



# KILLART

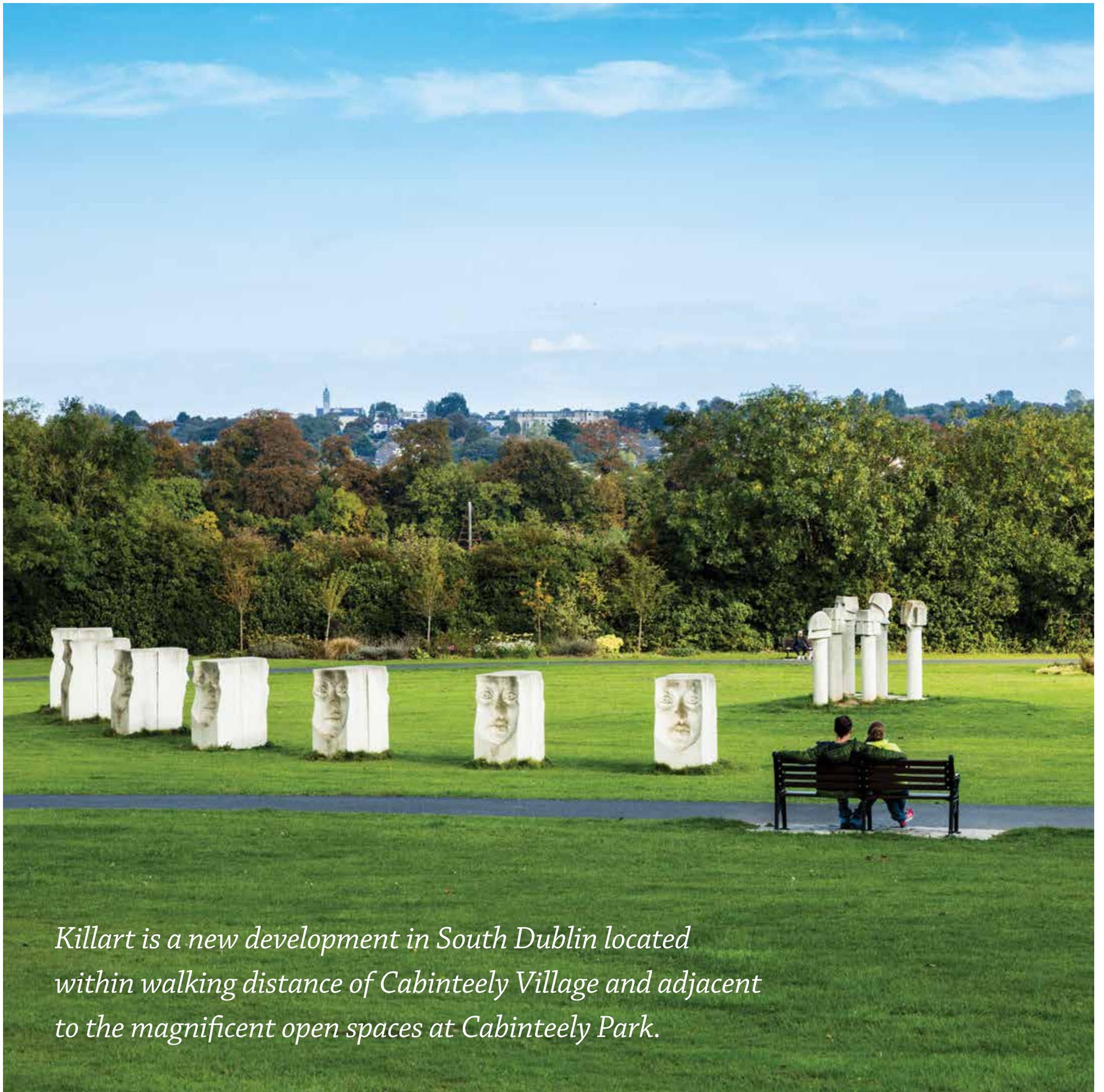
CLONKEEN ROAD, CABINTEELY, DUBLIN 18

[www.killart.ie](http://www.killart.ie)



*Beautiful Open Spaces...*

*...On Your Doorstep*

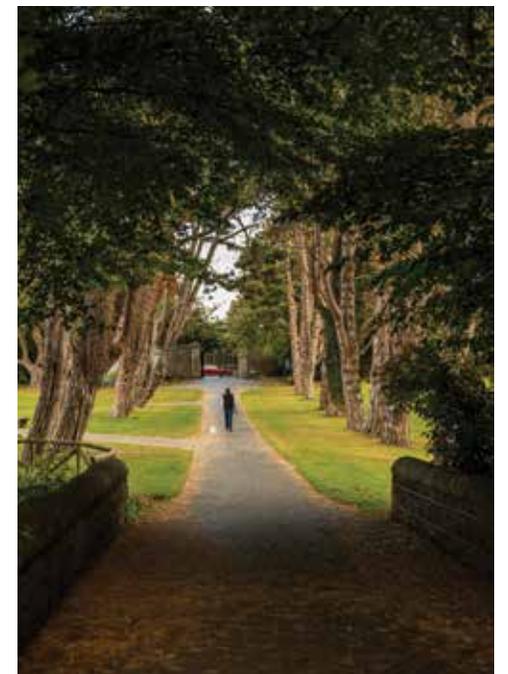


*Killart is a new development in South Dublin located within walking distance of Cabinteely Village and adjacent to the magnificent open spaces at Cabinteely Park.*

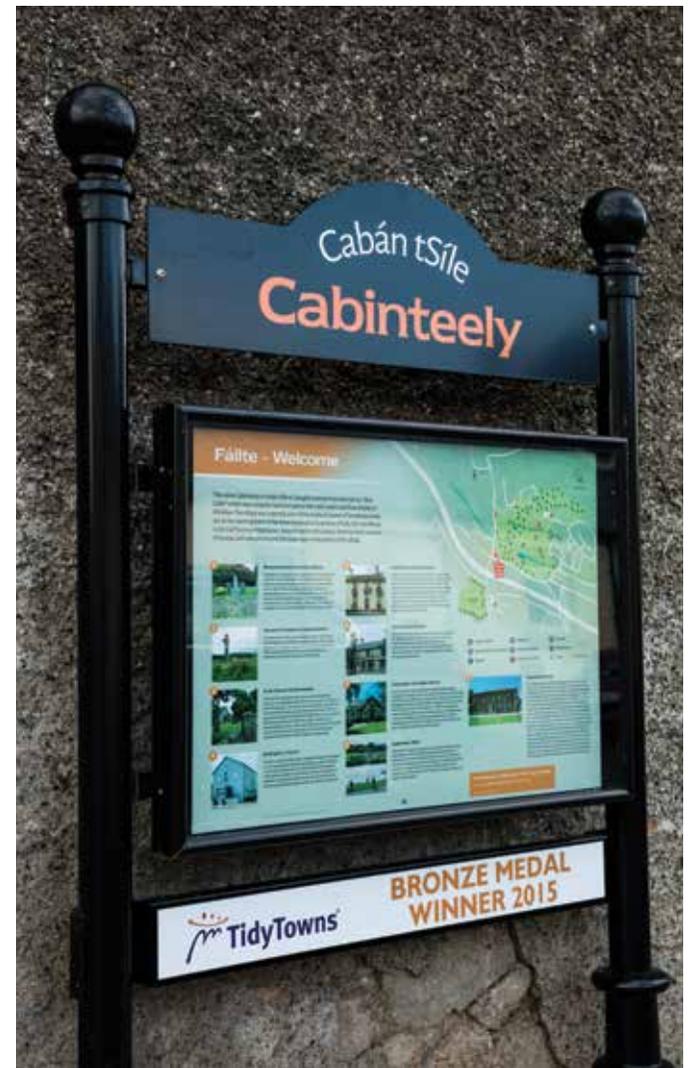


Killart is ideally located close to the N11 offering easy accessibility to Dublin City and the main route south to Wicklow and Wexford. The villages of Cornelscourt and Cabinteely offer a range of amenities including pubs, a choice of restaurants and cafes.

A range of primary and secondary schools and a host of sporting amenities including Golf at Leopardstown and Foxrock, Tennis at Carrickmines and football and Rugby at Cabinteely Park. A convenient transport network brings Dublin City, the Luas and M50 within easy reach. Top quality shopping at Dunnes Cornelscourt is just a stones throw away.







# TRANSPORT MADE EASY



## CARRICKMINES LUAS

30 Mins to the City Centre



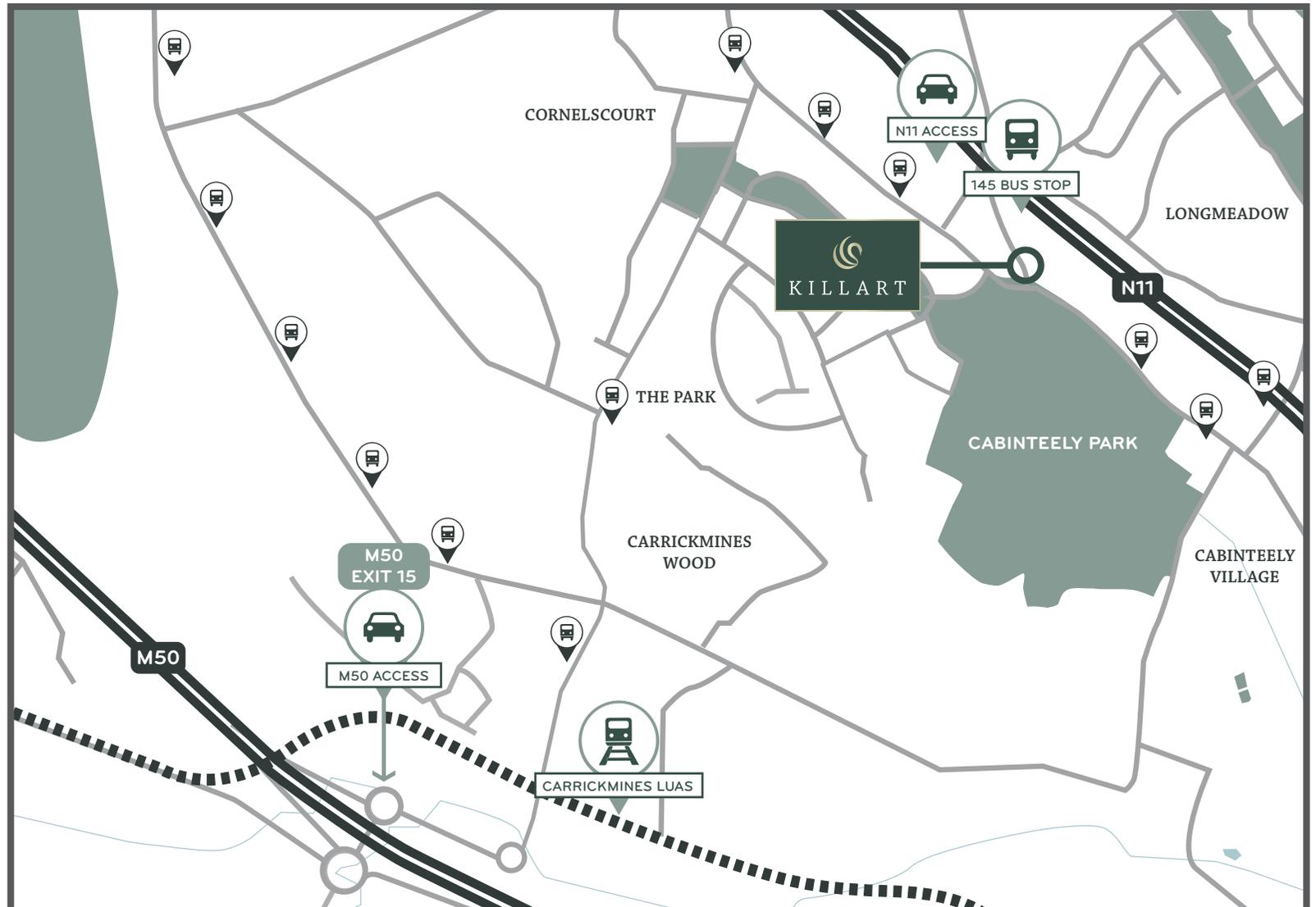
## 145 BUS ROUTE

Outside Your Door



Quick Access to both the  
**N11 & M50**

*Times are approximate.  
Arrival times may vary.*



**KILLART IS A  
*stones throw from*  
THE 145 BUS ROUTE**



**AND ONLY  
*a short drive from*  
THE LUAS**







# SPECIAL FEATURES

## BUILDING ENERGY RATING

Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve a minimum of an A3 Building Energy Rating.



## HEATING

A high efficiency gas condensing boiler central heating system with user friendly controls providing heating to three zones allowing precise control over heating requirements and therefore energy consumption.

## HEAT RETENTION

Alu Clad windows fitted with low emissivity argon filled glass, improved air tightness together with high levels of ground floor and wall insulation improve energy efficiency by reducing heat loss.

## SOLAR PANELS

Solar Panels on the roof of each dwelling linked to the hot water storage will harness the sun's natural free energy to heat domestic hot water and provide substantial energy savings.

## PHOTOVOLTAIC PANELS

Photovoltaic Panels on the roof of each dwelling will generate free electricity to supplement household power consumption.

## KITCHEN

Contemporary custom fitted kitchen units and cupboards as per the relevant show home.

## MAINTENANCE FREE EXTERIORS

Selected brick and render finishes, Alu Clad window frames, uPVC Gutters and soffits combine to provide low maintenance exteriors.

## GUARANTEE

The Killart homes are covered by HomeBond's 10 year guarantee scheme.

## STORAGE

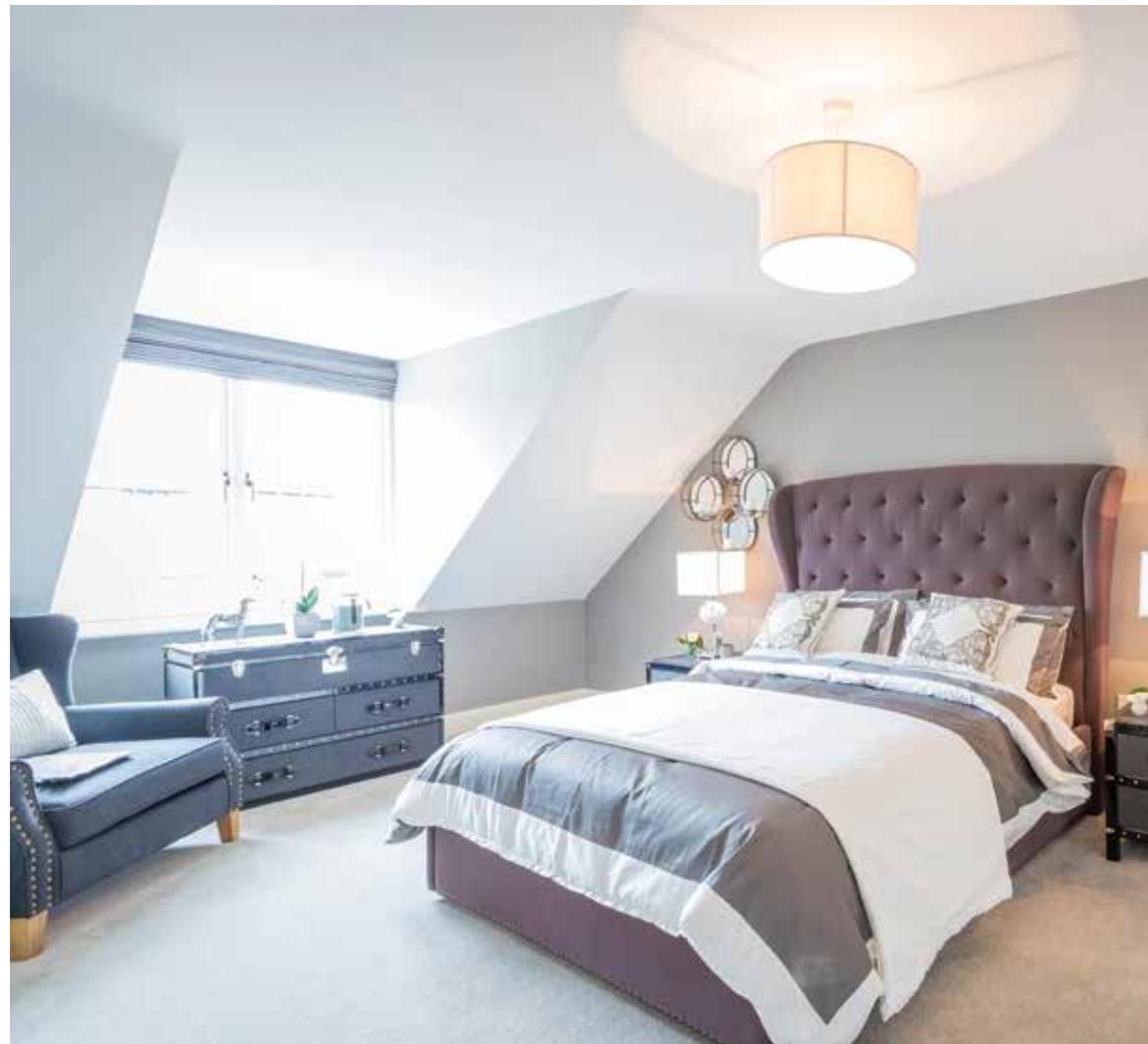
Homes benefit from an ample amount of storage space to include custom fitted wardrobes as per relevant show home.

## BATHROOMS AND EN-SUITES

Quality sanitary ware in the main bathroom, en-suites and downstairs WC with coordinated wall tiling.

## ELECTRICAL SPECIFICATION

All homes come with a generous electrical specification to include telephone points and TV points in all Bedrooms, Kitchen and Living Room, pre-wiring for an intruder alarm and the provision of an outside electrical socket.







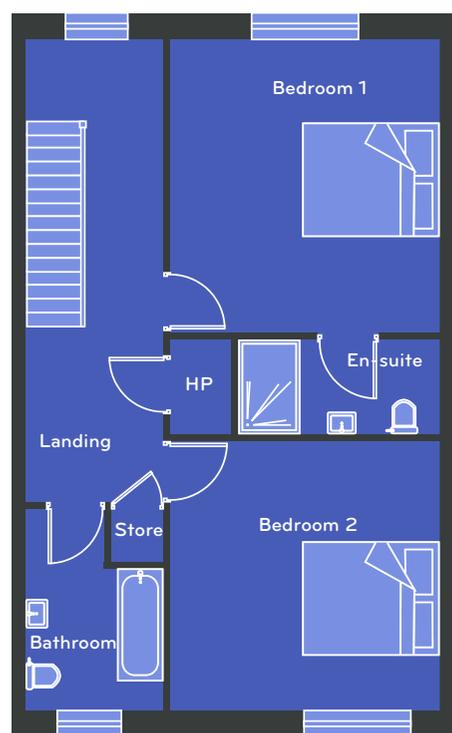
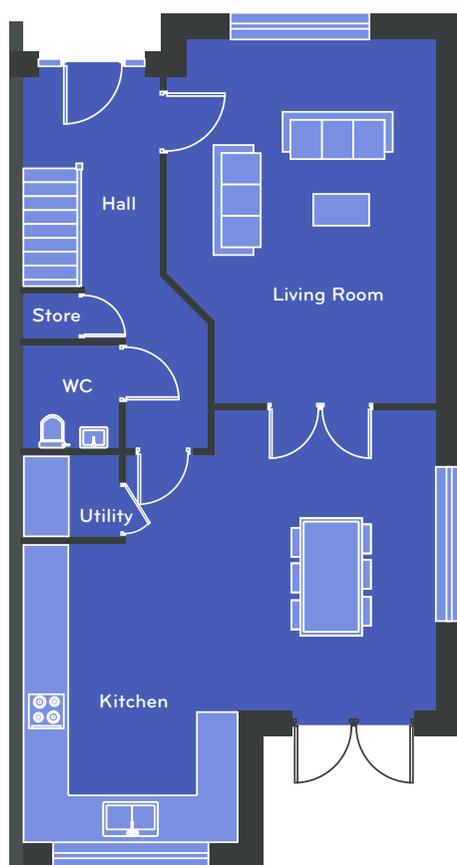
# SITE PLAN

-  **HOUSE TYPE A**  
4 BED SEMI-DETACHED
-  **HOUSE TYPE A1**  
4 BED SEMI-DETACHED
-  **HOUSE TYPE B**  
4 BED SEMI-DETACHED
-  **HOUSE TYPE C**  
3 BED SEMI-DETACHED
-  **HOUSE TYPE D/D1**  
3 BED SEMI-DETACHED / 3 BED DETACHED
-  **HOUSE TYPE D2**  
4 BED SEMI-DETACHED



# HOUSE TYPE A

4 BEDROOM SEMI-DETACHED  
APPROX 178 SQ.M. / 1914 SQ.FT.



GROUND FLOOR

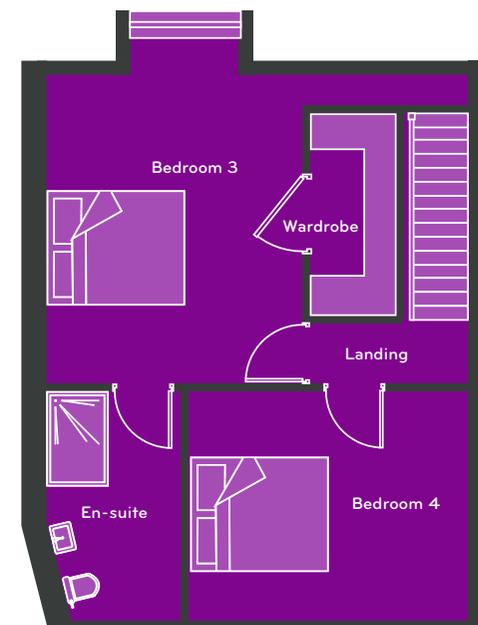
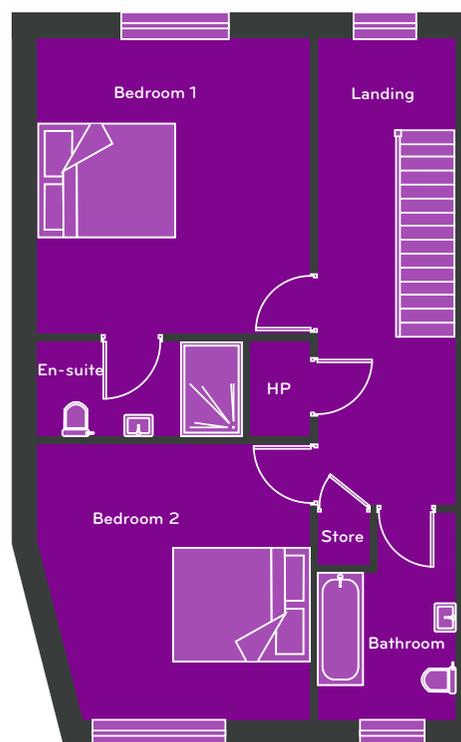
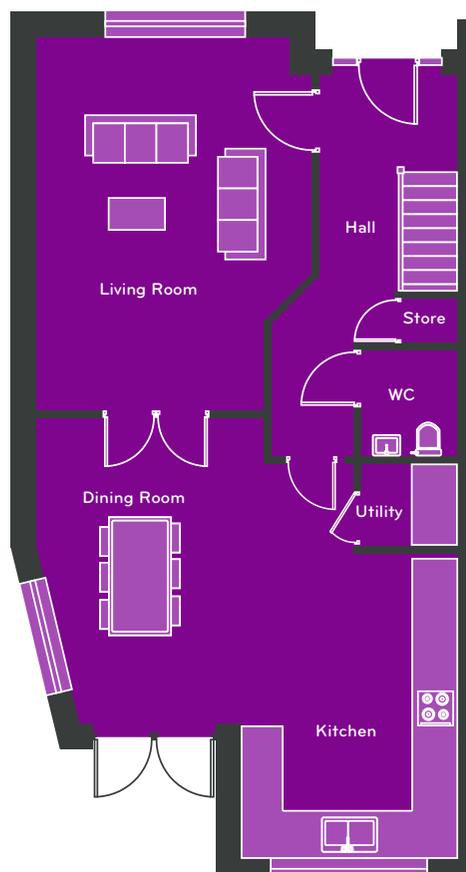
FIRST FLOOR

SECOND FLOOR

Floor plans are for illustrative purposes only. Layouts may vary.

# HOUSE TYPE A1

4 BEDROOM SEMI-DETACHED  
APPROX 177 SQ.M. / 1900 SQ.FT.



GROUND FLOOR

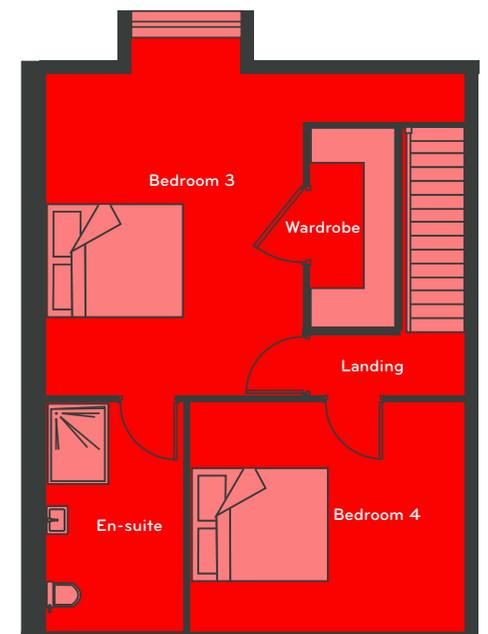
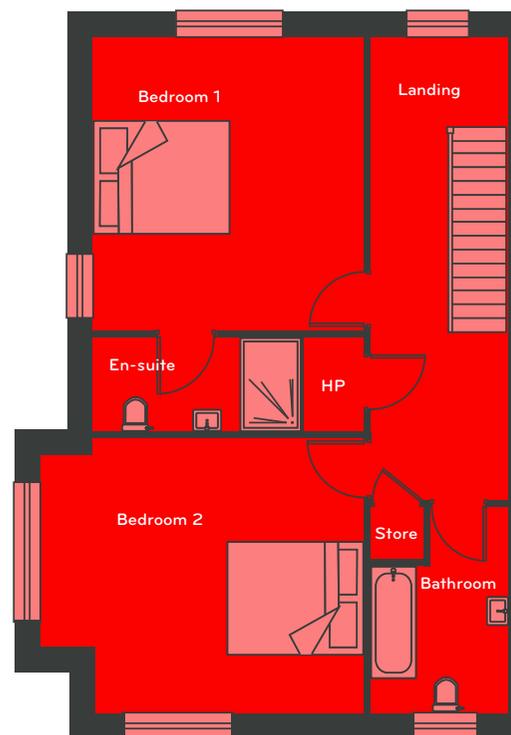
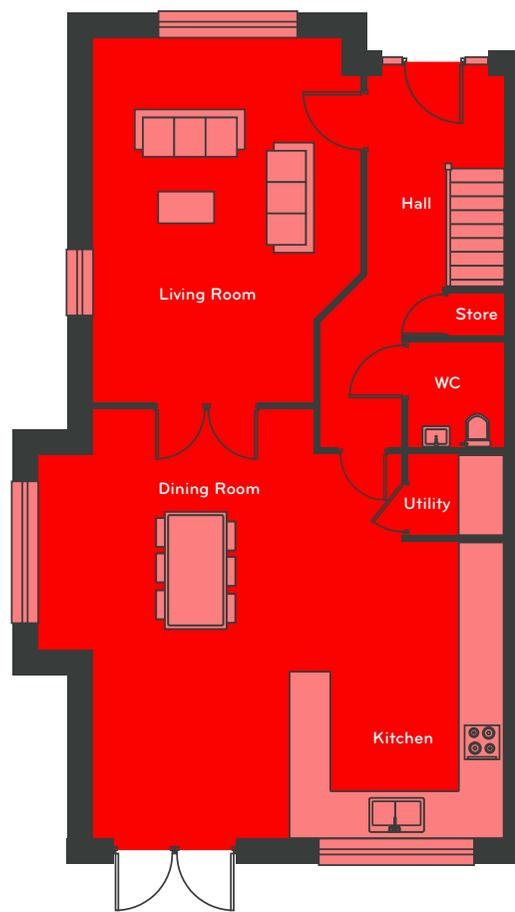
FIRST FLOOR

SECOND FLOOR

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# HOUSE TYPE B

4 BEDROOM SEMI-DETACHED  
APPROX 188 SQ.M. / 2020 SQ.FT.



GROUND FLOOR

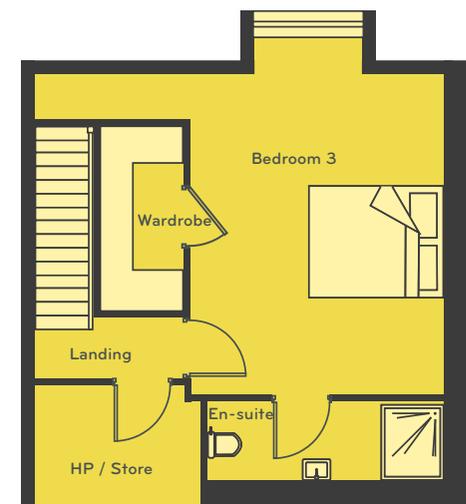
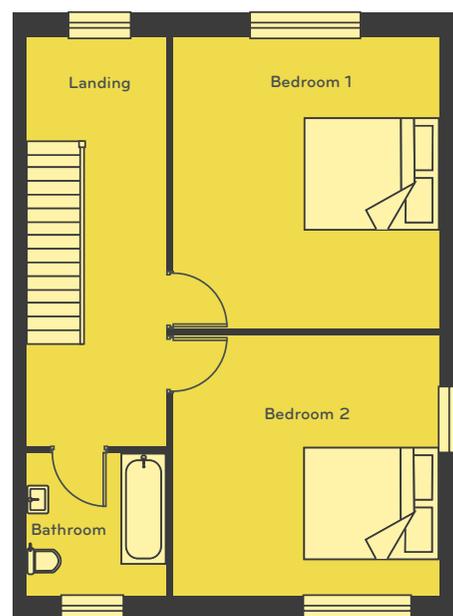
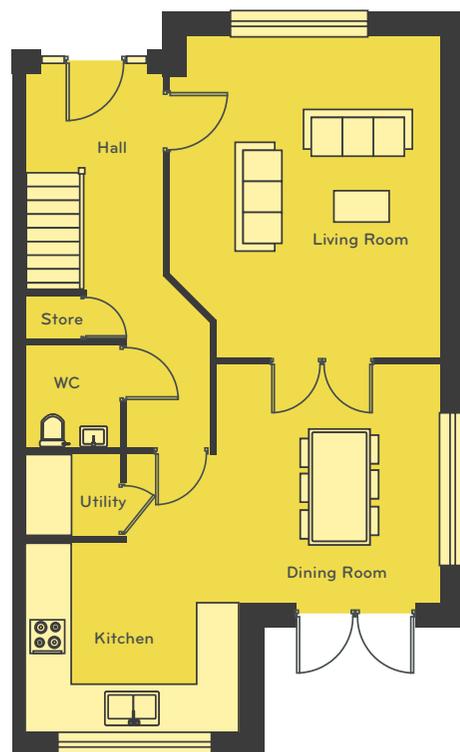
FIRST FLOOR

SECOND FLOOR

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# HOUSE TYPE C

3 BEDROOM SEMI-DETACHED  
APPROX 146 SQ.M. / 1573 SQ.FT.



GROUND FLOOR

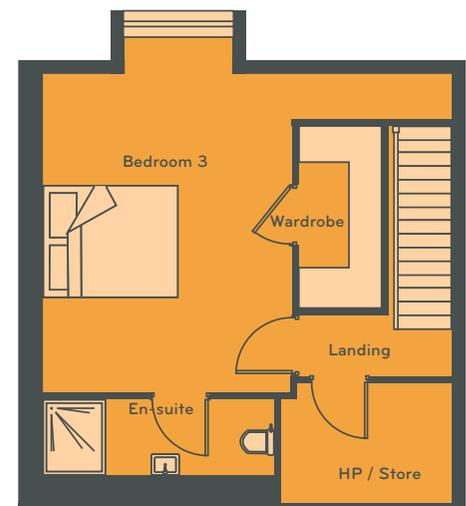
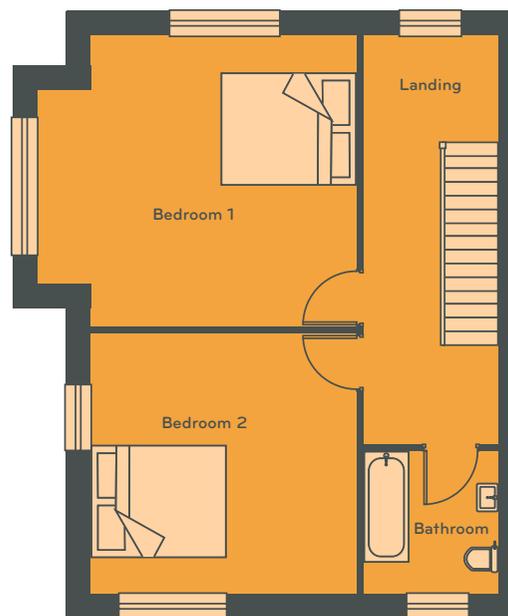
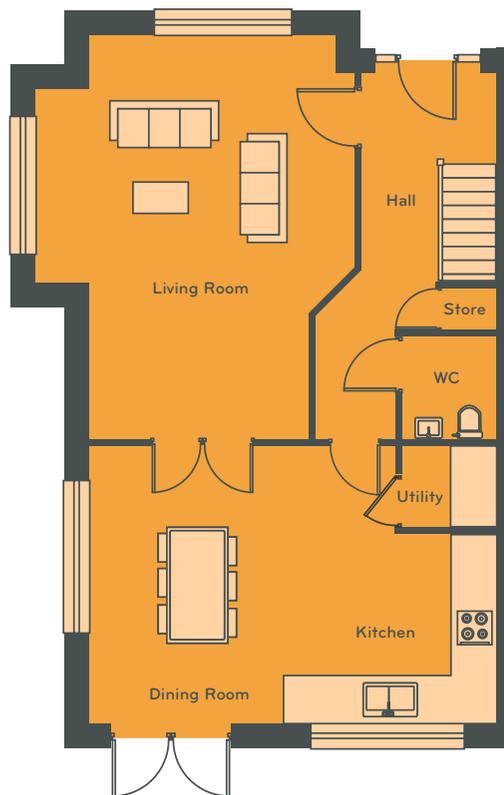
FIRST FLOOR

SECOND FLOOR

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# HOUSE TYPE D / D1

3 BEDROOM DETACHED / SEMI-DETACHED  
APPROX 156 SQ.M. / 1683 SQ.FT.



GROUND FLOOR

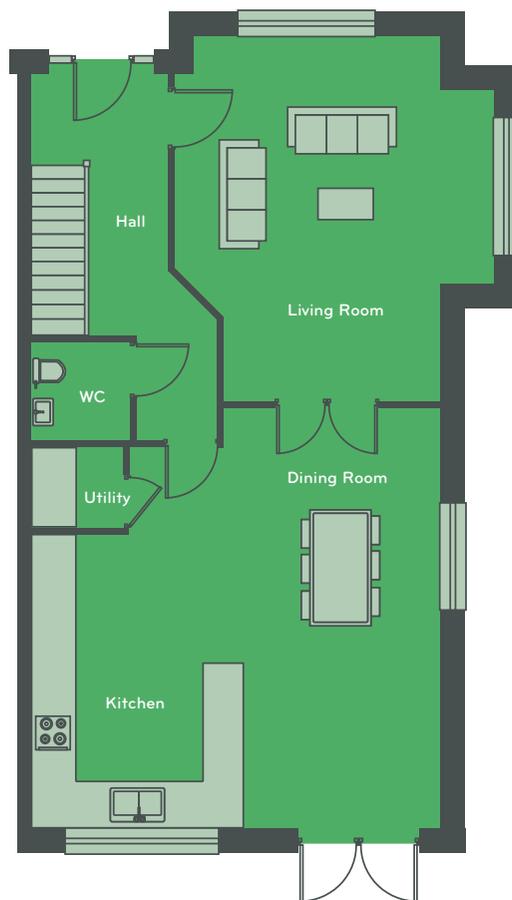
FIRST FLOOR

SECOND FLOOR

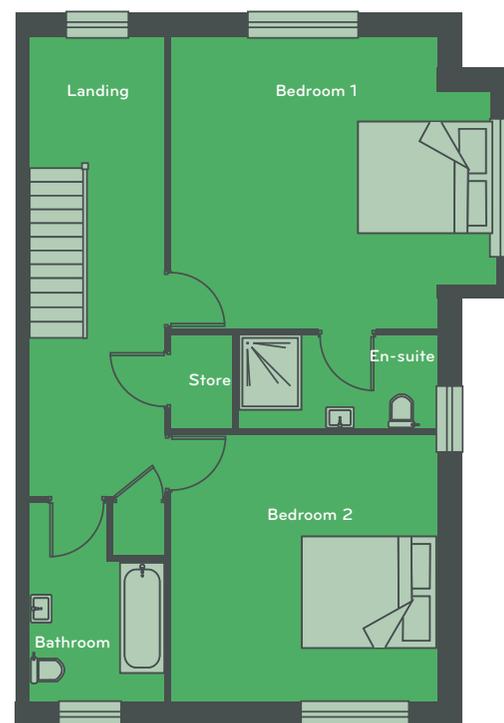
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# HOUSE TYPE D2

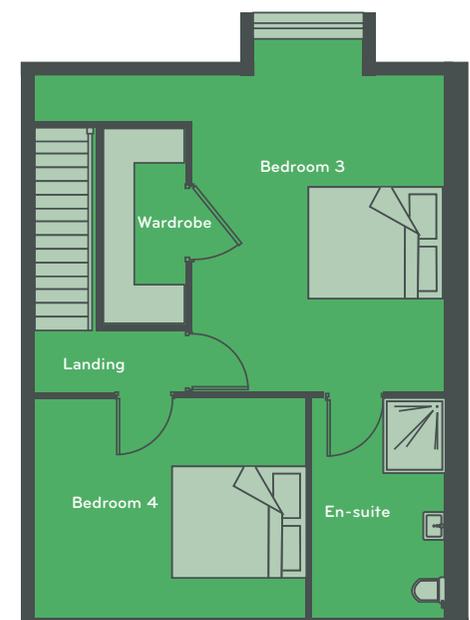
4 BEDROOM SEMI-DETACHED  
APPROX 188 SQ.M. / 2020 SQ.FT.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floor plans are for illustrative purposes only. Layouts may vary.

# KINGSCROFT DEVELOPMENTS

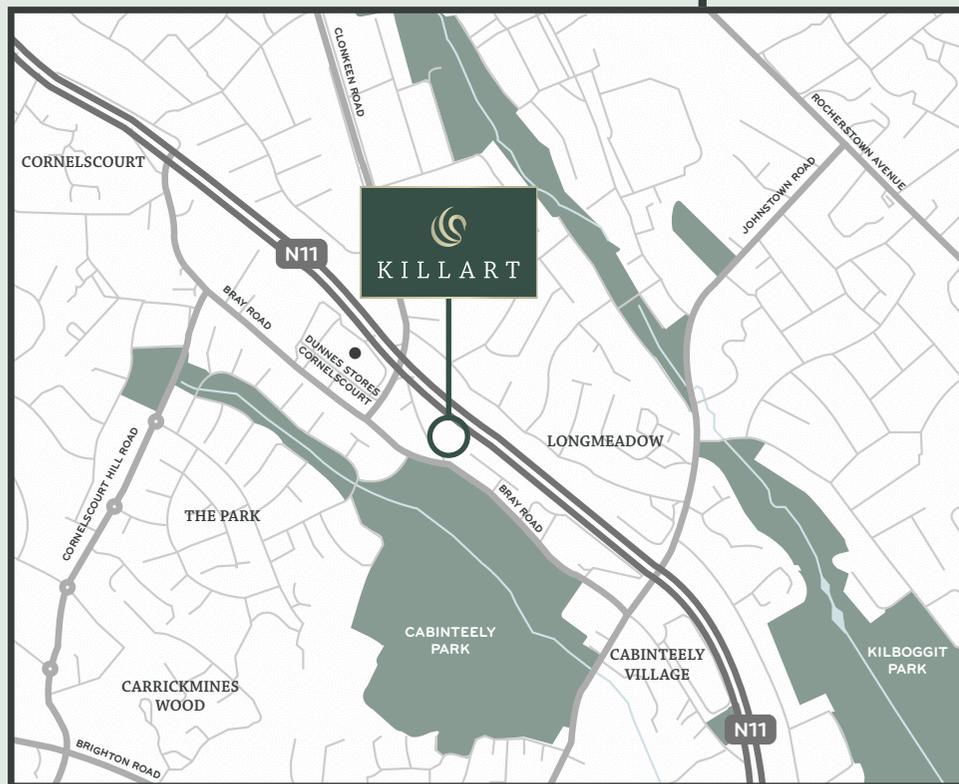
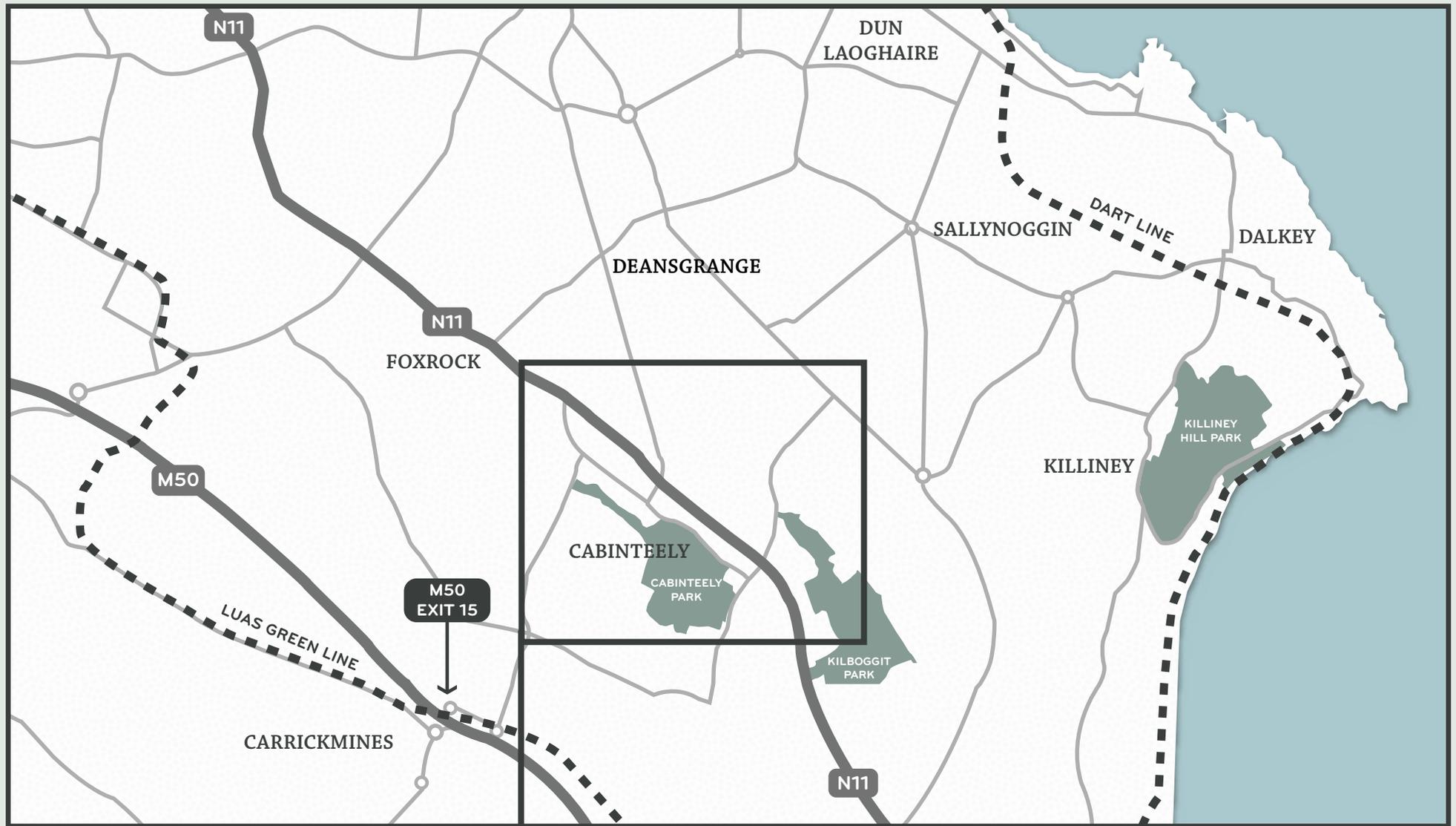


Kingscroft Developments continues to develop up to date, quality homes with a value-for-money price tag. We develop new housing estates in areas that are located close to major cities and towns and that enjoy easy access to surrounding towns through the road and / or transport network.

This makes our homes an ideal choice for individuals and families who want to enjoy value-for-money together with wide ranging amenities, whilst providing fast and easy commuting opportunities.

At Kingscroft Developments we have built a solid reputation as one of Ireland's leading housebuilders. This is based on delivering superb homes at a number of locations in the greater Dublin area, along the East coast and in counties Kildare, Meath, Laois and Wicklow





FOR SALES INFORMATION CONTACT:



PSRA No. 001293

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