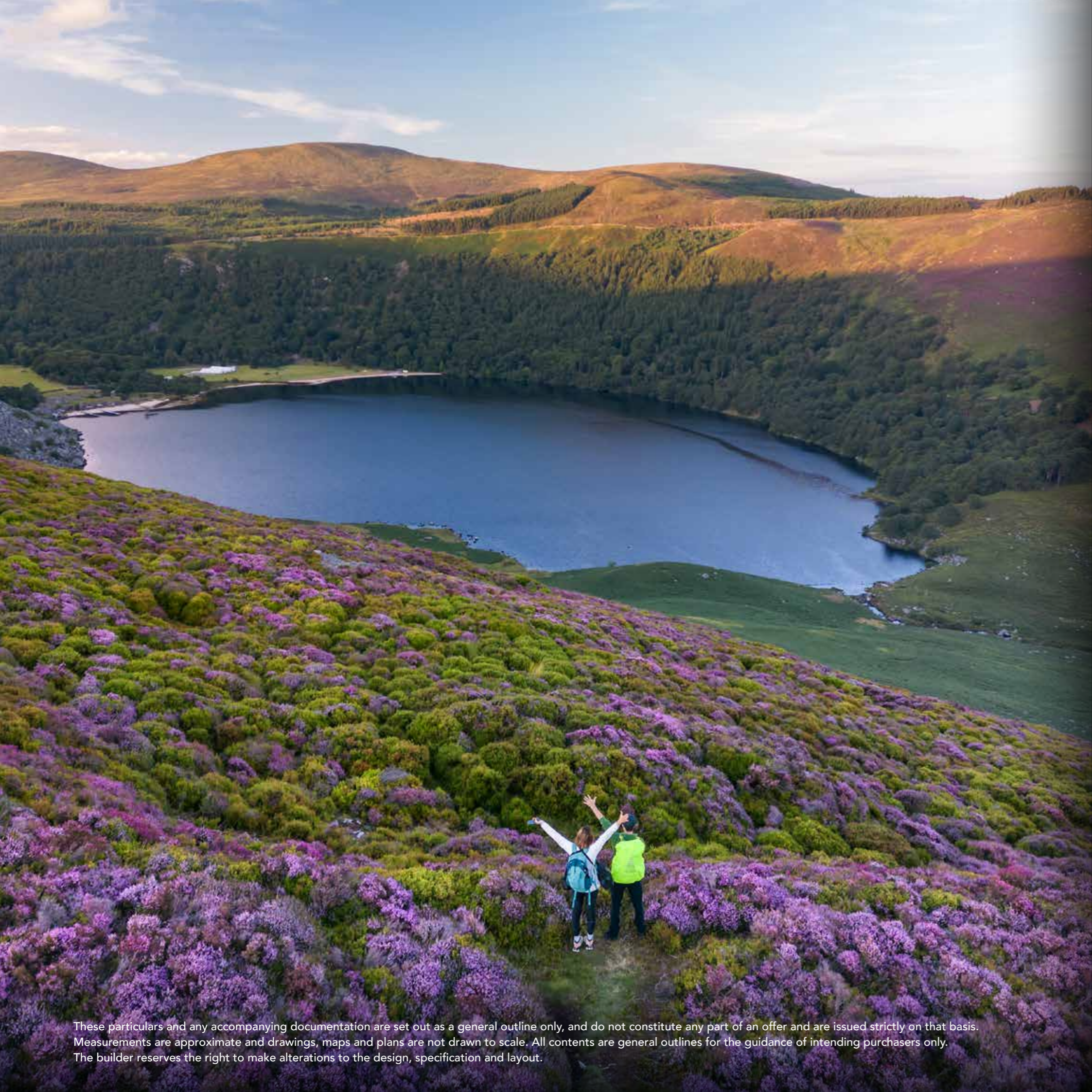




DARGLE DÉMESNE

ENNISKERRY, CO. WICKLOW



*Welcome to your dream life in Enniskerry*

## NATURE ON YOUR DOORSTEP

Set in the heart of the picturesque Enniskerry Village, Dargle Demesne is an exclusive development consisting of 27 luxury detached family homes.

Brought to you by Westin Homes & Hayfield Homes, Dargle Demesne is perfectly positioned in the foothills of the Wicklow mountains, boasting truly stunning views of the Great Sugar Loaf and the renowned Powerscourt Estate on your doorstep.

This exclusive development offers residents a unique opportunity to live within walking distance of one of Wicklows most historic villages while also being a short commute to Dublin City.

These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.





*Convenience and beauty on your doorstep*

## A CHARMING VILLAGE

Enniskerry has a vibrant community and is home to an array of independent boutiques, cafes, restaurants, hotels and spas including Avoca Handweavers Store, Poppies bakery, Smock Boutique, ESPA @ The 5 Star Powerscourt Hotel and The Rainforest Spa @ Summerhill House Hotel. The village offers a host of sporting and recreational facilities such as Golf, Horse Riding, Soccer and GAA. The area affords the opportunity for some of the country's most serene and challenging hikes including Glendalough, Lugnaquilla, Djouce and the coastal favourite Bray To Greystones Cliff Walk.

The Magnificent Powerscourt Estate is host to a myriad of attractions including the well renowned Powerscourt House and Gardens, the ancient art of falconry and Irelands highest waterfall nearby. Powerscourt Golf Club offers a spectacular golfing experience with two championship courses in a beautiful setting and the Powerscourt Distillery. Living in the garden of Ireland, residents of Dargle Demesne will be spoilt for choice with regard to leisurely pursuits.

There are numerous primary schools in the local area, including Powerscourt National School, St. Marys and St. Gerards National Schools. Nearby Secondary Schools include St. Gerards Secondary School, Presentation College Bray, and Loreto Secondary School Bray.





# DUBLIN

*Convenience and Connectivity*

## THE LOCATION

Dargle Demesne is a perfect commuter area and has easy access to the M11 within a couple of minutes. These excellent road networks provide good onward countrywide travel.

Set in the beautiful surroundings of Enniskerry, Co. Wicklow, Dargle Demesne is surrounded with breathtaking views and enviable amenities. Dargle Demesne is ideal for families who want plenty of space in a natural setting yet within easy reach of the city.

### BY CAR

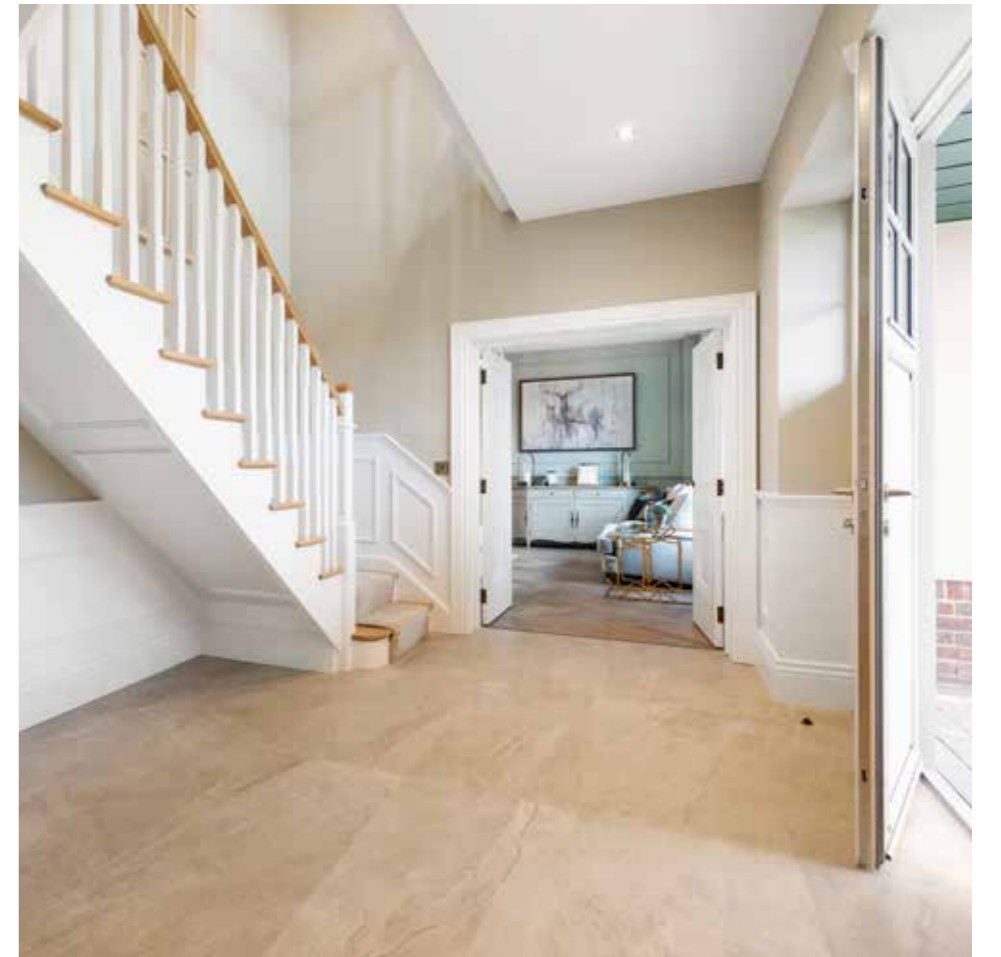
	Dargle Demesne to	Drive Time	Distance
📍	M50	7 mins	5 km
🚆	Bray Train Station	13 mins	7 km
✈️	Dublin Airport	35 mins	36 km
📍	Dundrum	25 mins	15 km
📍	Wicklow Mountains	19 mins	12 km
📍	Powerscourt House	2 mins	1 km











*Find your new home*  
**SITE PLAN**

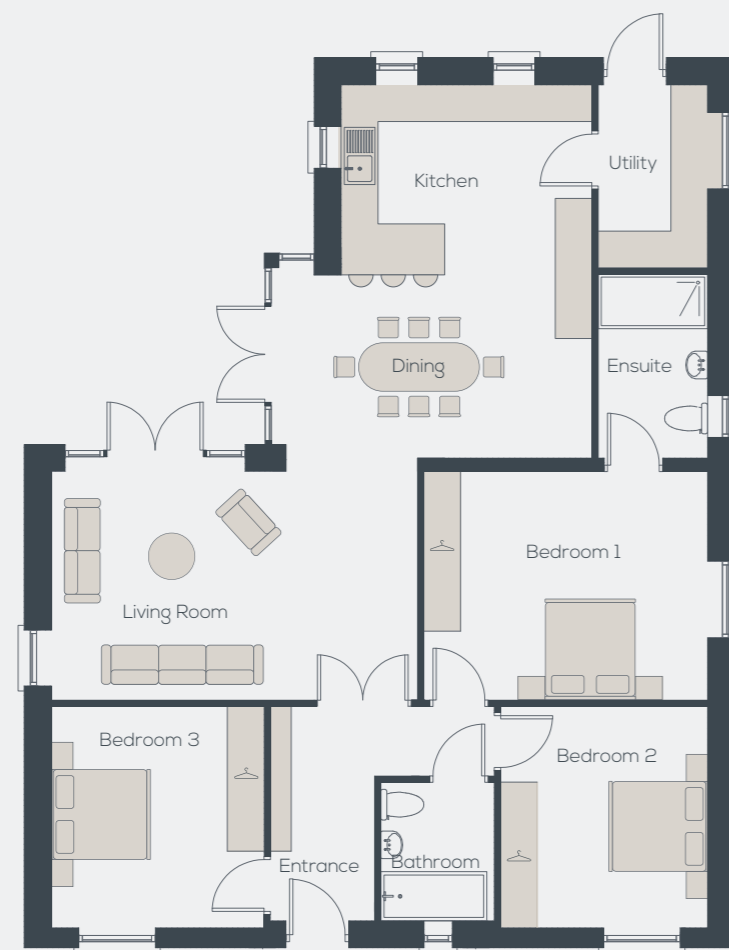


**HOUSE KEY**

<span style="color: red;">●</span>	The Dahlia	3 Bedroom	Single Storey	124m <sup>2</sup> / 1,335ft <sup>2</sup>
<span style="color: blue;">●</span>	The Paeony	5 Bedroom	Two Storey	265m <sup>2</sup> / 2,852ft <sup>2</sup>
<span style="color: orange;">●</span>	The Wisteria	4 Bedroom	Two Storey	343m <sup>2</sup> / 3,692ft <sup>2</sup>
<span style="color: lightgreen;">●</span>	The Orchid	4 Bedroom	Two Storey	235m <sup>2</sup> / 2,530ft <sup>2</sup>
<span style="color: pink;">●</span>	The Iris	3 Bedroom	Two Storey	155m <sup>2</sup> / 1,668ft <sup>2</sup>
<span style="color: purple;">●</span>	The Lily	3 Bedroom	Two Storey	175m <sup>2</sup> / 1,884ft <sup>2</sup>
<span style="color: brown;">●</span>	The Magnolia	2 Bedroom	Single Storey	106m <sup>2</sup> / 1,141ft <sup>2</sup>
<span style="color: green;">●</span>	The Foxglove	4 Bedroom	Two Storey	250m <sup>2</sup> / 2,691ft <sup>2</sup>

# THE DAHLIA

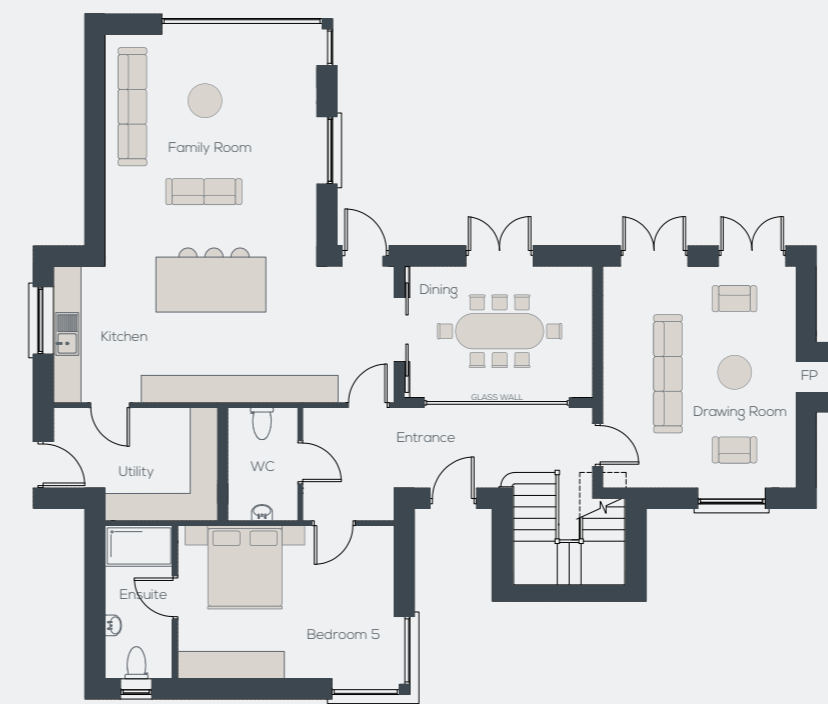
Single Storey | 3 Bedroom | 124m<sup>2</sup>/1,335ft<sup>2</sup>  
House Numbers 2, 3 & 26



Floor plans are indicative only and subject to change. In line with our policy of continuous improvement Westin Homes reserves the right to alter the layout, building style, landscaping and specification at any time without notice.

# THE PAEONY

Two Storey | 5 Bedroom | 265m<sup>2</sup>/2,852ft<sup>2</sup>  
House Numbers 8 & 9



GROUND FLOOR

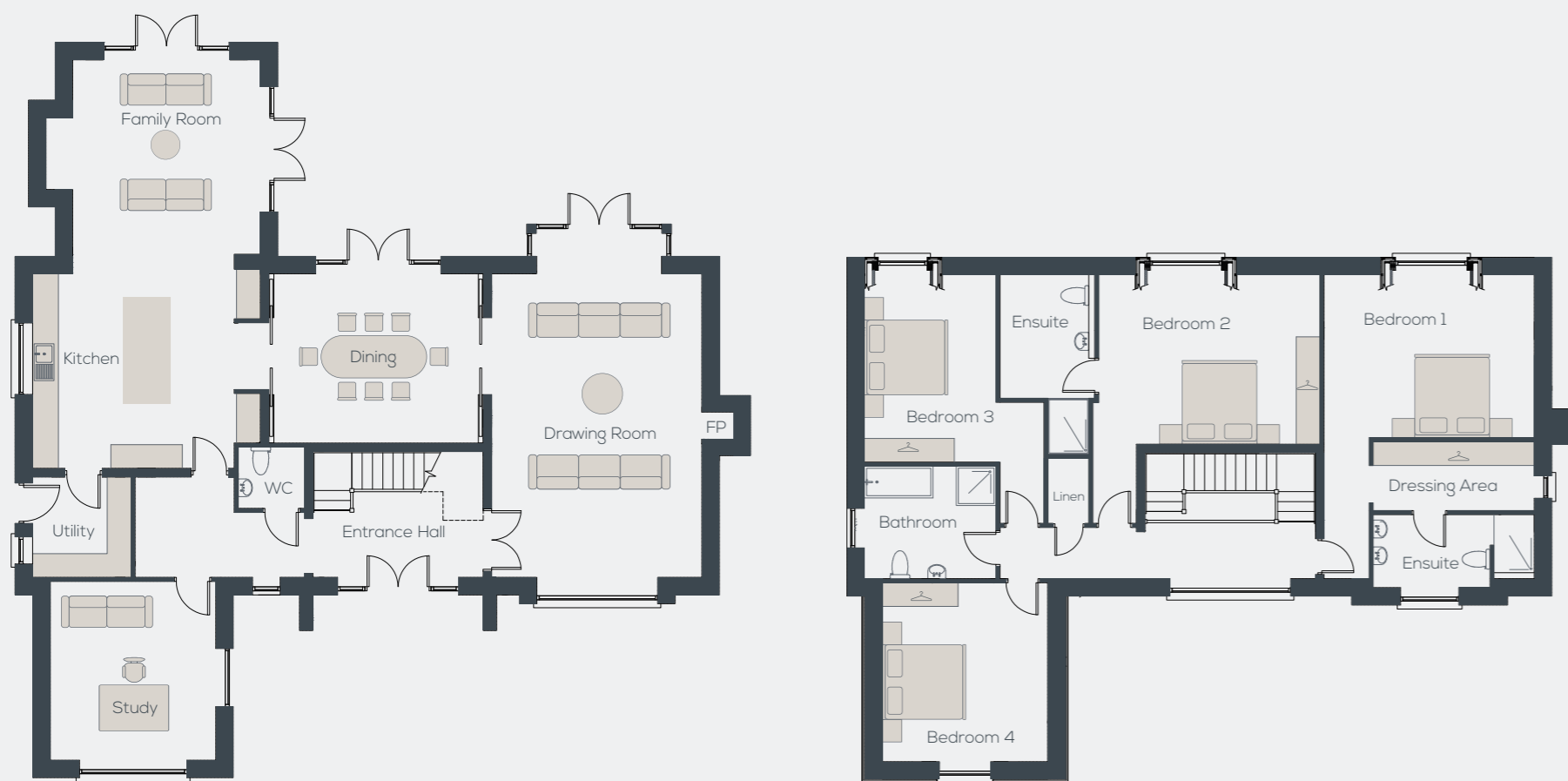


FIRST FLOOR

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# THE WISTERIA

Two Storey | 4 Bedroom | 343m<sup>2</sup> / 3,692ft<sup>2</sup>  
House Numbers 5, 7, 10, 12 & 13



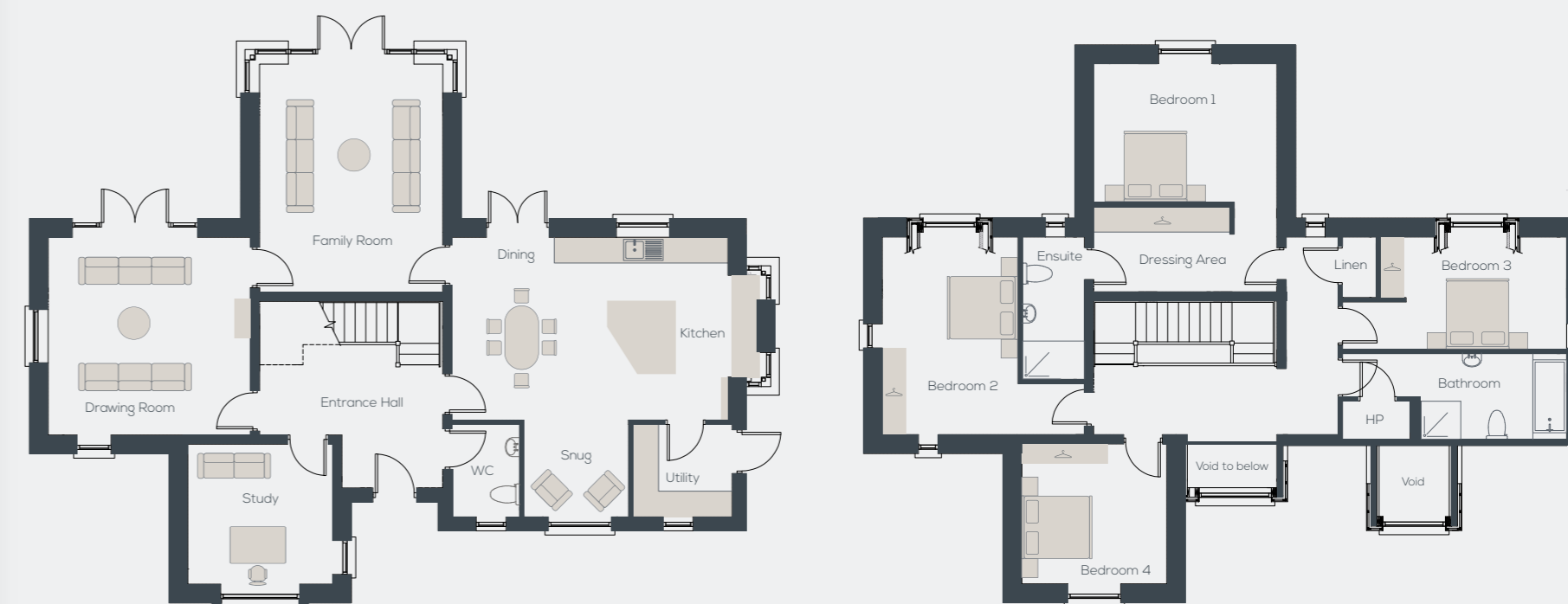
GROUND FLOOR

FIRST FLOOR

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# THE ORCHID

Two Storey | 4 Bedroom | 235m<sup>2</sup> / 2,530ft<sup>2</sup>  
House Numbers 1, 4, 6, 16, 18 & 20



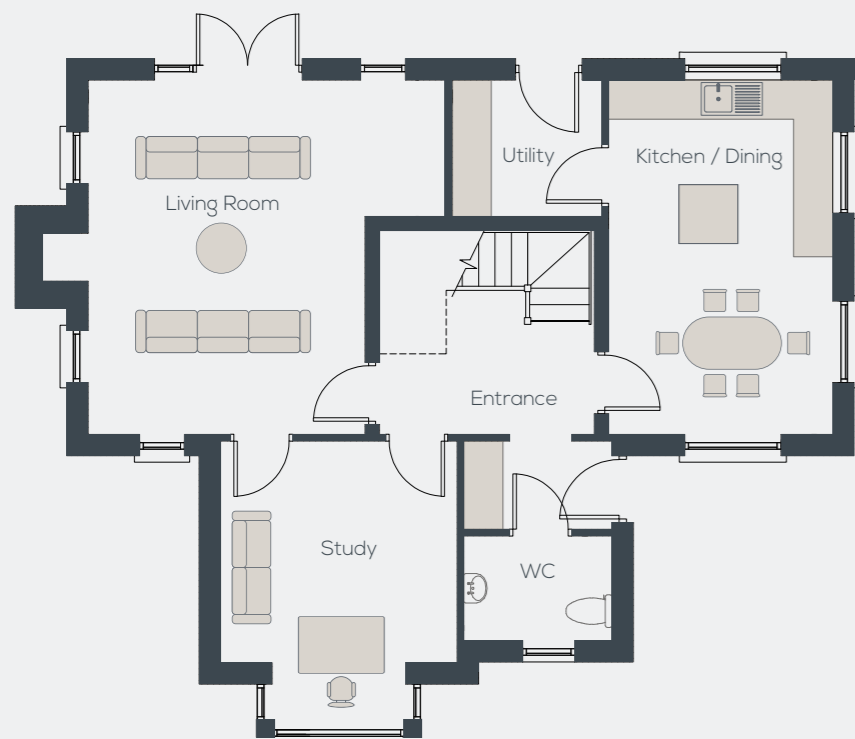
GROUND FLOOR

FIRST FLOOR

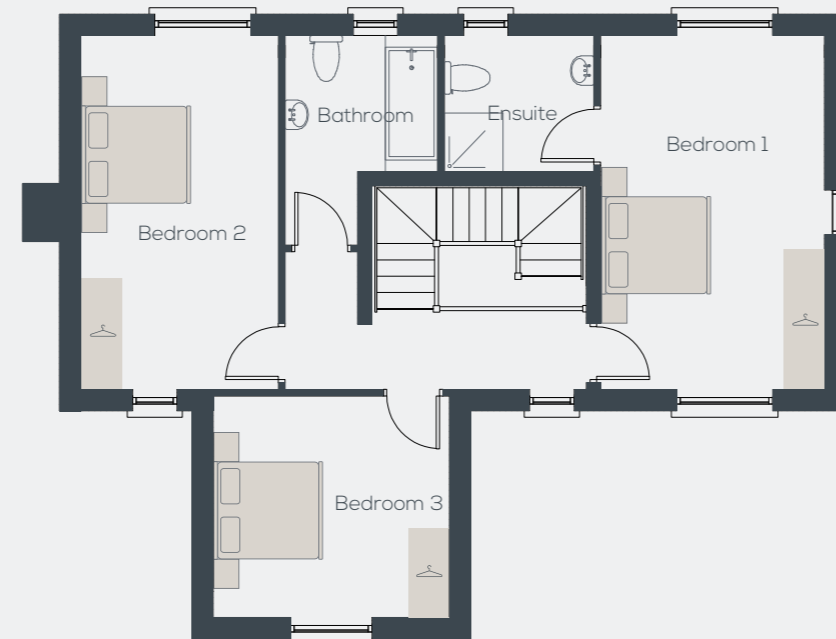
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# THE IRIS

Two Storey | 3 Bedroom | 155m<sup>2</sup>/1,668ft<sup>2</sup>  
House Numbers 15, 17 & 21



GROUND FLOOR

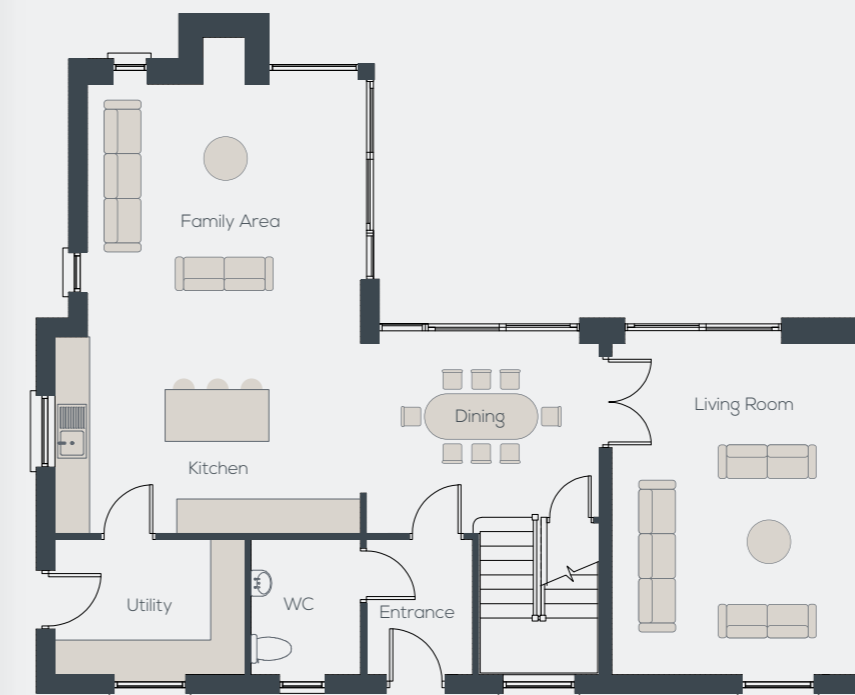


FIRST FLOOR

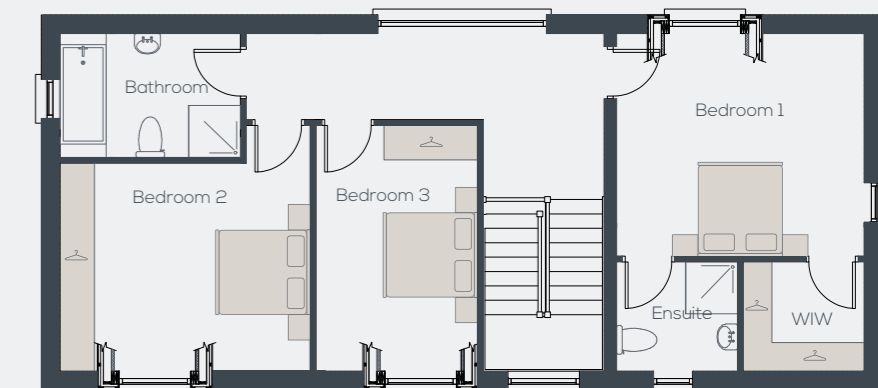
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# THE LILY

Two Storey | 3 Bedroom | 175m<sup>2</sup>/1,884ft<sup>2</sup>  
House Numbers 11 & 23



GROUND FLOOR

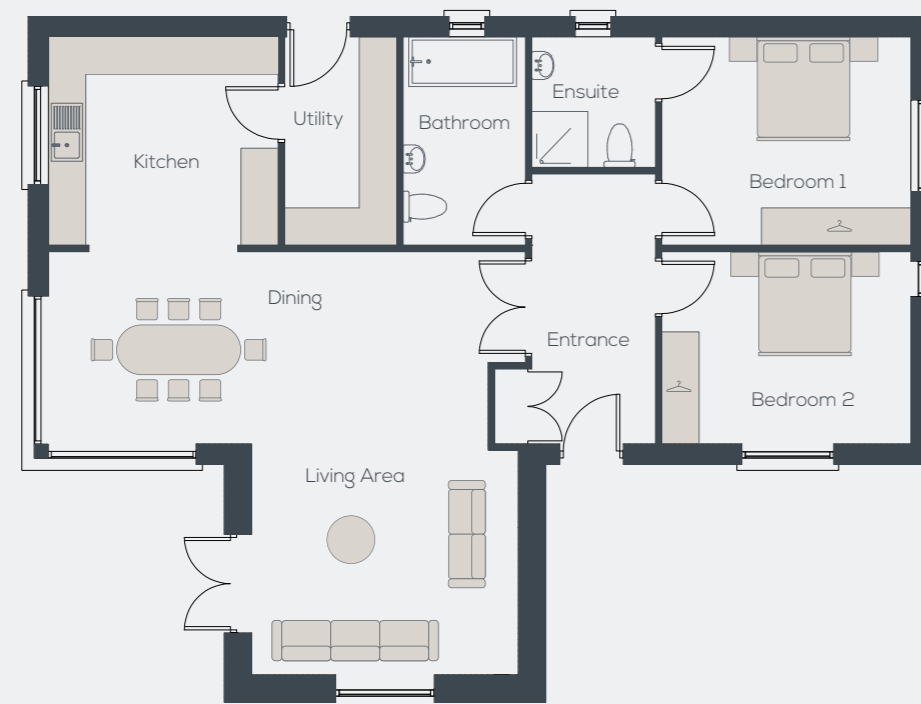


FIRST FLOOR

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# THE MAGNOLIA

One Storey | 2 Bedroom | 106m<sup>2</sup>/1,141ft<sup>2</sup>  
House Numbers 24, 25 & 27

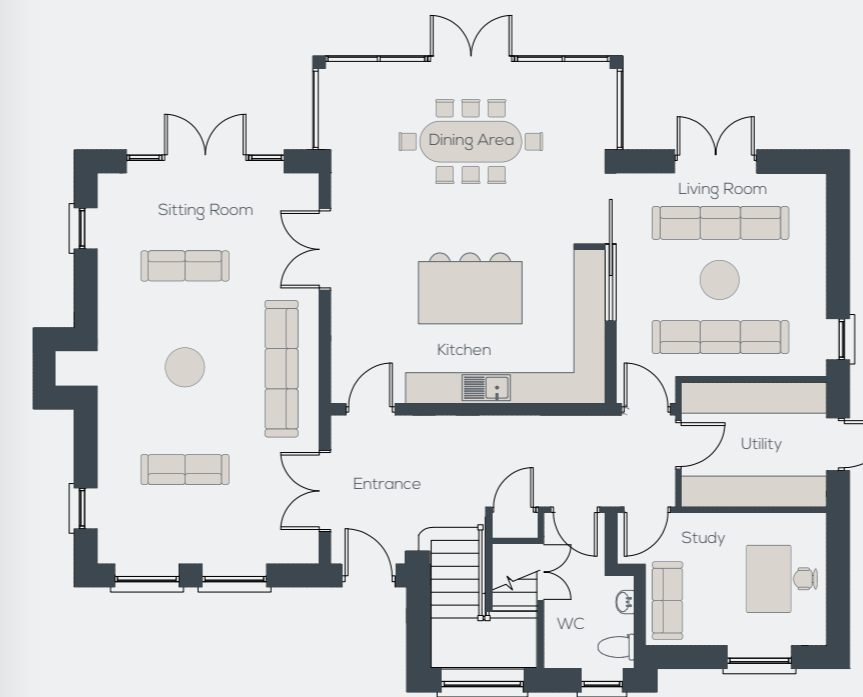


GROUND FLOOR

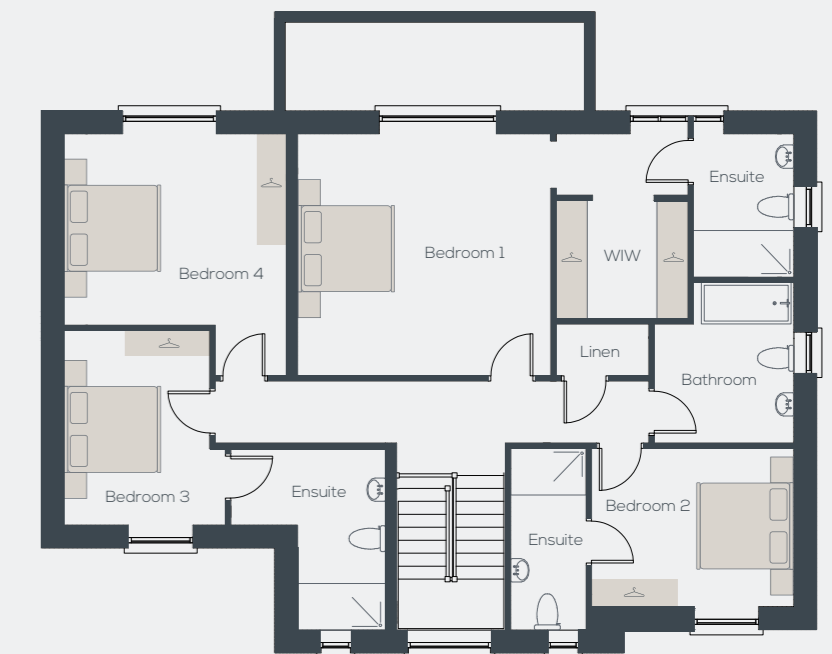
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# THE FOXGLOVE

Two Storey | 4 Bedroom | 250m<sup>2</sup>/2,691ft<sup>2</sup>  
House Numbers 14, 19 & 22



GROUND FLOOR



FIRST FLOOR

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*Superior Quality and attention to detail*

## BUILDING SPECIFICATIONS

THE HOMES AT DARGLE DEMESNE HAVE BEEN METICULOUSLY DESIGNED WITH A HIGH-CLASS FINISH TO MEET THE DEMANDS OF EVERYDAY MODERN LIVING. THOUGHT AND CARE IS EVIDENT THROUGHOUT THIS DEVELOPMENT WHICH FURTHER ENHANCES THE ATTRACTIVENESS OF THESE A RATED, ENERGY EFFICIENT HOMES.

### GENERAL SPECIFICATION

- A2 BER rating energy efficient houses.
- Low energy, low carbon houses.
- Block and concrete construction
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value Alu Clad Carlson windows and external doors.
- Low emission argon-filled windows which reflect heat back into the room.
- Air-to-water heat pumps with multi-zone controls. Thermostatically controlled underfloor heating (Ground Floor) and radiators (Upper Floor where applicable) throughout.
- Demand Control Ventilation system throughout.

### BUILDING GUARANTEE

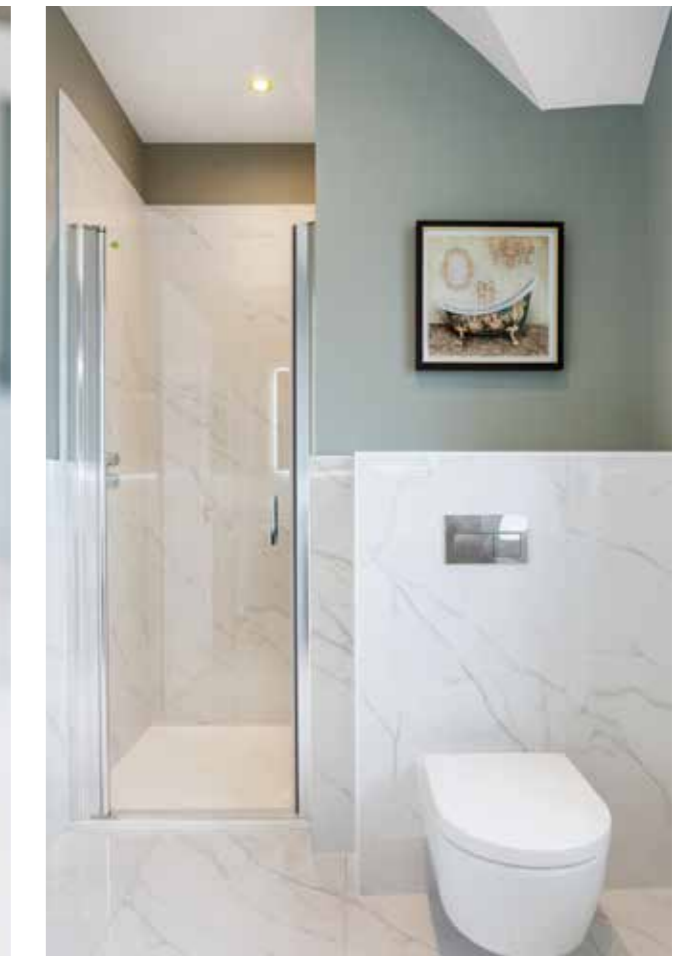
- These quality houses are covered by the HomeBond 10 Year Guarantee Scheme.

### KITCHEN & WARDROBE

- Superb Classic Handcrafted Painted Kitchen with 100mm pillars and panel surrounds by Cawleys Furniture with Silestone Worktops by Cosentino.
- Elegant hand crafted, fitted wardrobes

### BATHROOMS & EN-SUITES

- Stylish bathroom with attractive range of high-quality sanitary ware and fittings.
- All Sanitaryware By Villeroy & Boch
- One of the world exclusive designer brands incorporating elegance and innovative design.
- Power showers with massage rain head and slate style shower trays.
- Sumptuous free standing bath tubs where applicable





*Superior Quality and attention to detail*

## BUILDING SPECIFICATIONS

### INTERNAL FINISHES

- Internal walls plastered and painted, Cotton Bloom throughout.
- Smoke, heat and CO2 detectors fitted as standard.
- Wired for Wireless intruder alarm and wired for cable television throughout.
- CAT 6 cable wiring for data and telephone points for high speed broadband connection.
- Standard light fittings and attractive power points.
- Cut String Hardwood Stairs where applicable by McQuillan Stairs
- Salzburg Silk Grey doors by Doras doors.
- 

### PARKING

- Each house has its own private drive with generous car parking spaces.
- Each house is pre-wired for EV charging points

### EXTERNAL FINISHES

- Low maintenance, attractive brick and Cedral cladding where applicable
- Low Maintenance coloured plastered finish
- Landscaping Designed by Jane McCorkell
- Ashton and Glover tumbled paving
- Porcelain flag patio
- Granite Kerbing and Ballylusk driveway
- The gardens at Dargle Demesne offer an elegant extension of living space. Each garden comes complete and features large stylish patio areas directly off living area which overlook the extensively landscaped gardens





## Professional Team

ALL ENQUIRIES TO



PSRA No.: 001880

20-21 Pembroke St.  
Upper,  
Dublin 2  
D02 V449  
Tel: +353 1 634 2466  
www.knightfrank.com

SOLICITOR



Amoss Solicitors  
Warrington House,  
Mount St Crescent,  
Grand Canal Dock,  
Dublin 2  
www.amos.ie

DEVELOPER



www.westinhomes.ie

ENGINEERS



Unit 5C Elm House  
Millennium Park  
Naas,  
Co. Kildare  
Tel: +353 45 984 042  
Email: info@doba.ie  
www.doba.ie

ARCHITECTS



5 Grand Canal Wharf,  
South Dock Road  
Dublin 4  
Ireland  
Tel: +353 (0)1 478 9009  
Email: jude.oloughlin@ndba.ie  
www.ndba.ie

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