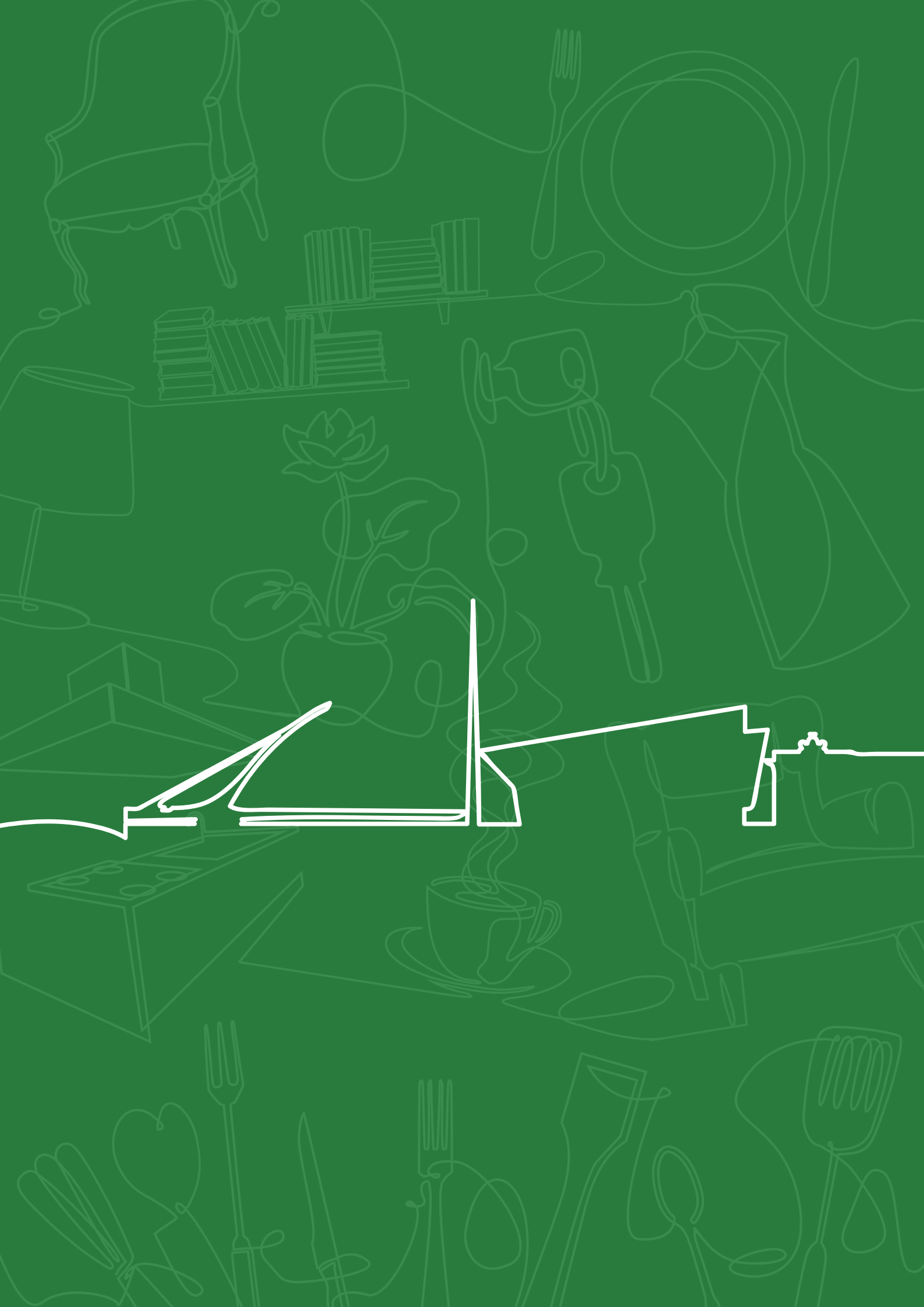


Graydon

NEWCASTLE, DUBLIN



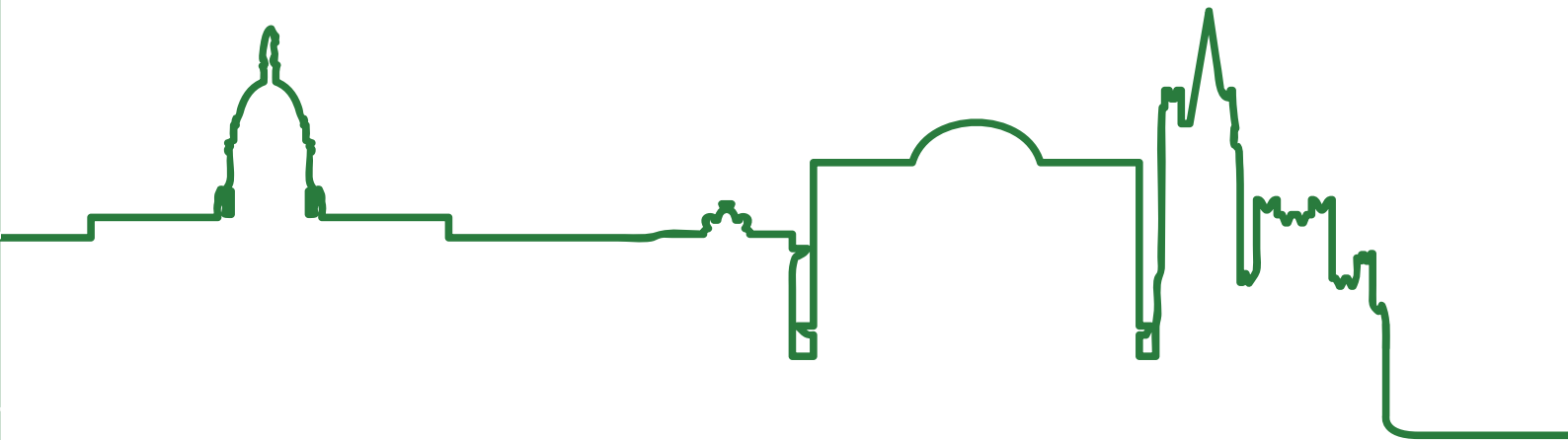


Welcome to Graydon, the latest development of exceptional homes from Cairn PLC. Graydon is located in Newcastle, a historic village and exciting new community in South West Dublin, just off the N7 and less than 20 kilometres from Dublin City.

At Graydon, you'll find modern and energy-efficient homes in a beautiful, natural and sustainable community. Perfect for families big and small, for first-time buyers or for anyone looking to put down roots.

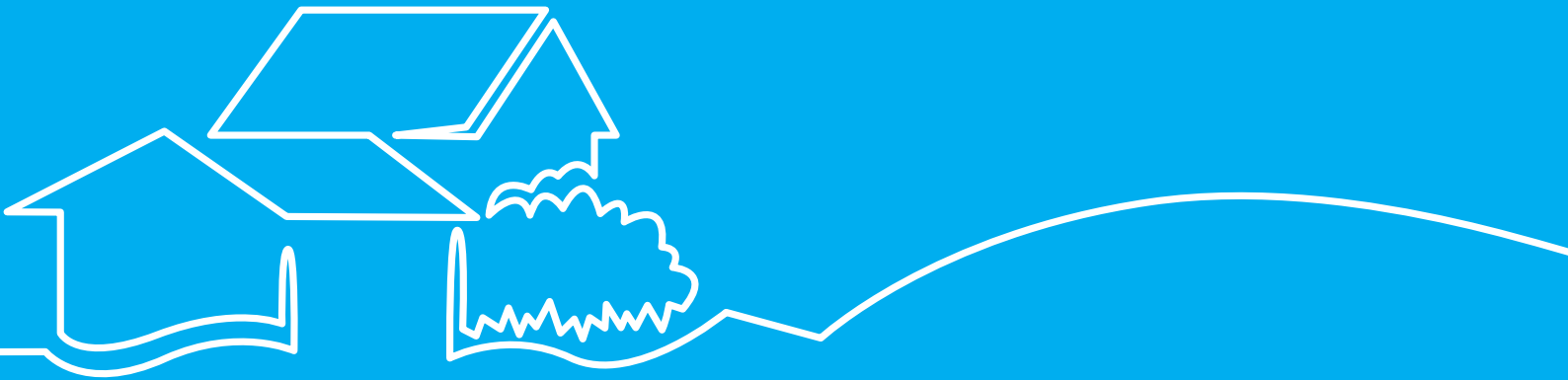
At Cairn, we are committed to making your journey to your new home as easy as possible. Our team of experts are your team of experts. We are here for you every step of the way.

Your new home is waiting for you at Graydon.





THE HOMES



THE HOMES

Graydon offers a mix of two, three and four-bedroom family homes that are bright, spacious and stylish. Contemporary in design, the homes boast an A2 energy rating to keep you warm and help you save money.



Illustrative image of Graydon



Every home in Graydon is no more than two minutes walk from a shared green space, to create a community setting on every doorstep.



A HOME THAT SUITS YOUR LIFESTYLE

The open-plan kitchen and dining area is sleek and uncomplicated, with units that are fitted to be as ergonomic as possible. Bathed in light, it will be the heart of your home where you can entertain guests or just chill out. The living room and bedrooms are all decorated with high-quality furnishings. So wherever you choose to relax and unwind, your haven awaits.



Oak Park, Naas by Cairn Plc*



Shackleton Park, Lucan by Cairn Plc*



Gandon Park, Lucan by Cairn Plc*

*Note: interiors photography is from Cairn houses of similar layout to the design of Graydon.



SMART SPACES

The houses at Graydon are generously designed and highly adaptable. Our houses are ideally suited to working from home today and future proofed (where applicable) for tomorrow.



Shackleton Park, Lucan by Cairn Plc*



Mariavilla, Maynooth by Cairn Plc*

*Note: interiors photography is from Cairn houses of similar layout to the design of Graydon.



THE LANDSCAPE

The landscaping at Graydon takes inspiration from the natural heritage of the area. Newcastle is one of Dublin's oldest villages, where St. Finian first settled in the 6th century.

In Norman times, the village was set out as a series of long 'Burgage' plots that stretched back from the village. These plots resembled mini-farms with workshops and barns for animals and fruit and vegetable gardens. These distinctive patterns of long plots still exist today.



Illustrative image of Graydon



Elsmore, Naas by Cairn Plc*



Parkside, Balgriffin by Cairn Plc*



Gandon Park, Lucan by Cairn Plc*

At Graydon, we are conserving and celebrating this natural landscape. Existing hedgerow and trees make up the unique and beautiful green spaces in the development. New planting of native trees and hedgerow will help create important refuges for local flora and fauna, while also supporting biodiversity.

At the centre of the development there is a greenway that links the Main Street and the new 6.4 acre public park. This park is full of excellent amenities including play areas, playing fields, walking loops, a tree trail, allotments and a community garden. There are also smaller local green spaces dotted throughout the development that feature natural play features, seating and specimen planting.

*Note: landscaping photography is from Cairn developments similar to Graydon.

THE LOCATION





THE COUNTRYSIDE IN THE CITY

Newcastle is surrounded by farmland and open countryside, so it is a very serene and peaceful place to live. There are plenty of ways to get out and get active. There are sporting facilities for golf, GAA and horse riding in or near Newcastle. Arthur's Way Heritage Trail in Celbridge offers a beautiful c.16km ramble or bike ride in sprawling woodland. Or why not get some proper fresh air with a trip to the Dublin Mountains. With breathtakingly beautiful scenery, it's a playground for all, both young and old.



A NATURAL LEGACY

Graydon takes its name after Sir Alex Graydon Esq, the prominent barrister who presided over Newcastle House. The beautiful country house still stands today to the west of Newcastle village. This serves as a testament to the natural heritage and history of the area.



THE LOCATION



EVERYTHING AND ANYTHING YOU NEED

Graydon's location is ideal. Everything you need is easily in reach. You'll find all your daily essentials at the Citywest Shopping Centre. There is a new SuperValu approved for Main Street in Newcastle. Annie May's, a friendly and bustling pub, is right on your doorstep and it's perfect for a bite to eat. Avoca is a five minute drive away and offers a delicious takeaway deli and restaurant. Graydon is also only a short drive from Lucan village, which offers a wide array of great restaurants, pubs and cafés.

St Finian's Primary School is the main school in the area but there are many primary and secondary schools near Newcastle including: Citywest Educate Together, St Mary's National School Saggart, Kishoge Community College and Griffeen Community College.

Newcastle has become an increasingly popular area due to its close proximity to a number of major business centres, including Citywest and Greenogue Business Park. There are a range of leisure facilities in the surrounding areas, including Peamount Football Club.



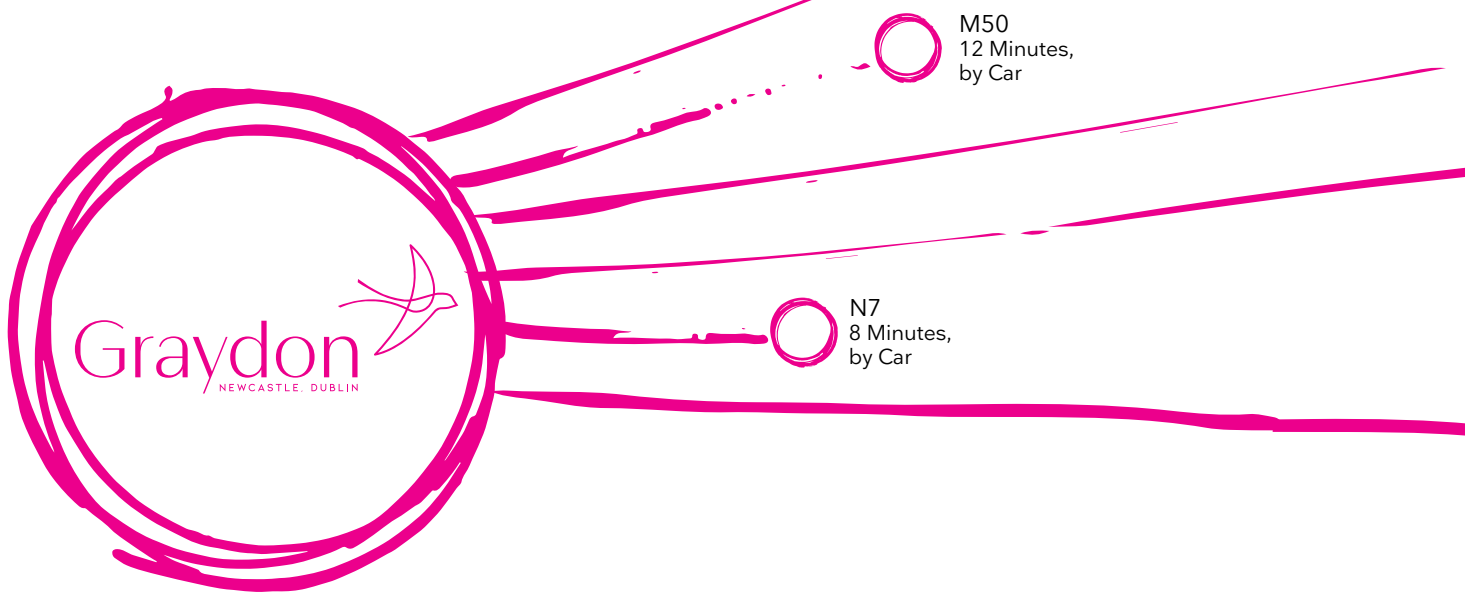
If you fancy browsing the shops Liffey Valley and Tallaght Shopping Centres are located a short drive away or you can just take the Luas straight to straight to the shops of Dublin city centre. If you're in the mood for some serious bargains, the luxury shopping destination Kildare Village is 30 minutes away by car. Or if you feel like really treating yourself, why not take a weekend break at the award-winning Cliff at Lyons, Hotel and Country Retreat.



THE LOCATION

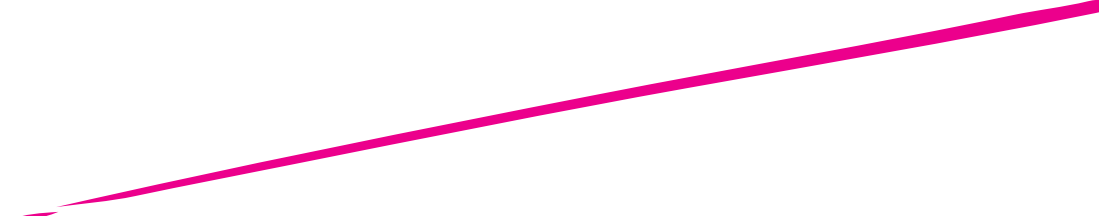
WELL-CONNECTED TO DUBLIN, WELL-CONNECTED TO EVERYWHERE

Bus, train and Luas services are all easily accessible from Graydon. Hazelhatch rail station is two minutes' drive away. Dublin Bus run a dedicated bus route via Clondalkin and Inchicore (no. 68). There is also a night bus serving the area (no. 69N). The Red Cow Luas stop is 15 minutes' drive away, offering a handy Park & Ride facility. If you are driving, Graydon is located just off the N7 and has good access to the M50, connecting you to Dublin city and the rest of the country.







IFSC
34 Minutes,
by Car



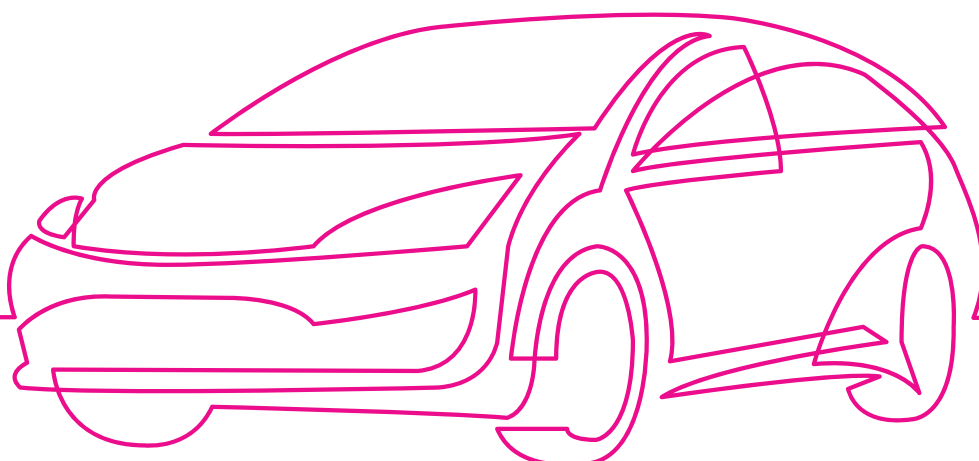
DUBLIN AIRPORT
24 Minutes,
by Car



CITYWEST BUSINESS CAMPUS
9 Minutes,
by Car



ST STEPHEN'S GREEN
29 Minutes,
by Car



SITE PLAN, FLOOR PLANS & SPECIFICATIONS



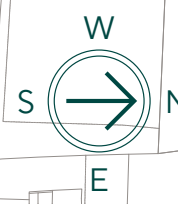
Illustrative image of Graydon

3 BEDROOM HOMES

3 Bedroom Mid-Terrace BLACKBIRD (B) c.117.2 sq.m / 1,262 sq.ft	3 Bedroom End-Terrace / Semi-Detached GREENFINCH (B1) c.116.4 sq.m / 1,253 sq.ft	3 Bedroom End-Terrace / Semi-Detached STARLING (B2) c.118 sq.m / 1,270 sq.ft	3 Bedroom Semi-Detached SPARROW (C) c.114.4 sq.m / 1,231 sq.ft
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4 BEDROOM HOMES

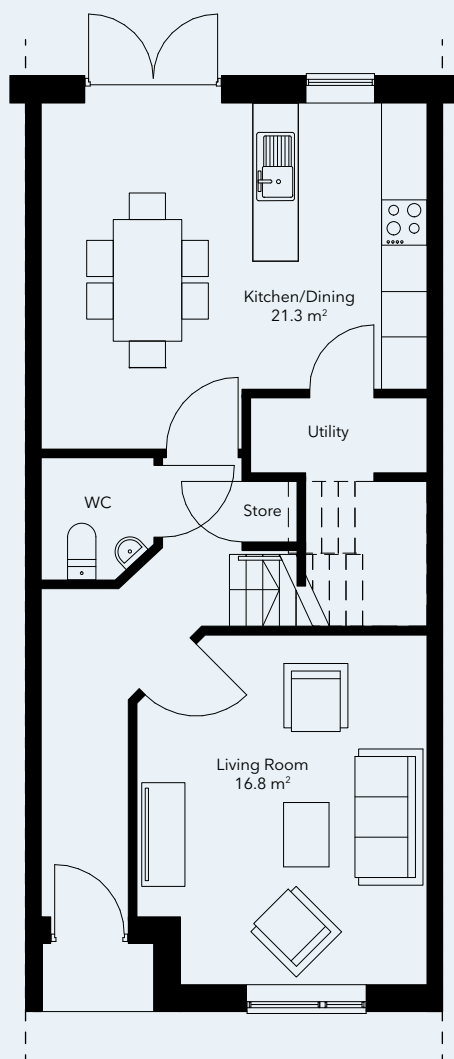
4 Bedroom Semi-Detached CHAFFINCH (A) c.137.9 sq.m / 1,484 sq.ft	4 Bedroom Semi-Detached DUNNOCK (D) c.140 sq.m / 1,506 sq.ft	4 Bedroom Detached SISKIN (D1) c.139.6 sq.m / 1,503 sq.ft
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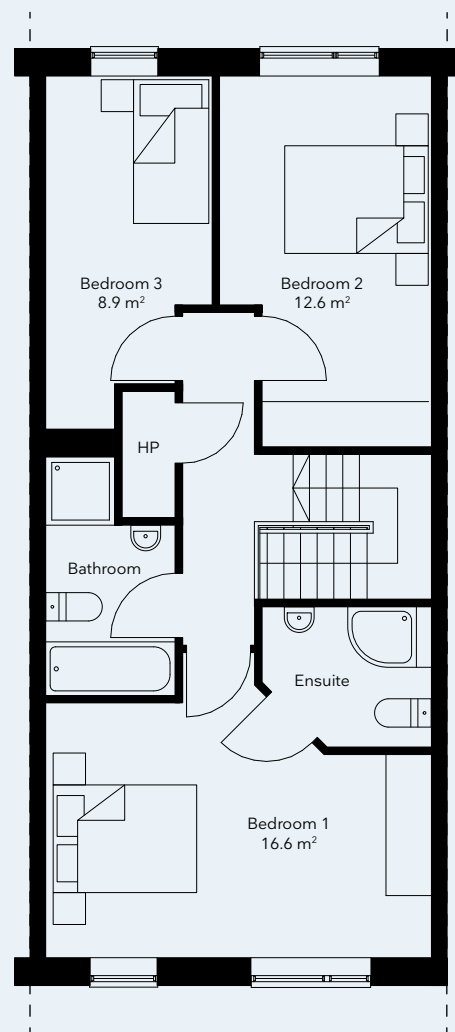
3 Bedroom Mid-Terrace

BLACKBIRD (B)

c.117.2 sq.m / 1,262 sq.ft.



Ground Floor

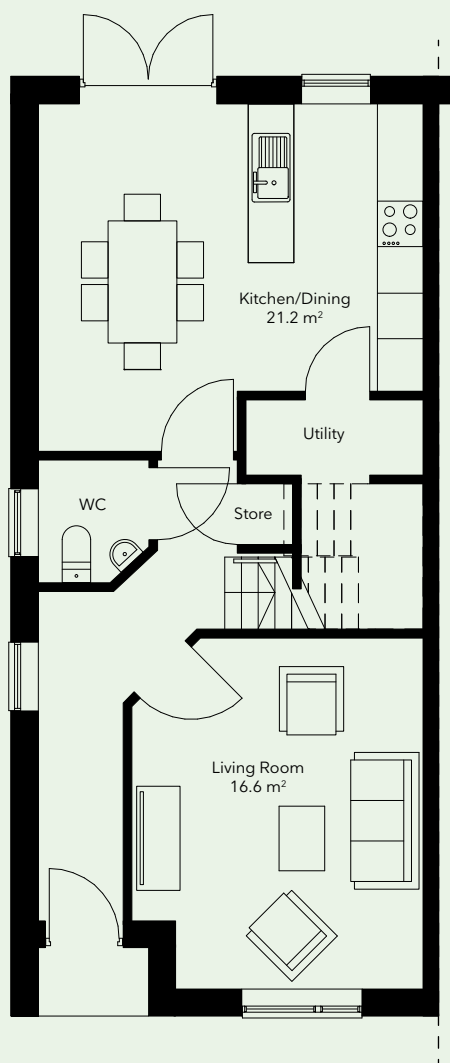


First Floor

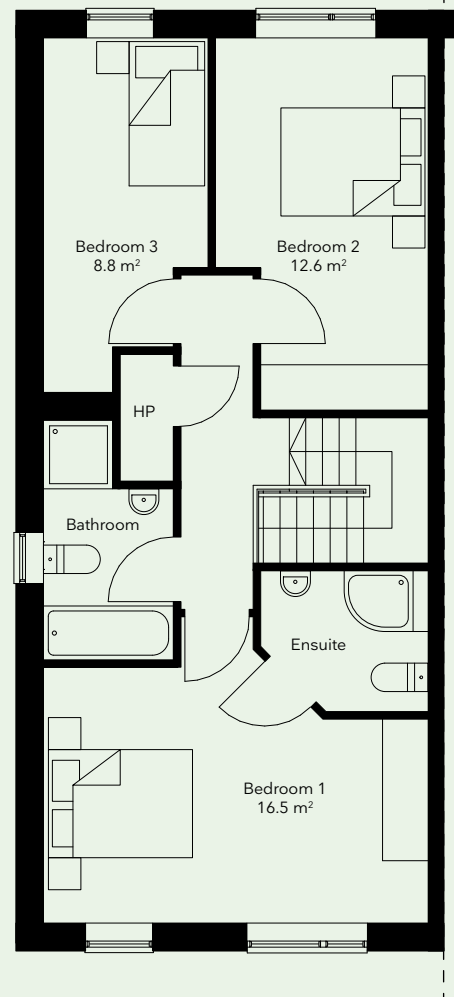
Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification.
Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

3 Bedroom End-Terrace / Semi-Detached GREENFINCH (B1)

c.116.4 sq.m / 1,253 sq.ft.



Ground Floor

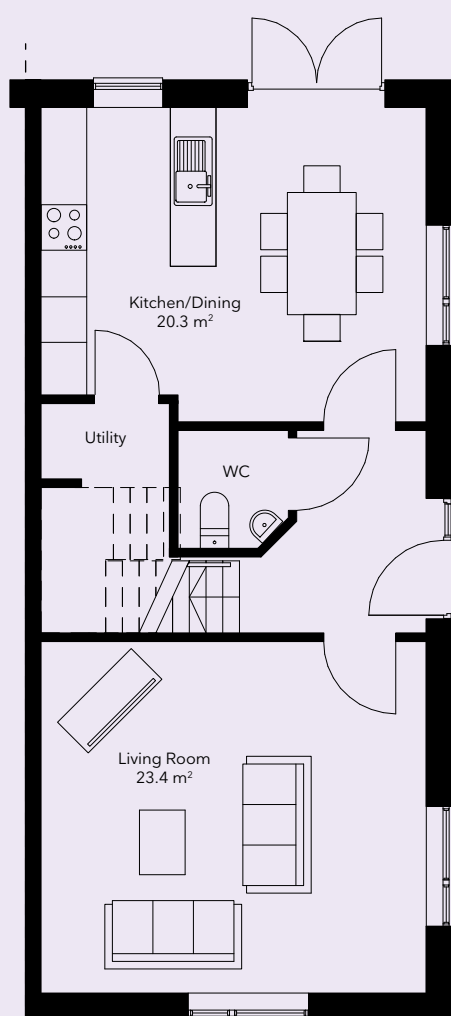


First Floor

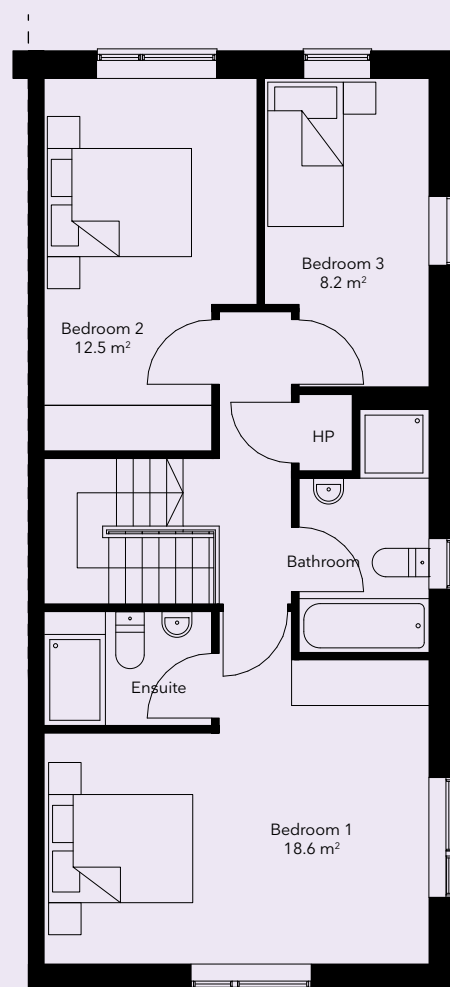
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3 Bedroom End-Terrace / Semi-Detached (side entry) STARLING (B2)

c.118 sq.m / 1,270 sq.ft.



Ground Floor

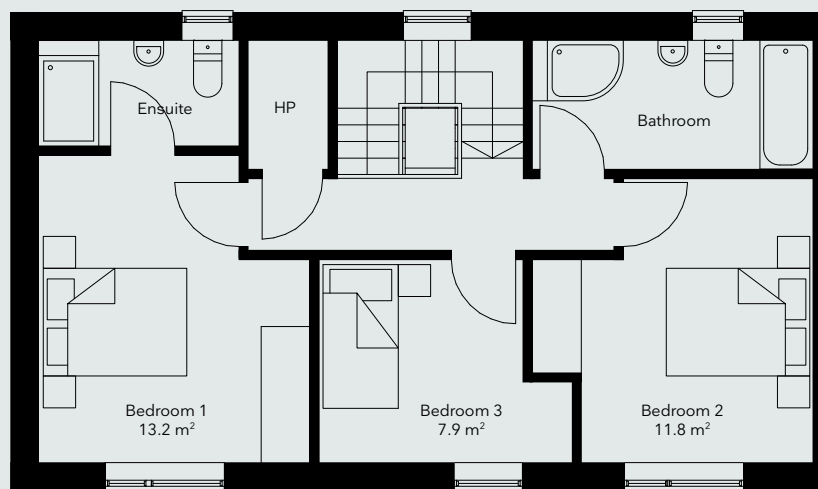


First Floor

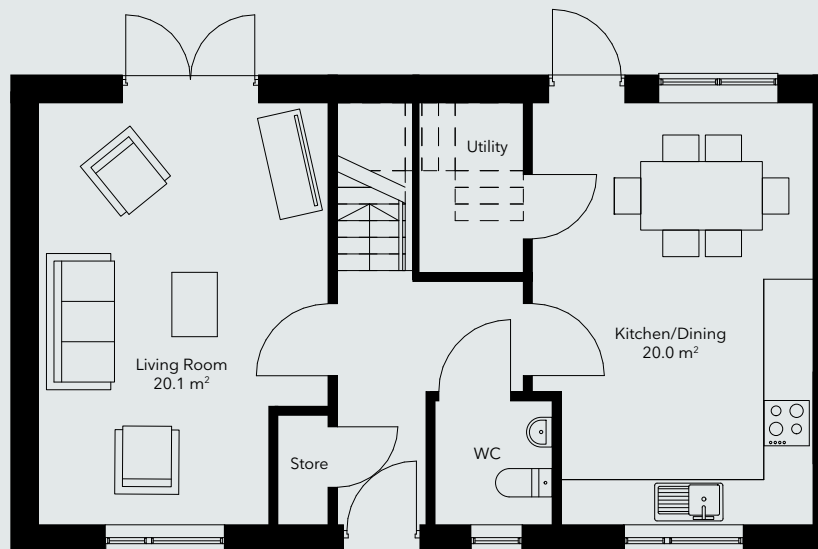
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3 Bedroom Semi-Detached SPARROW (C)

c.114.4 sq.m / 1,231 sq.ft.



First Floor

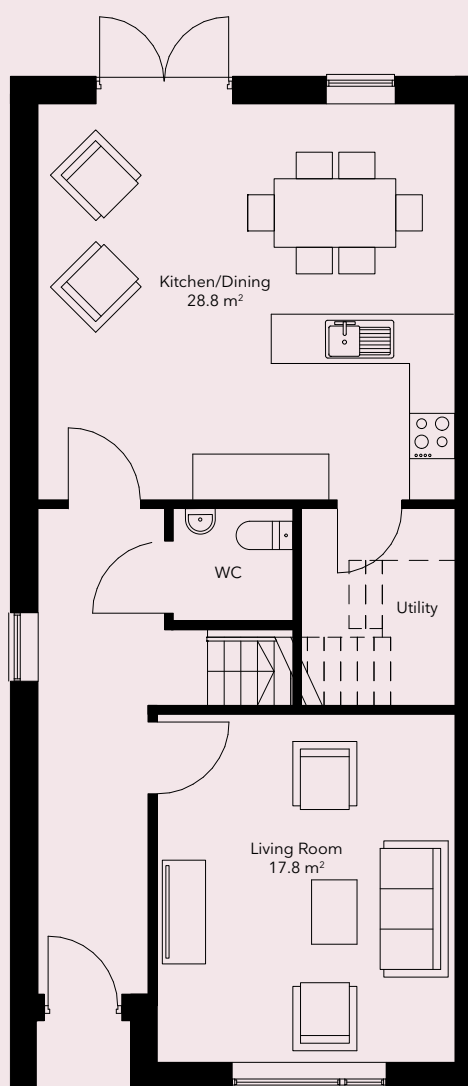


Ground Floor

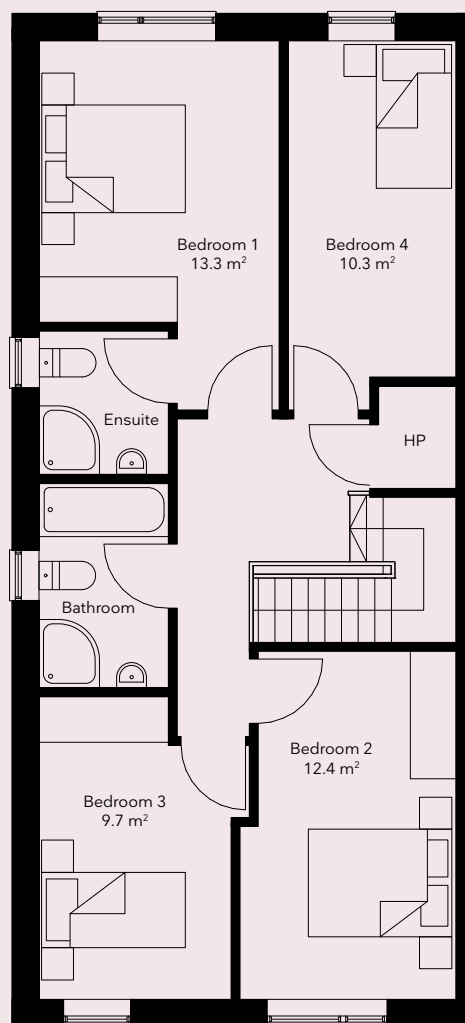
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4 Bedroom Semi-Detached CHAFFINCH (A)

c. 137.9 sq.m / 1,484 sq.ft.



Ground Floor



First Floor

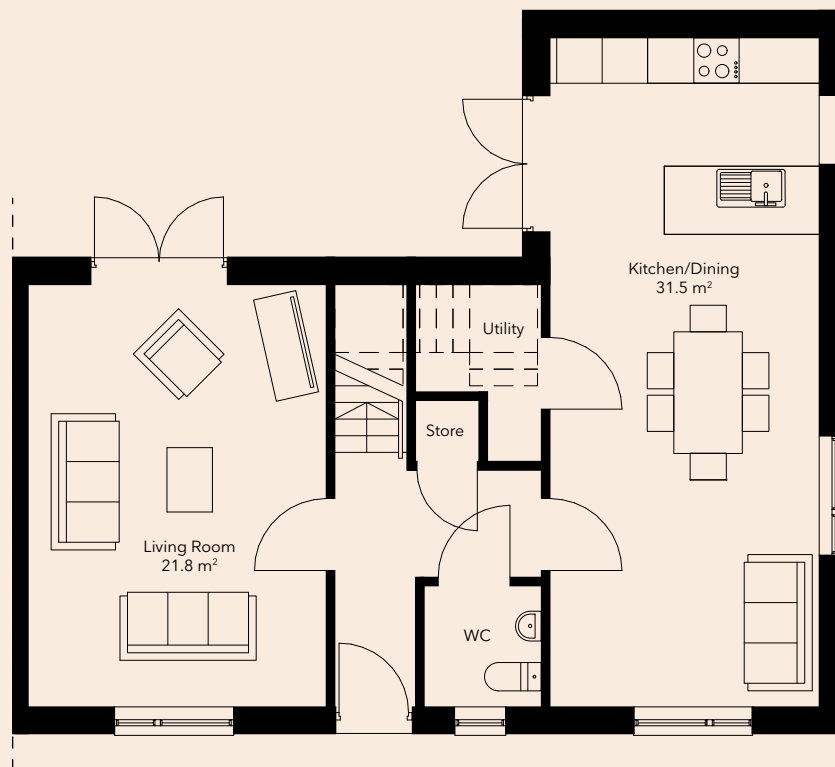
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Illustrative image of Graydon

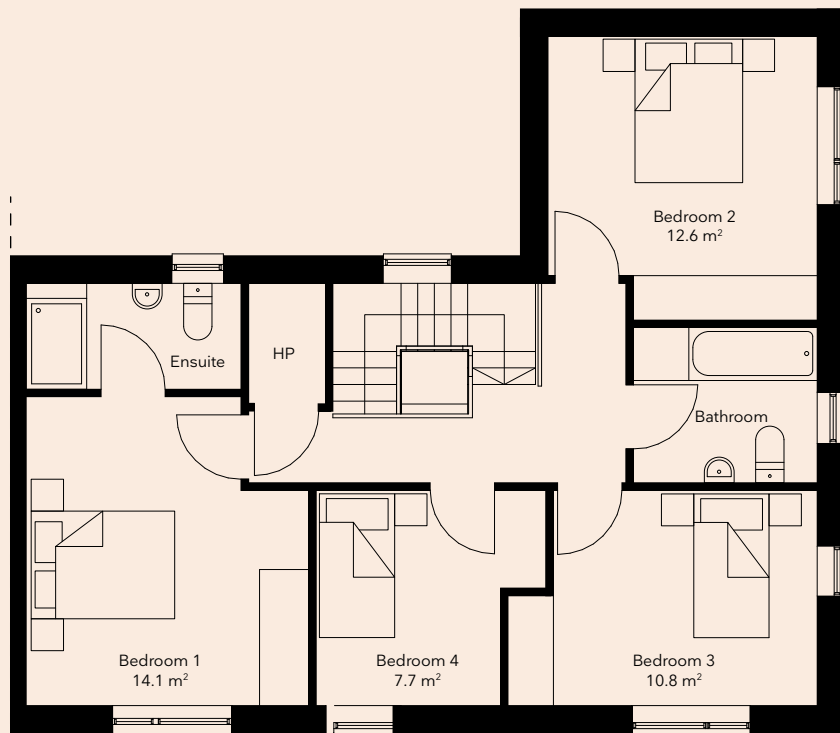
4 Bedroom Semi-Detached DUNNOCK (D)

c.140 sq.m / 1,506 sq.ft.



Ground Floor

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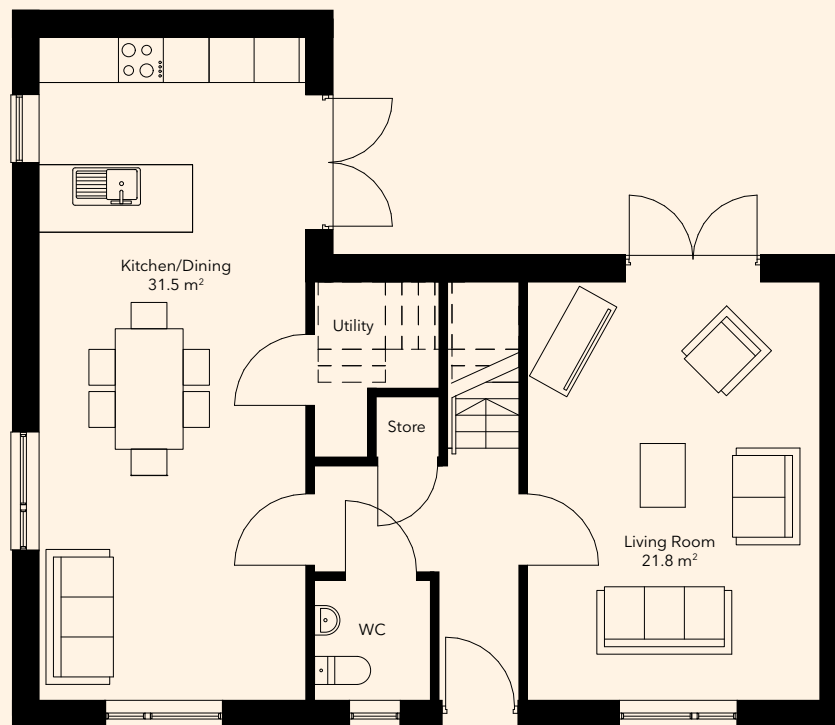


First Floor

4 Bedroom Detached

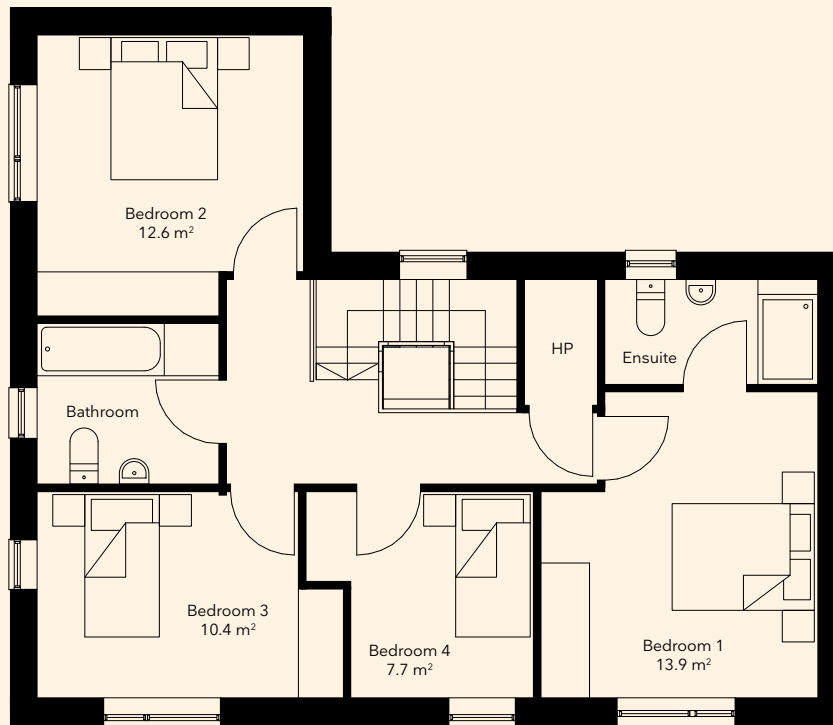
SISKIN (D1)

c.139.6 sq.m / 1,503 sq.ft.



Ground Floor

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First Floor

SPECIAL FEATURES AND SPECIFICATIONS



External Features

High quality brick and off-white render facades.

UPVC high performance double glazed windows in slate grey to the external face and off white to internal face.

Slate grey window sills.

Engineered timber front door in slate grey with multi point locking system.

Large glazed patio doors to private rear gardens.

Side entry gate (where applicable).

Paved patio area to rear garden with external wall light.

Seeded gardens with solid, maintenance-free divider walls.

Paved front driveways to accommodate parking (where applicable).

Energy Efficiency

A2 BER energy rating.

Highly insulated air-tight design.

Demand Control Ventilation (DCV) system for automatic control of dwelling ventilation.

Excellent levels of roof, wall and floor insulation.

Heat pump with dual zone controls.

High performance internal pipe insulation to reduce heat loss.

Energy saving LED light fittings.

Nearly Zero Energy Building (NZEB).

Security and Safety

Smoke detectors fitted throughout (mains powered with battery backup).

Hard wired for future intruder alarm system.

Locking system to all windows and doors.

Safety restrictors provided on upper floor windows.

Media and Communications

Wired for high speed broadband (Cat 6).

Telephone and data points in hallway, living room, kitchen and main bedroom.

TV connection point in living

room, kitchen and main bedroom.

USB charging point in main living room, kitchen and main bedroom.

Main infrastructure installed to accommodate Eir and Virgin Media.

Electrical

Generous lighting and power points.

Recessed LED downlighters in hallway.

Chrome sockets and light switches in kitchen worktop area.

External weather-proof power point to rear garden.

Future proofing for electric car charging point on curtilage spaces only.

Future proofing for electrical and data connection to facilitate a garden office.



Bathrooms and Ensuites

High quality tiling to floors and wet area walls in bathroom and ensuite.

Contemporary shower enclosure complete with pressurised water supply and fitted shower screen.

Heated towel rails to all bathroom and ensuite.

High quality sanitary ware.

Wardrobes and Storage

Contemporary fitted wardrobes in all double bedrooms.

Heating

Homes are served by a heat pump, via zone-controlled panel radiators.

Pressurised hot and cold water.



Kitchens and Utility Rooms

Superb contemporary kitchens.

Fully integrated dishwasher, cooking and fridge/freezer appliances.†

Stainless steel sink draining board and mixing tap.

Separate utility /store room with below countertop space provided for washing machine and dryer.

Interior Finishes

High quality painted doors.

Contemporary grooved architrave and skirting.

Brushed satin finish ironmongery.

Internal smooth finish painting throughout.

Superior quality internal joinery with hardwood handrail to internal stairs (where applicable).

Pull-down attic ladder fitted to all houses.

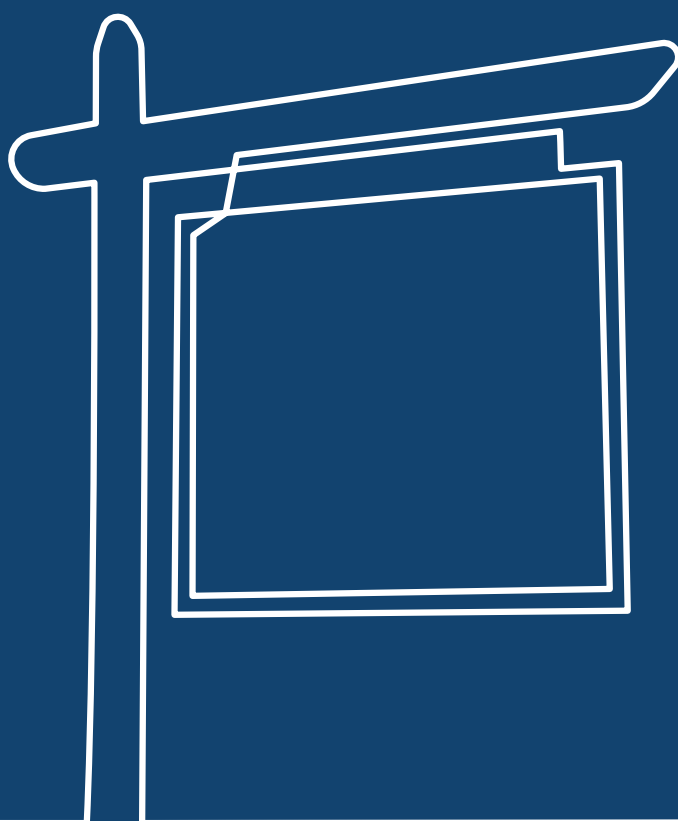


Warranty

Warranty cover under HomeBond 10 year Structural/ Latent Defects Insurance and Mechanical and Electrical Inherent Defects Insurance.

† Subject to contracts being signed within 21 days.





CAIRN HOMES

CAIRN CUSTOMER COMMITMENT

AT YOUR SERVICE

Buying a new home is an exciting time in anyone's life. Our goal is to make sure the experience is as simple and stress free as possible.

Every home buyer benefits from the Cairn PLC Customer Satisfaction Commitment, which features a dedicated Customer Care Team that look after your needs throughout the buying process and, just as importantly, after you have moved into your new home.

Whether you are a first time buyer or a family looking for a bigger home, we have the experience and knowledge to help you make the right decision every step of the way. From viewing our showhouse to moving into your new home, we are here to help in any way we can.



DAMIEN O'BRIEN
PROJECT MANAGER

Damian has over 25 years' experience in the construction industry and has held senior management positions for the last 15 years.

He is a qualified Construction Management professional and holds a BE in Mechanical and Renewable Energy, ensuring your new home at Graydon is completed to the highest building and energy efficiency standards.



PAULINE CARBERRY
SALES CONSULTANT

As a member of our Cairn Customer Care team, Pauline is here to help all the way.

With a Degree in Marketing, years of experience in property and a strong focus on customer service, Pauline will support you in any way you need, from viewing your new home to moving in with minimum fuss.



GERRY O'REILLY
SITE MANAGER

Gerry has extensive experience working in the construction industry. With a career spanning 25 years, he has a consistent and reliable track record of delivering high-quality projects in both the residential and commercial sector.

Gerry holds a Diploma in Project Management and is a member of the Society of Chartered Surveyors Ireland. With his in-depth knowledge of high and low-density residential developments, he is an invaluable member of the team helping to deliver top-quality and sustainable homes at Graydon.

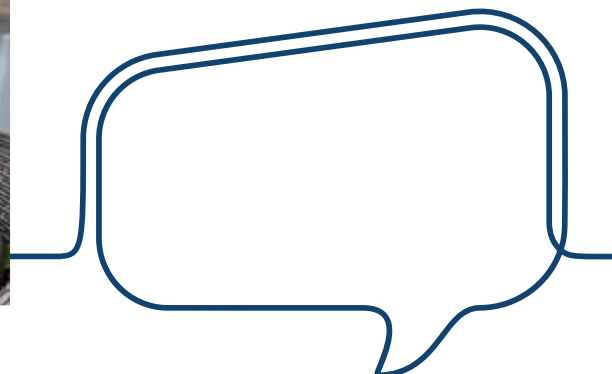
"We are thrilled with our brand new home. The build quality is excellent and the whole buying experience was as stress-free as possible. We would have no hesitation in recommending a Cairn built home to others."

**MICHELLE &
KEITH RATTIGAN**
PARKSIDE HOMEOWNERS



"The architecture and design of the house is fantastic and all three bedrooms are decent size and all finished to a high standard. As food lovers, a spacious and modern kitchen was a must. The living space and the beautiful back garden exceeded our expectations."

ROSIE & GREG ELSNER
RESIDENTS AT CHURCHFIELDS
AND OWNERS OF ROSIE'S
CAFE





DESIGNED FOR LIVING. BUILT FOR LIFE.

At Cairn PLC, our mission is to build homes and create places where people love to live. To achieve this we are committed to building high-quality, competitively-priced, sustainable new homes in great locations. We take great pride in seeing our communities grow and thrive in their new neighbourhoods.

From Planning and Design through to Construction and Landscaping, our focus on placemaking sets us apart. Considered shared spaces, playgrounds and parks give our developments a real sense of place and enhance the quality of life for everybody who lives there.

A Cairn development is a guarantee for future generations.

Built for the way you live today. Built to last.



To find out more about our other developments
please visit www.CairnHomes.com



DISCLAIMER

The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale. Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that Cairn PLC may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Sherry FitzGerald New Homes has the authority to bind Cairn PLC in any way or to make or give any representation or warranty in relation to this development or any part of it.

Graydon
NEWCASTLE. DUBLIN



WWW.GRAYDON.IE



CAIRN
PLC



Tel: 01 667 1888
PSRA No. 002183