



SCHOLARSTOWN  
WOOD  
RATHFARNHAM







## VISION

**Scholarstown Wood is an exciting new development of contemporary designed, energy efficient family homes located in Rathfarnham.**

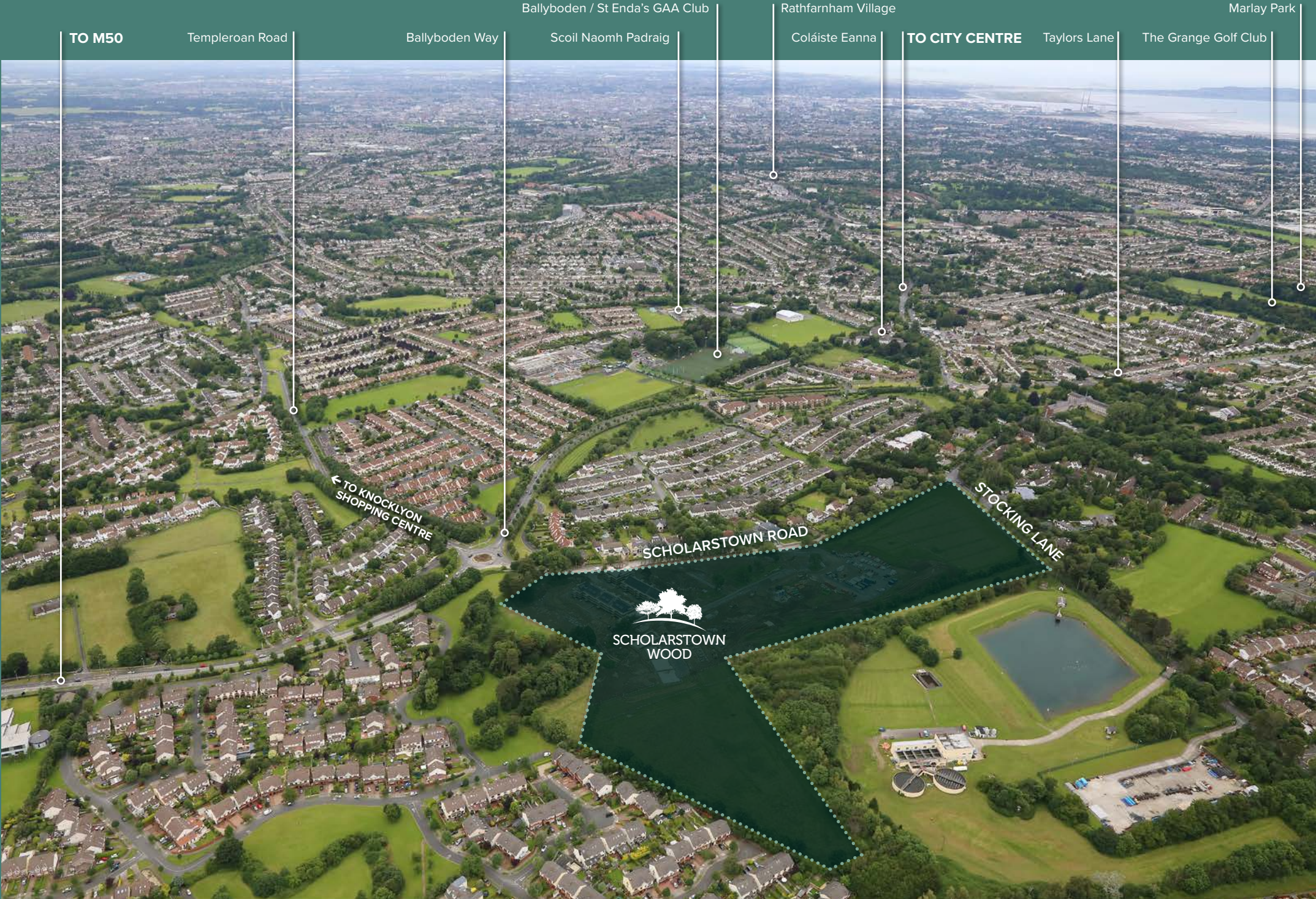
Scholarstown Wood is located in one of Dublin's most well established residential areas and comprises a mix of substantial 3, 4 and 5 bedroom family homes.

Award winning O'Mahony Pike Architects are engaging the latest technologies and innovative building methods to ensure that all Scholarstown Wood homes are extremely energy efficient and comfortable to live in.

Similarly, the landscape architects, Dermot Foley Landscape Architects, will ensure that the current natural external environment is not only maintained, but enhanced, with over 2.8 acres in allocated open space. All areas are sensitively approached with inspiration driven from the local flora and fauna, an approach that will ensure residents at Scholarstown Wood enjoy the absolute best living environment, both inside and out.







TO M50

Templeroan Road

Ballyboden Way

Ballyboden / St Enda's GAA Club

Scoil Naomh Padraig

Rathfarnham Village

Coláiste Eanna

TO CITY CENTRE

Taylors Lane

The Grange Golf Club

Marlay Park

TO KNOCKLYON  
SHOPPING CENTRE

SCHOLARSTOWN ROAD

STOCKING LANE

  
SCHOLARSTOWN  
WOOD



## LOCATION

**Scholarstown Wood is located in the much sought after and fashionable suburb of Rathfarnham, Dublin 16. The development is situated on the leafy Scholarstown Road and this idyllic setting offers home owners convenient access to Dublin city.**

The mature and picturesque village of Rathfarnham is steeped in history but is also home to a fine array of modern shops, restaurants and cafés. Stephens Green is just 8km north and the whole of the south side of the city is within easy reach. The area benefits from numerous transport links, with the M50 (Exit 12) just a short drive away providing easy access to all main arterial routes to and from the city and Dublin airport. The area is well serviced by Dublin Bus and the park-and-ride Luas stops in Windy Arbour and Balally are close by.











## AMENITIES

**One of the main attractions of Scholarstown Wood is the variety and choice of amenities in the area for the whole family to experience.**

**The area is steeped in heritage with a host of historical buildings, beautiful parklands and gardens to enjoy.**

### **Parklands**

The 300 acre Marlay Park together with the Georgian Marlay House and walled garden is close by with unrivalled leisure facilities including playgrounds, coffee shops, extensive walking, cycling and woodland trails. The well-known farmers market is held every Saturday & Sunday afternoons at the park and includes a colourful variety of food and craft offerings. Marlay Park also hosts numerous cultural events and concerts in the grounds and at Marlay House throughout the year.

St Enda's park offers a further 50 acres of picturesque paths and meadows. Also close by is Airfield, Dundrum a 38 acre working farm, garden and café which offers families a wonderful day out close to home. Dodder Park, a scenic park rich in heritage that runs alongside the River Dodder, is also just 2km from Scholarstown Wood.

### **The Outdoors**

For the outdoor and adrenalin set there is so much on offer in the nearby Dublin and Wicklow mountains from biking to horse trekking and

mountain climbing or simply to explore the breathtaking scenery from the Hellfire club to the Wicklow Way.

For the golfing enthusiast Scholarstown Wood is situated within a triangle of three highly-regarded golf clubs namely Edmondstown, Rathfarnham and Grange golf clubs. There are also a number of excellent gyms close by.

### **Shopping**

If shopping is what takes your fancy the Dundrum Shopping Centre, one of Europe's largest retail centres, is located a short drive away. Rathfarnham village and Knocklyon Shopping Centre are also close by with a host of local shops, restaurants and cafés.

### **Schools**

There is a superb selection of primary schools in the area. Secondary schools including St. Columille's Community School, Sancta Maria College for girls, Rockbrook Park School for boys and the mixed schools of St Columba's & Wesley colleges are close by, with UCD a 15 minute drive away.







## INTERIOR OVERVIEW

Scholarstown Wood offers a variety of home types. Each combine practical functional layouts which optimise internal space. Clean, contemporary lines are complemented by muted colour palettes in the selection of both external and internal finishes creating an overall ambience of restful calm with smart and stylish overtones.

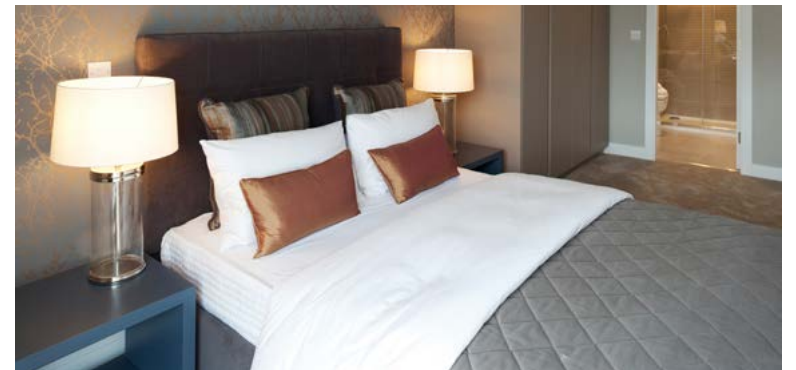


A set of glazed double doors creates a physical link from all kitchens to the outside garden spaces, whilst also maximizing the light entering the heart of the home. Where there is a direct link between the kitchen/dining areas and living rooms, double sliding doors between these spaces offer an open-plan feel when entertaining but can also be closed to create a sense of privacy when required.

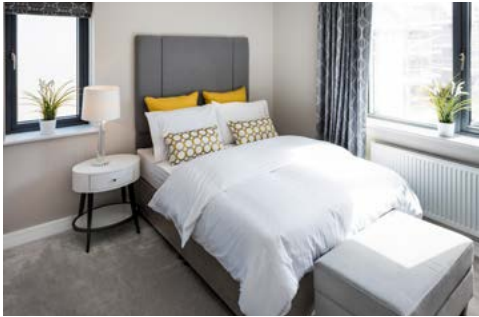
Quality KUBE kitchens, which have been attentively designed, are supplied to all homes. Most house types have island units with Silestone worktops in the 4 & 5 bedroom homes.

Utility areas are provided in all homes delivering essential storage space. Attic trusses are provided to assist future adaptability in some units.













## SPECIFICATION

### Kitchen

- Superb quality German manufactured KUBE kitchens are installed in all houses
- Under counter LED lighting in some kitchens
- Silestone worktops and island units are in the 4 and 5 bedroom houses
- Island units in most house types
- High quality branded kitchen appliances are included subject to signing contracts within 21 days
- Utility areas include worktops and are plumbed for washing machine

### Wardrobes

- Each bedroom benefits from generous wardrobe space with soft close hinges supplied by Bedroom Elegance
- Walk in wardrobe off master bedroom in 5 bedroom detached house

### Bathrooms & En-suite

- En-suite bathrooms in all houses
- Generous contemporary floor and wet area surround tiling to bathroom and en-suite
- High quality sanitary ware in all bathrooms
- Heated towel rails to main bathroom and ensuite
- Veltone storage shelf detail as per show house

### Tiling

- Top quality tiling by Stone Emporium throughout the bathroom and en-suites as per the show house

### Attics

- Attic trusses are provided to assist future adaptability in some units

### Electrics

- Wired for TV, telephone and broadband
- Wired for an intruder alarm
- Generous electrical specification

### Internal Finishes

- Walls are skimmed and painted in a neutral colour throughout
- Contemporary style internal doors
- Quality ironmongery and architraves

### Windows & Door

- NSAI certified A-rated uPvc Munster Joinery double glazed windows with 3 point locking system

### External Finishes & Garden

- Back gardens are top soiled and seeded with attractive timber panel and concrete post fencing
- Low maintenance elegant brick and render finish
- Side entrance gate where applicable

### Heating

- An "A"-rated gas condensing boiler and multi zone controls ensure that heat is produced efficiently with accurate room conditions, therefore limiting energy wastage
- Electric Optiflame fire supplied by Dimplex in 3 and 4 bed semi detached and 5 bed detached homes
- Climote technology allows you to control your home heating and hot water from anywhere

### Homebond

- 10 year HomeBond guarantee

### Energy Rating

The houses at Scholarstown Wood benefit from an A3 BER Rating. "A rated" homes are the most energy efficient houses available and these houses benefit from reduced energy costs

- Timber frame construction with insulation levels which exceed industry standards, reducing heat loss through floors, walls and roof
- Improved air tightness works together with the HRV to retain heat and minimise exposure to external elements
- Roof mounted solar thermal panels provide hot water to the occupier
- High performance low maintenance double glazed windows

### Ventilation

- The houses benefit from a Heat Recovery Ventilation System which is designed for 24 hour exhaust ventilation of stale moist air from the kitchens, bathrooms and en-suites. As the air is extracted a heat exchanger within the system transfers the majority of the heat into the fresh air supply entering the living room and bedrooms. The benefits of this system are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air is filtered

### BER



- Certificates can be viewed with agent



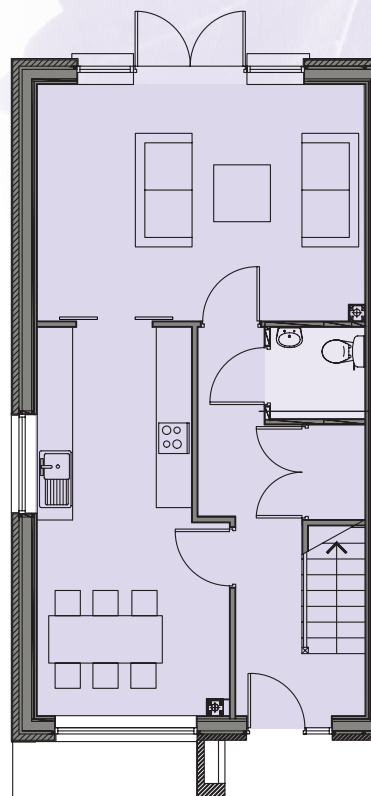
# THE WILLOW

118.8 sq m / 1,279 sq ft

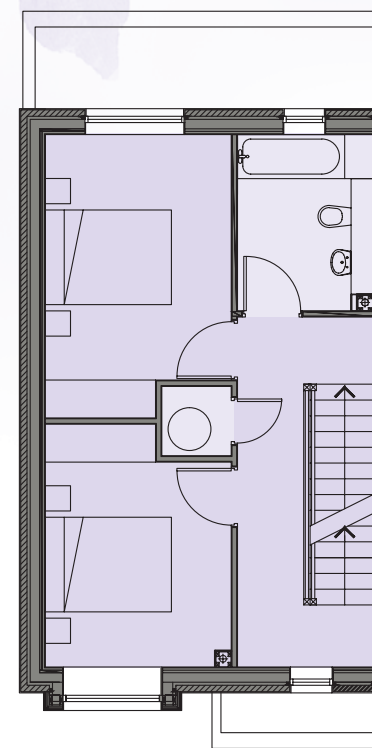
## 3 BEDROOM TERRACE/END OF TERRACE



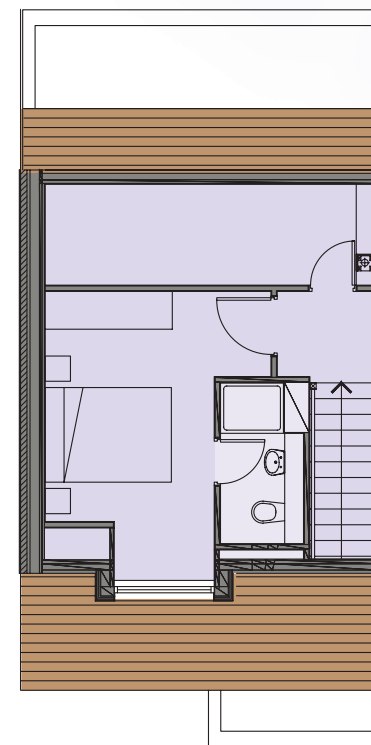
This visual is for indication purposes only, variances may occur.



**Ground Floor**



**First Floor**



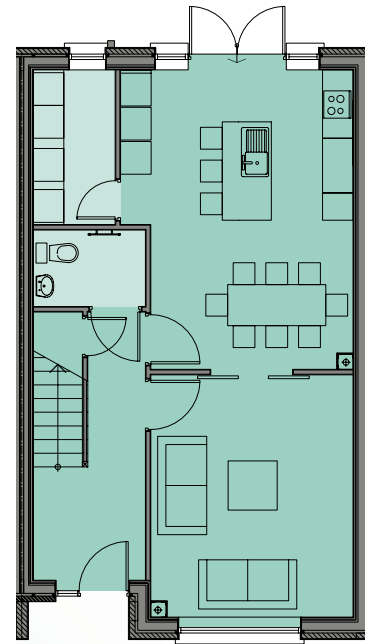
**Second Floor**



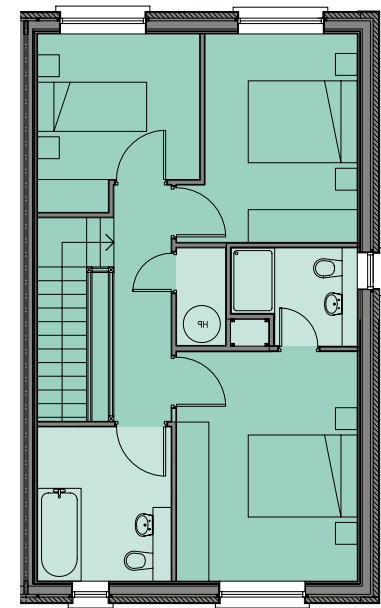
# THE SYCAMORE

116 sq m / 1,250 sq ft

3 BEDROOM TERRACE / END OF TERRACE



Ground Floor



First Floor

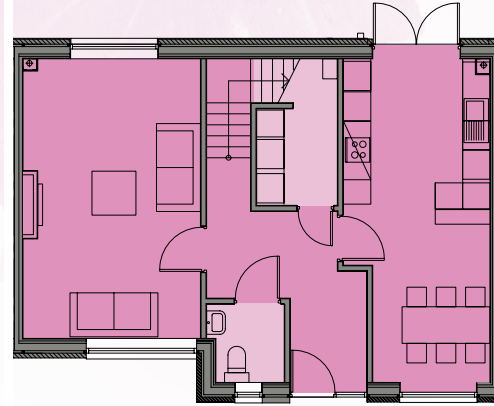


## THE MAPLE

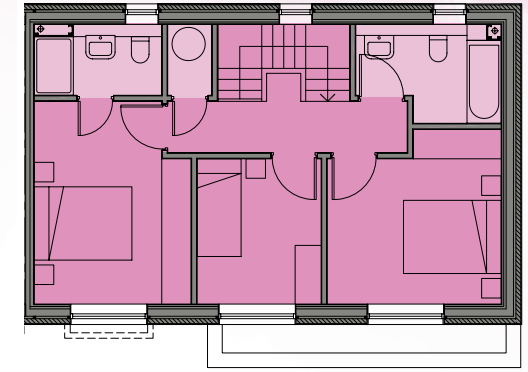
3 BEDROOM SEMI DETACHED



THE MAPLE A - 114 sq m / 1,232 sq ft

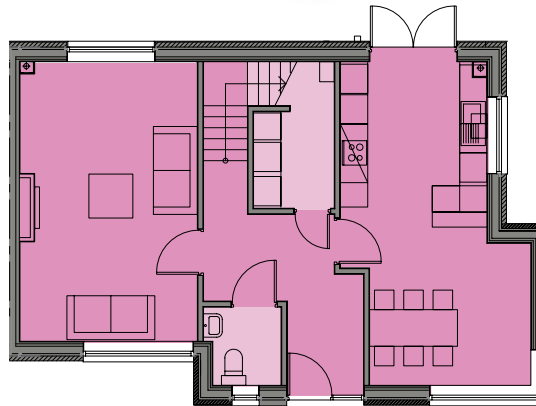


Ground Floor

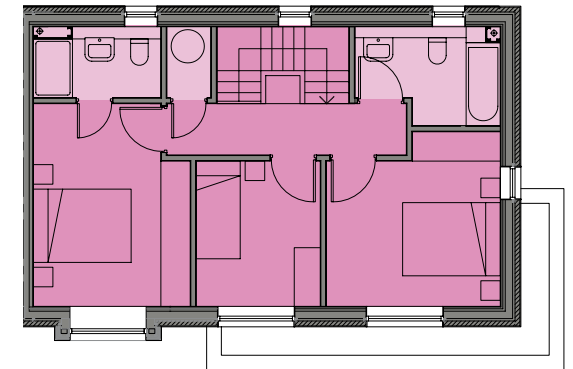


First Floor

THE MAPLE B - 117 sq m / 1,259 sq ft



Ground Floor



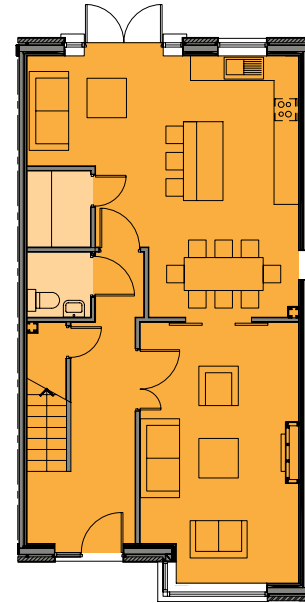
First Floor

# THE ELM

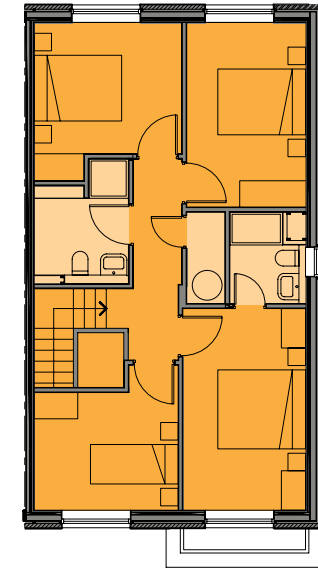
4 BEDROOM SEMI DETACHED



**THE ELM A** - 141 sq m / 1,519 sq ft

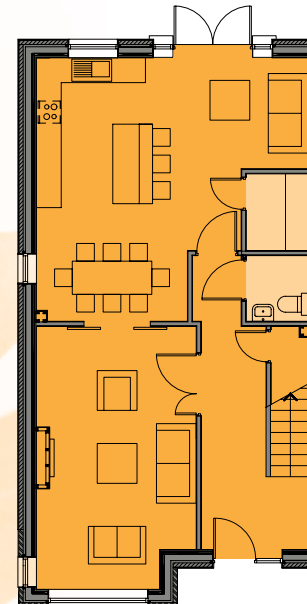


**Ground Floor**

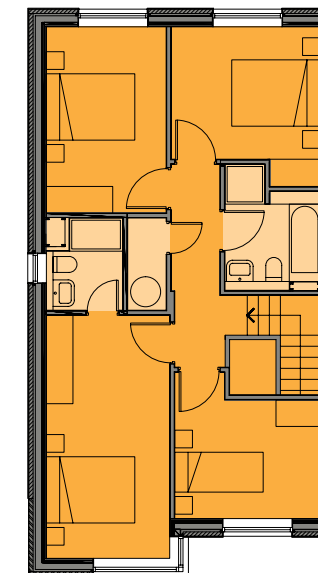


**First Floor**

**THE ELM B** - 143 sq m / 1,546 sq ft



**Ground Floor**



**First Floor**



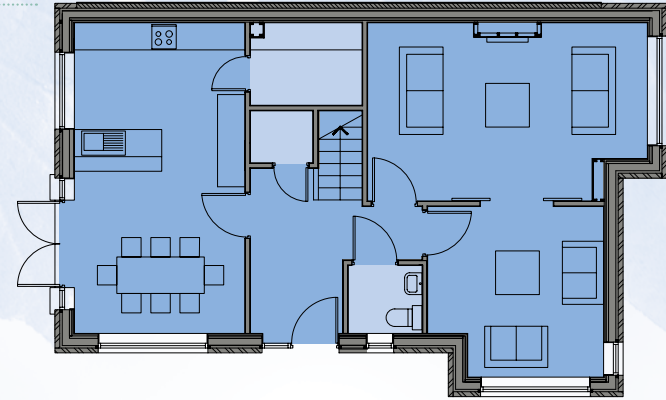
# THE OAK

187 sq m / 2,014 sq ft

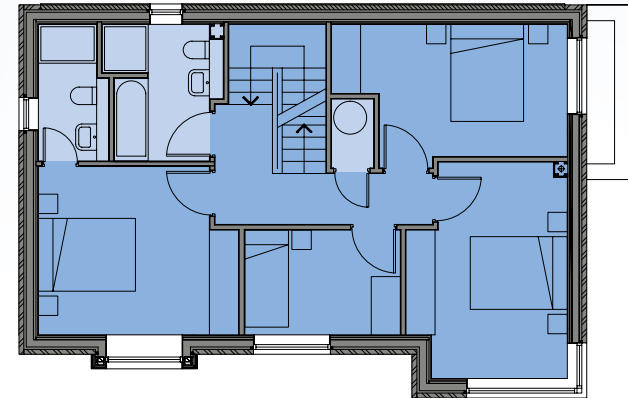
5 BEDROOM DETACHED



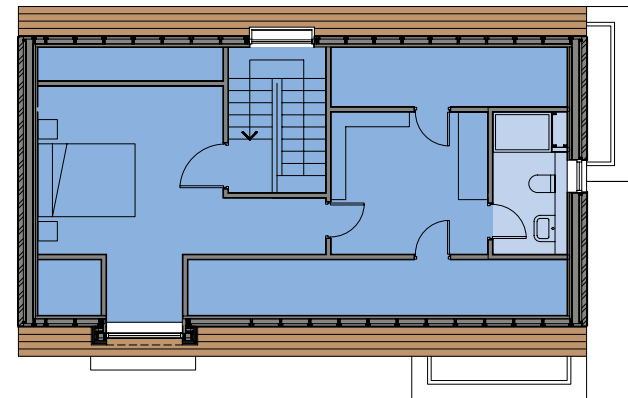
Ground Floor



First Floor



Second Floor





## ABOUT THE DEVELOPER

**We are passionate  
about designing  
and creating  
innovative  
residential  
developments**

We want our developments to stand out as being sustainable as well as desirable, functional and stylish. We do this by focusing and understanding the needs and wants of our customers. This vision feeds directly into our design process. We focus on the external environment we create as well as the internal functionality and style of each individual home in each scheme. We ensure we use the highest quality materials and most up-to-date technologies and construction methods.

We are delighted to be constructing homes at Scholarstown Wood, which we believe offers an opportunity to acquire a family home in a superb location.

### OTHER DEVELOPMENTS











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

A DEVELOPMENT BY:



ARCHITECTS:

**o'mahony pike**

SOLICITORS:

**EVERSHEDS  
SUTHERLAND**

BER:



Certificates can be  
viewed with agent

AGENT:



01 4912600

PSRA No. 002049



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Brochure design by avalanche design