



PAIRC AN
TOBAIR

BARTLEMY, Co. CORK



Exclusive development of A-rated 4-bedroom semi-detached homes and 1 X 3-bedroom Detached Bungalow

Pairc an Tobair presents an exceptional collection of A-rated (BER) homes, comprising eight four-bedroom semi-detached houses and one three-bedroom detached bungalow, all set within a beautiful countryside setting.

Surrounded by scenic views and a peaceful atmosphere, the location offers the perfect balance of rural charm and modern convenience.

Each home is expertly crafted using timber frame construction, combining contemporary design with outstanding durability. Finished to the highest standards, every property has been thoughtfully designed to deliver comfort, quality, and elegance throughout.

This remarkable development blends timeless character with modern living, creating a truly special place to call home. With high-quality finishes, well-planned layouts, and a strong sense of community, Pairc an Tobair offers more than just houses—it offers a lifestyle. A place where countryside tranquillity meets contemporary comfort, and where every detail reflects the essence of refined living.



Where countryside tranquillity meets modern living.



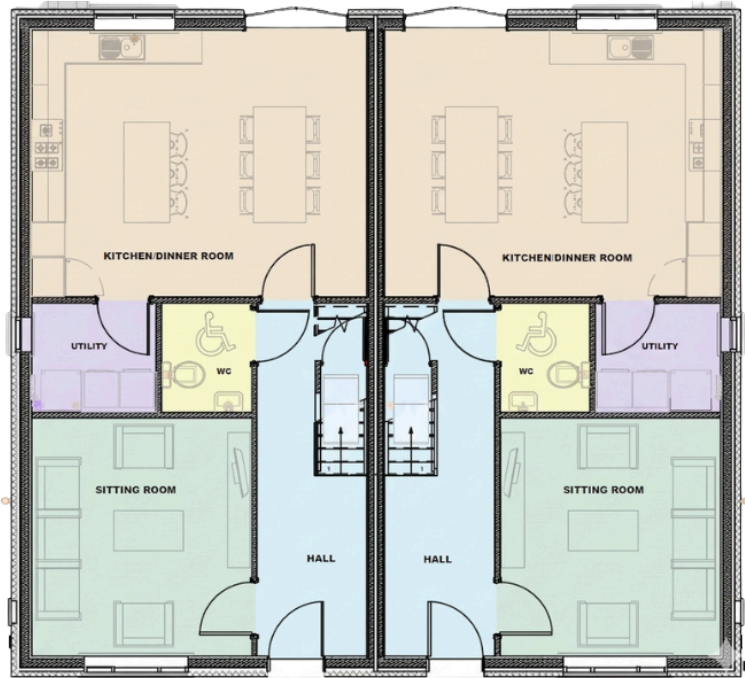


4 Bedroom Semi-Detached

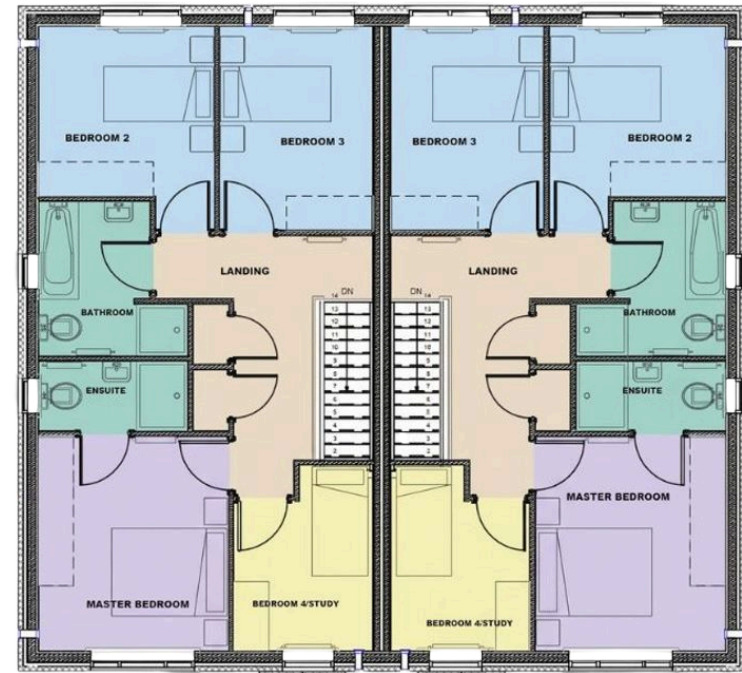
123m² / 1324 SqFt



Ground Floor



First Floor



Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.
*Window placements and certain features may vary. For full details, please contact the Selling Agent for further information or clarification.



3 Bedroom Bungalow

115m² / 1238 SqFt



Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.

*Window placements and certain features may vary. For full details, please contact the Selling Agent for further information or clarification.



Calculations (FHS, HTB & Mortgage)

How does the First Home Scheme (Shared Equity Scheme) and the Help to Buy work in terms of repayments?

Property Purchase Price	€400,000
Joint Salary	€72,500
Maximum Borrowing (4 x salary)	€290,000
Deposit needed from a purchaser	Non Applicable
FHS (First Home Sheme)	€80,000 (A maximum of 20% is given to the theshold set-out)
HTB (Help To Buy)	€30,000 (10% of the purchase price with a maximum of €30,000 is applicable)

Mortgage Costs by the Bank

3.1% fixed for 4 years over	35 years	30 years	25 years
Loan Amount	€290,000	€290,000	€290,000
Mortgage Repayments per month	€1,132	€1,238	€1,390

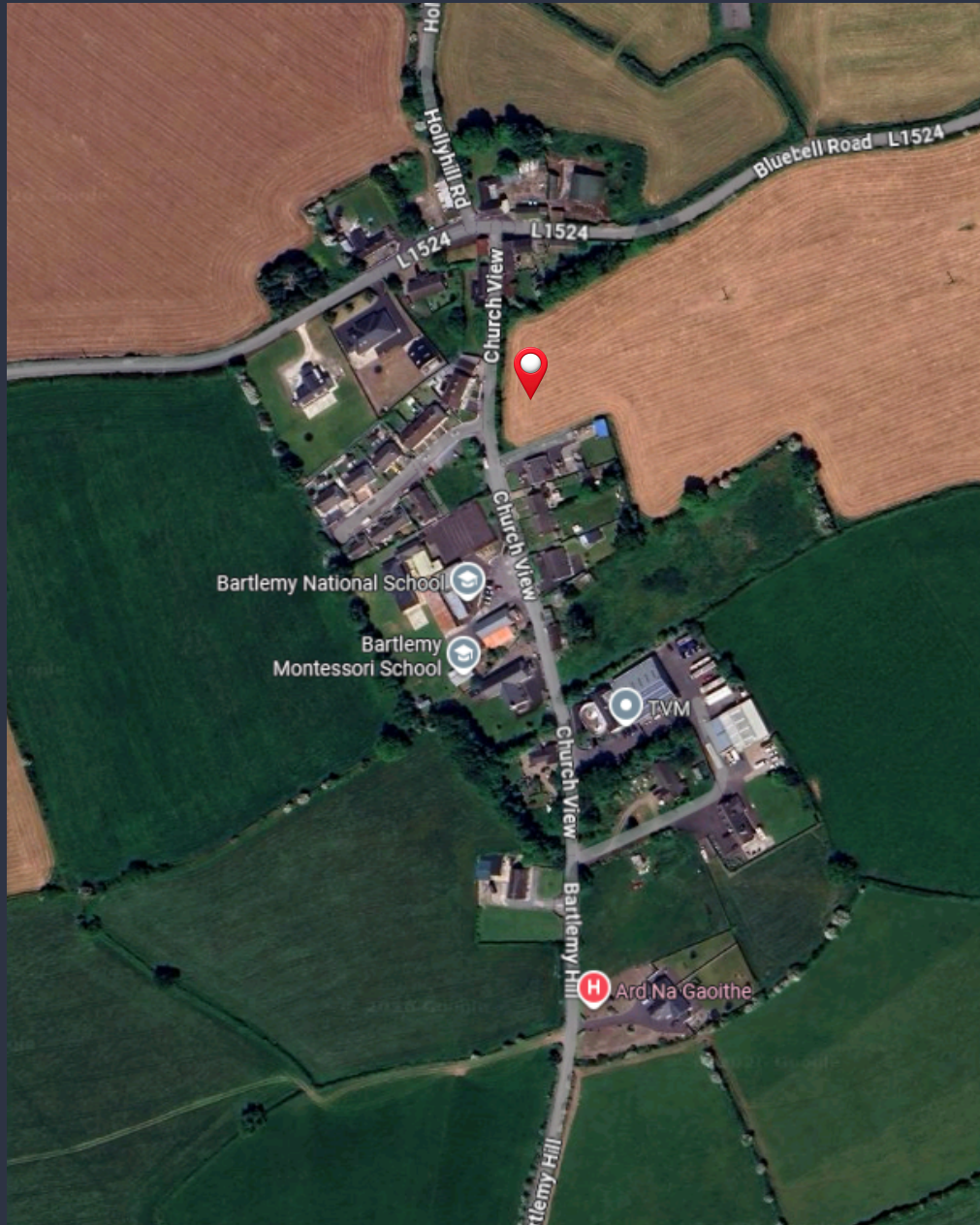
WARNING: IF YOU DO NOT KEEP UP YOUR REPAYMENTS, YOU MAY LOSE YOUR HOME. YOU MAY HAVE TO PAY CHARGES IF YOU PAY OFF A FIXED-RATE LOAN EARLY. THE COST OF YOUR MONTHLY REPAYMENTS MAY INCREASE. IF YOU DO NOT MEET THE REPAYMENTS ON YOUR LOAN, YOUR ACCOUNT WILL GO INTO ARREARS. THIS MAY AFFECT YOUR CREDIT RATING, WHICH MAY LIMIT YOUR ABILITY TO ACCESS CREDIT IN THE FUTURE.

FIRST HOME SCHEME (SHARED EQUITY SCHEME)

The First Home Scheme (the FHS) is a shared equity scheme, sponsored by the Government of Ireland (Department of Housing, Local Government & Heritage) and Participating Lenders. It aims to bridge the gap for first-time buyers between their deposit and mortgage. The Scheme provides homebuyers with what is known as an equity facility. This means that homebuyers will enter into a contract with the FHS and receive funds from the Scheme in return for the FHS taking a percentage ownership in the property purchased. You can pay the service charge annually or in monthly instalments. For further information can be found on <https://www.firsthomescheme.ie/about/>



Site Layout





PAIRC AN
TOBAIR

BARTLEMY, CO. CORK

For further information register your interest at
newhomes@dngoconnorfinn.ie

Agent



021 489 7300

Developer



PSRA Licence No. 003905

Disclaimer: DNG New Homes for themselves and for the vendors Kingston New Homes or lessors of the property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of DNG New Homes has any authority to make or give representation or warranty whatever in relation to this development. (AD 8628)