

Ard 
na Sailí

CARRIGTWOHILL

Connecting People & Communities

Ard na Sailí

Welcome to Ard na Sailí, Carrigtwohill – a new development brought to life by Hegarty Properties and BAM. Nestled in the heart of Carrigtwohill, this vibrant community promises a lifestyle that seamlessly blends modernity with the tranquility of nature.

Here, we present a visionary new development thoughtfully designed to accommodate diverse lifestyles and preferences. With an array of meticulously crafted properties, Ard na Sailí offers a variety of housing options to suit your individual needs and desires. Discover a harmonious blend of residential options, including houses and duplex properties. Each property is designed with your comfort and convenience in mind, ensuring a living experience that exceeds expectations.

From lush green spaces to exceptional recreational facilities, every corner of Ard na Sailí is meticulously planned to enhance your quality of life and create community.

As the exclusive agents for Phase P1A Ard na Sailí, Hegarty Properties brings a wealth of experience and a commitment to excellence to every interaction. Our dedicated team is here to guide you on your journey to finding your perfect home in Ard na Sailí – where every moment is infused with possibility and warmth. Connecting people and communities, Ard na Sailí is a place to call home.





Step into Ard na Sailí and immerse yourself in a world where every detail is meticulously curated to elevate your living experience.

Beyond the architectural design and lush greenery lies a tapestry of amenities designed to cater to your every need.

Picture yourself unwinding in the serene surroundings of our landscaped parks or taking a leisurely stroll in the greenway or a game at our state-of-the-art recreational areas. Ard na Sailí offers endless opportunities for relaxation and recreation.

Moreover, Ard na Sailí isn't just a place to call home; it's a community. Our dedicated team at Hegarty Properties are committed to guiding you through every step of your journey, ensuring that your transition to Ard na Sailí is seamless and stress-free.

With our intimate knowledge of the local area and unwavering dedication to customer satisfaction, we're here to turn your vision of the perfect home into a reality. Contact Hegarty Properties today to schedule your personalised tour and discover the endless possibilities that await you in Carrigtwohill's most sought-after community.





Creating High Quality Sustainable Living

Social Value & Inclusion:

- Commuter convenience – creating community minded sustainable transport links.
- Greenway connection to Cork City, Middleton and beyond.
- Train station & bus connection.
- Inclusive communal recreational neighbourhood park and wildlife access facilities.
- Enhanced quality of life - Cycle and Walking facility connection.
- Community Connection and Education with local schools to promote wellness, inclusivity & learning.
- Local connection to shops, schools, community, medical, sports, recreational and coastal amenities.

Decarbonisation

- Climate Action Goals - Aligned with climate action plan for Ireland.
- Efficient low energy design - BER A2 energy efficient house design exceeding building regulations.
- High performance building fabric - envelope boasts exceptional insulation, airtightness and energy conservation.
- Energy efficient air source Heat Pump Technology - carbon intense fuels eliminated.
- Low energy mechanical and electrical equipment.
- Forward thinking - EV charging support infrastructure provision.

Biodiversity

- Protecting sensitive ecosystems through enhancement of recreational spaces.
- Education – enhancing access to existing water features to foster learning and understanding of our ecological environment.
- Growing Biodiversity – through carefully selected planting and maintenance management.








Welcome Home

Unveiling Phase P1a at Ard na Sailí Carrigtwohill

Step into your dream lifestyle with phase P1a of Ard na Sailí – where every detail is designed to welcome you home. Whether you're drawn to the spaciousness of our 2-bedroom, 2-storey residences, the cozy charm of our 3-bedroom, 2-storey homes, or the grandeur of our 4-bedroom, 3-storey dwellings, there's a perfect fit waiting for you.

Feel the warmth and comfort as you discover our premium duplex properties, where style seamlessly merges with functionality. Whether you choose our inviting 3-storey, 2-bedroom duplex or the expansive 3-bedroom option, you'll find ample space for every moment of your life – from relaxing evenings to lively gatherings.

With just 47 units available, Phase P1a offers a unique opportunity to join a thriving community right in the heart of Carrigtwohill. Secure your place today and embrace a life of unparalleled luxury and warmth. Welcome home to Ard na Sailí.

-  The Elm & The Elm X
-  The Birch & The Birch X
-  The Rowan & The Rowan X
-  The Oak & The Oak X
-  The Alder
-  The Hazel
-  The Holly & The Holly a



Features & Specifications

ENERGY EFFICIENCY

- A2 BER energy rating, all homes incorporate sustainable and renewable technology resulting in lower energy costs.
- High levels of floor, wall and roof insulation throughout offering superior thermal and acoustic performance.
- Centralised Mechanical Extract Ventilation (CMEV) for control of the home's ventilation requirements.
- Airtight construction detailing to ensure minimal heat loss through the building fabric.
- Energy saving LED light fittings throughout.

EXTERNAL FEATURES

- Elegant mix of architectural selected render and brick finishes.
- uPVC high performance double glazed windows with low U-Value for energy efficiency.
- uPVC composite front door with multi point locking system.
- uPVC glazed patio doors to private rear gardens with concrete post and timber panel fence.
- Side passage gate (where applicable).
- External lighting to front & rear doors.
- Paved front driveways to accommodate individual parking for two cars (where applicable).
- Sophisticated metal cladding to dormer window surround of the detached property.

BATHROOMS & ENSUITES

- Shower enclosure complete with pressurised water supply.
- Pressurised hot and cold water throughout.
- Elegant contemporary sanitary ware with chrome fittings.
- Dual flush water efficient toilets throughout.

INTERIOR FINISHES

- Walls and ceilings are finished smooth and painted throughout with vinyl matte paint finish.
- Shaker doors internally with contemporary ironmongery.
- Modern style painted stair balustrades and handrails.
- Contemporary skirting boards and architraves with satinwood paint finish.
- Service provisions for kitchen space.

MECHANICAL, ELECTRICAL & MEDIA

- Air to water heat pump unit complete with intuitive user interface.
- Two zone heating system with thermostatic controlled radiators throughout ensuring continuous comfort levels.
- Future proofing for electric car charging point for own curtilage parking (where applicable).
- High speed diverse fibre broadband network infrastructure.
- Generous allocation of sockets and switches throughout.

SECURITY & SAFETY

- Smoke, heat and carbon monoxide detectors fitted in line with current regulations.
- Superior locking system to all ground floor windows and doors.
- Safety restrictors provided on upper floor windows.

ACCESSIBILITY

- The development is designed to comply with all requirements of TGD Part M - Access and Use.
- Additionally the design follows the guidance set down in Building for Everyone: A Universal Design Approach.

WARRANTY COVER

- Homebond 10-year structural Warranty.



House Types



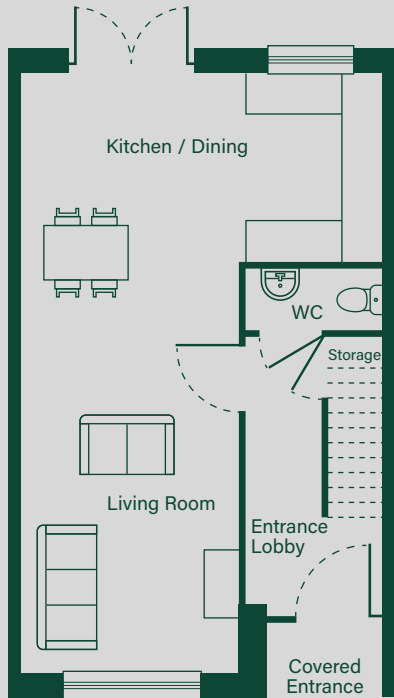
The Elm

The Elm

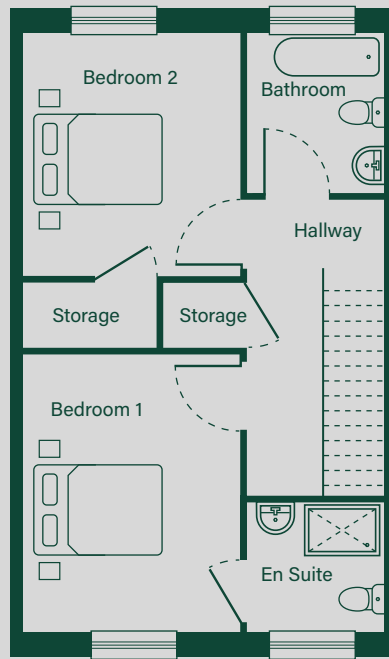
House
2 Bed Unit
2 Storey
Mid Terrace

GROSS FLOOR AREA

Ground Floor	44.6 m ²
First Floor	46.6 m ²
TOTAL	91.3 m ²



Ground Floor



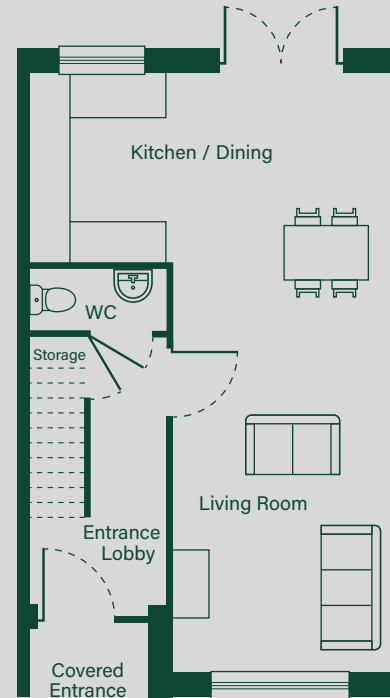
First Floor

The Elm X

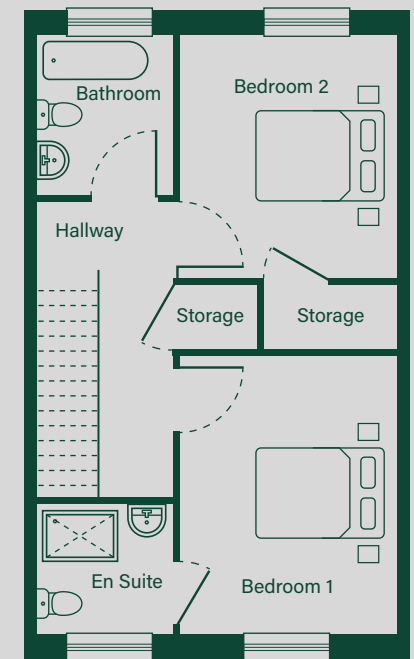
House
2 Bed Unit
2 Storey
Mid Terrace

GROSS FLOOR AREA

Ground Floor	44.6 m ²
First Floor	46.6 m ²
TOTAL	91.3 m ²



Ground Floor



First Floor



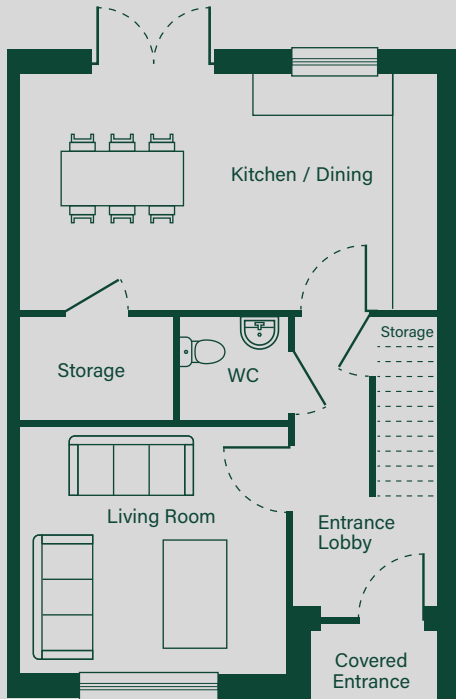
The Birch

The Birch

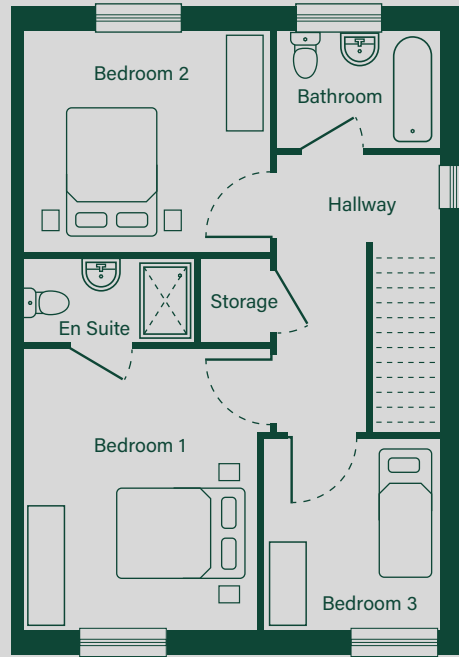
House
3 Bed Unit
2 Storey
End Terrace

GROSS FLOOR AREA

Ground Floor	51.7 m ²
First Floor	54.0 m ²
TOTAL	105.7 m ²



Ground Floor



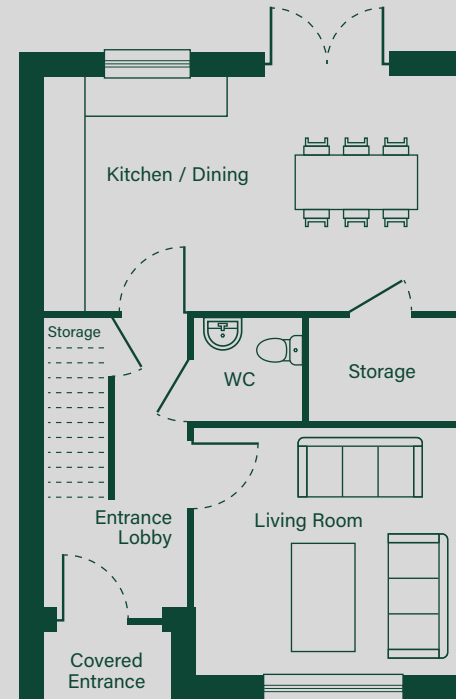
First Floor

The Birch X

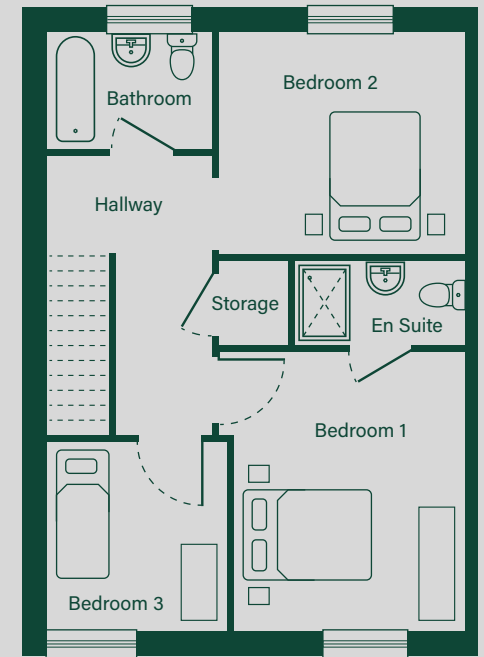
House
3 Bed Unit
2 Storey
End Terrace

GROSS FLOOR AREA

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First Floor	54.0 m ²
TOTAL	105.7 m ²



Ground Floor



First Floor

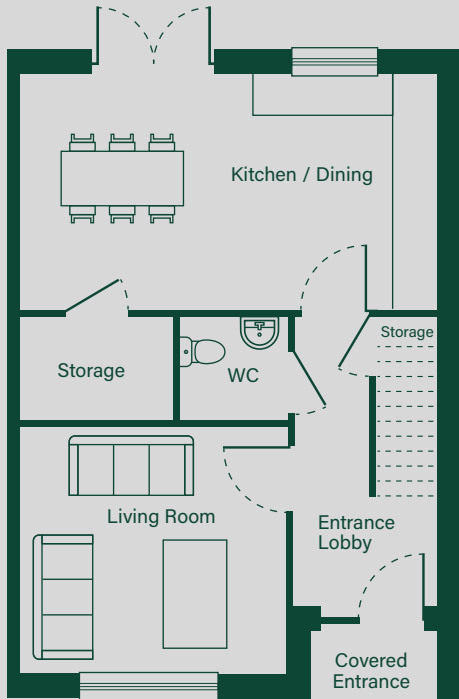


The Oak

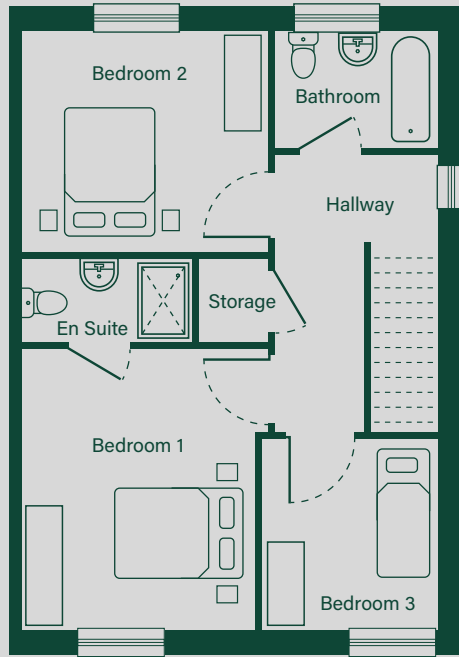
The Oak

House
3 Bed Unit
2 Storey
Semi-Detached

GROSS FLOOR AREA	
Ground Floor	51.7 m ²
First Floor	54.0 m ²
TOTAL	105.7 m ²



Ground Floor

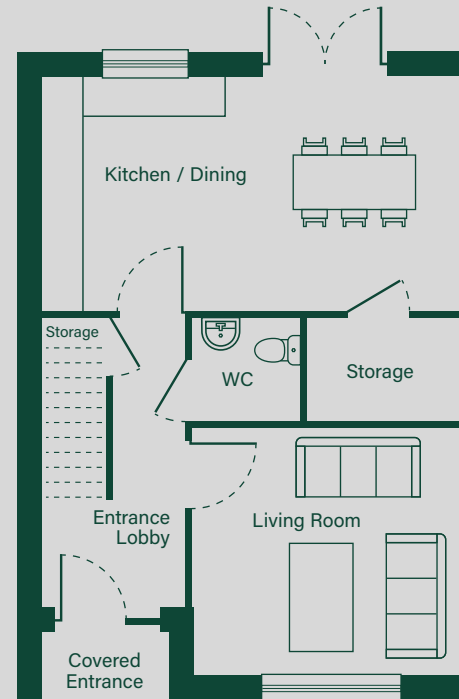


First Floor

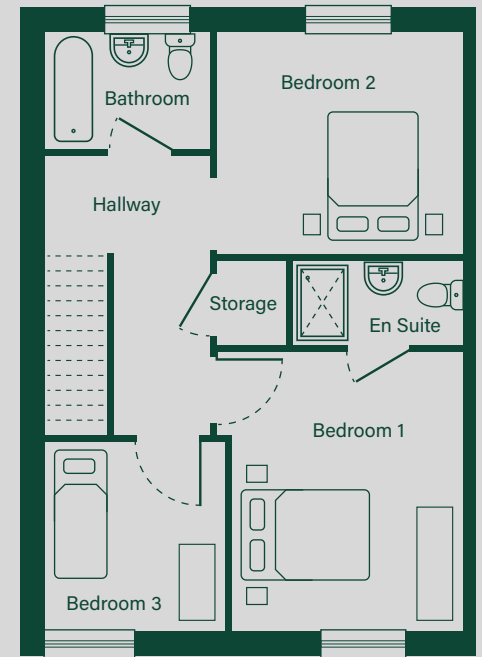
The Oak X

House
3 Bed Unit
2 Storey
Semi-Detached

GROSS FLOOR AREA	
Ground Floor	51.7 m ²
First Floor	54.0 m ²
TOTAL	105.7 m ²



Ground Floor



First Floor

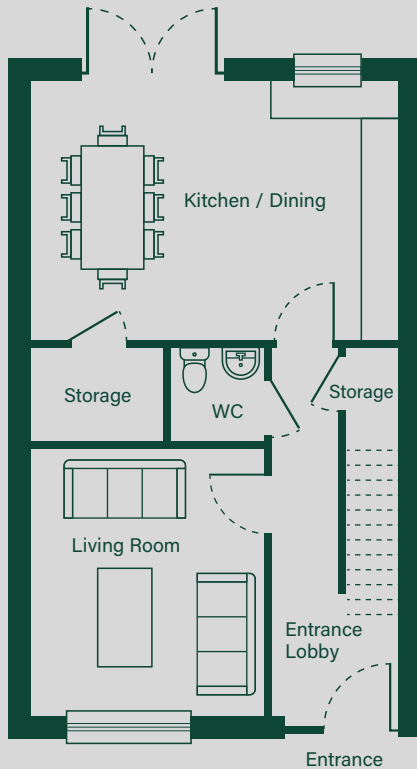


The Rowan

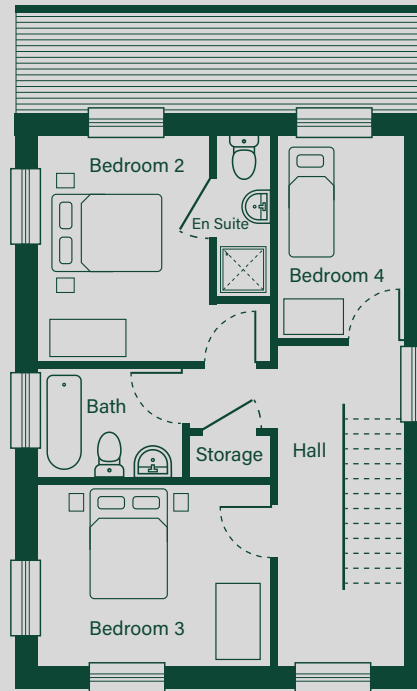
The Rowan

House
4 Bed Unit
3 Storey
Detached

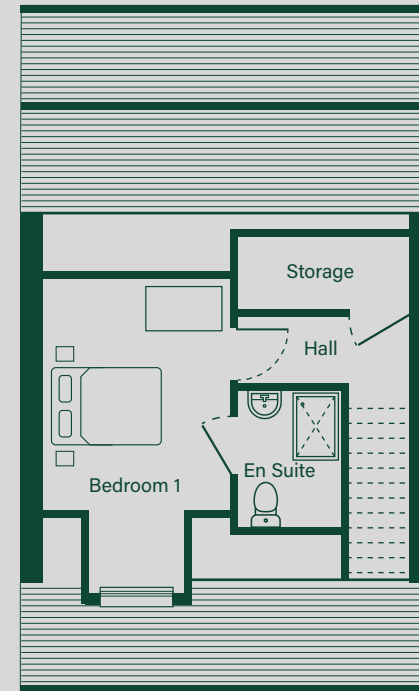
GROSS FLOOR AREA	
Ground Floor	63.7 m ²
First Floor	54.1 m ²
Second Floor	34.5 m ²
TOTAL	152.2 m ²



Ground Floor



First Floor

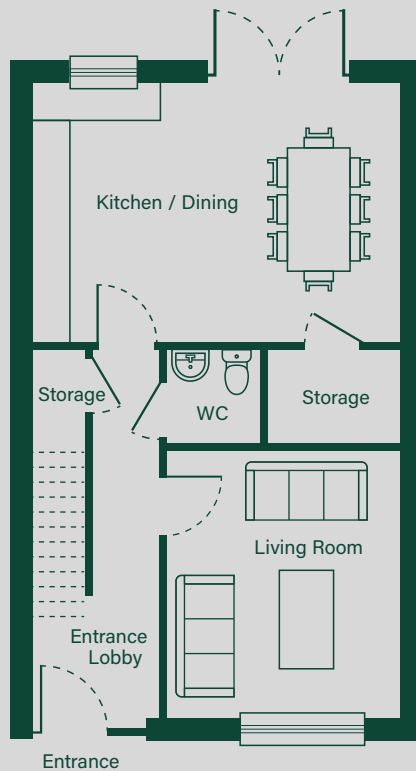


Second Floor

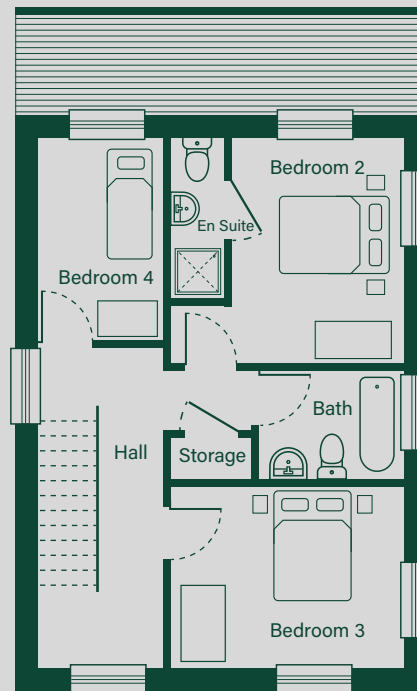
The Rowan X

House
4 Bed Unit
3 Storey
Detached

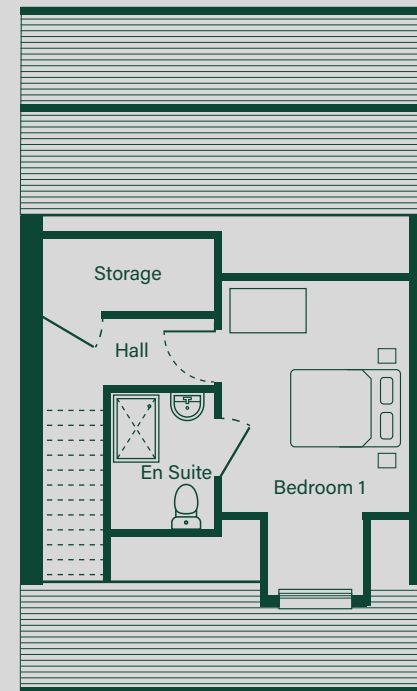
GROSS FLOOR AREA	
Ground Floor	63.7 m ²
First Floor	54.1 m ²
Second Floor	34.5 m ²
TOTAL	152.2 m ²



Ground Floor



First Floor



Second Floor

Ard 
na Sailí
CARRIGTWOHILL

Duplex
Housing Types





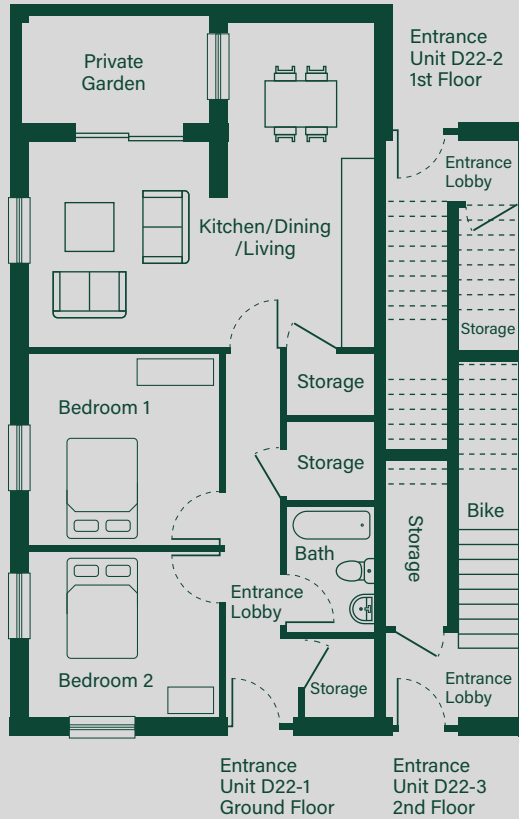
The Alder

The Alder

3 Unit
2 Bedroom
3 Storey
End Terrace

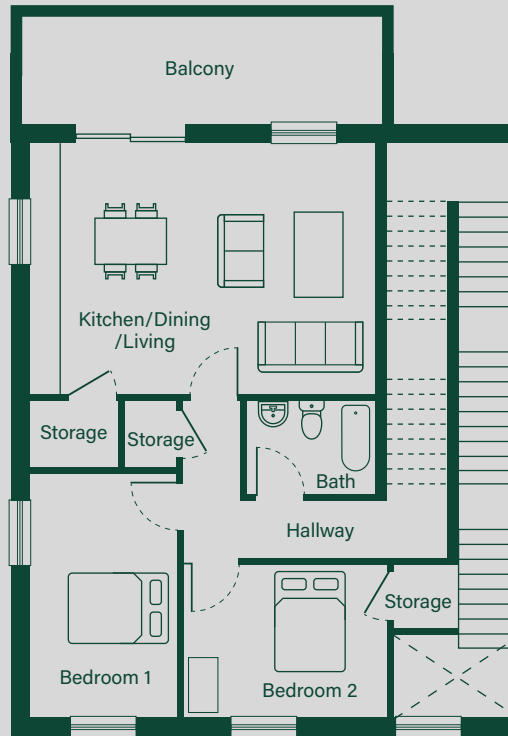
GROSS FLOOR AREA

D22-1 (Ground Floor)	77.6 m ²
D22-2 (First Floor)	88.8 m ²
D22-3 (Second Floor)	98.4 m ²
TOTAL	264.8 m ²



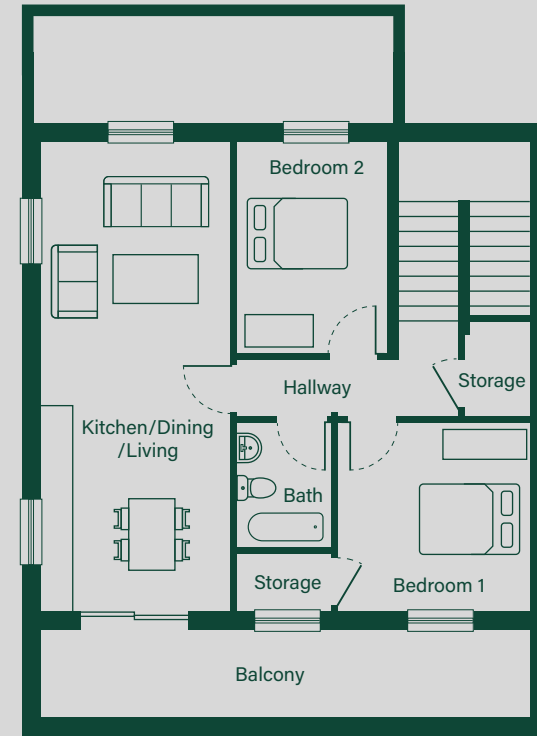
Ground Floor

Unit D22-1
2 Bed
Ground Floor



First Floor

Unit D22-2
2 Bed
1st Floor



Second Floor

Unit D22-3
2 Bed
2nd Floor



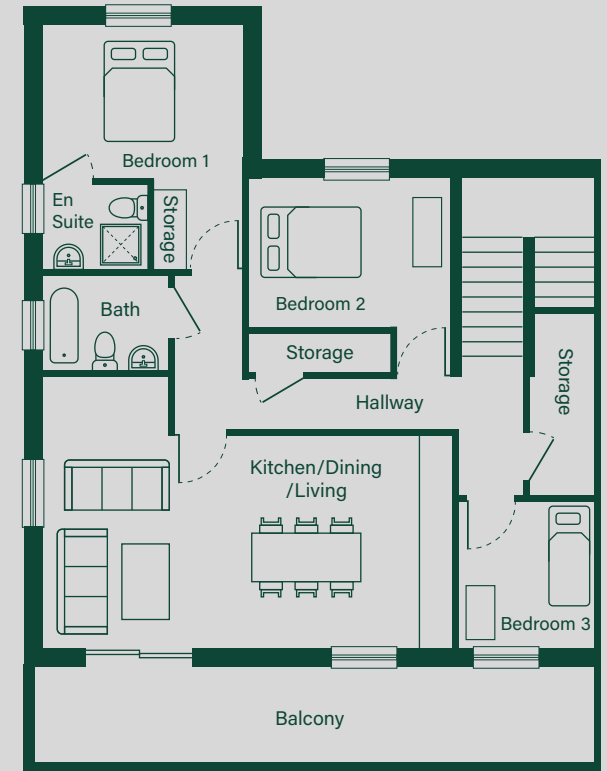
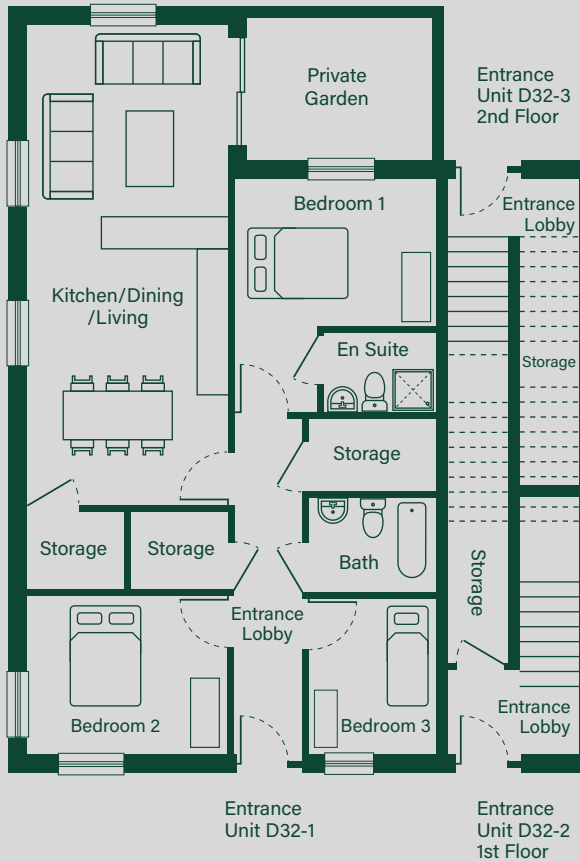
The Hazel

The Hazel

3 Unit
3 Bedroom
3 Storey
End Terrace

GROSS FLOOR AREA

D32-1 (Ground Floor)	92.5 m ²
D32-2 (First Floor)	116.9 m ²
D32-3 (Second Floor)	119.9 m ²
TOTAL	329.3 m ²



Ground Floor

Unit D32-1
3 Bed
Ground Floor

First Floor

Unit D32-2
3 Bed
1st Floor

Second Floor

Unit D32-3
3 Bed
2nd Floor



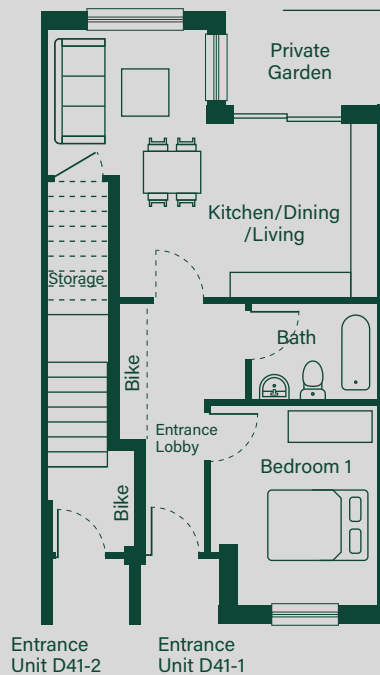
The Holly

The Holly

Unit 1 & 2
1 & 2 Bedroom
3 Storey
Mid Terrace

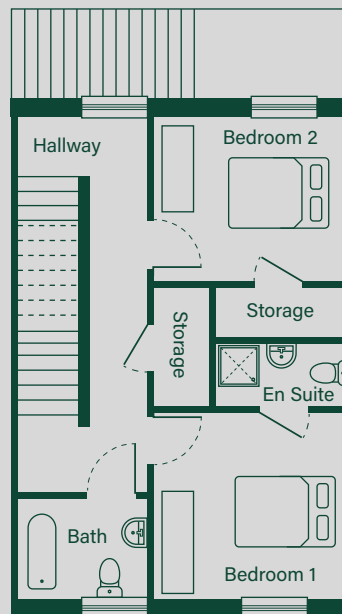
GROSS FLOOR AREA

D41-1 (Ground Floor)	52.1 m ²
D41-2 (First & Second Floor)	104.1 m ²
TOTAL	156.2 m ²



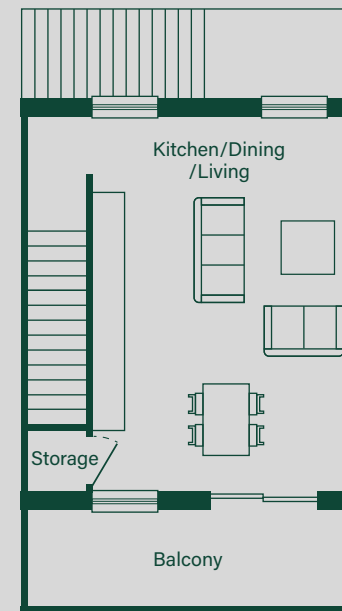
Ground Floor

Unit D41-1
1 Bed
Ground Floor



First Floor

Unit D41-2
2 Bed
1st Floor



Second Floor

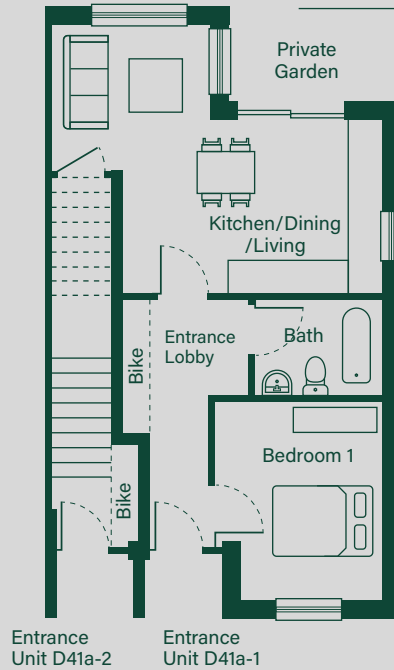
Unit D41-2
2nd Floor

The Holly a

Unit 1 & 2
1 & 2 Bedroom
3 Storey
End Terrace

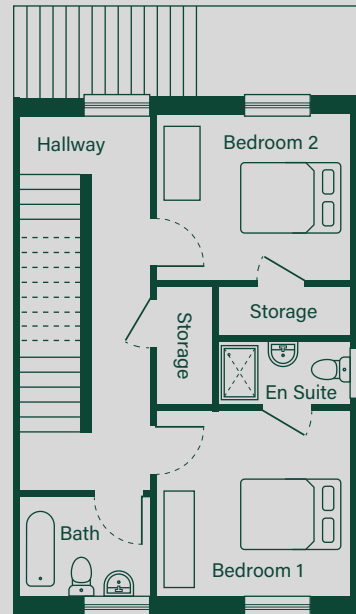
GROSS FLOOR AREA

D41-1a (Ground Floor)	52.5 m ²
D41-2a (First & Second Floor)	105.0 m ²
TOTAL	157.5 m ²



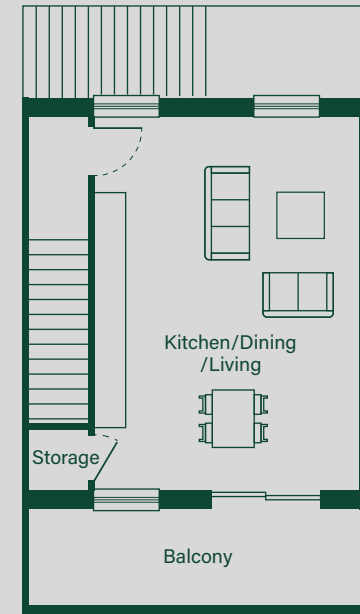
Ground Floor

Unit D41a-1
1 Bed
Ground Floor



First Floor

Unit D41a-2
2 Bed
1st Floor



Second Floor

Unit D41a-2
2nd Floor

Discover the Vibrant Heart of Carrigtwohill

Nestled just 11 kilometers east of Cork City, the vibrant town of Carrigtwohill, with a population of 5,568, has experienced significant growth and transformation in recent years.

The town boasts a thriving community and benefits from its connection to Cork Suburban Rail and its proximity to the N25 road.

From its humble beginnings as a rural village, Carrigtwohill has evolved into a dynamic satellite town, attracting residents with its blend of urban amenities and tranquil surroundings.

Carrigtwohill is becoming one of Munster's fastest-growing towns, driven by its strategic location along the Cork-Waterford route (N25) and its proximity to Cork City Centre.

Today, Carrigtwohill stands as a vibrant hub of activity, boasting a range of amenities tailored to meet the needs of its diverse population.





Prime Location, Seamless Connections

Experience the best of both worlds at Ard na Sailí Carrigtwohill – modern living meets convenience. Nestled in Carrigtwohill, our community offers unrivaled transport links. Just a stone's throw from Carrigtwohill Village, you'll enjoy local life in 2 minutes.

Midleton is just 10 minutes away, and Cork City is a quick 20-minute drive. For road commuters, major roadways are easily accessible, with the M8 only 8 minutes away and the N25 just 3 minutes from your doorstep. Plus, Cork Airport is only 20 minutes away, providing endless travel options. Ard na Sailí Carrigtwohill is also perfectly connected by public transport.

Carrigtwohill Train Station is a 5-minute walk, making commuting to Dublin or Cork City easy. For bus commuters many routes are just an 8-minute stroll from your door. Discover modern living at Ard na Sailí Carrigtwohill – where every journey begins with convenience and ends with home. Welcome to Ard na Sailí Carrigtwohill.



Carrigtwohill Village	2 minutes
Midleton	10 minutes
Cork City	20 minutes
M8	8 minutes
N25	3 minutes
Cork Airport	20 minutes



Carrigtwohill Train Station	2 min walk
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	1 min drive
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Bus Routes : 240, 241, 260, 261	8 min walk
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A Community Ready For School, Work and Play

Carrigtwohill, nestled in the heart of East Cork, is a thriving community ideal for families. With the new Ard na Sailí housing development, we are not just offering homes but also a lifestyle enriched with excellent educational opportunities.

One of the standout features of Carrigtwohill is its access to a variety of high quality schools. Families moving to Ard na Sailí will benefit from the proximity to numerous primary and secondary schools, ensuring that children receive the best possible start in life. The educational institutions here cater to diverse needs, from mainstream education to special needs support, providing a comprehensive educational landscape.

These schools are well-regarded for their academic standards and extracurricular activities, ensuring a balanced education for children of all ages. The close-knit community spirit in Carrigtwohill means that schools often serve as hubs for social and cultural activities, fostering connections among families and promoting a sense of belonging.

Choosing Ard na Sailí in Carrigtwohill means choosing a future where your children can thrive academically, socially, and personally. It's a community built for school, work, and play, where lifelong friendships are formed, and every family member can find their place and purpose.

Ard na Sailí





Educational Facilities

PRIMARY SCHOOL

Carrigtwohill Community National School	-	100m
Scoil Mhuire Naofa Carrigtwohill	-	131m
East Cork Community Special School	-	490m
Scoil Chlochair Mhuire National School	-	690m
Carrigtwohill National School	-	870m
Walterstown National School	-	5.7km
Scoil Náisiúnta An Chroí Naofa	-	5.7km
Gaelscoil Mhainistir Na Corann	-	5.9km
Bishop Ahern National School	-	6.0km
Midleton CBS	-	6.1km
St John The Baptist School	-	6.2km

SECONDARY SCHOOL

Carrigtwohill Community College	-	256m
St Aloysius College	-	670m
Midleton College	-	6.1km
Midleton CBS	-	6.1km
St Mary's High School	-	6.2km
St Colman's Community College	-	6.3km
Carrignafoy Community College	-	7.0km
Coláiste Muire	-	7.2km
St Peter's Community School	-	7.9km
Glanmire Community College	-	8.8km



Sustainable Lifestyle

Embrace Sustainable Living at Ard na Sailí

At Ard na Sailí, we are committed to creating not just houses, but homes that foster sustainable living practices. Our development is more than just a collection of buildings; it's a community designed with the future in mind.

Preserving Biodiversity and Natural Beauty

One of our key principles is to work harmoniously with nature, rather than against it. We understand the importance of preserving biodiversity and protecting natural habitats. That's why we've made it a priority to maintain existing streams, hedgerows, and other natural features, ensuring that our development blends seamlessly into its surroundings.

Greenway Access for Active Lifestyles

Ard na Sailí offers residents more than just a place to live; it's a gateway to an active and healthy lifestyle. With a greenway running through and adjacent to the development, residents have easy access to walking, running, and cycling paths. Enjoy the beauty of nature while staying fit and reducing your carbon footprint.

Sustainable Lifestyle

Convenient Access to Public Transportation

Reduce your reliance on cars and embrace eco-friendly commuting options at Ard na Sailí. With proximity to a railway station servicing Cork, Midleton, Dublin, and beyond, residents have the convenience of efficient public transportation right at their doorstep. Choose sustainability by opting for public transit and help reduce emissions for a cleaner, greener future.

Investing in Education and Community

We believe in building more than just homes; we're building communities. That's why Ard na Sailí is located near brand-new schools, fostering a sense of belonging and opportunity for residents of all ages. We're dedicated to supporting education through partnerships with local schools, ensuring that our community thrives for generations to come.

Building a Sustainable Tomorrow

At Ard na Sailí, sustainability isn't just a buzzword - it's a way of life. Our objective is clear: to protect biodiversity, enhance ecosystems, and mitigate the effects of climate change on our communities. Through tangible investments in social value and climate-resilient infrastructure, we're paving the way for a brighter, more sustainable tomorrow.

Join us at Ard na Sailí and be a part of something truly special - a community that values the environment, promotes healthy living, and invests in the future.

Ard na Sailí





Embrace the Lifestyle of Convenience and Connectivity

Carrigtwohill offers residents a wealth of recreational amenities, educational institutions, and transportation options, ensuring that every aspect of daily life is within easy reach. Explore the picturesque village streets, where charming shops and cafes invite you to linger and unwind.

For outdoor enthusiasts, Carrigtwohill boasts an array of green spaces and parks, providing the perfect backdrop for leisurely strolls or family picnics. In Carrigtwohill, sports lovers have an abundance of options to stay active and engaged. From traditional Gaelic games to dynamic martial arts, there's something for everyone to enjoy. Additionally, the town boasts Ireland's largest indoor Padel facility, providing an exciting opportunity for residents to experience the world's fastest-growing sport first-hand.

Education is a top priority in Carrigtwohill, with a variety of primary and secondary schools offering quality education within close proximity to the town centre. Additionally, Carrigtwohill's strategic location along major transportation routes, coupled with its robust public transport network, ensures seamless connectivity to neighbouring towns and cities, making commuting a breeze for residents. Whether you're seeking a vibrant urban lifestyle or a peaceful retreat from the city bustle, Carrigtwohill offers the perfect balance of convenience, comfort, and community spirit.

Uncover the Potential of Carrigwohill's Future

As Carrigwohill continues to evolve, exciting opportunities for growth and development abound. With the Government's ambitious Project Ireland 2040 forecast projecting a significant population surge in the Cork region, Carrigwohill is poised to play a central role in shaping the future of the area.

The town's emergence as a hub for pharmaceutical and biotechnology industries, coupled with its strategic location and robust infrastructure, positions it as a prime destination for investment and economic development.

As Carrigwohill looks towards the future, the Ard na Sailí Development stands as a beacon of progress and prosperity, offering residents a modern, sustainable community where they can live, work, and thrive. Join us in Carrigwohill, where the possibilities are endless and the future is bright.



Ard
na Sailí
CARRIGTWOHILL

Come join our Community.

CONTACT DETAILS

PHONE : 021 463 9411

EMAIL : info@hegartyproperties.ie

LOCATION : Hegarty Properties

83 Main Street

Midleton

Co Cork

P25 R8E8




DEVELOPER & CONTRACTOR : BAM


ARCHITECT : Wilson Architecture

SELLING AGENT: Hegarty Properties

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