BROOM
HEIGHTS



Welcome to Broom Heights

Welcome to Broom Heights, a beautifully planned neighbourhood located just minutes from the heart of Midleton. This thoughtfully designed development is built around people, lifestyle and long-term living. Whether you're taking your first step onto the property ladder or growing into something new, Broom Heights has been designed with you in mind.

Set in a peaceful pocket of East Cork, Broom Heights offers the perfect balance of modern living, local charm and everyday convenience.

Why Broom Heights?

From high-quality design to energy-efficient construction, every home at Broom Heights is built to stand the test of time. With a mix of 2, 3 and 4-bedroom homes, the development offers something for every stage of life.

What makes Broom Heights special isn’t just the homes, but the lifestyle they create. You'll be part of a vibrant new community in one of Cork's most established and desirable towns.

- A-rated energy efficiency
- Private gardens
- Spacious interiors
- Thoughtful layouts
- Smart investment for families, professionals and first-time buyers

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A Thriving Location - Midleton

Just a few minutes from your front door, Midleton offers everything you need for day-to-day life, and plenty to enjoy on the weekends too.

- Award-winning restaurants and cafés
- Boutique shopping and supermarkets
- Excellent local schools and sports clubs
- The famous Jameson Distillery
- Midleton Farmers Market
- Strong community spirit and friendly locals

Live local. Enjoy more.

Connectivity



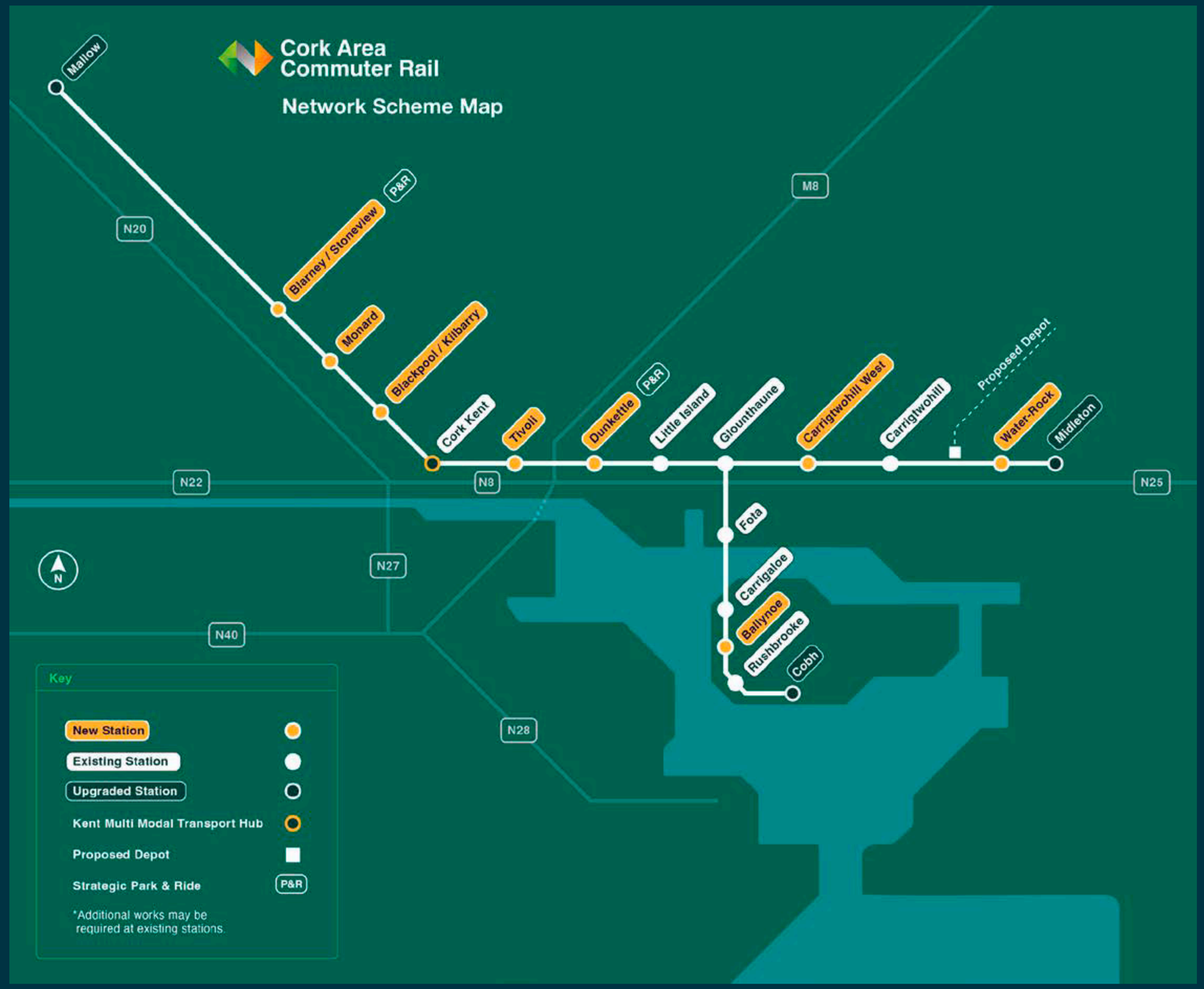
MIDLETON TOWN	1.5 KM	5 MINS
LITTLE ISLAND	14 KM	15 MINS
CORK CITY	22 KM	20 MINS
CORK AIRPORT	29 KM	29 MINS
M8 MOTORWAY	16 KM	14 MINS

A Connected Future
- Rail Network Upgrades

Broom Heights is perfectly positioned to benefit from one of the most ambitious transport upgrades in the region. As part of the Cork Metropolitan Area Transport Strategy (CMATS) 2040, the Cork Area Commuter Rail Programme will transform how residents travel across the city and county.

- Midleton train station is on the doorstep - currently offering a frequent service to Cork city.
- Trains from Midleton to Cork City will run every 10 minutes at peak times
- Rail electrification will provide cleaner, faster, and more sustainable travel
- Greater access to Cork City, Kent Station, and onward national connections

This investment in connectivity makes daily commutes, city evenings out, and weekend getaways simpler and more sustainable. At Broom Heights, your home is at the centre of it all.











Experience the Best of East Cork

Your weekends are sorted when you live at Broom Heights. You're surrounded by scenic spots, family-friendly adventures and local gems:

- Ballycotton Cliff Walk & Lighthouse
- Ballymaloe House and Cookery School
- East Cork beaches like Garryvoe & Ardnahinch
- The Midleton-Youghal Greenway (in progress)
- Golf at Castlemartyr, East Cork & Fota
- Farm shops, cafes and artisan producers

Broom Heights puts you in the heart of it all.

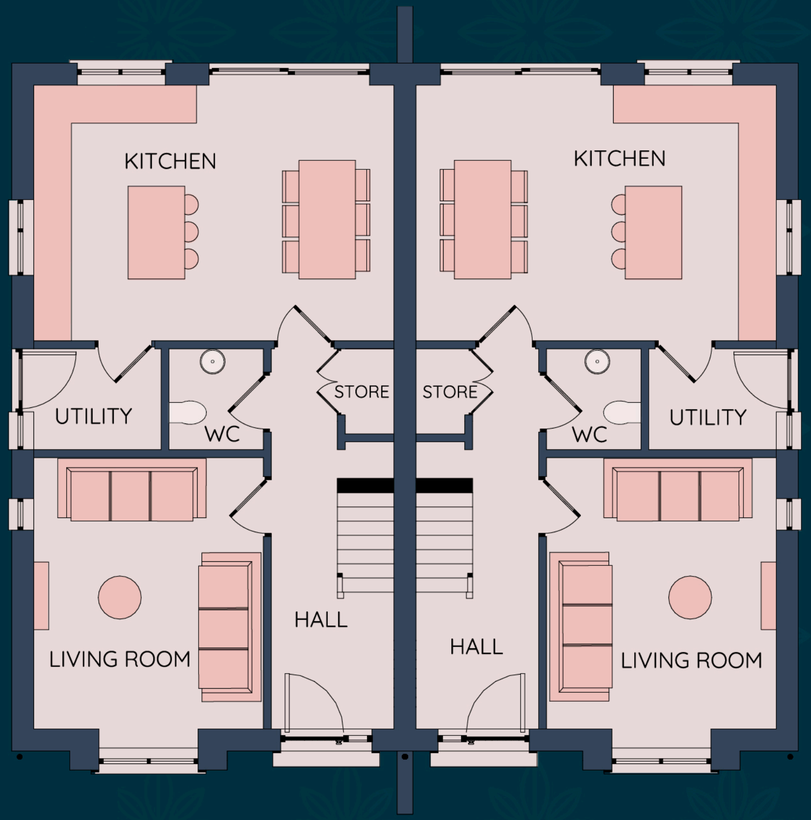
BROOM HEIGHTS

SITE MAP

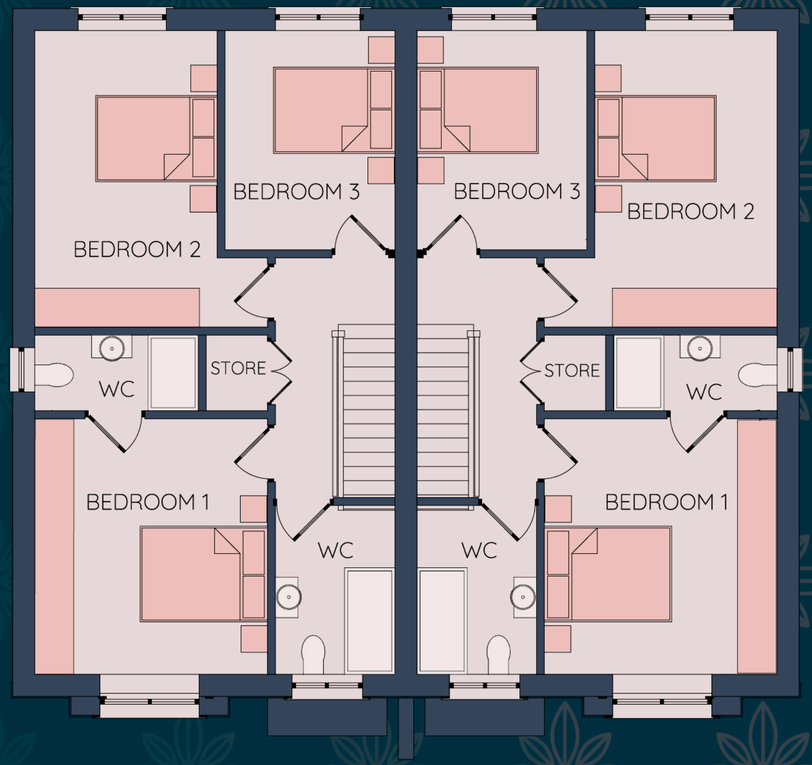
House Types

A1	3 BED SEMI DETACHED	112 SQM / 1206 SQ.FT
A2	3 BED SEMI DETACHED	131 SQM / 1410 SQ.FT
A3	3 BED SEMI DETACHED	112 SQM / 1206 SQ.FT
A4	3 BED SEMI DETACHED	131 SQM / 1410 SQ.FT
C	4 BED TERRACED	148 SQM / 1593 SQ.FT
D	2 BED TERRACED	85 SQM / 915 SQ.FT
E	3 BED TERRACED	119 SQM / 1281 SQ.FT
F	4 BED TERRACED	148 SQM / 1593 SQ.FT
G	2 BED TERRACED	85 SQM / 915 SQ.FT
H	3 BED TERRACED	119 SQM / 1281 SQ.FT
J	3 BED END TERRACE	119 SQM / 1281 SQ.FT
K	2 BED MID TERRACE	84 SQM / 904 SQ.FT
L	4 BED END TERRACE	145.5 SQM / 1566 SQ.FT





GROUND FLOOR



FIRST FLOOR

BROOM HEIGHTS

TYPICAL FLOORPLAN A1 / A3

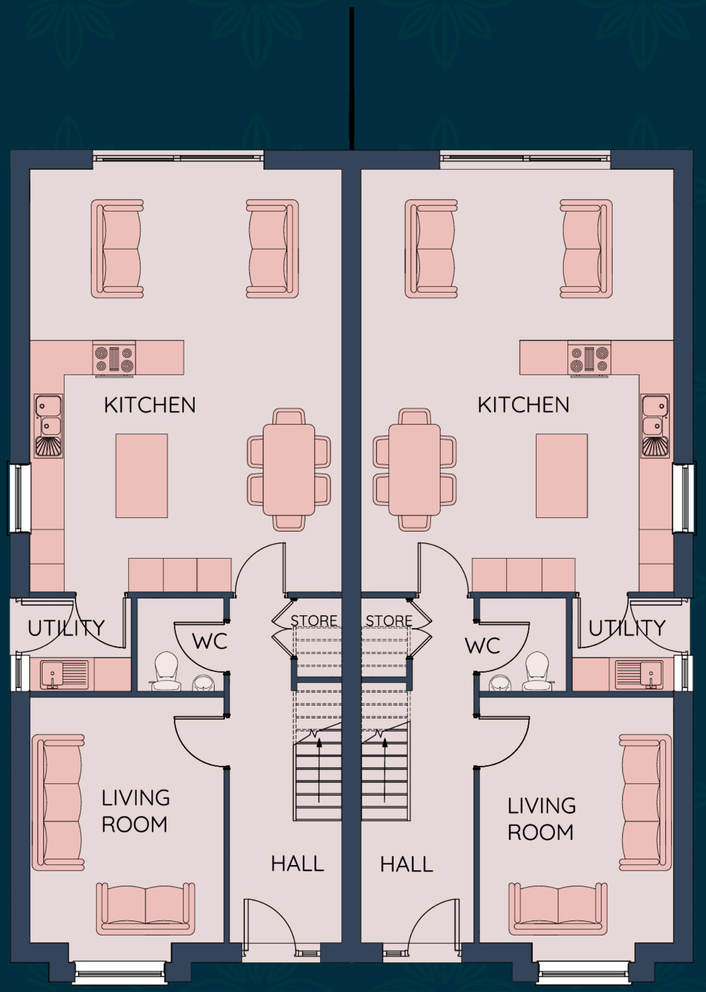
Semi Detached

3 Bedrooms
3 Bathrooms

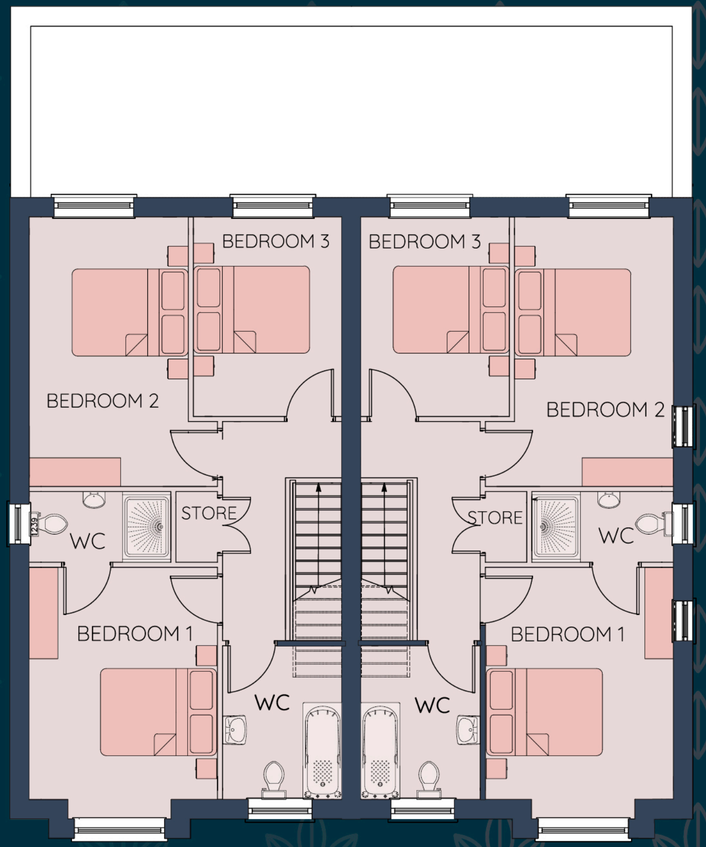
112 SQM
1206 SQ.FT



PLANS NOT TO SCALE HOUSE DESIGNS AND LAYOUTS ARE INDICATIVE ONLY AND MAY CHANGE.



GROUND FLOOR



FIRST FLOOR

BROOM HEIGHTS

TYPICAL FLOORPLAN A2 / A4

Semi Detached

3 Bedrooms
3 Bathrooms

131 SQM
1410 SQ.FT



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FIRST FLOOR



GROUND FLOOR

BROOM HEIGHTS

TYPICAL FLOORPLAN CDE

C	148 SQM	1593 SQ.FT	
D	85 SQM	915 SQ.FT	
E	119 SQM	1281 SQ.FT	

4 Bedrooms	2 Bedrooms	3 Bedrooms
3 Bathrooms	3 Bathrooms	3 Bathrooms



PLANS NOT TO SCALE HOUSE DESIGNS AND LAYOUTS ARE INDICATIVE ONLY AND MAY CHANGE.



FIRST FLOOR



GROUND FLOOR

BROOM HEIGHTS

TYPICAL FLOORPLAN FGH

F	148 SQM	1593 SQ.FT	
G	85 SQM	915 SQ.FT	
H	119 SQM	1281 SQ.FT	

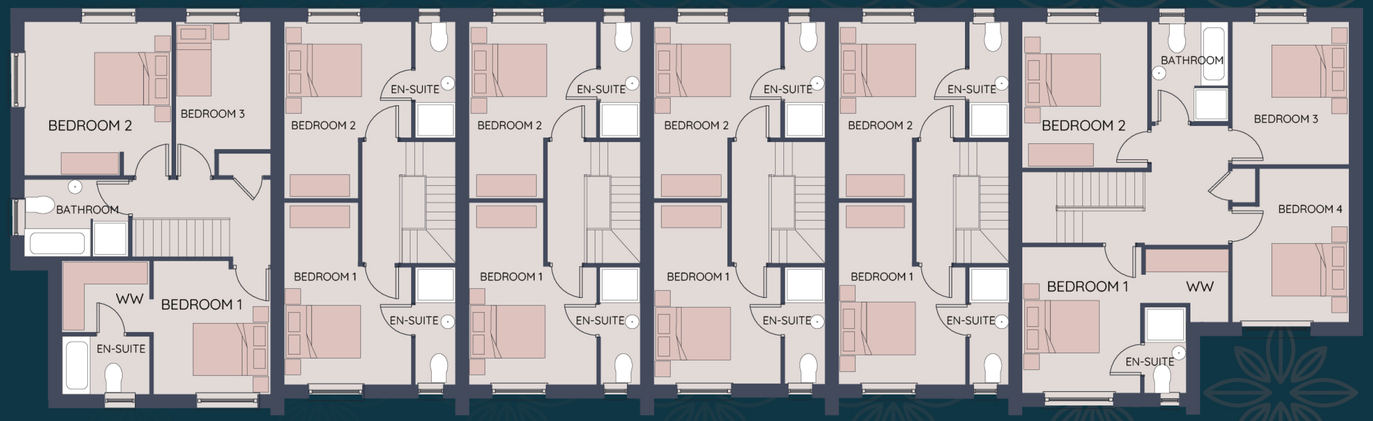
4 Bedrooms	2 Bedrooms	3 Bedrooms
3 Bathrooms	3 Bathrooms	3 Bathrooms



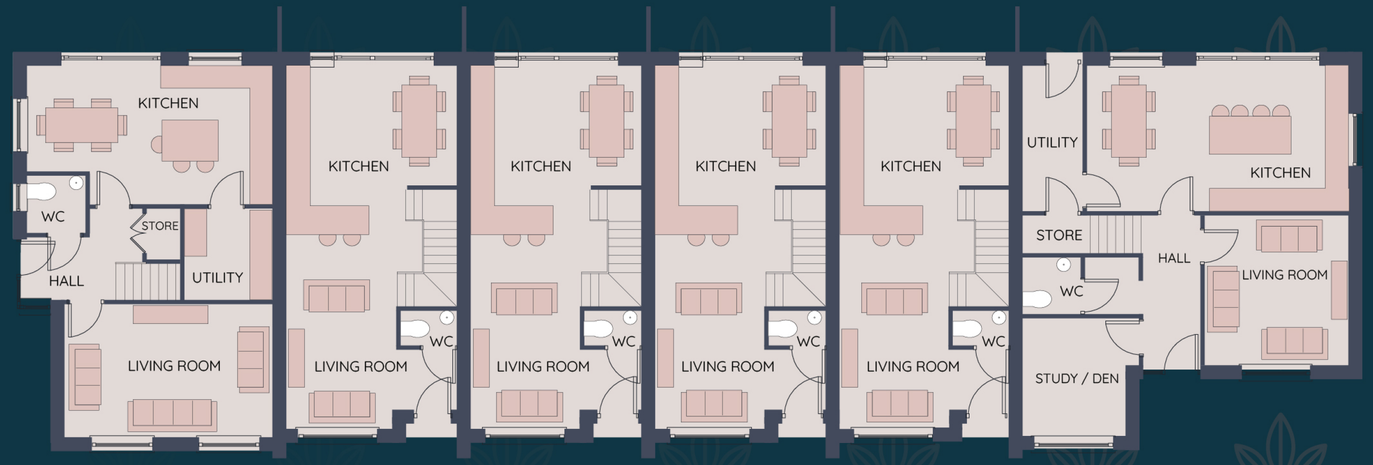
PLANS NOT TO SCALE HOUSE DESIGNS AND LAYOUTS ARE INDICATIVE ONLY AND MAY CHANGE.

BROOM HEIGHTS

TYPICAL FLOORPLAN HOUSE TYPE JKL



FIRST FLOOR



GROUND FLOOR

J	119 SQM 1281 SQ.FT	K	84 SQM 904 SQ.FT
L	145.5 SQM 1566 SQ.FT		
3 Bed End Of Terrace		2 Bed Mid Terrace	
4 Bed End Of Terrace			



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Specifications

Exterior Finishes

- High-quality modern insulated air tight A rated timber frame homes with concrete block and brick external walls.
- High levels of roof, walls and floor insulation.
- Front elevations consist of combined painted smooth plaster, light grey colour, and attractive mix of brick on house types to form a durable low maintenance and weatherproof home.
- Flat profile concrete roof tile to pitched roofs, with EPDM on flat roofs to the applicable house types.
- Attractive paved front driveway to each house to accommodate car parking, including landscaped areas between houses.
- High-quality PVC fascia and soffits.
- Durable aluminium gutters and downpipes.
- Timber fenced private rear gardens to each house, including lockable side gate.
- Seeded rear garden grass areas to each home.
- High-quality paved patio area to the rear of each house.
- Outdoor tap provided at rear of each house.
- External weatherproof double socket provided to rear elevation of each home.
- External lights provided over both front and rear doors.
- Each house is electrically wired and future proofed for EV charger installation at front by the home owner.

Windows and Doors

- High-quality and energy-efficient anthracite grey UPVC double glazed windows.
- High performance and energy-efficient external anthracite grey UPVC doors.
- Stylish energy-efficient and insulated composite anthracite grey front door including multipoint locking system.

Internal Finishes

- Wall and ceilings finished smooth throughout and painted in neutral colour.
- Modern style fully glazed internal doors with high-quality ironmongery to kitchen/dining and living rooms.
- Modern style solid internal doors with high-quality ironmongery to all other rooms.
- Stylish square edge skirting's and architraves installed throughout.
- Solid timber newels and balustrades to all staircases as standard.
- Stira pull down access ladders to attics fitted to all houses.

Utility Room

- Utility Room fitted with laminate countertop unit, wired and plumbed for washing machine and condenser dryer machine as standard.

Kitchen

- Contemporary shaker style fitted kitchen with D shaped handles, including elegant laminate countertop and tiled backsplash.
- Stylish stainless steel Hafele sink and chrome swan neck mixer tap installed as standard.
- Modern and energy-efficient Hotpoint appliances, including integrated oven and grill, fridge freezer, extractor fan, dishwasher and ceramic hob installed as standard.
- LED under wall mounted cabinet lighting installed as standard.

Wardrobe

- Generous sized and contemporary shaker style wardrobes fitted in two bedrooms as standard.

Specifications

Main Bathrooms

- All bathrooms fitted with stylish high-quality sanitary ware provided by Ideal Standard; including fully stylish shrouded WC, wall hung WHB vanity unit, bath, bath screen, dual control bath shower mixer tap and arm head and wall mounted towel rail.
- All walls fully tiled with stylish 30x60cm white marble effect tiles.
- Floors tiled with modern dark grey 60x60cm tiles.

Ensuites

- All ensuites fitted with stylish high-quality sanitary ware provided by Ideal Standard; including stylish fully shrouded WC, wall hung WHB vanity unit, shower, dual control shower mixer tap and arm head and wall mounted towel rail.
- Low-profile shower trays are provided in en-suites with sliding door shower screen.
- Pumped showers to all ensuites.
- Walls to shower areas fully tiled and half tiled walls elsewhere with stylish 30x60cm white marble effect tiles, and painted elsewhere.
- Floors tiled with modern dark grey 60x60cm tiles.

Guest WC

- All guest WC's fitted with stylish high-quality sanitary ware provided by Ideal Standard; including stylish fully shrouded WC and floor mounted pedestal WHB.
- Walls half tiled with stylish 30x60cm white marble effect tiles and painted elsewhere.
- Floors tiled with modern dark grey 60x60cm tiles.

Electrical

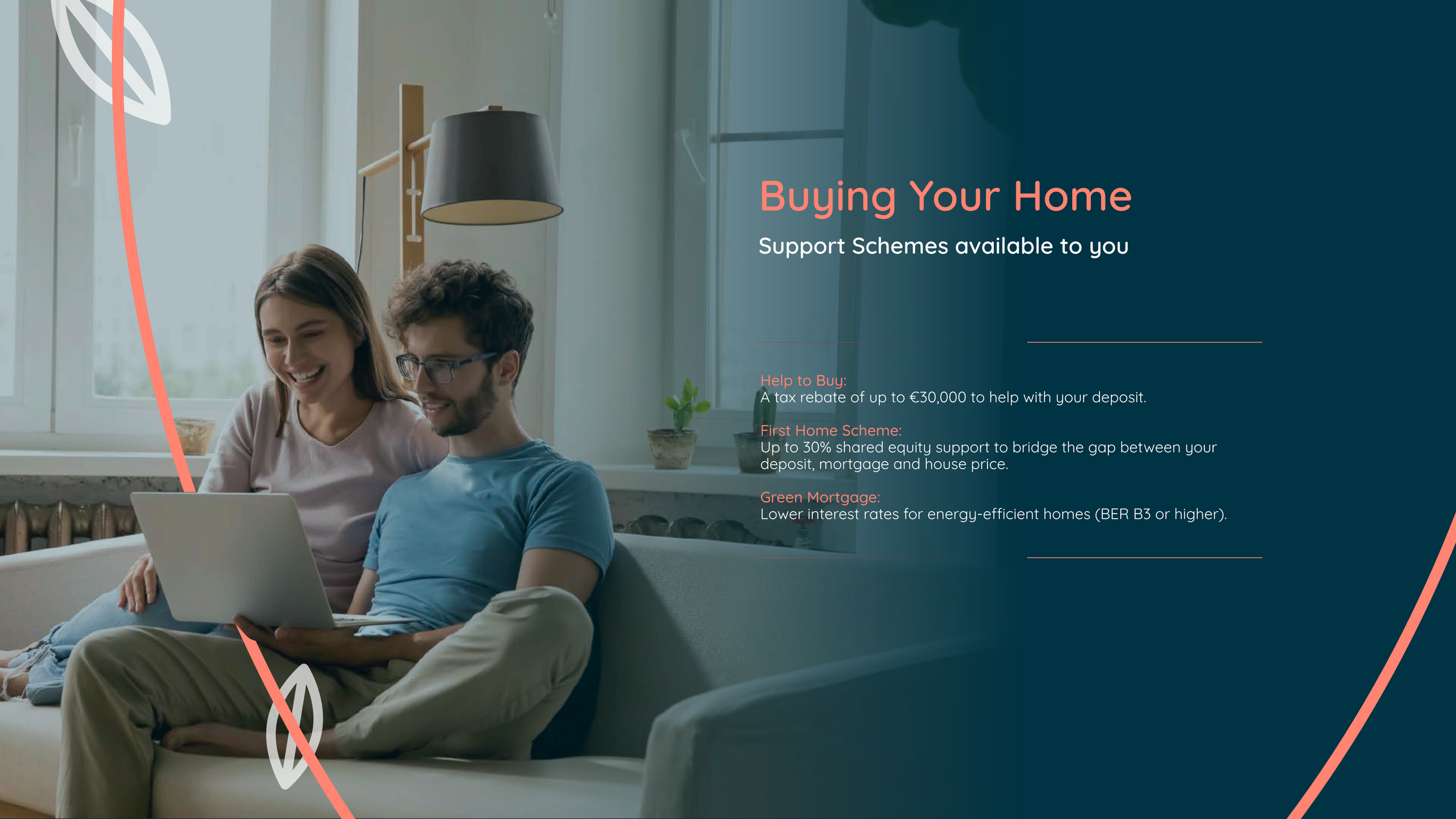
- Generous electrical specification throughout of lighting and power points.
- TV point/data points to the living room and master bedroom.
- Smoke/heat detectors fitted as standard.
- Recessed spot downlighters provided to kitchen/dining area and pendant lights installed elsewhere throughout as standard.
- Each home pre-wired for high speed broadband connection to accommodate providers EIR and Virgin.

Heating & Ventilation System

- Air source heat pump heating system.
- Zoned heating controls.
- Underfloor heating to all ground floor areas.
- High output radiators with TRV's to all first floor areas, with heated towel rails in main bathroom and ensuites.
- Ventilation is provided by means of high efficient centralised extract ventilation system.

Structural Guarantee

- HomeBond 10-year Structural Guarantee on each house.



Buying Your Home

Support Schemes available to you

Help to Buy:
A tax rebate of up to €30,000 to help with your deposit.

First Home Scheme:
Up to 30% shared equity support to bridge the gap between your deposit, mortgage and house price.

Green Mortgage:
Lower interest rates for energy-efficient homes (BER B3 or higher).















Register Your Interest

Get In Touch
Web: broomheights.ie



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A DEVELOPMENT BY MARLET

PLANS NOT TO SCALE HOUSE DESIGNS AND LAYOUTS ARE INDICATIVE ONLY AND MAY CHANGE.

BER A2

FIRST HOME SCHEME
Supporting Home Ownership

Help to Buy

BROOM
HEIGHTS