

For Sale by Private Treaty



Sherry
FitzGerald



Seaview Gate
Dublin Road
Shankill
Co Dublin

BER A3





Accommodation Floor Area

Four bedroom semi detached 1565 sq.ft approx. 145 sq.m approx.

Five bedroom detached 2077 sq.ft approx. 193 sq.m approx.

Seaview Gate, Shankill, Co Dublin

Orchid Homes

Orchid Homes is a privately owned, market leading residential development company operating across Ireland. The company's senior management team bring over 70 years of experience and market knowledge to bear on all its developments

The company regularly co-invests with international property groups wishing to gain exposure to the Irish market alongside a trusted and experienced local partner.

Orchid Homes was established to specifically address the demand for quality built new homes in the Irish market. "We continue to be committed to the provision of quality homes at affordable prices in highly desirable locations".

Seaview Gate

Seaview Gate is an exciting new, boutique development positioned within walking distance to the popular seaside village of Shankill. This exceptionally modern development offers the discerning purchaser a choice of living in an exclusive development of stylish homes, built to exceptional standards and indeed energy efficiency. The development comprises of two large five bedroom detached homes and two spacious four bedroom semi - detached homes which come to the market with state of the art energy saving technology which includes solar panels, exceptionally high levels of insulation and low maintenance exteriors. The very best of construction materials and fittings are used to create comfortable and luxurious homes.

Shankill

This buzzing seaside village is located on the south east coast of South County Dublin and offers the discerning purchaser the suburban lifestyle with ease of access to transport modes such as the DART, the QBC which stops metres from the development, ease of access to the N11, The Luas at Cherrywood and M11 making the commute to the city centre, west of Dublin or Sunny South East effortless. Shankill is a wonderful location for young and old alike. The village offers plenty of amenities to include many shops, cafés, a post office, credit union to name but a few. Sporting facilities such as bowls, the tennis club on Quinns Road and golf clubs such as Old Connaught Golf club in Rathmichael and Dun Laoghaire's new course at Ballyman which offer plenty to the sporting enthusiast. The park in Shankill is a wonderful boon to the area offering many sporting and recreational activities for all the family with its wonderful park for children, curiosity walks and sporting fields.

Specifications

- Building Energy Rating A3
- Traditional block built outer leaf to sustainable timber frame construction
- Solar Collector Water heating system with dual coil stainless steel cylinder Maintenance free Photovoltaic panels providing free electricity back to the house
- "3" – zone gas fired radiator central heating with wall mounted high efficiency condensing boiler
- All radiators fitted with individual Thermostatic Radiator Valves
- High specification insulation throughout the house
- High performance double glazed A rated UPVC windows on solid granite window sills
- Rain water harvesting system
- Munster Joinery hall door with 5 point locking system
- Generous electrical specification, including downlights, phone, tv points & data points
- Homebond 10 year structural guarantee

Kitchen

- Bespoke fitted kitchens as per show house, choice available for discerning purchaser. " Zanussi" appliances included
- Designed by Interior Designer Colette Ward
- Separate utility room with washer/dryer

Bathroom, ensuite, and cloakroom

- Stylish sanitary ware throughout
- Chrome finish heated towel rails in ensuite
- Shower screens included as standard
- Wall mirrors in all bathrooms

Tiling

Generous high quality contemporary tiling in bathrooms, ensuite, guest w.c, utility/kitchen as per show house

Internal finishes

- All walls and ceilings painted throughout with emulsion paint
- All joinery finished with a satin oil based paint, skirting's and architraves
- Stairs – hardwood stair painted with varnished treads and handrails
- Ground floor fully floored with robust modern timber flooring (show house only)
- All bedrooms, halls and landings are fully carpeted (show house only)
- Soft closing bespoke internal doors with modern ironmongery

Security

Ready for wireless alarm system

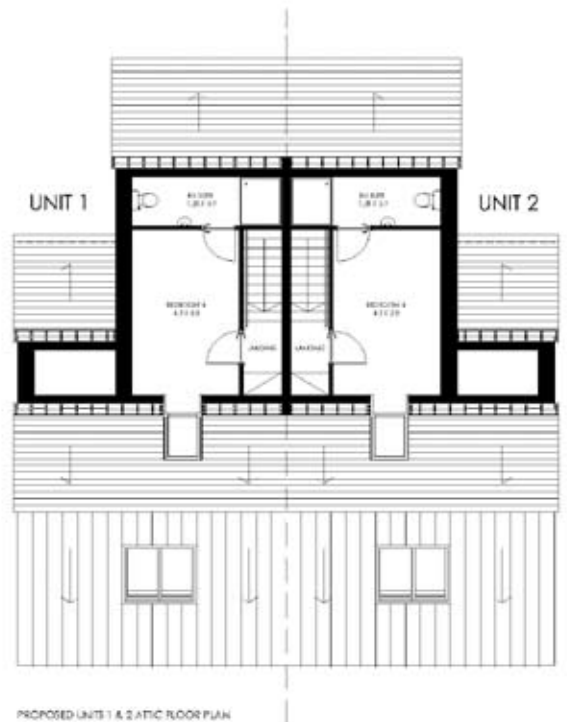
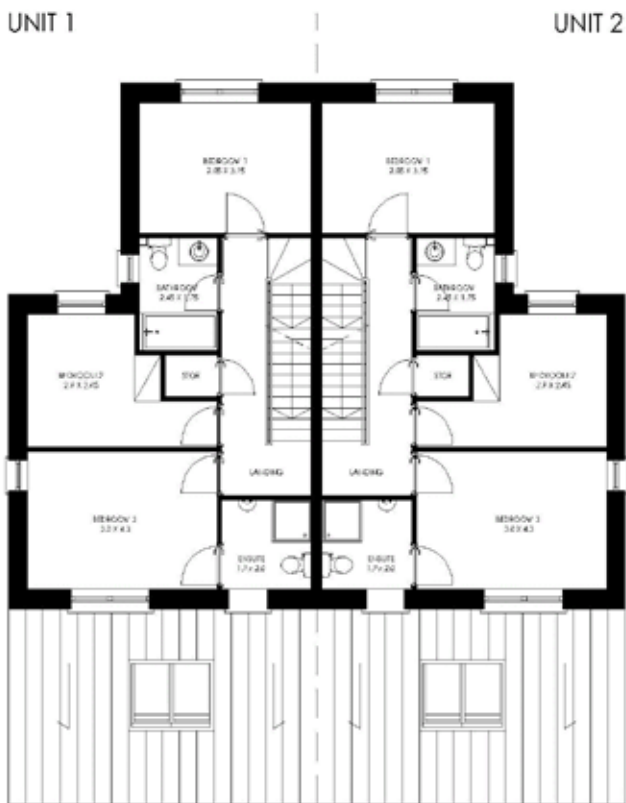
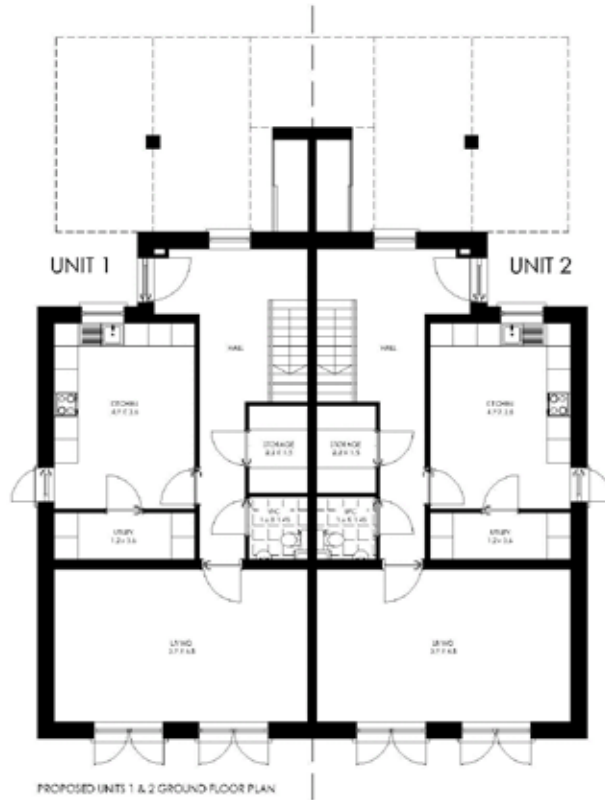
Outside

- Cobble lock paving footpaths around houses
- Gardens finished with grassed lawns
- Outside taps and power point to rear
- Secure side entrance access to rear garden
- Garden shed – Kelly Barna pressure treated barrel board cabin
- Off street parking.

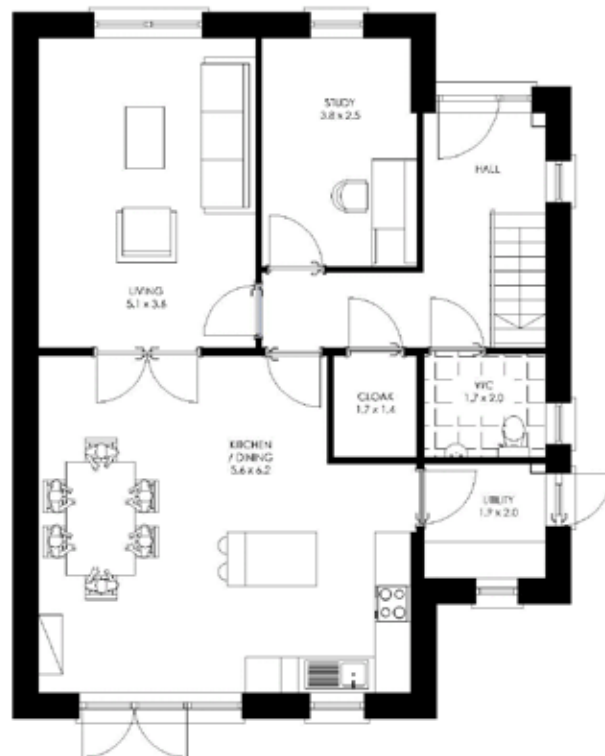
Services • Gas fired central heating • Solar panels • Multiple telephone points • Multiple T.V points



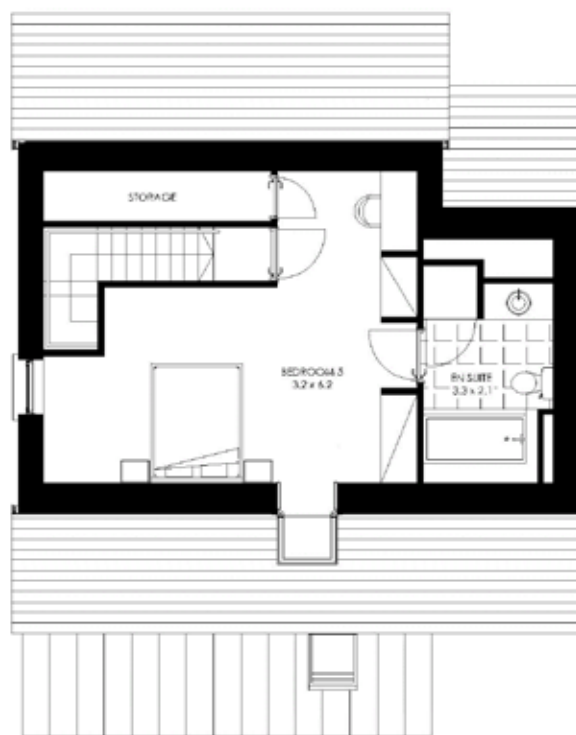
Layout of Unit 1-2



Layout of Unit 4



PROPOSED FIRST FLOOR PLAN



PROPOSED ATTIC FLOOR PLAN



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Architects

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Viewing Viewing by appointment.

sherryfitz.ie

Conditions to be noted:

- 1 These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact.
- 2 The vendor does not make or give, the Agent(s) or its staff authority to make or give any representation or warranty in respect of this property.
- 3 All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them.
- 4 In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail.
- 5 The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.
PSRA Registration No. 002183