

CHICKLEY'S ROAD, YOUGHAL, CO. CORK.

# NA PRAPÓGA



Step in to your new home

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## Features

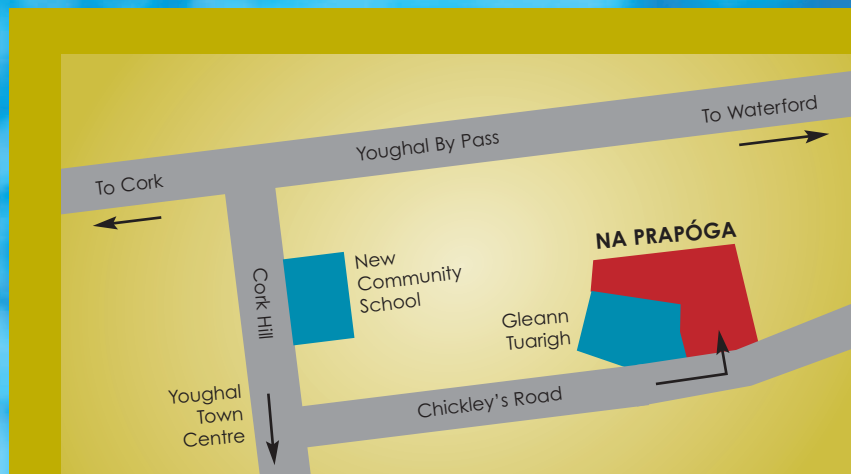
- Elegant architectural design
- 10 year Homebond structural guarantee
- PVC double glazed windows
- Luxury fitted kitchen
- Gas central heating
- Spacious master bedroom with electric shower ensuite
- Insulated to highest modern standards
- Fitted wardrobes to two bedrooms
- Choice of coloured bathroom suites
- Teak stairs complete with newel posts and spindles
- Feature fitted fireplace
- PVC fascia and soffit
- Wired for TV and telephone
- Hardwood double glazed external door
- Double glazed sliding aluminium door
- Panelled doors, moulded skirting and architrave
- Decorated throughout
- Ground floor W.C.
- Front garden lawned and seeded
- Smoke alarm

## SITE LAYOUT



Free...

Carpets, Cooker, Washing Machine & Fridge



## Professional Team



### DEVELOPERS

Brompton Homes Ltd,  
Unit 2, Brompton House,  
The Cloisters, Ballincollig,  
Co. Cork.  
T: 021 487 2567 F: 021 487 6207

### SOLICITORS

Doody & Co. Solicitors,  
21 South Mall,  
Cork.  
T: 021 427 0053

### ARCHITECTS

Bertie Pope & Associates,  
2 Hodders Villas, West Village,  
Ballincollig,  
Cork.  
T: 021 487 0197

### ENGINEERS

David Kelly Partnership,  
Nelson House, Emmet Place,  
Youghal, Co. Cork.  
T: 021 477 5447

## JOINT AGENTS



Sherry Fitzgerald Hennessy,  
85 North Main St.,  
Youghal, Co. Cork.  
T: 024 92595



Bernard A. Leach & Associates,  
Brompton House, The Cloisters,  
Ballincollig, Co. Cork.  
T: 021 487 2567



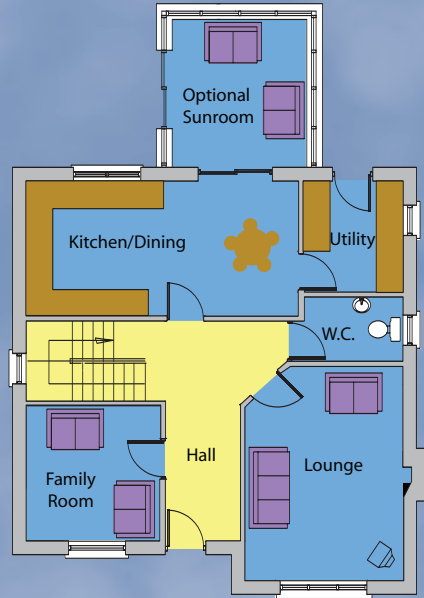


## House Type A

4 Bedroom Detached Home 154.45 Sq. M.

Ground Floor

First Floor



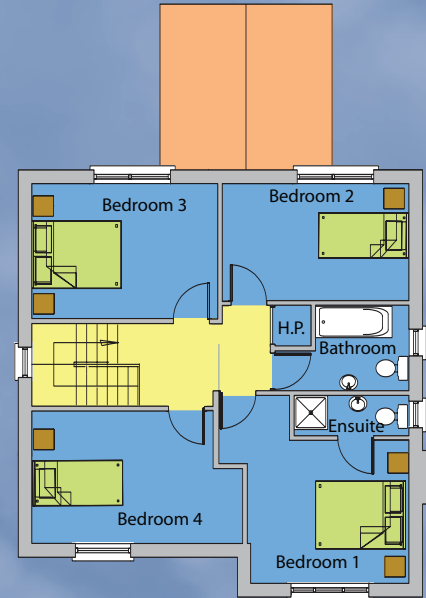
**Lounge**  
3.5m x 4.75m

**Family Room**  
3.0m x 2.9m

**Kitchen/Dining**  
6.1m x 3.0m

**Optional Sunroom**  
3.0m x 3.25m

**Utility**  
2.2m x 2.5m



**Bedroom 1**  
4.2m x 4.2m

**Bedroom 2**  
4.1m x 2.6m

**Bedroom 3**  
4.1m x 3.0m

**Bedroom 4**  
4.0m x 3.0m

**Bathroom**  
3.0m x 1.9m

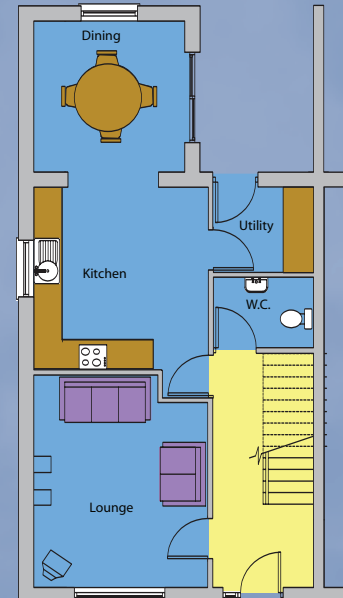


## House Type B

3 Bedroom Semi-Detached Home 99.77 Sq. M.

Ground Floor

First Floor

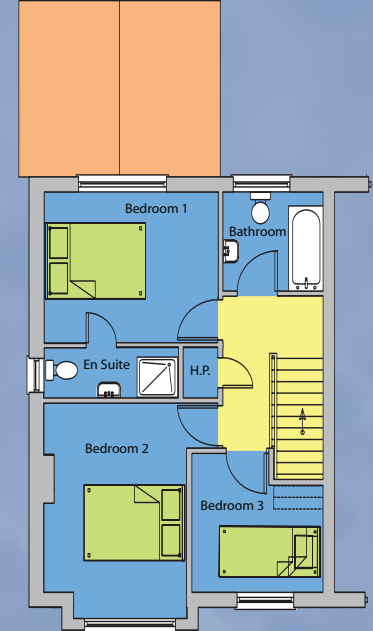


**Lounge**  
3.4m x 4.2m

**Kitchen**  
3.4m x 3.6m

**Dining**  
3.0m x 3.0m

**Utility**  
1.95m x 1.7m



**Bedroom 1**  
3.4m x 4.1m

**Bedroom 2**  
2.75m x 4.3m

**Bedroom 3**  
2.6m x 2.75m

**Bathroom**  
2.0m x 2.0m

# NA PRAPÓGA

**Na Prapóga** is an exclusive development of luxury homes situated in the magnificent seaside town of Youghal. Comprising of 4 bedroom detached, 3 bedroom semi-detached and 3 bedroom townhouses, **Na Prapóga** has everything that the discerning buyer could wish for. From the first time homeowner, to those who seek a family home, **Na Prapóga** is the ideal choice for both comfort and value.

## YOUGHAL

Where the clear blue waters of the Atlantic Ocean and the fresh Blackwater River meet, lies the beautiful town of Youghal. Founded in the 13th century, Youghal was once the most important trading town in Ireland and to this day many of the old structures remain, giving an old world atmosphere to a modern thriving town.

A mere 30 miles from Cork City, Youghal is ideally situated for both the holidaymaker, day-tripper and commuter alike, who want the perfect mix of tranquil natural beauty and a lively bustling town with an abundance of shops, pubs and quality restaurants. With its two blue flag beaches, beautiful rolling countryside and stunning views, to its world renowned fishing waters and magnificent golf course, Youghal truly has it all.

Only 30 minutes commute from The Lee Tunnel, Youghal presents exceptional value for money for the prospective homeowner. At Brompton Homes, we provide our customers with quality houses. Using state of the art technology and the most innovative materials available we ensure that every Brompton Home is built to the highest standards for both comfort and efficiency. Attention to detail and high specifications come as standard.

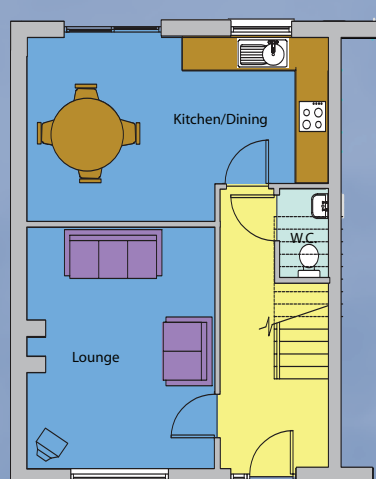


## House Type C

3 Bedroom Semi-Detached Home 89 Sq. M.

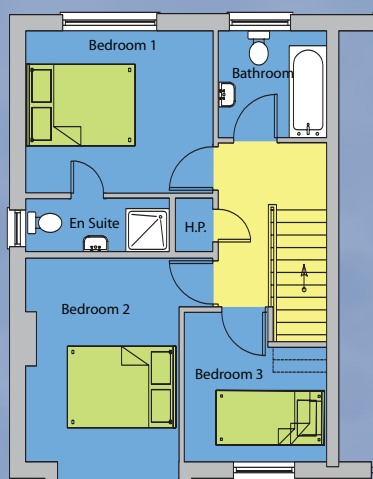
Ground Floor

First Floor



**Lounge**  
3.5m x 4.4m

**Kitchen/Dining**  
5.5m x 3.4m



**Bedroom 1**  
3.4m x 4.1m

**Bedroom 2**  
2.75m x 4.3m

**Bedroom 3**  
2.6m x 2.75m

**Bathroom**  
2.0m x 2.0m

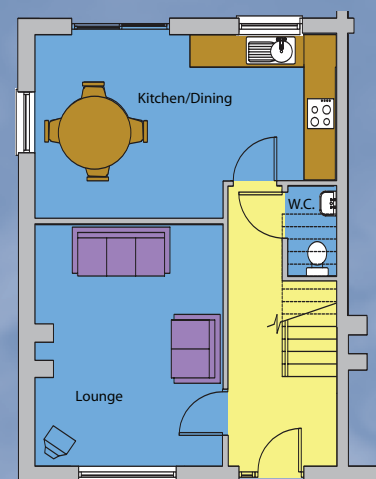


## House Type D

3 Bedroom Townhouse 88 Sq. M.

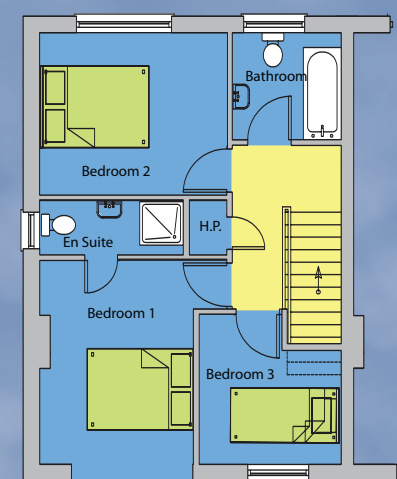
Ground Floor

First Floor



**Lounge**  
3.5m x 4.4m

**Kitchen/Dining**  
5.5m x 3.4m



**Bedroom 1**  
2.0m x 3.75m

**Bedroom 2**  
3.45m x 3.0m

**Bedroom 3**  
2.6m x 2.75m

**Bathroom**  
2.0m x 2.0m