

# Rathealy Close



Fermoy



Your new haven awaits

Rathealy  
Close   
Fermoy

**Nestled in the heart of the Blackwater Valley in County Cork, the captivating town of Fermoy awaits you.**

Just a stone's throw away from the vibrant Cork City, this charming locale boasts an enchanting blend of local amenities, breathtaking nature, and a warming community spirit.

Immerse yourself in the vibrant tapestry of Fermoy's close-knit community, where friendly faces and welcoming embraces await. With a perfect balance of small and large businesses, you'll find everything you need within reach.

Nature lovers will be captivated by Fermoy's awe-inspiring surroundings. Explore the picturesque countryside adorned with rolling hills and the meandering River Blackwater, famous for its fishing and bird-watching.

# Introduction to Rathealy Close, Affordable housing statement:

Cork County Council, in conjunction with Vella Homes and Paul O'Driscoll Auctioneer, is excited to launch an Affordable Housing Scheme at Rathealy Close, Fermoy, Co. Cork.

A total of 20 homes consisting of 3-bed semi-detached and mid-terrace homes are for sale by Cork County Council at Rathealy Close, Fermoy. These homes are being sold under the affordable purchase arrangements via the Affordable Housing Act 2021 and associated Affordable Housing Regulations.



Paul O'Driscoll Auctioneers  
PSRA License No: 004540



## Location Highlights



20 affordable units, 3 bedroom houses,  
Semi-detached and Mid-Terrace for sale



Everything you need is only a short  
distance away, Cork City in <40 mins



Education: Creche, Montessori, Primary  
and Secondary Schools



Community Hospital with HSE Services



Pharmacy



Leisure Centre, Gym and Sports Clubs



Landscaped open recreational areas for  
the community to enjoy



An abundance of cafés, restaurants  
and retail

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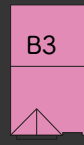
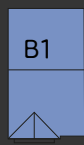
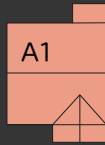
20 affordable units, 3 bedroom houses,  
Semi-detached and Mid-Terrace for sale



**Site Map**

Scan QR to register your interest

# House Types



Affordable Houses start from No. 26 - 45



# Ground Floor



120.3 sq.mt /  
1294.9 sq.ft

**A1**

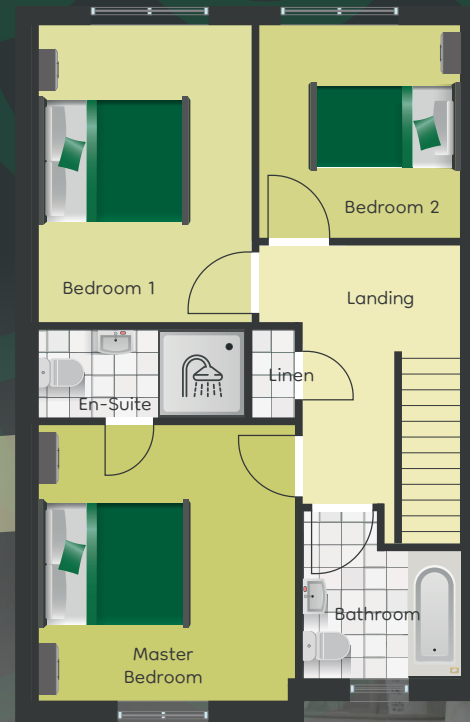
# First Floor



## Ground Floor



## First Floor



105.15 sq.mt /  
1131.82 sq.ft

**B1**

**House Types & Floor Plans**

Scan QR to register your interest

# Ground Floor



100.7 sq.mt /  
1083.92 sq.ft

B2

# First Floor



Rathealy  
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## Ground Floor



## First Floor



121 sq.mt /  
1302.43 sq.ft

C1

**House Types & Floor Plans**

Scan QR to register your interest

# Designed for living

A product of Vella Homes, each property at Rathealy Close is designed for living and designed to last. Pairing best-in-class building materials and techniques with modern design, Rathealy Close more than meets the needs of the modern family, exceeding expectations all around.

Sustainability is at the heart of Rathealy Close and each home uses modern technology to ensure low energy use and reduced running costs for the homeowner.

## Exterior

- All window cills are to be Precast concrete window cills, (or otherwise approved) and are to be weathered throated reinforced.
- Black PVC fascia and soffit shall be provided throughout with continuous soffit ventilation, to roof void, along all eaves, verges, and undersides to roofs & porches.
- Provide and install Gutters and downpipes to all units, to front and back walls, in Black PVC
- All external walls shall be finished with sand and cement 19mm thick render with a wood float. All door and window openings & reveals shall be finished smoothly.
- External Front, Rear and Patio Doors shall be Future Proof PVC or similar approved.
- All Windows shall be Double Glazed Future Proof uPVC Units, to comply with Building Regulations in respect of ventilation/openable area, means of escape, thermal insulation and the requirements of the Ancillary Certifier and BER assessor in achieving the desired BER Rating and Compliance with Technical Guidance Document Part L.

## Interior

- Ground floor is to be a Power floated concrete finish. OSB boarding on Timber Floor Joists spaced at 400mm centres.
- Floor coverings are to be provided to wet areas (wcs/ bathrooms only), using an appropriate non-slip flooring which is to be agreed upon with the Client prior to installation.
- All Internal walls shall be smooth skim coat finish or tape & joint sanded prior to receiving a decoration.
- All Ceilings to be 15mm Gyproc wallboard fixed to the underside of floor and ceiling joists, to give a 30-minute firebreak. An air-sealing membrane is to be provided along all first-floor ceilings.
- Internal Doors to be Shaker style Oak Pre-finished door in Red Deal Frames or equivalent approved with moulded architraves all for paint finish.
- Skirtings shall be provided throughout the house in 150 x 22mm MDF or equivalent approved.
- Window Boards shall be provided at all windows and shall be MDF for paint finish
- Stairs, guards and handrails shall be manufactured and installed in moulded softwood.
- Provide kitchen fittings, (including an extractor hood). The kitchen layout and specification are to be agreed upon with Cork County Council before installation.

## Energy Efficiency

- All properties are A2-A3 Ber Rated
- Air-to-water heat pump system serving as the main heating system
- Zoned Controls and circuits to Ground, First Floors and hot water cylinders, controlled by a 3-way programmer and motorized valves with single pump operation.

## Painting schedule

Complete painting in accordance with the following schedule:

- Plastered Ceilings: Prepare and paint three coats of Emulsion. Bathroom ceilings are to be in moisture-resistant paint.
- Internal Woodwork (Softwood): Prepare and prime and paint two coats undercoat and one coat gloss finish.
- External Smooth Plaster: Walls, reveals, bands, plinths, etc. to receive two coats of Weathershield Masonry Paint.
- Internal Walls: Prepare and paint, three coats of emulsion, the colour is to be neutral/white or similar approved.
- External Walls: External smooth plastered walls are to receive two coats of Weathershield Masonry Paint.

## Bathrooms & en-suites

Standard White Bathrooms suite is to be provided as follows:

- WC Suite with Seat and cover to main bathroom
- Bath, panel and taps, with grab handles, with waste, overflow, trap, plug and chain to the main bathroom. The 1st-floor bath in each house is to be tanked.
- Pumped shower, with Tanked Shower tray, Shower Door set, and cubicle set to ensuite.
- WC Suite with Seat and cover and Wash basin, waste, overflow, trap, plug and chain to ensuite.
- Low-Level WC Suite with seat and cover is to be provided to the ground floor bathroom
- Wash basin and taps, with waste, overflow, trap, plug and chain to all bathrooms

## How to apply

For eligibility criteria and application queries, please contact [AffordableHousing@CorkCoCo.ie](mailto:AffordableHousing@CorkCoCo.ie)

For queries on the development, the house types, layouts and finishes, please contact Paul O'Driscoll Auctioneer or scan the QR code below.

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**PAUL  
O'DRISCOLL**

Paul O'Driscoll Auctioneers  
PSRA License No: 004540

 VELLA  
HOMES



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## Specifications

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# Welcome To

An Exciting New Development  
of 3 Bedroom Homes From  
Vella Homes in Conjunction  
with Cork County Council.



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PSRA License No: 004540



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