



SMITHSFIELD

CLONAKILTY



by Caraden Homes

Welcome to Smithsfield

Smithsfield, Clonakilty is a new development of 39 high-quality homes, ideally located just a two-minute walk from the centre of Clonakilty, one of West Cork's most popular coastal towns.

Thoughtfully designed for modern living, Smithsfield is being delivered by Caraden Homes, a highly regarded builder known for quality craftsmanship and attention to detail. Their strong reputation ensures homes that are comfortable, energy efficient and built to a high standard.





Short stroll into town ❤️

Sales Agent

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Coastal living ❤️

Designed for Living

The development offers a diverse mix of homes, ranging from one-bedroom apartments to four-bedroom semi-detached houses, carefully planned to suit every stage of life.

From first-time buyers and downsizers to growing families, Smithsfield provides choice, flexibility and long-term appeal within a family and age-friendly setting.



First Home
Scheme ✓

Help to Buy
Scheme ✓



Location

With Inchydoney, Long Strand, Owenahincha and Red Strand beaches all within easy reach, life at Smithsfield comes with sea air and Atlantic walks as part of the everyday - while Clonakilty's shops, cafés and schools are just a short stroll away.

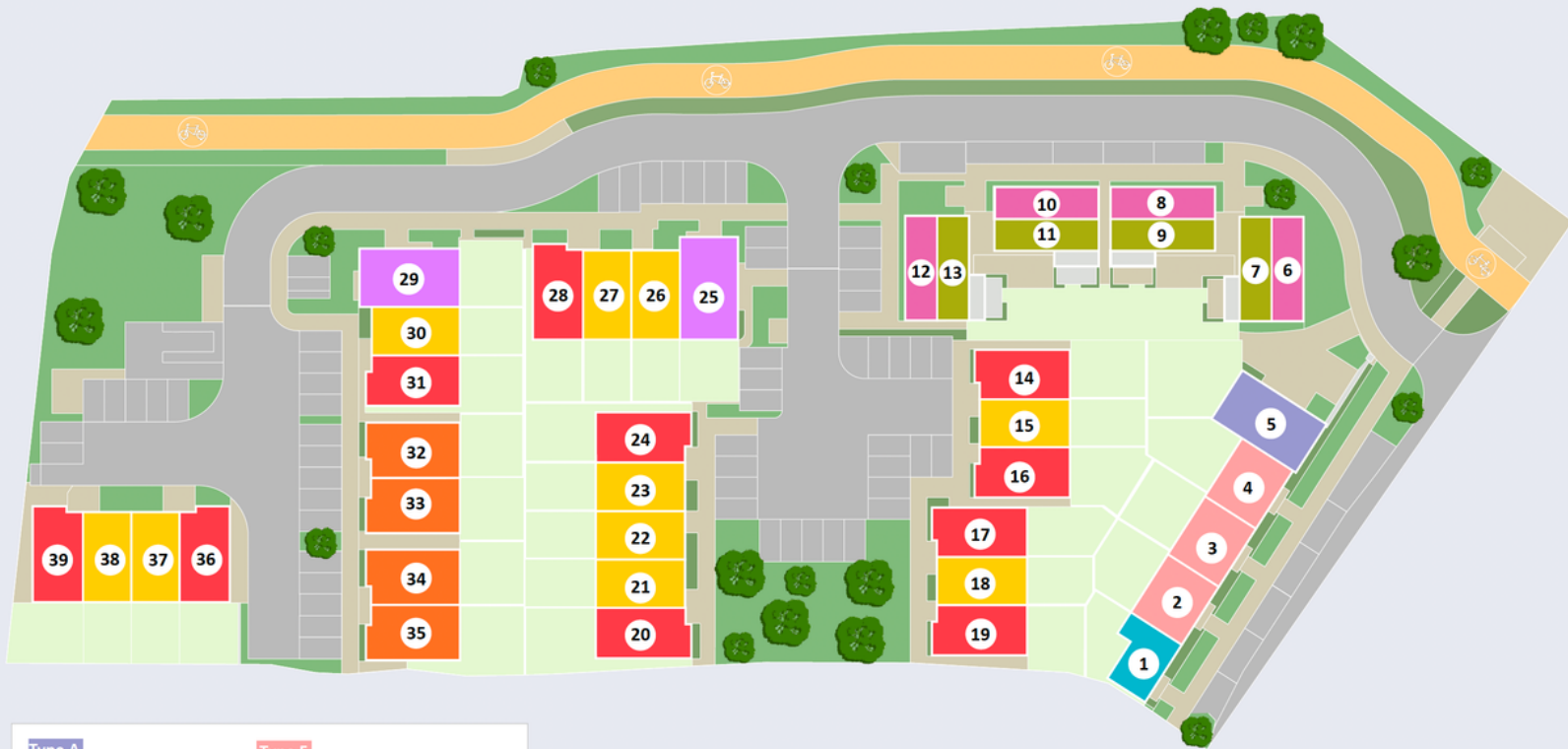
Set on the Clogheen Road near the N71, the development also offers straightforward access to Cork City, Bandon and Kenmare, with Cork International Airport under an hour away.

It's coastal living with real connectivity - the best of West Cork on your doorstep.



House Types

Type	Description	Approximate Sqft	Quantity	Phase	Price
A	4 Bed Semi-Detached	2,060	1	1	SOLD OUT
B	4 Bed Semi-Detached	1520	2	2	€500,000
C	4 Bed Semi-Detached	1402	4	2	€500,000
D	3 Bed End-Terrace	1194	10	1 & 2	€460,000
E	3 Bed Mid-Terrace	1152	10	1 & 2	€440,000
F	2 Bed Townhouse	1091	3	1	SOLD OUT
G	2 Bed Ground Floor Apartment	871	4	1	SOLD OUT
H	1 Bed First Floor Apartment	874	4	1	SOLD OUT
J	2 Bed End Terrace	895	1	2	SOLD OUT



Type A

4 Bed Semi Detached | 2060 sqft

Type B

4 Bed Semi Detached | 1520 sqft

Type C

4 Bed Semi Detached | 1402 sqft

Type D

3 Bed End of Terrace | 1194 sqft

Type E

3 Bed Mid Terrace | 1152 sqft

Type F

2 Bed Townhouse | 1091 sqft

Type G

2 Bed Ground Floor Apartments | 871 sqft

Type H

1 Bed 1st Floor Apartments | 874 sqft

Type I

2 Bed End of Terrace | 895 sqft



Phase 1

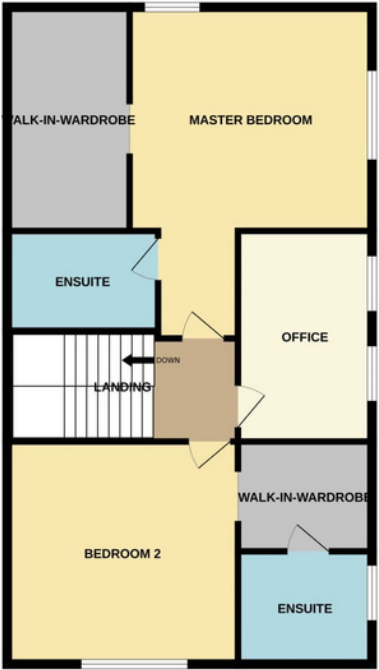


House Type A : 4 bedroom semi-detached

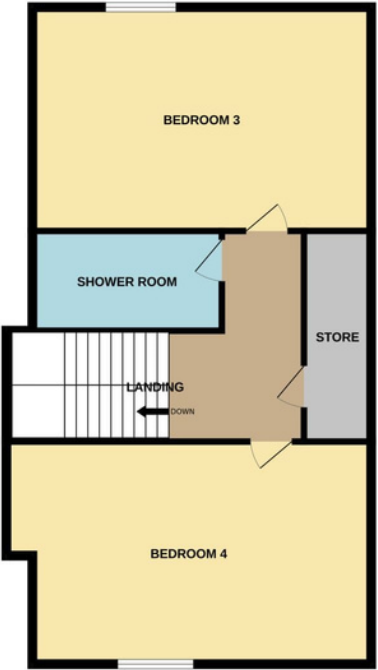
House Type A



Ground Floor



First Floor



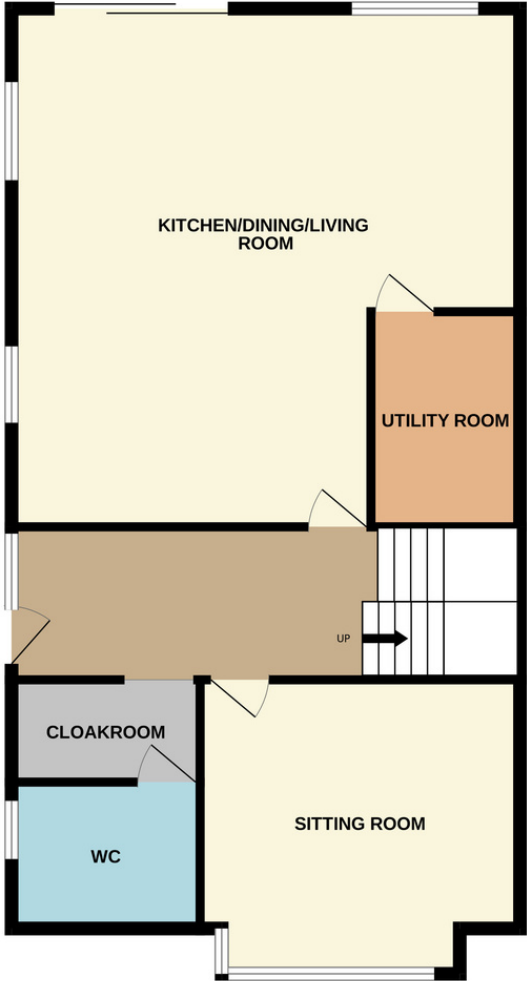
Second Floor

Phase 2

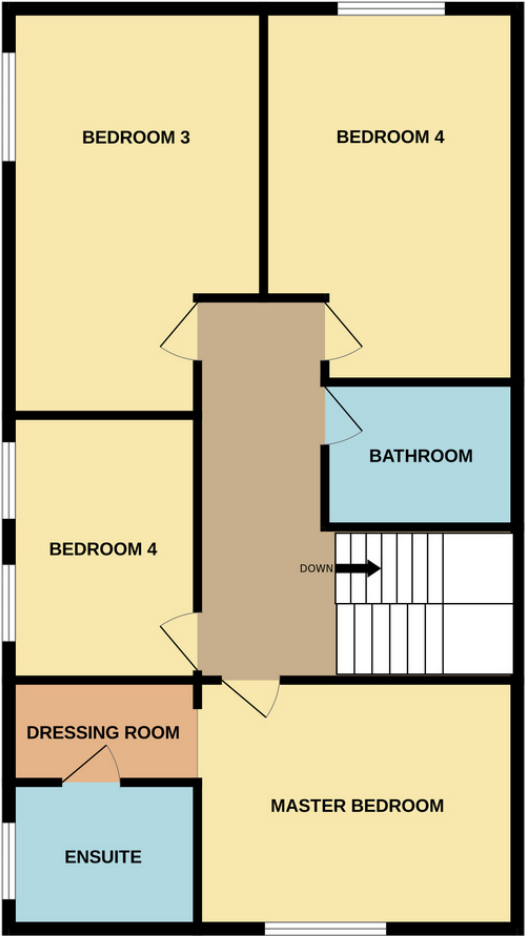


House Type B : 4 bedroom semi-detached

House Type B



Ground Floor



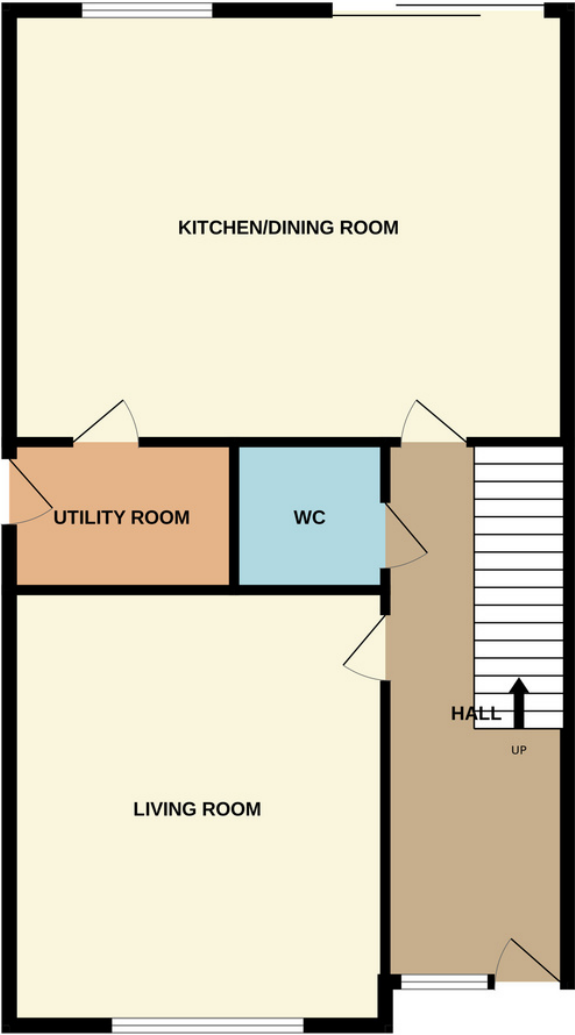
First Floor

Phase 2

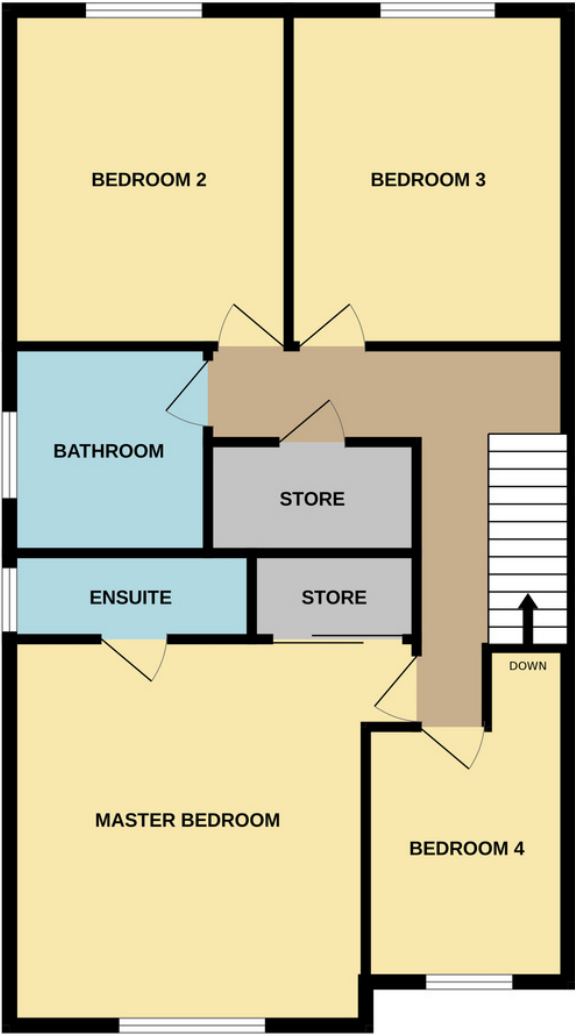


House Type C : 4 bedroom semi-detached

House Type C



Ground Floor



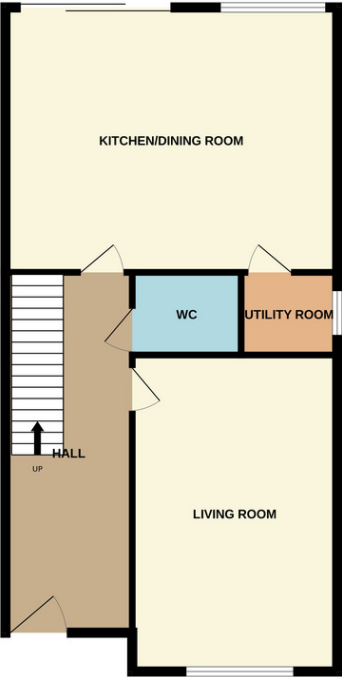
First Floor

Phase 1&2

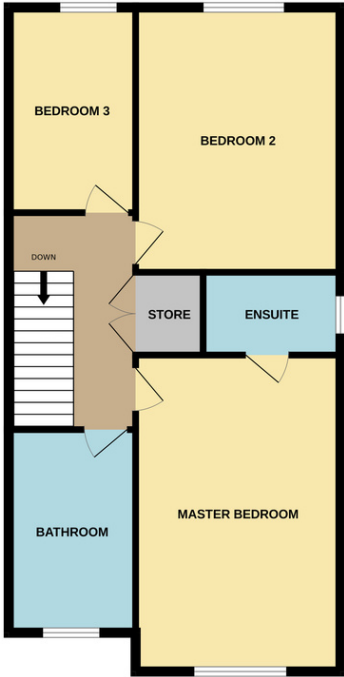


House Type D & E : 3 bed end / mid terrace

Ground Floor

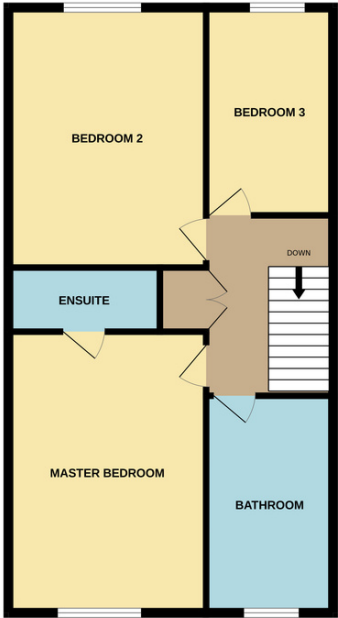
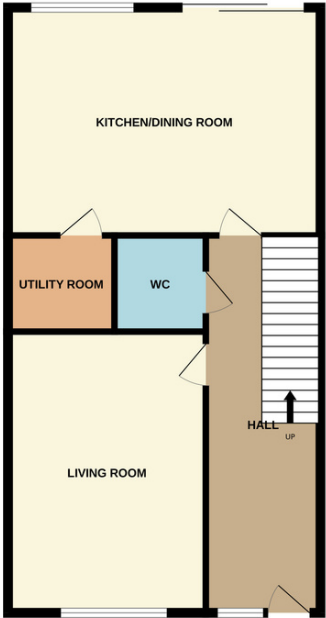


First Floor



House Type D
End-Terrace

House Type E
Mid-Terrace



Ground Floor

First Floor

Phase 1

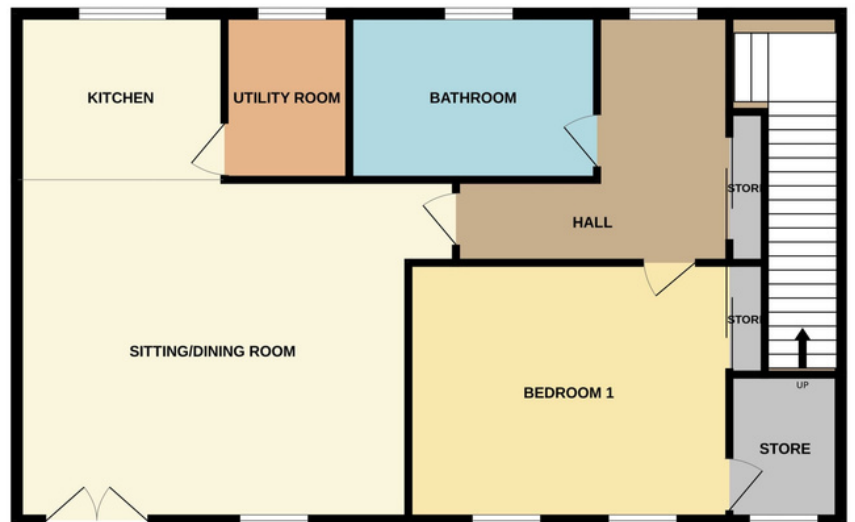


House Type G & H : 2 bed / 1 bed apartments

House Type G Ground Floor Apartment



House Type H First Floor Apartment



Specifications

- Contemporary kitchen, with choice of door styles, colours and worktop finishes.
- Worktop in utility.
- Floor and wet area tiled in main bathroom and ensuite.
- Three choices of internal paint colour.
- Wired for EV charger installation.
- Mechanical extract ventilation system.

Specifications (continued)

- Air to water heat pump with underfloor heating downstairs, radiators upstairs.
- Aquabox pressurised water system.
- 12m² back patio.
- Attic ladder installed to provide convenient access to the attic space.
- A2 BER rating.
- Four door wardrobe included.

PC Sum available if the purchaser prefers to arrange their own kitchen, tiling or wardrobe.

Disclaimer: All information provided is to the best of our knowledge but is not guaranteed and should be independently verified. No warranties or representations are made regarding the accuracy, completeness, condition or planning status of the property. Interested parties should satisfy themselves as to the correctness of all information provided, including measurements, boundaries, size or acreage, BER details and services. All measurements and distances are approximate and for guidance only. Photographs and video are for illustrative purposes and may include items not included in the sale (e.g. furniture).

