



PÁIRC CHUIMÍN

Quality living that
you can afford

Development of exclusive
dwellings in Kilcummin
A village setting just minutes
away from Killarney.



A scenic landscape at sunset. The sun is low on the horizon, casting a warm, golden glow across the sky and reflecting on a body of water in the foreground. Silhouetted mountains are visible in the background. The text 'PÁIRC CHUIMÍN' is overlaid in a large, serif font, with a decorative flourish above the 'P'.

PÁIRC CHUIMÍN

If you are looking for a unique place to live

If you are looking for a community

If you are looking for value for money

A well built home, one which you can be proud of

Look no more your search is over





Location

Páirc Chuimín is located in Kilcummin village which is three miles to Killarney Town Centre and seven miles to Kerry International Airport.

Killarney

Killarney town is vibrant, one of Ireland's most popular tourist destinations with large national parks, lakes, golf courses and night life.

Kilcummin

Kilcummin is an area that is steeped in folklore history and culture. It derives its name from St. Cummin who founded one of his first churches there in around 630 AD. Located in the outer reaches of the area known as Sliabh Luachra music and dance have been synonymous with these lands for generations making Kilcummin an ideal place to live, a place that you can become part of.

“Rolling hills, lush green fields, local community, rural charm, only a short drive to Killarney Town Centre.”



Imagine yourself owning your own home,
picture yourself a short drive to Killarney for
work or play.

See yourself in Páirc Chuimín a welcoming
environment with local sporting activities,
or able to unwind.

The choice is yours... It is time for you to be
one of the first to put your roots down here.
This is your chance to become part of it,
from the beginning.....



Amenities

Kilcummin Post Office.

Kilcummin National School

Our Lady of Lourdes Church

The Village Inn, Public House

GAA Grounds

Community Hall

Rural Development Office

Nursing Home



Specification / Features

- Central Heating
- Distinctive pre-finished solid wood doors with chrome ironmongery
- Feature fireplaces.
- Luxury fitted kitchen in a range of contemporary styles.
- Luxury sanitary ware
- Generous electrical specification
- Under floor heating on ground floor
- "A" Energy rated homes
- Annual energy costs approx. 1/3 of standard house
- CO2 emissions approximately 40% of standard house
- Energy efficient heat pumps for hot water and heating
- Super insulated homes
- Wired for alarm
- Smart technology including music room, entertainment, data (broadband) and telephone. (optional extra)
- Paved patio area in rear garden
- Cobble lock driveways
- Landscaped Gardens
- Open areas include basketball court, tennis court, playing fields and children's play area
- Generous Allowances



Enjoy a healthy active lifestyle at Páirc Chuimín with your own tennis court just a stroll away, or some football on your own playing fields. With facilities like these Páirc Chuimín is in a league of its own!



House Type B (1,261 sq.ft)

Three Bedroom

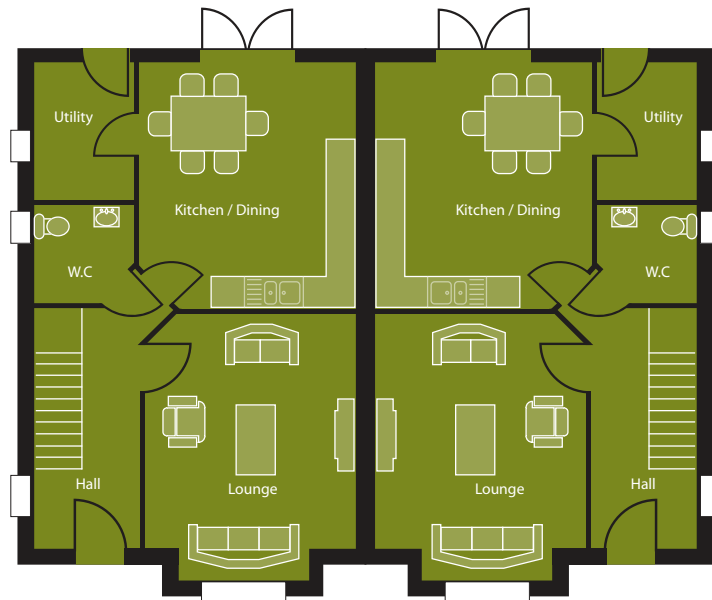
This three bedroom two storey semi-detached house features a spacious living room with fireplace and open kitchen/dining area. There is a ground floor toilet. This house type also features a utility room just off the kitchen. The first floor consists of three bedrooms, one en-suite and a bathroom.

Dimensions

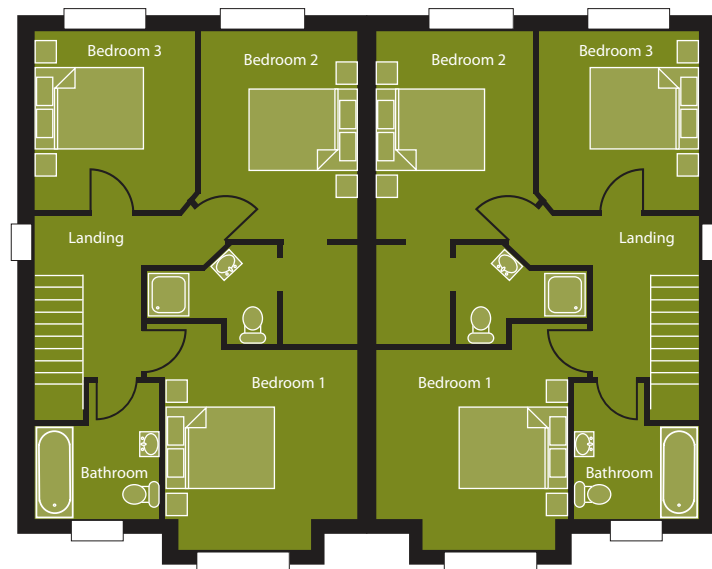
Bedroom 1	3539 x 3730
Bedroom 2	3025 x 3920
Bedroom 3	3050 x 3324
Kitchen	4150 x 4680
Lounge	4010 x 4520



Ground Floor



First Floor



Average annual heating costs including hot water **€550**

(This is an average figure only and does depend on usages and may change with passage of time)



House	Available	Type	Beds	sq.ft
B	17	Semi	3	1,261
G	1	Detached	4	1,569

Solicitors

P.J. O'Driscoll & Sons Solicitors
73 South Mall, Cork.
Tel: 021 4271421 Fax: 021 4274709

Engineers

Malachy Walsh & Partners
21 Denny Street, Tralee, Co. Kerry
Tel: 066 7123404 Fax: 066 7126586

Developers

Dunboy Construction & Property Developers
Woodlodge, Park Road,
Killarney, Co. Kerry.
Tel: 064 26970 Fax: 064 30964

Selling Agents

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