



BRIDLEWOOD

SOUTH DOUGLAS ROAD, CORK.

Welcome Home

Welcome to a new chapter of contemporary living on the South Douglas Road. Brought to the market by O'Callaghan Properties, this exclusive collection of beautifully designed 1, 2, 3 & 4 bedroom homes bring together elegant architecture, contemporary interiors and sustainable A-rated living in one of Cork's most prestigious residential locations. Thoughtfully created for every stage of life, these are homes designed to elevate everyday living.



An Exceptional Address

Perfectly positioned on the South Douglas Road, this outstanding new development combines contemporary design with one of Cork City's most sought after residential locations. Offering the perfect balance between a peaceful, established neighbourhood and effortless access to the city, this is a place designed for modern living.

Carefully designed for comfort and sustainability, each A-rated home features energy-efficient construction, an air-to-water heat pump, mechanical ventilation and high-quality finishes throughout. With a carefully considered mix of 1, 2, 3 and 4 bedroom homes, this exceptional collection is designed to suit every stage of life, from first-time buyers and growing families to those looking to trade up or down.

As one of Cork's most desirable residential addresses, the South Douglas Road enjoys convenient connectivity throughout the city and beyond. Cork City Centre, the South Link Road network, Jack Lynch Tunnel and Cork International Airport are all easily accessible, while Cork University Hospital, the Bon Secours Hospital, University College Cork, Munster Technological University and many of the region's leading employers are within close reach.

Combining quality, convenience and connectivity, this is a location that offers an outstanding opportunity to become part of one of Cork's most established and desirable communities.



A Lifestyle to Savour

Ideally positioned on the South Douglas Road, this exceptional address places you at the heart of one of Cork's most established and desirable neighbourhoods. Offering the perfect balance of convenience, connectivity and community, this location provides everything needed for modern living, right on your doorstep.

Just moments from Douglas Village, residents can enjoy a wide range of cafés, restaurants, artisan food stores, boutiques and shopping centres, creating the perfect setting for relaxed mornings, family outings and evenings spent dining locally. From everyday essentials to premium retail, Douglas Court Shopping Centre, Douglas Village Shopping Centre and Mahon Point are all within easy reach.

For those who enjoy an active lifestyle, the surrounding area offers an abundance of opportunities to unwind and explore. Tramore Valley Park, Ballybrack Park, the Marina and the Blackrock Greenway provide beautiful spaces for walking, running and cycling, while a superb selection of golf clubs, gyms and sporting facilities cater for all ages and interests.

With excellent schools, healthcare facilities and outstanding transport links, the South Douglas Road connects you effortlessly to Cork City Centre, the South Link Road network, Jack Lynch Tunnel and Cork International Airport. A location that combines the ease of city living with the warmth and charm of an established community.



EAT & DRINK
Enjoy a vibrant local food scene with an excellent selection of cafés, restaurants, gastro pubs and artisan bakeries throughout Douglas Village and nearby Blackrock.



SHOP
From daily conveniences to premium shopping, Douglas Village, Douglas Court Shopping Centre and Mahon Point offer an extensive choice of retailers, services and dining options.



EXPLORE
Discover scenic walks and outdoor escapes at Tramore Valley Park, the Marina and Blackrock Greenway, with the coastline and surrounding countryside also within easy reach.



LEARN
A superb choice of primary and secondary schools are nearby, with University College Cork and MTU easily accessible.



CONNECT
Excellent transport links provide quick access to Cork City Centre, the South Link Road, Jack Lynch Tunnel, Kent Train Station, Cork International Airport and key employment hubs across the city and region.

Specifications



MECHANICAL EXTRACT VENTILATION (MEV)

A whole house ventilation system continuously removes stale, moisture-laden air from kitchens, bathrooms and utility rooms, helping to improve indoor air quality, reduce condensation and create a healthier, more comfortable home.



HEATING

An energy efficient air to water heat pump provides space heating and domestic hot water using renewable energy extracted from the outside air. Designed for low-energy homes, the system delivers excellent seasonal efficiency, typically providing 4.5 kWh of space heating for every 1 kWh of electricity consumed. Zoned heating controls allow individual areas of the home to be heated to suit your comfort while helping to optimise energy use.



BUILDING FABRIC

Built using advanced construction technologies, each home is designed to deliver exceptional levels of insulation, airtightness and energy efficiency, achieving an A BER Rating. Through innovative design, offsite precision manufacturing techniques and a focus on the energy performance and efficiency of the building fabric, these homes provide enhanced thermal performance, improved comfort and reduced energy consumption, creating a more sustainable and efficient living environment.



EXTERNAL WALLS

A refined combination of brickwork, coloured render and contemporary architectural cladding elements creates a distinctive and durable external façade, carefully designed to complement the character of each home. High quality materials have been selected for their aesthetic appeal, long-term performance and low-maintenance qualities, providing excellent weather resistance and a finish that will retain its appearance for years to come. Thoughtful detailing, modern textures and carefully considered material combinations create homes that are both visually striking and built to withstand the demands of everyday living.



WINDOWS AND DOORS

Each home benefits from high-performance window and door systems designed to complement the architectural character of the development while delivering exceptional levels of thermal efficiency, airtightness and acoustic comfort. Combining contemporary aesthetics with advanced performance standards, these systems help maintain a consistent internal environment while contributing to the overall energy efficiency of your home.



ELECTRIC VEHICLE CHARGING

Selected house types are pre-wired to facilitate the installation of an electric vehicle (EV) charging point, providing homeowners with the flexibility to support the growing adoption of electric vehicles. This future ready provision offers the convenience of home charging while contributing to a more sustainable and energy efficient way of living.



MEDIA & COMMUNICATION

These homes come fully future proofed with a generous distribution of Power, Television and Data points installed at carefully thought out locations throughout each home.



10 YEAR HOMEBOND GUARANTEE

Your home is covered by a 10 year Structural Defects Homebond Insurance Warranty and 5 Year Mechanical and Electrical Inherent Defects Warranty, giving you unrivalled insurance protection for your home.



INTERIOR FINISHES

Generously proportioned layouts create comfortable and versatile spaces designed around the needs of modern homeowners. Superior quality joinery and ironmongery add character and refinement to the internal finishes, while a substantial allowance for your kitchen provides an opportunity to personalise your home and reflect your own taste and style.



BATHROOMS & EN-SUITES

These homes come fully fitted with a sophisticated range of designer sanitary wear. A generous tiling allowance allows you to select from a wide range of floor and wall tiles to create unique bathrooms bespoke to your home. A pressurised water system provides an energised flow to shower heads and wash hand basins.



SECURITY

Each home is thoughtfully designed to provide security, comfort and peace of mind. High-quality external doors, secure window systems and modern locking mechanisms provide enhanced protection, while mains powered heat and smoke alarms with battery back-up provide a reliable early warning system. Carefully considered external lighting and site design contribute to a safe and welcoming environment. The development benefits from a strong sense of community, with thoughtful design features helping residents feel secure within their home and surroundings.



GARDENS & OPEN SPACES

The combination of private gardens, landscaped areas and shared amenity spaces contributes to a well-balanced and attractive neighbourhood designed for modern living.

Thoughtfully designed and built to a high specification, these homes combine exceptional energy efficiency, advanced technology, quality finishes and contemporary design for comfortable, sustainable and future-ready living.

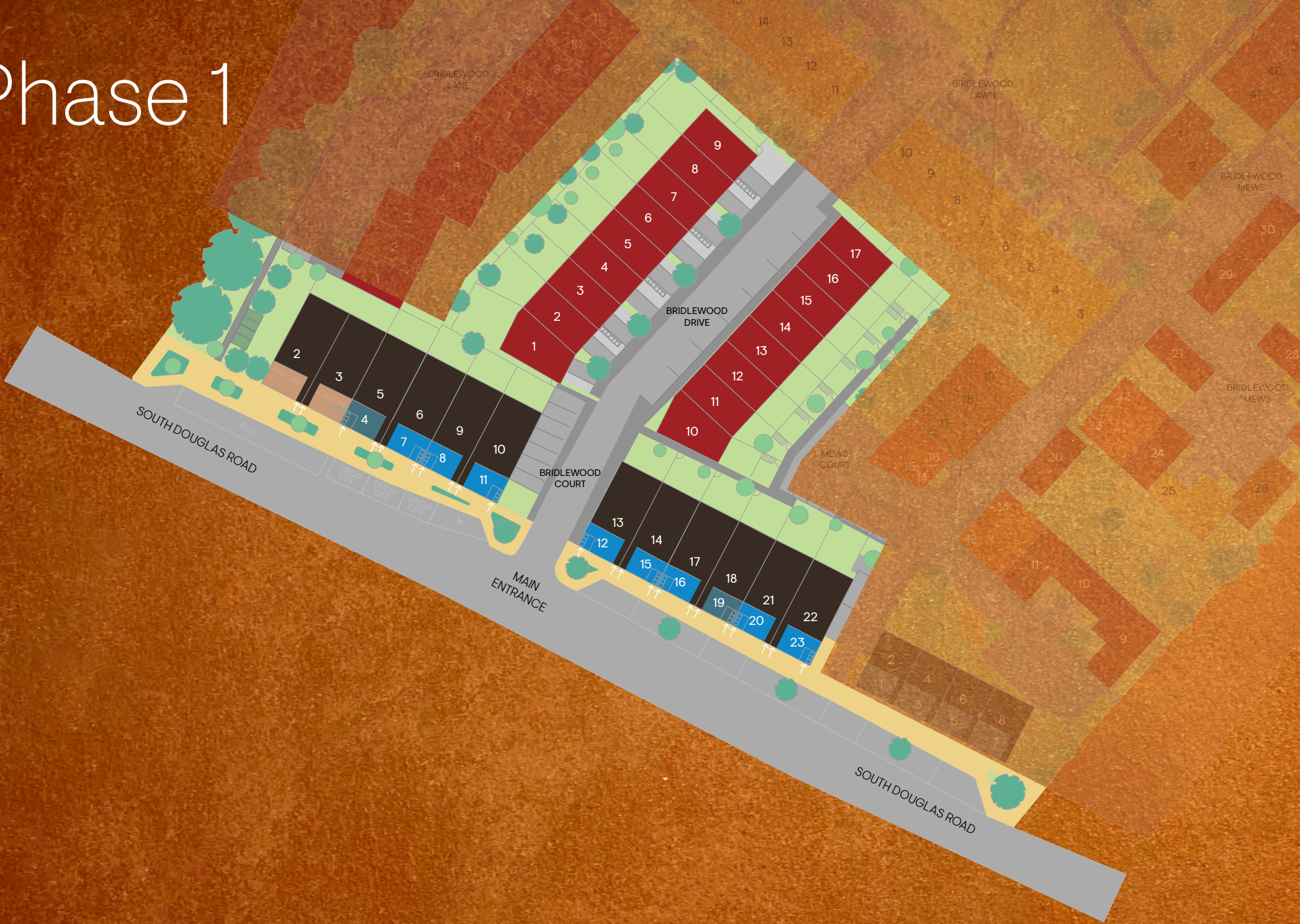


BRIDLEWOOD

Site Plan



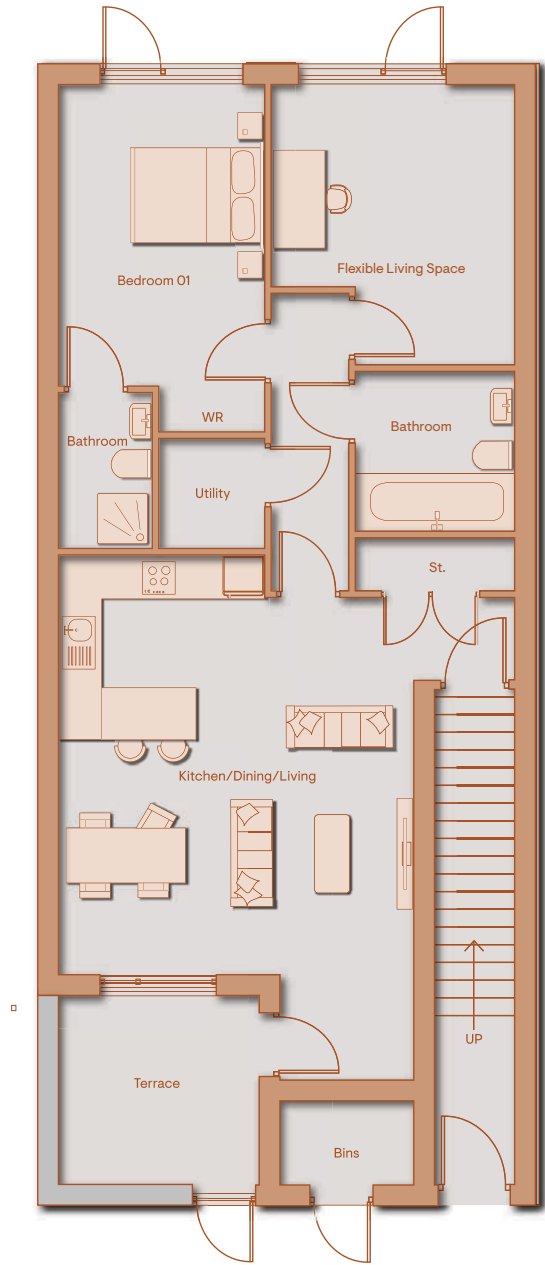
Phase 1



Bridlewood Court

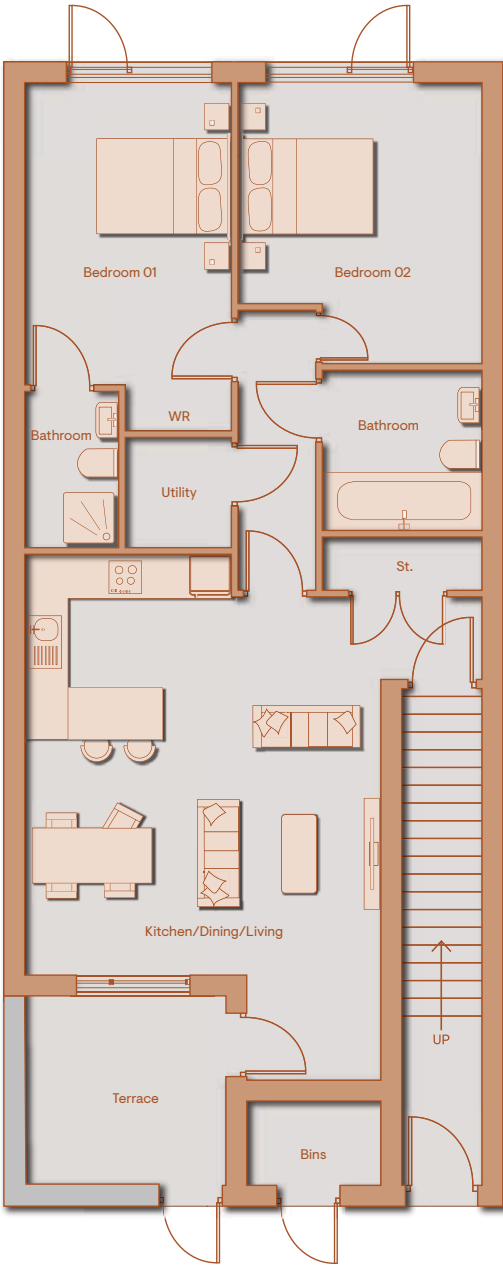
1 Bed Ground Floor Apartment with Flexible Living Space.

Floor Area: 81.8 m² / 883 ft²



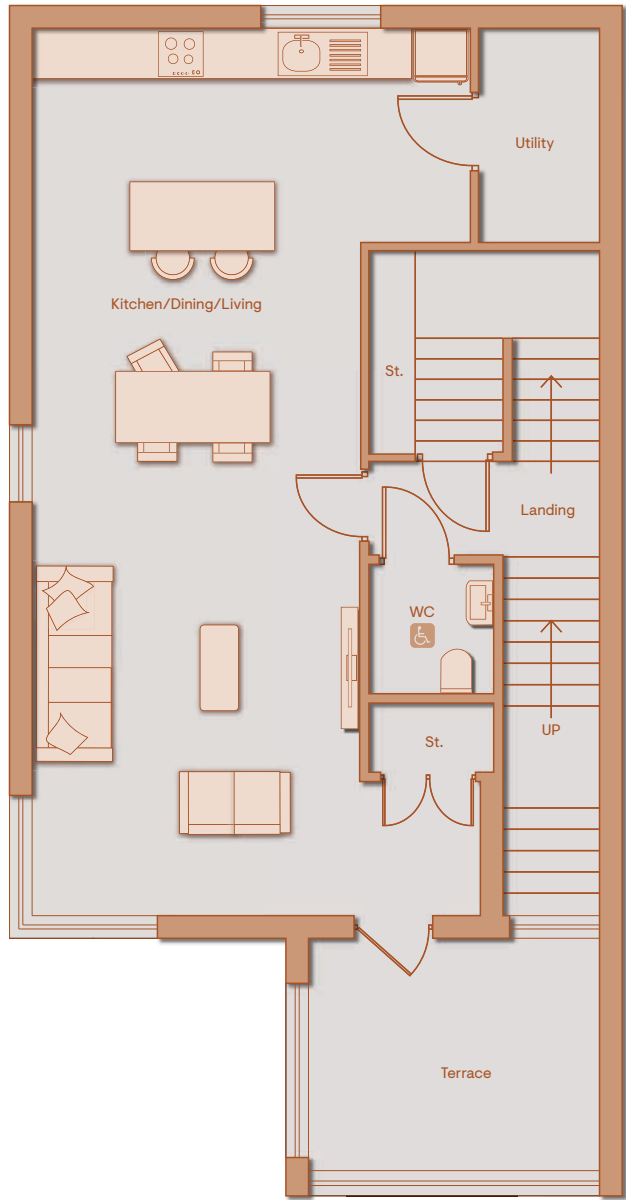
2 Bed Ground Floor Apartment

Floor Area: 81.8 m² / 883 ft²

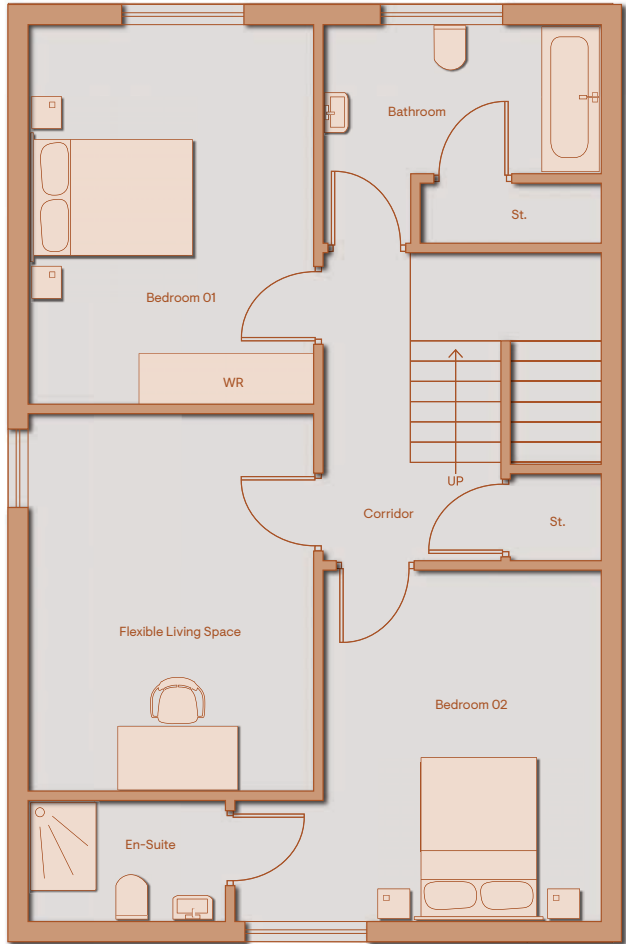


Bridlewood Court

2 Bed First & Second Floor Duplex
with Flexible Living Space
Floor Area: 132.8 m² / 1434 ft²



First Floor



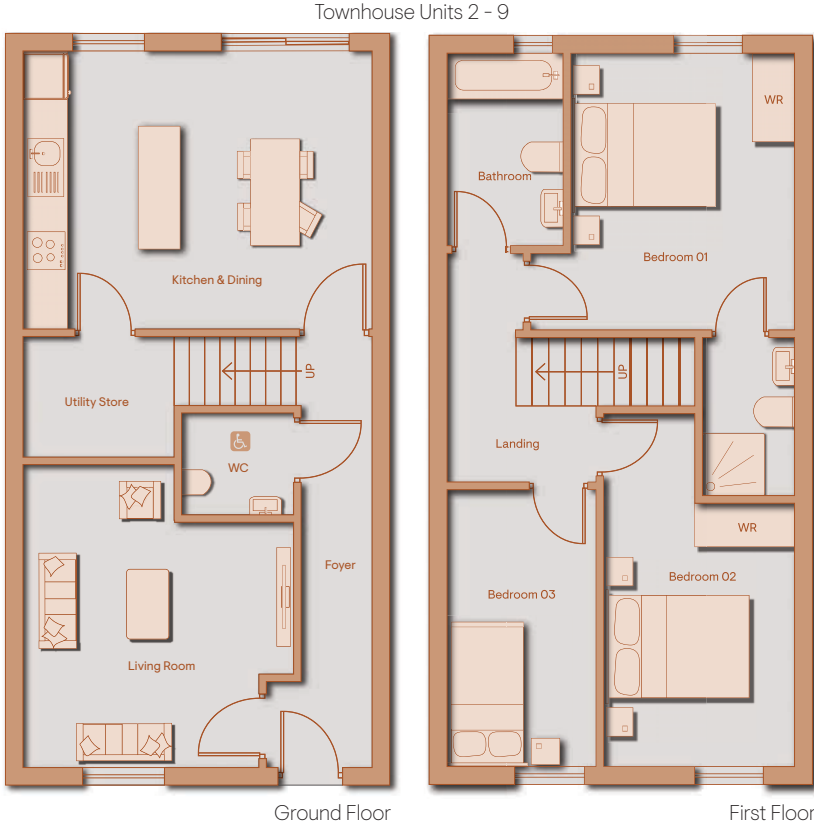
Second Floor



Bridlewood Drive

3 Bed Townhouse

End Townhouse Floor Area: 124.6 m² / 1346 ft²
Townhouse Floor Area: 101.7 m² / 1098 ft²

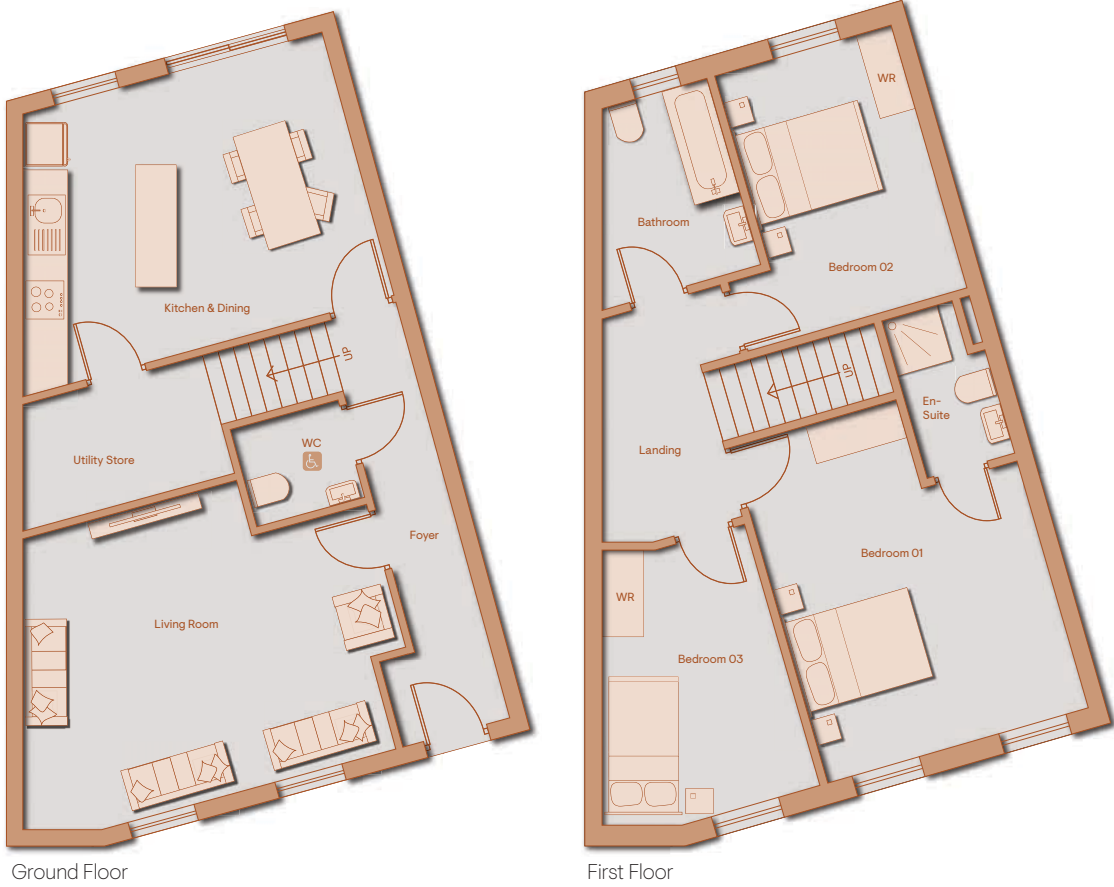


Bridlewood Drive

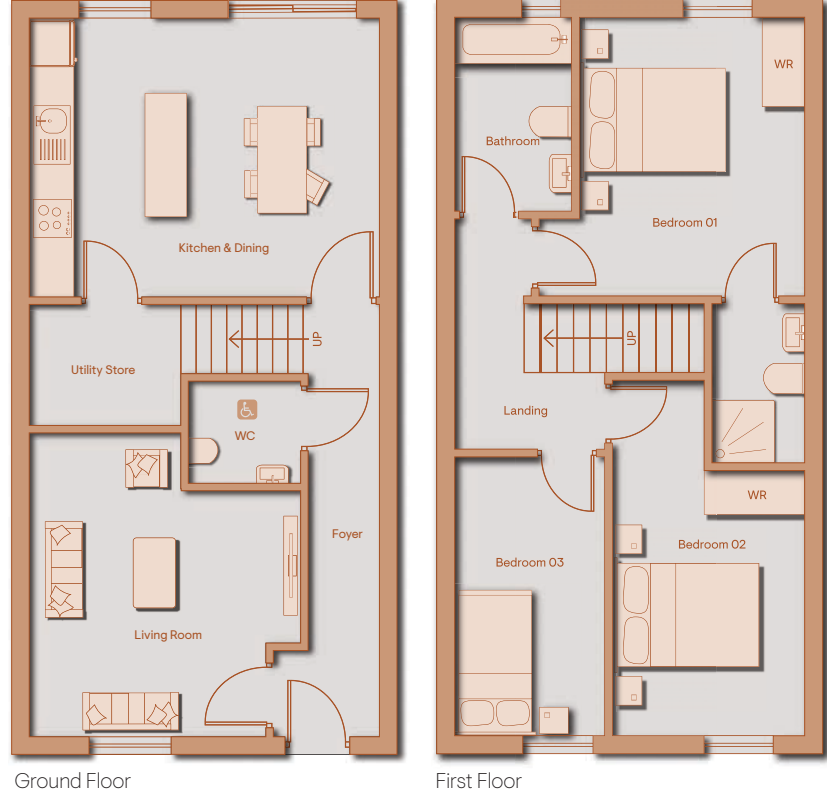
3 Bed Townhouse

End Townhouse Floor Area: 124.6 m² / 1346 ft²
Townhouse Floor Area: 101.7 m² / 1098 ft²

End Townhouse Unit 10



Townhouse Units 11 - 17





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Disclaimer

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