ROSEFIELD
Model Farm Road
Perfectly located on Cork’s prestigious Model Farm Road, Rosefield is a new collection of large detached family homes. These stylish homes are the ideal choice for discerning buyers who want the luxury of space without compromising on location. Generous green areas give each home a perfectly private feel, while benefiting to the advantages of a growing community on the fringes of vibrant Cork City.
Space to live, space to grow and space to breathe – that’s what Rosefield residents can expect from their new homes. These beautiful standalone houses benefit from an abundance of green space, both within the development as a whole and within the individual property. This sense of luxurious space continues inside each home, thanks to its well-thought-out layout, large living areas, high-spec kitchens and bathrooms, and generously proportioned bedrooms.
A wide range of leisure facilities is all within a short cycle, walk or drive, including GAA, golf, rugby and tennis. Head to the Mardyke Arena at UCC, where you will find sporting activities for all the family, or simply cheer on the Rebel County at the new Pairc Ui Chaoimh stadium, the newest and most impressive GAA stadium in the country. Looking for a great day out? Simply head west along the road to explore beautiful West Cork, or take a short drive to the picture-perfect fishing town of Kinsale for dinner in one of the excellent fish restaurants.
An Abundance of Schools and Universities
Rosefield’s location on Model Farm Road is perfect for families of all ages and sizes. A second-to-none choice of both primary and secondary schools are within the immediate area, including the highly regarded mixed national school Gaelscoileanna in Bishopstown, Presentation Brothers College for boys and Mount Mercy College for girls.

Plus, with both University College Cork and Cork Institute of Technology only down the road, children can go all the way from Junior Infants right up to post-graduate education from the comfort of home.
EXTERNAL FINISHES & GARDEN
Every home is finished in low-maintenance brick and white render, and feature low-maintenance uPVC facia, soffits, gutters and downpipes. Gardens include patio paving to rear, raked and seeded gardens, and high-quality hard and soft landscaping at the front of houses.

INTERNAL FINISHES
Walls and ceilings are plaster skimmed and painted in a neutral colour throughout. All joinery is painted, and rooms feature quality ironmongery and architraves.

HEATING AND VENTILATION
The ground floor features Hitachi underfloor heating to ground floor; a radiator system is in place on the first floor. Aereco demand control ventilation system features in each home.

KITCHEN
Every home includes a contemporary fitted kitchen by Kube Kitchens from their exclusive Nolte Kitchen range. This is available in a range of lacquered matte or lacquered gloss colours, and finished with a choice of interior carcase colours and handleless opening. Features include Silestone quartz worktops, island units, tall pull-out larders, wide high-capacity pull-out units, pull-out recycling centres, and LED emotion lights within wall units.

ELECTRICAL
Every home is wired for intruder alarm, and features mains-powered smoke detectors and carbon monoxide detectors. Telephone points and data cabling for broadband are included, while the living room and master bedroom have TV points.

APPLIANCES
Quality Neff appliances are supplied, including a Neff oven with six heating methods (CircoTherm, Top/Bottom Heat, Full Surface Grill, Bottom Heat, Defrost, and CircoRoasting), a Neff combi oven with microwave with six heating methods (4D Hot Air, CircoTherm Eco, Hot Air Grilling, Full Surface Grill, and Plate Warming Setting), a Neff induction four-zone hob, a Neff fridge freezer, a Neff dishwasher, and a Neff extractor with glass canopy.

BATHROOMS & EN SUITES
Bathrooms are fitted with contemporary Duravit sanitary ware. Features include a wall-mounted WC and semi basin, a Hansgrohe shower set, Grohe polished chrome fittings, Flair shower doors, Porcelanosa ceramic tiles and a heated towel rail.

WINDOWS AND DOORS
Homes feature high-quality Future Proof double-glazed windows with U-value of 1.2W/M2K, high-performance front doors with a three-point locking system, and French double doors in Future Proof.

BUILDING WARRANTY
Every home comes complete with a ten-year CRL Structural Guarantee.

ENERGY EFFICIENCY
High levels of insulation is built into walls, roof and floors, and each home has a provisional BER energy rating of A3.
House Type A
4 Bedroom Detached
215 sq.m. / 2315 sq.ft.

House Type B
4 Bedroom Detached
221 sq.m. / 2379 sq.ft.

House Type C
4 Bedroom Detached
225 sq.m. / 2422 sq.ft.

House Type D
4 Bedroom Semi-Detached
169 sq.m. / 1819 sq.ft.

House Type E
4 Bedroom Semi-Detached
144 sq.m. / 1550 sq.ft.

House Type F
4 Bedroom Detached
219 sq.m. / 2357 sq.ft.

House Type G
4 Bedroom Detached
213 sq.m. / 2329.3 sq.ft.

House Type H
4 Bedroom Detached
220 sq.m. / 2368 sq.ft.
House Type A

4 bedroom detached home
215 sq.m. / 2315 sq.ft.

Plans are for illustrative purposes only. Layouts may vary.
House Type B

4 bedroom detached home
221 sq.m. / 2379 sq.ft.

Ground Floor
- Kitchen
- Dining
- Living Room
- Hall
- W.C.
- Utility
- Family Room
- Study / TV Room

First Floor
- Bedroom 1
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom
- En Suite
- Hot Press
- Wardrobe
- Master Bedroom

Plans are for illustrative purposes only. Layouts may vary.
House Type C

4 bedroom detached home
225 sq.m. / 2422 sq.ft.
House Type D
4 bedroom semi-detached home
169 sq.m. / 1819 sq.ft.

Plans are for illustrative purposes only. Layouts may vary.
House Type E

4 bedroom semi-detached home
144 sq.m. / 1550 sq.ft.

Ground Floor

First Floor

Plans are for illustrative purposes only. Layouts may vary.
House Type F

4 bedroom detached home
219 sq.m. / 2357 sq.ft.

Plans are for illustrative purposes only. Layouts may vary.
House Type G

4 bedroom detached home
213 sq.m. / 2329.3 sq.ft.

Plans are for illustrative purposes only. Layouts may vary.
House Type H

4 bedroom detached home
220 sq.m. / 2368 sq.ft.

Plans are for illustrative purposes only. Layouts may vary.
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