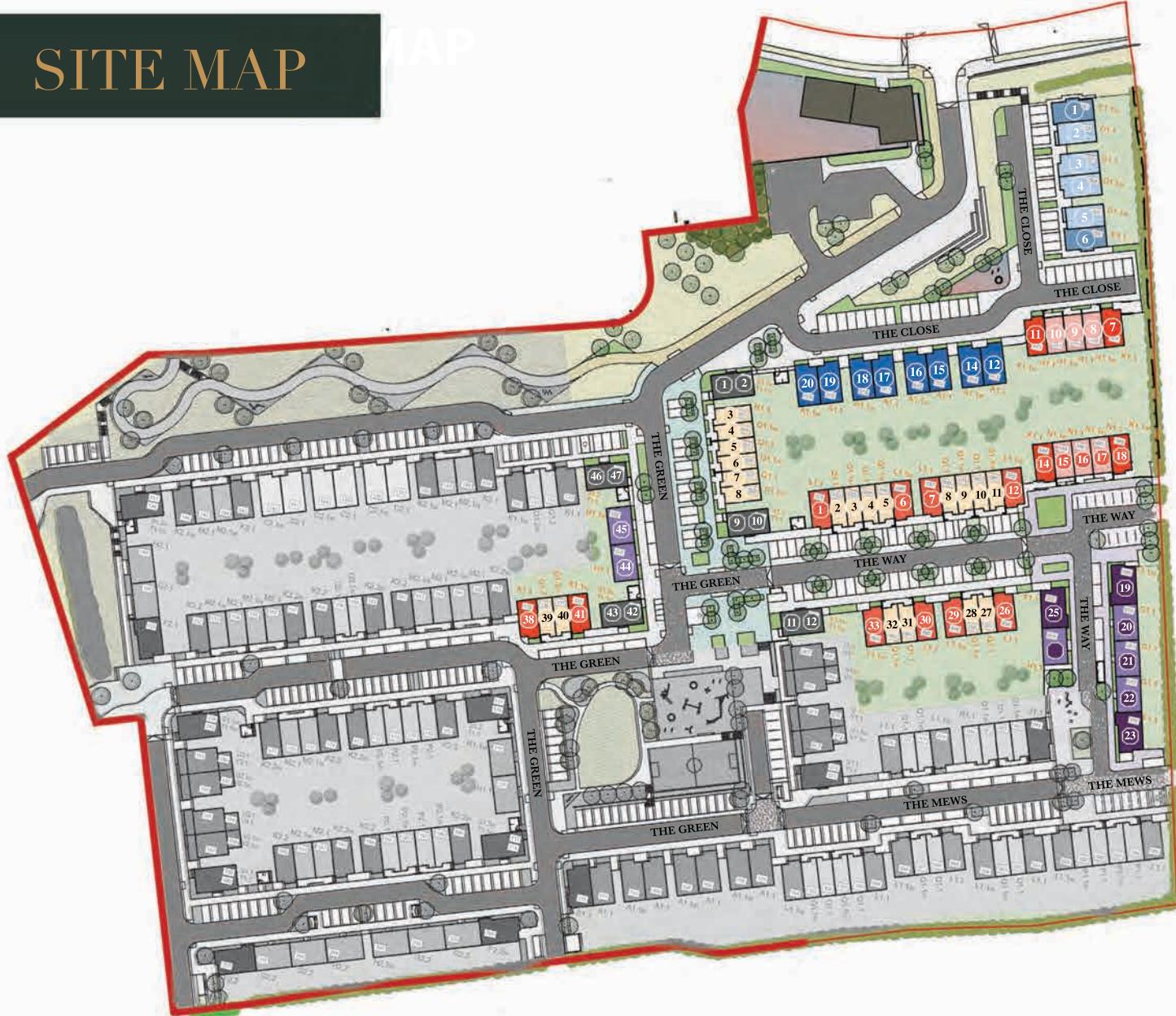


**BELVIEW  
WOOD**

MARYBOROUGH, CORK

- A-Rated family homes
- All site development works completed & fully landscaped
- Master bedroom en-suite
- Stylish fitted kitchens
- Downstairs W.C.
- Seeded rear garden
- Double glazed windows
- Air to Water heating system
- Idyllic location
- All amenities within walking distance
- Great transprt links
- Homebond - 10 year HomeBond Structural Defects, HomeBond Insurance Warranty and 5 Year Mechanical & Electrical Inherent Defects Warranty, give you unrivalled insurance protection for your home

# SITE MAP



## Please Note...

These particulars are given on the strict understanding that they will not form any part of any contract. Whilst every care has been taken in preparing these particulars, no responsibility is taken for any inaccuracies or errors



# BELVIEW WOOD

MARYBOROUGH, CORK

**3 BEDROOM SEMI DETACHED**  
1,241 sq. ft

**3 BEDROOM SEMI DETACHED**  
1,182 sq. ft

**3 BEDROOM END TERRACE**  
1,008 sq. ft

**3 BEDROOM MID TERRACE**  
967 sq. ft

**4 BEDROOM SEMI DETACHED**  
1,550 sq. ft

**2BEDROOM MID/END TERRACE**  
808 sq. ft

**3 BEDROOM SEMI DETACHED**  
1,315 sq. ft

**3 BEDROOM SEMI DETACHED / MID**  
1,229 sq. ft

**3 BED / 1 BED DUPLEX**  
1,135 sq. ft / 635 sq. ft



# BELVIEW WOOD

## MARYBOROUGH, CORK

SELLING AGENT



DEVELOPER



[WWW.BELVIEWWOOD.IE](http://WWW.BELVIEWWOOD.IE)