



THE ELMS

— RIDGEWOOD —

Ridgewood, Forest Road, Swords, Co. Dublin

Exclusive Development of 3 & 4 Bedroom Houses



WELCOME TO THE ELMS, RIDGEWOOD

MKN Property Group is proud to present the final phase of The Elms in their award winning Ridgewood development.

Following on from our previous phases of The Elms, MKN Property Group are delighted to introduce the final phase of 17 three and four bedroom houses ranging in size from 115m² - 152m² (1240 sq ft - 1640 sq ft).

The houses at The Elms benefit from an "A" BER rating and incorporate contemporary interiors with high quality craftsmanship and an attention to detail which is synonymous with the MKN Property Group brand.

The Elms is located beside 14 acres of amenity space laid out as four GAA/soccer playing pitches with associated changing facilities which serve the entire Ridgewood development.

The overall Ridgewood estate is a mature, well maintained development with extensive open spaces, two children's playgrounds, playing pitches and neighbourhood facilities comprising of a Tesco Express Store, McCabe's Pharmacy, Medical Centre and Tigers Childcare. Ridgewood is ideally located between Swords Village and Forest Little Golf Club with easy access to the M1 and M50 motorways, Dublin Airport and Dublin City.



THE PERFECT LOCATION

Swords is a thriving town and is the leading urban centre in the heart of North County Dublin.

Swords has an excellent range of amenities for its residents with fine schools both primary and secondary, churches and services.

The Pavilions Shopping Centre has become a true location for today's shopper with two major supermarkets, various high street store names, ample parking and an 11 screen cinema, Movies @ Swords. The Main Street has also become very popular with a wide range of restaurants and cafes and Airside Retail Park is within a few minutes' drive. There are also a wide variety of sporting and recreational facilities close by with Swords and Malahide on your doorstep.

The nightlife in Swords is excellent with its abundance of bars and well known restaurants on the Main Street and in nearby Malahide.

Few locations in Dublin can boast such a wonderful position so close to superb amenities. Location is a key factor in selecting your home and The Elms is perfectly situated to avail of these wonderful surrounding amenities.



SPECIAL FEATURES

Building Warranty

- 10 year HomeBond guarantee

Interior Finishes

- White Carrara 2-panel doors with contemporary ironmongery
- Smooth finish to all walls and ceilings, painted in emulsion
- All joinery painted in satin wood
- Dimplex Optiflame electric fire
- Teak handrail and newel posts on stairs

Kitchens

Contemporary and luxurious kitchens by Nolan Kitchens with the following features:

- Soft close doors and drawers
- Island unit in A and A1 type houses
- Stainless steel sink and mixer tap
- Floor tiling as per the show house type
- Built in microwave and cooker hood
- Electrical appliances *

Bathroom/Ensuite

The stylish and contemporary bathrooms and ensuites include:

- Floor and wall tiling provided as per the show house
- Shires Sandringham Suite sanitaryware
- Chrome heated towel rails
- Fitted shower doors in ensuite

Wardrobes

- Contemporary and elegant wardrobes by Cawleys Furniture with light grey shaker doors and oak carcass

Heating System

- Dimplex Heat Pump

Electrical Fittings

- Recessed LED down lighters in living room and kitchen
- TV points to living/dining area and bedrooms
- Wired for TV and broadband

Security & Safety

- Wired for alarm system
- Mains powered smoke detectors

Exterior

- Elegant brick and render exterior elevation
- Garden tap
- High performance double glazed Munster Joinery windows throughout
- Painted front entrance door with multi point locking
- Modern light fittings to front and rear
- Glazed canopies to all house types
- Level and seeded rear gardens with timber post and panel fencing
- Cobblelock driveway

Energy Rating

Highly efficient A2/A3 rating

ENERGY EFFICIENCY

The ultimate sustainable living package.

The houses in The Elms are classified as low energy/low CO2 homes with an 'A' BER rating. They include an innovative heating system which combines quality construction methods and high levels of insulation with clever use of renewable energy to provide maximum comfort in all seasons.

The central heating system is an A-class Dimplex Air Source Heat Pump located externally. This air to water heat pump system is the product of many years of research and development by Dimplex Renewables and represents the best heating technologies available.

This system provides energy efficient central heating and large capacity hot water storage. Heat pumps extract the sun's energy stored in the environment and raises it to a temperature suitable for heating and hot water purposes.

You can view further information from Dimplex Renewables on how the system works on www.dimplexrenewables.com

High levels of insulation incorporated into the roofs, walls and floors.

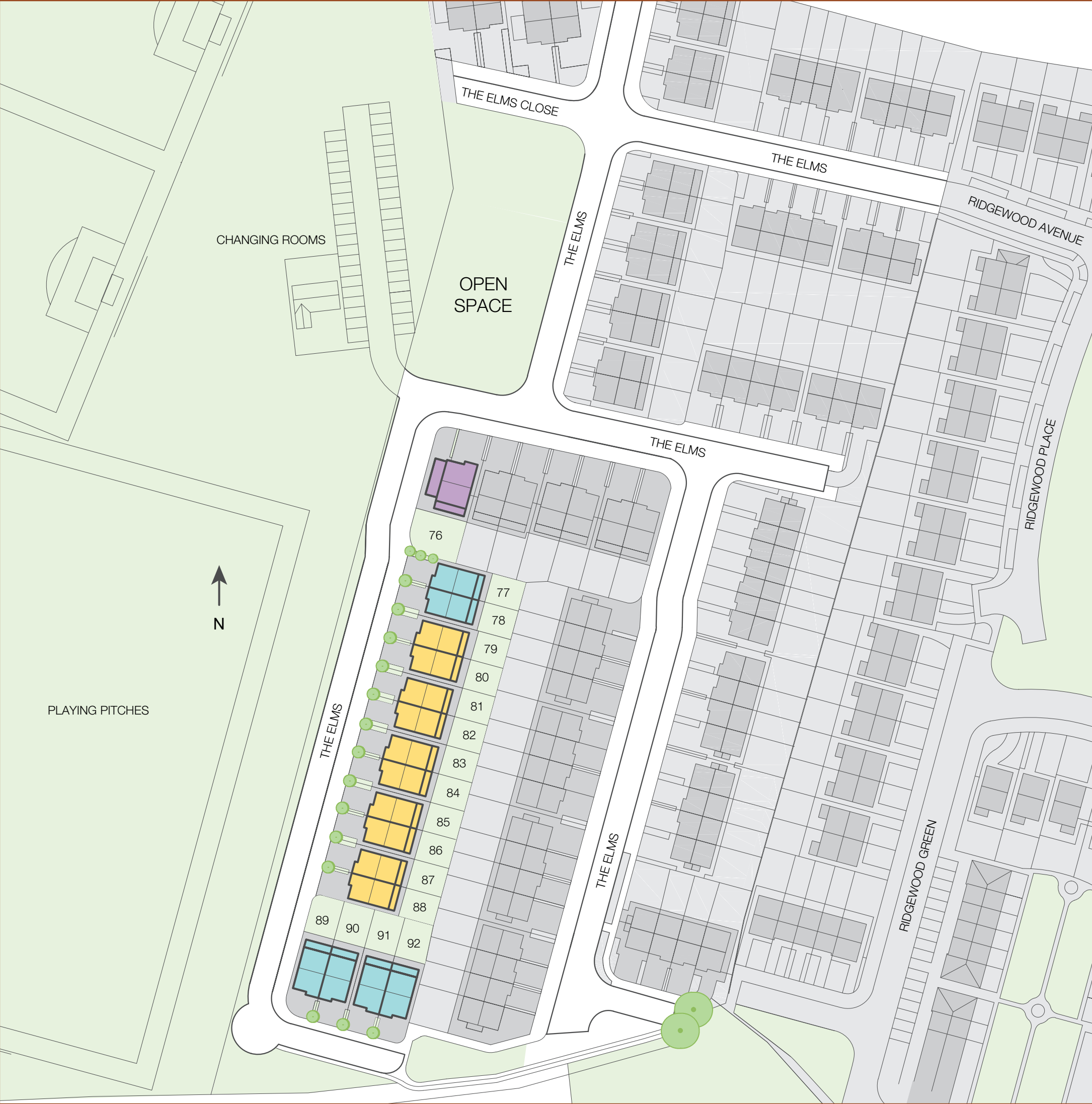
High performance Munster Joinery double glazed windows.

Highly efficient A2-A3 BER Rating contributing to a reduction in the cost of heating the houses.

BER A2 A3

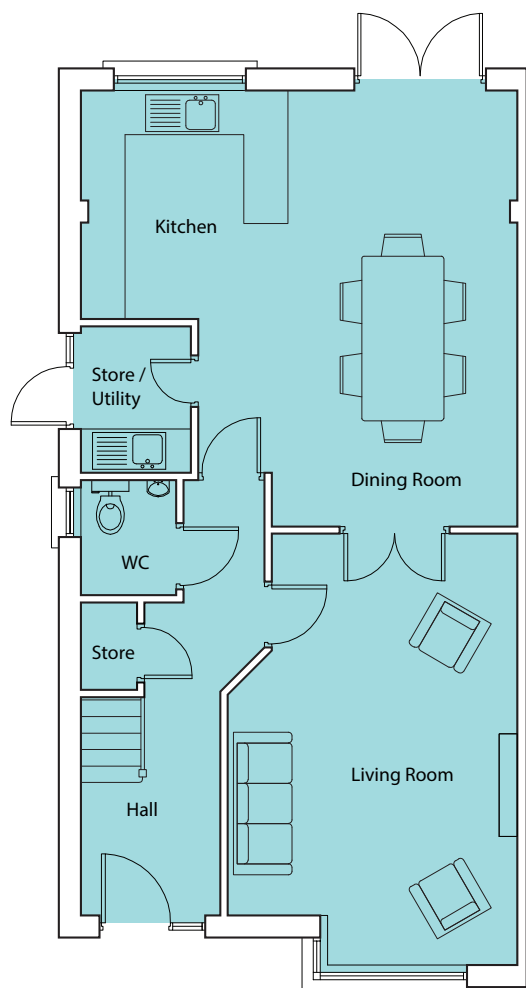
SITE MAP

- Type A 4 Bedroom Semi-Detached House
- Type A1 4 Bedroom Detached House
- Type F 3 Bedroom Semi-Detached House

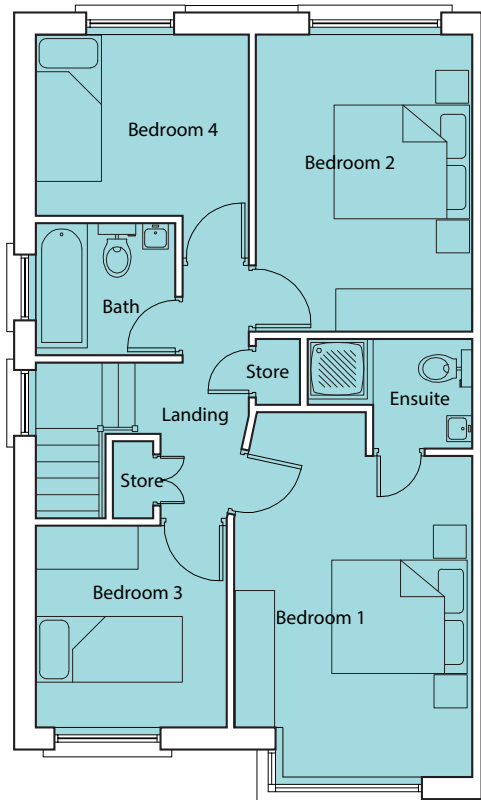


THE ELMS
RIDGEWOOD

FLOOR PLANS



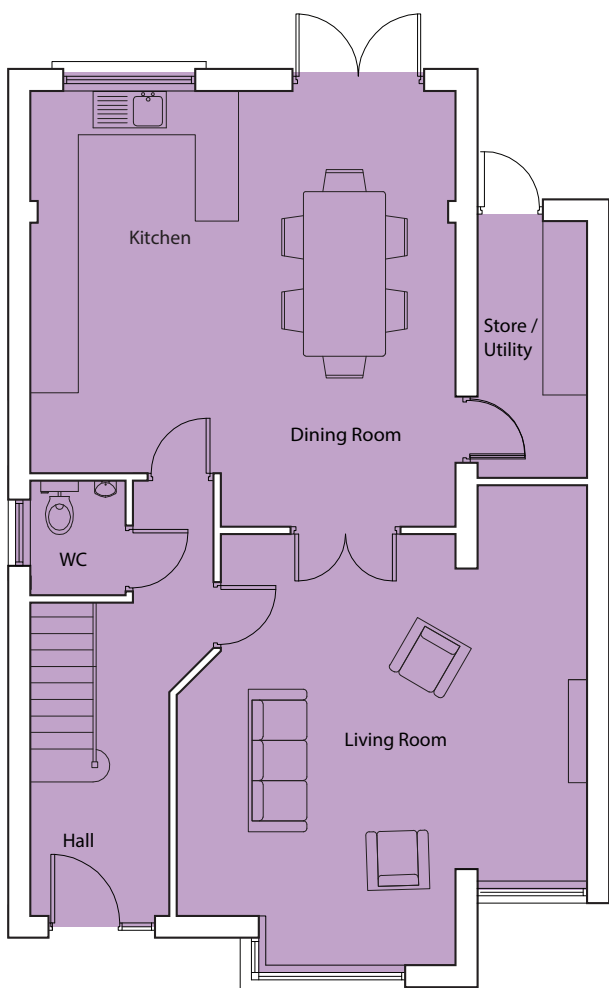
Ground Floor



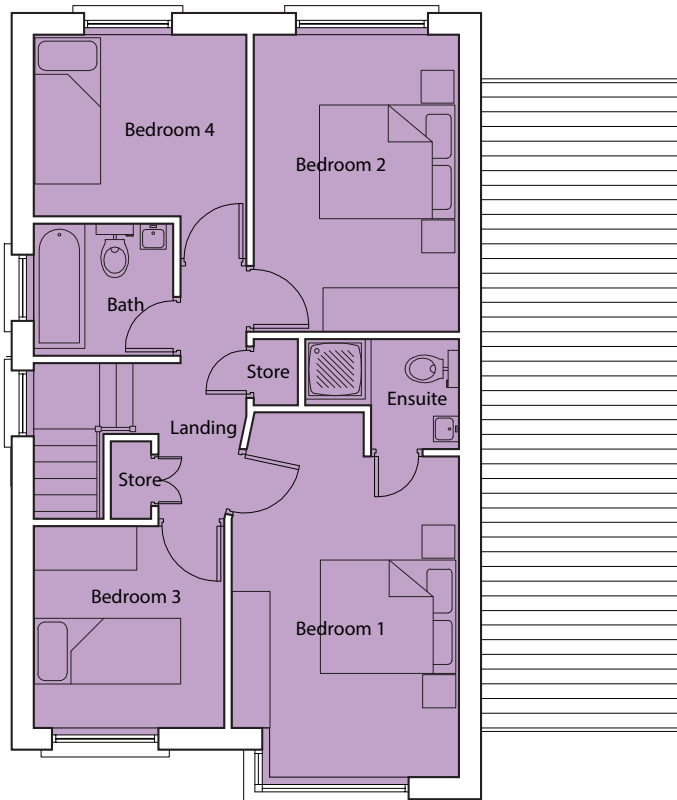
First Floor



TYPE A
4 Bed Semi-Detached
c. 127 sq m (1,367 sq ft)



Ground Floor



First Floor

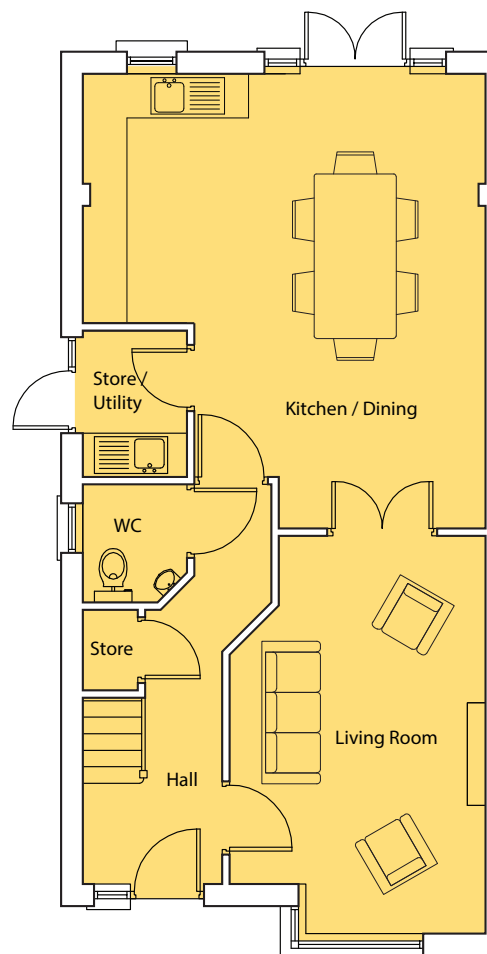


TYPE A1
4 Bed Detached
c. 152 sq m (1,640 sq ft)

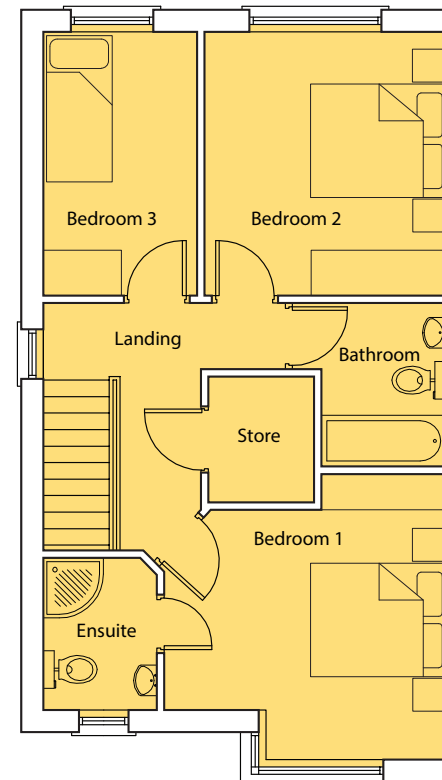
THE DEVELOPER

At The Elms purchasers can be satisfied that they are getting the benefit of both the experience and the reputation of a company of the calibre of MKN Property Group. MKN have a proud tradition in building top quality homes in the Dublin area since 1996 and have won the following prestigious awards for their developments:

- Residential Project of the Year – Irish Construction Industry Awards 2016 (Finalist)
- Residential Project of the Year – Irish Construction Industry Awards 2015
- House Building Project of the Year – Irish Building and Design Awards 2015
- Best Presented Apartment Complex 2010 – Fingal County Council Cleaner Community Awards 2010
- Outstanding Residential Development 2007 – Fingal Chamber of Commerce
- Development of The Year 2002 (UK and Ireland) – Britannia National House Builder Design Awards UK and Ireland
- Best Housing Project 2001 – Royal Institute of Architects of Ireland (RIAI)
- Best Housing Award 2001 – Plan Expo Opus Building Awards



Ground Floor



First Floor



TYPE F

3 Bed Semi-Detached

c. 115 sq m (1,240 sq ft)



Churchfield, Clontarf



Seascape, Clontarf



Burrow Heath, Sutton



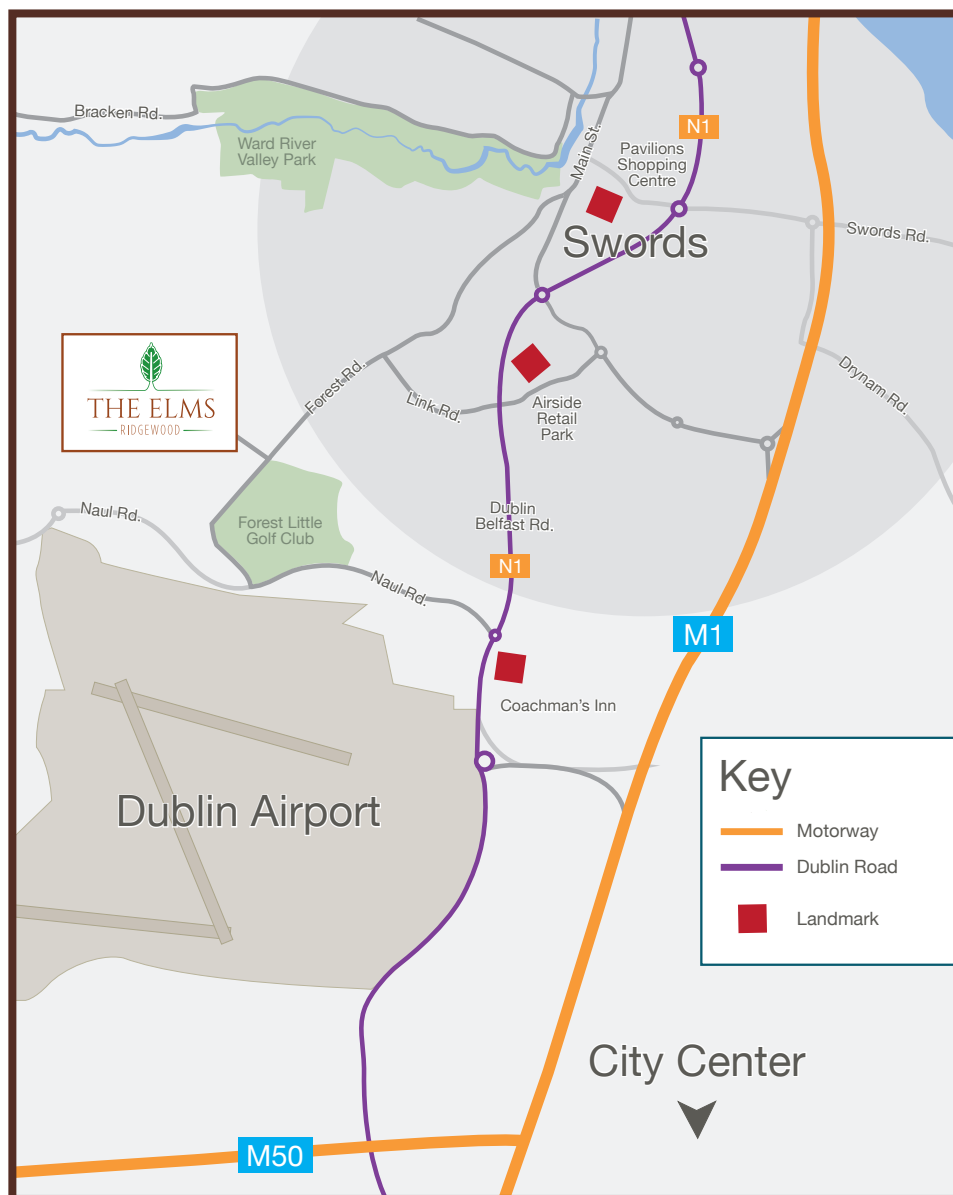
Ridgewood, Swords



Manor House View, Raheny



Sutton Castle



NOTE: These particulars are issued strictly on the understanding that they do not form part of any contract and are provided, without liability, as a general guide only to what is being offered subject to contract and availability. They are not to be construed as containing any representation of fact upon which any interested party is entitled to rely. Any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to accuracy of these particulars. The vendor or lessor do not make, give or imply nor is Morton & Flanagan or their staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.



MKN

PROPERTY GROUP

www.mkn.ie

Developers

MKN Property Group
The Seapoint Building
44/45 Clontarf Road
Dublin 3

Solicitors

LK Shields Solicitors
39/40 Upper Mount St
Dublin 2

Architects

Delphi Design
Unit 3 The Seapoint Building
44/45 Clontarf Road
Dublin 3

Consulting Engineers

DBFL
Ormond House
Upper Ormond Quay
Dublin 7

BOOKING ARRANGEMENTS

Booking deposit €5,000; contract deposit €15,000 payable within 3 weeks of signing contracts.
Balance due on sale closure.

SELLING AGENT

MKN ARE MEMBERS OF:



Morton & Flanagan Ltd.

MAIN STREET, SWORDS, CO. DUBLIN.

TEL: (01) 8404011

www.mandf.ie • info@mandf.ie

