

SOUTH DUBLIN'S FINEST NEW ADDRESS



HONEY PARK

UPPER GLENAGEARY ROAD, DÚN LAOGHAIRE, CO. DUBLIN.

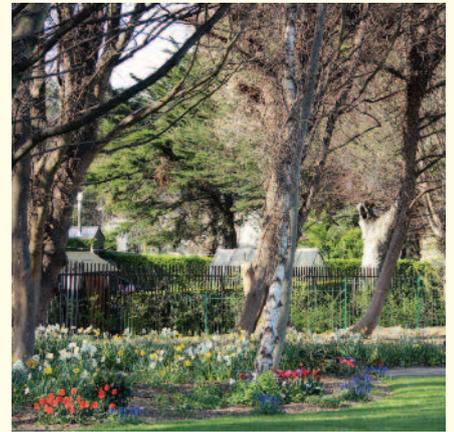


Cosgrave
SINCE 1979

LARGE 5 BEDROOM HOUSES

ON THE FORMER OLDE DÚN LAOGHAIRE GOLF COURSE

BER A2 A3



Aerial View of Dún Laoghaire



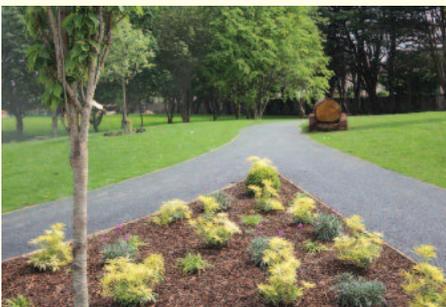
HONEYPARK

LIVE IN A SUPERB FAMILY ENVIRONMENT

Honeypark is built on the Olde Dún Laoghaire Golf Course. Apart from the original features of the golf course with its magnificent array of trees, flora and fauna, a multi-million euro investment programme has been implemented with a feature lake, children's playground, multi-sport playing area, garden seating, picnic areas, rambling nature walks, a tree lined boulevard, a central piazza, park keepers lodge, an expanse of landscaped areas, rolling parklands and public transport links. There is a cafe at the neighbourhood centre together with Tesco Supermarket and local shops and there is a crèche is planned at the Park.

Such a selection of facilities is in perfect keeping with a development that was once home to the Olde Dún Laoghaire Golf Club and offers a lush setting that has been reborn as South Dublin's finest new address. A Honeypark home offers an exceptional package that combines: Excellence in design and detailing, Long term sustainable living, Value for money, Wonderful on site amenities in the heart of, and convenient to many of South Dublin's best neighbourhoods. Here an outstanding quality of build is brought to you by Cosgrave, the team that have created many of Dublin's best residential communities over the last 30 years and Ireland's leading sustainable builders. These large family houses at Honeypark offer sustainable splendour in a world of comfort and convenience.

BER A2 A3



Parklands and walkways



Lake and wildlife areas



Playgrounds and sports areas





DEFINITIVE COMFORT AND STYLE

A glance at the specification and an inspection of the showhouses demonstrates to purchasers that these are houses of exceptional quality and outstanding accommodation. The houses exude style and sophistication and the extensive superbly proportioned bedrooms & living accommodation raises the bar for standards in the housing market. Add to this the A rating high-efficiency and special insulation measures and you realise that these houses represent an attractive turn-key solution to competition from most second hand homes in comparable locations. Honeypark was the winner of the prestigious Sustainable Energy Awards 2013 to 2016.

Honeypark offers a greener home and a more sustainable way of living in style and comfort. By investing in improvements to the fabric of the houses at Honeypark, Cosgrave have focused on energy conservation, the recycling of heat energy and the creation of renewable energy. Passive house principles have been adopted to reduce the energy demand of the houses with features such as; superior levels of insulation, increased levels of air tightness, improved Low E windows and using refined building details that reduce heat loss and minimise thermal bridging.

BER A2 A3



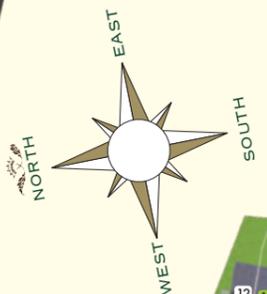
Honeypark Kitchen



Honeypark Living Room



Honeypark Entertainment Room

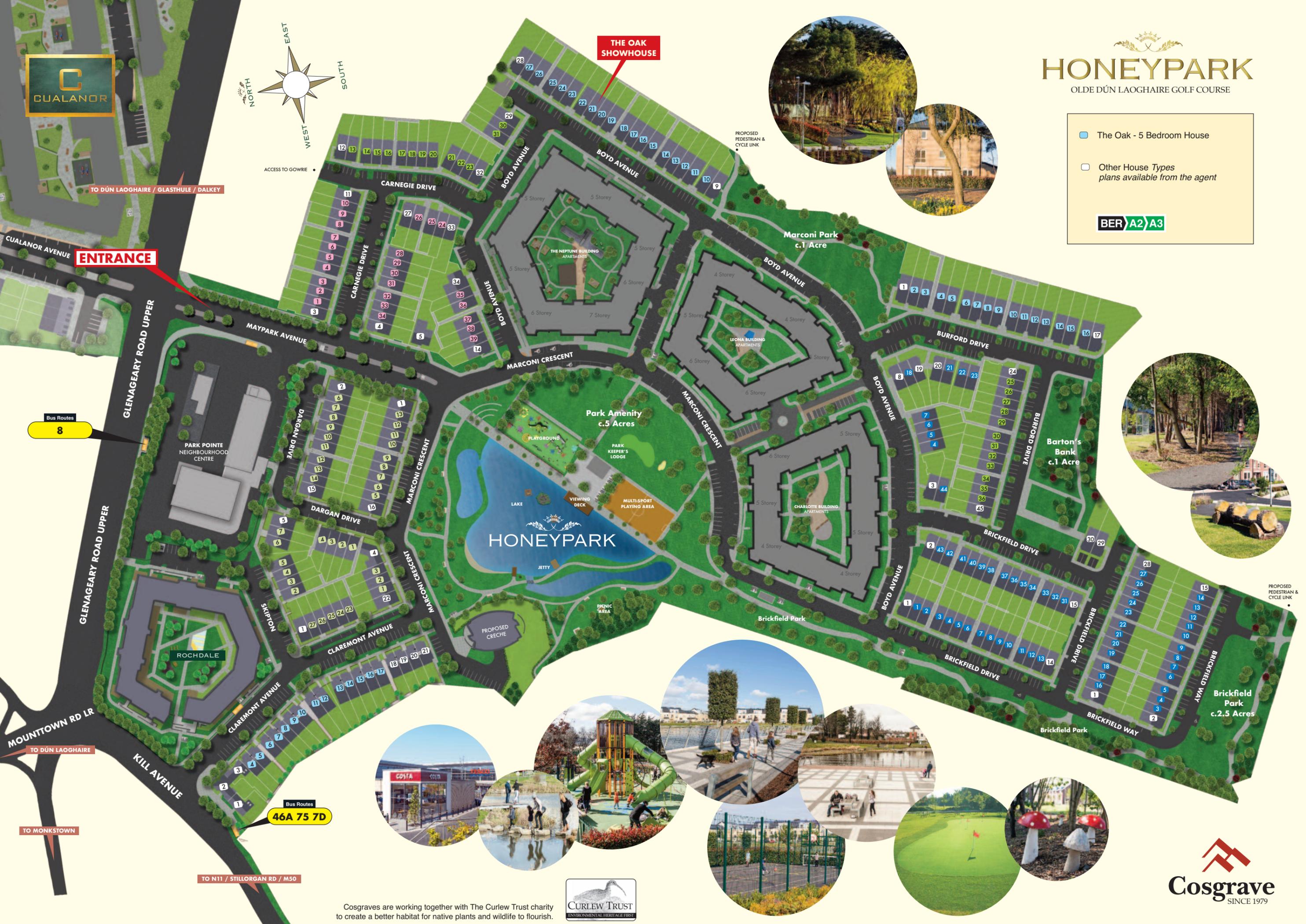


HONEYPARK

OLDE DÚN LAOGHAIRE GOLF COURSE

- The Oak - 5 Bedroom House
- Other House Types plans available from the agent

BER A2 A3



Bus Routes
8

Bus Routes
46A 75 7D



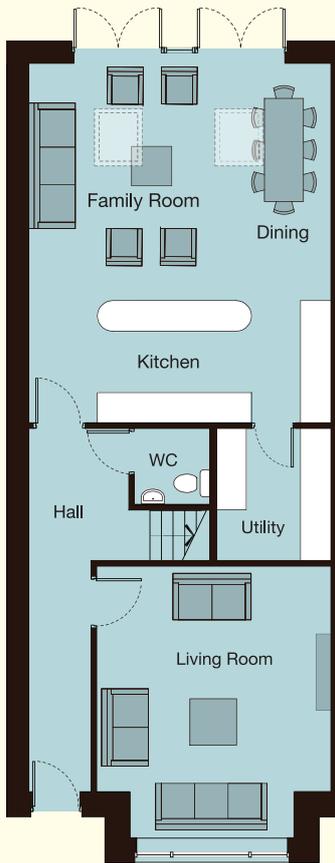
Cosgraves are working together with The Curlew Trust charity to create a better habitat for native plants and wildlife to flourish.



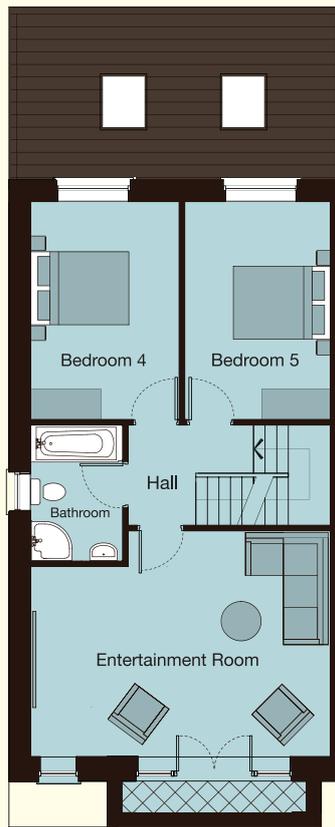


THE OAK 5 BEDROOM SEMI-DETACHED HOUSE

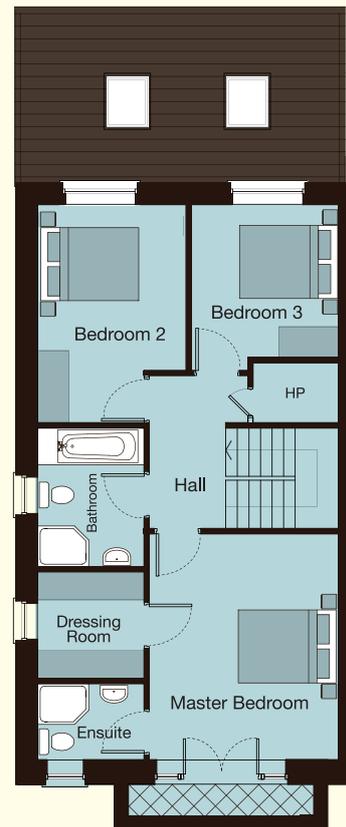
C. 216 SQ.M - C. 2,325 SQ.FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

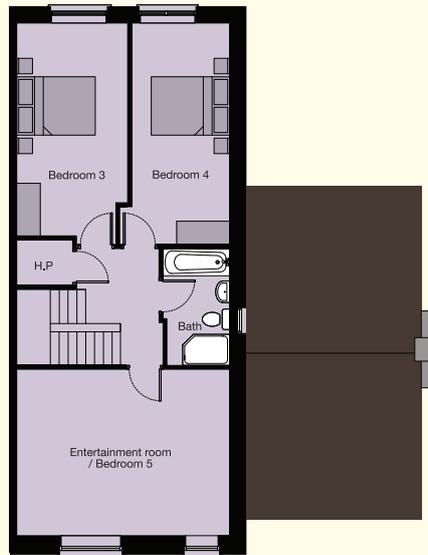
KITCHEN/FAMILY/DINING ROOM	7M X 5.9M	(22' 11" X 19' 4")
LIVING ROOM	5.3M X 4.55M	(17' 4" X 14' 11")
ENTERTAINMENT ROOM	5.9M X 4.4M	(19' 4" X 14' 5")
MASTER BEDROOM	4.4M X 3.7M	(14' 5" X 12' 1")
BEDROOM NO. 2	4.25M X 2.9M	(13' 11" X 9' 6")
BEDROOM NO. 3	3M X 2.9M	(9' 10" X 9' 6")
BEDROOM NO. 4	4.25M X 2.9M	(13' 11" X 9' 6")
BEDROOM NO. 5	4.25M X 2.9M	(13' 11" X 9' 6")



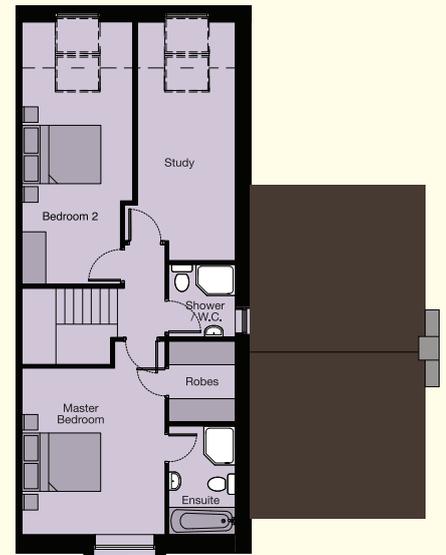
THE ASH
4/5 BEDROOM PLUS STUDY DETACHED HOUSE
 C.238 SQ.M - C. 2,560 SQ.FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KITCHEN/FAMILY/DINING ROOM	6.1M X 5.4M	(19' 9" X 17' 7")
LIVING ROOM	4.2M X 4.1M	(13' 9" X 13' 5")
RECEPTION ROOM	8.0M X 4.0M	(26' 3" X 13' 1")
ENTERTAINMENT ROOM / BEDROOM 5	5.4M X 4.2M	(17' 7" X 13' 9")
MASTER BEDROOM	4.9M X 3.6M	(16' 1" X 11' 10")
BEDROOM 2	6.7M X 2.8M	(22' 0" X 9' 2")
BEDROOM 3	5.7M X 2.8M	(18' 8" X 9' 2")
BEDROOM 4	5.7M X 2.5M	(18' 8" X 8' 2")
STUDY	6.1M X 2.5M	(20' 1" X 8' 2")

A COSGRAVE SPECIFICATION

Kitchens

Contemporary solid timber kitchen in painted "haze" finish with Victoria Quartz worktop from Nolan Kitchen's as per showhouse.

Utility

The utility room comes with a worktop, a broom cupboard and is plumbed for a washing machine and tumble dryer.

Wardrobes

Wardrobes are contemporary Curragh Deluxe Range fitted with Ivory shadow design doors, walnut surround all by Cawleys Furniture.

Internal Doors

High quality oak finish doors are fitted with high quality satin finish lever handles.

Bathrooms & En-suites

Stylish Bathrooms and En-Suites are designed around contemporary clean lines to offer excellent quality throughout. Shower enclosures and towel rails are included as standard as per showhouse. There is high quality tiling to wet areas.

Internal Finishes

Walls and ceilings are painted throughout. American White Oak balustrade to stairs. Floor and wall tiling is standard as per showhouse.

Services Enclosure

The boiler, water booster pump and water tank are arranged in a specially designed Service Enclosure located outside the house. This feature saves space inside the house, externalises any pump noise and in the unlikely event of a leak at the tank the house is not in danger of water damage, also service work can be carried out outside the house.

Pressurised Water

The internal water supply is pressurised and both tank and pump are located outside the house.

Heating

The "A-Rated" Gas Condensing Boiler Central Heating System delivers high efficiency precise control to three zones; ground, first and second floors. In addition to the heating zones all radiators are fitted with thermostatic valves giving additional room by room control.

Ventilation System

The Heat Recovery Ventilation system supplies a constant stream of fresh air, reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving on heating costs.

Gardens

The gardens at Honeypark offer an elegant extension of living space. Each garden comes complete and features a stylish patio directly off the living area which overlooks the fully landscaped garden. Gardens are finished with a garden house that is fitted with light and sockets, a service enclosure and a lockable access gate.

Parking

Each house has two car parking spaces.

Electrical

Generous light and power points. Cat 5 wiring. Contemporary switches and sockets throughout.

Media & Communications

Each house is wired and ready for connection of TV, Telephone and Broadband and UPC.

Security

Each home is wired for intruder alarm.

External Finishes

Low maintenance brick and render finishes. Windows and doors are low U-value high performance double glazed uPVC. Granite finish to cills and surrounds to front elevations. Windows & Doors as per showhouse.

Guarantee

Each Honeypark home is covered by the 10 year HomeBond Guarantee Scheme.



Management Company

Wyse Property Management agents have been appointed to Honeypark where each home owner will become a member of the management company.

Superior Low Energy Design

Honeypark houses feature levels of energy efficiency that are far superior to the average home. A variety of features combine to ensure lower energy usage and higher levels of comfort.

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

- **Low E Windows** are argon filled and feature a microscopically thin high performance low-emissivity coating which reflects heat back into the room.

- **Heat Recovery Ventilation (HRV)** Using a HRV system Cosgraves have minimised wasted energy by recycling the warm air, generated within the house, to heat up the incoming fresh air. This process saves 90% of the energy that would be otherwise lost.

- **Improved Air Tightness** works together with the HRV to retain heat reducing heat loss and minimising exposure to external elements.

- **Thermal Mass** is used for passive heat storage.

- **"A-Rated" Gas Condensing Boiler** ensures that the heat that is required is produced efficiently reducing energy waste.

- **Photovoltaic Solar Panels** generate electricity so that less is needed from the grid.

- **High Performance Pipe Insulation** is used on internal pipework to reduce heat loss.

Parkland Amenity

Honeypark benefits from Cosgrave's unrivalled landscaping throughout and their outstanding commitment to providing the best amenities possible for residents. The centrepiece is a splendid c.5 acre park that provides an elegant, green and truly exceptional amenity for residents. Working with The Curlew Trust Charity, Cosgraves are committed to wildlife enhancement and have developed measures to attract and support wildlife at Honeypark. Honeypark includes vast areas of landscaped parklands, a lake, playground, decked areas, walkways, golf practice area and multi-game playing areas and a nature trail. The Park Pointe neighbourhood shopping centre is home to a Tesco Supermarket, Costa cafe and local shops, their are plans incorporate a crèche at the edge of the park.

The leaders in energy efficient design

BER A2 A3

Early adopters of the green agenda, Cosgraves continue to develop homes that exceed the requirements of regulations. The quality of a Cosgrave home cannot be measured just by a BER Rating, it is deeper than that, it is in every detail of the fabric of the building and validated through a series of quality control measures that ensure every Cosgrave built house really is a superior energy efficient home.

In 2013, Cosgraves were recognised as the best of the best when Sustainable Energy Ireland awarded them the **Overall Environment Award** for outstanding leadership in the field of energy efficiency, this is a tremendous achievement as the award is open to all sectors and never before awarded to a house builder and is a clear endorsement of Cosgrave's higher standards.



REDUCE, RECYCLE, RENEW

By investing in improvements to the fabric of the houses at Honeypark, Cosgraves have focused on reducing energy wastage, the recycling of heat energy and the creation of renewable energy.

HIGHLY INSULATED AIR-TIGHT DESIGN

Passive house principles have been adopted to improve comfort while reducing the energy demand of the house, with features such as; superior levels of insulation, increased levels of air tightness, improved Low E windows and using refined building details that reduce heat loss, increase solar gain and counter thermal bridging.

HEAT RECOVERY

Using a Heat Recovery Ventilation system Cosgraves have minimised wasted energy by recycling the warm air that is generated within the house to utilise 90% of the heat energy that would otherwise be lost.

REDUCED DRAW ON GRID

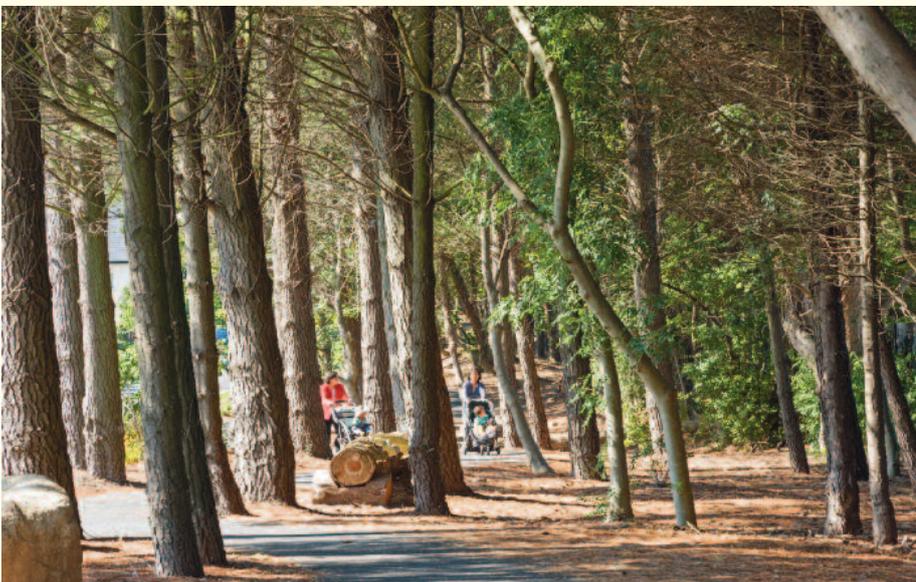
Having reduced the energy need and minimised wasted energy, Cosgraves introduced features to more efficiently supply that need, including a solar PV system that generates electricity from a renewable source and an "A-Rated" condensing boiler unit.

SUSTAINABLE SPLENDOUR

Honeypark offers a greener home, a more sustainable way of living in style and comfort.



Cosgrave
SINCE 1979



Exceptional Park Side Setting



ORDNANCE SURVEY LICENCE NO. AU0009510 ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND

Professional Team

Architects

Mc Crossan O'Rourke Manning

Civil Engineers

Waterman Moylan

Mechanical & Electrical Engineers

Coakley McElligott

Landscape Architects

Mitchell & Associates

Solicitors

Sheehan & Company

Interior Designer

Brian S Nolan

TEL 01 2800564 www.briansnolan.ie



Honeypark is covered by the 10 year HomeBond Guarantee Scheme



National Asset Management Agency

This Development is supported by the National Asset Management Agency

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Sustainable Energy Awards
Winner 2013 - 2016

EnviroCom
Winner 2014 - 2016



PROPERTY INDUSTRY EXCELLENCE AWARDS
Design Project of the Year
FINALIST 2016

PROPERTY INDUSTRY EXCELLENCE AWARDS
Community Benefit Project of the Year
WINNER 2015

SELLING AGENT



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