



OCEAN DRIVE

BALLYCOTTON



WELCOME TO OCEAN DRIVE

Ocean Drive is an exclusive development of generous 4-bedroom homes in the picturesque village of Ballycotton, Co. Cork. Designed to maximize the breathtaking ocean views, each home features expansive windows overlooking the sea below. These modern, highly energy-efficient homes offer an exceptional living experience, whether as a permanent family residence or an exclusive holiday retreat. Nestled in a peaceful setting with the ocean at your doorstep, Ocean Drive offers a truly unparalleled lifestyle.



LOCATION

OCEAN DRIVE

LUXURY LIVING WITH UNRIVALLED VIEWS

Perched above Ballycotton village, this high-end development boasts spectacular views of Ballycotton Bay, Ballycotton Lighthouse, and the surrounding countryside. Each home is architecturally stunning, blending contemporary design with structural strength. A robust steel frame construction allows for panoramic glass facades, ensuring residents can fully appreciate the mesmerizing coastal scenery. All homes feature an impressive A2 BER rating and come equipped with an external socket, enabling convenient adaptability for an electric car charging point, ensuring sustainability without compromising on style or comfort.



SITE MAP



HOUSE TYPE 1b



HOUSE TYPE 2



A WONDERFUL PLACE TO LIVE

Ballycotton is renowned for its welcoming community, stunning coastal beauty, and rich maritime heritage. The village offers a selection of top-tier dining experiences, including the world-famous Ballymaloe House & Restaurant, the characterful Blackbird pub with live music and fresh seafood, and the renowned Sea Church music venue and restaurant. Families will appreciate the excellent local primary school and the strong community spirit that makes Ballycotton a wonderful place to call home.



AN OUTDOOR ENTHUSIAST'S PARADISE

For those who love the outdoors, Ballycotton offers an abundance of activities. The scenic Ballycotton Cliff Walk provides five miles of breathtaking coastal trails, while Garryvoe and Inch beaches are perfect for swimming, surfing, and relaxing by the shore. The area also boasts a pitch and putt course, a playground, and nearby access to a gym, pool, and wellness spa at Garryvoe Hotel.





LOCATION

OCEAN DRIVE

ON YOUR DOORSTEP

CONVENIENT LOCATION

While offering a tranquil coastal escape, Ballycotton remains well-connected. Midleton, the nearest large town, is just 18km away, providing all essential amenities, secondary schools, and a vibrant farmers' market. Cork City is only 39km away, with a bus service available for easy commuting and a superb train service from Midleton. Ocean Drive is more than just a home—it's a lifestyle. Discover the perfect balance of luxury, nature, and convenience in this stunning seaside development.



FEATURES & SPECIFICATIONS

Bridgewater Homes is committed to maintaining the highest standards of professionalism in every aspect of our work — from architectural design and build quality to the finest details of finishing and fit out. Our mission is to create exceptional homes that offer lasting comfort, style, and functionality for you and your family. More than just places to live, our homes are crafted to stand the test of time, leaving behind a meaningful and enduring architectural legacy for future generations to admire.



INTERNAL SPECIFICATIONS

Heating

- High levels of insulation to achieve an energy rating of A2 (BER Cert). All purchasers will have a warm house with low energy bills and costs.
- High efficiency Air to water heat pump with underfloor heating on ground floor and high output radiators on first floor.

Windows & Doors

- High performance uPVC double glazed windows and patio doors.
- High quality and energy efficient front door.

Electrical & Safety

- Generous electrical specification provided throughout.
- Smoke and heat detectors fitted (mains powered with battery backup) as standard.
- Safety restrictors provided on upper floor windows.
- EV charging point .

Smart Homes

- All Ocean Drive homes are enabled for smart home technology.
- High Speed internet ducting placed into the infrastructure of the development to allow service by all internet providers.

Ventilation & Insulation

- High efficiency mechanical ventilation system.

- High levels of thermal insulation throughout.
- High level of airtightness to a standard in excess of building regulations.
- A-Rated building energy rating (BER) with associated benefit of low energy consumption and energy bills.

Internal Finishes

- Walls and ceilings are finished smooth and walls painted a neutral colour with white ceilings.
- Superior solid wood doors throughout.
- High quality ironmongery (door handles and locks).
- Contemporary skirting and architraves finished in white.
- Bespoke stairs.
- Painted finish to all joinery.
- Exceptional contemporary white sanitary ware.
- Guest W.C. – toilet and wash hand basin.
- Main bathroom – toilet, wash hand basin, bath with overhead shower and radiator.
- Ensuite – toilet, wash hand basin, electric shower with shower tray and radiator.
- High quality bathroom fittings.

Utility

- The utility room allows for a fitted countertop and is plumbed for a washing /condenser dryer machine.

**Where applicable depending on the house type. Please note that indicated kitchen and wardrobe layouts seen on the individual floor plans are for illustrative purposes only and do not form part of the internal specification.*

EXTERNAL SPECIFICATIONS

- Elegant and distinguishing mix of high-quality smooth render and natural stone (house type dependent) finishes.
- Rivendale slated roof.
- Sleek dark grey rain water goods.
- External lights to front and rear of the property.
- Attractive cobblelock paving and landscaped driveway for 2 cars.
- All gardens are landscaped and seeded with shrubbery, trees and grass.
- Boundary fencing is finished with concrete post and timber panels.
- Solid block rear walls.
- Installation of a weatherproof external socket on the gable wall of the house, enabling convenient adaptability for an electric car charging point.

BONUS FEATURES

- All homes in Ocean Drive, are A-rated and incorporate sustainable renewable technology which results in low CO2 homes and lower energy costs. High levels of insulation incorporated in floors, walls and roof also future proof the homes with high levels of comfort.
- Kitchens are provided with generous allowances for each house type.
- Should purchasers wish to choose a kitchen outside of the allowance, this will be permitted on the onus that the purchaser pays the balance between the allowance and the final costings.
- Developer has thought of every detail for a well rounded family home.
- Each home comes complete with large gardens.
- Spacious open areas and all weather play areas.

All specifications are subject to final contract.

WARRANTY COVER UNDER HOMEBOND

- Each home will be covered by a 10-year Structural Guarantee.

ENERGY RATING

BER A2

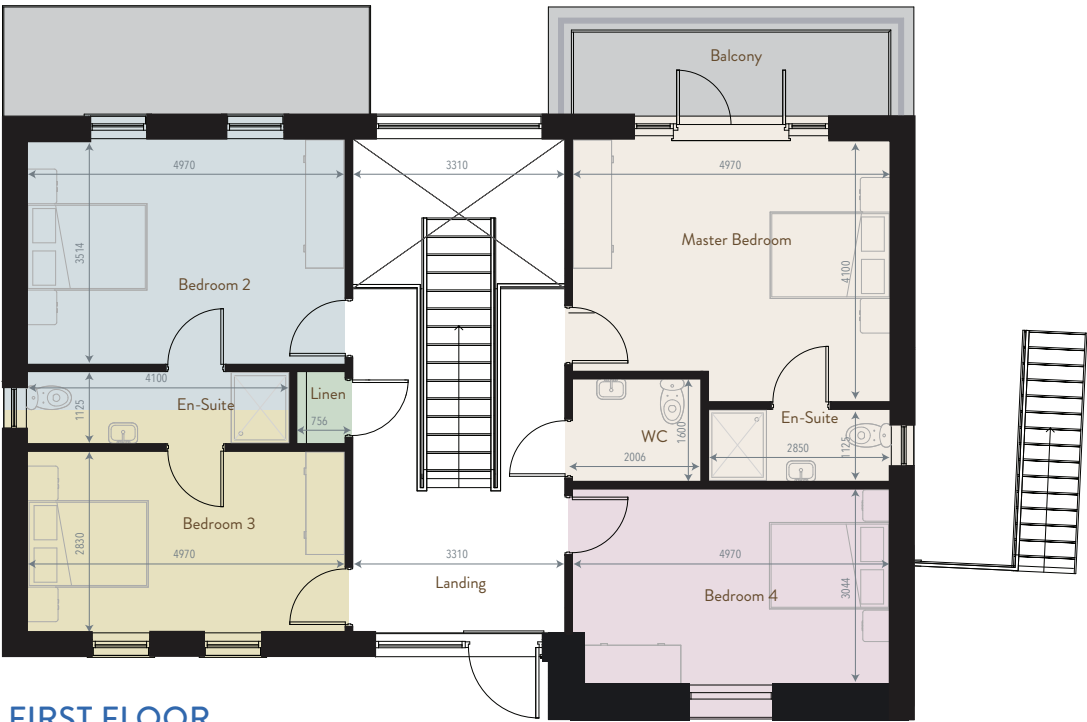


HOUSE TYPE 1B

4 BED DETACHED 211 sq m (2,275 sq ft)



GROUND FLOOR



FIRST FLOOR



HOUSE TYPE 2

4 BED DETACHED 213 sq m (2,29 5 sq ft)

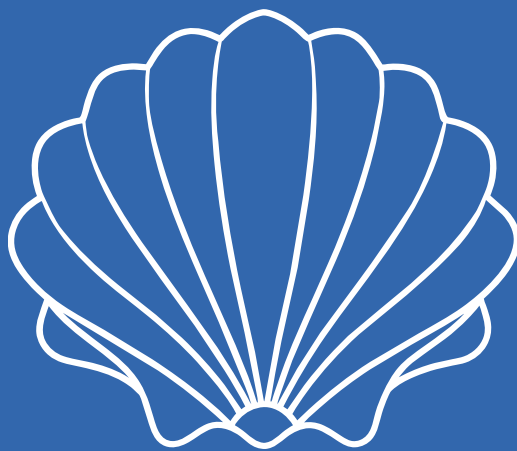


GROUND FLOOR



FIRST FLOOR





SELLING AGENTS



021 4639411
info@hegartyproperties.ie
PSRA Licence 001703

DEVELOPER



These particulars do not form an offer or part of a contract and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate. Photos of interiors are for illustrative purposes only. Intending purchasers must satisfy themselves as to the accuracy of details provided to them in this brochure and nothing contained herein or information provided by the developers, vendor or other agents shall be deemed to be warranty or representation in respect of the property. The information contained in this brochure is given in good faith however neither the developers nor the vendors, nor their agents shall be held liable for any inaccuracies herein.