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**Kilcarbery  
Grange**  
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DUBLIN 22

# Kilcarbery Grange



## CHARACTER AREAS



Not to scale/ For identification purposes only

- Bin Store
- Bike Store
- ESB sub station

Please note that all house types will have the use of communal bin stores.

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and open areas shown are indicative only and the final number and location may vary. The developer reserves 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.

\* Please refer to selling agent



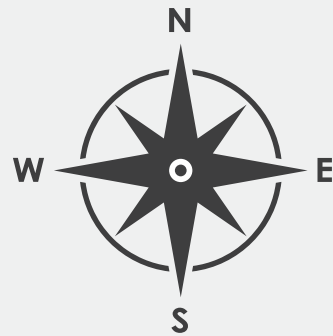
# Site Map

## THE ELDERBERRY

3 Bedroom Duplex (Ground & First Floor)  
Mid/End of Terrace  
c. 107 sq m / c. 1,151 sq ft

## THE BUTTERCUP

3 Bedroom Duplex (Second & Third Floor)  
Mid/End of Terrace  
c. 141sq m / c. 1,517 sq ft

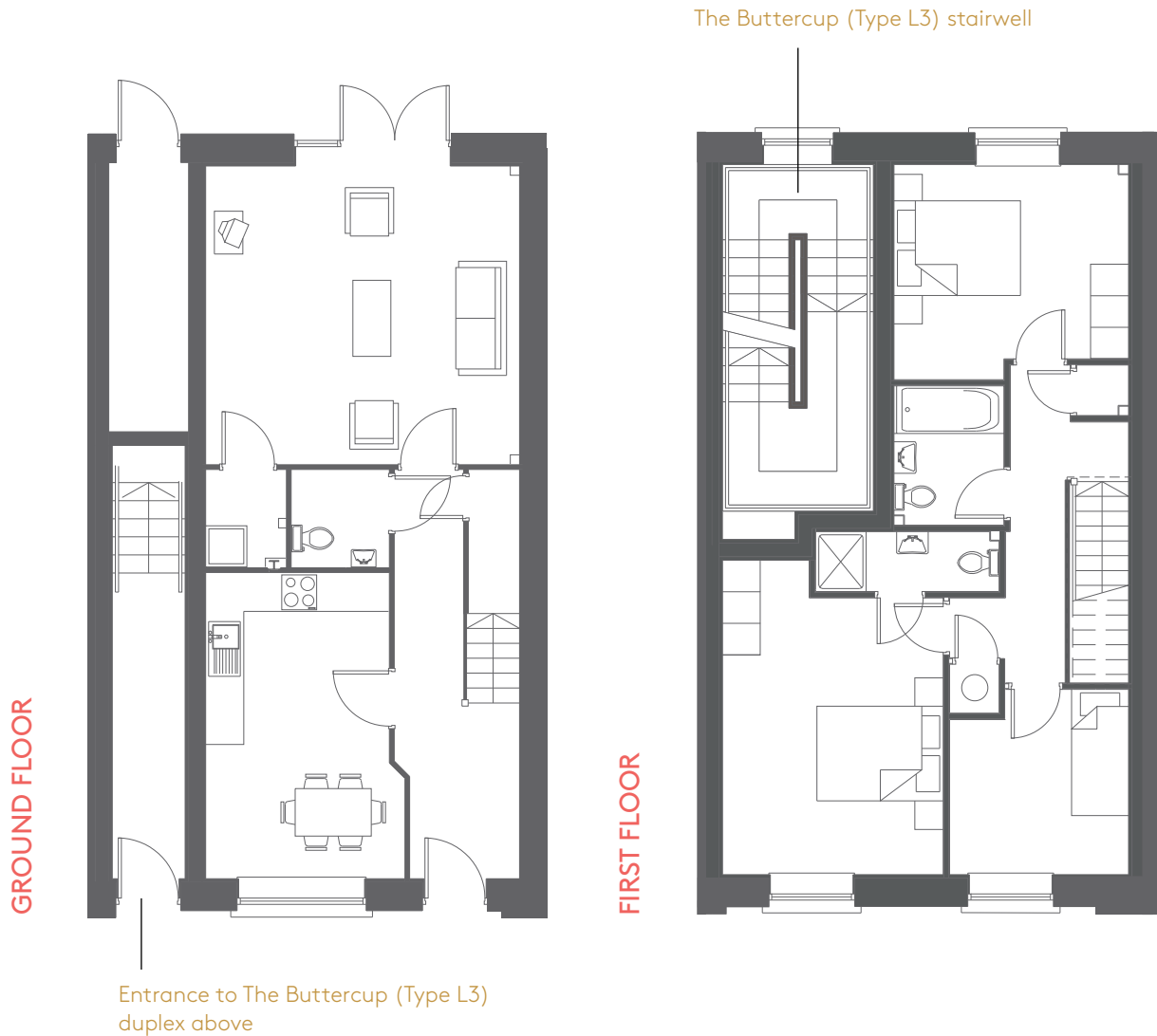


# THE ELDERBERRY (TYPE L2)

3 Bedroom Duplex (Ground & First Floor)

Mid Terrace

c. 107 sq m/c. 1,151 sq ft



## Kilcarbery Grange

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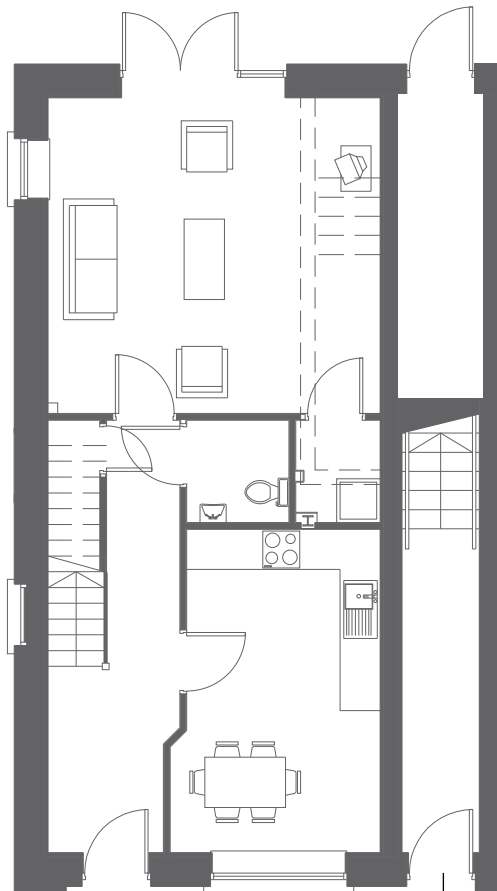
# THE ELDERBERRY (TYPE L2)

3 Bedroom Duplex (Ground & First Floor)

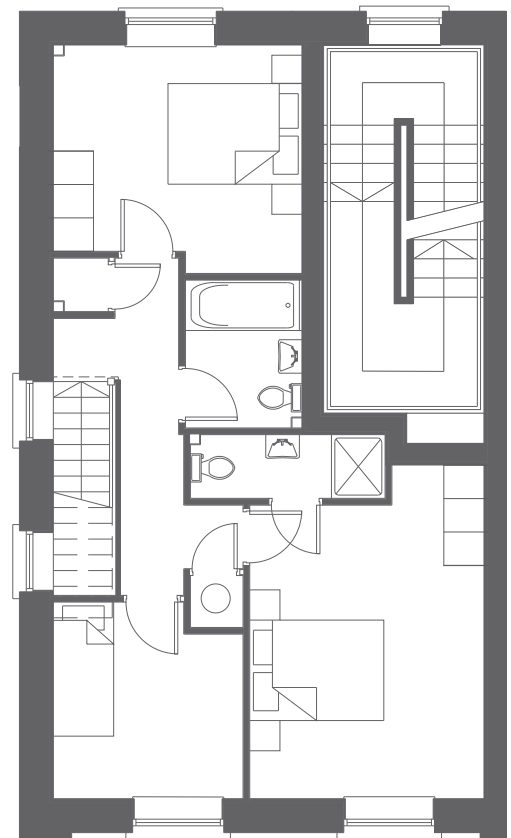
End of Terrace

c. 107 sq m/c. 1,151 sq ft

GROUND FLOOR



FIRST FLOOR



Entrance to The Buttercup (Type L3)  
duplex above

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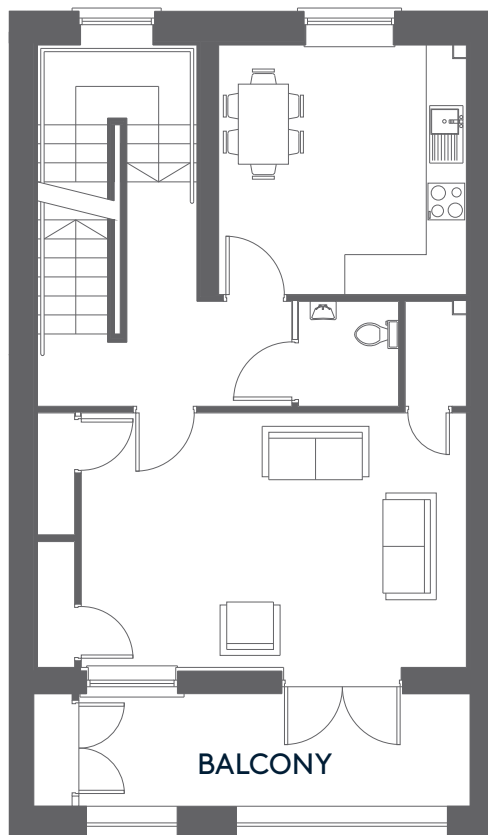
# THE BUTTERCUP (TYPE L3)

3 Bedroom Duplex (Second & Third Floor)

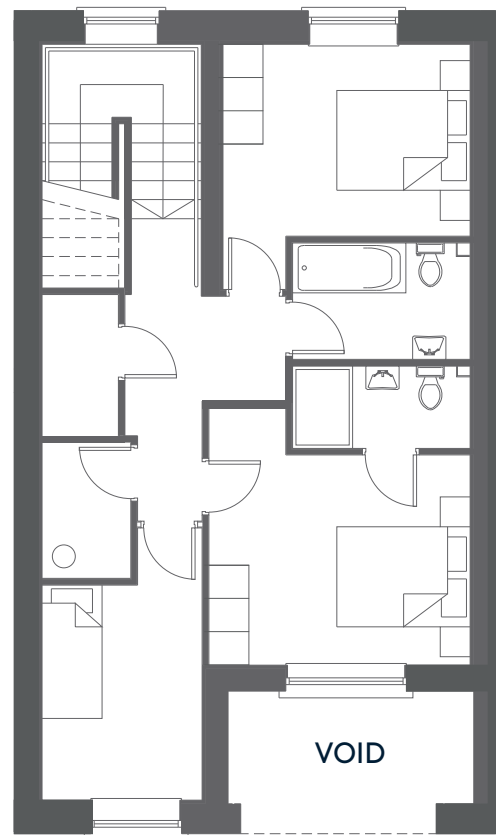
Mid Terrace

c. 141 sq m / c. 1,517 sq ft

SECOND FLOOR



THIRD FLOOR



## Kilcarbery Grange

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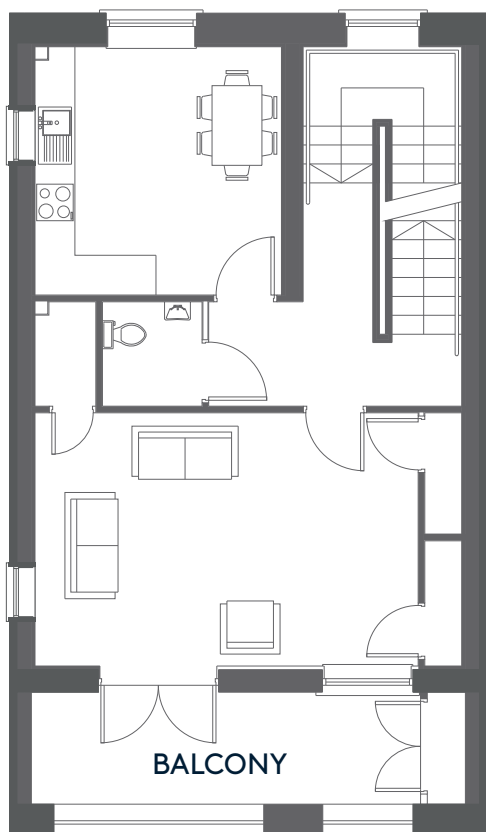
# THE BUTTERCUP (TYPE L3)

3 Bedroom Duplex (Second & Third Floor)

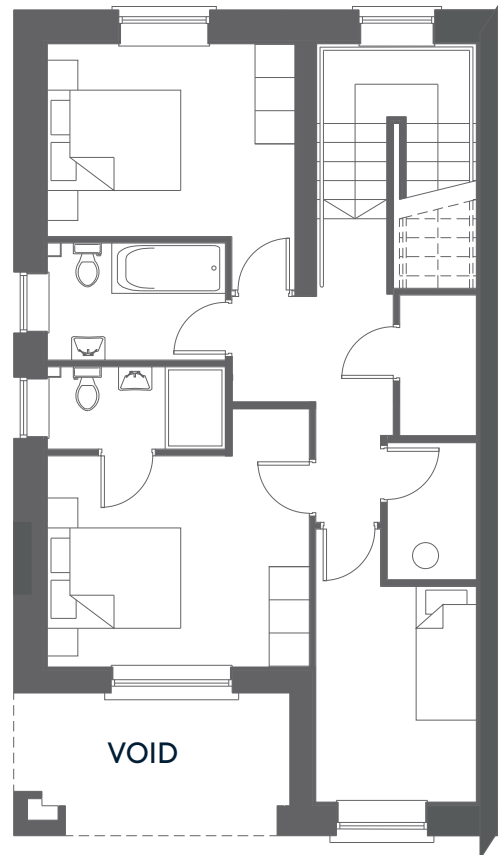
End of Terrace

c. 141 sq m / c. 1,517 sq ft

SECOND FLOOR



THIRD FLOOR



## Kilcarbery Grange

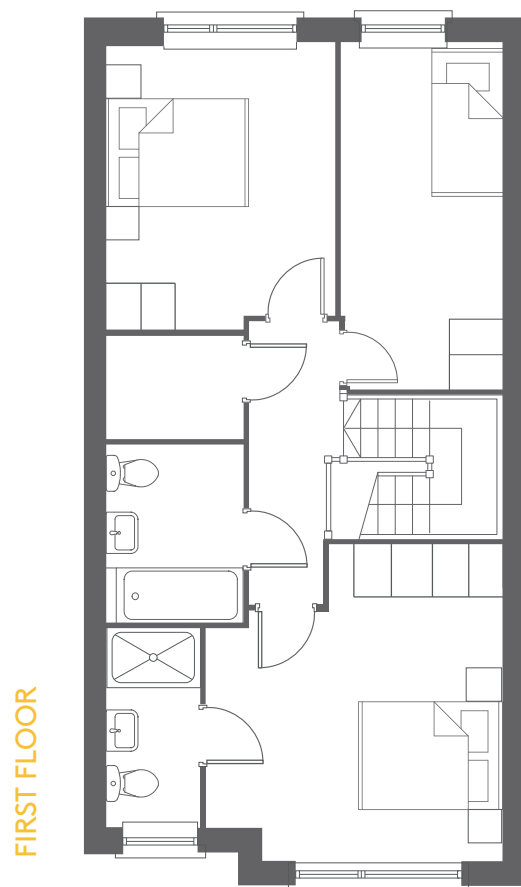
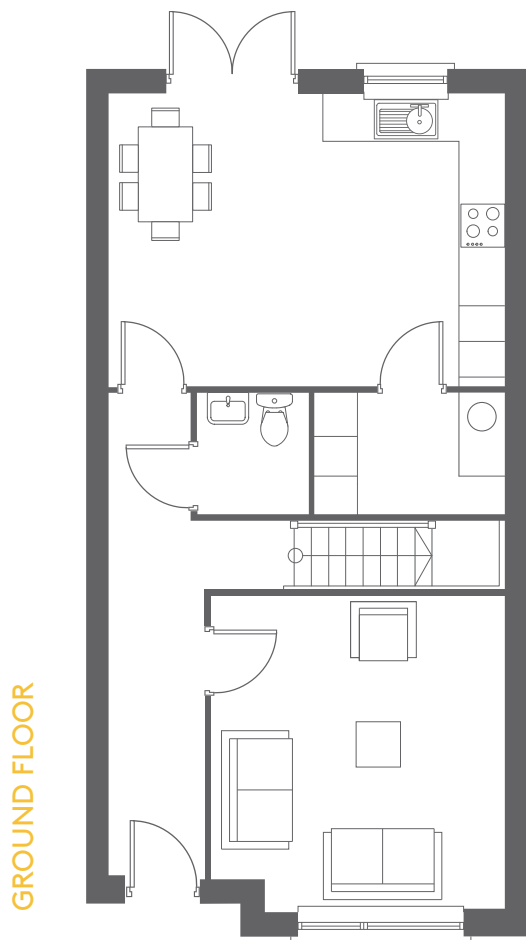
Floorplans and dimensions are indicative only and subject to change. The developer may alter the layout, building style, landscape and spec without notice and the finished home may therefore vary from the information provided.

# THE SNOWDROP (TYPE A)

3 Bedroom House

Mid/End Terrace & Semi-Detached

c. 114 sq m/c. 1,227 sq ft



## Kilcarbery Grange

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# Specifications

## EXTERNAL FINISHES

Utilising a combination of low-maintenance external finishes including brick, render, uPVC and dash, all homes at Kilcarbery Grange are tastefully finished. There are three distinct character areas at Kilcarbery Grange, where the external facades are as follows:

- **Rowan** – Featuring attractive buff brick, with off-white and grey render to the front, and dash to the side and rear of the home. These homes will also feature a green front door.
- **Hawthorn** – Featuring attractive light red and slate blue brick to the front and dash to the side and the rear. These homes will also feature a light grey front door.
- **Ash** – Featuring attractive red brick, with off-white render to the front and dash to the side and the rear. These homes will also feature a grey front door.
- High quality external finishes and low-maintenance uPVC fascia, soffits, gutters, and downpipes are fitted as standard. In addition, these homes contain an excellent level of wall, floor & roof insulation to ensure minimal heat loss.
- Attractive timber side gates are fitted on the side passages of each detached, semi-detached or end of terrace houses.
- Any home with private rear garden is raked & seeded. In addition, these homes feature a rainwater garden in the rear garden, whereby the rainwater collected from the roof, drains into a raised bed before filtering through into the stormwater drainage system for the development.
- Rear garden boundaries are finished with durable timber panel and concrete post fences, with masonry blockwork to all road boundaries.
- Balconies and terraces to apartments and duplexes are finished with clear glass in a metal frame.
- Shared rear gardens around duplexes are laid out in lawn and managed by the Owners' Management Company (OMC).

- A combination of hard & soft landscaping is utilised to the front of all homes, thus creating an appealing living environment.
- There is abundant on-street communal parking for all residents of Kilcarbery Grange and 10% of the spaces are fitted with EV charging points.
- Dedicated bin stores and bicycle stores for all residents' use, which are maintained by the Owners' Management Company (OMC).

## BUILDING ENERGY RATING

- BER range: A3 – A2. Each of the homes at Kilcarbery Grange are A-Rated new homes, which are the most energy efficient homes available and residents consequently enjoy reduced running costs.

## HEATING SYSTEM

- Each home benefits from an innovative air to water heat pump, providing energy-efficient central heating and hot water at proven reduced energy costs when compared with current market alternatives.
- The heating system also benefits from thermostatically controlled heating zones and a wall mounted electronic heating system controller.
- In addition, each home has a mechanical ventilation system installed, which is designed to deliver a refreshed indoor environment by extracting stale moist air from the kitchen, bathroom and ensuite in the home. Air vents are located in all other rooms.

## ELECTRICS

- Each home contains a generous and well-designed electrical & lighting specification and these homes are pre-wired for TV/ broadband and free to air TV, with multiple points provided throughout each home.

## INTERNAL FINISHES

- High quality joinery throughout including modern skirtings, architraves and contemporary style two panel internal doors with brushed steel ironmongery.

- The walls and ceilings are skimmed, finished and painted in a neutral colour and all woodwork ie skirtings, architraves and doors will also be finished in a neutral colour.
- Each house at Kilcarbery Grange will benefit from extra ceiling height to the ground floor, thus creating a sense of space.

#### **WINDOWS AND EXTERNAL DOORS**

- Each home is fitted with NSAI certified A-Rated uPVC double glazed windows from Munster Joinery. These windows are also fitted with a safety catch for improved security. Munster Joinery also supply the contemporary style front doors for the home, each fitted with a 3-point locking system.

#### **KITCHEN**

- Superb quality fitted kitchens installed in all homes, finished with plain panel-doors in light grey and complete with stone-effect worktops and brushed chrome doorknobs. Each kitchen comes with brushed stainless-steel sink and brushed chrome lever mixer tap.

#### **UTILITY ROOM**

- Where present, utility rooms are plumbed for washing machine.
- Luxurious floor tiling is standard in the utility room, where present in the house layout.

#### **BATHROOMS AND ENSUITES**

- The bathrooms & ensuites of each home at Kilcarbery Grange are fitted with contemporary bathroom suites, featuring mono block chrome fittings.
- In addition, these homes feature a pressurized shower system, low profile shower trays and shower doors fitted in the ensuites.
- Wall tiling: Stunning wall tiling fitted to the bathroom and ensuite. Generous wall tiling will be fitted to 2m height in the shower of

the ensuite and a tiled upstand will be fitted around the bath in all homes which include a separate ensuite. Where a home does not have a separate ensuite, the bathroom will feature 2m wall tiling around the bath area.

- Floor Tiling: Luxurious floor tiling fitted to guest WC, utility room where applicable, family bathroom and ensuite.

#### **BEDROOMS**

- Beautiful built-in wardrobes with off-white wardrobe doors, white interior finish and brushed chrome doorknobs, fitted to two bedrooms.

#### **STRUCTURAL GUARANTEE**

- Each home at Kilcarbery Grange benefits from a 10-year structural guarantee with HomeBond

#### **LEGAL**

- €5,000 initial deposit required.
- Contracts must be signed within 21 working days of date of issue from the vendor's solicitor and the balance of 10% of purchase price is payable upon signing of contracts.
- Stamp Duty is payable on these houses at the prevailing rate.
- Please refer to South Dublin County Council regarding the affordable dwelling purchase arrangement.

# Professional Team

## Architect:

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**BKD**

7 Harcourt Terrace, D2

## Solicitors:

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**AMOSS**

Warrington House,  
Mount Street Crescent, D2

**HBMO**

12 Ely Place, D2

## Funded by:

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**Activate Capital**

## Selling Agents:

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GOOD WARRINGTON  
**DNG**  
**NEW HOMES**  
**01 4912600**  
PSL No. 004017



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**Rialtas  
na hÉireann**  
Government  
of Ireland

**Tionscadal Éireann**  
Project Ireland  
**2040**

This project has received Government funding as part of Housing for All, a New Housing Plan for Ireland.



[kilcarberygrange.ie](http://kilcarberygrange.ie)