



THE GROVE

www.thegroved14.com

A photograph of a park during the day. In the foreground, there's a well-maintained green lawn with several tall, thin trees standing in a row. The trees have sparse, dark branches. To the left, there's a cluster of low-lying green shrubs. In the background, more trees and bushes are visible, along with a paved path or road. The overall lighting is bright and sunny.

Introducing something
very special



The Grove is nestled in the leafy suburb of Goatstown, just off the Goatstown Road. These new houses and apartments by Durkan Estates represent the ultimate in stylish living.

The NATURAL BAKERY

Village Life



Location, Location, Location

The Grove is nestled between several vibrant villages of Dundrum, Ranelagh and Donnybrook.

The city centre is situated only 5.5 miles away, whilst a short walk will take you to the Lynams convenience store just around the corner and The Goat Bar and Restaurant further up the road. For long walks and open air, the large campus at UCD or the banks of the River Dodder are only a stroll away. Ireland's largest shopping centre 'Dundrum Town Centre' is also located close by and offers a wide range of shops and international brands.



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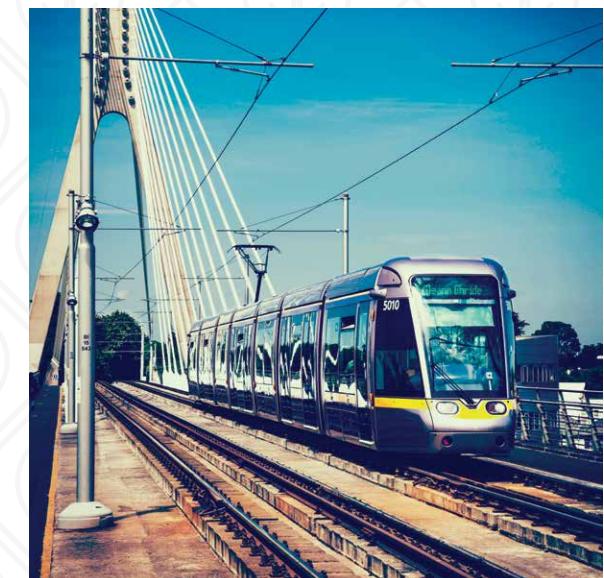
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THE GROVE



1. Ranelagh
2. Milltown
3. Donnybrook
4. Ballsbridge
5. David Lloyd Riverview
6. Aviva Stadium
7. Clonskeagh
8. UCD Sports Centre
9. Our Lady's Grove
10. RTÉ
11. University College Dublin
12. Sandymount
13. St. Killian's School
14. Elm Park Golf and Sports Club
15. St. Vincent's Hospital
16. Dublin Bay
17. N11
18. Booterstown



A location to be envied...

Goatstown is well connected by road, rail and bus to the city centre and beyond. The local LUAS station is situated in Windy Arbour and connects to St. Stephen's Green in just 15 minutes. The regular 11 bus route also takes you to the city centre, whilst the M50 is situated only short drive from The Grove.



Endless Amenities

Education on your doorstep

There are a wide range of sporting and educational facilities locally including a vast range of schools such as Our Lady's Grove (immediately next door), Mount Anville and St. Killian's, not to mention further education catered for with University College Dublin just a stone's throw away.





Experience Luxury

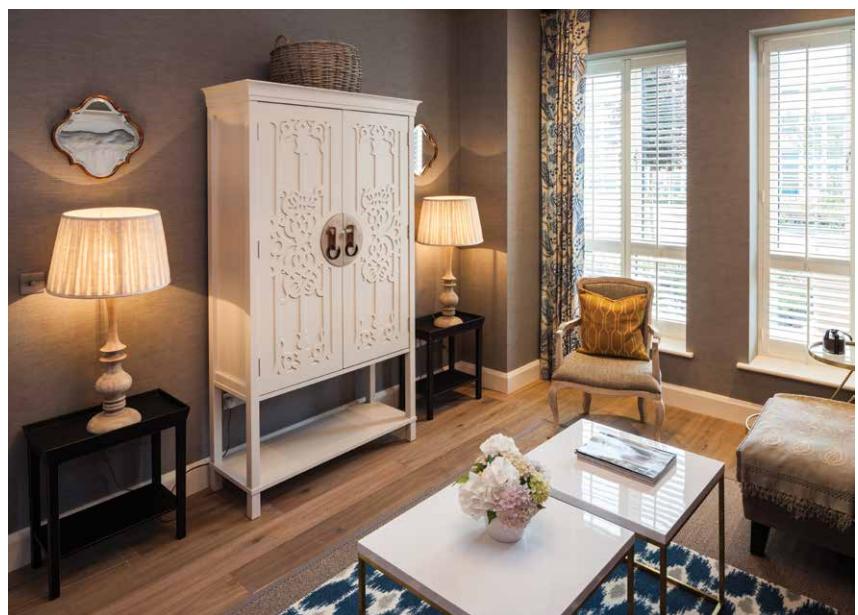
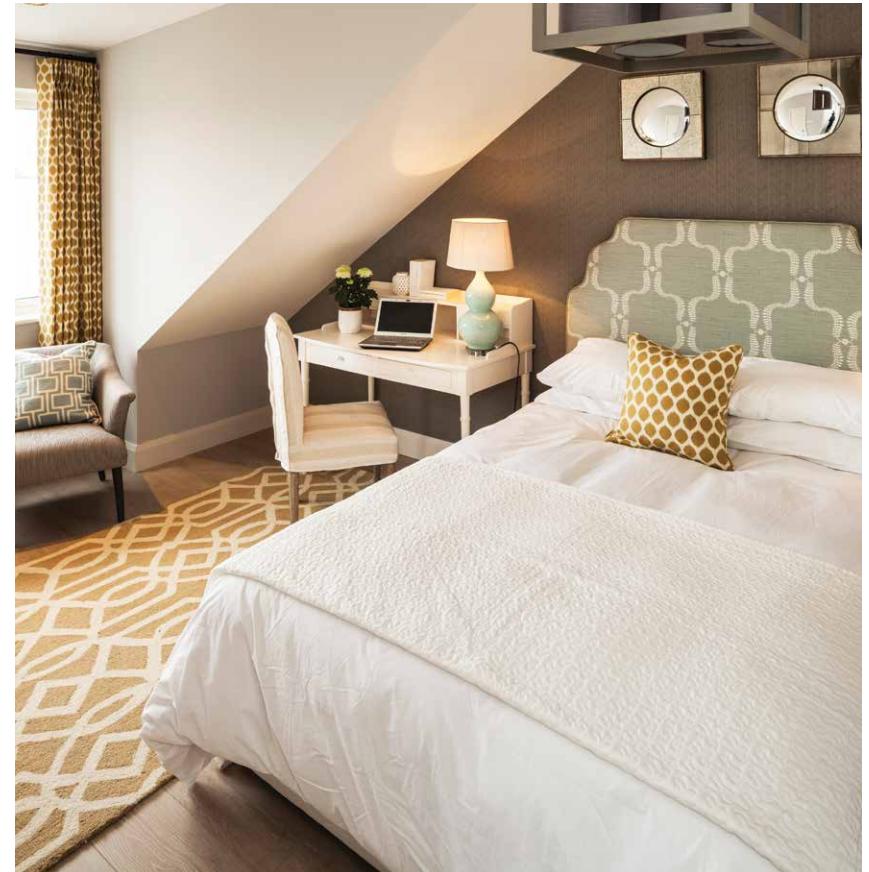
The houses, duplex units and apartments at The Grove have been designed by award winning architects, O'Mahony Pike who focused on maximizing light, space and volume by including high ceilings and full length windows to create a bright and airy feel.

This combination of design and quality has created properties that are not only unique in their leafy location, but also incorporate elements of luxury from designer kitchens, elegant wardrobes and attractive sanitary ware. High quality design and creativity is a driving force behind the Durkan Estates brand name and this is demonstrated at The Grove.









Special Features

Internal Finishes

One of the most impressive features of The Grove is the 10ft/3m high ceilings on the ground floor giving a bright and airy feel. The walls and ceilings are skimmed and painted throughout with a neutral colour and finish with contemporary skirting and architraves throughout. All joinery is oil based paint excluding the attractive stair handrail which is Iroko hardwood.

Doors & Ironmongery

The solid core shaker style extra height doors (2.4m) have a recessed trim with brushed chrome ironmongery throughout with bronze finish handles.

Kitchens

Custom design 'Nolan Kitchen' with contemporary solid style haze and graphite painted doors, brushed steel handles and the free standing extra wide Quartz stone island completes the kitchen with under mounted white Carlow range bowl and half ceramic sink.

Appliances

AEG integrated appliances comprising 4 ring gas hob, built in microwave and multi-function oven combi, integrated dishwasher and 50/50 fridge freezer. High quality Telescopic extractor hood. Dual zone wine cooler as standard. A Zanussi washing machine and condenser dryer is located in the utility room.

Bathroom and En-suites

Stylish and contemporary bathrooms and en-suites with RAK 600 Series sanitary ware by Sonas. Wall and floor tiling in all wet areas with rain shower overhead as per show house. All bathrooms are fitted with chrome heated towel rail and Quartz stone counter tops over the vanity units.

Wardrobes

Elegant built in stepped shaker style wardrobes with vintage oak carcass by Bedroom Elegance. The master bedroom has a walk in wardrobe with ample storage while the other bedrooms contain extensive double hanging rails and shelving.

Windows/ External Doors

High performance, triple glazed windows by Munster Joinery. The front door has an Ultratech composite steel multi point locking system with triple glazing. Access to the rear garden is via an Aluclad high performance triple glazed full wall length panoramic rear screen with multi point locking mechanism sliding door. Large Velux roof windows fitted as standard.

Heating

The Grove is an A energy rated development with a modernised gas fired central heating system with multi zoned controls, and the added benefit of a mechanical ventilation and heat recovery system throughout the house.

Electrical

Generous and well-designed lighting and power points with brushed chrome finished sockets and switches on the ground floor and contemporary white switches upstairs. Recessed LED down lighters in the hall, living room, kitchen, bathrooms and ensuite. Cat5 allows for high speed broadband with SKYTV, UPC and Eircom. Smoke, heat and carbon monoxide detectors are fitted as standard. Pre-wired for a security alarm.

Floor Covering Finishes

Striking porcelain floor tiling fitted as standard in the ground floor hall, kitchen, utility, w.c. and store room. Beautiful dark oak timber laminate complete the living room.

External Finishes

High quality 'Kilsaran' cobble lock driveway allowing for two car park spaces (houses). Elegant brickwork to front and gable of the exterior walls giving for a low maintenance finish with coloured render finish with zinc covered canopies over the entrance door, bay and dormer window.

Gardens

The gardens offer a wonderful extension of the living space at the property. Gardens open to a stylish high quality patio with outdoor lighting and water tap. This leads to the raked and seeded garden which is fenced with attractive timber panels with rear gate (Block 2). Durkan Estates have fitted each house with a Barna type timber shed with power point socket and light.

Sustainability and Energy Efficiency

By investing in new technologies and making improvements to the materials used at The Grove, Durkan Estates have constructed houses which offer a more sustainable way of living and are more comfortable and energy efficient than those constructed in times past. Passive house principles have been adopted to the highest standards at The Grove which future proof these homes and exceed all current building standards and regulations. The

following features combine to create a greener home with superior levels of comfort and lower energy usage:

BER 'A' rated energy efficient homes

- The houses at The Grove boast a high A3-A2 BER rating (low energy, low carbon). This contributes to a significant reduction in the cost of heating the houses.

Improved Insulation

- Masonry twin wall providing a warm home due to high insulation levels exceeding industrial standards reducing heat loss through floors, walls and roof.
- Thermal mass is used for passive heat storage.
- Solid plastered masonry walls between houses giving added sound insulation.

Triple Glazed Windows

- High performance, low U-value triple glazed windows. The benefits include durability, better insulation with an attractive appearance. Low emission argon filled windows which reflect heat back into the room.

Mechanical Heat Recovery Ventilation (MHRV)

- Mechanical Heat Recovery and Ventilation System which is designed for 24 hour continuous exhaust ventilation of stale moist air from the kitchens, bathrooms and en-suites. As the air is extracted a heat exchanger within the system transfers the majority of the heat into fresh air supply entering the living room and bedrooms. The benefits of this system are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air is filtered.

Air Tightness

- Improved air tightness works together with the MHRV to retain heat, reducing heat loss and minimizes exposure to external elements.

Solar Panels

- Solar Photovoltaic Panels mounted on the roof utilize free energy from the sun to produce electricity for domestic requirements which will reduce energy bills.

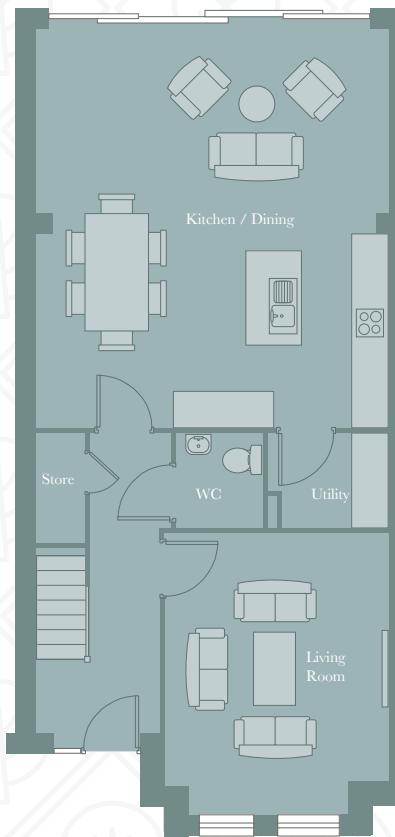
Guarantee

- Each home is covered by the 10-year HomeBond guarantee scheme.

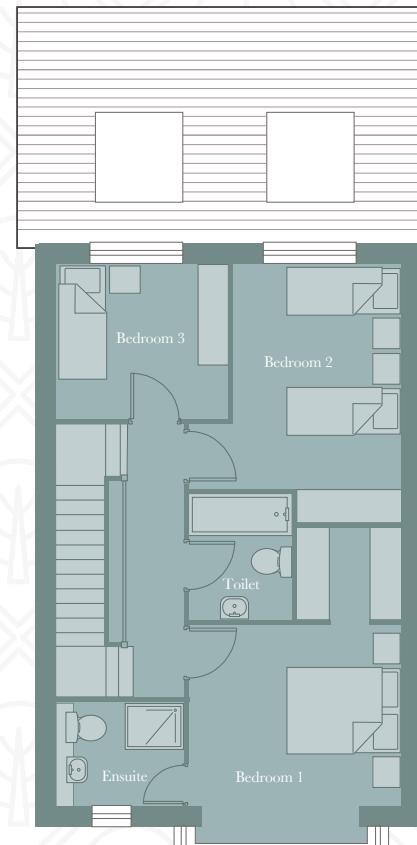
Site Plan



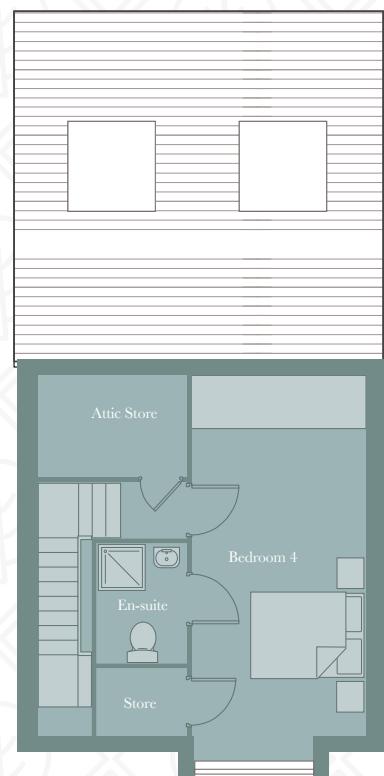
Floor Plans: 4 Bed House 1,786 sqft / 166 sqm (approx)



Ground Floor



First Floor

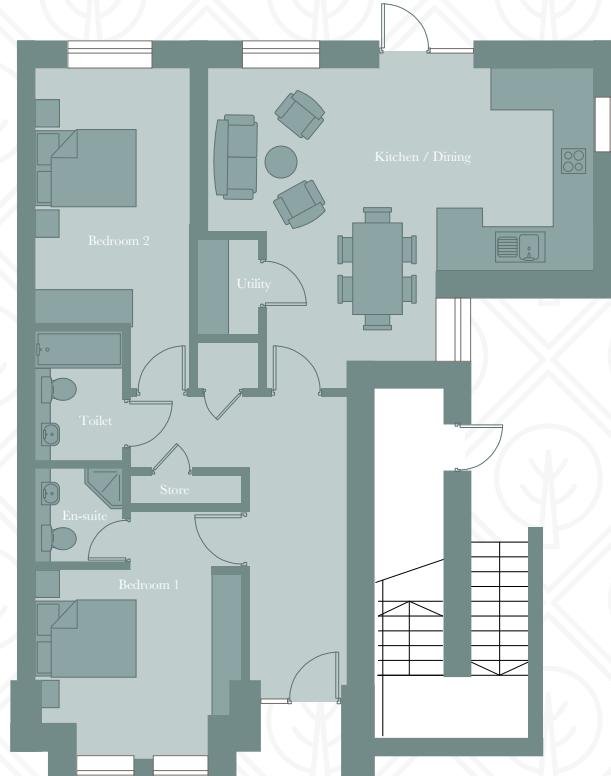


Second Floor

Floor plans are for illustrative purposes only. Layouts may vary.

Floor Plans: 2 Bed Apartment 1,011 sqft / 94 sqm (approx)

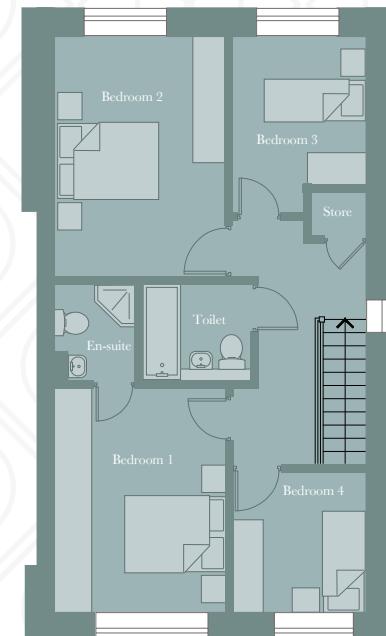
4 Bed Duplex 1,506 sqft / 140 sqm (approx)



Ground Floor
2 Bed Apartment



First Floor
4 Bed Duplex



Second Floor
4 Bed Duplex



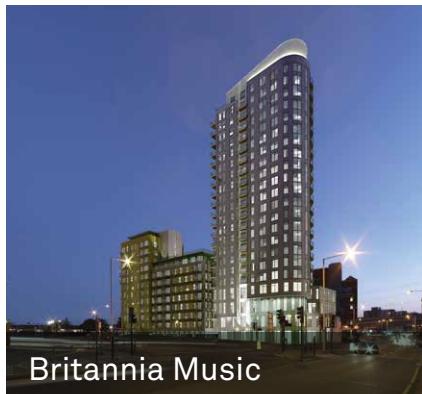
The Academy Woolwich



A tradition of quality

Durkan Estates is part of the Durkan Group, a construction, investment, housing and development company with over four decades of experience in the Irish and UK market.

Durkan enjoys an excellent longstanding reputation for delivering high quality new homes to all sectors and is very proud to present "The Grove" development to the Market. Durkan is at the forefront of environmentally friendly practices at every stage of its developments and employs the best construction practices to ensure the delivery of low energy sustainable housing. Durkan pride themselves on the quality of its after sales services and is committed to delivering you the same exceptional standards.



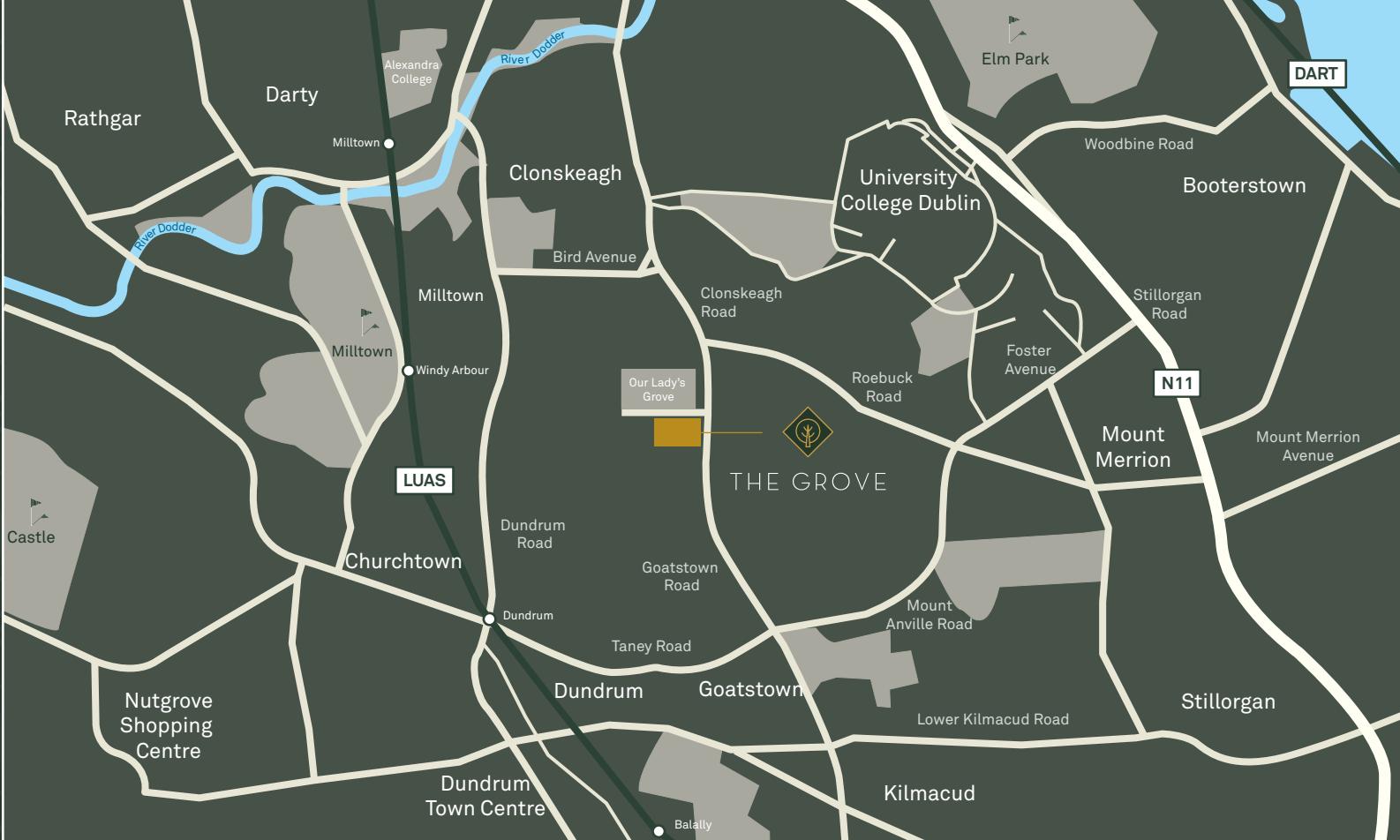
Britannia Music



One Putney Common



Hilton's Wharf



Professional Team



Selling Agent

Sherry FitzGerald New Homes
164 Shelbourne Road
Ballsbridge
Dublin 4

T: 01 667 1888



Disclaimer: 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 developer reserves the right to make alterations to the design, specification and layout. Sherry FitzGerald New Homes PSRA registration No: 002183.



Developer

Durkan Estates
www.durkan.co.uk

Architects

OMP
The Chapel
Mount St. Annes
Milltown
Dublin 6.

Solicitors

Cannons Solicitors
Linden Court
The Plaza
Stillorgan
Co. Dublin