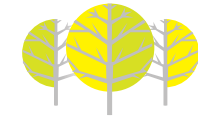
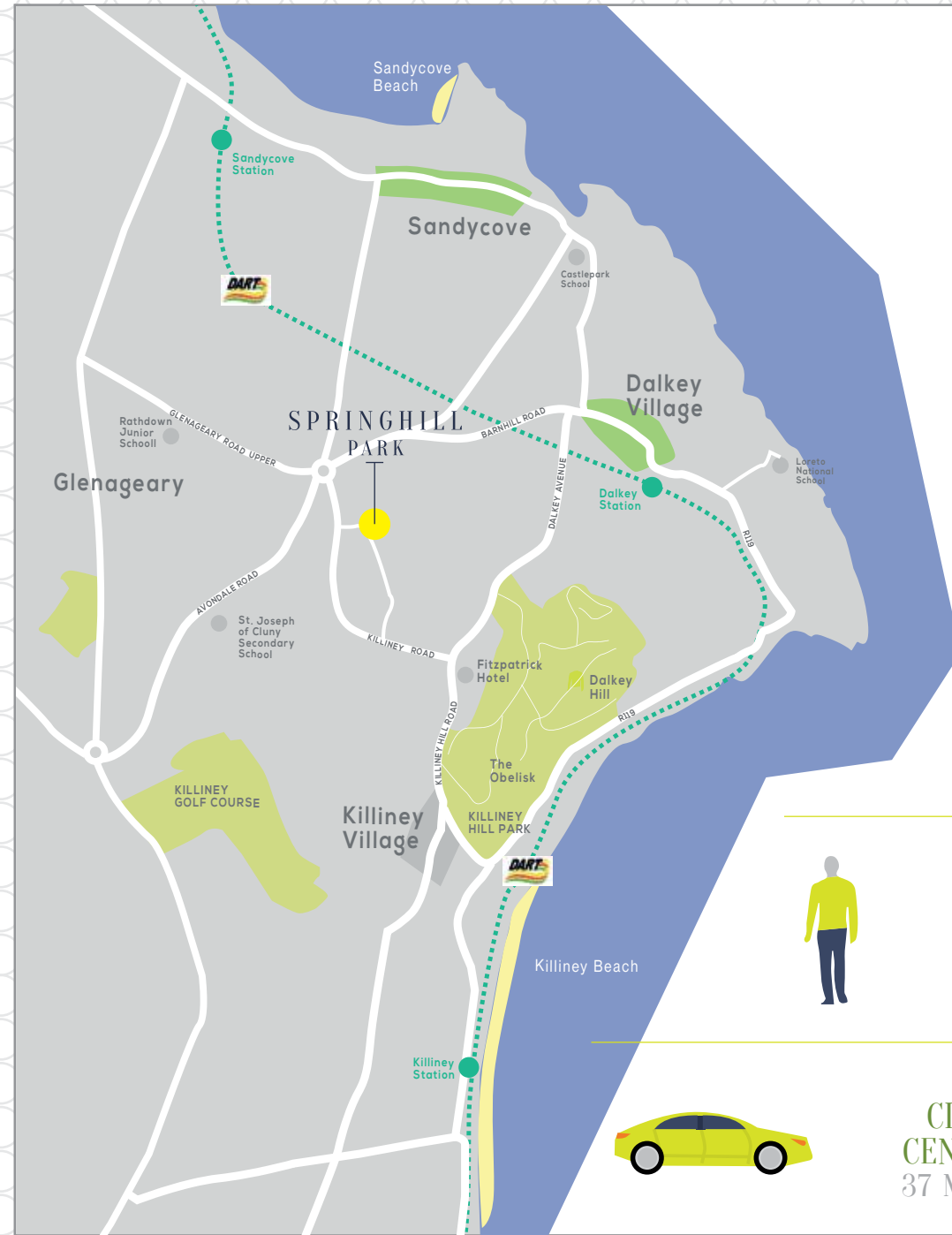


SPRINGHILL PARK

Killiney, South Co. Dublin.



Springhill Park is an exclusive development, ideally positioned in the affluent, mature suburb of Killiney, in South County Dublin. These brand new A-rated family homes have been built to exacting standards by Donode Building.



CITY
CENTRE
25 MINS

BRAY
8 MINS



KILLINEY
VILLAGE
15 MINS

DART
STATION
10 MINS

FITZPATRICK
CASTLE HOTEL
5 MINS

DALKEY
VILLAGE
10 MINS



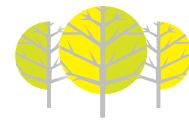
CITY
CENTRE
37 MINS

DUNDRUM
21 MINS

DUBLIN
AIRPORT
38 MINS

DUN
LAOGHAIRE
8 MINS

M50
5 MINS



SPECIFICATION

Structure

All homes are timber frame construction, plaster and brick finished externally with feature areas of Cedar Cladding. Roof are finished with Roof Tiles.

Flooring

High-quality floor and wall tiling in all first floor bathrooms (as per show units) from Eco Ceramic and Sifre tiles.

Internal finishes

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satinwood paint.

Wardrobes

Modern-style bedroom wardrobes have been fitted in all bedrooms.

Windows

All windows and doors are high performance, low maintenance Alu-clad supplied and fixed by Munster Joinery. They provide extremely efficient thermal performance, energy saving glazing and excellent airtightness and water tightness ratings.

Security

Provision has been made in each home for an intruder alarm.

Kitchens

Custom designed in framed kitchen with solid quartz worktop and splashback. Kitchens include all top quality integrated appliances from AEG as per the show house. Each home is also fitted with a Leisure Cookmaster.

Electrical

Generous light and power points with high-quality satin chrome switches and socket plates throughout the ground floor kitchen and living areas. LED downlighters in all kitchen/living areas and pendant light fittings elsewhere. Fire alarm and carbon monoxide detectors as standard.

Parking

Each house has its own driveway providing parking for a minimum of two vehicles.

Heating and Hot Water

Each house is equipped with a top of the range “Thermia” Air to water heating system reducing owner’s costs and increasing sustainability. Underfloor heating is provided throughout the ground and first floors, thermostatically controlled. All of the heating pipes in the houses are insulated to ensure there are no uncontrolled losses.

Bathrooms and en-suites

Stylish bathrooms and en-suites, all with good lighting. Fitted with high quality modern designed sanitary ware incorporating storage and comprehensive floor and wall tiling.

Gardens

The large rear gardens offer a wonderful extension of the living space at each property. Each home features a stylish patio and seeded lawn area to the rear. All houses benefit from a southerly aspect.

Low Energy Design

High levels of insulation in the walls, floors and roofs and high levels of air-tightness ensure a comfortable living environment and lower energy bills.

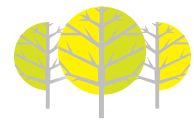
Building Energy Rating

A3.

Guarantee

Each Home is covered by the 10 year “CRL” Structural guarantee.



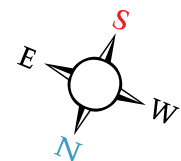
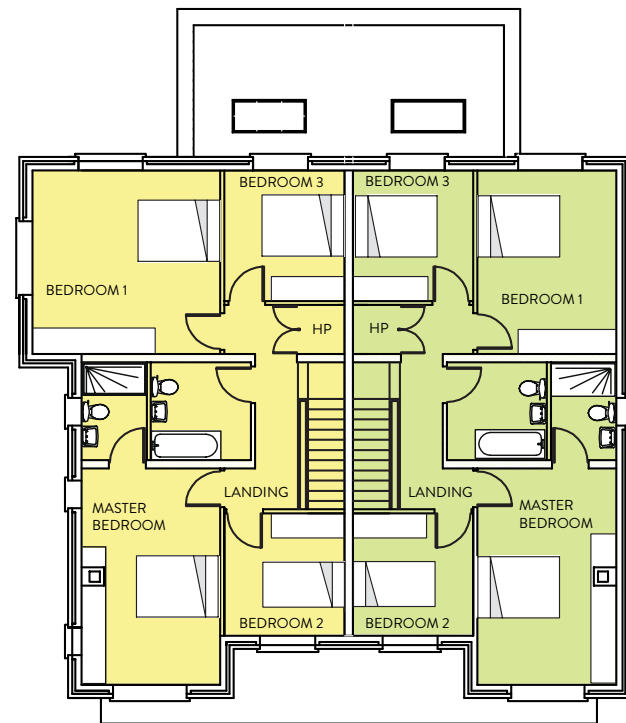


FLOOR PLANS

4-bedroom semi-detached houses

GROUND FLOOR

FIRST FLOOR

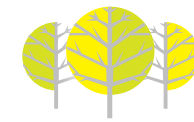


No. 1

No. 2

House No.s 3 & 4 as per floor plan No. 2

For illustrative purposes only. Not to scale.



SITE PLAN



No. 1
178 sq. m./ 1,915 sq. ft.



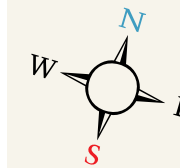
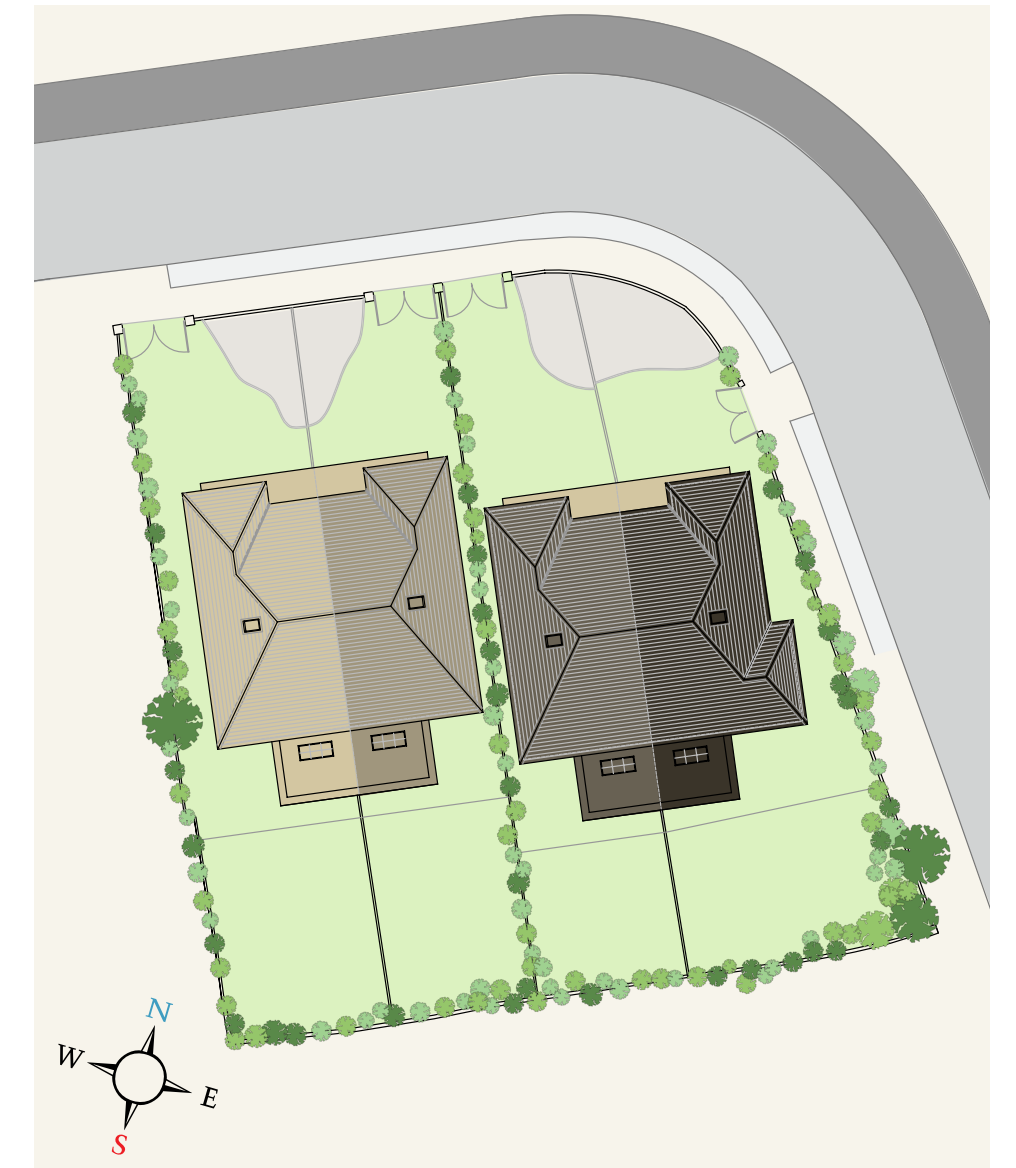
No. 2
168 sq. m./ 1,808 sq. ft.



No. 3
168 sq. m./ 1,808 sq. ft.



No. 4
168 sq. m./ 1,808 sq. ft.





Developer



Interiors



Selling Agent



Savills New Homes
33 Molesworth Street,
Dublin 2.

savills.ie

01 618 1300
newhomes@savills.ie



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