

It's Time to Put Down Roots.

Ecklinville
Orchard Road

WELCOME TO ECKLINVILLE

a discreet and elegant enclave of just nine detached homes on
Cork's Orchard Road.



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All three styles of spacious A-rated, 5-bedroom detached homes of c. 2400 sq.ft. are sensitively and considerately architect designed, sympathetic to the Edwardian Era on the exterior with a much more contemporary feel on the inside.

Set over three storeys, the accommodation lends itself to effortless family living. A distinctive and very attractive arched entranceway leads to the large open plan and dual aspect Kitchen/Dining/Living space further augmented with the use of pocket sliding doors into the sitting room and creating a vast and fabulous entertaining and living area leading directly to a large rear terrace. Five bedrooms are arranged over both upper floors with up to three ensuite bathrooms and a family bathroom, all with plentiful storage including fitted wardrobes to two bedrooms.

Through a classic and gracious pillared entrance, this elegant and chic development will have planted open spaces while each house will have landscaped front garden with paved parking for two cars, ready for an electric vehicle charging point.

THE NEIGHBOURHOOD

Orchard Road is a quiet and wholly-residential road nestled unobtrusively off College Road.

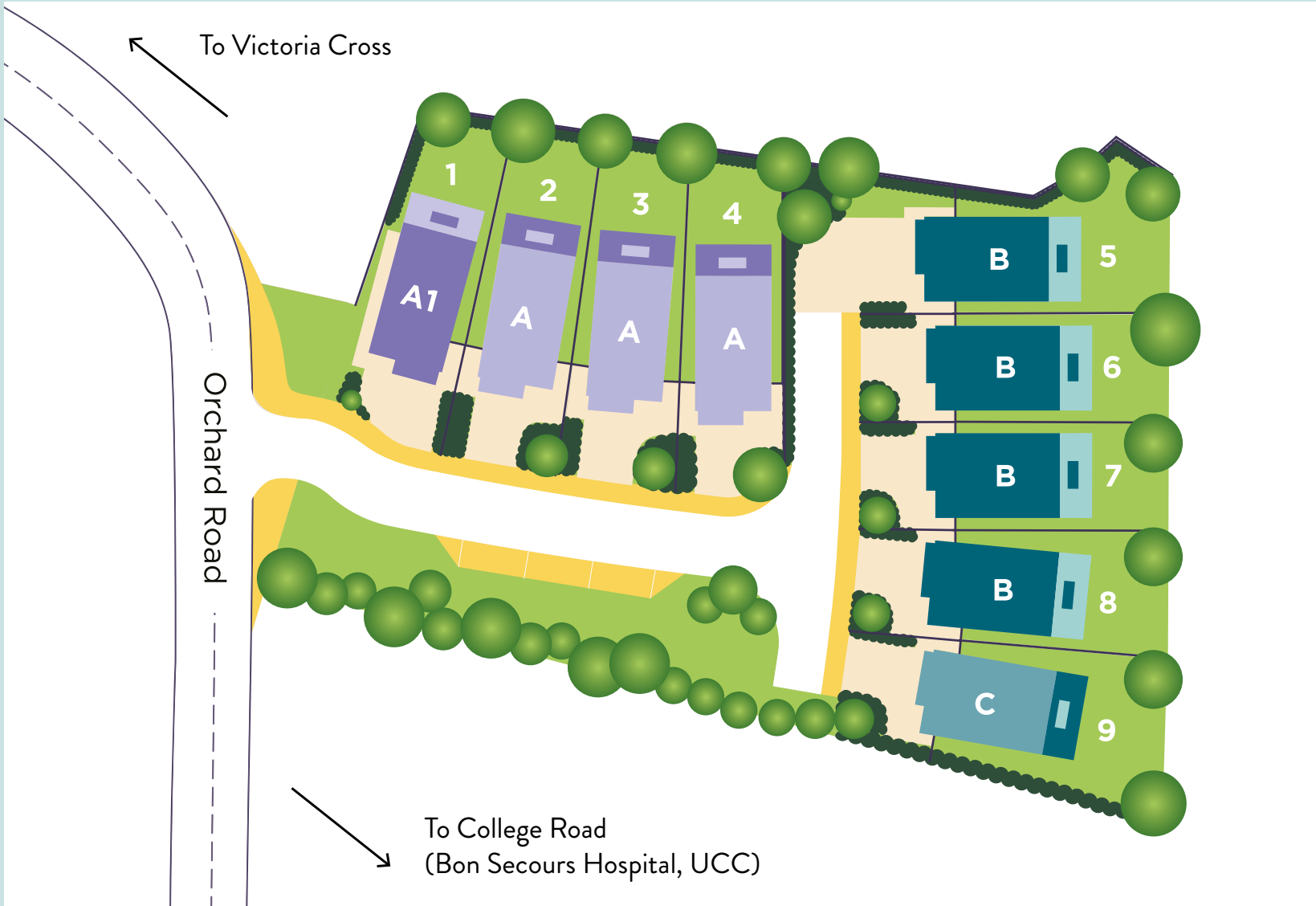
Orchard Road is easy walking distance (a kilometre or less) from some of Cork's most iconic institutions including University College Cork (UCC), Glucksman Gallery, Cork University Hospital (CUH) and Bon Secours Private Hospital. Munster Technological University and Cork city centre are also within walking distance while well-served public transport routes are immediately adjacent on both College Road and Victoria Cross.

Bounded by University College Cork's historic and mature wooded grounds to the east, Ecklinville is a unique and secluded oasis of verdant calm in this accessible, central and most convenient urban location.

All in all, with its combination of privacy, living space and access to urban amenities, Ecklinville sits in an ideal neighbourhood – a neighbourhood in which to put down roots, relax and truly enjoy this next, unwritten chapter in your lives.



SITE MAP



Type	A1	No 1
	5-Bed Detached 224.25m ² 2413 sq. ft.	
Type	A	No 2 No 3 No 4
	5-Bed Detached 224.25m ² 2413 sq. ft.	
Type	B	No 5 No 6 No 7 No 8
	5-Bed Detached 232.93m ² 2507 sq. ft.	
Type	C	No 9
	5-Bed Detached 226.63m ² 2439 sq. ft.	

SPECIFICATIONS & SPECIAL FEATURES



SPECIFICATIONS & SPECIAL FEATURES

Demonstrating a coherent, curated design aesthetic rooted in a restrained Edwardian classicism; Ecklinville epitomises an outstanding architectural design that is timeless in appeal.

This design foundation is further enhanced with the selection of premium finishes, materials and superb quality fittings.

KITCHENS

Bespoke kitchen design featuring handcrafted custom-painted kitchen cabinetry by Paul Barrett Design with quartz counter tops and upstands

High-end integrated appliance package included as standard to kitchen area

UTILITY ROOM

Bespoke handcrafted cabinetry

Quartz counter top and upstand

BATHROOMS AND ENSUITES

Stylish bathrooms and ensuites with contemporary style bathroom fittings

Pressurised shower systems throughout

High-quality tiles fitted to select floor and wall areas

WARDROBES

Bespoke built-in wardrobes to master and second bedroom

ELECTRICAL SPECIFICATION

Generous and well-designed electrical and lighting specification

All homes pre-wired for TV and fibre broadband

All homes pre-wired for security alarm and CCTV

All homes pre-wired for e-vehicle charging

All homes futureproofed for PV panels

INTERNAL FINISHES

All walls and ceilings are painted throughout

High-quality joinery and ironmongery specification throughout

Houses have been built with an (extra high) floor-to-ceiling height at ground floor level

Excellent levels of insulation to walls, floors and roof
Low Energy BER A2 Rated Design

HEATING SYSTEM

Innovative heat recovery system, providing energy efficient central heating and hot water, at proven reduced energy cost against current market alternatives

Each floor is thermostatically controlled with underfloor heating on the ground floor

Wall-mounted electronic zoned heating system controller

Premium wall-mounted Charlton & Jenrick electric fire in sitting room

GARDENS

All gardens are landscaped to the front of the houses to a high standard together with paved driveway

Secure side gate to rear garden

Each rear garden will be raked and seeded with a Kota Blue Limestone terrace area



EXTERNAL FINISHES/FEATURES

Low-maintenance and high-quality external finish with a mix of attractive brick and dash

Double glazed windows including heritage sash-style design windows to selected areas

Engineered UltraTech front door with threepoint locking system

STRUCTURAL GUARANTEE

Each home is covered for ten years under the Homebond Structural Guarantee Scheme

SPECIFICATIONS & SPECIAL FEATURES



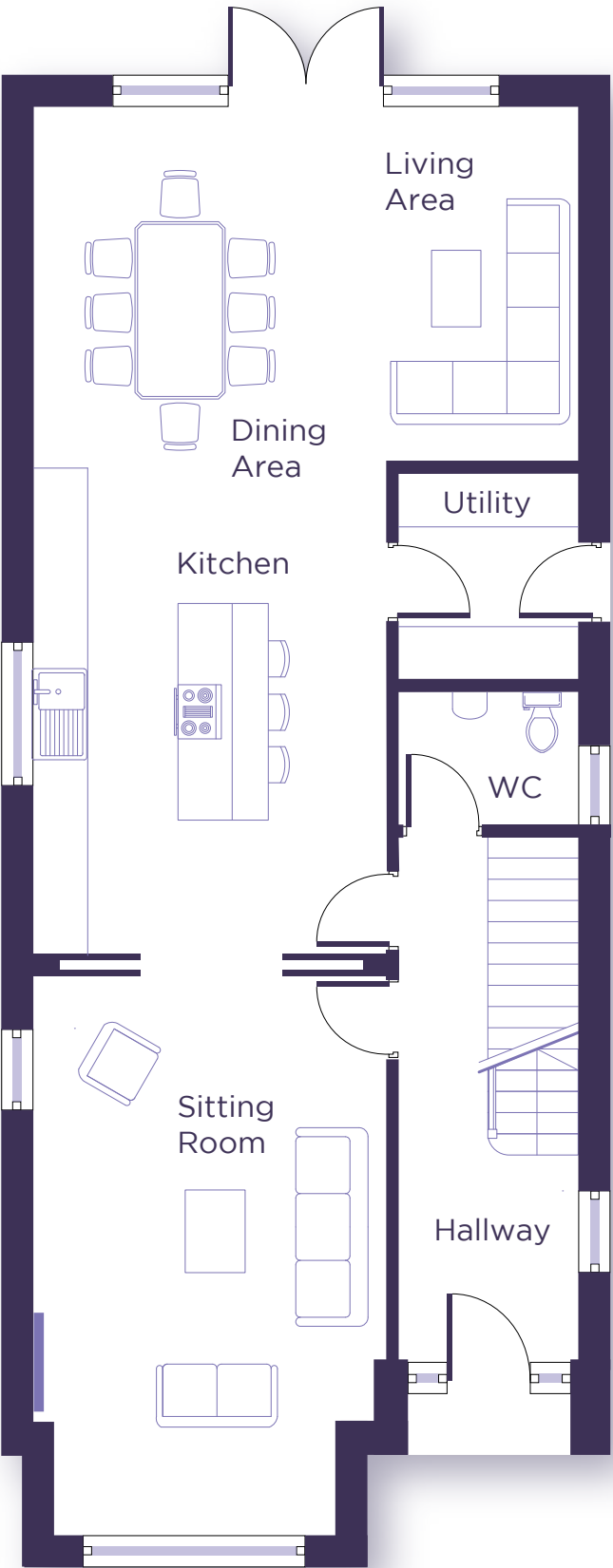
SPECIFICATIONS & SPECIAL FEATURES



TYPE

A

5-Bed Detached
224.25m² | 2413 sq. ft.



GROUND FLOOR

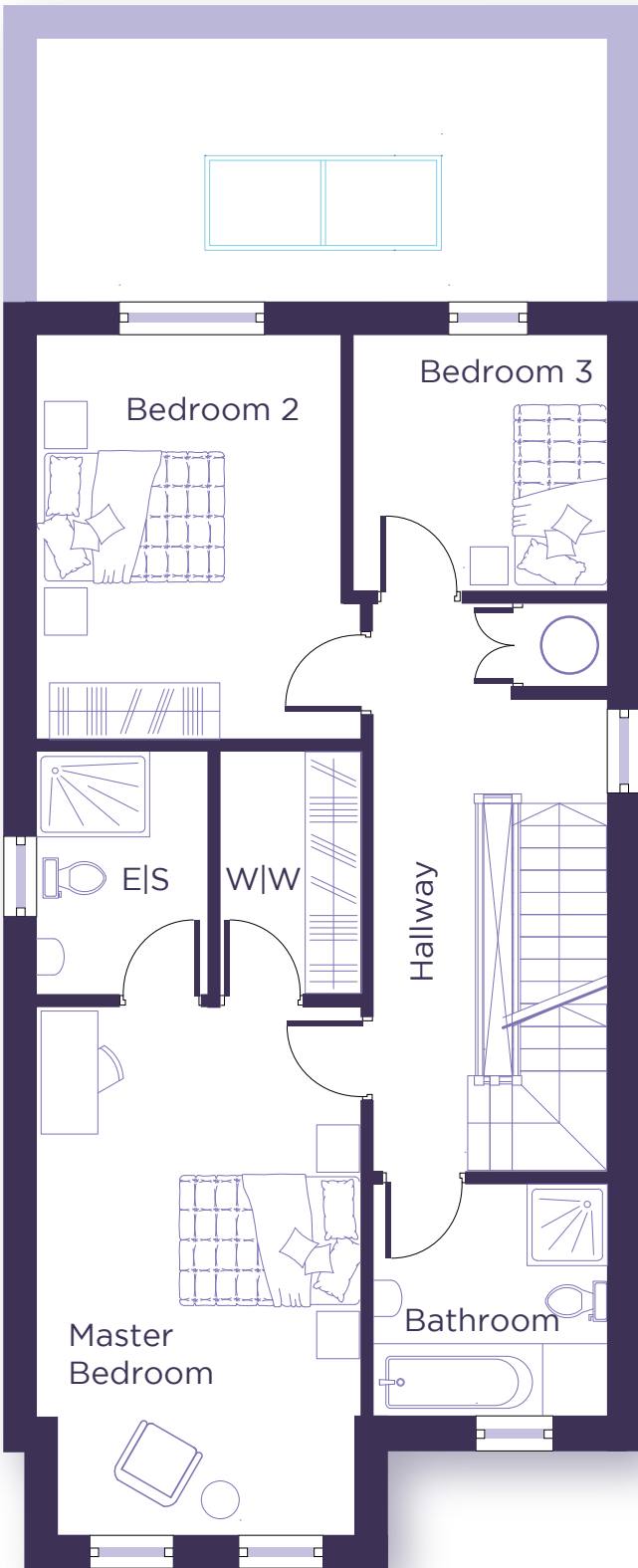
Dining/Living Area	4.88m	x	6.09m
Kitchen	5.46m	x	3.91m
Sitting Room	6.17m	x	3.91m
Utility	2.3m	x	2m
WC	2m	x	1.5m
Hallway	5.82m	x	2m

Plans are for illustrative purposes only, final layout may vary.
Please note above measurements are approximate.

TYPE

A

5-Bed Detached
224.25m² | 2413 sq. ft.



FIRST FLOOR

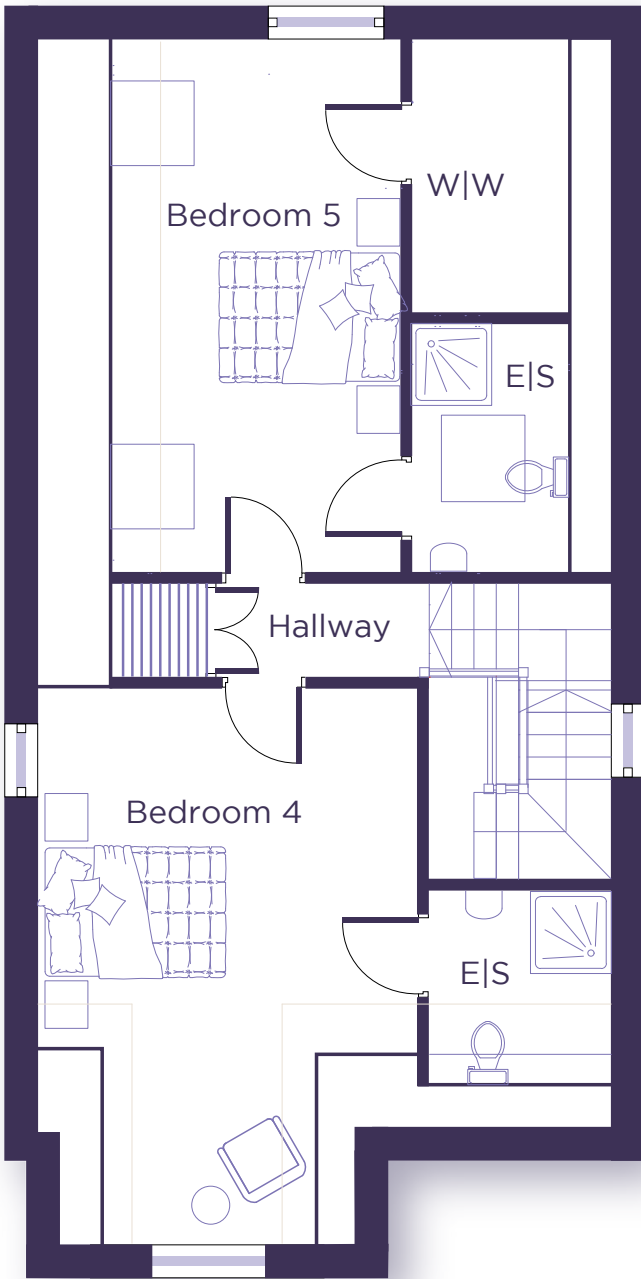
Bedroom 2	4.25m	x	3.21m
Bedroom 3	2.7m	x	2.7m
Master Bedroom	5.55m	x	3.41m
Ensuite	2.6m	x	1.8m
Walk-in Wardrobe	2.6m	x	1.5m
Bathroom	2.5m	x	2.5m
Hallway	6m	x	2.5m
HP	0.9m	x	0.9m

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TYPE

A

5-Bed Detached
224.25m² | 2413 sq. ft.



SECOND FLOOR

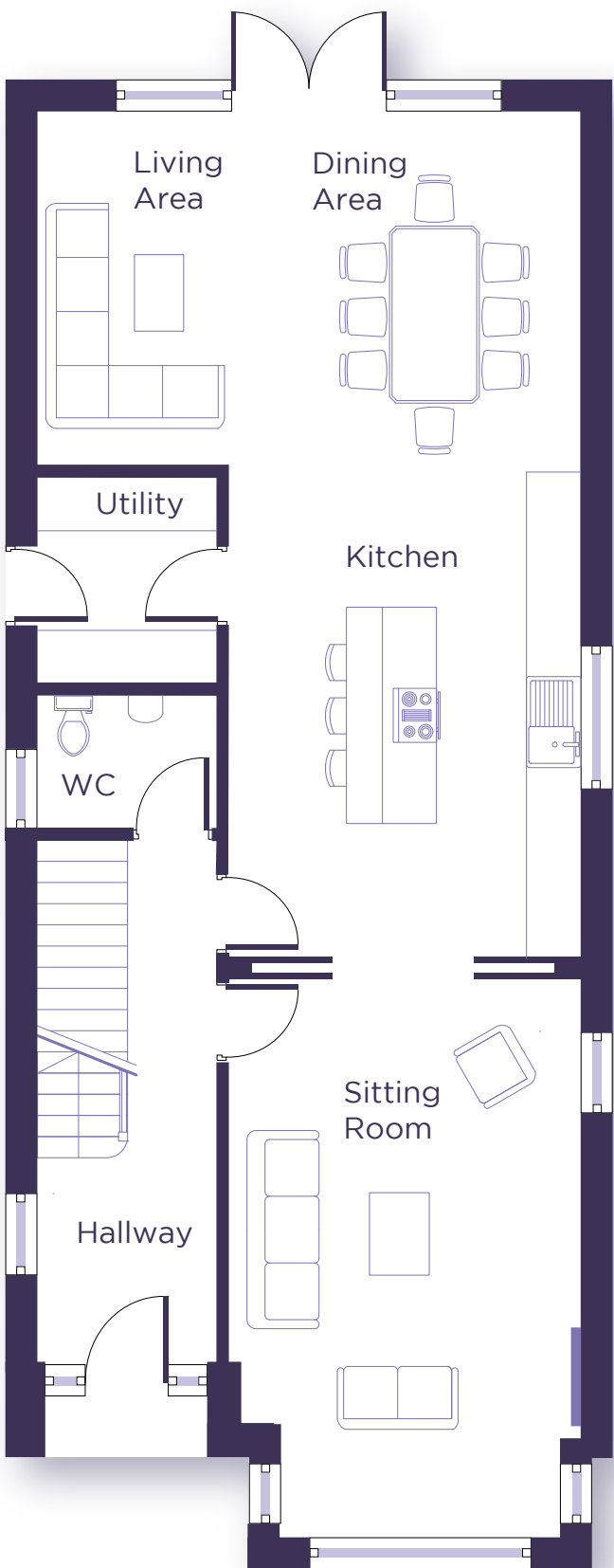
Bedroom 4	5.81m	x	3.97m
Ensuite	2.04m	x	1.94m
Hallway	4.8m	x	1.94m
Ensuite	2.6m	x	1.65m
Walk-in Wardrobe	2.88m	x	1.65m
Bedroom 5	5.59m	x	3.03m

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TYPE

A1

5-Bed Detached
224.25m² | 2413 sq. ft.



GROUND FLOOR

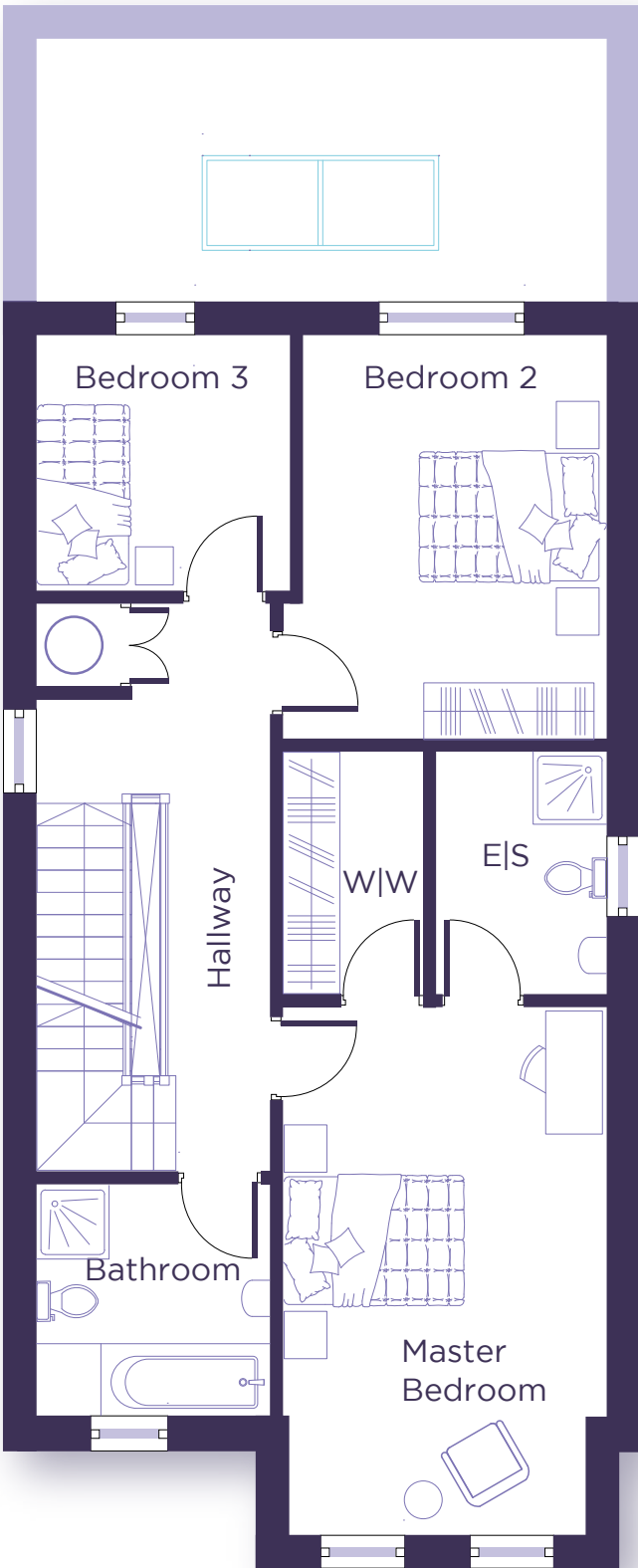
Dining/Living Area	4.88m	x	6.09m
Kitchen	5.46m	x	3.91m
Sitting Room	6.17m	x	3.91m
Utility	2.3m	x	2m
WC	2m	x	1.5m
Hallway	5.82m	x	2m

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TYPE

A1

5-Bed Detached
224.25m² | 2413 sq. ft.



FIRST FLOOR

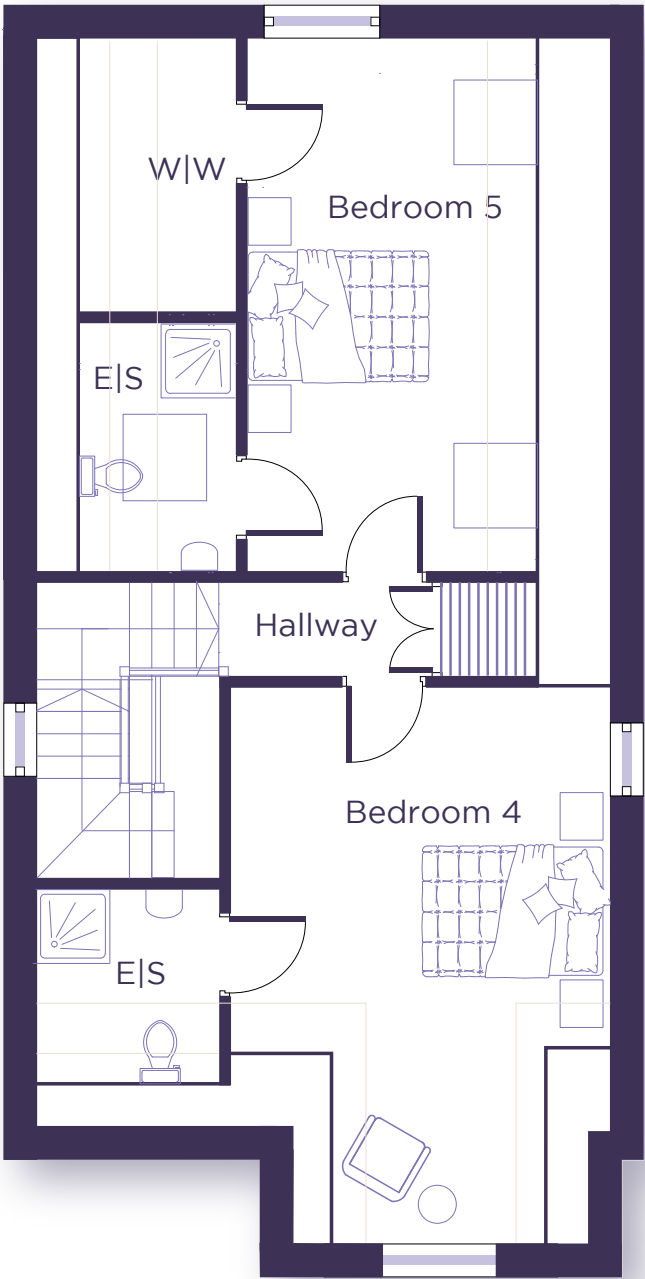
Bedroom 2	4.25m	x	3.21m
Bedroom 3	2.7m	x	2.7m
Master Bedroom	5.55m	x	3.41m
Ensuite	2.6m	x	1.8m
Walk-in Wardrobe	2.6m	x	1.5m
Bathroom	2.5m	x	2.5m
Hallway	6m	x	2.5m
HP	0.9m	x	0.9m

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TYPE

A1

5-Bed Detached
224.25m² | 2413 sq. ft.



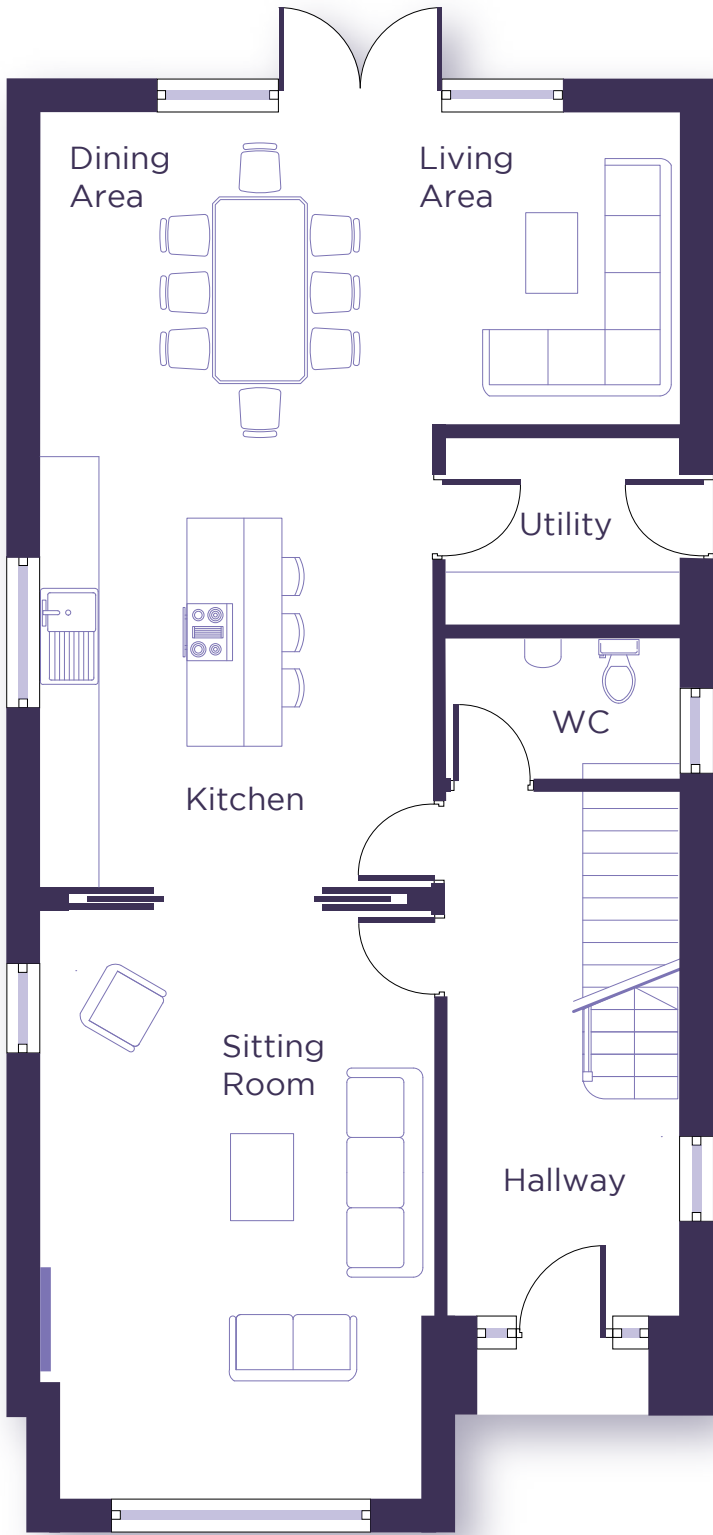
SECOND FLOOR

Bedroom 4	5.81m	x	3.97m
Ensuite	2.04m	x	1.94m
Hallway	4.8m	x	1.94m
Ensuite	2.6m	x	1.65m
Walk-in Wardrobe	2.88m	x	1.65m
Bedroom 5	5.59m	x	3.03m

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TYPE
B

5-Bed Detached
232.93m² | 2507 sq. ft.



GROUND FLOOR

Dining/Living Area	6.7m	x	3.68m
Kitchen	4.88m	x	4.09m
Sitting Room	6.17m	x	4.09m
Utility	2.49m	x	2.00m
WC	2.49m	x	1.50m
Hallway	2.49m	x	5.45m

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TYPE
B

5-Bed Detached
232.93m² | 2507 sq. ft.



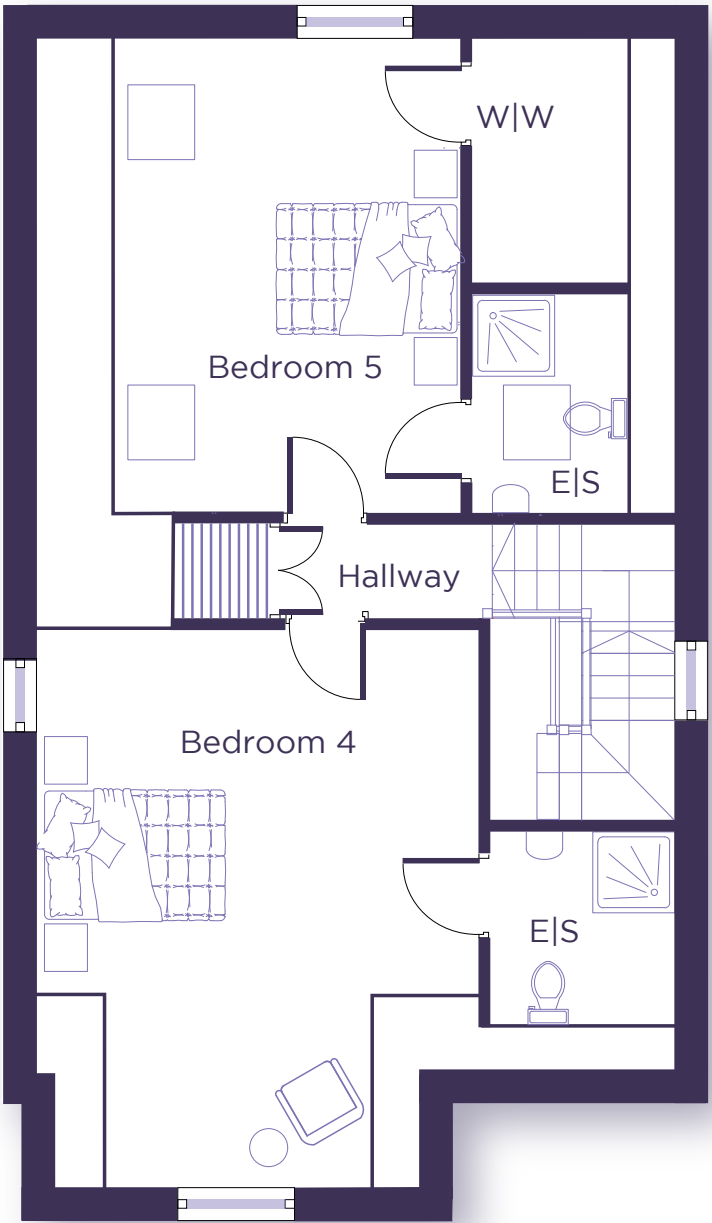
FIRST FLOOR

Bedroom 2	4.63m	x	4.09m
Bedroom 3	3.2m	x	2.2m
Master Bedroom	5.15m	x	4.09m
Ensuite	2m	x	2m
Walk-in Wardrobe	2m	x	1.97m
Bathroom	2.5m	x	2.5m
Hallway	5.89m	x	2.5m
HP	0.9m	x	0.9m

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TYPE
B

5-Bed Detached
232.93m² | 2507 sq. ft.



SECOND FLOOR

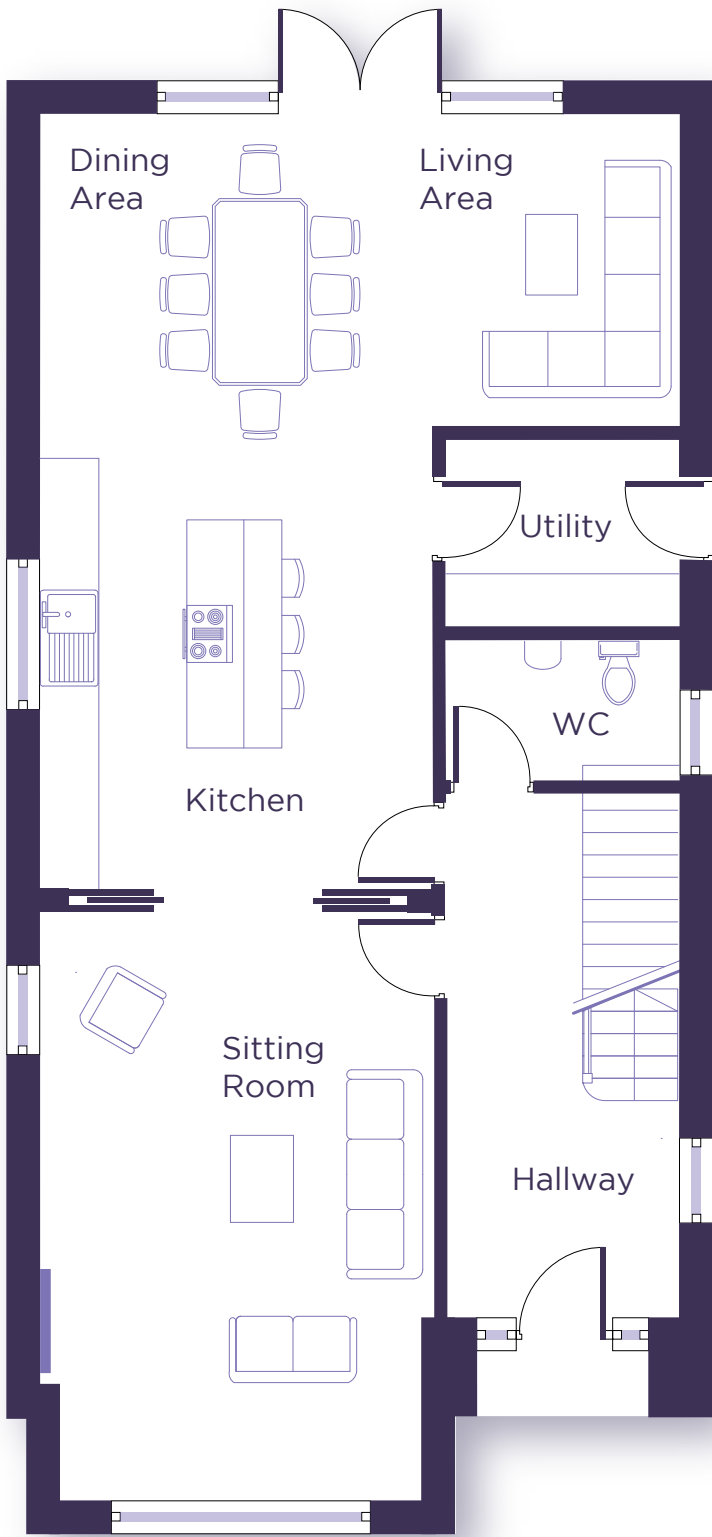
Bedroom 4	5.86m	x	4.65m
Ensuite	2.04m	x	1.94m
Hallway	4.8m	x	1.94m
Ensuite	2.3m	x	1.63m
Walk-in Wardrobe	2.55m	x	1.63m
Bedroom 5	4.97m	x	3.65m

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TYPE

C

5-Bed Detached
226.63m² | 2439 sq. ft.



GROUND FLOOR

Dining/Living Area	6.70m	x	3.28m
Kitchen	4.09m	x	4.87m
Sitting Room	6.18m	x	4.09m
Utility	2.45m	x	2.50m
WC	1.50m	x	2.50m
Hallway	2.49m	x	5.45m

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TYPE

C

5-Bed Detached
226.63m² | 2439 sq. ft.



FIRST FLOOR

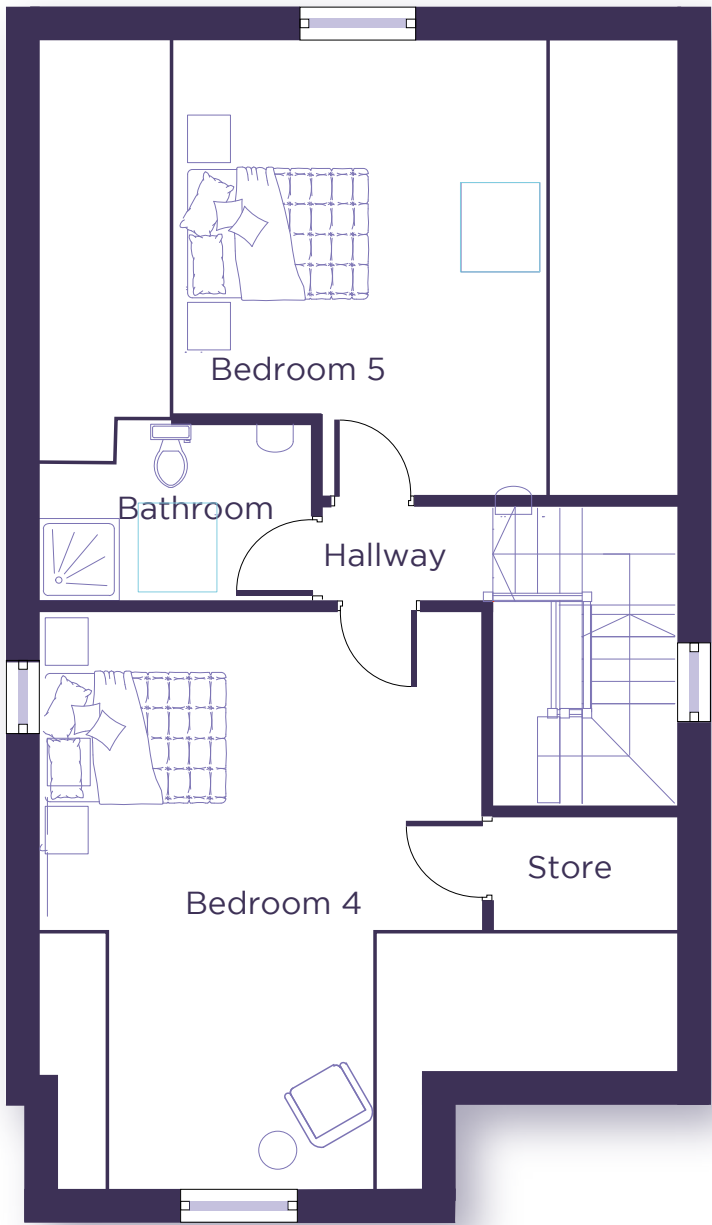
Bedroom 2	4.63m	x	4.09m
Bathroom	3.2m	x	2m
Master Bedroom	5.15m	x	4.09m
Ensuite	2m	x	2m
Walk-in Wardrobe	2.00m	x	1.97m
Bedroom 3	2.7m	x	2.5m
Hallway	5.89m	x	2.5m
HP	0.9m	x	0.9m

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Please note above measurements are approximate.

TYPE

C

5-Bed Detached
226.63m² | 2439 sq. ft.



SECOND FLOOR

Bedroom 5	4.77m	x	3.93m
Bathroom	2.83m	x	1.87m
Hallway	4.13m	x	1.94m
Store	1.94m	x	1.23m
Bedroom 4	6.01m	x	4.65m

LOCATION MAP | THE NEIGHBOURHOOD



Orchard Road is a quiet and wholly-residential road nestled unobtrusively off College Road.

Orchard Road is easy walking distance (a kilometre or less) from some of Cork’s most iconic institutions including University College Cork (UCC), Cork University Hospital (CUH) and Bon Secours Private Hospital. Munster Technological University and Cork city centre are also within walking distance while well-served public transport routes are immediately adjacent on both College Road and Victoria Cross.

Bounded by University College Cork’s historic and mature wooded grounds to the east, Ecklinville is a unique and secluded oasis of verdant calm in this accessible, central and most convenient urban location.

Grocery and retail are well provided for within the immediate vicinity in the Wilton Centre while sports facilities abound in the adjacent Mardyke Arena, Cricket grounds, Tennis Club and Lee playing fields. There is a wide choice of public and private primary and post-primary schools nearby, including Presentation Brothers College, Mount Mercy and St. Catherine’s. Cultural and leisure activities flourish in the neighbouring Glucksman Gallery, Fitzgerald’s Park, UCC, Lee Walk and Lough Wildfowl Reserve.

All in all, with its combination of privacy, living space and access to urban amenities, Ecklinville sits in an ideal neighbourhood – a neighbourhood in which to put down roots, relax and truly enjoy this next, unwritten chapter in your lives.

From Ecklinville by Car to:

Cork City Centre	7 mins
Cork International Airport	16 mins
Kent Rail Station	16 mins

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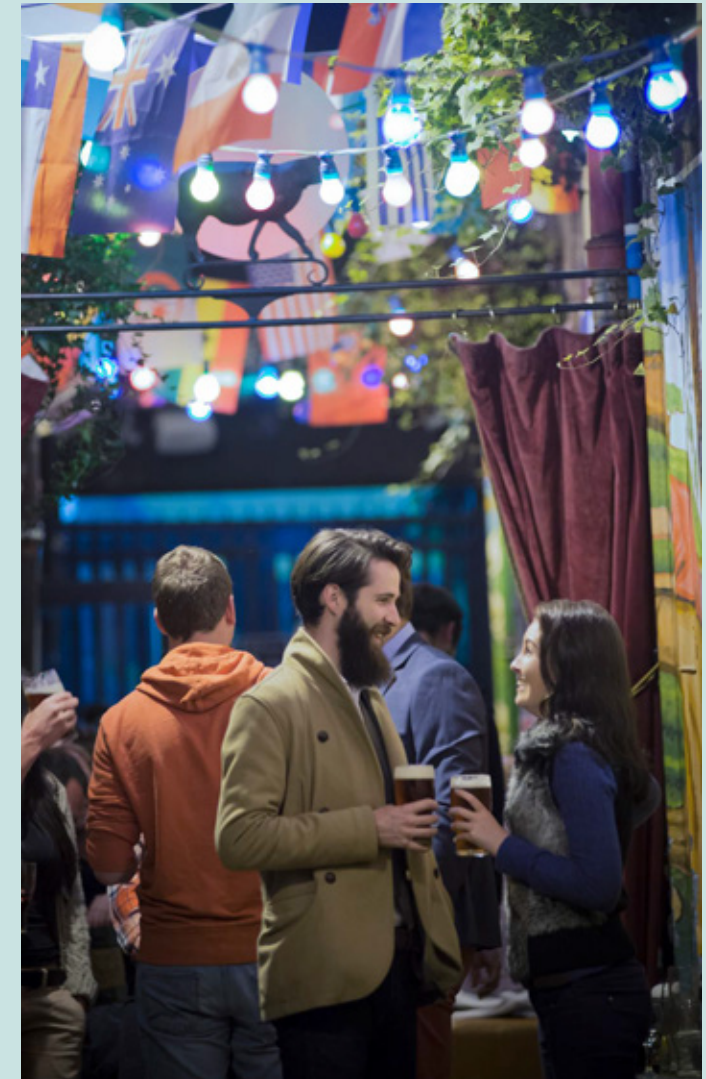
THE NEIGHBOURHOOD



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THE NEIGHBOURHOOD



ORCHARDS, APPLES & AVENUES | A HISTORY

Orchard Road was once the main route through the market gardens, nurseries and orchards that helped feed the residents of the medieval walled city of Cork.

Centuries later Orchard Road is now a discreet, lushly-green and wholly-residential avenue adjacent to the extensive wooded grounds of University College Cork.

‘Ecklinville’ is a variety of Irish heritage culinary apple, raised from a pip at Ecklinville near Belfast, in the 1700s and once, widely grown in Irish commercial orchards.

Described as “a large, round, fruit; pea-green turning to yellow, with dots of russet and a flesh described as soft, white, juicy and with an outstanding flavour, not too sharp, cooking to a delicious purée” it is surely the perfect fruit to accompany the perfect city address . . .

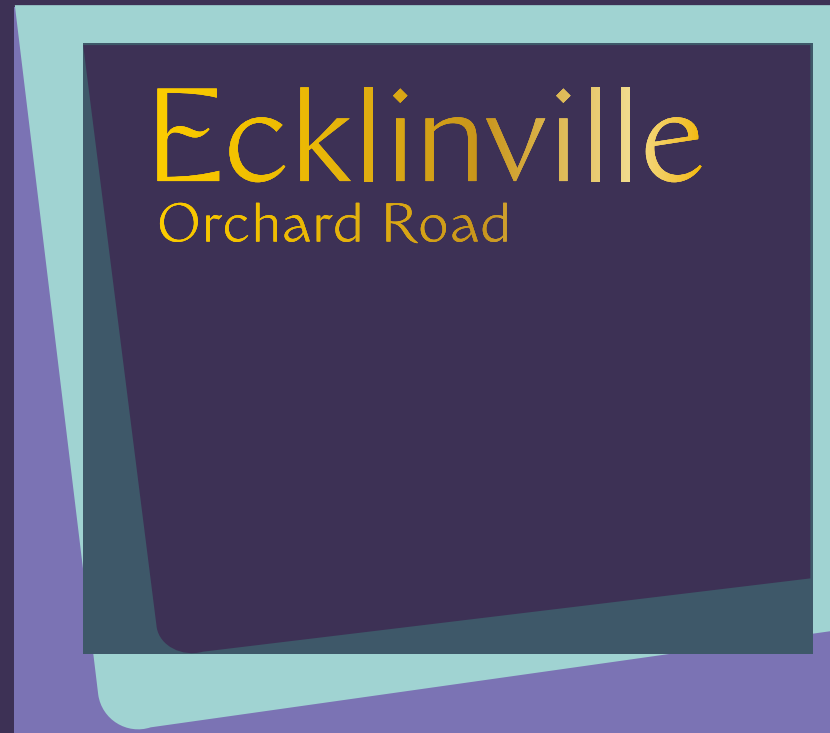
Where else would you put down roots for decades more to come but at **‘Ecklinville, Orchard Road’**.



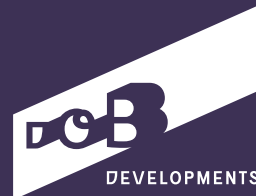
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It's Time to Put Down Roots.



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