

# ROWAN VIEW

RIVERSTICK, CO. CORK



BY SEA



AND LAND









Powell Property and joint agents, Sherry Fitzgerald, are excited to bring Rowan View, Ballinvragh, Riverstick, Co. Cork to the market.

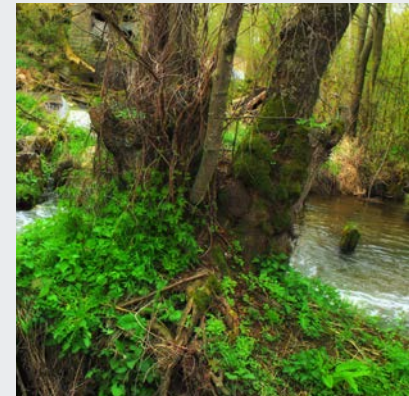
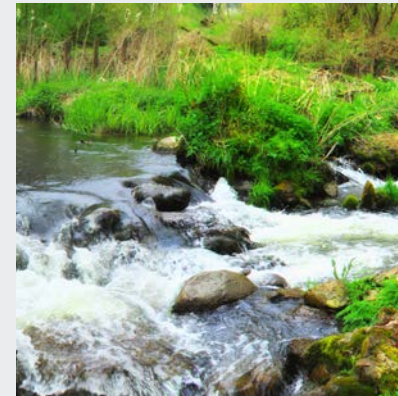
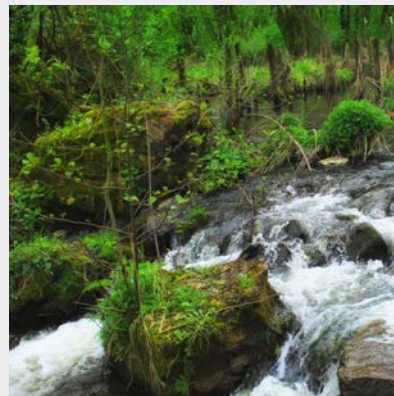
Situated within a most prestigious development consisting of 10 exquisite detached homes, these properties offer luxury family living in a most enviable location.

Surrounded by picturesque country views and mature landscaping, this tranquil setting offers a peaceful retreat to its inhabitants, away from the hustle and bustle of city living. However, its close proximity to the Kinsale Road and the South Link Road Network, allows for an easy commute to Cork City centre, and all of its' environs.



ROWAN LANE

RIVERSTICK, CO. CORK





ON THE DOORSTEP OF KINSALE









## Riverstick

The village of Riverstick, which is right on your doorstep, boasts a number of convenient amenities including a grocery store, 2 bars, a service station, community hall, Ballymartle GAA club, the Riverstick-Kinsale Athletics Club and a pharmacy. A Coillte forest with meandering stream lies behind the facing hill. The village is very well serviced by public transport with regular routes to both Cork City and Kinsale.

## Kinsale

The beautiful Irish Heritage Town of Kinsale, is but 10 minutes away and residents of Rowan View are sure to avail of its ample niceties and wonderful scenery. Kinsale's narrow, winding streets are lined with galleries, gift shops and fashion boutiques and its picturesque natural harbour make it an engrossing place to spend an afternoon.

Renowned as the 'Gourmet Capital of Ireland', Kinsale enjoys an excellent reputation for fantastic restaurants, cafes and bars and boasts 2 Michelin starred restaurants. A fantastic accolade, considering that only 16 such awards have been presented throughout all of Ireland.

For those seeking more adventurous activities, why not partake in some water sports. With 3 marinas, a yacht club, 2 outdoor activity centres (Kinsale Outdoor Education Centre & Oysterhaven Holiday & Activity Centre), boat & yacht hire, harbour cruises, beaches, sailing, kayaking, fishing and scuba diving, there is so much to do in this busy harbour town. Historical walking tours, ghost tours, castles, forts, galleries, horse-riding and much more will certainly satisfy the intrepid land lovers.

Nearby, the famed Old Head of Kinsale is home to the most spectacular world class golf course. Surrounded by breath-taking views across the Atlantic Ocean, the golf club has developed into one of the most recognised and sought after golf experiences anywhere on earth.

A selection of prestigious schools abound in this scenic town. Some of these national schools include - Dunderrow National School, Gaelscoil ChionntSáile, Summercove and Scoil Naomh Eltin.

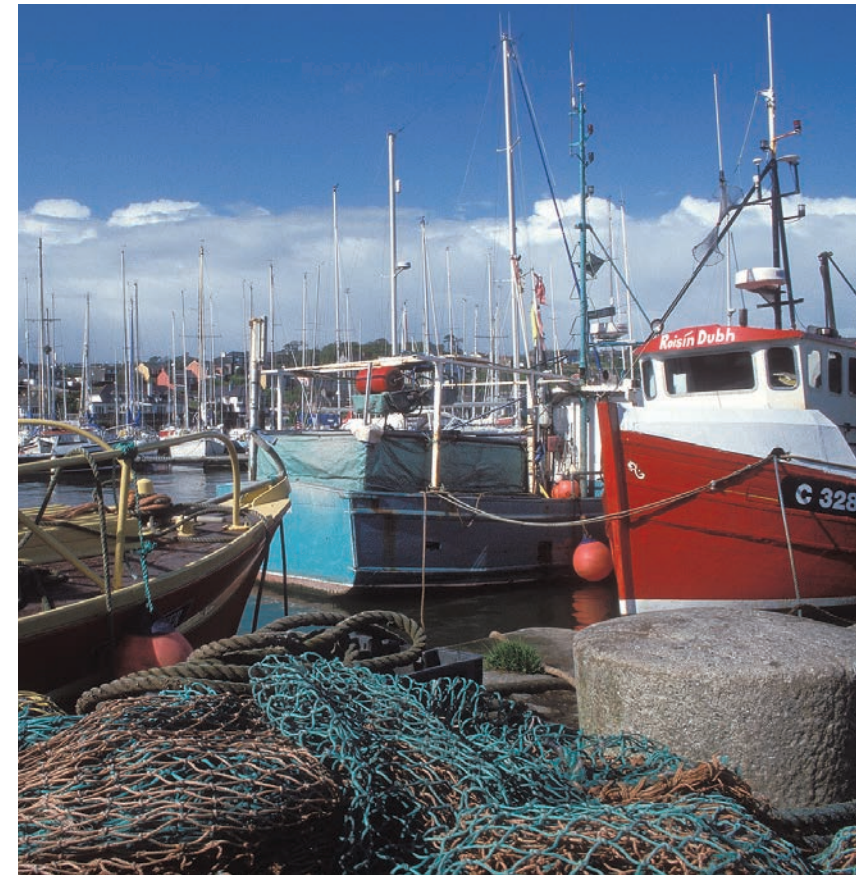
Kinsale Community School caters to secondary level pupils and was formed following the amalgamation of 2 former secondary schools in the area (Our Lady of the Rosary Secondary School and Kinsale Vocational School). The school is undergoing a large expansion programme and is fast becoming a leader in academics, sports, entrepreneurship and community work.

Acclaimed for its remarkable academic achievements, Kinsale Community School first attended the BT Young Scientist and Technology Exhibition in 2002 with a single project and since then has grown to become the leading school in the competition both in number of entrants and awards. It is one of only two schools that has won the competition outright three times and is the only school in the country to have more than one set of "Young Scientists" studying there at the same time.

The school has received the coveted "Best School in the Republic of Ireland" award twice, once in 2012 and again in 2014. In addition to the three overall awards the school has twice had students awarded the Overall Best Group and Overall Runner-up Group. They have also accumulated dozens of category awards and a selection of special prizes.

Such is the success of the school that during the awards ceremony Ruairi Quinn, Irish Minister for Education, asked the question "Is Kinsale a place or just a state of mind?"







A nighttime photograph of a modern city waterfront. Several multi-story buildings with large glass windows are illuminated from within, reflecting on the water. The sky is a deep blue with some clouds. In the foreground, a marina with several small boats and a wooden walkway is visible. The text "ENJOY THE CITY" is overlaid in white capital letters at the bottom left.

ENJOY THE CITY



# Cork City

Make exploring Cork City an enjoyable pursuit. Rediscover unique shopping and dining options, including the English Market, with its stalls selling foods from all over the world, and numerous pedestrianised zones flanked by smart boutiques and major department stores. At every corner you'll come across another panoramic view, another interesting architectural feature and some of the best art galleries, theatres and museums in Ireland.

Cork is renowned for its culinary flair and vibrant cultural scene. The city was the European Capital of Culture in 2005 and listed by the Lonely Planet Guide among the top ten cites for 'Best in Travel in 2010'. A strong festival programme attracts the best of film, jazz, folk, literary and musical talent year round.

A number of reputable, private and public national and primary schools are long established in Cork City Centre. These include St. Maries of the Isle, St. Josephs, & Cork Educate Together Primary Schools along with the Presentation Brothers College, Christian Brothers College, Scoil Mhuire College and St. Vincents Secondary Schools, to name but a few.

A plethora of thriving third level educational facilities including Griffith College Cork, Cork School of Music, Cork Institute of Technology and Crawford College of Art & Design are situated within Cork City and its immediate environs. Perhaps the most eminent of these illustrious colleges is UCC. Founded in 1845, UCC is one of three Queen's Colleges in Cork, Galway and Belfast. It offers over 120 degree and professional programmes. UCC is ranked in top 2% of universities worldwide, based on the quality of its research output and peer esteem. It is Ireland's first Five-Star



university (QS Stars 2011) and was voted Best University in Ireland by The Sunday Times three times in the past decade, the only Irish university to have won this accolade

## Cork Airport

Cork Airport, one of the three principal airports in Ireland, is a short 10 minute drive from Riverstick. The bus service, (Route 226/226A), operates hourly to and from Kinsale, Cork Airport and Cork City Centre.

## Travel

10 min drive	➔	the beach
7 min walk	➔	the village
10 min drive	➔	Kinsale
10 min drive	➔	Cork Airport
15 min drive	➔	Cork City
15 min drive	➔	UCC



YOUR HOME









Situated within a most prestigious development consisting of 10 exquisite homes, these properties offer luxury family living in a most enviable location.

Powell Property and joint agents, Sherry Fitzgerald, are excited to bring Rowan View to the market.

These impressive properties are a concrete build design, constructed to maximise the generously proportioned living space and flood each area with natural light. With Ducon cast concrete floors between each level, the sound proofing is immense and the safety and security of the property is vastly enhanced. Every aspect of the design has been meticulously thought through and incorporates quality, style and elegance in every feature.





# A WORK SPACE

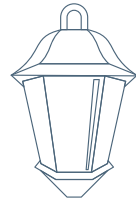






## HOUSE FEATURES

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### External Finishes

- Concrete Block Built Homes
- Precast Concrete Floor to First Floor also
- Energy Efficient Aluclad Windows and bespoke entrance door
- Decorative paving to all driveways

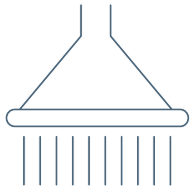


### Kitchen

- Superior Quality Fitted Kitchen
- Large Utility room off kitchen with extensive storage space
- Superior Quality sanitary ware, fixturess and fittings







## Bathrooms

- Thermostatic Power Showers
- Dual Flush cisterns for water conservation.
- Generous P.C. Sum for fitted Kitchen's and wardrobes.
- Generous P.C. Sum for Bathroom ware and flooring.



## Electrical

- Generous Electrical Specification provided.
- TV, USB and phone points throughout.
- Wiring for Burglar Alarm.
- Contemporary External Lights.
- Smoke and heat detectors throughout.



## House and Gardens

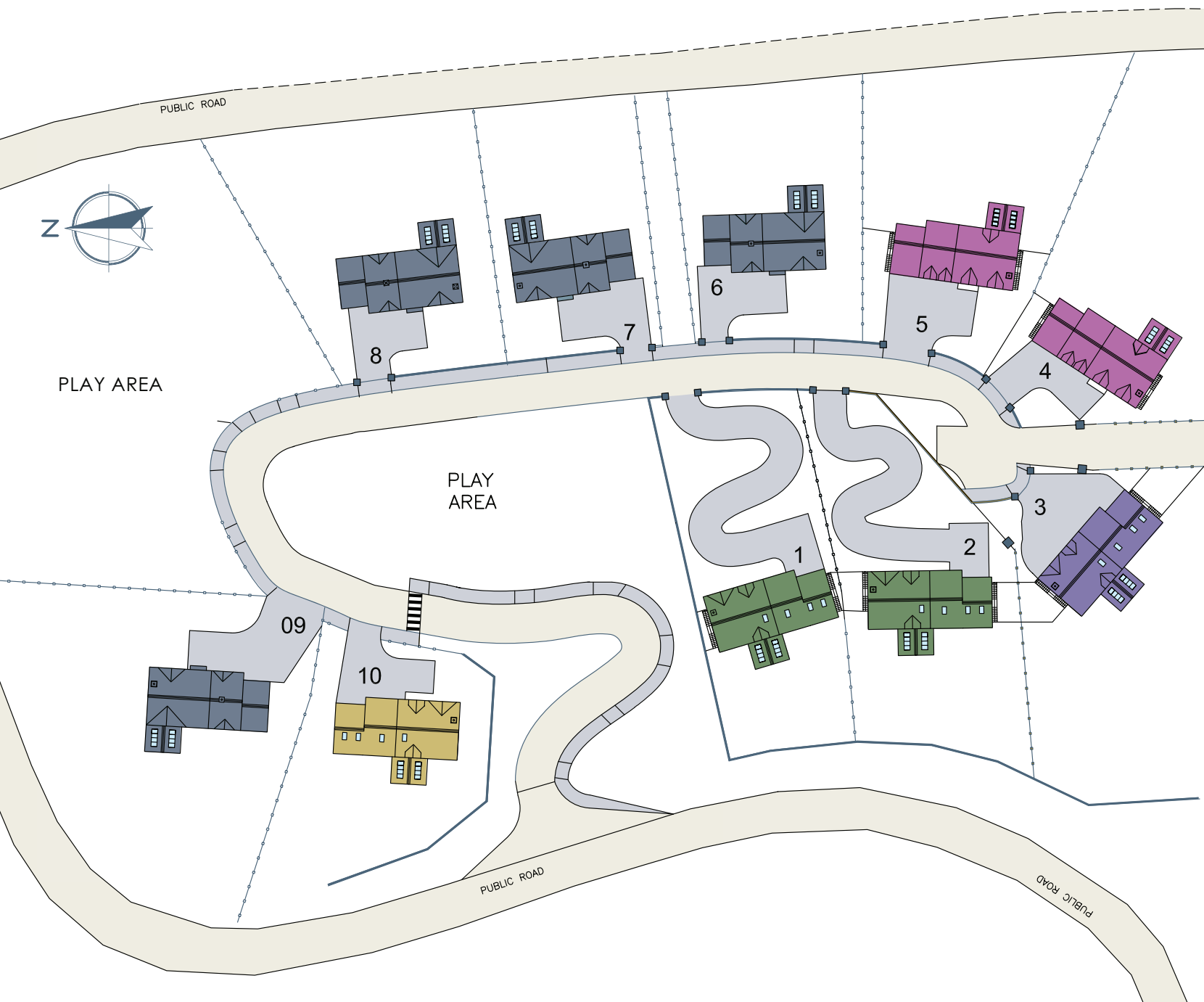
- Energy efficient A-rated Daiken air source heat pump
- Underfloor heating
- Distinctive Architectural Design.
- Wheelchair accessible
- Landscaped private and public Gardens
- Photovoltaic panels











10 only exclusive detached homes. Strategically positioned on elevated sloping site to maximise panoramic country views.

Sites ranging from 3000 sq.ft. to 4800sq.ft

HOUSE TYPE A  
6, 7, 8, 9

HOUSE TYPE A  
WITH BASEMENT  
3

HOUSE TYPE B  
1, 2

HOUSE TYPE C  
10

HOUSE TYPE D  
4, 5



# HOUSE TYPE A

302 sq. m. / 3251 sq. ft.





# HOUSE TYPE A

302 sq. m. / 3251 sq. ft.

## Ground Floor

Hall  
2.1m x 4.8m

Sitting Area  
4.5m x 3.9m

Lounge  
5.3m x 4.4m

Sun Room  
4.8m x 3.7m

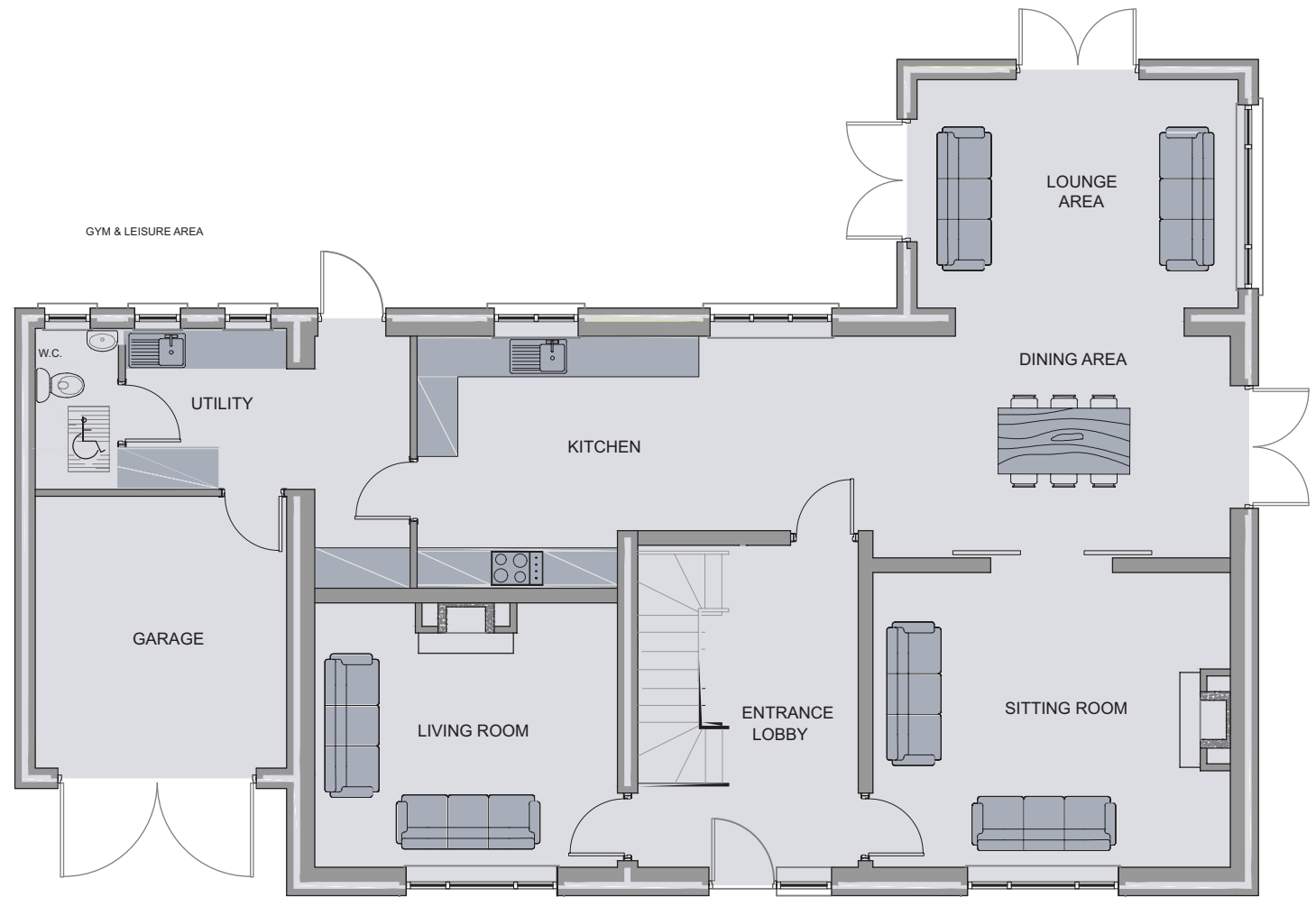
Dining Area  
5.3m x 3.4m

Kitchen  
4.9m x 3.9m

Utility  
4.4m x 2.4m

Toilet  
1.2m x 2.4m

Garage  
3.7m x 4.5m





# HOUSE TYPE A

302 sq. m. / 3251 sq. ft.

## First Floor

### Landing

1.5m x 6.0m

### Bathroom

4.0m x 2.0m

### Bedroom 1

6.1m x 4.1m

### Bedroom 1 En-suite

1.7m x 4.0m

### Bedroom 2

4.6m x 4.1m

### Bedroom 2 En-suite

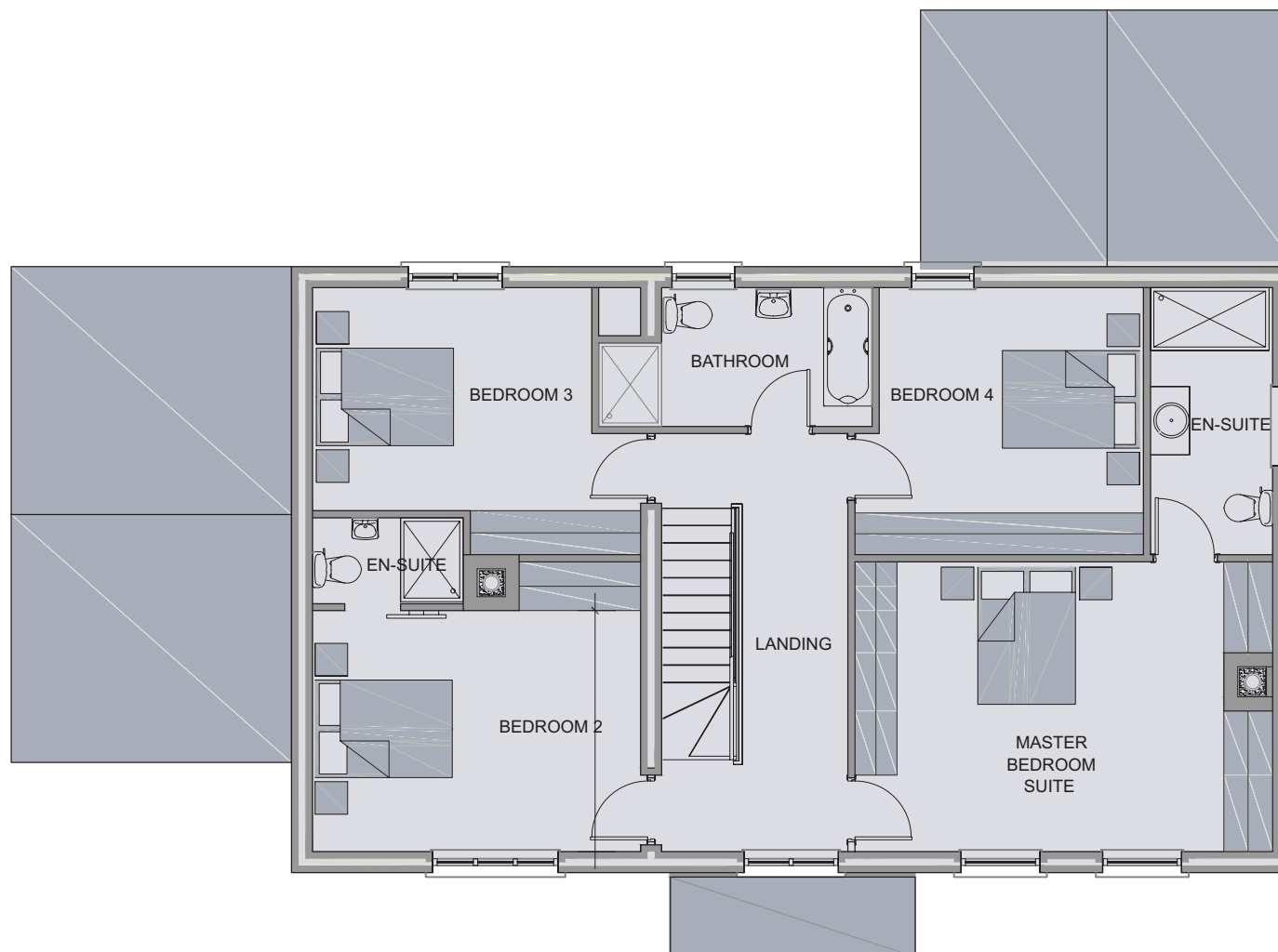
2.2m x 1.2m

### Bedroom 3

4.6m x 3.9m

### Bedroom 4

4.2m x 4.0m





# HOUSE TYPE A

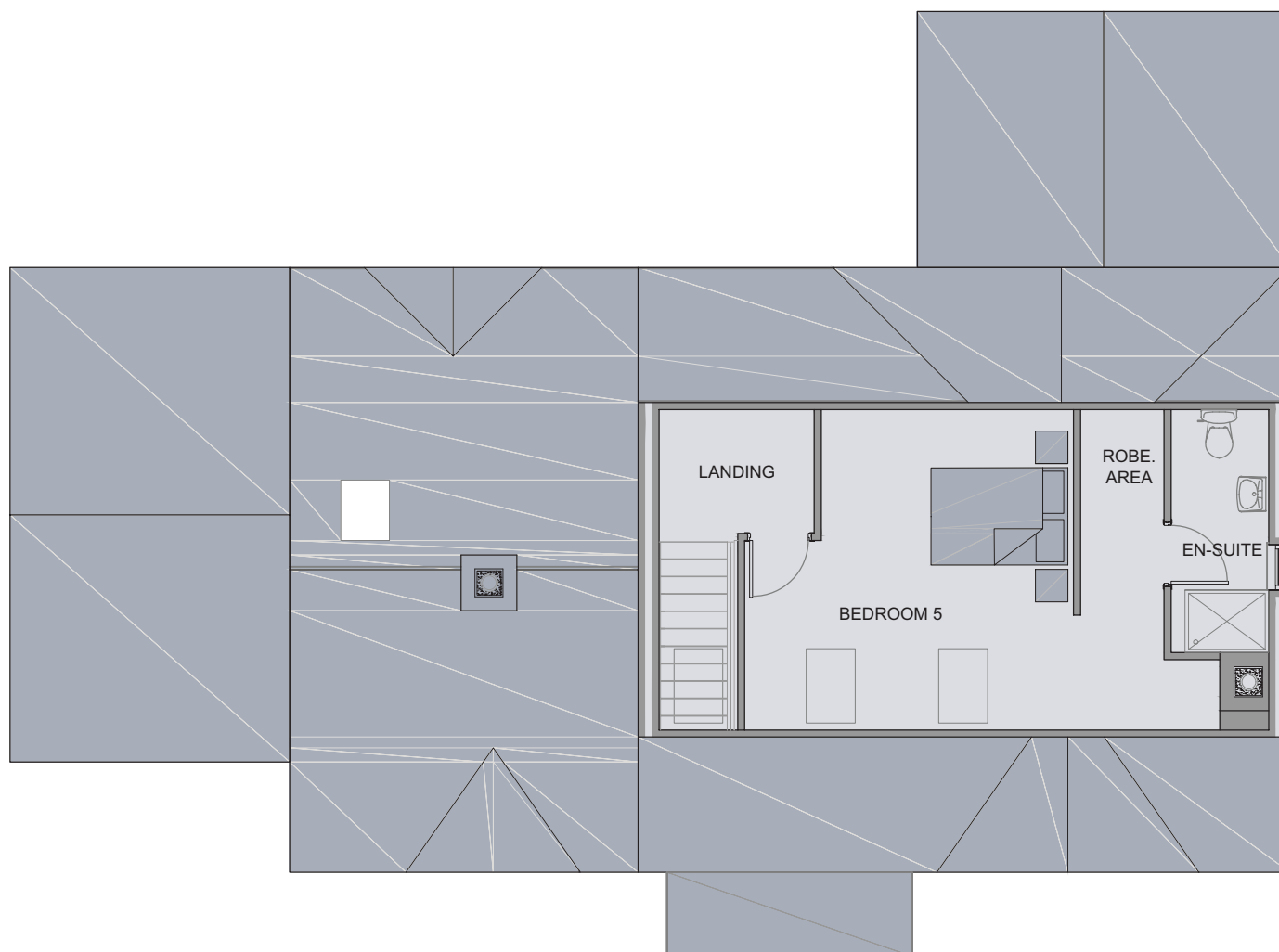
302 sq. m. / 3251 sq. ft.

## Attic Space

Attic Room  
6.1m x 4.5m

Attic Room En-suite  
1.4m x 3.5m

Store Room  
3.5m x 3.6m





# HOUSE TYPE A with Basement

335 sq. m. / 3606 sq. ft.





# HOUSE TYPE A with Basement

335 sq. m. / 3606 sq. ft.

## Basement

Study Room  
3.9m x 3.7m

Gym / Leisure Area  
4.5m x 5.1m

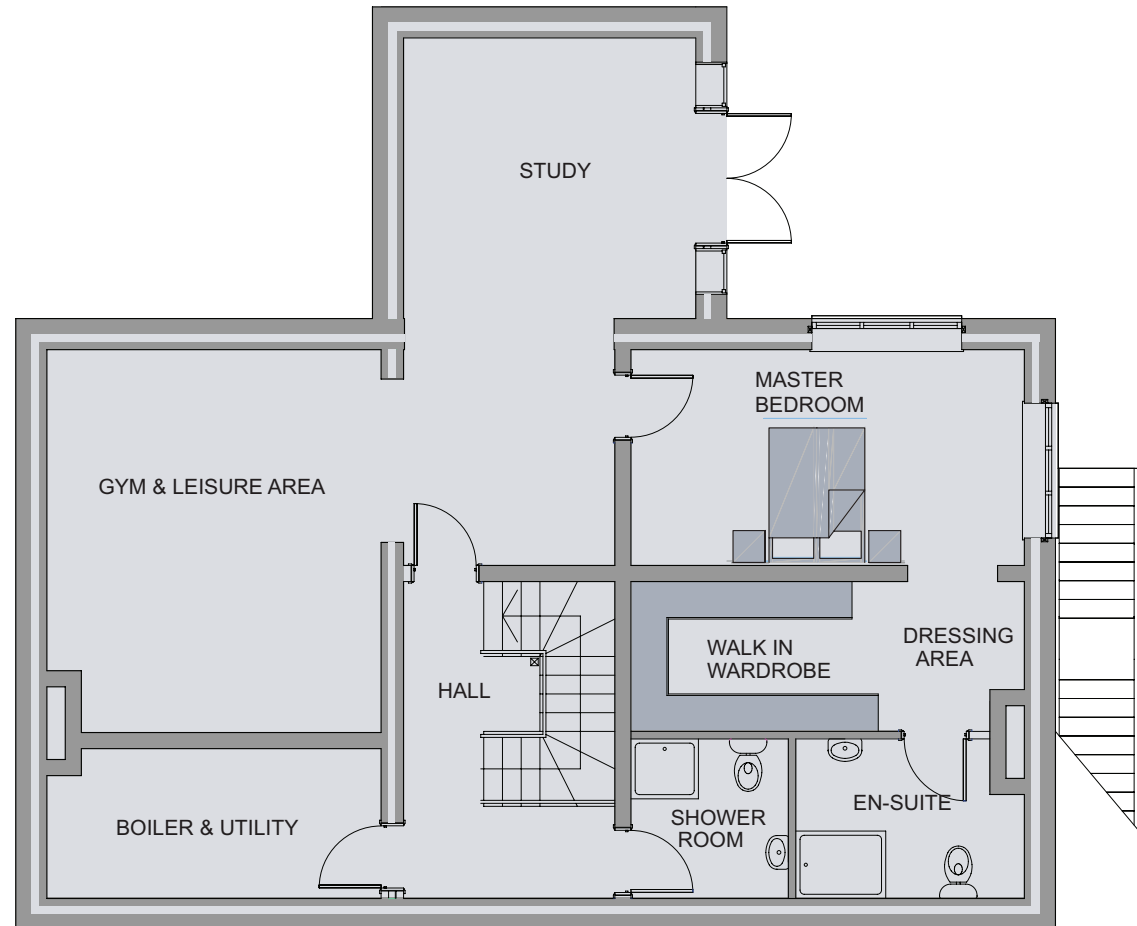
Boiler / Utility Room  
4.5m x 2.0m

Bathroom / Shower  
2.1m x 2.1m

Master Bedroom  
5.3m x 2.9m

Walk in Wardrobe  
5.3m x 2.0m

Bedroom En-suite  
3.0m x 2.1m





# HOUSE TYPE A with Basement

335 sq. m. / 3606 sq. ft.

## Ground Floor

Hall

1.5m x 4.2m

Sitting Room

4.5m x 4.4m

Lounge

5.4m x 4.2m

Kitchen

8.2m x 2.9m

Dining Area

4.1m x 3.8m

Utility

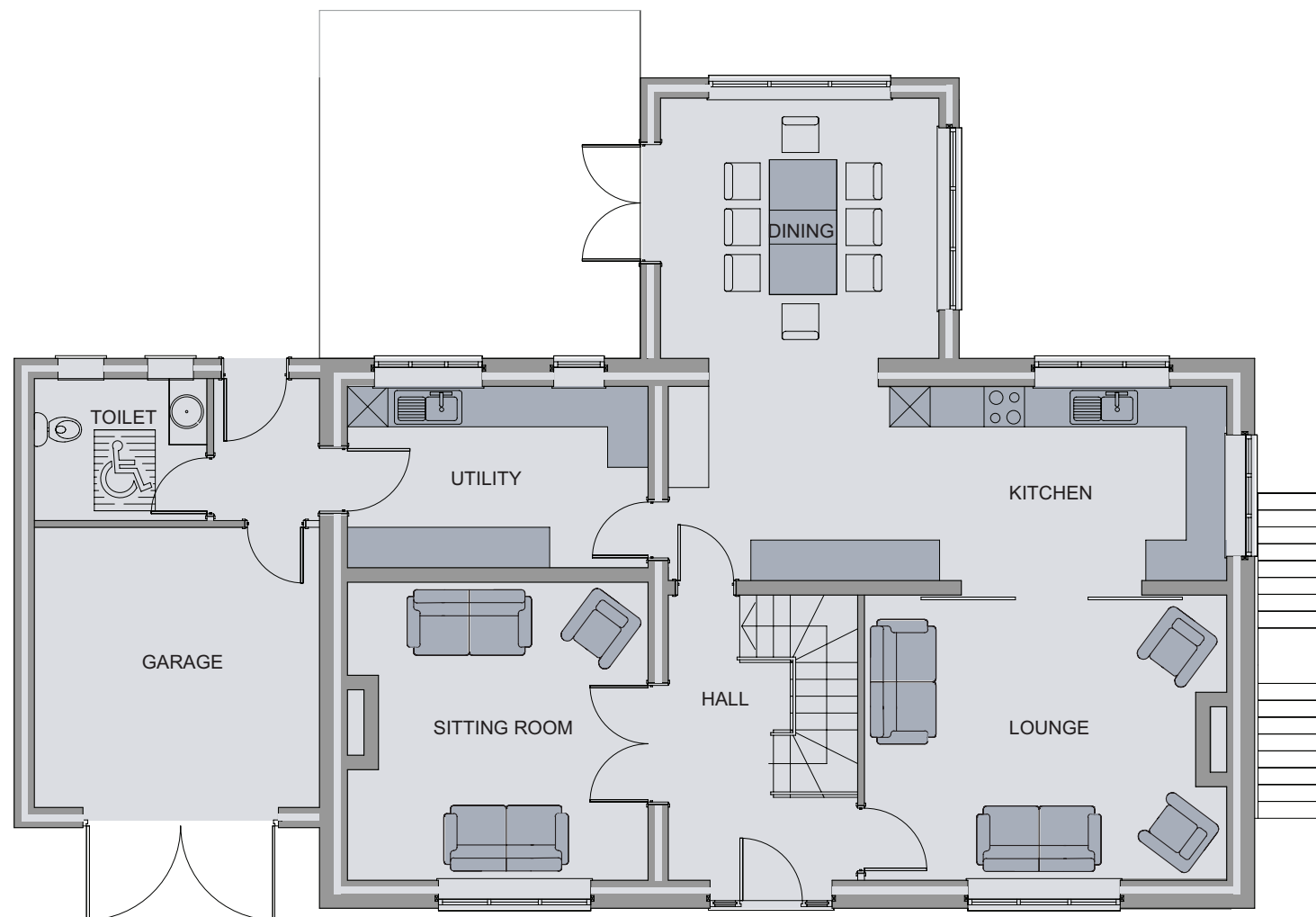
4.5m x 2.7m

Toilet

2.5m x 2.1m

Garage

4.2m x 4.1m





# HOUSE TYPE A with Basement

335 sq. m. / 3606 sq. ft.

## First Floor

### Landing

1.8m x 5.5m

### Bathroom

4.0m x 1.9m

### Bedroom 2

4.6m x 3.8m

### Bedroom 3

4.6m x 3.6m

### Bedroom 3 En-suite

2.4m x 1.2m

### Bedroom 4

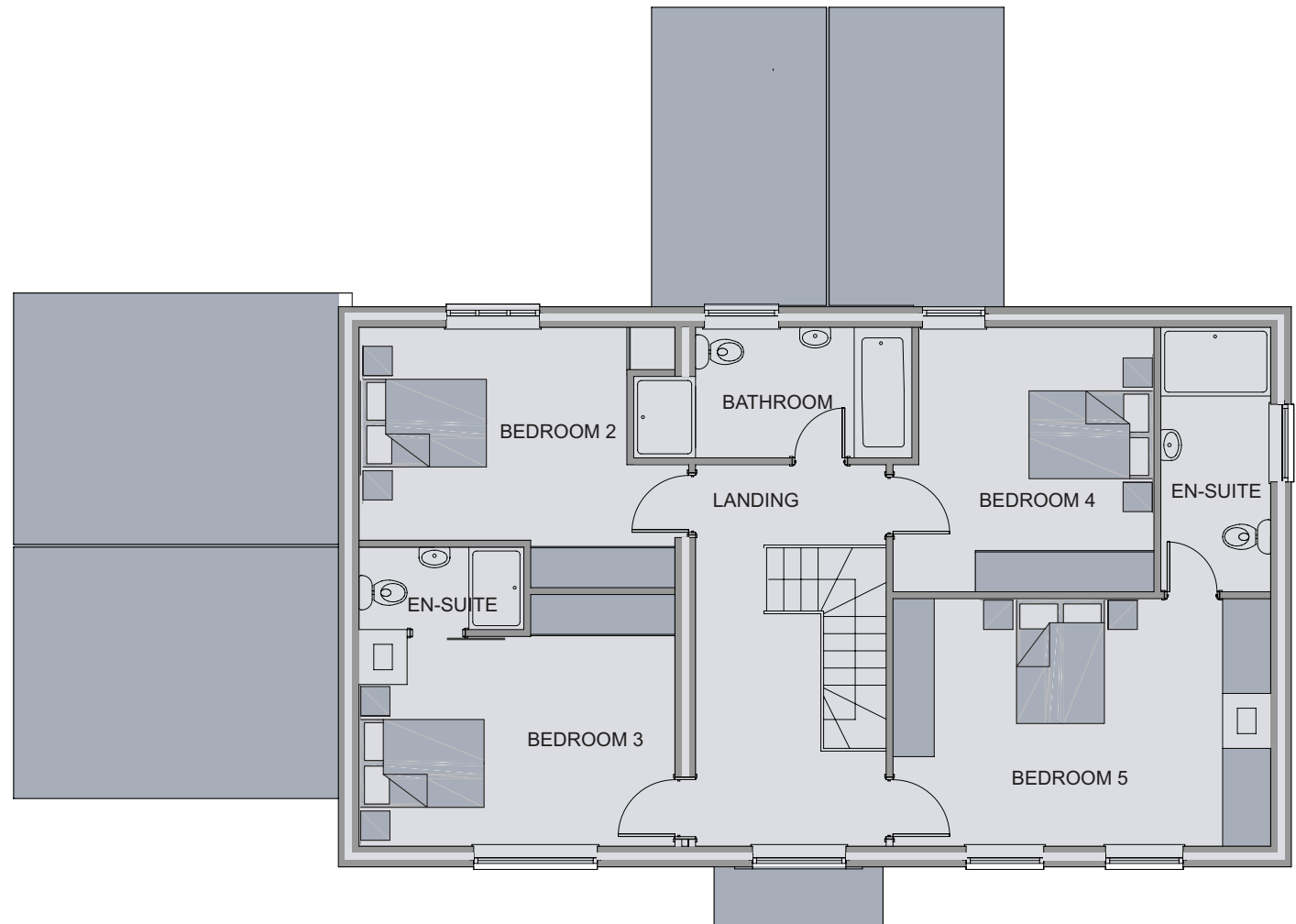
3.8m x 3.9m

### Bedroom 5

5.5m x 3.6m

### Bedroom 5 En-suite

1.6m x 3.8m





# HOUSE TYPE B

392 sq. m. / 4219 sq. ft.





# HOUSE TYPE B

392 sq. m. / 4219 sq. ft.

## Basement

### Lobby

2.6m x 3.7m

### Bar / Play Room

8.6m x 7.9m

### Cinema Room

6.6m x 3.4m

### Living / Bedroom

4.5m x 6.7m

### Dressing Room

2.0m x 3.4m

### Bedroom En-suite

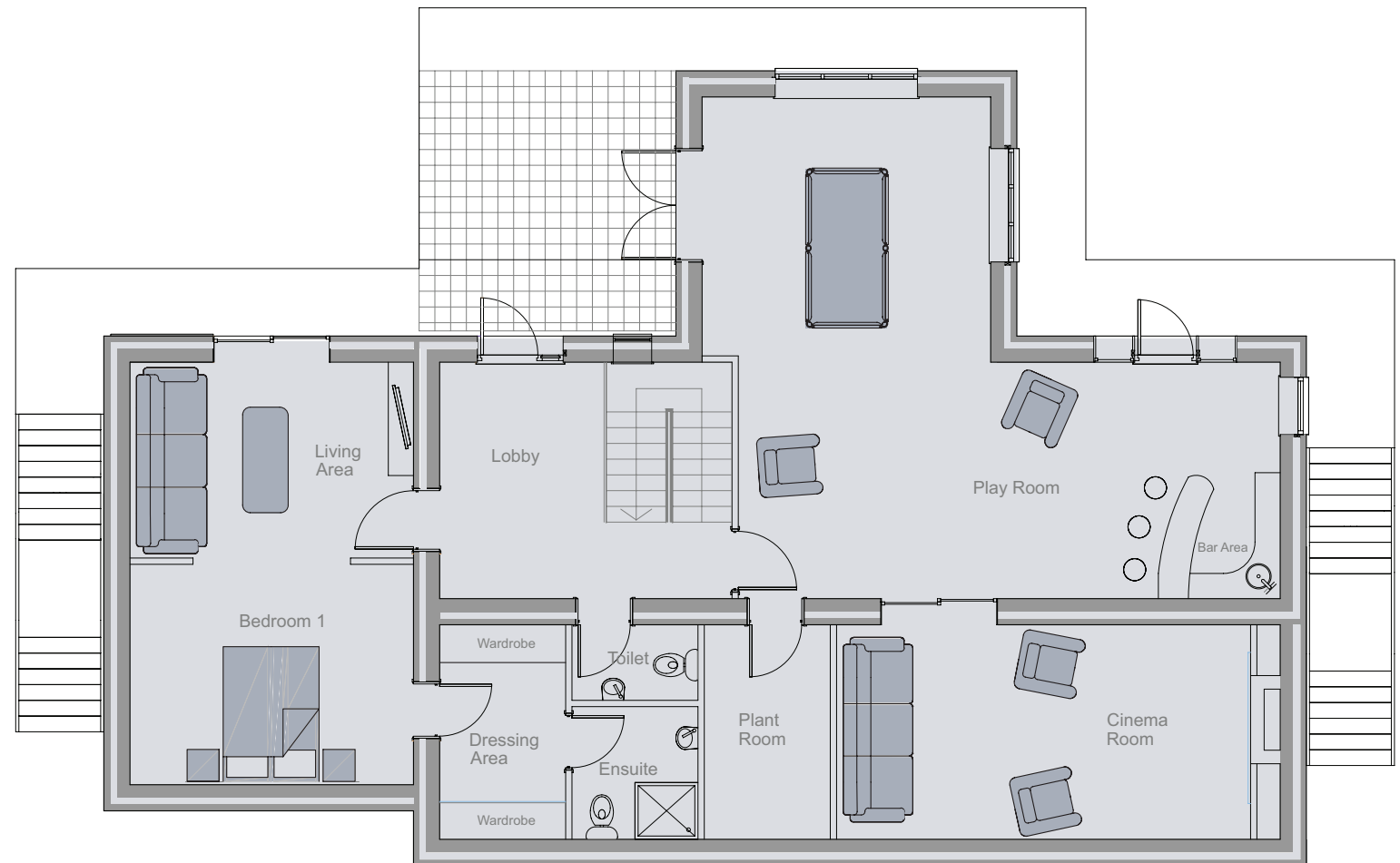
2.0m x 2.1m

### Toilet

2.0m x 1.2m

### Plant Room

2.0m x 3.4m





# HOUSE TYPE B

392 sq. m. / 4219 sq. ft.

## Ground Floor

Hall  
2.4m x 4.8m

Sitting Room  
5.0m x 3.6m

Lounge  
5.7m x 3.6m

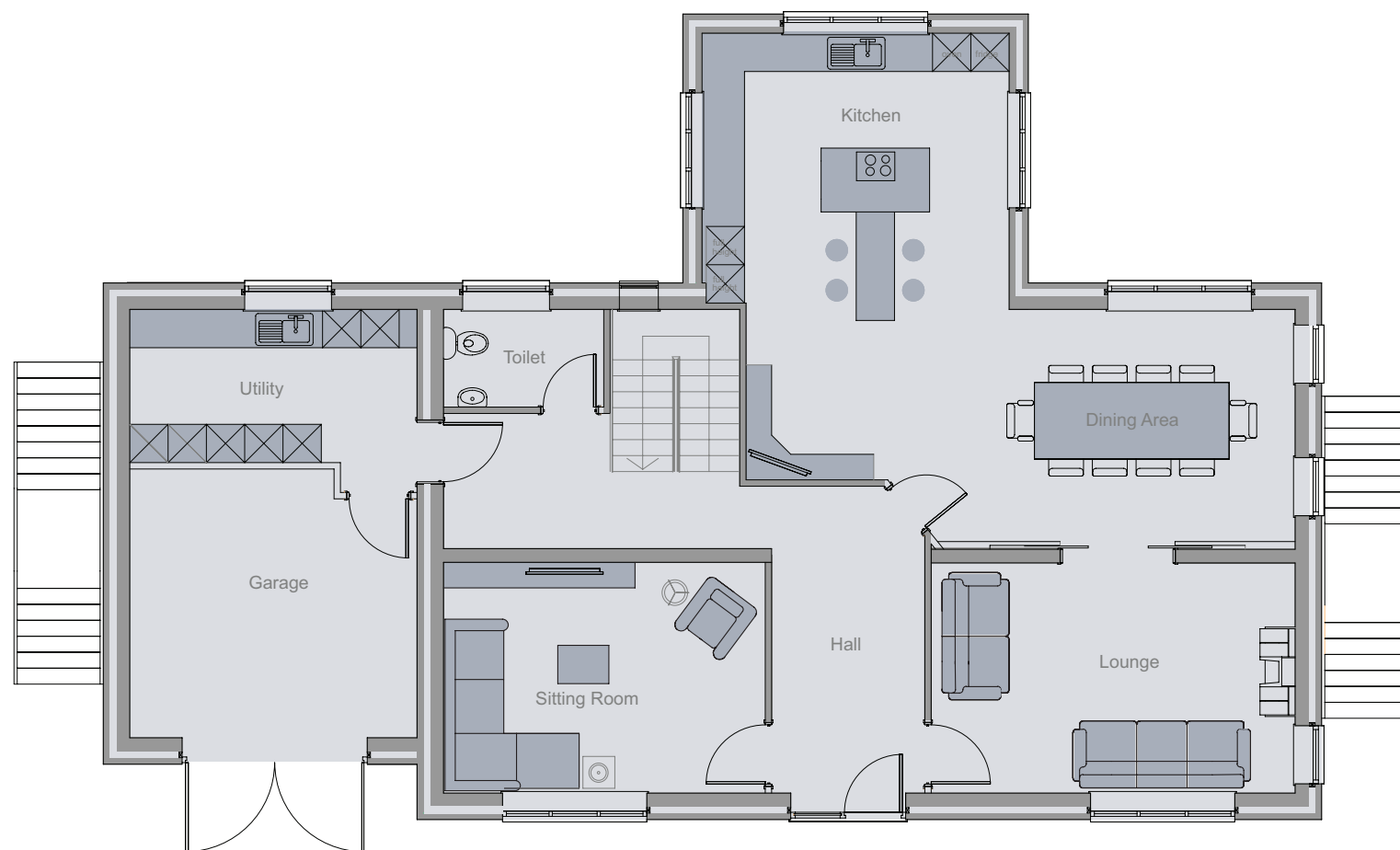
Dining Area  
6.3m x 3.7m

Kitchen  
4.8m x 4.2m

Toilet  
2.5m x 1.5m

Utility  
4.5m x 2.4m

Garage  
4.5m x 4.2m



# HOUSE TYPE B

392 sq. m. / 4219 sq. ft.

## First Floor

### Bathroom

2.7m x 2.8m

### Bedroom 2

4.7m x 3.6m

### Dressing Room

2.6m x 2.0m

### Bedroom 2 En-suite

2.6m x 2.0m

### Bedroom 3

4.0m x 3.6m

### Bedroom 4

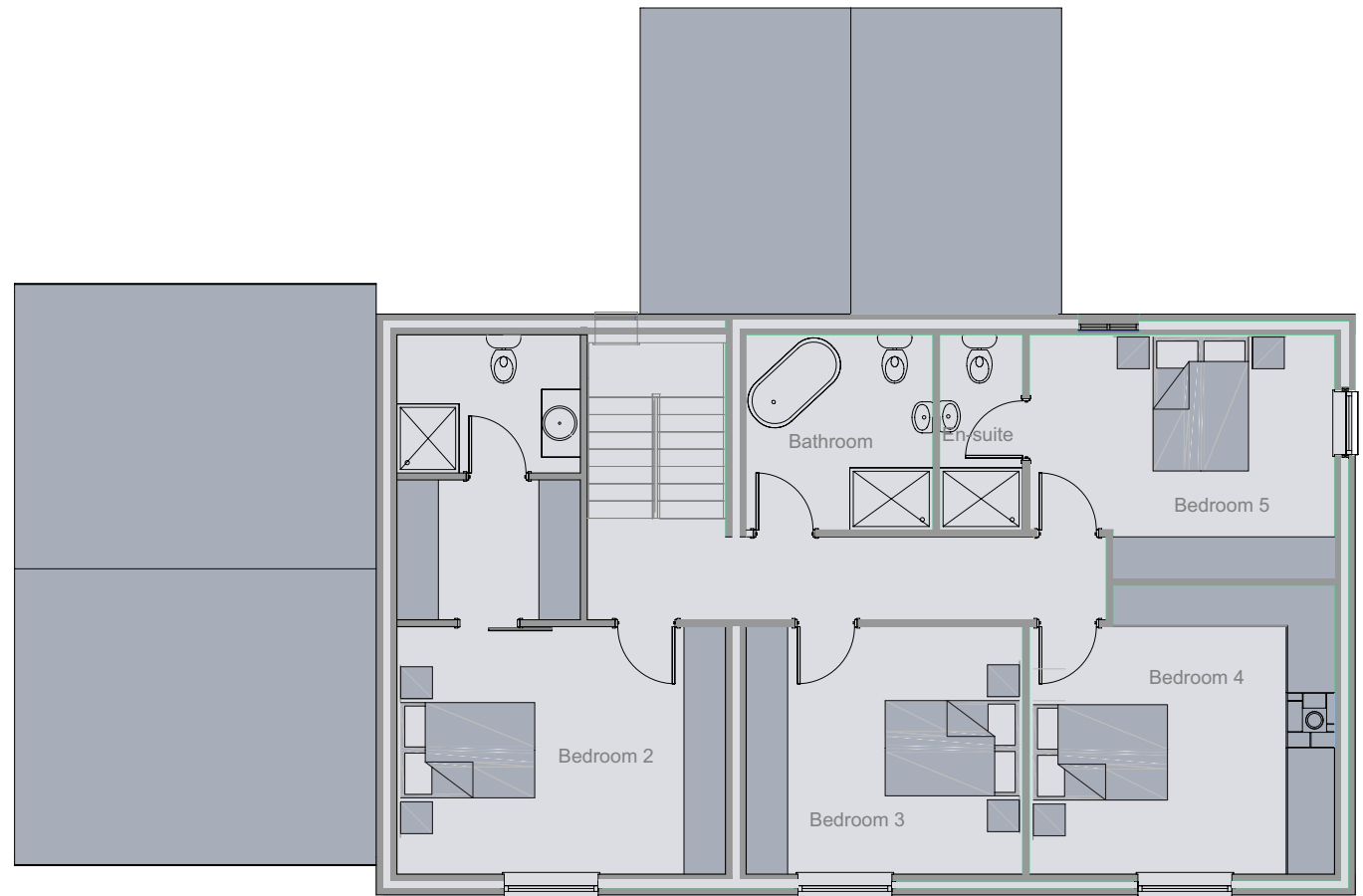
4.4m x 4.2m

### Bedroom 5

4.4m x 3.5m

### Bedroom 5 En-suite

1.2m x 2.8m





# HOUSE TYPE D

388 sq. m. / 4176 sq. ft.





# HOUSE TYPE D

388 sq. m. / 4176 sq. ft.

## Ground Floor

Entrance Hall  
2.5m x 5.2m

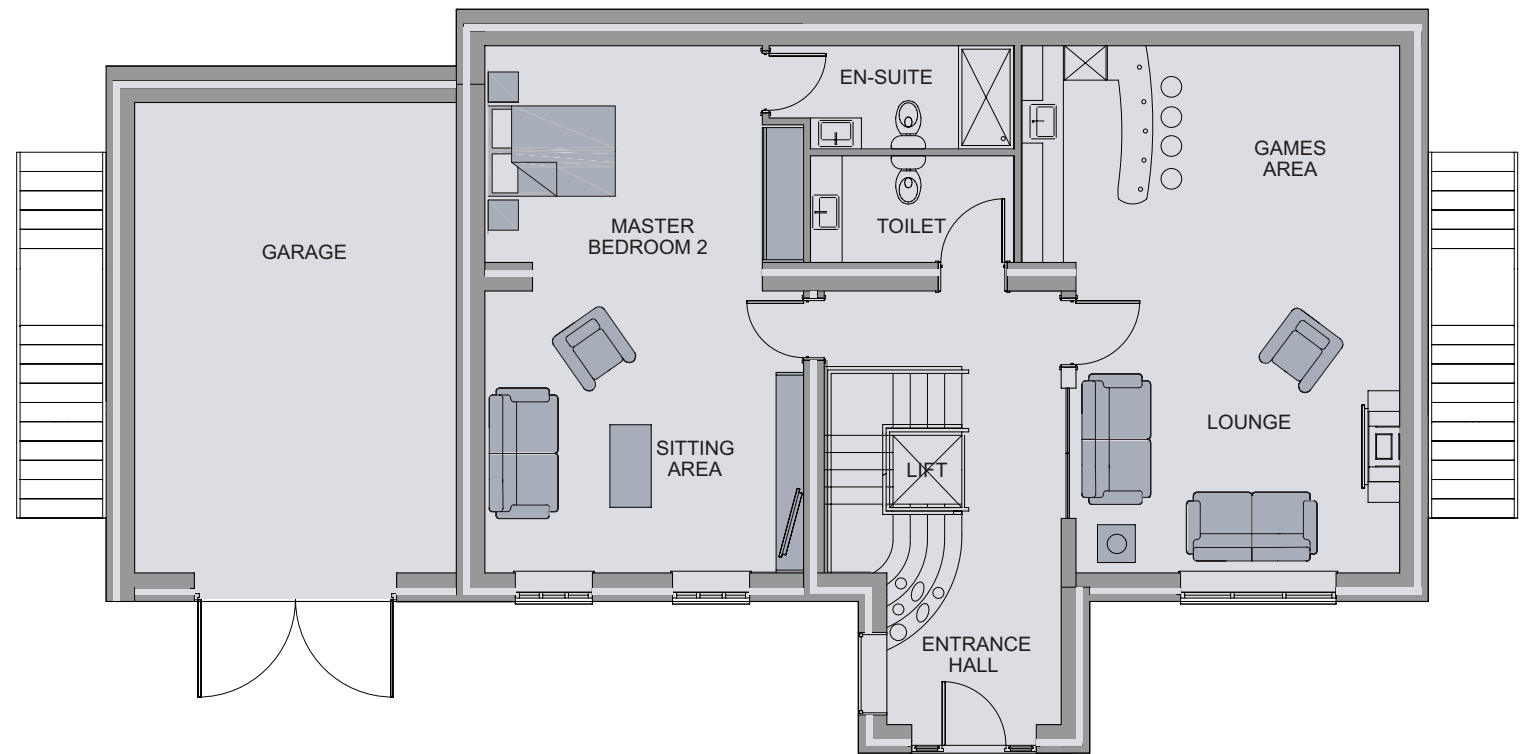
Bar / Lounge  
5.4m x 7.6m

Toilet  
2.9m x 1.5m

Sitting / Bedroom  
4.6m x 7.6m

Bedroom En-suite  
3.5m x 1.5m

DESIGNED TO  
ACCOMMODATE A LIFT



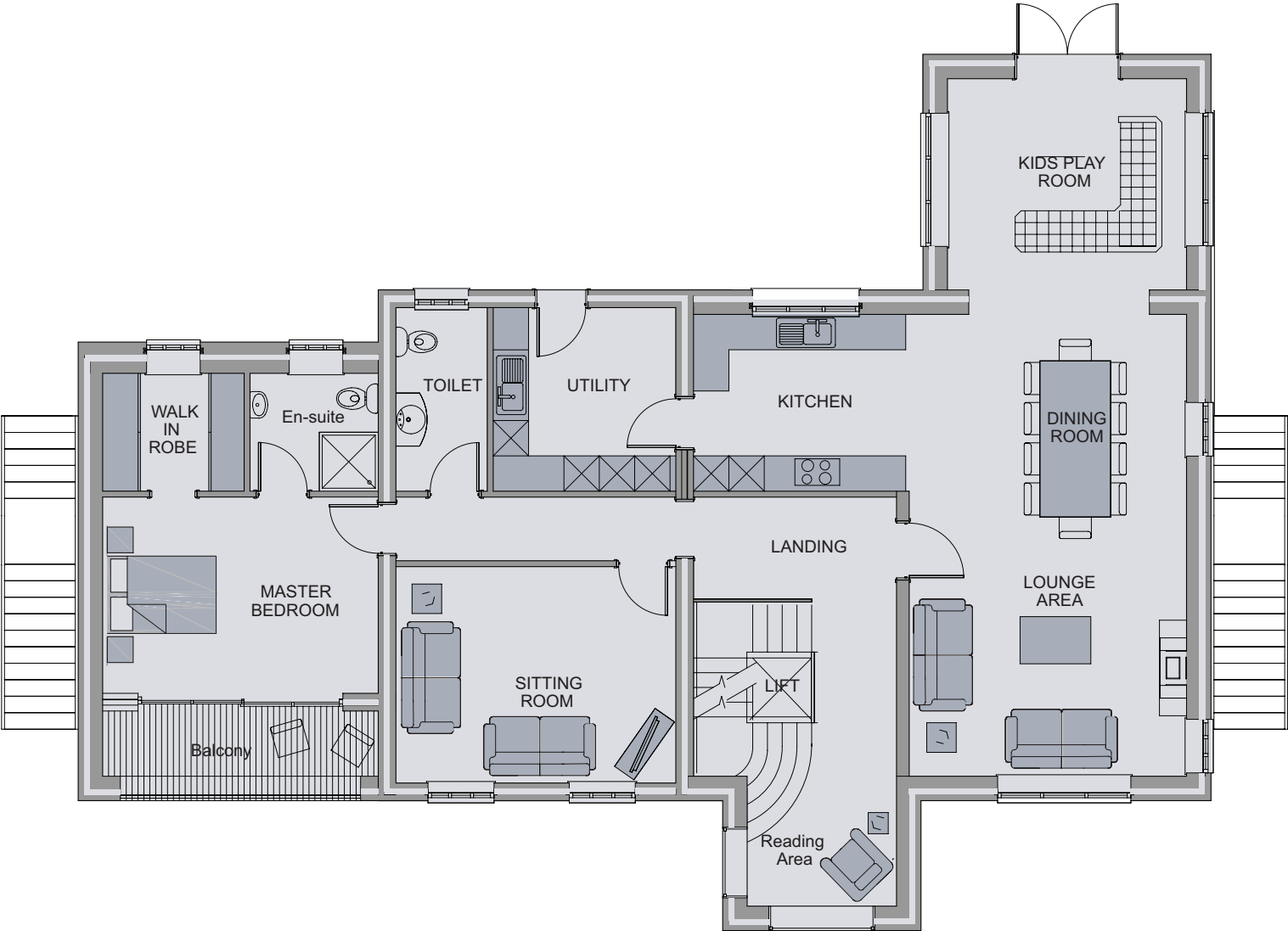


# HOUSE TYPE D

388 sq. m. / 4176 sq. ft.

## First Floor

Reading Area	Walk in wardrobe
2.5m x 2.2m	2.4m x 2.0m
Landing	Bedroom En-suite
3.4m x 1.7m	2.1m x 2.0m
Sitting Room	Bedroom Balcony
4.7m x 3.6m	4.7m x 1.4m
Lounge Area	
4.7m x 3.3m	
Dining Area	
4.7m x 4.5m	
Kitchen	
3.6m x 3.0m	
Kids Play Room	
4.0m x 3.5m	
Toilet	
1.5m x 3.1m	
Utility	
3.1m x 3.1m	
Master Bedroom	
4.7m x 3.3m	



# HOUSE TYPE D

388 sq. m. / 4176 sq. ft.

## Second Floor

Landing  
3.3m x 2.0m

Bathroom  
3.0m x 2.9m

Bedroom 2  
4.7m x 3.3m

Bedroom 3  
4.7m x 3.3m

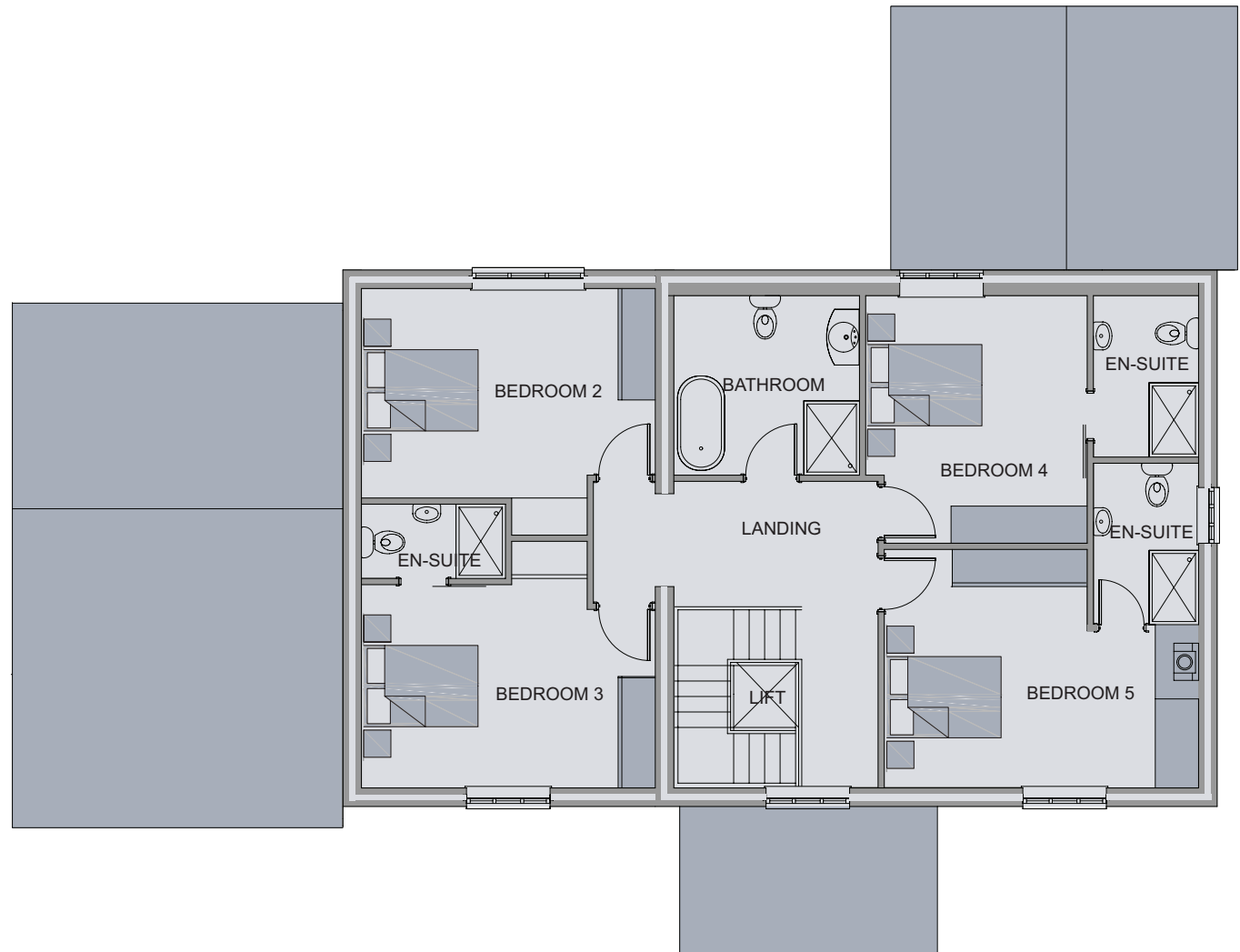
Bedroom 3 En-suite  
2.3m x 1.2m

Bedroom 4  
3.6m x 4.0m

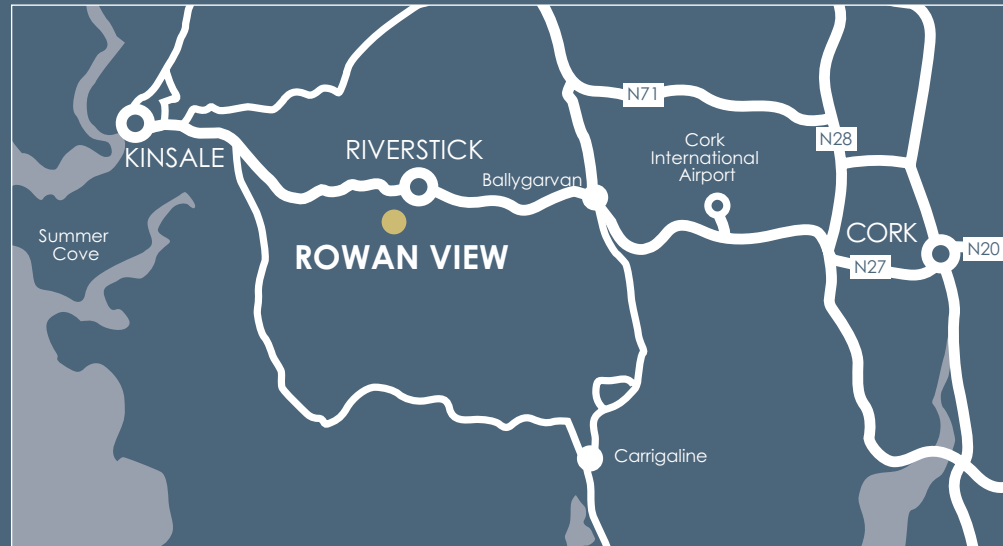
Bedroom 4 En-suite  
1.7m x 2.5m

Bedroom 5  
5.0m x 3.8m

Bedroom 5 En-suite  
1.7m x 2.6m







From the Kinsale Road Roundabout, take the exit to Cork Airport. Continue straight along the R600 until you reach Riverstick Village. Continue past the Topaz garage and Riverstick Pharmacy on your left. Take the next turn off to your left, entering Rowan Lane estate.

#### SELLING AGENTS



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