

Forest Hill

CARRIGALINE, CO. CORK



 **CHAP**.ie

 **ASTRA**
CONSTRUCTION SERVICES LTD.

Sales Office: 021-4373940
www.astraconstruction.ie

HOUSE TYPE A4/A5

3 bed semi-detached house | 103m² / 1109ft² | 2 storey



LOCATION & SETTING

Forest Hill is our current development. Work has been in progress on this site since 2007 and approximately 100 houses have been successfully completed and sold to date. Located on the south side of Carrigaline, this is an ideal location for the growing family. Overlooking the Owenabue estuary and surrounded by beautiful views across the Cork countryside, Forest Hill is an exclusive new development located on a south-facing site. Close to every facility including excellent schools, shops, restaurants and sports fields it is only 10 minutes walk from the vibrant and growing town centre of Carrigaline.

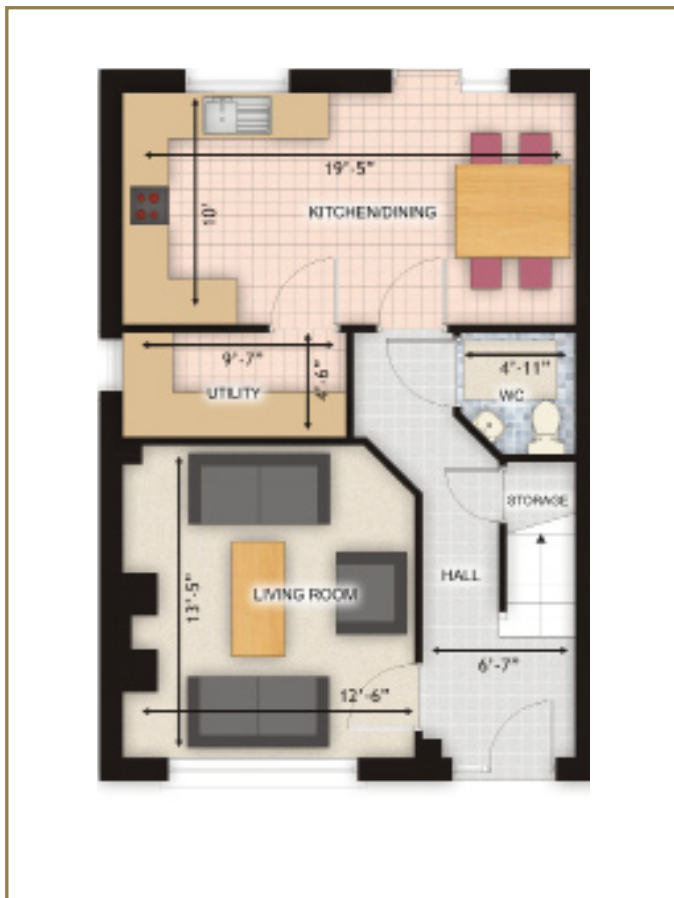
Forest Hill has enjoyed much attention to design detail at various levels. The variety and arrangement of building types is designed so as to create clearly identifiable areas of character within the development, which avoids the uniform and monotonous suburban developments of the past. With Astra Construction's

years of experience in building family homes, all homes have been designed in order to maximise usable living spaces and room sizes. The best quality red brick facades are offset with painted, smooth cement render and traditional bay windows and vibrant red clay roof tiles, which add character to the country setting of the houses. Specially made coloured timber front doors with sidelights and in the larger houses fanlights, smartly capped with locally custom made lead roof porch canopies on ornate timber frames, invite visitors into the spacious hall ways of these homes.

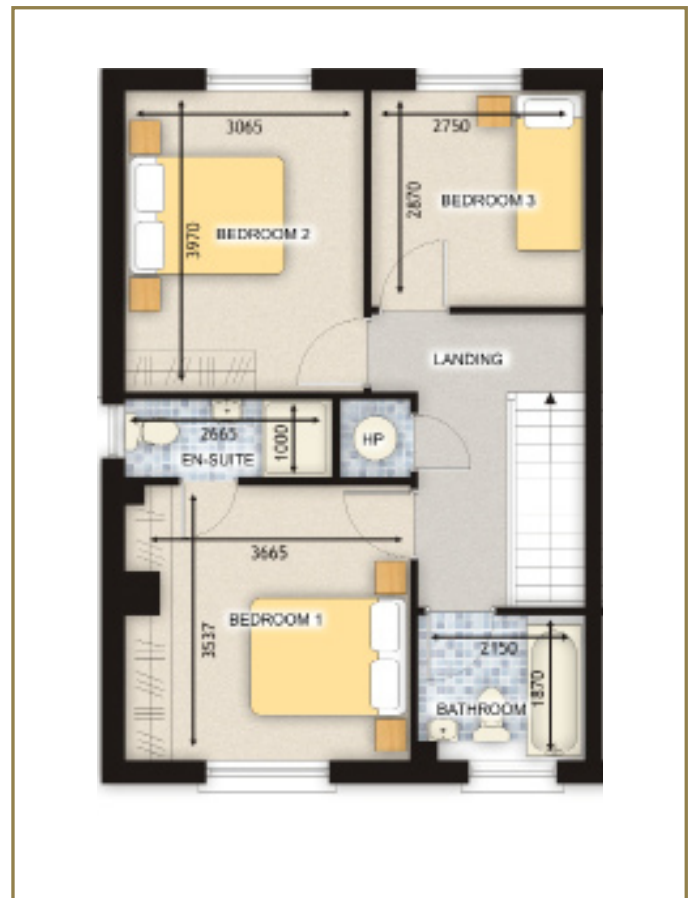
Beautiful photographs and well-constructed commentaries do not really do complete justice to the simple beauty of this development. It's best to visit and experience this development for oneself, and experience it all first hand.

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



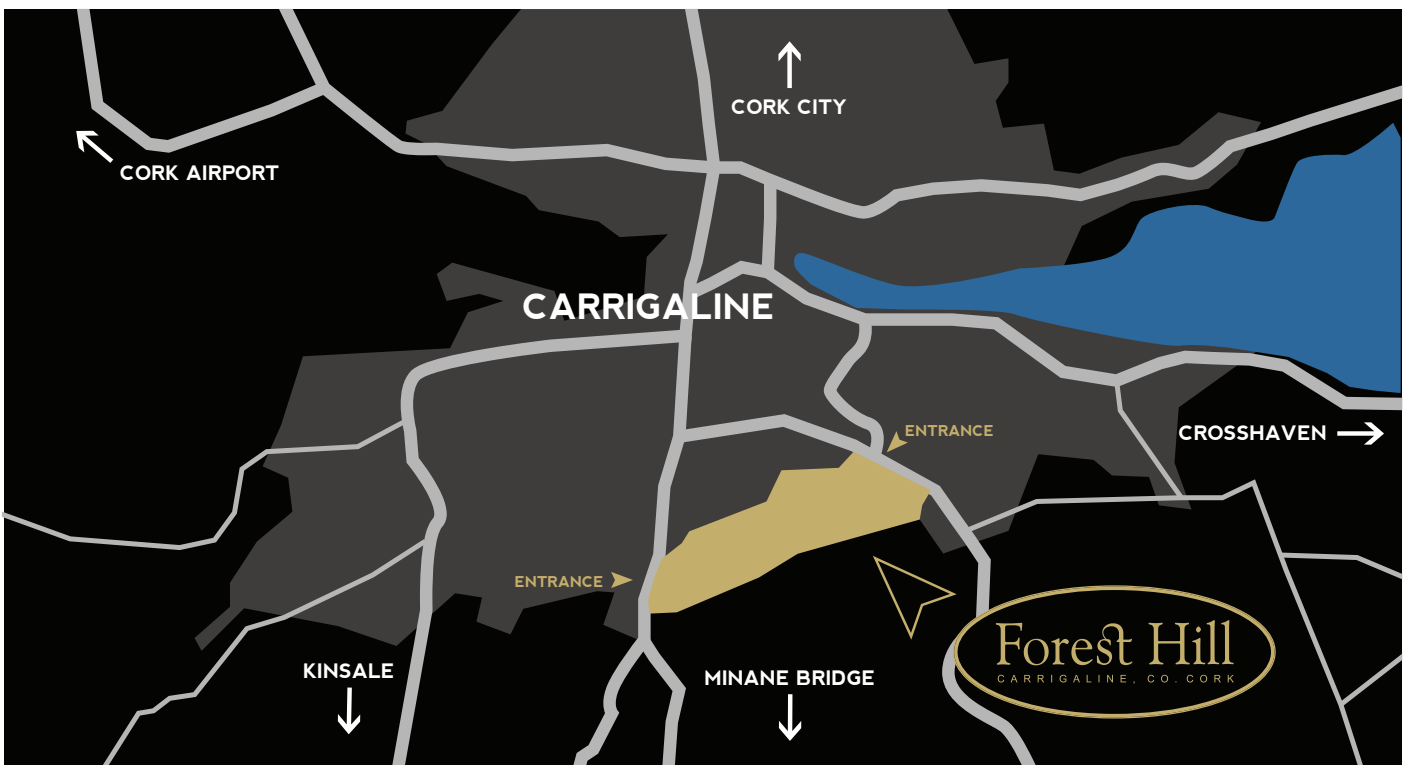
EXTERNAL FEATURES

- Architect designed traditionally built concrete construction with high level of insulation.
- Cream coloured PVC double glazed windows.
- Quality red clay tile roofs.
- Granite details to front elevations of all houses.
- Paved patio areas to the rear of all houses.
- Professionally designed landscaping programme, including planting and retaining design to major spine road and open spaces. All houses planted to the front with parking surfaces provided to fronts where possible. See Site Layout Plan.

INTERNAL FEATURES

- Natural gas fired central heating.
- Luxury fitted kitchen with choice of quality finish.
- Fitted wardrobes.
- Master bedroom ensuite.
- Quality bathroom ware.
- Panelled internal doors, moulded skirtings and architraves.
- Choice of quality fireplace.
- Wired for alarm.
- Ten year structural guarantee.

CONTACT DETAILS



ASTRA CONSTRUCTION SERVICES LTD.
Carrigaline, Co. Cork

phone: 021 437 3940
e-mail: sales@astraconstruction.ie
website: www.astraconstruction.ie

The particulars in this brochure are for guidance only and do not form part of any contract. Maps and floor plans are not drawn to scale and measurements are approximate. Intending purchasers must satisfy themselves as to the accuracy of the details given to them verbally or as part of this brochure. Such information is given in good faith and is believed to be correct. However, neither the developer nor its agents shall be liable for any inaccuracies therein.