



SANDYMOUNT
CASTLE COURT

DUBLIN 4



Luxurious living in the heart of
Sandymount Village





INTRODUCING SANDYMOUNT CASTLE COURT

A stunning new development of just 25 properties, a collection of 3 bedroom houses with additional living space, spacious 2 bedroom own door ground floor apartments and 4 bedroom duplexes with south facing terraces. These beautiful new homes have been thoughtfully designed in layout to provide spacious accommodation. Elegance comes as standard in these exceptional homes, you will note the attention to detail featuring carefully selected fixtures and fittings giving outstanding finishes throughout.

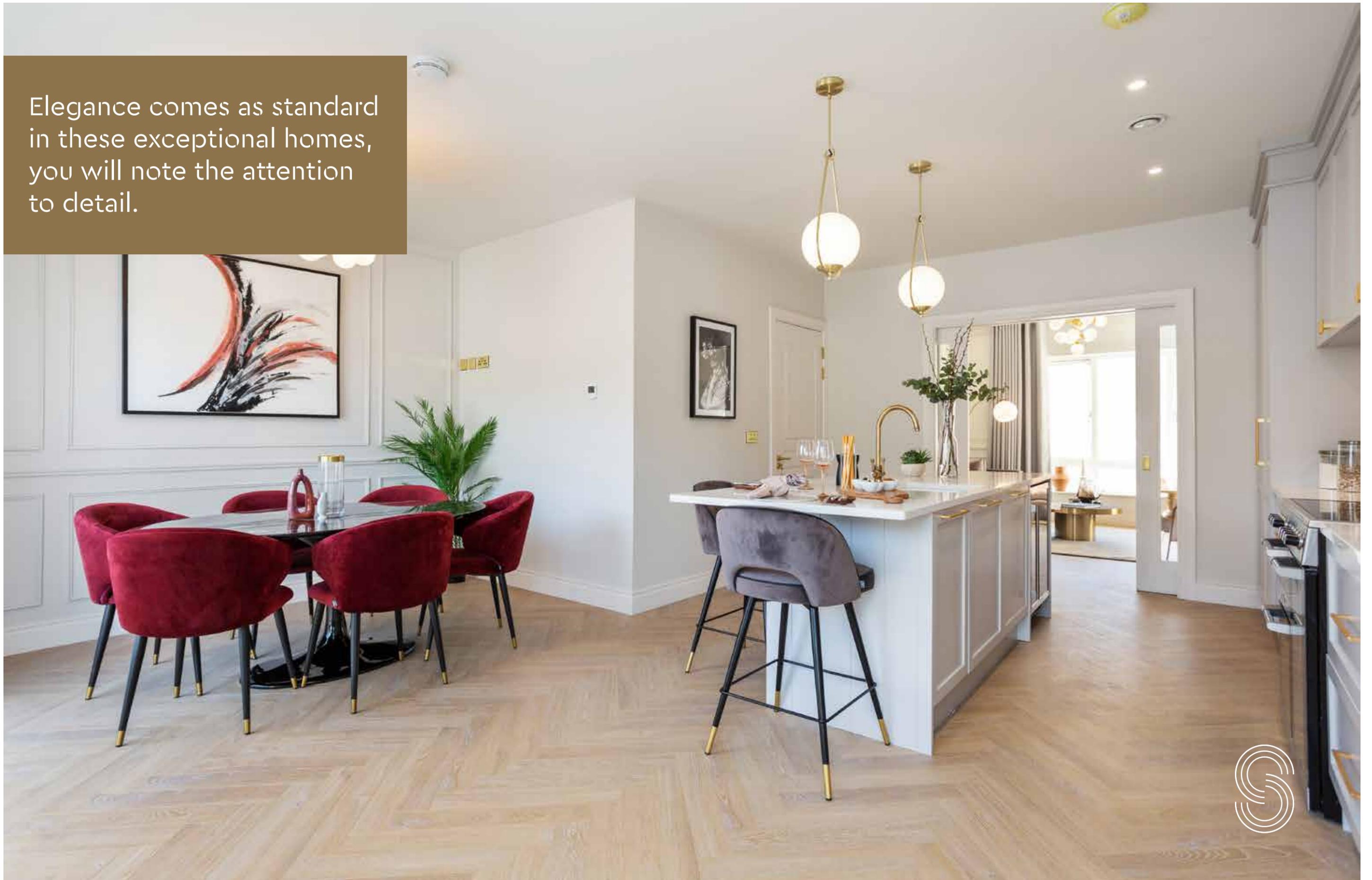
WELCOME HOME

Sandymount Castle Court is an exceptional development of houses, apartments and duplexes. The stunning own door 2 bedroom ground floor apartments will feature their own private front patio areas which are south facing and the 4 bedroom duplexes above have large secluded south facing terraces.



*Artist's Impression; for illustration purposes only.

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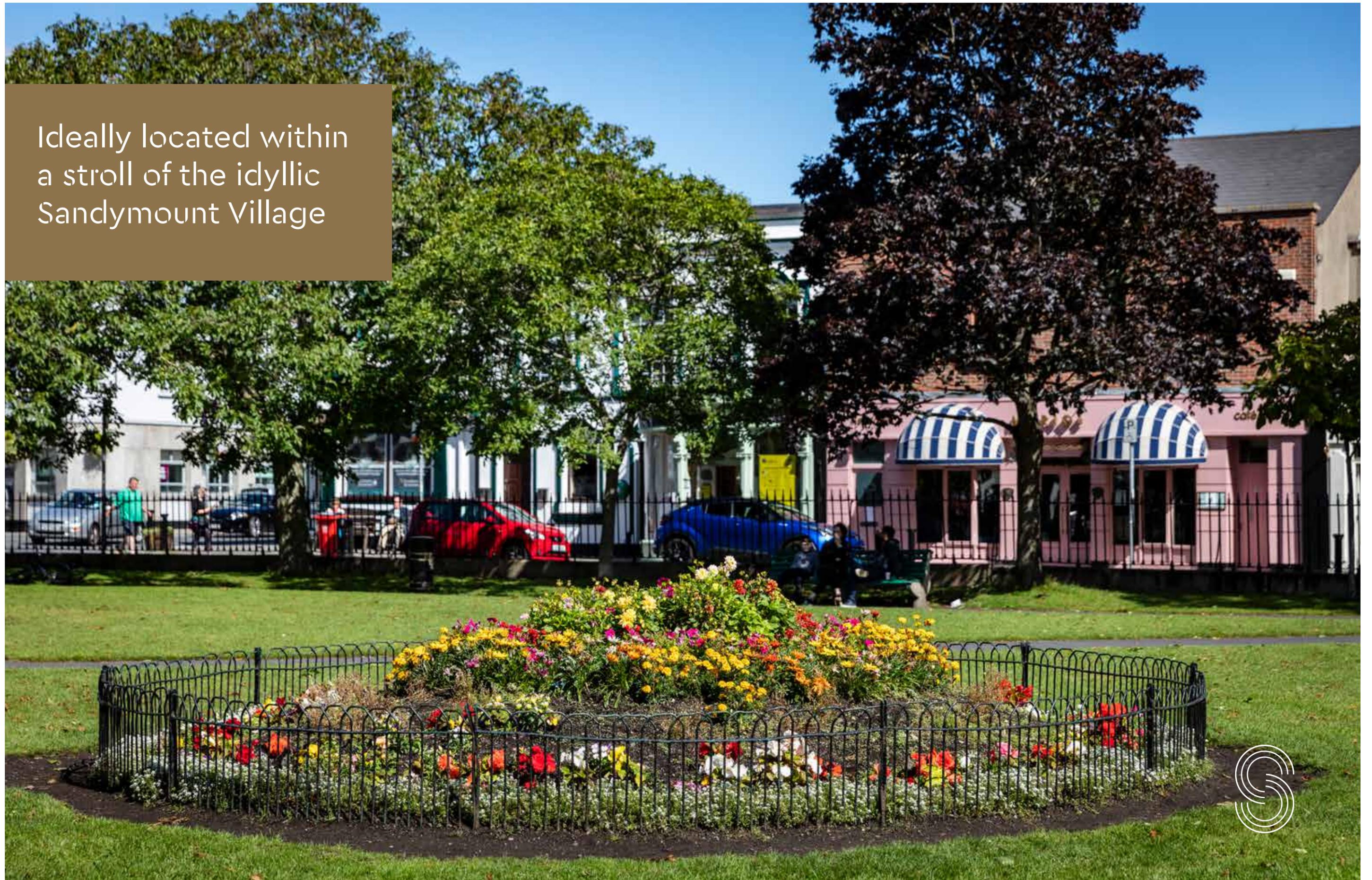


IN THE LOCALITY

Situated in one of Dublin's most beautiful urban villages, residents in this locality are spoilt for choice with its close proximity to the city centre and the abundance of amenities that Sandymount has to offer. Sandymount village is only a short walk from Sandymount Castle Court with its fine eateries including bars, boutiques and shops. Along with neighbouring Ballsbridge and Donnybrook, Sandymount has everything a resident could want or need.



Ideally located within
a stroll of the idyllic
Sandymount Village





SANDYMOUNT CASTLE COURT

SCHOOLS

1. Shellybanks Educate Together
2. Gilford Montessori
3. Star of the Sea BNS
4. Scoil Mhuire Lakelands GNS
5. St. Michael's College
6. Muckross Park College

RESTAURANTS / CAFÉ

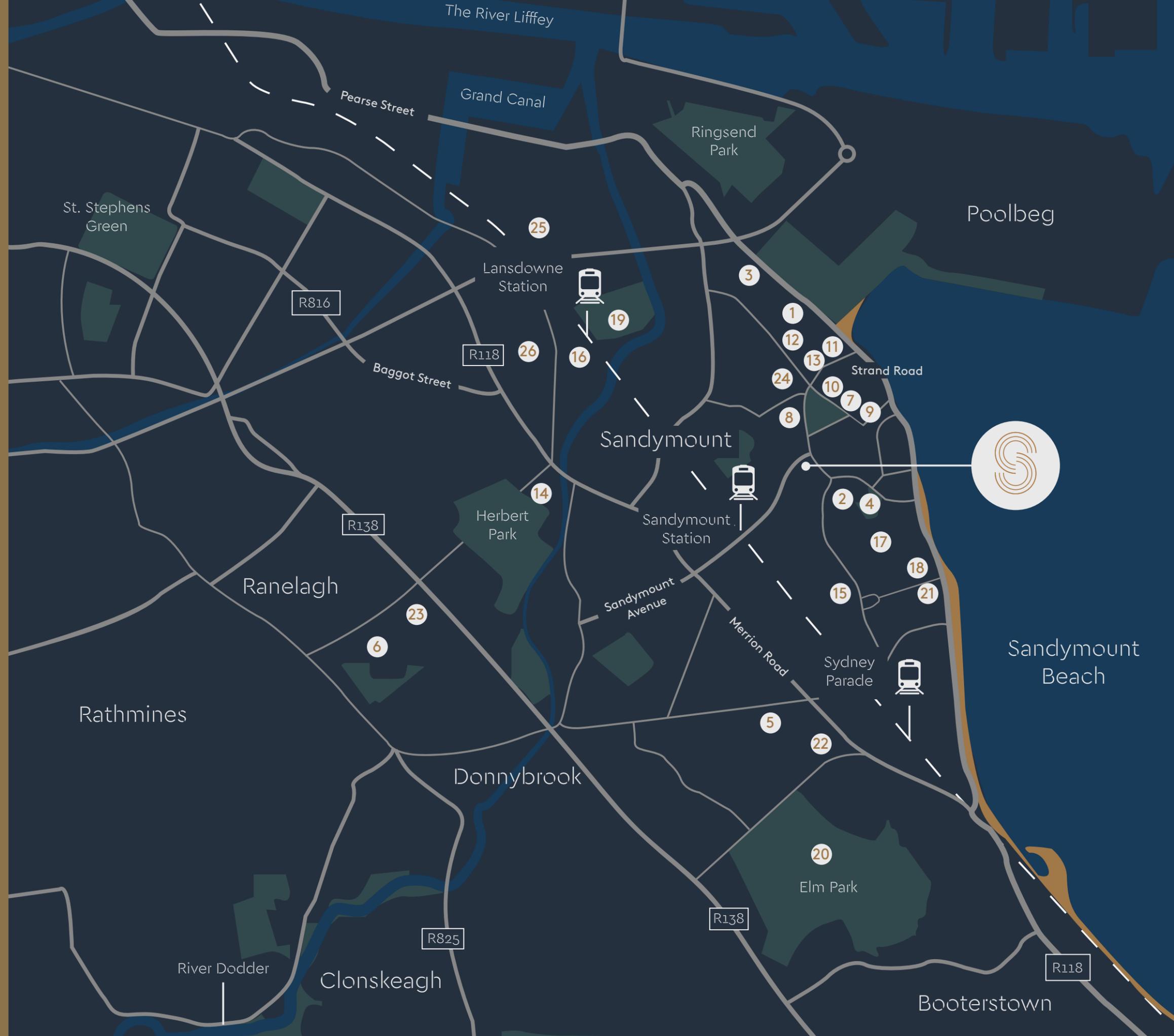
7. Strandfare
8. Brownes
9. Bujo Burger
10. Marios – Italian Restaurant
11. Crudo – Italian Restaurant
12. Mulligans Pub
13. O'Reillys Pub
14. Roly's Bistro

SPORTS AND CLUBS

15. Pembroke Cricket club
16. Lansdowne Rugby Club
17. Railway Union Hockey Club
18. Westwood Gym
19. Aviva Stadium
20. Elm Park Golf Club
21. Sandymount Tennis Club

SHOPPING

22. Merrion Centre – local supermarket
23. Donnybrook Fair
24. Sandymount village
25. Lotts & Co
26. Avoca





Grafton Street

St. Stephen's Green

Merrion Square

Grand Canal

East Point Business Park

LinkedIn HQ

Google HQ

IFSC

East Link Bridge

Herbert Park

Aviva Stadium

New Facebook HQ

Star of the Sea National School

Irishtown Stadium

Ballsbridge Village

RDS

YMCA Sports Grounds

Enable Ireland Swimming Pool

Sandymount Green / Village

National Learning Network

Sandymount Dart Station



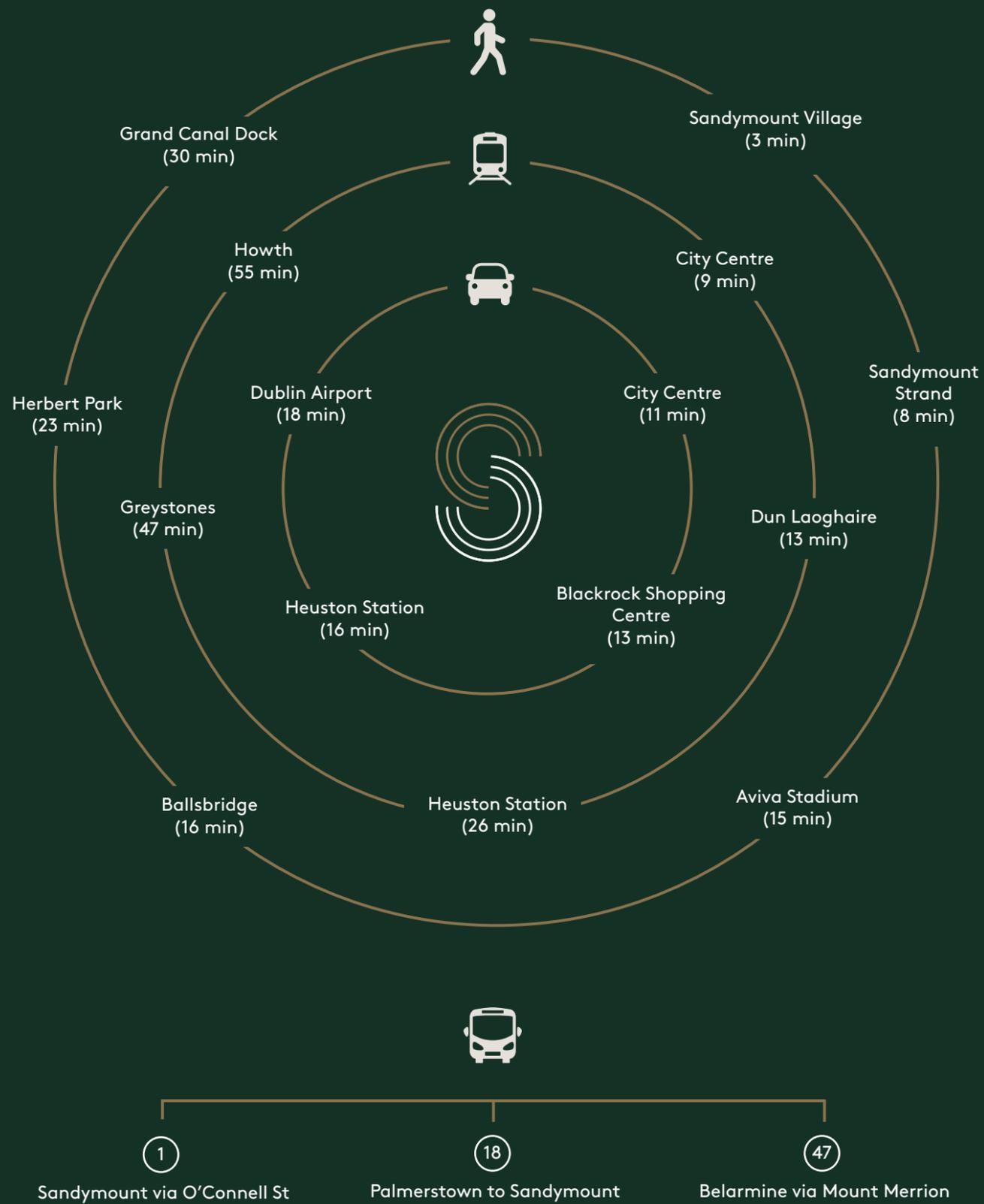
Scoil Mhuire

Sandymount Strand

Monkstown Rugby Club & Pembroke Cricket Club

Railway Union Club

TRANSPORT



CONNECTIONS TO THE CENTRE



Sandymount Dart station is located less than a 10 minute walk from the development which lends itself ease of access into the city centre and to avail of a coastal day trip to north or south Dublin. Combined with several bus routes and East Link bridge, Sandymount provides easy access into and across the city.

SITEMAP

THE SORREL

3 BEDROOM (MID & END)
2.5 STOREY HOUSE
c. 170.6 SQ M / c. 1,836 SQ FT

THE ASTER

3 BEDROOM (END)
2 STOREY HOUSE
c. 112.4 SQ M / c. 1,210 SQ FT

THE CLOVER

3 BEDROOM (MID)
2 STOREY HOUSE
c. 107.4 SQ M / c. 1,156 SQ FT

THE POPPY

2 BEDROOM OWN DOOR
GROUND FLOOR APARTMENT
c. 87.4 SQ M / c. 941 SQ FT

THE LAVENDER

3 BEDROOM OWN DOOR
GROUND FLOOR APARTMENT
c. 124.2 SQ M / c. 1,337 SQ FT

THE ORCHID

4 BEDROOM OWN DOOR
1ST & 2ND FLOOR DUPLEX
c. 126. SQ M / c. 1,359 SQ FT



For identification purposes only. Not to scale. Floor plans are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the fitout, finishes, layout, building style, landscaping and specifications at anytime without notice.

THE SORREL



3 Bedroom (Mid & End)
2.5 Storey House
c. 170.6 sq m / c. 1,836 sq ft



KEY PLAN



- GROUND FLOOR**
H HALL L LIVING ROOM D DINING ROOM
K KITCHEN S STORAGE WC TOILET
- FIRST FLOOR**
B2 BEDROOM TWO B3 BEDROOM THREE
DR DRAWING ROOM BR BATHROOM
E EN-SUITE LR LAUNDRY ROOM
- SECOND FLOOR**
B1 BEDROOM ONE WW WALK-IN WARDROBE
E EN-SUITE S STORAGE

THE ASTER



3 Bedroom (End)
2 Storey House
c. 112.4 sq m / c. 1,210 sq ft



KEY PLAN

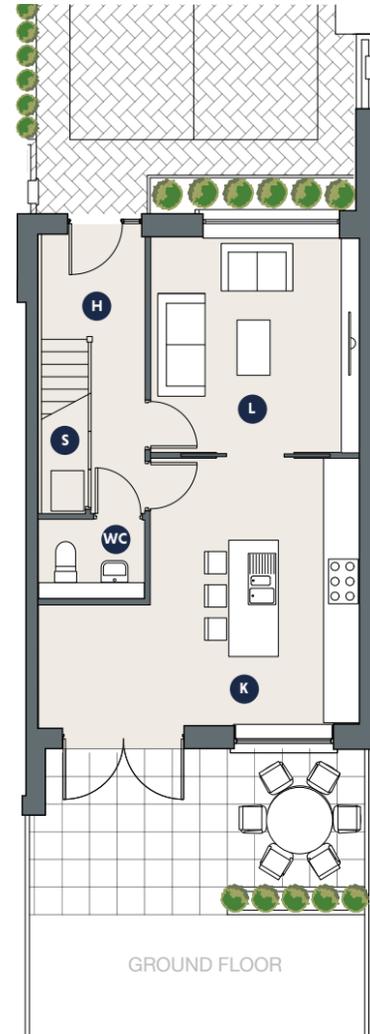


- GROUND FLOOR**
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K KITCHEN S STORAGE WC TOILET
- FIRST FLOOR**
B1 BEDROOM ONE E EN-SUITE
B2 BEDROOM TWO B3 BEDROOM THREE
BR BATHROOM LR LAUNDRY ROOM

THE CLOVER

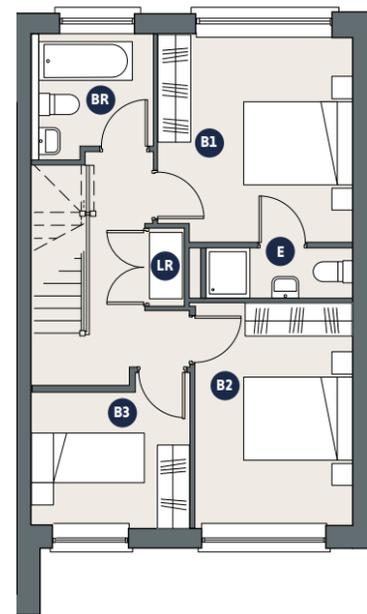


3 Bedroom (Mid)
2 Storey house
c. 107.4 sq m/c. 1,156 sq ft



GROUND FLOOR

KEY PLAN



FIRST FLOOR

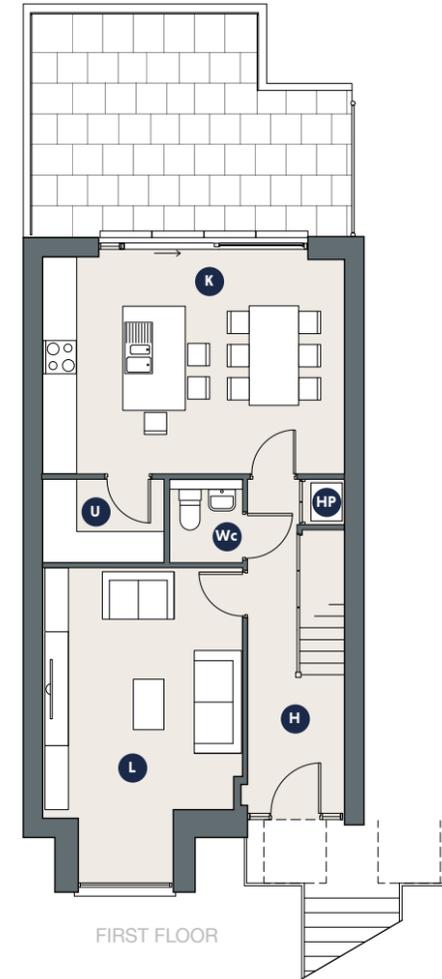
GROUND FLOOR
H HALL L LIVING ROOM D DINING ROOM
K KITCHEN S STORAGE WC TOILET

FIRST FLOOR
B1 BEDROOM ONE E EN-SUITE
B2 BEDROOM TWO B3 BEDROOM THREE
BR BATHROOM LR LAUNDRY ROOM

THE ORCHID

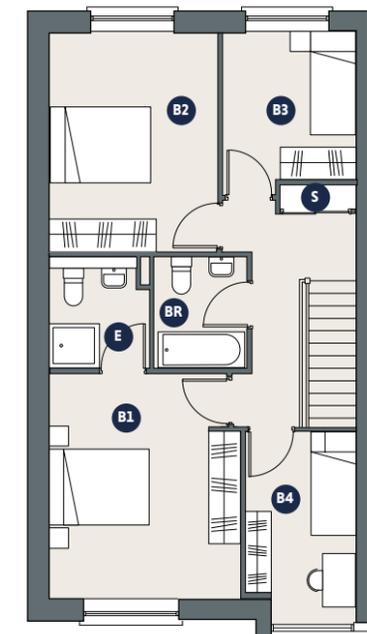


4 Bedroom Own Door
1st & 2nd Floor Duplex
c. 126 sq m/c. 1,359 sq ft



FIRST FLOOR

KEY PLAN



SECOND FLOOR

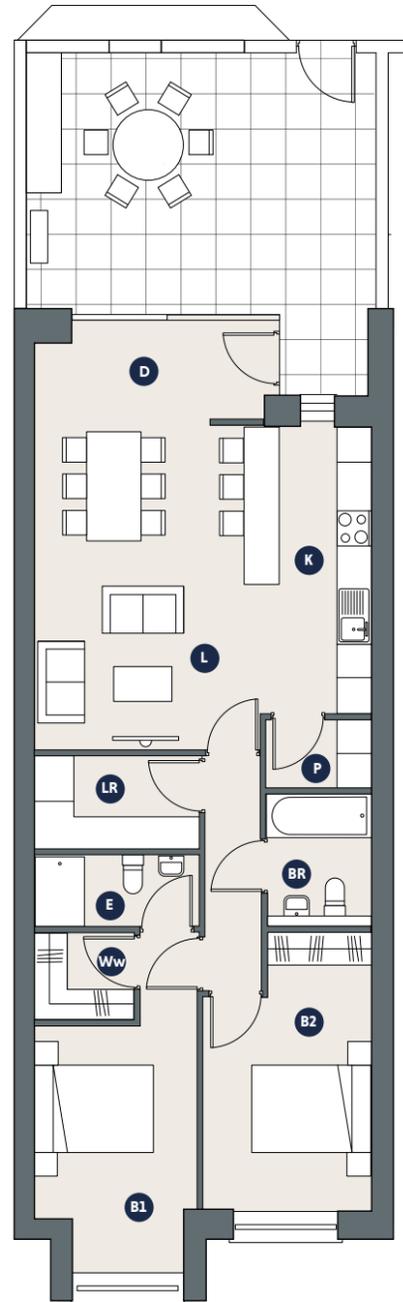
FIRST FLOOR
H HALL L LIVING ROOM K KITCHEN
U UTILITY HP HOT PRESS WC TOILET

SECOND FLOOR
B1 BEDROOM ONE B2 BEDROOM TWO
B3 BEDROOM THREE B4 BEDROOM FOUR
BR BATHROOM E EN-SUITE S STORAGE

THE POPPY



2 Bedroom Own Door
Ground Floor Apartment
c. 87.4 sq m/c. 941 sq ft



GROUND FLOOR



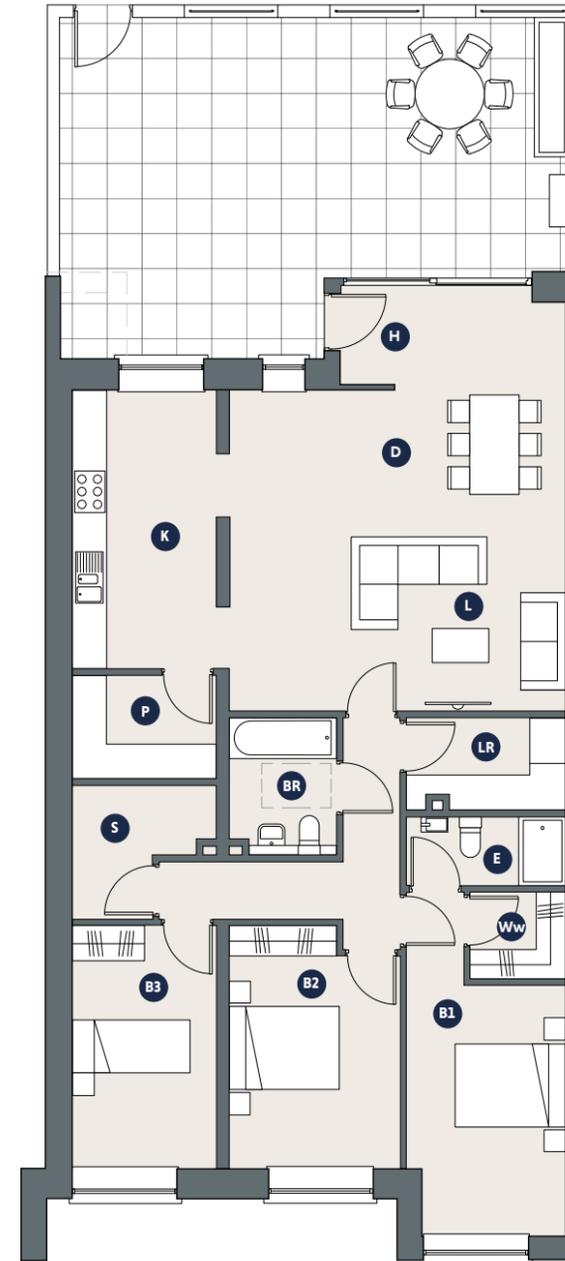
GROUND FLOOR
D DINING **L** LIVING ROOM **K** KITCHEN **P** PANTRY
LR LAUNDRY ROOM **BR** BATHROOM
E EN-SUITE **WW** WALK-IN WARDROBE
B1 BEDROOM ONE **B2** BEDROOM TWO

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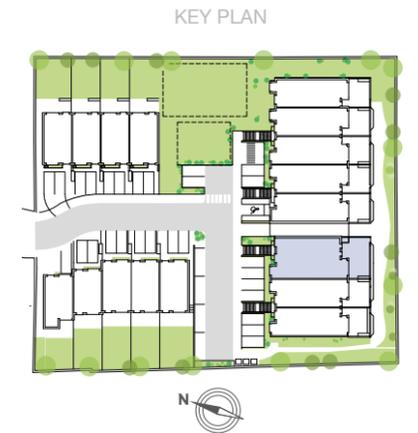
THE LAVENDER



3 Bedroom Own door
Ground Floor Apartment
c. 124.2 sq m/c. 1,337 sq ft



GROUND FLOOR



GROUND FLOOR
H HALL **D** DINING ROOM **L** LIVING ROOM
K KITCHEN **P** PANTRY **LR** LAUNDRY ROOM
BR BATHROOM **E** EN-SUITE **S** STORE
WW WALK-IN WARDROBE
B1 BEDROOM ONE **B2** BEDROOM TWO
B3 BEDROOM THREE

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EXQUISITE FINISHES

Note the impressive specification with bespoke solid wood shaker style hand painted doors, brass bar handles & polished stone worktops.





SPECIFICATIONS

Heating and Building Energy Rating

- Environmentally friendly A-Rated air to water Hitachi heat pump, providing energy efficient central heating and hot water at proven reduced energy costs
- Mechanical Ventilation and Heat Recovery units from VentAxia, which deliver a 'refreshed' indoor environment day-in day-out
- Thermostatically zoned heating controlled independently of each other/with wall mounted electronic heating system on all levels
- The houses and apartments have underfloor heating at ground level
- Evonic electric fire with a mobile app are fitted as standard to living rooms in the houses
- All homes are constructed to provide a high level of air tightness to a standard that far exceeds building regulations
- Excellent standard of wall, floor & roof insulation
- All homes have a low energy design and will achieve an A2/A3

External Finishes

- Low maintenance, high quality external finishes of old English brick with zinc cladding where featured and Granite cills
- Future proof double glazed Alu Clad with timber internally, with child safety catches from Carlson
- High quality external doors with 3 point locking mechanism from Carlson
- Rear gardens to centre houses include low maintenance artificial grass
- Rear gardens to end of terrace houses raked and seeded with side gates fitted
- All houses have a paved patio area and are fitted with a timber shed with a power supply
- External light and power socket to all homes and an outside tap fitted to houses.
- Maintenance free Aluminium Fascia, soffits and rainwater goods
- High quality landscaping to the front gardens and driveways where applicable
- In curtilage parking to accommodate 2 cars per house
- Ducting for future Electric Car Charging Point to front of each house
- Designated car parking space for each apartment and duplex

Internal Finishes

- Extra high ceiling height of 2.7M to ground floors of all homes
- Luxury moulded panel doors fitted throughout with matching skirtings, architraves and fitted with satin brass finish ironmongery to all homes
- Higher than standard height doors to ground floors in all homes
- Pocket sliding doors featuring glass panel separating living room to kitchen dining room in the houses
- Quality timber staircase fitted in houses and duplexes
- Boundary walls render finish with red brick piers and granite caps to houses
- All walls and ceilings are skimmed and painted throughout as standard
- Walls painted Eider White with architraves and skirting painted Snowbound to all homes

Laundry area

- Laundry cupboards/rooms or utility room are fitted with a washing machine and dryer with tiled floors as standard

Kitchen

- Bespoke solid wood shaker style kitchens by Kelly Design feature satin brass bar handles & soft close drawers hand painted in Cornforth White
- Included in the specification are Valley white Quartz stone worktops including splashback behind the hob with undercounter lighting
- Integrated multi bin system and integrated Neff appliances including integrated fridge, separate freezer, dishwasher, canopy extractor and a Leisure cuisine master electric range cooker with wine cooler fitted as standard to houses
- All homes have islands or breakfast counters fitted as standard
- White ceramic sink, with brushed brass taps to all units

Bathrooms

- Stylish Sonas bathrooms and en-suites with high quality fittings and Stockholm artic grey vanity unit
- Pressurised shower systems in showers with chrome fittings, large rain head shower fittings with low profile trays in en-suites, slim line shower doors and screens
- Chrome heated towel rails are standard in family bathroom and en-suites throughout
- Free standing bath to main bathroom with wall mounted bath filler to houses
- Bathrooms are finished with a combination tiles from House of Tiles.

Bedrooms

- Classic built-in wardrobes by Cawleys Furniture
- Wardrobes feature painted doors in Cornforth white with satin brass knobs, oak finished carcasses and a combination of hanging and shelved space with internal drawers

Lighting & Electrical Specification

- Generous and well-designed electrical & lighting specification allowing for a mix of pendant, and downlights to optimise the lighting functions throughout all homes
- Satin brass sockets to kitchens and living room of all homes
- Pre wired for intruder alarm, multiple TV/broadband providers throughout each home.
- CAT 5 cabling
- Smoke, heat and carbon monoxide detectors fitted as standard
- USB charging point in kitchen area
- Video doorbell intercom system for all units

Management Company

- A Management Company will be put in place to ensure that the high standards of the development will be maintained into the future

General

- 10 year structural guarantee with HomeBond



ABOUT B & C BUILDING CONTRACTORS

B & C CONTRACTORS is a family run construction group established in 1974. The group was founded by Michael McBride and is now runs by his two sons, Jim and Colm McBride. B & C originally commenced as a one off house construction company but has grown into a modern progressive development and building firm constructing a wide range of residential, commercial and industrial projects.

B & C Contractors have successfully designed and built a number of significant residential building schemes in the Dublin and surrounding areas in recent times. These include, 281 residential units at White Pines North & South, Stocking Avenue, 70 units in Belcamp, 75 houses in Coill Dubh, Malahide, Cottonwood in Castleknock, Phase 1 and Phase 2 of Carrickmines Green, & Hazelbrook Square Phase 2, Churchtown.

B & C Contractors have over 40 years experience in the construction of quality housing developments and are at the forefront of using modern construction developments.



Cottonwood



White Pines South



Coill Dubh

PROFESSIONAL TEAM

Developers

P Lonergan & Sons

C/O B&C Contractors,
Church Street,
Carrickmacross,
Co. Monaghan.

Building Contractors

B&C Building Contractors

Church Street,
Carrickmacross,
Co. Monaghan.

Selling Agents

DNG

30 Leeson Park,
Ranleigh,
Dublin 6.

Architects

Core Architects

93a Sandymount Rd,
Dublin 4.

Mechanical & Electrical Design

McElligott Consulting Engineers Ltd

H2a Centrepoint Business Park,
Oak Road,
Dublin 12.

Structural Engineers

Donnachadh O'Brien & Associates

Unit 5C Elm House,
Millennium Park,
Naas,
Co. Kildare.

Interior Design

House and Garden

28 Spruce Ave,
Stillorgan Business Park,
Sandyford,
Dublin 18.

Solicitors

Wells & O'Carroll Solicitors

Main St, Drummond
Etra, Carrickmacross,
Co. Monaghan.



PSL No. 004017

Tel: 01 491 2600

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