

No Hype.  
No Fuss.  
No Drama.

Just the Best-Priced  
Quality New Homes  
in Blackrock.

3 & 4 Bed  
Spacious Homes  
from €325,000

Phase 2 Release

CRAWFORD  
GATE



Blackrock

Calm. Considered. Clever.





# Calm. Considered. Clever.

In the heart of Blackrock, on a quiet road gilded by magnificent hardwood trees, there lies a seemingly humble green field.

Formerly part of the Crawford Family personal estate; Crawford Gate is a scheme of contemporary design, A-rated and spacious 3 and 4 bedroom homes.

Bordered by the Blackrock Walkway, Crawford Gate lies just minutes walk from all the services, amenities, employment opportunities and access to the vibrant, desirable neighbourhoods of Blackrock and Mahon Point.

**Phase 2, just 12 homes on Horatio Place, is now on sale priced from €325,000.**

**3 Unique Show Homes are Now Available to View.**

Check with selling agent Casey & Kingston for open viewing dates or to make a private appointment.



Selling Agent Casey & Kingston  
For more information call 021 427 1127 or  
email [info@CrawfordGate.ie](mailto:info@CrawfordGate.ie)

**4 Bed**  
**End of Terrace**  
1285.7 sq.ft (approx)  
119.4 sq.m (approx)



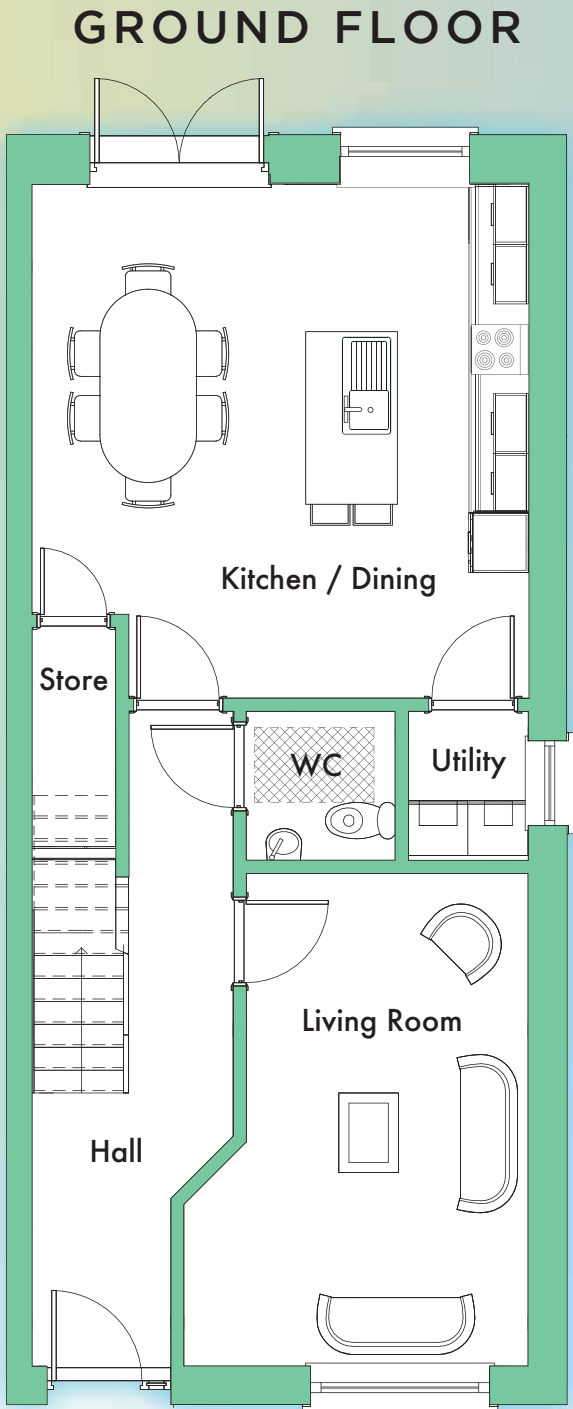
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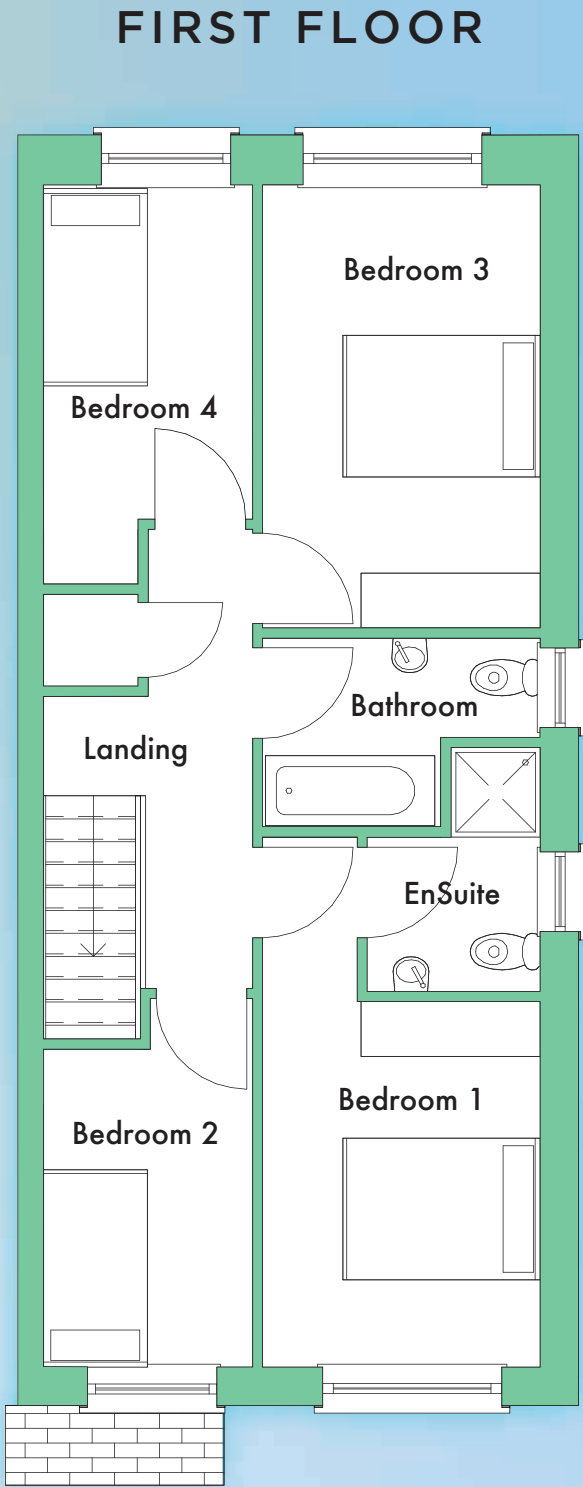
4 Bed  
End of Terrace (right)  
1285.7 sq.ft (approx)  
119.4 sq.m (approx)



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Living Room:	16'2" x 11'4"
	4.95m x 3.46m
Kitchen/Dining:	16'9" x 16'4"
	5.16m x 4.99m
Utility:	4'9" x 3'9"
	1.5m x 1.2m
WC:	4'9" x 4'9"
	1.5m x 1.5m
Entrance Hall:	21'2" x 4'6"
	6.45m x 1.4m



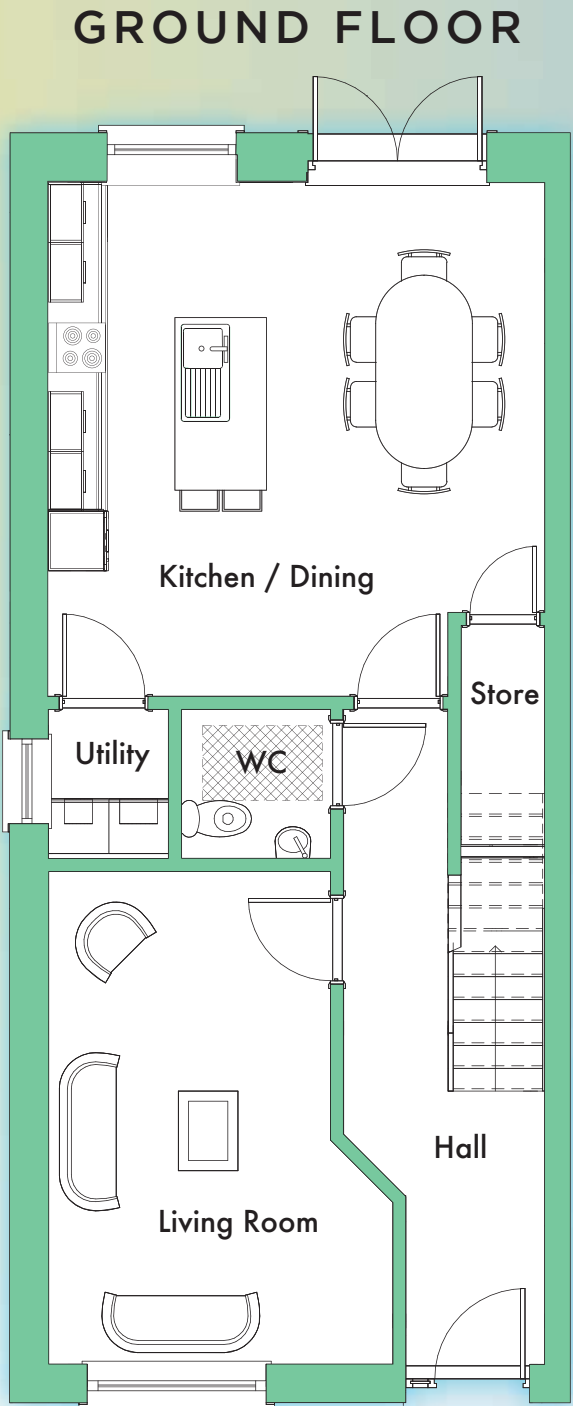
Master Bedroom:	12'0" x 9'2"
	3.67m x 2.79m
En-suite:	5'7" x 5'1"
	1.74m x 1.55m
Bedroom 2:	6'8" x 10'5"
	2.1m x 3.19m
Bedroom 3:	9'2" x 14'9"
	2.79m x 4.55m
Bedroom 4:	11'0" x 6'8"
	3.36m x 2.10m
Bathroom:	5'5" x 8'53"
	1.7m x 2.6m



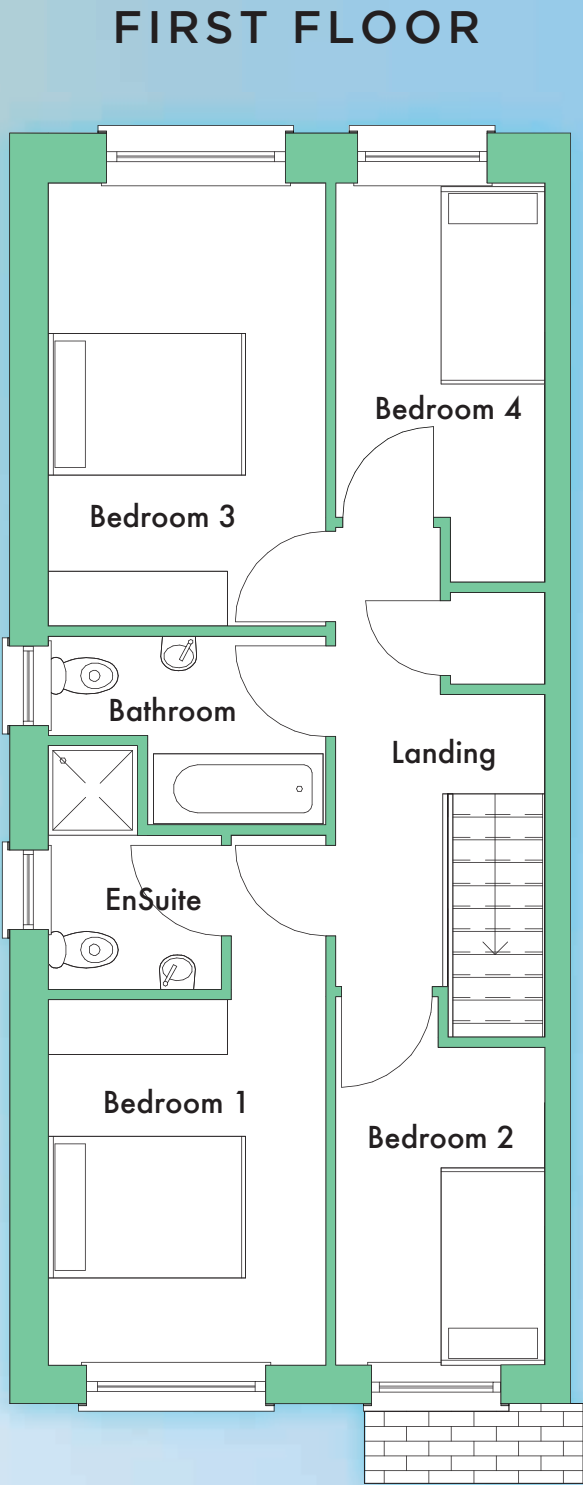
4 Bed  
End of Terrace (left)  
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119.4 sq.m (approx)



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**3 Bed  
Mid Terrace**  
991.3 sq.ft (approx)  
92 sq.m (approx)

**CRAWFORD  
GATE**  
Blackrock



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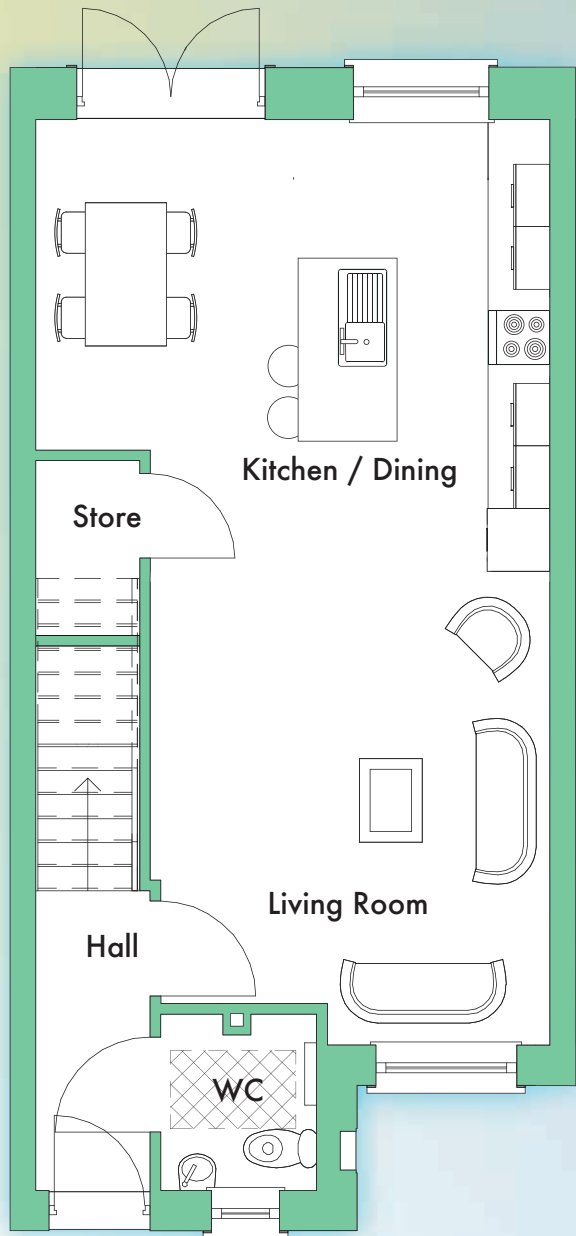


3 Bed  
Mid Terrace (right)  
991.3 sq.ft (approx)  
92 sq.m (approx)



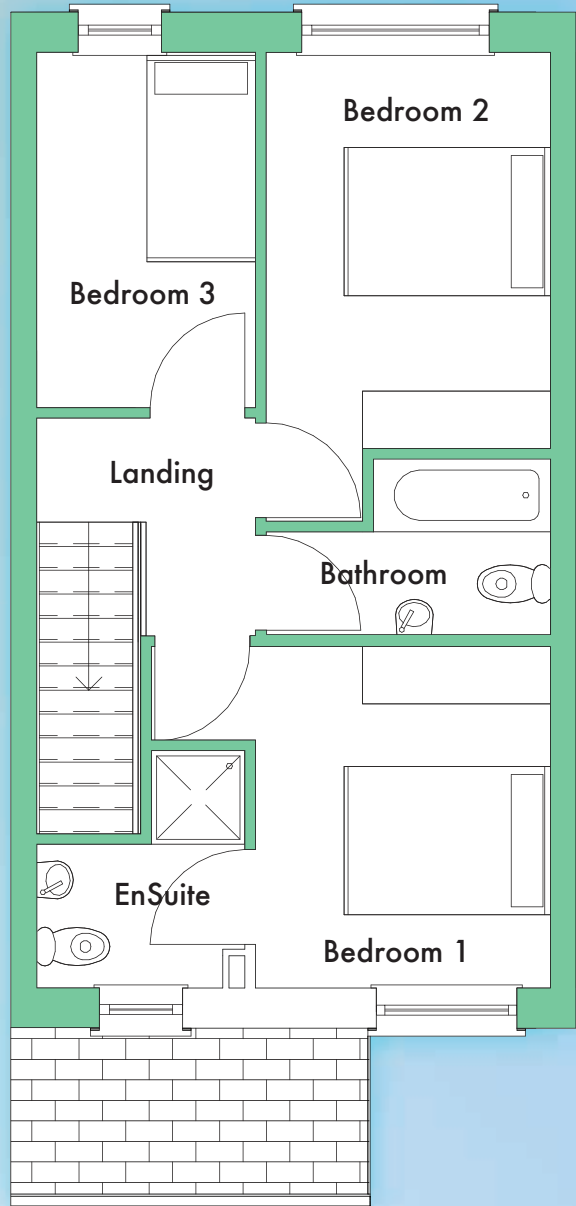
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GROUND FLOOR



Living Room:	12'6" x 14'6"
	3.83m x 4.44m
Kitchen/Dining:	16'2" x 14'2"
	4.93m x 4.33m
WC:	4'9" x 4'9"
	1.5m x 1.5m
Entrance Hall:	3'6" x 9'41"
	1.1m x 2.5m

FIRST FLOOR



Master Bedroom:	9'3" x 10'8"
	2.83m x 3.28m
En-suite:	4'5" x 5'8"
	1.38m x 1.78m
Bedroom 2:	9'0" x 12'5"
	2.73m x 3.80m
Bedroom 3:	6'9" x 11'2"
	2.10m x 3.41m
Bathroom:	5'5" x 5'5"
	1.7m x 1.7m

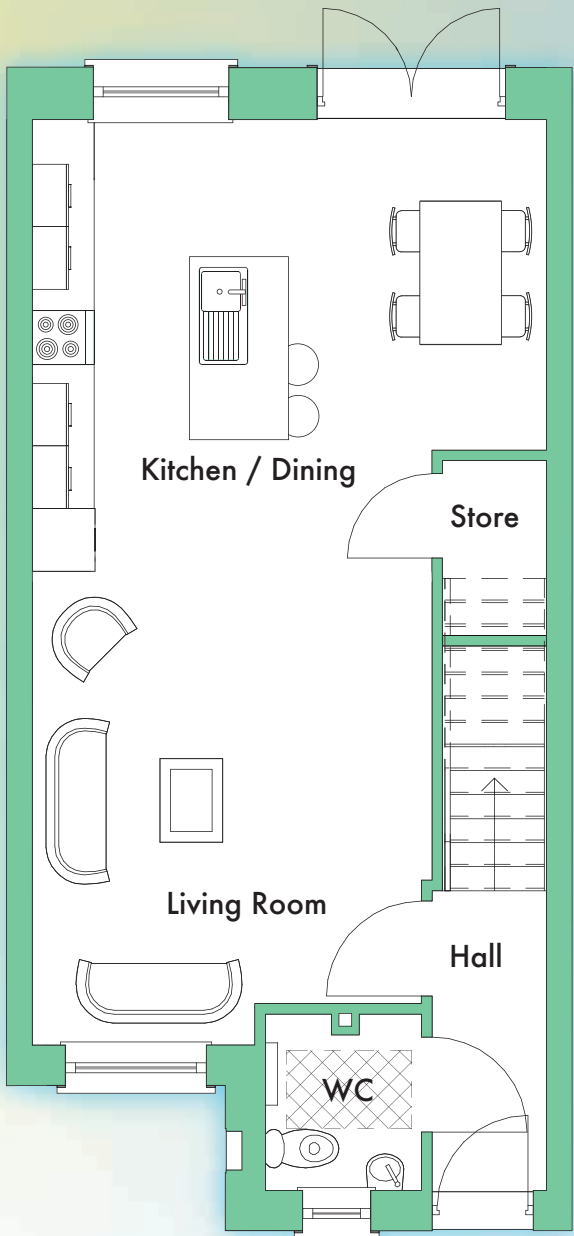


3 Bed  
Mid Terrace (left)  
991.3 sq.ft (approx)  
92 sq.m (approx)



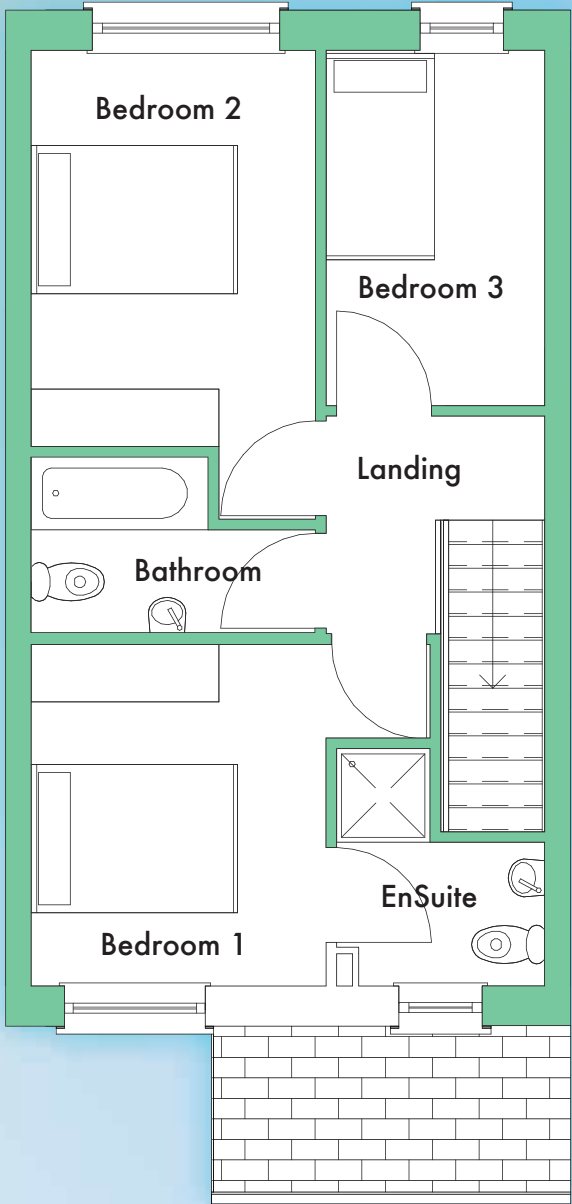
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# Location Map



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# Specifications External & Internal

DOB Developments are committed to the highest professional standards in architectural design, build quality, finishing and fit out. Our goal is to create homes that you and your family will delight in for generations to come and that contribute to a lasting and worthy architectural legacy



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## EXTERNAL FEATURES

- Houses constructed using traditional concrete block structure
- Energy saving UPVC high performance double glazed windows with low U-Value
- UPVC front door with three point locking system
- Large double glazed patio doors to private rear gardens
- Generous gardens which are levelled and seeded
- Garden Tap as standard
- Quality paved front driveways (Varies between house type)

## ENERGY EFFICIENCY

- A3 BER Energy Rating
- Highly insulated air tight design
- Excellent level of roof, wall and floor insulation
- Energy efficient air to water heat pump, heating system

## MEDIA & COMMUNICATIONS

- Wired for high speed broadband
- Telephone and Data points in kitchen, living area and master bedroom
- TV connection point in kitchen, living areas and main bedroom

## BATHROOMS & ENSUITES

- Quality sanitary ware in all bathrooms
- High quality tiling to floors and wet area walls in main bathrooms and ensuite
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen
- Heated towel rails to ensuite and main bathroom

## KITCHEN & UTILITY

- Stylish contemporary kitchens
- Stainless steel sink, draining board and mixing tap

## INTERIOR FINISHES

- High quality painted doors
- Contemporary architrave and skirting
- Satin chrome finish ironmongery
- Internal smooth finish painting throughout
- Pull-down attic ladder and handrail
- Contemporary fitted wardrobes in all double bedrooms

## SECURITY & SAFETY

- Smoke detectors fitted throughout (main powered with battery back-up)
- Carbon monoxide detection
- Pre-wired for intruder alarm system
- Multi locking system to all windows and doors

## ELECTRICAL

- Generous allocation of lighting and power points

## WARRANTY

- Warranty covered under Global Home Warranties Limited, 10 year structural guarantee





# Site Plan - Phase 2 Horatio Place



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**4 Bed End of Terrace**
1,285.7 sq. ft  
Horatio Place: 1 & 4, 5 & 8, 9 & 12

**3 Bed Mid Terrace**
991.3 sq. ft  
Horatio Place: 2, 3, 6, 7, 10, 11

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This document constitutes an invitation to treat only and representations made in this document shall not form part of any contract for sale and shall not be binding on the Vendor or its Agents. While every effort has been made to ensure the information contained in this document is correct, it is designed specifically as a guide and the right is reserved to alter, amend, or correct the information contained herein as and when necessary, in the opinion of the Vendor and without prior notice. The Contract for Sale, Building Agreement and the plans and specifications ultimately signed and executed by the Vendor will constitute the sole Agreement between the Vendor and any prospective purchaser, and the sole Agreement by which the vendor shall be bound. Independent legal advice should be taken by any prospective purchaser prior to signing a Contract for Sale and Building Agreement.



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