



The Cedars

Ridgewood, Forest Road, Swords, Co. Dublin
Exclusive Development of 2, 3 & 4 Bedroom Houses



The Cedars

We are delighted to introduce the final phase of houses for The Cedars, Ridgewood. This phase will comprise of 28 four-bedroom houses, 6 three-bedroom houses and 6 two-bedroom houses. The houses range in size from 1,635 sq ft for the four-bedroom house, 1,000 sq ft for the three-bedroom house and 770 sq ft for the two-bedroom house.

As with our previous, successful phases in Ridgewood our house designs are geared towards comfort, space and modern living. MKN Property Group's high quality finishes are evident throughout with each of the bedrooms fitted with elegant wardrobes and the three and four bedroom houses have a stylish en-suite. The designer kitchens provide ample storage and are complimented by quality wall and floor tiling.

Ridgewood is an award-winning development and is laid out in an attractive manner. The development can boast the benefit of large, landscaped open spaces including seven full-sized playing pitches, changing rooms and two playgrounds. For those living in Ridgewood convenience is key as the development is located

on the Forest Road between Swords Village and Forrest Little Golf Club and is in close proximity to the M1/M50 motorways and Dublin Airport. Residents also have the added benefit of having a Tesco Express store, McCabes Pharmacy, Doctor's Surgery and Bright Horizons Crèche at the entrance to the development.

Swords Village is a two minute drive away giving easy access to The Pavilions Shopping Centre, Movies @ Swords and a wide range of boutiques, bars and restaurants.



Special Features

- Natural gas central heating
- Maintenance free exterior (i.e. all fascia boards, soffits, gutters are PVC)
- Wall and floor tiling standard in kitchen as per show house type
- Wall and floor tiling standard in bathrooms and en-suite as per show house type
- High quality sanitary ware
- Downstairs WC
- Painted front doors and frame with 3-point security locking standard in all houses
- Painted throughout in Dulux Ivory White
- 6" skirting boards throughout
- Electric fire as per show house type
- Appliances as per show house type*
- Excellent standard of insulation in floors, walls and roofs
- BER rating from A3 to B1 depending on house type
- Wired for telephone, TV and burglar alarm
- Exterior wall lights standard
- Covered by HomeBond scheme

House Types A & A1 – 4 Bed Townhouse

- Cream gloss kitchen with acrylic worktop and stainless steel hood by Nolan Kitchens
- Walk-in wardrobe in master bedroom fitted out in light walnut finish by Cawleys
- High quality ivory wardrobes with walnut interior by Cawleys in Bedrooms 2 & 3
- Marfil stone fireplace

House Types B, B1 & F – 3 Bed Townhouse

- Cream gloss kitchen with oak worktop and integrated hood by Nolan Kitchens
- High quality ivory wardrobes with walnut interior by Cawleys
- Marfil stone fireplace

House Type C – 2 Bed Townhouse

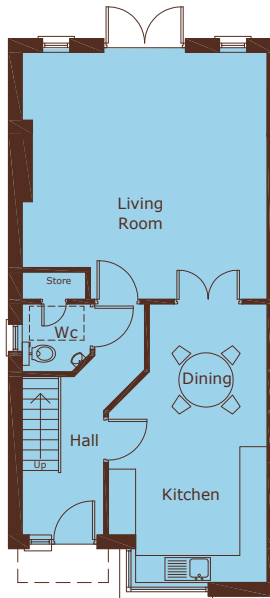
- Cream gloss kitchen with oak worktop and integrated hood by Nolan Kitchens
- High quality ivory wardrobes with cherry-wood interior by Cawleys

* Subject to terms and conditions

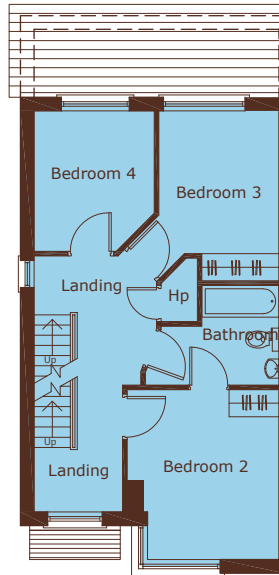


4 BED END TERRACE HOUSE

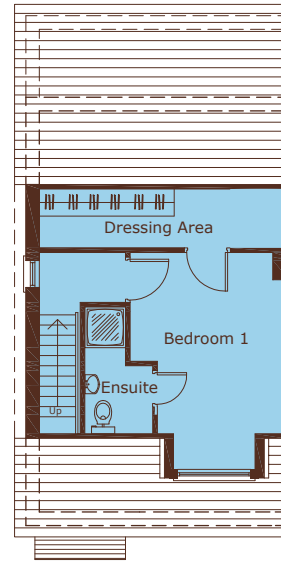
Type A
c. 152 sqm
(1,635 sq ft)



Ground Floor Plan



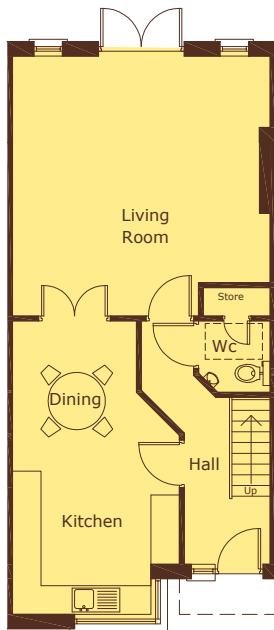
First Floor Plan



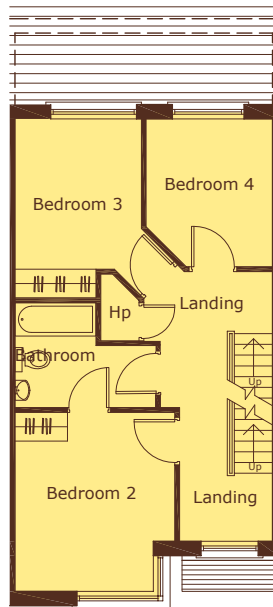
Second Floor Plan

4 BED MID TERRACE HOUSE

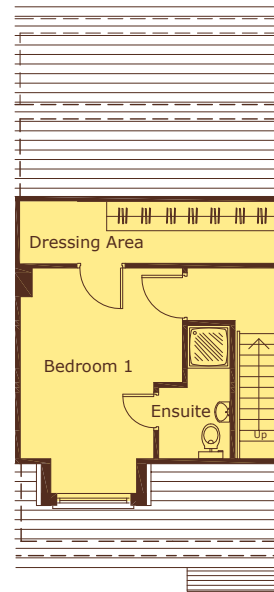
Type A1
c. 152 sqm
(1,635 sq ft)



Ground Floor Plan



First Floor Plan



Second Floor Plan

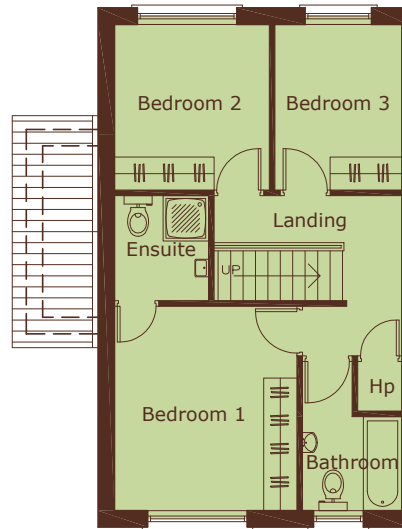


3 BED END TERRACE HOUSE

Type B (side entry)
 c. 94.5 sqm
 (1,017 sq ft)



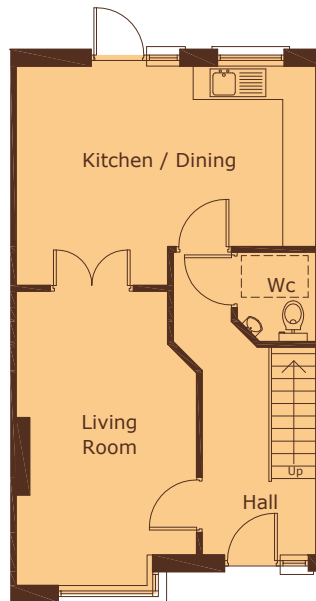
Ground Floor Plan



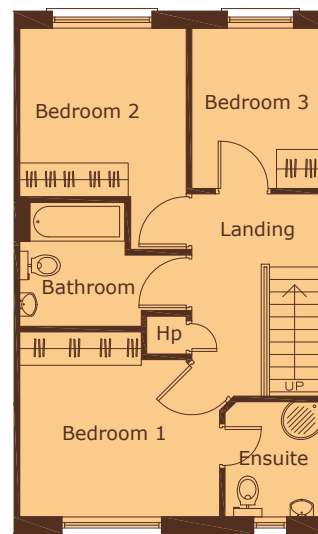
First Floor Plan

3 BED END TERRACE HOUSE

Type B1 (front entry)
 c. 95 sqm
 (1,023 sq ft)



Ground Floor Plan

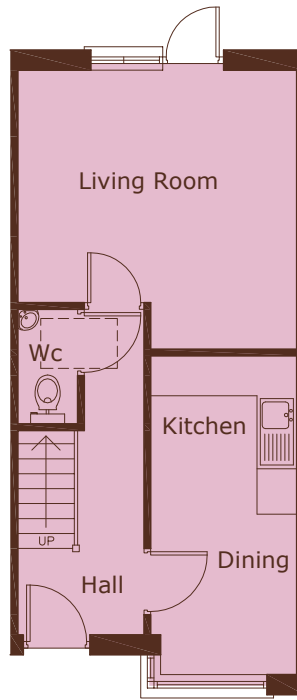


First Floor Plan

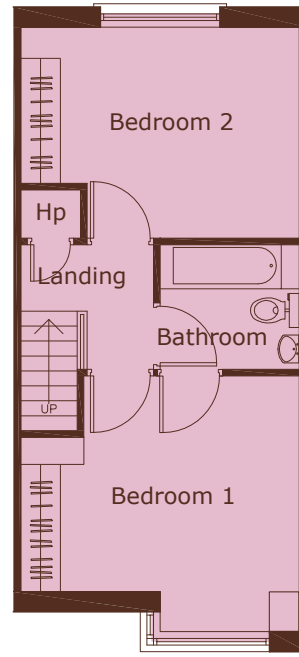
■ No.'s 37 & 42 Cedar Grove - no bay window in living room

2 BED TOWNHOUSE

Type C
c. 71.5 sqm
(770 sq ft)



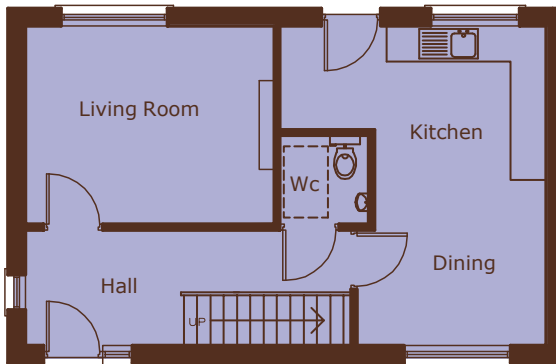
Ground Floor Plan



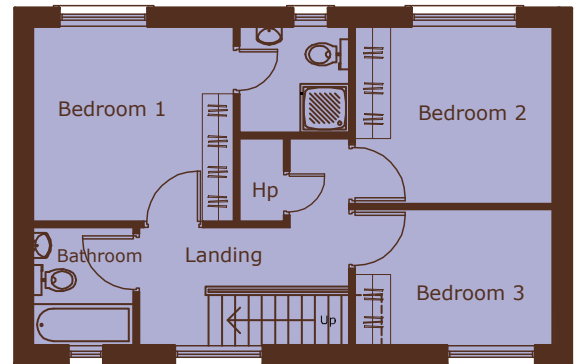
First Floor Plan

3 BED TOWNHOUSE

Type F
c. 93 sqm
(1,000 sq ft)



Ground Floor Plan



First Floor Plan

- No. 35 Cedar Grove - no hall window
- No. 35 Cedar Grove - additional main bathroom window





The Developer

At The Cedars, Ridgewood purchasers can be satisfied that they are getting the benefit of both the experience and the reputation of a company of the calibre of MKN Property Group. MKN have a proud tradition in building top quality homes in the Dublin area and have won the following prestigious awards for their developments:

- Fingal Cleaner Communities Awards 2010 – ‘1st Place, Best Presented Apartment Complex’
- Fingal Business Awards 2007 – ‘Outstanding Residential Development Award’
- ‘Development of the Year 2002’ – UK & Ireland Britannia National Homebuilder Design Awards in the UK and Ireland
- The 2002 Royal Institute of Architects of Ireland (RIAI) ‘Best Housing Project’
- Plan Expo Opus Building Awards 2001 ‘Best Housing Award 2001’

MKN Developments include:

1. No. 150 Howth Road, Clontarf, Dublin 3
2. Ridgewood, Forest Road, Swords, Co. Dublin
3. The Seapoint Building, Clontarf, Dublin 3
4. Sutton Castle, Dublin 13
5. Auburn 118 Howth Road, Clontarf, Dublin 3
6. Manor House View, Raheny, Dublin 5



MKN








PROPERTY GROUP

www.mknpropertygroup.com



SITE MAP



- | | | |
|--|---|--|
|  Type A 4 Bed End Terrace House |  Type B 3 Bed Side Entry House |  Type F 3 Bed Townhouse |
|  Type A1 4 Bed Mid Terrace House |  Type B1 3 Bed End Terrace House | |
|  Type A2 4 Bed Semi/Detached House |  Type C 2 Bed Townhouse | |



MKN
PROPERTY GROUP

Developers

MKN Property Group
The Seapoint Building
44/45 Clontarf Road
Dublin 3

Solicitors

LK Shields Solicitors
39/40 Upper Mount St
Dublin 2

Architects

Fenton & Associates
6-7 Camden Place
Dublin 2

Consulting Engineers

DBFL
22-23 Holles Street
Dublin 2

BOOKING ARRANGEMENTS

Booking deposit €3,000; contract deposit €7,000 payable within 3 weeks of signing contracts.
Balance due on sale closure.

SELLING AGENT



Morton & Flanagan Ltd.

MAIN STREET, SWORDS, CO. DUBLIN.

TEL: (01) 8404011

www.mandf.ie • info@mandf.ie



NOTE: These particulars are issued strictly on the understanding that they do not form part of any contract and are provided, without liability, as a general guide only to what is being offered subject to contract and availability. They are not to be construed as containing any representation of fact upon which any interested party is entitled to rely. Any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to accuracy of these particulars. The vendor or lessor do not make, give or imply nor is Morton & Flanagan or their staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.