



HERSILWOOD

KNOCKLYON

www.hersilwood.com



HERSILWOOD KNOCKLYON



HERSILWOOD on the Knocklyon Road in the heart of old Knocklyon has been wisely chosen by Comer Group Ireland as the location for their latest new development of 24 energy efficient A-Rated four bedroom family homes. These luxury houses will appeal to a wide range of purchasers seeking their perfect home. First time buyers and growing families will be attracted by the extensive list of luxury special features all included as standard. HERSILWOOD offers terrific value for money with great convenience and style.

Making the most of this superb location, The Comer Group has delivered a development of supreme quality. These superbly designed houses are traditional in style and appearance, including full brick elevations with granite stone reveals, but incorporating an abundance of contemporary features to produce a luxurious modern living environment.

The houses have been designed with great attention to detail, resulting in properties of exceptional elegance and craftsmanship. Purchasers will enjoy the benefits of a brand new high specification house, complete with all the comforts of modern lifestyle design, including large living spaces, high ceilings and private front and rear gardens.



LOCATION IS EVERYTHING

Knocklyon is a location with everything required for convenient family living. Sitting in South West of Dublin at the foothills of the Dublin Mountains and close to the border with the garden county of Wicklow, Knocklyon has a great deal to offer in the way of a tranquil or fun-packed family life.



ST. COLMCILLE'S
NATIONAL SCHOOL

GAELSCOIL CHNOC
LIAMHNA

M50

NATIONAL
BASKETBALL ARENA

DODDER VALLEY
PARK

SPAWELL
LEISURE CENTRE

TYMON
PARK



KNOCKLYON
SHOPPING CENTRE

KNOCKLYON UNITED
FOOTBALL CLUB

BALLYBODEN
ST. ENDAS GAA



HERSILWOOD

KNOCKLYON
ROAD

RATHFARNHAM
SHOPPING CENTRE



LIFESTYLE

Knocklyon delivers the perfect balance of modern amenities, scenic relaxed living and plenty of excellent facilities. Sports and keep-fit enthusiasts can enjoy a wide range of clubs, including GAA, soccer, tennis, badminton, hockey, a number of gyms and no less than eight golf clubs within 15 minutes drive.

Those who enjoy the great outdoors will not be disappointed with a choice of beautiful parks to explore, from Marlay Park and Dodder Valley Park to Bushy Park and Enda's Park on the doorstep. Just a short drive away the stunning Wicklow landscapes and walks are waiting to be enjoyed. For commuters, Knocklyon offers regular bus routes into Dublin and access to the M50 in under 5 minutes, providing easy access to the capital and the rest of the country. Knocklyon also boasts a wide range of local amenities, including Knocklyon Shopping Centre incorporating a flag ship Supervalu store and a host of smaller retailers. Nutgrove Shopping Centre and Dundrum Town Centre are also less than 15 minutes away as

are the villages of Rathfarnham and Templeogue which offer a number of good restaurants, shops and pubs.

For growing families Knocklyon offers a host of excellent primary and secondary schools including Saint Colmcilles Primary and Secondary Schools and Gaelscoil Chnoc Liamhna which are all within a short walk of **HERSILWOOD**. Terenure College, Templeogue College, Our Lady's Templeogue and Sancta Maria are other local secondary schools located close to Knocklyon

If you are looking for a lifestyle beyond the ordinary, Knocklyon is the perfect location.





Building Warranty

- HomeBond 10 year structural warranty

Kitchens

- Contemporary hand painted kitchen
- Soft close doors and drawers
- Under cabinet lighting
- Stone/quartz worktop and upstand with grooved drainer and under mount sink
- Brushed stainless steel sockets above worktops
- Stainless steel sink & mixer tap

Branded Integrated Appliances in Kitchens

- Dishwasher
- Fridge/freezer
- Multi function oven
- Microwave
- Gas hob
- Extractor hood

Utility Room

- Overhead kitchen units and worktop
- Under-counter space with services for washing machine and tumble dryer

Bathroom/En-suite

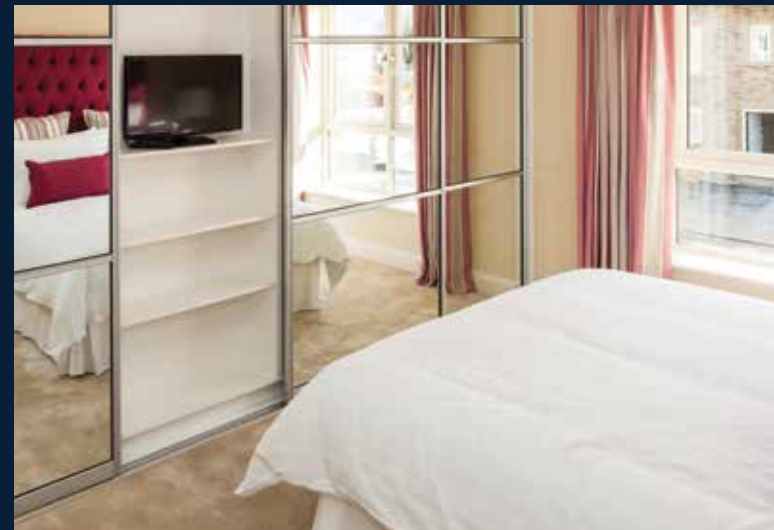
- Villeroy & Boch bath and sanitary ware
- Kludi polished chrome brassware
- Floor and wall tiling standard as per the relevant showhouse
- Polished chrome heated towel rail fitted as standard
- Bath screens/shower doors fitted as standard

Interior Finishes

- Smooth finish to all walls and ceilings, painted in emulsion paint
- All joinery painted throughout
- Flush painted doors with satin finish ironmongery
- Contemporary grooved skirting and architrave
- Living room and entrance hall floored in a wide plank washed limed oak flooring
- Kitchen floor tiling standard as per relevant showhouse
- High ceiling heights (approx 2.7m) at ground floor level

Heating System

- Pressurised hot & cold water supplies to bathrooms & en-suites
- A-Rated" gas condensing boiler central heating system with 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.
- Wood burning stove fitted in the living room along with feature log storage unit standard as per showhouse



Electrical Fittings

- Recessed LED down lighters to kitchen, livingroom and bathroom/ en-suite as per showhouse
- Pendant fittings to kitchen, living room and bedrooms as per showhouse
- TV points (for UPC) to living room, kitchen and bedrooms
- Telephone points and data cabling (for internet/broadband) to living room, kitchen/familyroom and bedrooms

Security & Safety

- Hard wired for security alarm installation
- Mains powered smoke detectors to hallways, living room, kitchen/ family room, bedrooms and heat detector to kitchen and living room
- Carbon monoxide detector adjacent to gas boiler and living room

Exterior

- Paved front drive with planter beds
- Private rear garden with paved patio area
- High performance UPVC triple glazed windows and patio doors
- High performance UPVC front door with multi point locking
- Low maintenance brick and render finishes
- Granite finish to cills and surrounds to front elevations

Energy Efficiency




- 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). Each house has a heat recovery system which is designed for continuous 24 hour exhaust ventilation of stale moist air from the kitchens, bathrooms and en-suites. As the stale air is extracted, a heat exchanger within the unit transfers up to 90% of the heat and transfers it into the air supply, entering the lounge and the bedrooms. 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 the heat that is required is produced efficiently reducing energy waste
- 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



SITE PLAN



KNOCKLYON ROAD

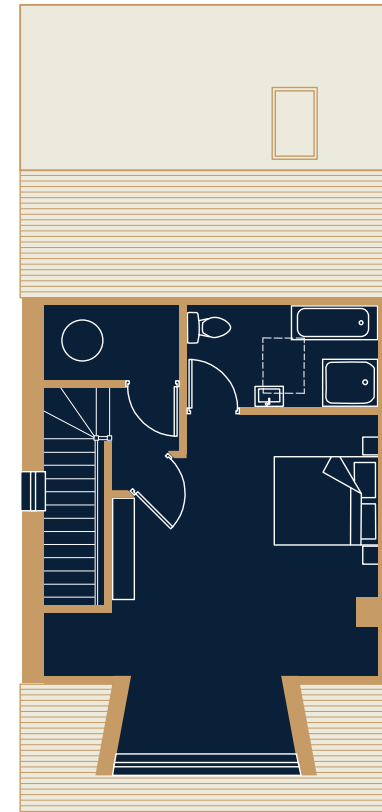
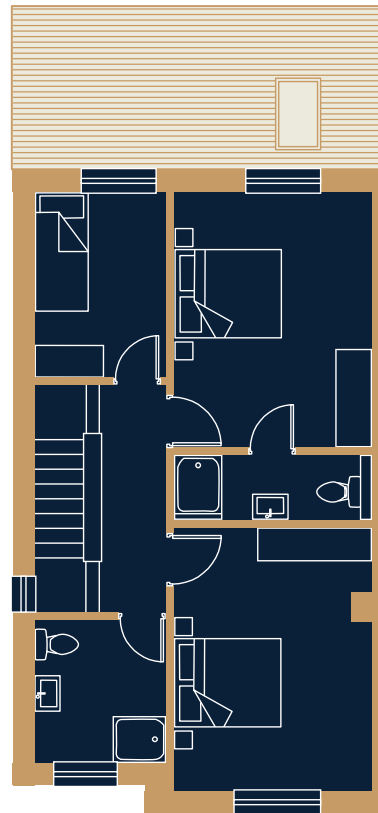
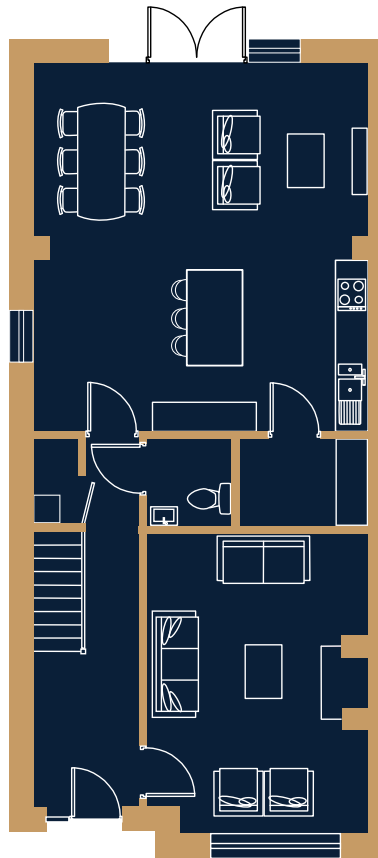
-  House Type A1
-  House Type B
-  House Type E

TYPE A1

4 BED SEMI DETACHED



164sqm / 1766 sqft

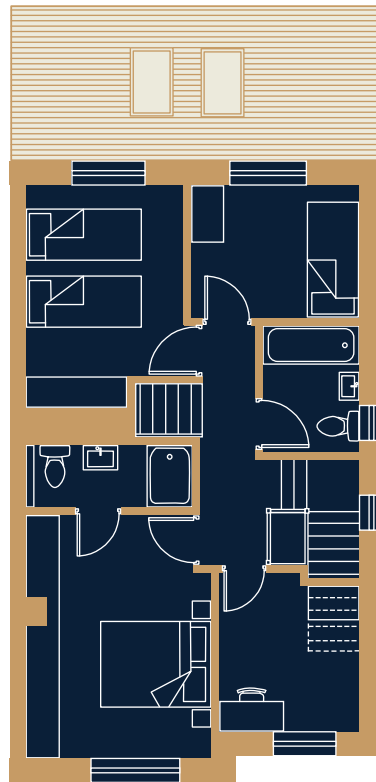
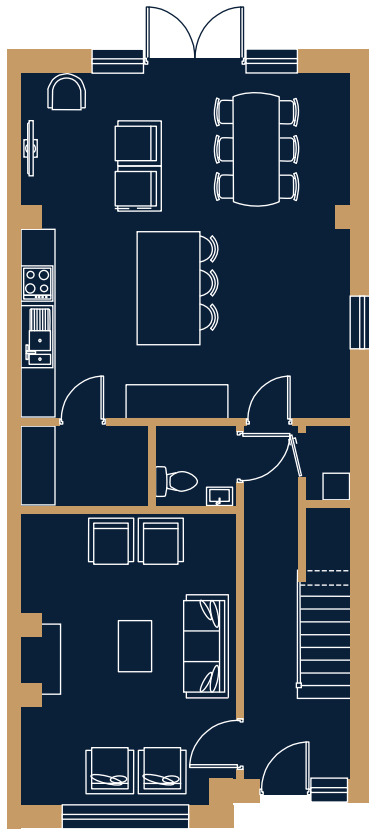


TYPE B

4 BED SEMI DETACHED PLUS STUDY



175 sqm / 1885 sqft

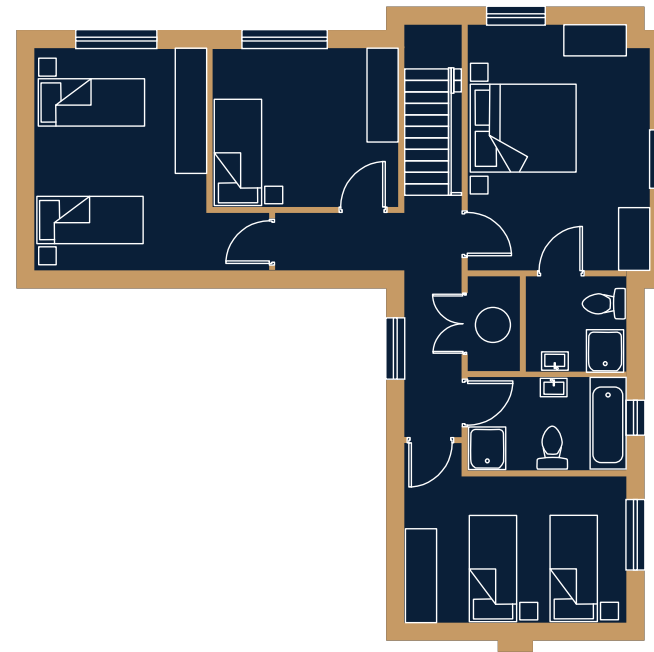
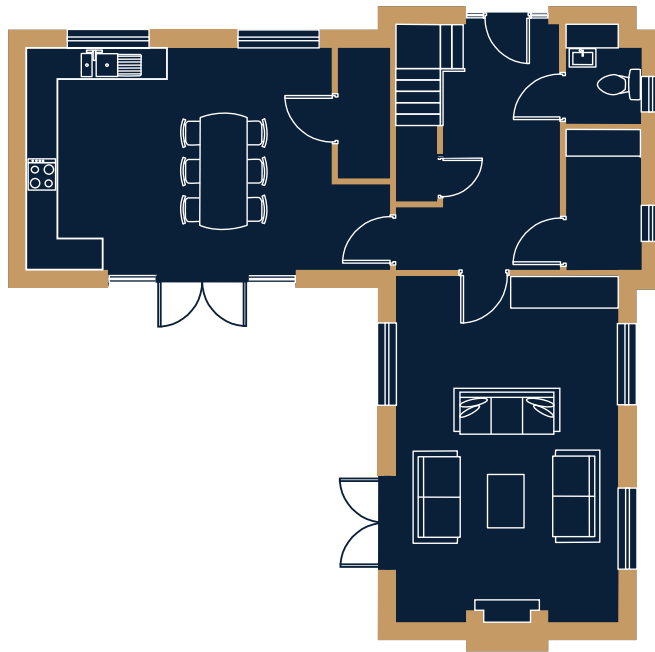


TYPE E

4 BED SEMI DETACHED



165 sqm / 1765sqft



A LEADING DEVELOPER OF LUXURY HOMES



The Comer Group Ireland is part of The Comer Group International which is a specialist commercial property company and award winning developer of Luxury Homes. It has commercial and residential interests in Ireland, Germany and the UK, and is involved directly from pre-planning all the way through to sales and property management



The current business was established over 30 years ago by brothers, Brian & Luke Comer, originally from Co. Galway, Ireland. After a great deal of tenacity and hard work, the Comers have created a leading property company with substantial development and investment interests in a number of market sectors, including: luxury residential homes, office parks, retail parks, hotels and leisure facilities.



In 2010 Comer Group Ireland became the first major property developer to reenter the Irish market following the down turn. With a substantial land bank and an extensive diversified portfolio, The Comer Group Ireland is continuing its major expansion in a number of property development sectors. In a short

space of time they have become a market leader in quality rented accommodation and have received praise for their rejuvenation of the Palmerstown House Estate.

The Comer Group Ireland is now embarking on developing their prestigious residential brand through a number of exciting developments in Dublin, Galway, Meath and Kildare.

HERSILWOOD in Knocklyon, Dublin 16 will be followed by luxury housing and apartment schemes in Ballsbridge, Sandyford, Santry in Dublin, Corrib in Galway, Dunboyne and Navan in Co. Meath and Maynooth in Co. Kildare with many more in the pipeline.





PROFESSIONAL TEAM

Exclusively Marketed by:
 JLL
 Styne House
 Upper Hatch Street
 Dublin 2
www.jll.ie

Developer:
 Comer Group Ireland
 Palmerstown House Estate
 Johnstown
 Co. Kildare
www.comergroup.com

Architect:
 DDA Architects
 62 Brighton Square
 Terenure
 Dublin 6

Engineer:
 Cronin and Sutton Consulting
 45 Fitzwilliam Place
 Dublin 2

Mechanical and Electrical Engineer:
 Delap and Waller
 Bloomfield House
 Bloomfield
 Dublin 8

Solicitor:
 Niamh O'Dwyer Solicitors
 13 Fitzwilliam Square
 Dublin 2

Interior Designer:
 Ventura Design
 Unit 12 and 13
 Block 8
 Blanchardstown Corporate Park
 Dublin 15

Developer:



01 673 1600

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