
Ard Roibín
COBH
CARRIGNAFOY, COBH, CO. CORK

Welcome to Ard Roibín

O'Mahony Developments are proud to present Árd Roibín, an exceptional new private residential development in the heart of Cobh, Co. Cork. Thoughtfully designed and finished to the highest standards, this collection of A-rated homes offers a refined modern living experience in a truly special coastal setting.

Positioned on an elevated site in Carrignafoy, Ard Roibín enjoys panoramic views stretching across the surrounding countryside and towards Cork Harbour. This thoughtfully designed development features contemporary architecture throughout, with each home carefully planned to maximise natural light and offer generous, well-balanaed living spaces. A carefully considered mix of 2,3, and 4 bedroom homes ensures a variety of options suited to modern family living.

Ideally located within easy reach of Cobh town centre, schools, transport links, and local amenities, Árd Roibín combines convenience, quality, and coastal charm in one of Cork's most desirable residential locations.



Ard Roibín
COBH

Superior Quality & Design

At Ard Roibín, every home has been carefully crafted with attention to detail, contemporary layouts, and high-quality finishes throughout. These A-rated homes combine energy-efficient construction with refined architectural design to deliver lasting comfort and long-term value.




GLANMIRE
CARRIGTWOHILL
CORK
LITTLE ISLAND
COBH
CARRIGALINE
CROSSHAVEN
R615
R635
R614
R639
M8
N8
N25
R846
N22
R608
R849
R852
R610
R624
N40
R851
R855
N27
N28
R600
N71
R613
R611
R612







About COBH

Perched along the shores of Cork Harbour, Cobh is one of Ireland's most distinctive and picturesque coastal towns. Known for its colourful waterfront, maritime heritage, and iconic St Colman's Cathedral, the town offers a unique blend of historic character and modern convenience.

Located just 25 minutes from Cork City, Cobh combines breathtaking harbour views with a vibrant town centre, bustling cafés, restaurants, and boutique shops. Its strong sense of community and relaxed coastal atmosphere make it an increasingly sought-after location for families and professionals alike.

Ard Roibín
COBH

About COBH

Cobh benefits from excellent connectivity, with regular rail services linking the town directly to Cork City and key employment hubs including Little Island and Carrigtwohill. Road networks provide convenient access to the wider East Cork region.

The town is well served by a range of primary and secondary schools, along with extensive sporting and leisure facilities. From harbour walks and scenic promenades to sailing, GAA, and local parks, Cobh provides an exceptional balance of outdoor living and everyday convenience.







House Types



House Type A1



House Type B1



House Types G1/G2



House Types E1, F1, F5, F1, E1.1

Site Plan

- House Type A1
- House Type B1
- House Type E1
- House Type E1.1
- House Type F1
- House Type F5
- House Type G1
- House Type G2



This Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. O'Mahony Developments reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

Site Plan

Phase 1

"The Meadows"

House Type A1
4 Bedroom Detached
~ 150 sqm | 1615 sqft

House Type B1
4 Bedroom Semi-Detached
~ 162 sqm | 1744 sqft

House Type E1
3 Bedroom End Terrace
~ 112 sqm | 1205 sqft

House Type E1.1
3 Bedroom End Terrace + extension
~ 124 sqm | 1332 sqft

House Type F1
2 Bedroom Mid Terrace
~ 89 sqm | 959 sqft

House Type F5
3 Bedroom Mid Terrace
~ 89 sqm | 959 sqft

House Type G1
3 Bedroom Mid &End Terrace
~ 100 sqm | 1076 sqft

House Type G2
3 Bedroom Mid &EndTerrace
~ 100 sqm | 1076 sqft



House Types

House Type A1

4 Bedroom Detached
~ 150sqm | 1615sqft



GROUND FLOOR FIRST FLOOR

Plans and Dimensions are indicative only and subject to change. O'Mahony Developments Ltd may alter the layout, building style, landscapes, and spec without notice. The finished home may therefore vary from the information provided.

House Type B1

4 Bedroom Semi-Detached
~162sqm | 1744sqft



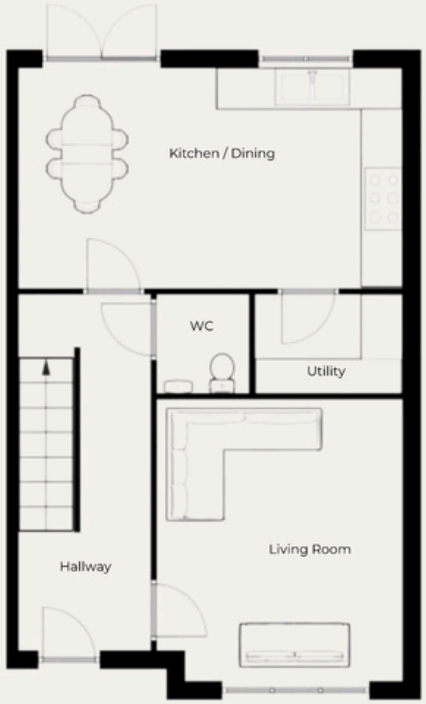
GROUND FLOOR FIRST FLOOR SECOND FLOOR

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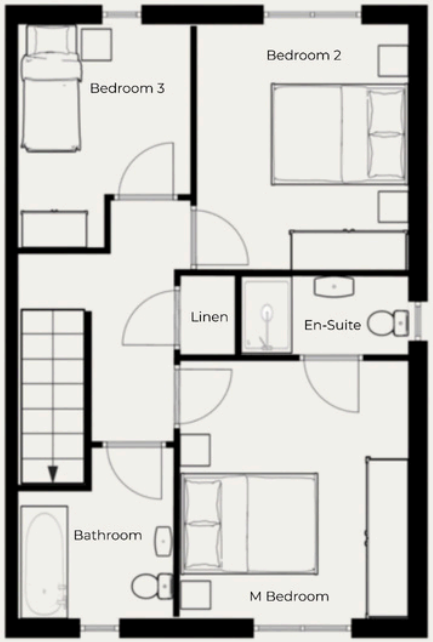
House Types

House Type E1

3 Bedroom End Terrace
~112sqm | 1205sqft



GROUND FLOOR

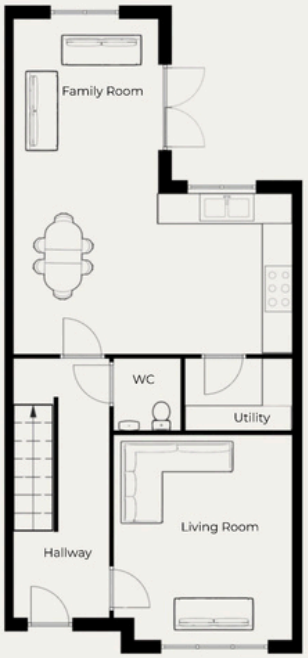


FIRST FLOOR

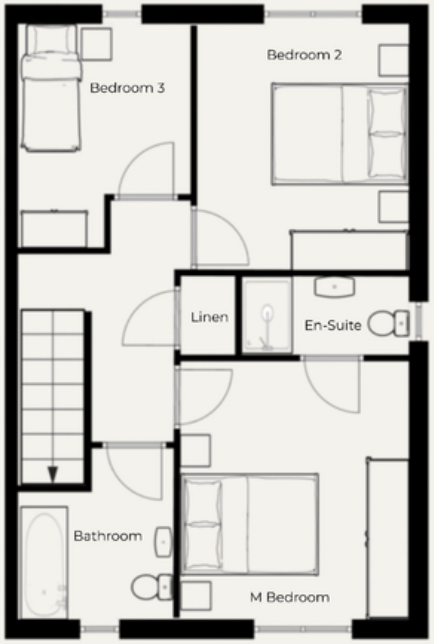
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House Type E1.1

3 Bedroom End Terrace + Extension
~124sqm | 1332sqft



GROUND FLOOR



FIRST FLOOR

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House Types

House Type F1

2 Bedroom Mid Terrace
~89sqm | 959sqft



GROUND FLOOR

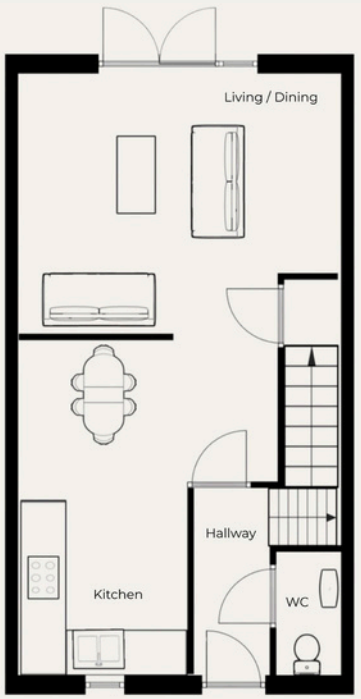


FIRST FLOOR

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House Type F5

2 Bedroom Mid Terrace
~89sqm | 959sqft



GROUND FLOOR



FIRST FLOOR

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House Types

House Type G1/G2

3 Bedroom Mid & End Terrace
~100sqm | 1076 sqft



GROUND FLOOR

FIRST FLOOR

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Specifications

EXTERIOR FINISHES

- High quality and modern timber frame constructed homes with concrete block external wall. Front elevations incorporate a mixture of painted smooth plaster and attractive brick elements to selected house types to form a durable and weatherproof home.
- Contemporary elevations finished to a high standard
- High quality PVC facia, soffits and gutters throughout.
- Elevated site with excellent natural light and aspect
- Private rear gardens, seeded for lawn, with boundaries clearly defined
- Attractive paved front driveways to each home
- External lighting provided to front and rear entrances
- Outdoor tap provided to rear garden

WINDOWS & DOORS

- High-quality, energy-efficient uPVC double-glazed windows
- High performance and energy efficient Upvc external doors.
- French doors opening to rear gardens (where applicable)

BATHROOMS & EN-SUITES

- Modern bathrooms and en-suites fitted with high-quality sanitary ware
- Low-profile shower trays provided where applicable
- Pumped showers fitted as standard

INTERNAL FINISHES

- Bright, modern interiors designed for comfortable everyday living
- Smooth plastered walls and ceilings finished in neutral tones
- Contemporary internal doors with quality ironmongery
- Stylish skirting's and architraves throughout.
- Elegant staircases with timber newels and balustrades

KITCHEN

- Contemporary kitchen layouts designed to maximise space and functionality
- Kitchens plumbed for dishwasher

ELECTRICAL

- Generous electrical specification throughout
- TV and data points provided to living areas and master bedrooms
- Wired for broadband and satellite services
- Smoke and heat detection systems fitted as standard

Specifications

HEATING&VENTILATIONSYSTEMS

- Air-to-water heat pump providing energy-efficient heating and hot water
- Zoned heating controls for enhanced comfort and efficiency
- Underfloor heating to ground floor areas
- High-output radiators to upper floors
- Mechanical ventilation system providing continuous fresh air

SUSTAINABILITY & ENERGY EFFICIENCY

- All homes in Árd Roibín are classified as A-rated energy / low CO2 homes.
- High levels of insulation incorporated in roofs, walls, and floors
- Airtight construction to reduce heat loss and improve comfort
- Lower energy costs and reduced environmental impact

STRUCTURAL GUARANTEE

- Each home is covered by a HomeBond 10 Year Structural Guarantee

Calculations *(FHS, HTB & Mortgage)* **Sample Figures**

HOW DOES THE FIRST HOME SCHEME (SHARED EQUITY SCHEME) AND THE HELP TO BUY WORK IN TERMS OF REPAYMENTS?

Property Purchase Price	€420,000 (example cost)
Joint Salary	€76,500 (Minimum salary needed for €420,000 purchase)
Maximum Borrowing (4 x salary)	€306,000 approved by the bank
Deposit needed from a purchaser	Non Applicable
Help to Buy Scheme (First Time Buyer Grant)	€30,000 (10% of purchaseprice, maximum of €30,000 is applicable)
Shortfall that will be met by the First Home Scheme	€84,000 (A maximum of 20% is given to the threshold set-out)
Mortgage Amount Given By the Bank and First Home Scheme (FHS)	€306,000 (Mortgage from the Bank) €84,000 (Paid under FHS) €30,000 (Help to Buy)

MORTGAGE COSTS BY THE BANK

3.1% fixed for 4 years over	35 years	30 years	25 years	20 years
Loan Amount	€306,000	€306,000	€306,000	€306,000
Mortgage Repayment per month	€1,194	€1,306	€1,467	€1,712

MORTGAGE COST FOR THE FIRST HOME SCHEME (FHS)

Rates are fixed for the life of the First Home Scheme (FHS)	0-5 years	6-15 years	16-29 years	30+ years
Repayment Rates	0%	1.75%	2.15%	2.85%



FIRST HOME SCHEME (SHARED EQUITY SCHEME)?

The First Home Scheme (FHS) is a shared equity scheme , sponsored by the Government of Ireland (Department of Housing,

The above figures are provided for illustrative purposes only and are based on example purchase prices and assumed mortgage rates. Actual deposit requirements, mortgage repayments and eligibility for the Help to Buy Scheme or First Home Scheme will vary depending on individual circumstances and prevailing market conditions. All financial supports are subject to lender approval and current scheme rules. Prospective purchasers should seek indepedant financial advice. For further information please visit ***https://www.firsthomescheme.ie/about/***

FIRST HOME SCHEME
Supporting Home Ownership

Help to Buy

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A NEW CHAPTER BEGINS IN COBH

OMD
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Home And Away Real Estate LTD

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