

KNOCKNAGARM PARK

Glenageary

Small private development of sixteen homes
in an established South Dublin address

TurkingtonRock

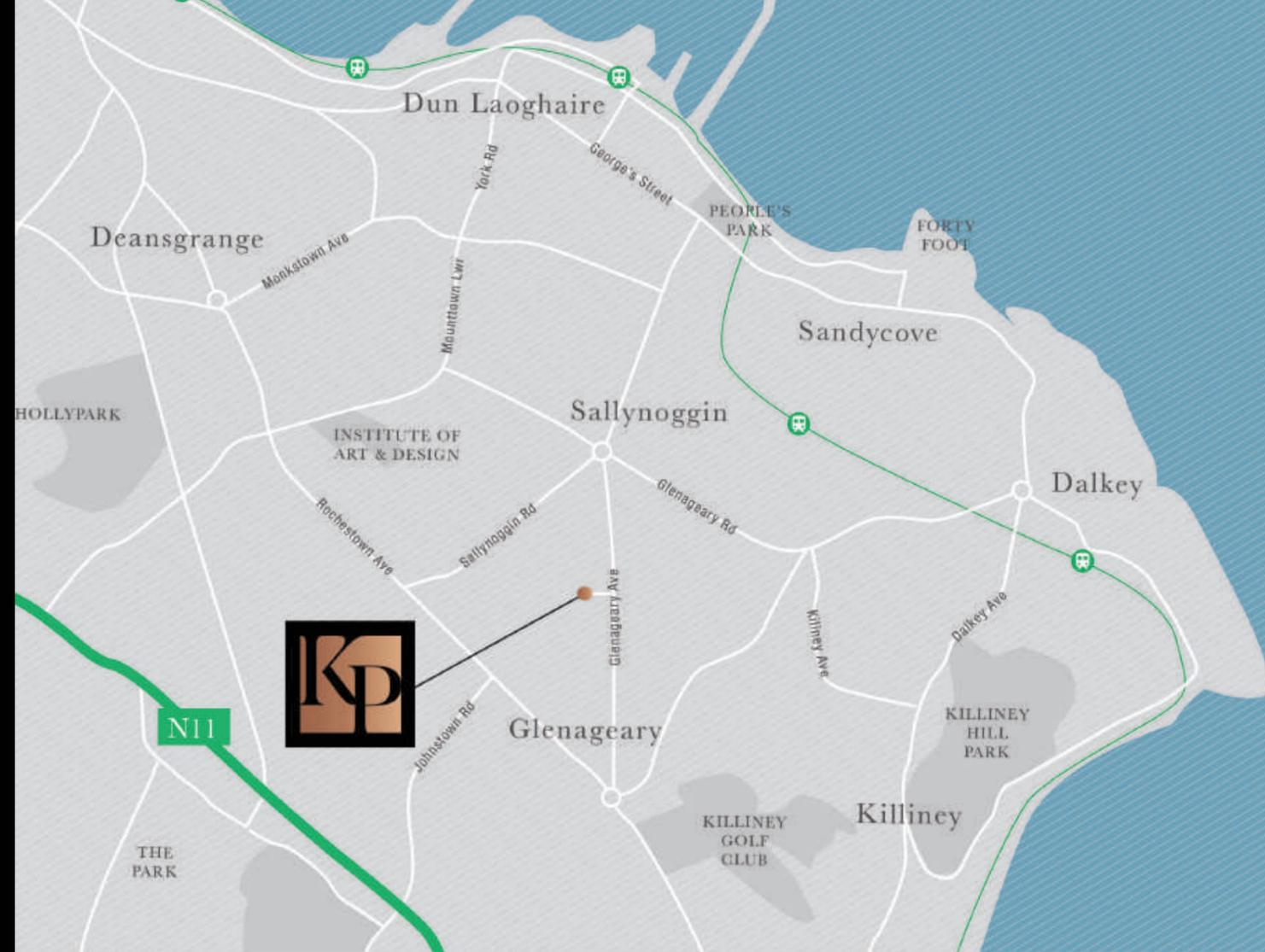
HOMES WITH SOUL



KNOCKNAGARM PARK

Glenageary

Knocknagarm Park is a small private development of sixteen homes in an established South Dublin address



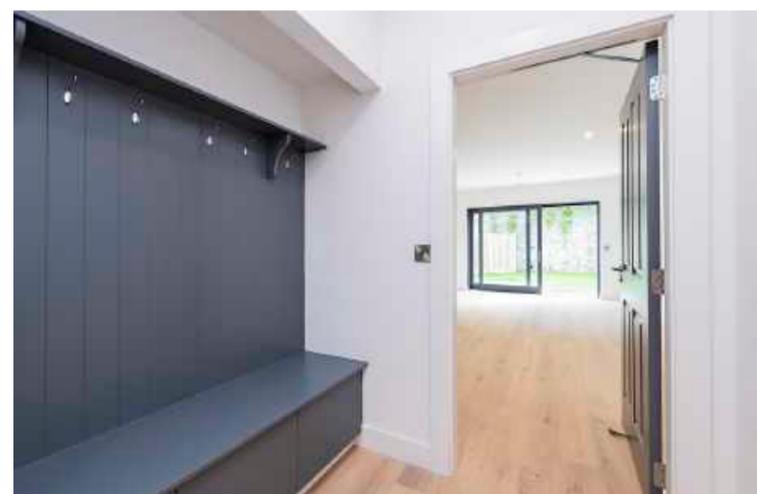
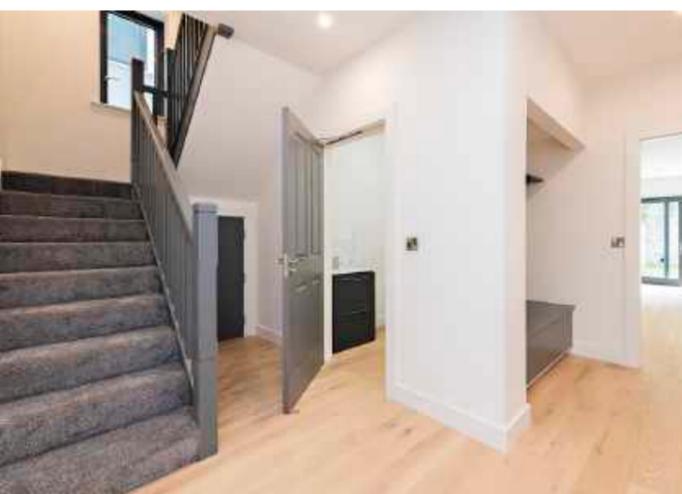
Located on the grounds of Glenageary House, the original estate for Glengeary and dates from the early 1800s. The development which occupies part of the original farmyard still retains the original granite walls, creating an exclusive high-quality housing development in the heart of Glenageary.

The development is well located in Glenageary, a vibrant suburb located approximately 11km south of Dublin City Centre and 1 km south of Dun Laoghaire. The development is located next to Park Court, Glenageary Heights, which is a great location, to the west of the Sallyglen Road.

St. Joseph of Cluny Secondary School. Other local amenities include Killiney Hill, Sally Glen Park and Killiney Shopping Centre.

There are excellent links to public transport with numerous and frequent bus routes including the 7, 7a, 45a & 111. The closest Aircoach stop providing a direct line to Dublin Airport is positioned at the nearby Fitzpatrick Castle Hotel. Glenageary DART Station is approx. a 15-minute walk from the development. The development is also easy accessed from both the M50 and N11 (J16).

Glenageary is a much sought after, well-established suburb that benefits from excellent schools, to include Glenageary Killiney National School, Rathdown Junior School, Dalkey School Project National School, Holy Child Community School and



Turkington Rock has created 16 modern high specification 2, 3, 4 and 5-bed family homes and apartments. Every element of these family homes has been thought through to ensure they meet the needs and requirements of modern family life.

From the open-plan kitchen-living rooms which extend out onto the private rear gardens via plate glass doors to ultra-energy-efficient Air-to-Water heating systems, each avenue has been covered. Turkington Rock is an industry-leading designer-lead developer and as a result, the finishes are not only of the highest quality but innovate in design ensuring a thoroughly unique new build proposition.

Architecturally designed by renowned Coady Architects these energy efficient 'A' rated homes range in size from 1,200 sq ft (112 sq mt) for the two-bedroom detached house to a spacious 2,347 sq ft (218 sq mt) for 5 bed detached houses. The apartments range in size from 842

sq ft (79 sq mt) for the ground floor 2 bedroom apartments to a very large 1,356 sq ft for 3-bed duplexes.

All of the homes benefit from private rear gardens. The common areas will be landscaped to a high standard in keeping with the overall finish of the homes.

Each home will have a minimum of two car parking spaces with surface allocation for the apartment units. Each home will have provision for home charging points for EV's

The houses have been designed by Helen Turkington, Ireland's leading interior designer.

As part of the Turkington Rock collaboration the internal layout and finish of each home will be individually designed by Helen Turkington Interiors.



Specifications

Kitchens

- Classic-painted kitchens with a choice of colours, quartz worktops and chrome handle finishes
- Generous appliance package included as standard to kitchen area with integrated doors on the basis that contracts are signed within 21 days
- Tiling and high-quality designer flooring, fitted to kitchen area as standard

Utility Room

- Large utility room is fitted with a sink, cupboards and worktop space including washing machine and tumble dryer, with tiling to floors

Bathrooms and Ensuites

- Stylish bathrooms and ensuites with contemporary style bathroom suites, all fitted with chrome fittings
- Chrome heated towel rails provided in main bathroom and master ensuite
- Pressurised shower systems fitted in ensuites with mixer tap and hose to bath in main bathroom
- High-quality tiles fitted to floor and shower areas as standard

Wardrobes

- Classic built-in wardrobes with shaker-door finishes and chrome door knobs

Electrical

- Generous and well-designed electrical and lighting specification
- Each home pre-wired for intruder alarm, multiple TV/broadband providers and free-to-air with multiple points provided to each home

Extra Ceiling Height

- Houses have been built with a nine-foot floor-to-ceiling height at ground floor level

Internal Finishes

- All walls and ceilings are painted throughout as standard
- Plaster-cornicing detail to living room, hallway and kitchen
- High-quality joinery and ironmongery specification throughout
- Excellent levels of insulation to walls, floors and roof
- Low Energy Design - BER A3

Heating System

- Innovative 'A'-Class air-to-water heating system, providing energy-efficient central heating and hot water, at proven reduced energy cost against current market alternatives
- Heating system to each floor is thermostatically controlled with underfloor heating on the ground floor
- Wall-mounted electronic heating system controller

Gardens

- All gardens are landscaped to the front of the houses to a high standard together with cobblelock driveway
- Large rear south east facing gardens, some up to 60 feet in length
- Each house will be raked and seeded with a paved patio area

External Finishes/Features

- Low-maintenance and high-quality external finish with a mix of attractive brick, stone, render and uPVC
- Maintenance free uPVC fascia, soffit and rainwater goods
- High-quality future proof double-glazed windows with safety catches
- High-quality hardwood front door with threepoint locking system

Structural Guarantee

- Each home is covered for ten years under the HomeBond Structural Guarantee Scheme

Site Plan



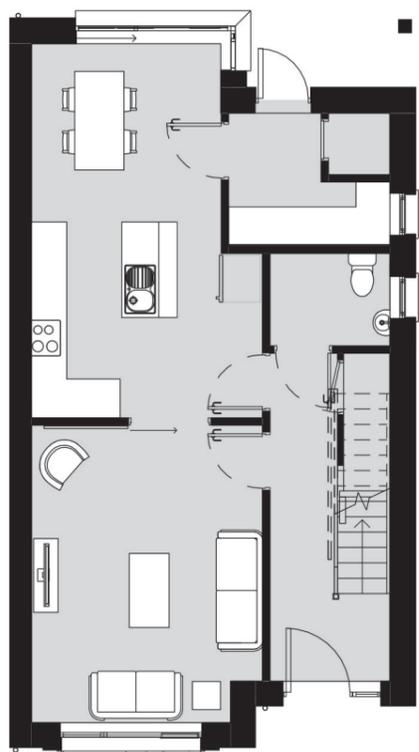
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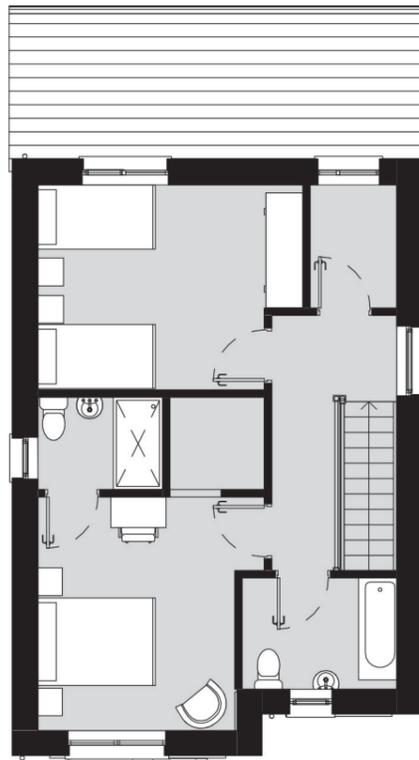


■ 2 Bedroom Detached Home

Size: 112 sq m - 1,200 sq ft



Ground Floor

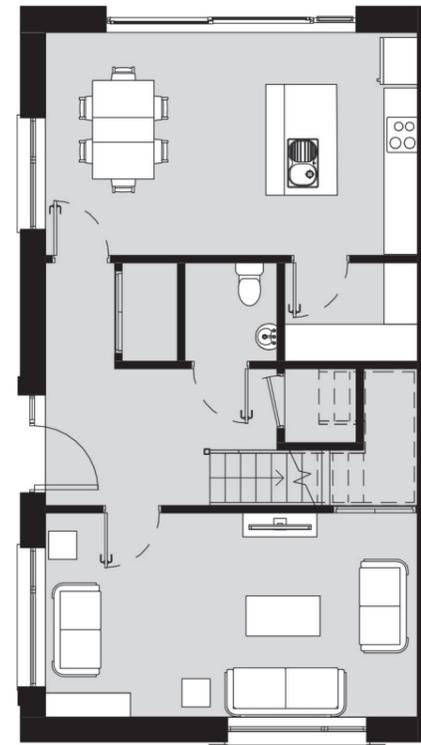


First Floor

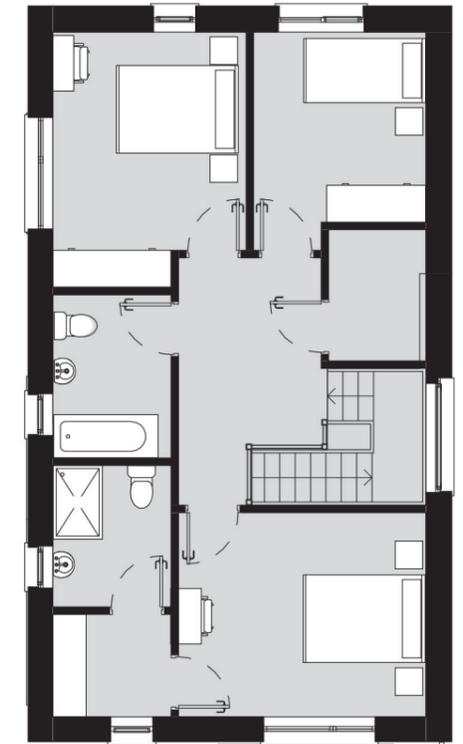


■ 3 Bedroom Detached Home

Size: 138 sq m - 1,485 sq ft



Ground Floor



First Floor

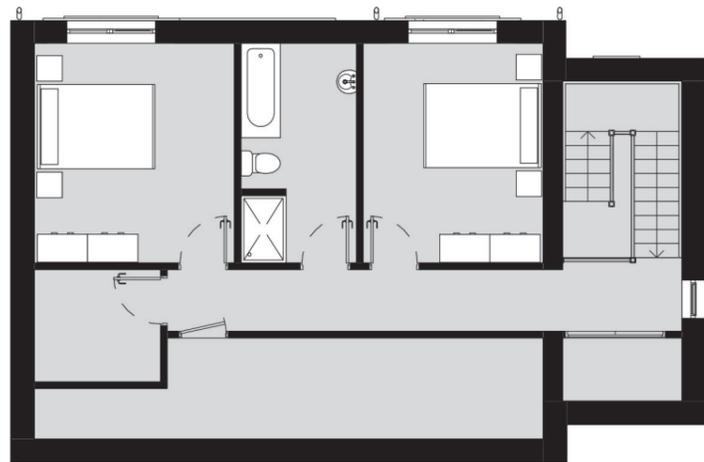
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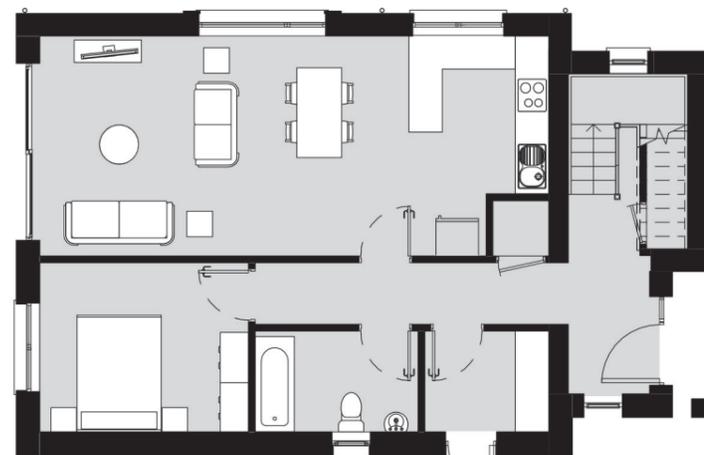


3 Bed Detached Home

Size: 139 sq m - 1,496 sq ft



First Floor

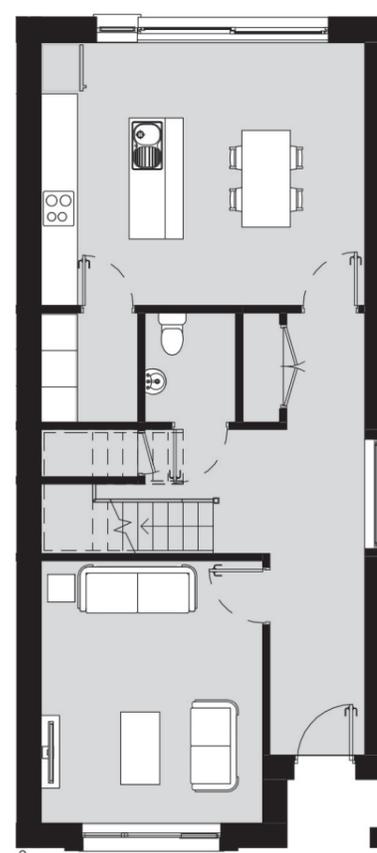


Ground Floor

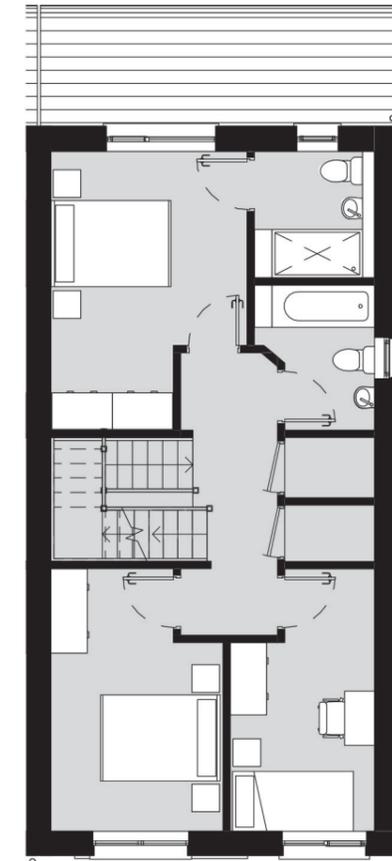


4 Bedroom Semi-detached Home

Size: 155 sq m - 1,668 sq ft



Ground Floor



First Floor



Second Floor



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■ 4 Bedroom Semi-detached Home

Size: 159 sq m - 1,711 sq ft



■ 5 Bed Detached Home

Size: 203 sq m - 2,185 sq ft



Ground Floor

First Floor

Second Floor



Not to scale. For illustrative purposes only.



Ground Floor

First Floor

Second Floor





5 Bed Detached Home
Size: 218 sq m - 2,347 sq ft



Ground Floor

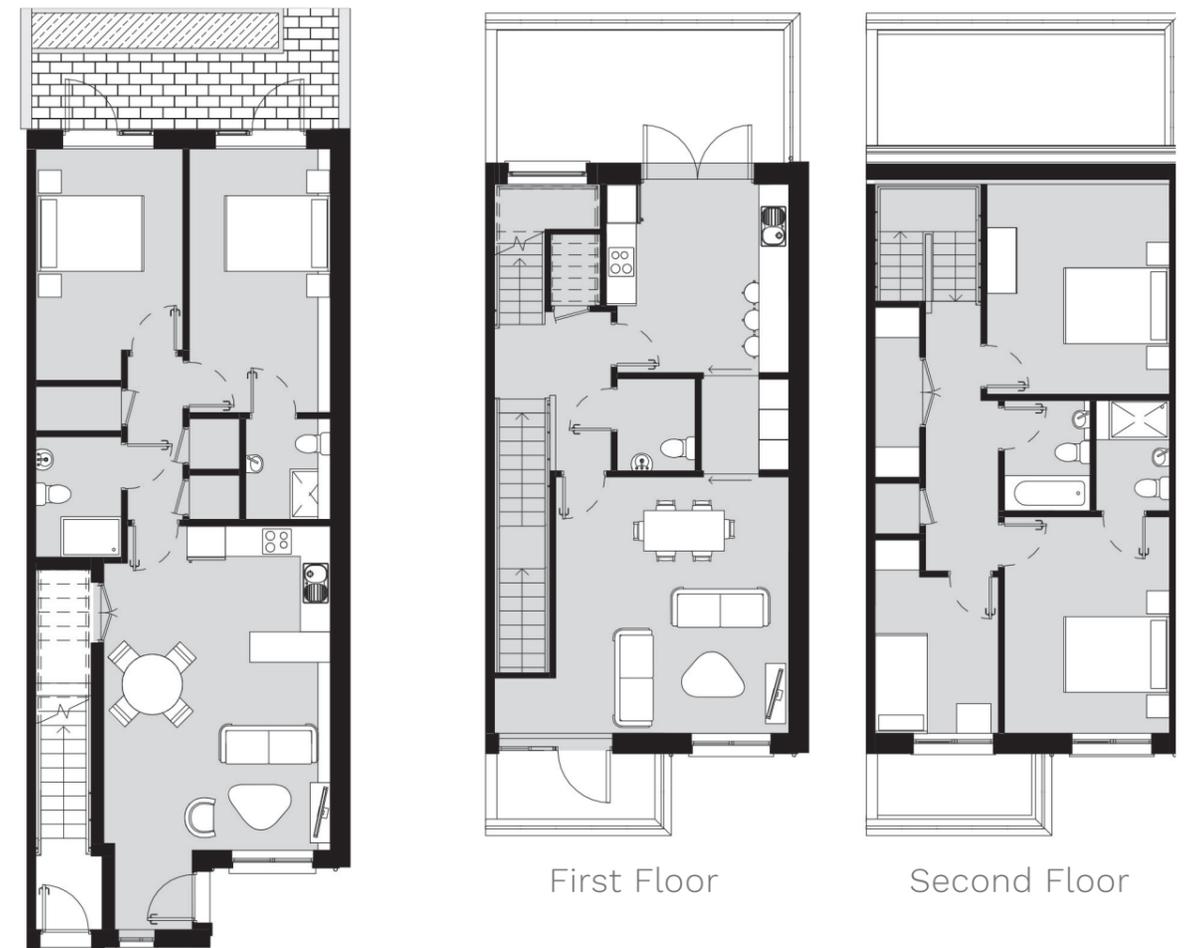
First Floor

Second Floor



2 Bed Apartment
Size: 79 sq m - 850 sq ft

3 Bed Duplex
Size: 126 sq m - 1,356 sq ft



Ground Floor

First Floor

Second Floor



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TURKINGTON ROCK

Turkington Rock is a collaboration between Helen Turkington and Red Rock Developments to create Ireland's first interior design led, luxury residential property developer.

Helen Turkington is Ireland's leading Interior Designer and has worked on some of the most exclusive homes in Ireland and across Europe. Red Rock Developments, led by Keith Craddock, is a boutique property development company that has built a reputation for creating exquisite family homes.

Together, Turkington Rock has assembled a unique collection of development sites in South Dublin to create the most exceptional newly built family homes in the Country. Their developments are in sought after locations such as Rathgar, Mount Merrion, Dun Laoghaire, Sandyford, Glengageary and Stepaside.

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DEVELOPED BY

TurkingtonRock
HOMES WITH SOUL

SELLING AGENT



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