



# ROCKFIELD

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NEWTOWNMOUNTKENNEDY



Rockfield Homes, is a superb new development of 3 bedroom mid/ end of terrace, 3 & 4 bedroom semi-detached and detached houses located in the village of Newtownmountkennedy, Co. Wicklow the “Garden of Ireland.”

Overlooking the rolling countryside, Rockfield is ideally located for families and individuals who enjoy the peace and space of the countryside yet want to be close to every amenity you might need, along with excellent transport links to Dublin and beyond.







Newtownmountkennedy village is a very welcoming and well-established village just off the N11 motorway and M50 and less than 12 minutes from Greystones.

For people who love to eat out or get together with friends, there is a wide range of choices in the area, both casual and formal. Catch up with friends at Fishers Bistro or the Parkview Hotel in the village or enjoy a superb pub lunch at the Mount Kennedy Inn.

The village itself has seen a colourful influx of amenities in recent years, Dunnes Stores, Adrian Dunnes pharmacy, along with a number of coffee shops, a bookstore and a Texaco garage.

As a location for families, Newtownmountkennedy is ideal. Children and adults alike will love the feeling of freedom that comes with living in the countryside yet appreciate the proximity of its surrounding towns of excellent facilities for families of all ages.

For those who enjoy the great outdoors, Djouce walking trail and the Wicklow way along with The Glen of The Downs, Glendalough, Bray Head, Greystones Cliff Walk and the Sugarloaf, are moments away for hill walking and nature enthusiasts.

For those who enjoy a spot of golf there are several award-winning courses in the area, such as Druids Glen Hotel & Golf Resort, Powerscourt Golf Club & Dun Laoghaire Golf Club (located in Enniskerry).





Day trippers are well catered for with Powerscourt House & Gardens and Waterfall, Wicklow Gaol, Brittas Bay, Mount Usher Gardens and Kilruddery House & Gardens.

For serious fitness fanatics there are a number of local amenities to hand such as, Shoreline Leisure Bray, Swift Kick Martial Arts Academy, County Wicklow Lawn Tennis Club , Cooladoyle Equestrian Centre, Ballinastoe Mountain Bike Trail System, and many sailing facilities in the Bray, Greystones and Wicklow Town Harbours & sea fronts.





From pre-schools to secondary schools, every child can enjoy an excellent education without travelling far; local choices include Newtownmountkennedy Educate Together N.S, Newtownmountkennedy Primary School and Saint Francis N.S.

Loreto Secondary School, Presentation Collage Bray, St Gerard's Secondary School, Coláiste Chraobh Abhann and Coláiste Ráithín secondary Schools are also in the area.

For those attending third level education there are easy transport links to University College Dublin, Dublin Institute of Technology, Trinity College Dublin, and Bray Institute of Further Education.

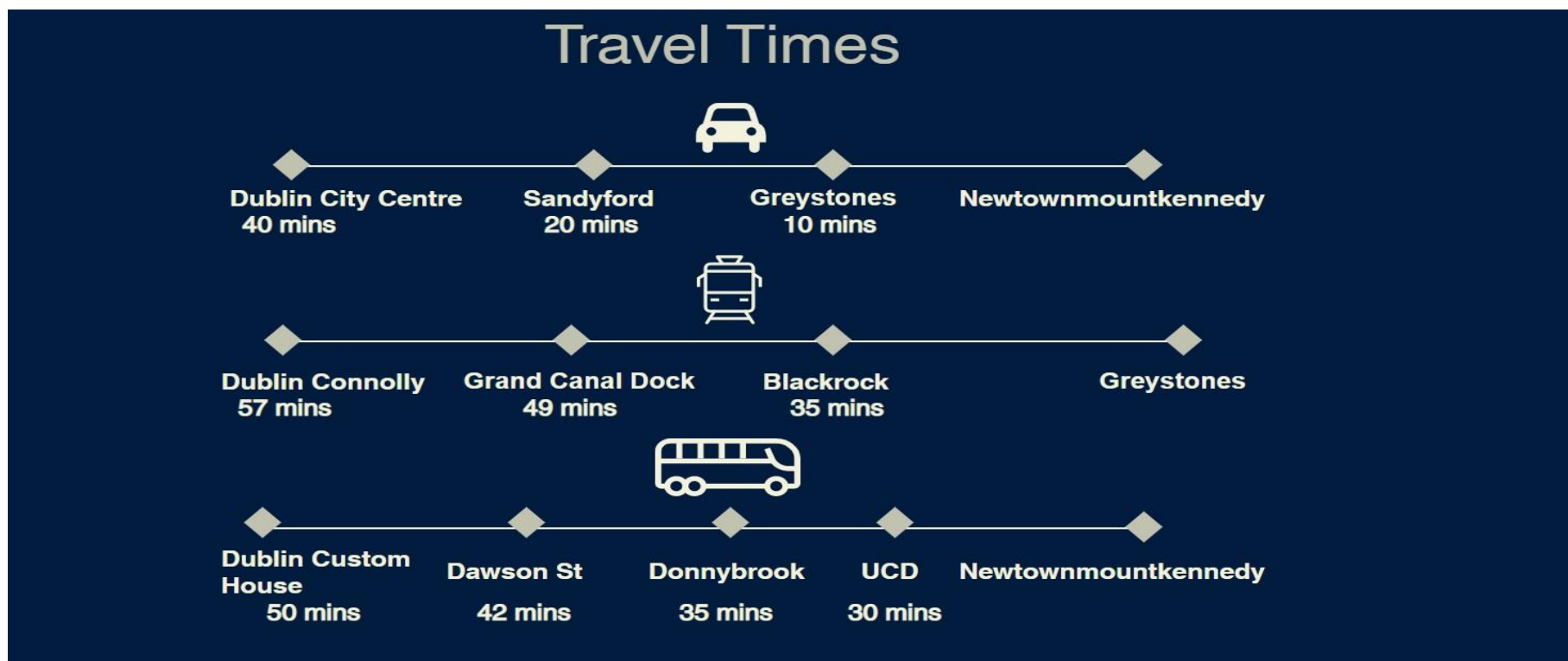






Situated just minutes from the N11, Newtownmountkenny is surrounded by beautiful countryside and breath-taking scenery ranging from the Wicklow Mountains to the Irish rugged coastline. This picturesque village is set amidst woodlands and glens including Glen O'Downs, Altidore, Callowhill and Kilmurry.

There are excellent bus links in Newtownmountkenny with both Go ahead Bus services 184 and Bus Eireann's 133 route servicing the town. Greystones Dart line is also close by providing it with advantageous access to Bray and Dublin city. Newtownmountkenny therefore accommodates the comfort of easy city access, while also providing the tranquillity of the countryside.





# Rockfield Site Map



**HOUSE TYPE B**  
141 Sq. M  
4 Bed Semi-Detached



**HOUSE TYPE B1**  
116 Sq. M  
4 Bed Semi-Detached



**HOUSE TYPE C**  
107 Sq. M  
3 Bed Semi-Detached



**HOUSE TYPE D**  
92 Sq. M  
3 Bed End Terrace  
Townhouse



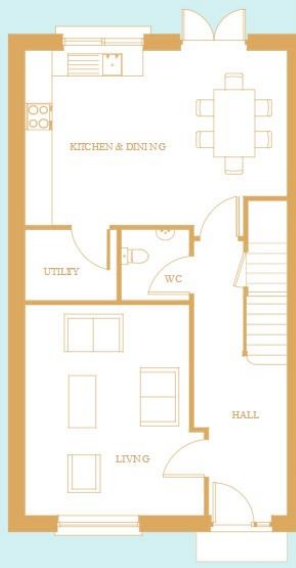
**HOUSE TYPE D1**  
91 Sq. M  
3 Bed Mid Terrace  
Townhouse



**HOUSE TYPE E**  
154 Sq. M  
4 Bed Semi-Detached



**HOUSE TYPE B**  
141 Sq. M  
4 Bed Semi-Detached



GROUND FLOOR



FIRST FLOOR

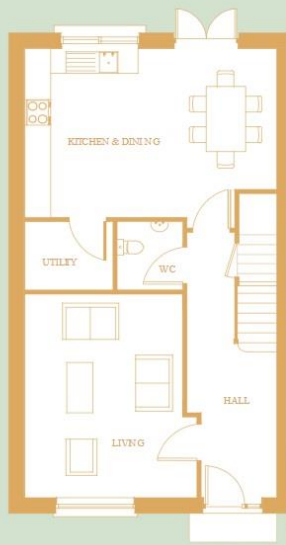


ATTIC



**HOUSE TYPE B1**  
116 Sq. M\*  
4 Bed Semi-Detached

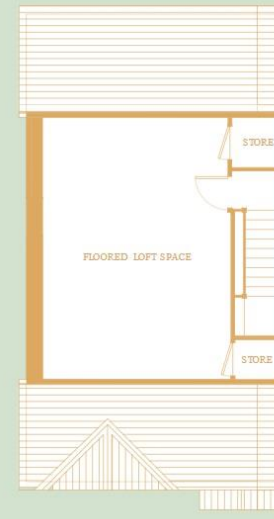
\* Excludes Attic Space Area  
Conversion ready Attic space extends to approx. 24.5 sq.m – technically "non-habitable".



GROUND FLOOR



FIRST FLOOR

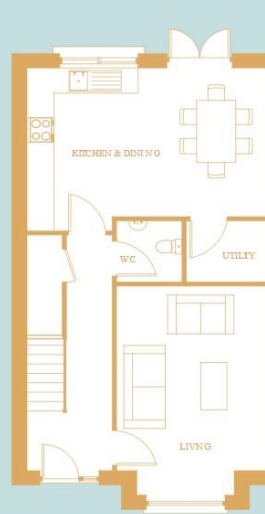


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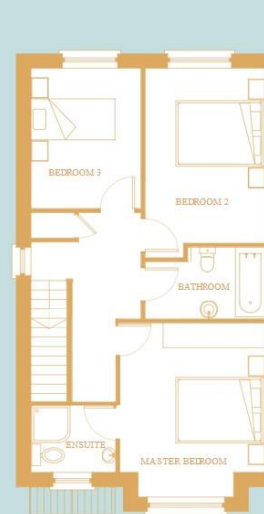


**HOUSE TYPE C**  
107 Sq. M\*  
3 Bed Semi-Detached

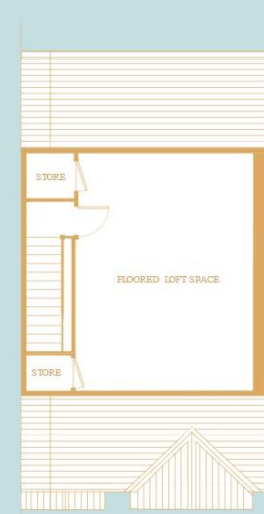
\* Excludes Attic Space Area  
Conversion ready attic space extends to approx. 20 sq.m - technically "non-habitable".



GROUND FLOOR



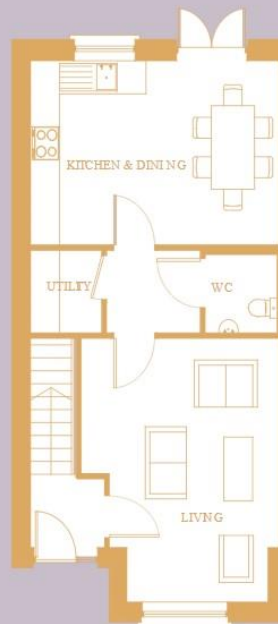
FIRST FLOOR



ATTIC



**House Type D**  
92 Sq. M  
3 Bed Townhouse  
End Terrace



GROUND FLOOR



FIRST FLOOR



## HOUSE TYPE D1

91 Sq. M

3 Bed Townhouse

Mid Terrace



GROUND FLOOR



FIRST FLOOR

*\*These particulars are detailed for the purposes of representing the development only. Visual representations, finishes, layouts and/or scales may be approximate or representative of the development rather than exact specifications of the actual unit. The developer reserves the right to make alterations to the design and specification in the overall interest of the development.*

## Specifications & Features

### General

- A2 rated energy efficient homes
- Low energy running costs
- A selection of house types
- Natural brick finish
- Blue black slate roof
- Quality landscaping and generous open green space
- 10 year Home Bond Structural Guarantee
- High performance elegant A rated off white windows
- 3 bed semi-detached homes equipped with attic roof truss perfect for the growing family

### Exterior

- Elegant, quality elevations comprising of brickwork and low maintenance rendered finishes
- uPVC fascia, soffits and gutters
- Cobbled driveway with parking for 2 cars
- Landscaping to front garden
- Cobble Lock patio to rear of property
- Seeded rear garden
- Heritage plus hardwood pale green front door provided by Munster joinery
- Charging point for Electric Vehicles



## Internal

- Underfloor heating to ground floor
- 9-foot floor to ceiling heights at ground floor level to semi-detached and detached units
- Skim plaster finish to all internal walls
- Painted Interior
- Shaker panelled doors
- Staircase to have newel posts and white painted spindles with a solid oak handrail
- Shaker style wardrobe with ample shelf and rail space to master bedroom
- Contemporary fitted kitchen by Kube McNally Kitchens
- Soft close drawers and doors with chrome mixer set
- Main Bathroom and En-suites finished to a high specification with top quality sanitary ware and fittings
- Main bathroom has a recessed wash hand basin/concealed
- Quality floor and wall tiling with fully tiled shower enclosure and walls around the bath
- Allowances for kitchen, tiling, painting and Wardrobes

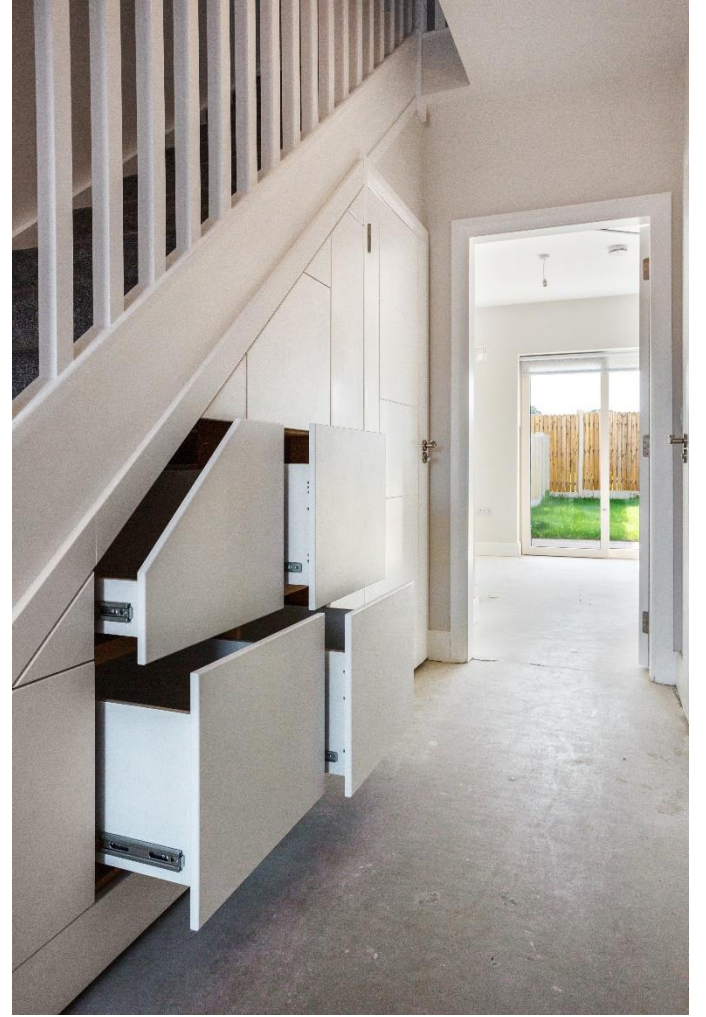
## Energy Efficiency & Sustainability

- BER 'A2' energy rating
- Innovative air to water heat pumps, providing the latest technology of energy efficient central heating and hot water
- Zoned underfloor heating on the ground floor, radiators upstairs
- Nearly Zero Energy Building Standard (NZEB) compliant
- High performance A rated windows and pale doors from Munster Joinery



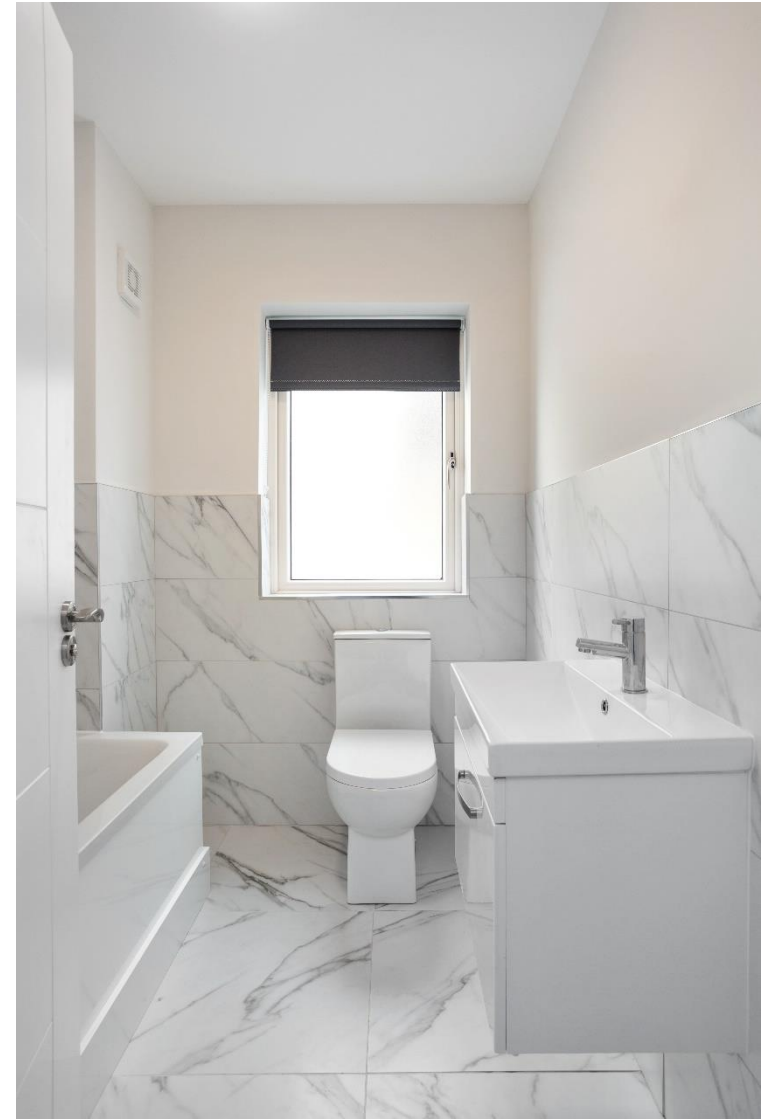




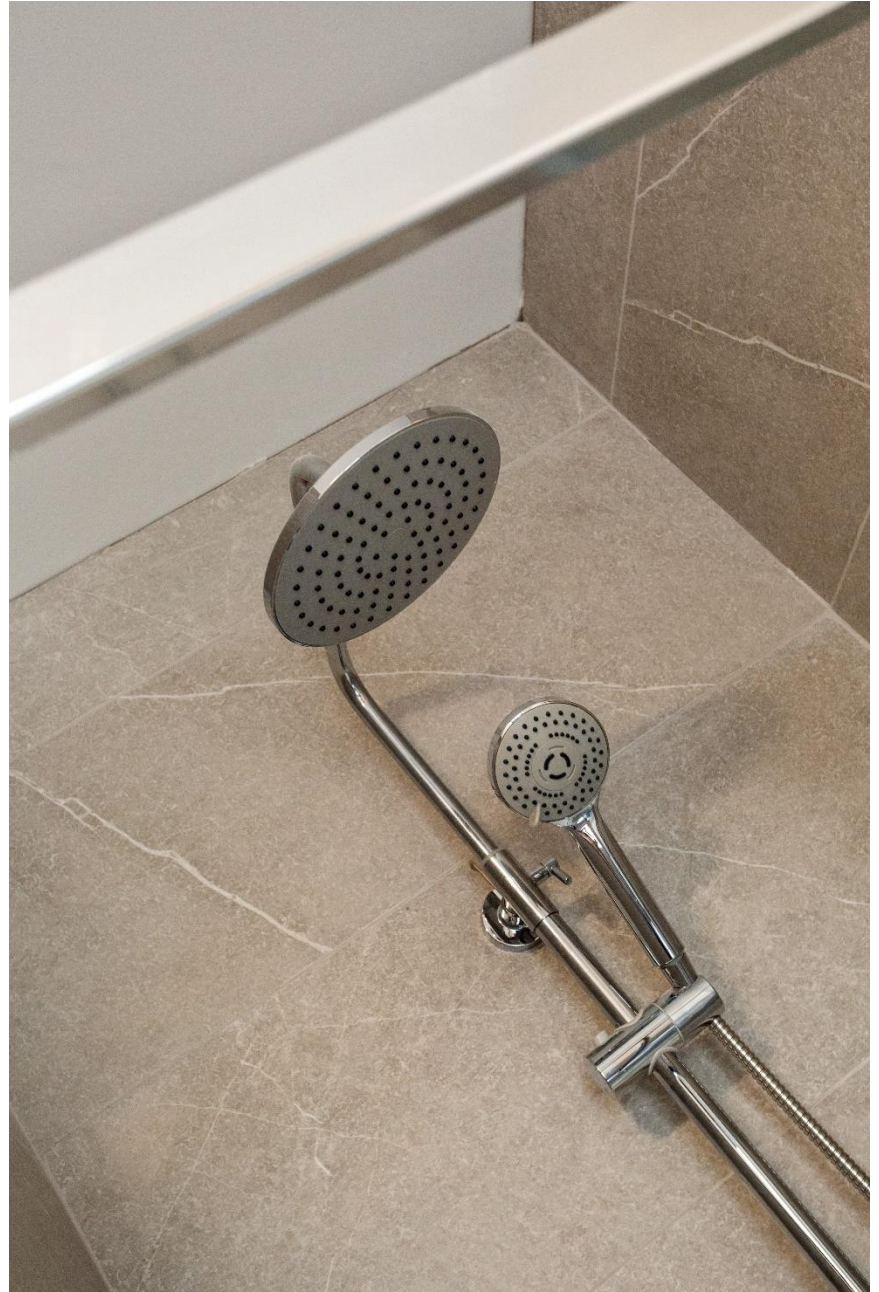






















# ROCKFIELD

NEWTOWNMOUNTKENNEDY

**FENELON**

PROPERTIES

AUCTIONEERS • ESTATE AGENTS • VALUERS

PSRA 001506

**01-2014650**

BER A2

