The Glades
at Cois Máigh

Mogeely, Co. Cork

Mogeely boasts of charm and serenity to the hustle and bustle of everyday living.


Cork City Centre


Youghal

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Mogeely is the first stop on the new Midleton to Youghal Greenway, offering an exceptional blend of connectivity and countryside living. The development is located just 2km from Castlemartyr and the renowned 5-star Castlemartyr Resort and Golf Course, 7km from Garryvoe and its stunning Blue Flag beach and popular Garryvoe Hotel, 9km from Midleton, 31km from Cork City Centre, and only 17km from the seaside town of Youghal via a scenic coastal drive.

Rich in charm and tranquillity, Mogeely offers a peaceful lifestyle away from the pace of everyday life while remaining close to a range of amenities and attractions. The development also qualifies for the Help to Buy and First Home Scheme incentives, helping first-time buyers secure the deposit needed for their new home.

Each home has been thoughtfully designed for modern comfort and energy efficiency, featuring underfloor heating throughout to create a warm and inviting atmosphere. Homes are powered by an efficient air-to-water heating system, delivering both comfort and sustainability.

Local Amenities Near Mogeely

Schools & Education

- Castlemartyr National School – a well-regarded primary school just minutes away in Castlemartyr.
- St. Mary's High School – a popular secondary school located in nearby Midleton.
- Midleton College – one of Cork's leading private secondary schools.

Shopping & Everyday Essentials

- Dairygold Co Op Superstore – conveniently located in Mogeely for home, garden and farming essentials.
- Midleton town offers supermarkets, boutiques, cafés and the popular farmers market.

Cafés & Dining

- Coffee Station – a local coffee stop in the village.
- The Fork & Wheel – a popular nearby restaurant and café.
- Ferrit & Lee – one of Midleton's best-known dining destinations.
- Terre Restaurant – Michelin-starred dining experience at Castlemartyr Resort.

Sports & Recreation

- Mogeely FC – local soccer club serving the community.
- Castlemartyr GAA Club – active GAA club with excellent facilities.
- Midleton Football Club – extensive soccer facilities and youth programmes.

Beaches & Outdoor Amenities

- Youghal Beach – a stunning sandy beach ideal for walks and water activities.
- Front Strand Beach – another popular East Cork coastal destination.
- Garryvoe's Blue Flag beach and scenic coastline are just a short drive away.
- The Midleton to Youghal Greenway will pass through Mogeely, creating excellent walking and cycling opportunities.

New Homes located in the heart of Mogeely village, East Cork.

Cois Máigh offer high-specification 3 & 4-bedroom family homes which tick all the boxes in meeting the needs of modern-day family living. Cois Máigh is within walking distance of the village.

Kingston New Homes are going that extra mile to build houses of the highest standards in terms of energy efficiency, natural light, spaciousness, attention to detail, and durability of material - well exceeding all your expectations. We believe these houses represent a perfect chance for you to own your dream home at an affordable price.

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, Cois Maigh 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.

Special Features

- All homes have an A-Rated BER Certificate
- Qualifies for the Help to Buy & First Home Scheme
- The ground floor has the benefit of underfloor heating
- The homes are heated by Air to Water
- Fully fitted kitchen
- These homes come with a 10 years structural guarantee.



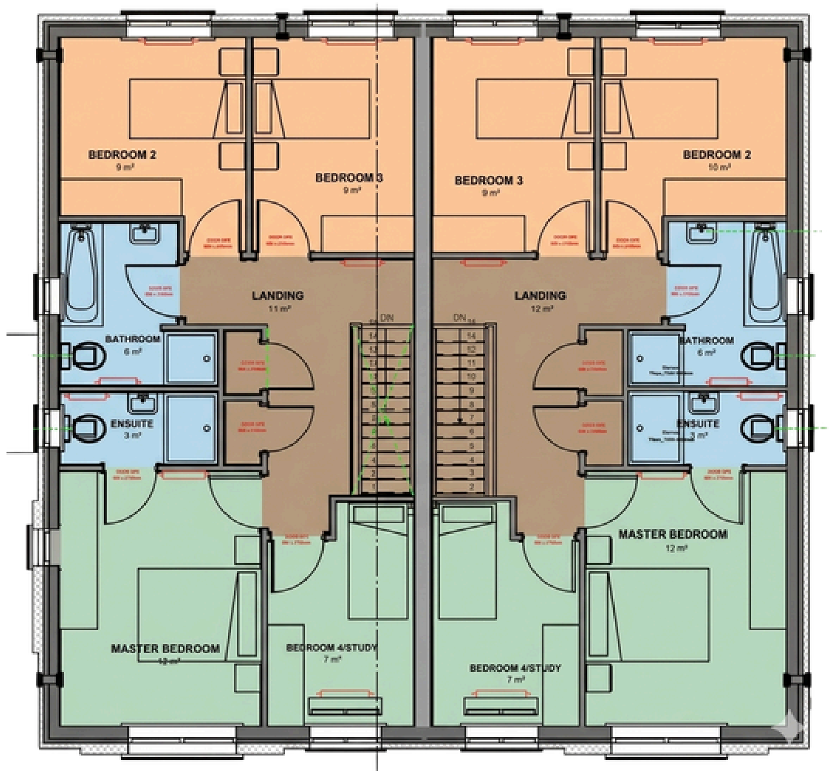



4 Bedroom Semi-Detached - House Type F

126sq.m / 1356 SqFt

Ground Floor

First Floor



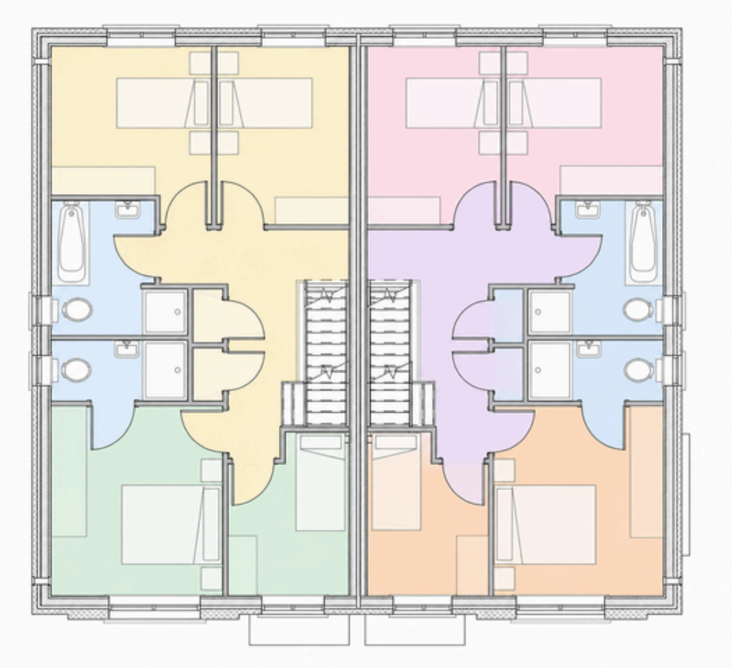
Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.
*Window placements and certain features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

5 Bedroom Semi-Detached - House Type C

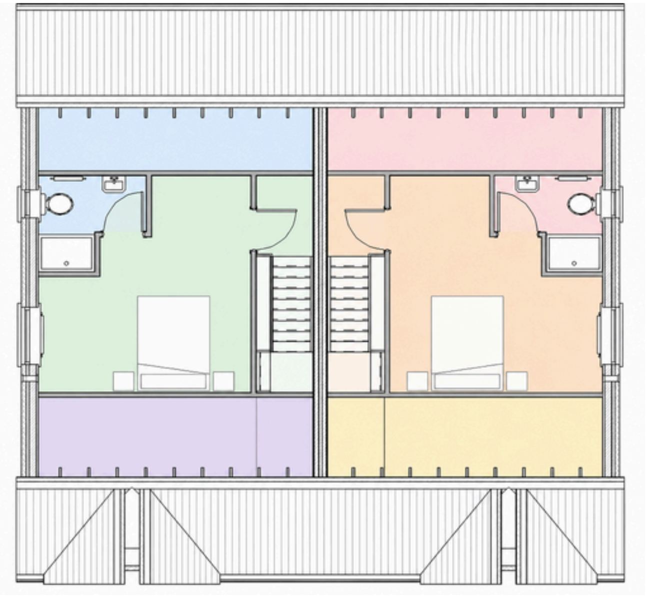
157sq.m / 1690 SqFt

Ground Floor

First Floor



Second Floor



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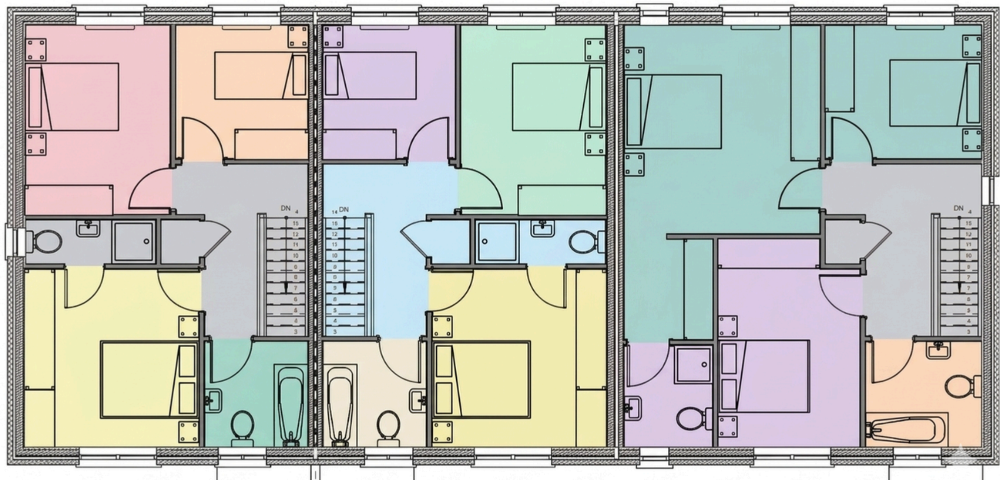
3 Bedroom Mid & End of Terraced House Type E

102sq.m / 1098SqFt - 115sq.m / 1237 SqFt

Ground Floor

First Floor



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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	**€375,000**
Joint Salary	**€67,500**
Maximum Borrowing (4 x salary)	**€270,000**
Deposit needed from a purchaser	**Non Applicable**
FHS (First Home Sheme)	**€75,000 (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	€270,000	€290,000	€290,000
Mortgage Repayments per month	€1,054	€1,152	€1,294

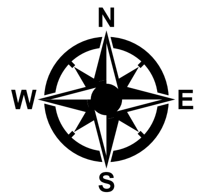
WARNING: IF YOU DO NOT KEEP UP YOUR REPAYMENTS, YOU MAY LOSE YOUR HOME. YOU MAY HAVE TO PAY CHARGES IF YOU PAY OFF A FIXED-RATE LOAN EARLY. THE COST OF YOUR MONTHLY REPAYMENTS MAY INCREASE. IF YOU DO NOT MEET THE REPAYMENTS ON YOUR LOAN, YOUR ACCOUNT WILL GO INTO ARREARS. THIS MAY AFFECT YOUR CREDIT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

9 UNITS **E**		TERRACE 3 BEDROOMS
10 UNITS **F**		SEMIDETACHED 4 BEDROOMS
2 UNITS **C**		SEMIDETACHED 5 BEDROOMS



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For further information register your interest at

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Agent

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Developer

Kingston New Homes

HELP TO BUY

HomeBond Insurance

BER A2

PSRA Licence No. 003905