



WHITES GATE

CASTLEKNOCK

Welcome to Whites Gate.







White.

The colour of calm. The colour of peace.
It's about purity, a new world.

White is relaxed, sophisticated, elegant. It is confident. It is knowing.
Sure of itself and the world. White says 'I know what I am.'

And Whites Gate says you know where you are going.



White is the new black.



Whites Gate.

A life with the grandeur of Farmleigh House on your doorstep.
A life with the vibrancy of the city centre nearby.

A life with the charm of the Phoenix Park as your garden.
A life in the house of your dreams.

The life you deserve, that you've worked for.







Dublin City Centre.

A city of contrasts and of confidence.

A city that is vibrant, thriving, alive.

A European future, an Irish history.

Where international finance thrives, Where commerce booms,
Where lifestyles can be bought and made, Where any lifestyle can be yours.







Explore our architectural heritage. Dream away lazy days in city parks. Award-winning restaurants, gorgeous bars: The city at night is yours to experience.

A city by the sea, A city by the mountains, A city by the countryside: In Dublin we've got it all.

At Whites Gate, you can have it all.



A stunning cul de sac development of only 20 three storey homes adjacent to the Phoenix Park, in one of Dublin's most exclusive neighbourhoods.









KITCHENS:

Each home features a stunning John Daly hand painted kitchen, with a wealth of innovative storage solutions and polished marble or granite work tops, up-stands & splash backs. The kitchens are further complemented with an under counter double compartment Belfast sink and a full range of "Gaggenau" appliances, to include: An American style fridge-freezer with chilled water & ice maker, an integrated microwave, dish washer & a wine cabinet. A magnificent "Britannia" 6 ring range cooker with a "Neff" extraction hood completes this wonderful family kitchen.

Additional storage and an integrated washing machine and tumble dryer are located in the laundry room.



BATHROOMS & ENSUITES:

Boasting a guest wc & whb, main family bathroom and three stunning ensuites the bathrooms are luxuriously appointed with full floor & wall marble tiling and Villeroy & Boch sanitary ware..

Other features include: "Hansgrohe" power showers, a Jacuzzi bath, heated towel rails, wall hung wc's, bathroom accessories, shower doors & bath screen and the extensive master ensuite bathroom features a 5 piece suite with an integrated television facility to the bath.



FLOORING:

Hardwood flooring is fitted as standard in the lounge, diningroom & TV/family room. Crema Marfil floor tiling is laid in the hall, kitchen, sun lounge & laundry room.

DECORATION:

Each home is expertly finished with walls, ceilings, cornicing and woodwork presented to the highest of standards.

An Array Of Exquisite Features

BEDROOMS:

Cawleys Furniture have been selected to custom fit each spacious bedroom with top of the range solid wood wardrobes and a magnificent dressing room to the master bedroom suite.

ELECTRICAL SPECIFICATION:

These homes are presented with a generous electrical specification to include recessed spot lighting throughout (excluding sun lounge) and a 5 amp lighting circuit. Mood lighting controls, with chrome switch plates, allow each resident to create the optimal lighting for every occasion in each room.

Additional wall lighting to dining room & vanity mirror lighting to bathrooms.

Numerous electrical & telephone points throughout.

HOME ENTERTAINMENT SYSTEM:

Each home is wired for a state-of-the-art entertainment and network system that provides multi-room computer, internet, audio and television capabilities.*

HEATING:

All homes are installed with a zoned under floor gas fired central heating system that allows for individual room control. Generous 60mm "Hytherm" insulation ensures a warm home.

FIREPLACE:

A magnificent glass fronted limestone fireplace is fitted to the lounge and installed with a remote control log effect real flame gas fire and an energy efficient heat recovery flue.

JOINERY:

High performance McNally Joinery double glazed timber windows with 1.5 U-Value "Pilkington" Optifloat clear low E glass.

Some end of row homes feature a spectacular cut glass full height gable window extending to over 3 floors.

SECURITY & PEACE OF MIND:

Each house is wired for an alarm and is installed with a video intercom to each floor. Multi-point & dead lock locking systems to external doors. Window locks throughout.

EXTERNAL FINISHES:

Elegant inside & out. Extensive use of natural granite to porch, window & door surrounds, window sills, balcony, front boundary walls and kerbing. Country Manor brick detail to front elevation, sides & rear and to the front boundary walls. Beautiful natural slate tiles to roof.

GARDENS:

Feature a Tobermore cobble lock double driveway to front and an extensive Manor Stone sandstone patio to rear. Each garden is beautifully landscaped with a selection of shrubs, hedging, bushes & plants. Lawns are raked & seeded. Gardens are further complemented with ornamental lighting and rear gardens are fitted with an outside tap, several electrical sockets and a connection for a gas barbeque or out door patio heater.

SOME ADDITIONAL FEATURES INCLUDE:

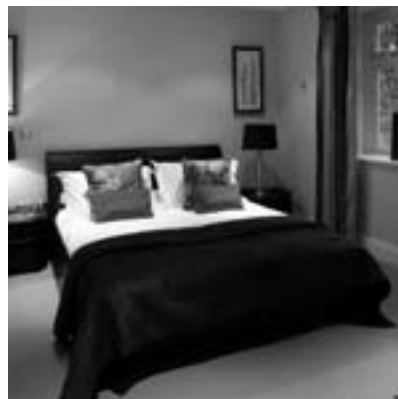
Pumped water system throughout.
Solid concrete suspended floors.
Skimmed plaster finish to internal walls.
Internal doors with polished chrome handles.
Folding stairs to attic storage.
Upvc soffit & fascia.
High ceilings.
Decked balcony to master bedroom suite.

HomeBOND/WARRANTY:

Covered by the 10 year HomeBond guarantee scheme.

*Subject to connection by purchaser.



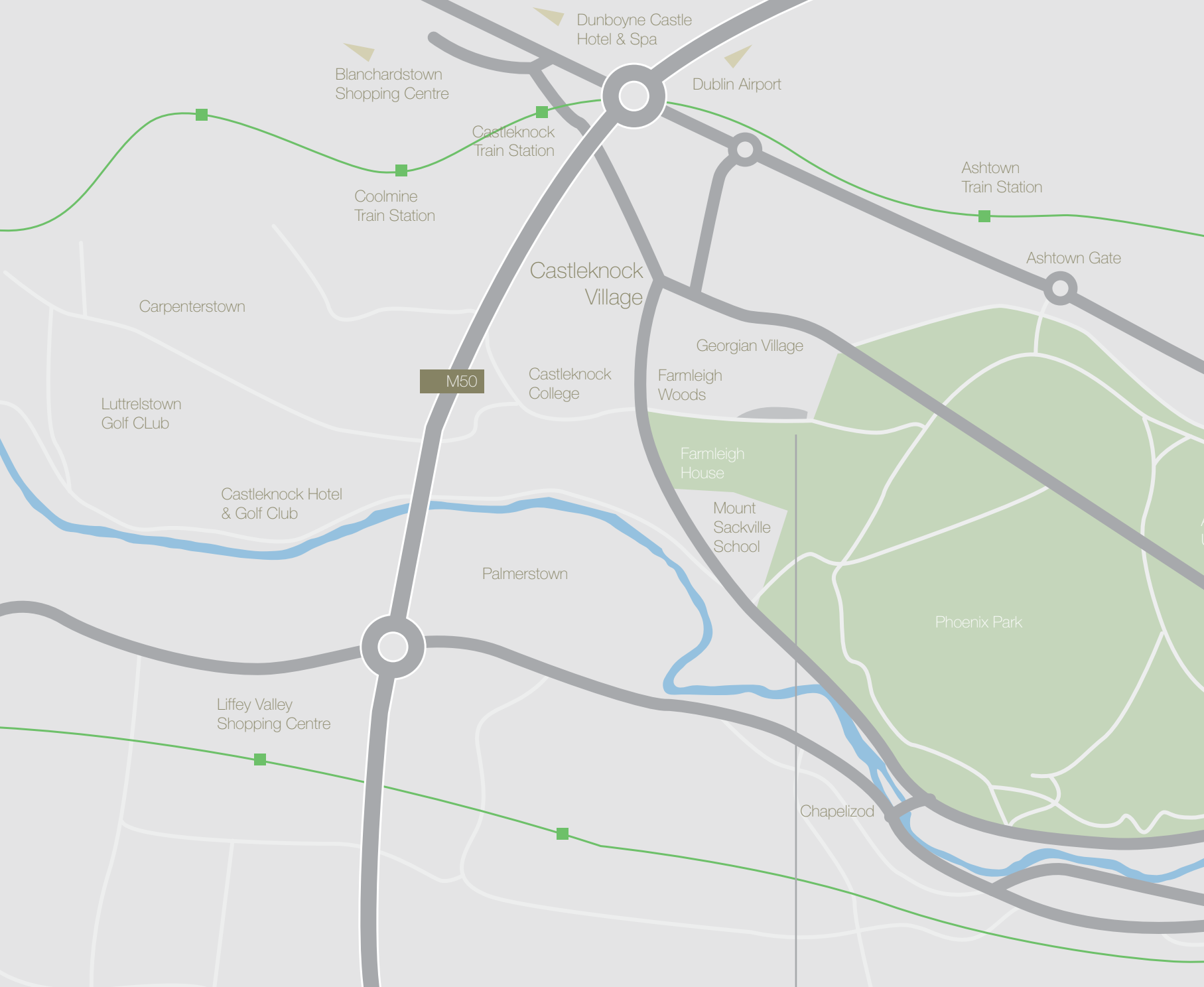






The Location

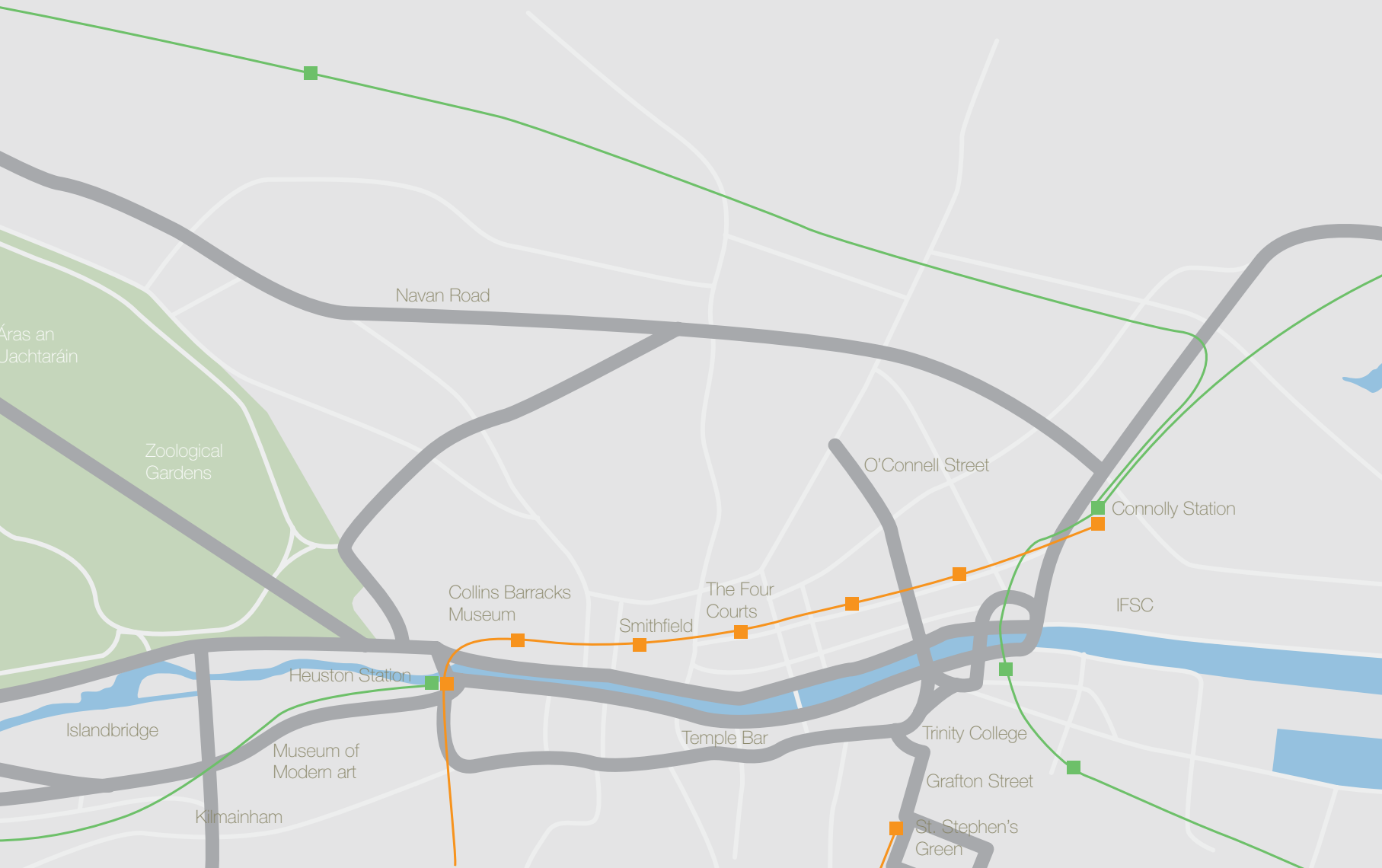




Dublin City

■ Commuter Train

■ Luas





Site Map





▲ Castleknock Village

Farmleigh Woods

Whites Road

Farnleigh House

▲ Entrance

1

2

3

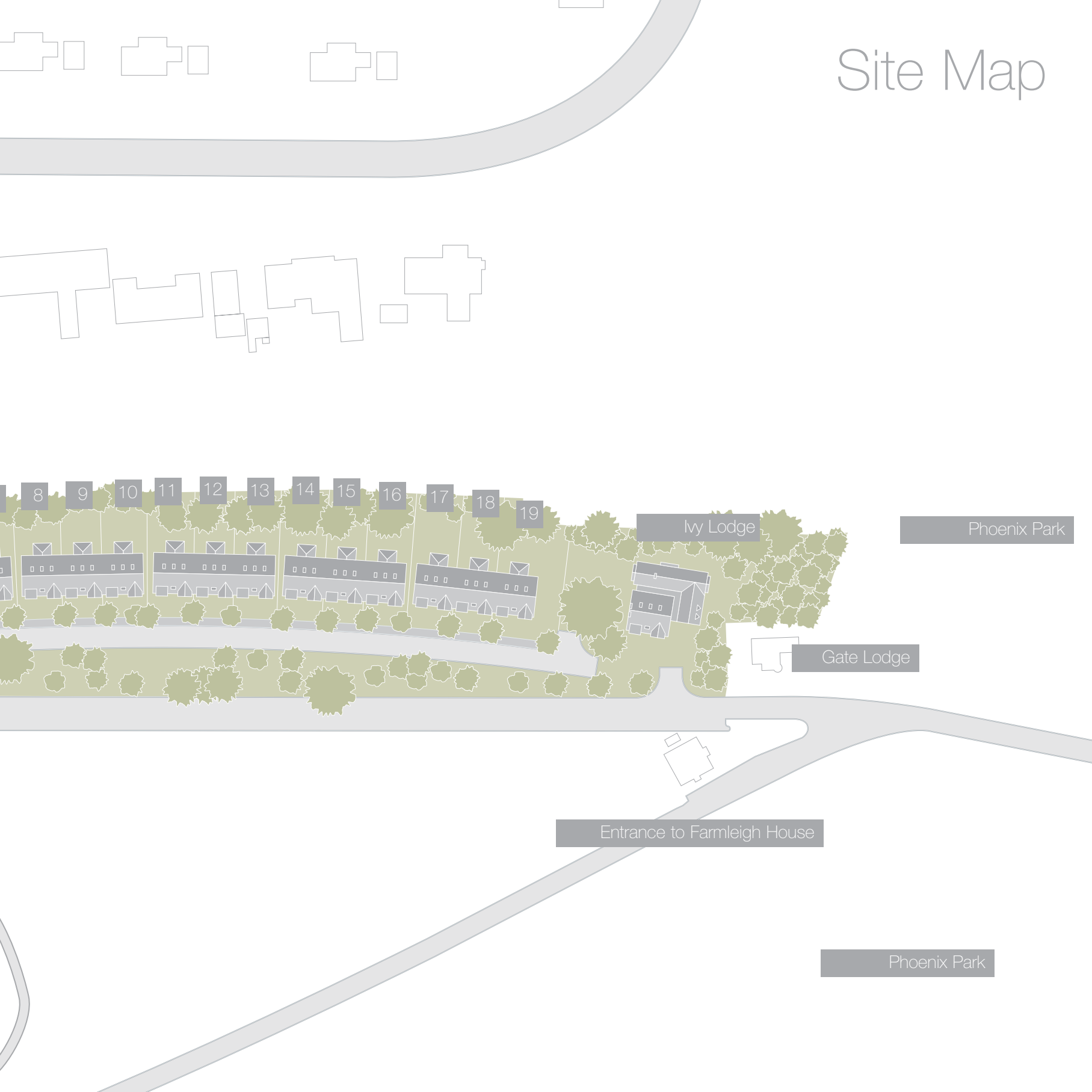
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Site Map



8 9 10 11 12 13 14 15 16 17 18 19

Ivy Lodge

Phoenix Park

Gate Lodge

Entrance to Farnleigh House

Phoenix Park

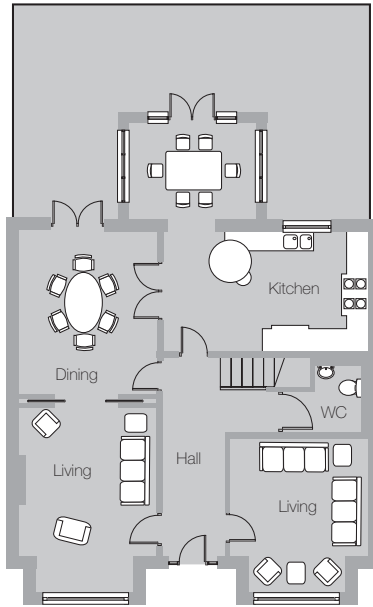


Floor Plans

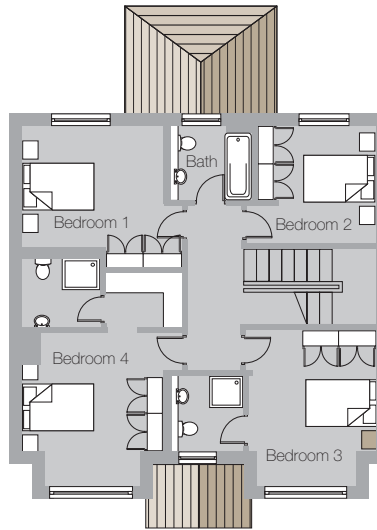


5 Bedroom Mid-row

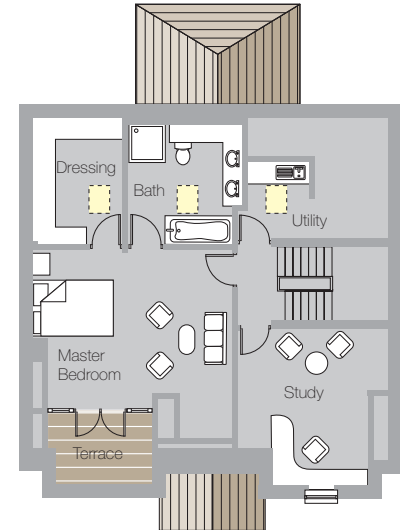
Plans not to scale



Ground Floor

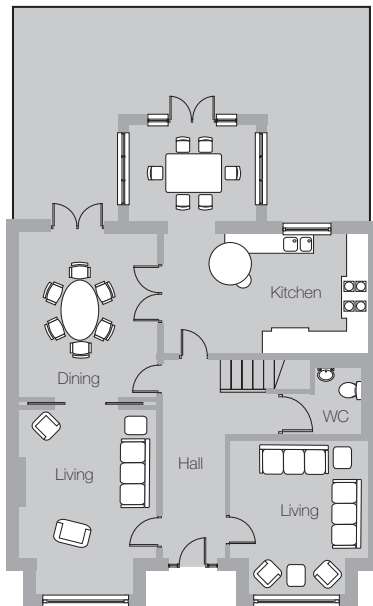


First Floor

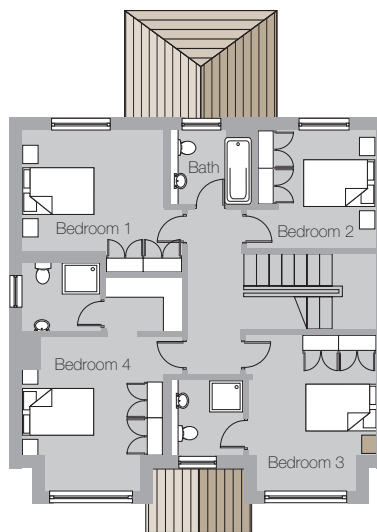


Second Floor

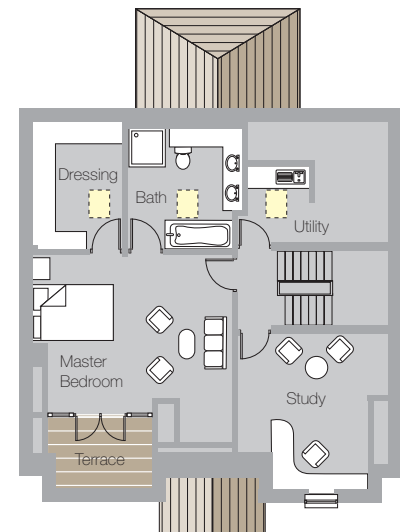
5 Bedroom End of row - left



Ground Floor



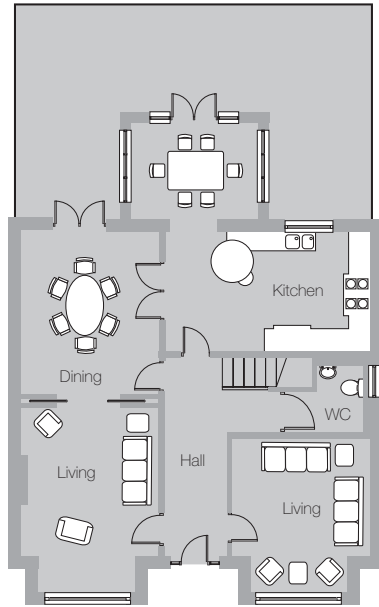
First Floor



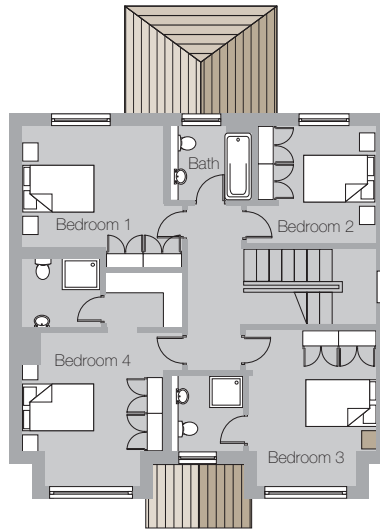
Second Floor

5 Bedroom End of row - right

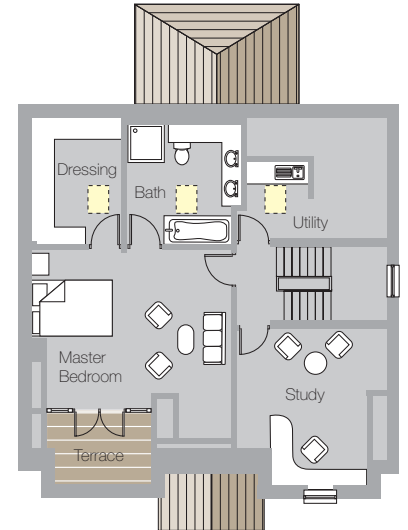
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Ground Floor

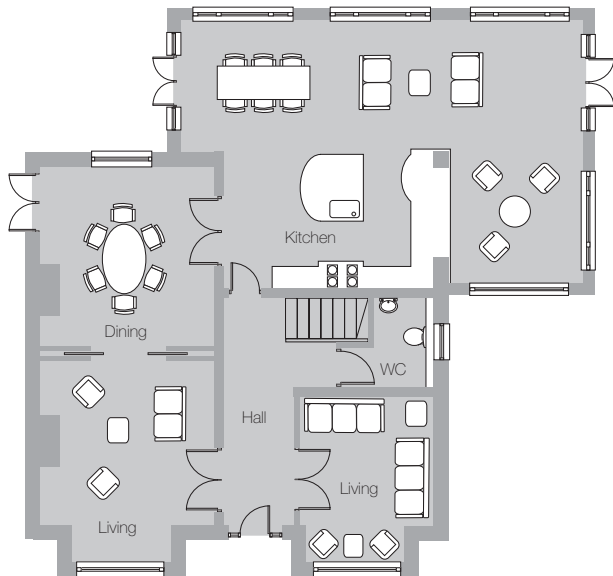


First Floor

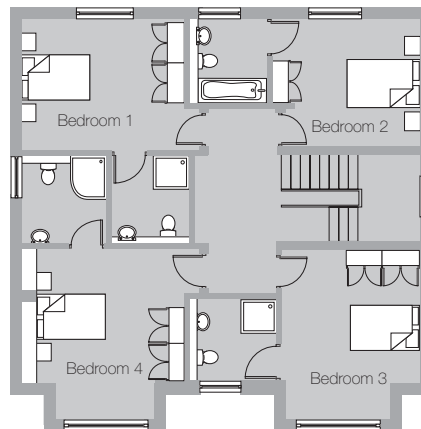


Second Floor

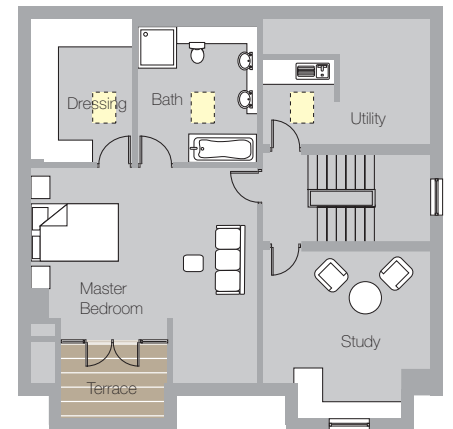
5 Bedroom Detached - No. 1



Ground Floor



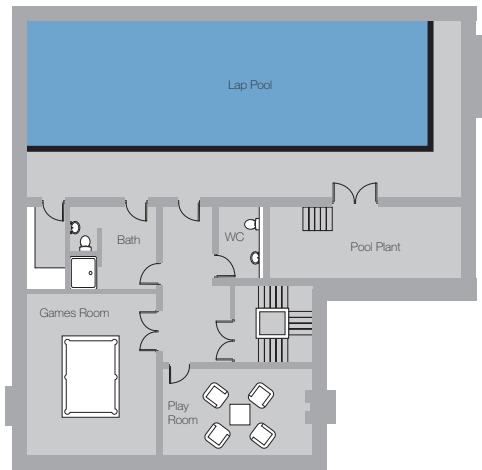
First Floor



Second Floor

5 Bedroom Detached - Ivy Lodge

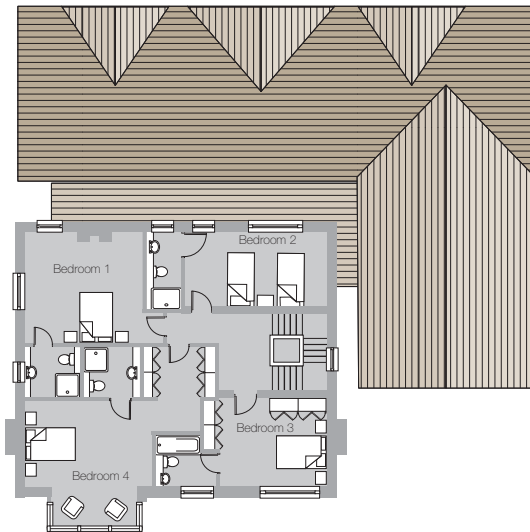
Plans not to scale



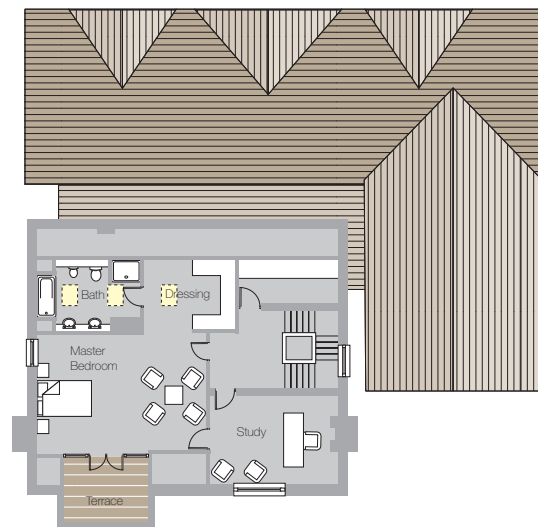
Basement



Ground Floor



First Floor



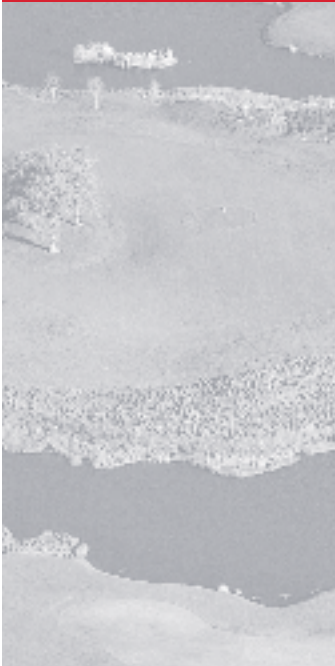
Second Floor



Menolly Homes' reputation for innovation, attention to detail and quality materials is evident all around you at Whites Gate.



Which is as it should be – what else would you expect from the developers behind some of Ireland's most prestigious and celebrated homes. Over the last 30 years, Menolly has built 20,000 homes, each one representing a myriad of dreams and hopes for its owners. The apex in a long career of quality building, a glance at developments such as Ladycastle at the K Club, Dunboyne Castle or the adjacent Farmleigh Woods development will testify to the quality, care and class that is inherent in every Menolly Home.



menolly.ie







Photography shot on location September '07 at the luxurious Whites Gate showhomes, Phoenix Park and Castleknock.

Professional Team

Developers

Menolly Homes
4 The Mall
Main Street
Lucan
County Dublin

Architects

Henry J Lyons
47-48 Pearse Street
Dublin 2

Consulting Engineers

DBFL
Herbert House
Harmony Row
Dublin 2

Solicitors

BCM Hanby Wallace
88 Harcourt Street
Dublin 2

Selling Agents

Sherry FitzGerald New Homes
164 Shelbourne Road
Ballsbridge
Dublin 4

The image displays a collection of logos and contact information for the professional team. On the left, the Menolly Homes logo features a red square with a white 'm' and the text 'menolly homes' and 'menolly.ie' below it. To the right, on a grey background, are logos for Mortgage Xpress (with contact info: MBL Financial Services Ltd, Tel 621 9799, Web: mortgageexpress.ie), MyHome.ie, Natural Gas, and Sherry FitzGerald New Homes (with contact number 6671888).

Important note

The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change. Sherry FitzGerald New Homes and any joint agents are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.

