



Knocksedan Demesne

Welcome to Knocksedan Demesne, a truly beautiful development. As you drive through the entrance of hand built stone walls and pillars, you are greeted with a landscaped grass lawn peppered with tall mature Oak trees and you are immediately aware that this is a very special place. The surrounding area is mainly rich farmland with equestrian centres and golf courses close by.

Knocksedan Demesne is situated to the West of Swords Town Centre and set on the R108 between Dublin Airport and Roganstown Golf and Country Club. The original Knocksedan Demesne houses consists of a mix of 3, 4 & 5 bed detached and semi detached luxury homes that really set the tone for the whole development.

This new phase of Knocksedan Demesne now being built will have a selection of extra large high energy efficient semi detached & detached family homes. These homes are going to benefit from the very latest technology in home heating and insulation to achieve an outstanding BER "A" rating.



Knocksedan Demesne

Welcome to Swords, Co Dublin. It is named after "SORD" Cholm Cille. St Colm Cille blessed a local well from which the town derives its name. **Sord means Pure.**

A thriving and prosperous town in the heart of Fingal, North County Dublin. Just 4km from Dublin Airport and only 14km North of Dublin City Centre. There are many attractions close by including Swords Castle and Park, Malahide Castle & Beach, Newbridge House and Farm and Roganstown Golf and Country Club Hotel to name a few. The town is vibrant with a good mix of bars, restaurants, schools, sports facilities, shops and of course the Airside Retail Park and Pavilion Shopping Centre with everything that it has to offer.





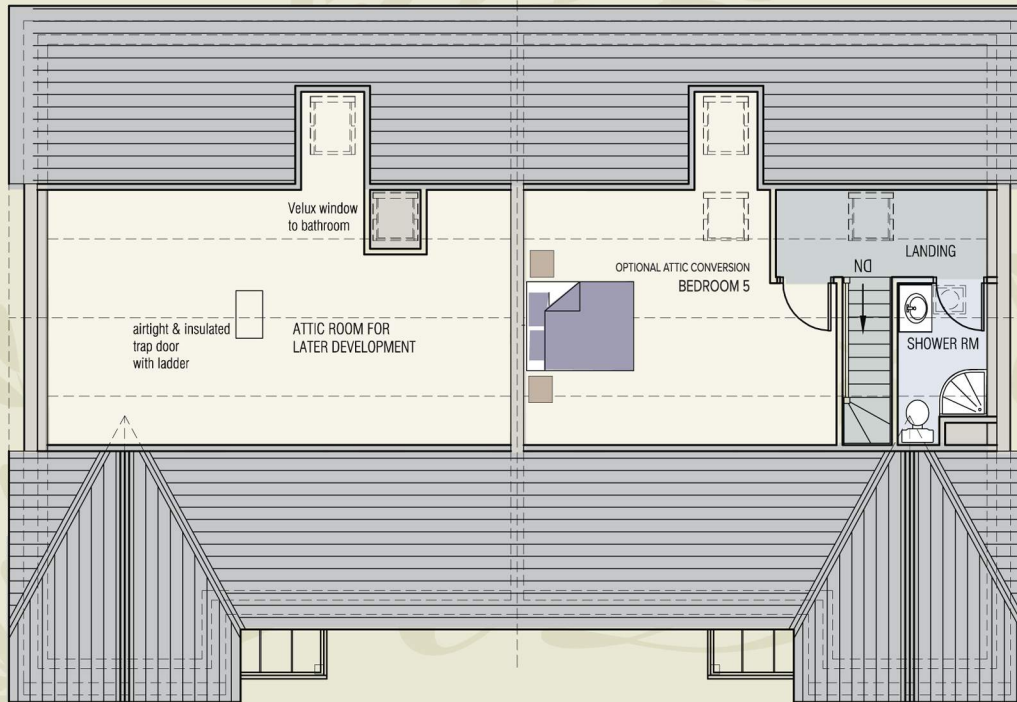
Stoodseton Homes



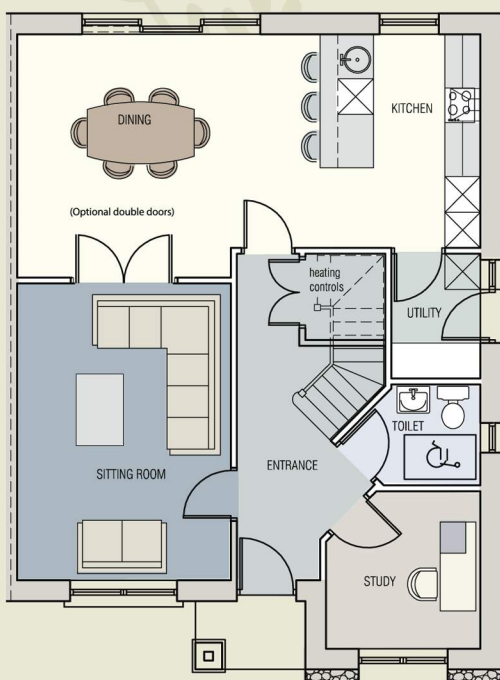
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HOUSE TYPE A 4 BEDROOM SEMI-DETACHED HOUSE

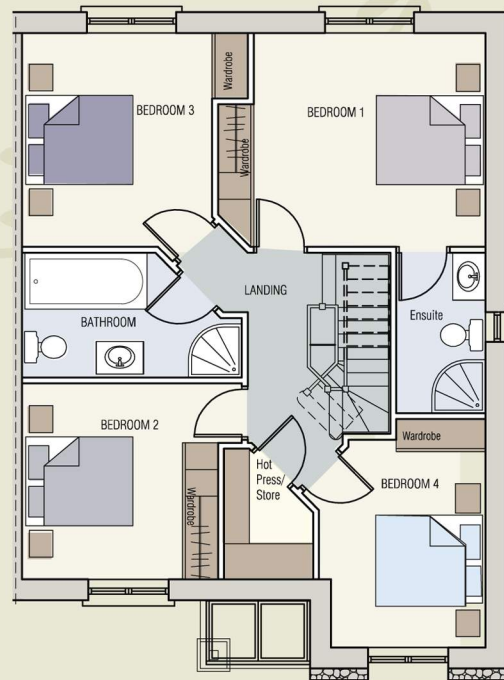
c.148 sq m / 1,593 sq ft (or c.185 sq m / 1,991 sq ft with optional attic conversion)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

* Floor plans are not to scale and are for illustration purposes only



Knochsedan Demesne

SPECIFICATION

STRUCTURE:

Solid concrete block built house. 150mm solid concrete ground floor with 130mm floor insulation with 75mm floor screed. Air tightness compliant.

HEATING:

Award winning heat pump – Most efficient heat generator, 1 unit of electricity produces about 4 units of heat for home or domestic hot water, works down to minus 20deg C. Air to water high efficiency system with solar PV Panel 1.6kw. Under floor heating to the ground floor giving comfort of even and regulated heat, no radiators obstructing placement of furniture. Radiators upstairs in bedrooms. Solar PV panels – Generate your own electricity to offset energy costs – produces heat and hot water for free via heat pump during adequate daylight hours. *Optional additional HRV heat recovery system.

KITCHEN:

Supplied by Timbercraft. High gloss kitchen with modern worktops and optimum storage solutions, representing the finest in European design and finish as per showhouse. Appliances included as per show house.

BATHROOMS AND ENSUITES:

Bathroom and Ensuite are contemporary. Shower enclosures are as standard. High quality European tiling to wet areas as per showhouse.

WARDROBES:

Supplied by Timbercraft. Contemporary fitted wardrobes as per showhouse.

INTERNAL DOORS:

Oak shaker style doors throughout. Fire doors fitted to common areas to accommodate future attic conversion in all house types. Attic Ladder provided.

INTERNAL DECORATION:

Walls and ceiling skimmed and painted throughout.

EXTERNAL FINISHES:

'Monocouche' self-coloured plaster/ render, feature stone part façade.

EXTERNAL WINDOWS AND DOORS:

Windows UPVC Passive. Specifically made by Munster Joinery, Front Door UPVC Passive as per showhouse.

EXTERNAL AREAS:

Timber fencing around rear garden. Permeable paving to the front as per showhouse. Feature Sandstone patio to the rear as per showhouse. Gardens levelled and seeded. Side gate.

ELECTRICAL:

Extensive fitting of electrical outlets and light points. Wired for tv, phone and broadband.

SECURITY:

Wireless alarm system supplied, not fitted, by Accura Security Products with a choice of additional extras. Registered installers available on request.

GUARANTEE:

Houses are covered by a 10 year structural guarantee.

B.E.R. RATING: A2

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Solicitor
John B. O'Connor Solicitors
37 Mount Street Upper
Dublin 2

Architect
Cross architect
& Building surveyor
11 An Crois
Allenwood Cross
Naas co kildare

Interior designer
Inspire Design

Builder



Developer



Agent



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