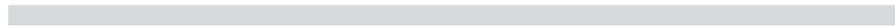




EMSWORTH PARK

Kinsealy
Co. Dublin



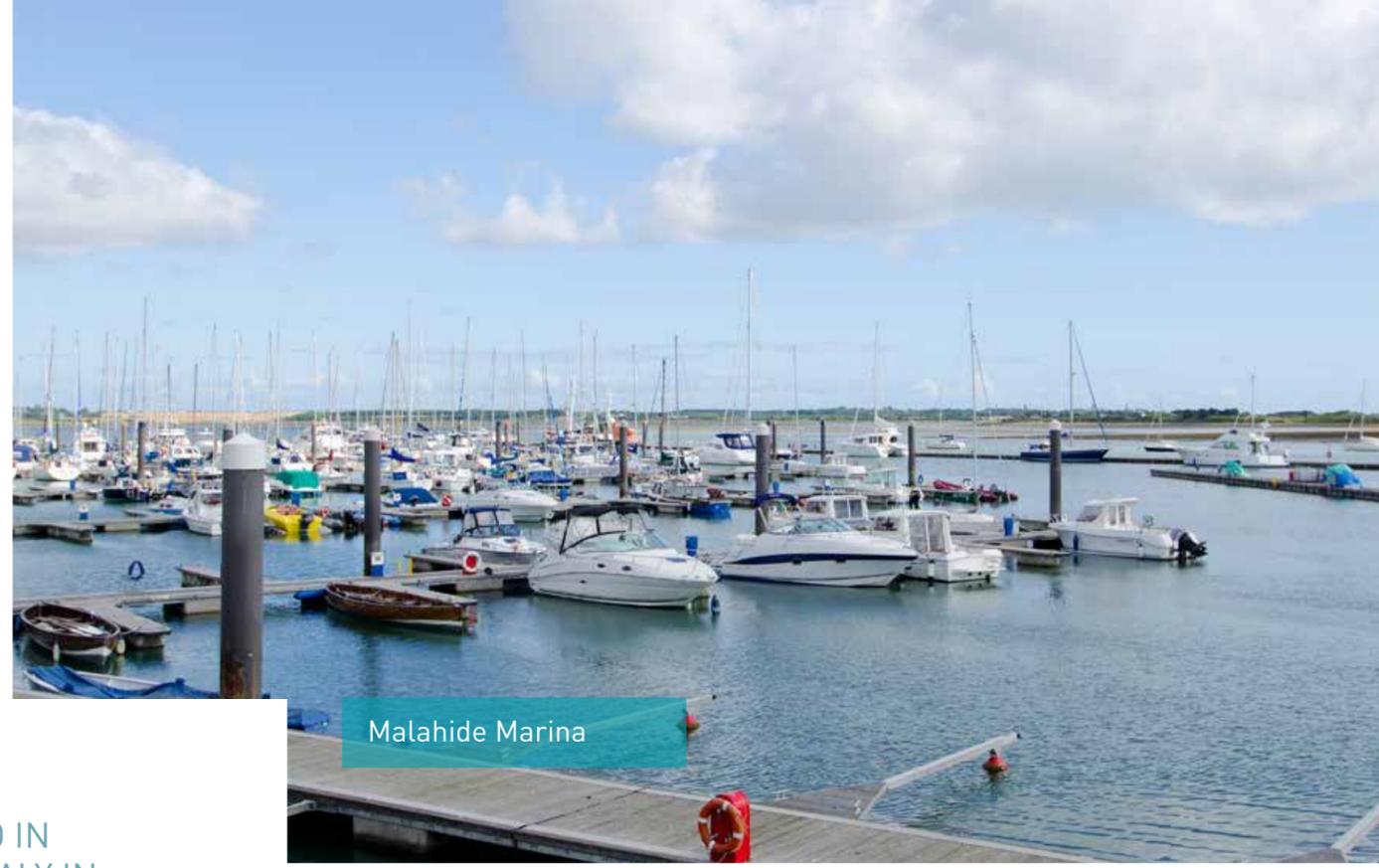
THE DEVELOPMENT

EMSWORTH PARK IS AN ATTRACTIVE DEVELOPMENT OF JUST 16 LARGE DETACHED A-RATED HOMES SET IN A QUIET LOCATION OFF KINSEALY LANE. THE HOUSES THEMSELVES ARE SET OUT ON GENEROUS PLOT SIZES WITH EXQUISITELY LANDSCAPED SURROUNDS INCLUDING BOTH HARD AND SOFT LANDSCAPING.

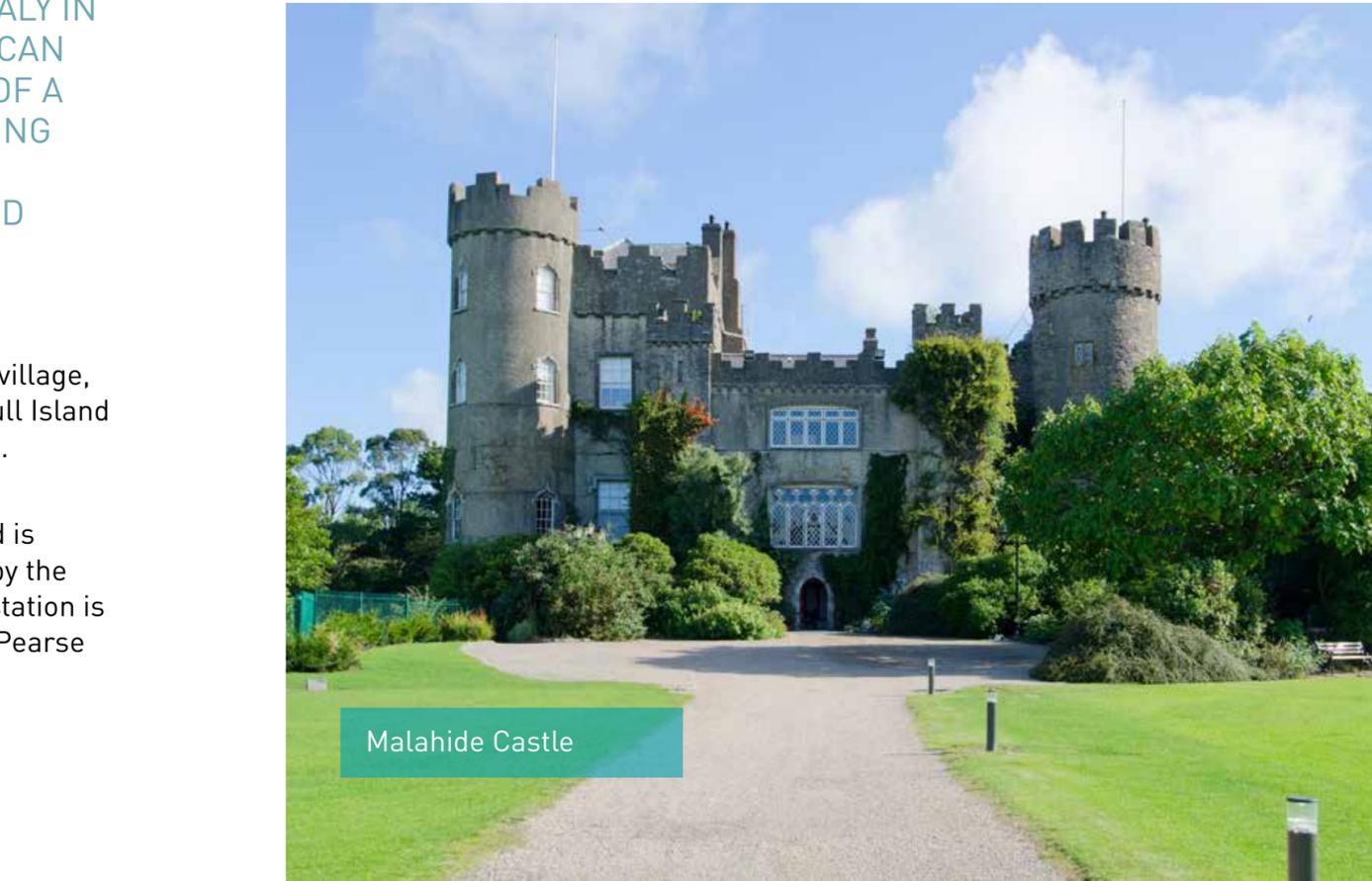
Emsworth Park is striking from the offset due to its cutting edge design and sharp contemporary detailing which gives the estate its strong architectural identity. Each house has been thoughtfully designed to provide a wonderfully spacious setting for family life, with accommodation of 2,422 sq.ft (225 sq.m).



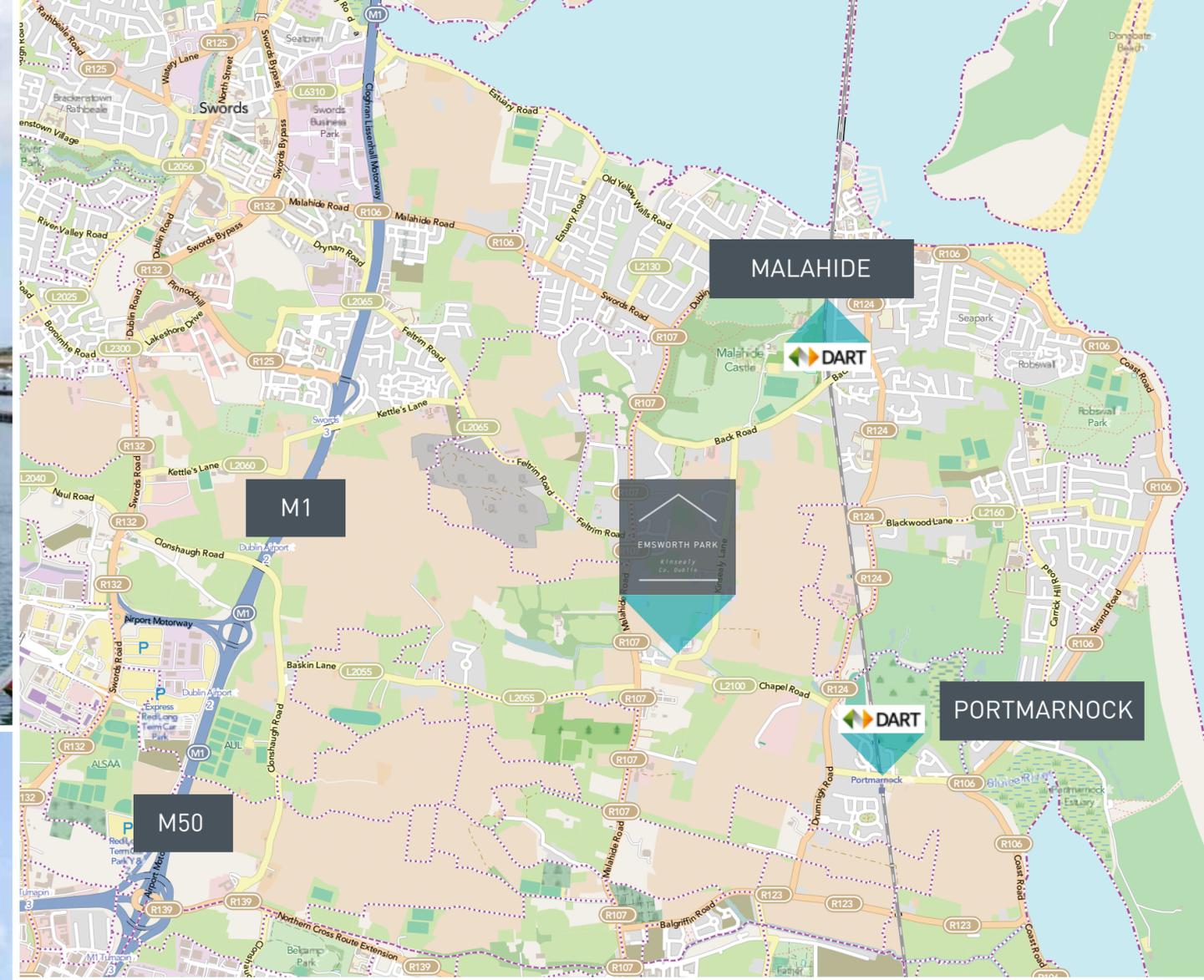
EMSWORTH PARK IS STRIKING FROM THE OFFSET DUE TO ITS CUTTING EDGE DESIGN AND SHARP CONTEMPORARY DETAILING”



Malahide Marina



Malahide Castle



LOCATION

EMSWORTH PARK IS IDEALLY LOCATED IN THE PICTURESQUE SETTING OF KINSEALY IN NORTH COUNTY DUBLIN, WHERE YOU CAN ENJOY THE PEACE AND TRANQUILITY OF A SLOWER PACE OF LIFE WHILST ENJOYING A HOST OF AMENITIES IN THE NEARBY BUSTLING VILLAGES OF MALAHIDE AND PORTMARNOCK.

Whilst there are too many to name, some of the nearby highlights include Malahide Marina and village, Portmarnock Strand, Malahide Castle, North Bull Island and a host of world renowned local golf courses.

The city centre is just 7km south of Kinsealy and is easily accessible with regular service provided by the 42 and 43 bus routes whilst Portmarnock Dart station is only 2km away with an average journey time to Pearse Street Station of just 25mins.



Malahide Village



Avoca, Malahide Castle



EMSWORTH PARK

Kinsealy
Co. Dublin



SHOPPING

- Swords Pavilions 5.6km (9 Mins)
- Super Valu Malahide 3.6 Km (7 Mins)
- Dunnes Stores Portmarnock 3.5Km (7 Mins)
- Dublin City Centre 11.5km (25 Mins)
- Eurospar, Malahide Road 3Km (5 Mins)



GOLF CLUBS

- Malahide Golf Club
- Portmarnock Golf Club
- Royal Dublin Golf Club
- Clontarf Golf Club
- Deer Park Golf Club
- Howth Golf Club



SCHOOLS

- Kinsealy National School
- St. Nicholas of Myra, Kinsealy
- Sutton Park
- Malahide Community School
- Portmarnock Community School
- St Oliver Plunkett School
- Educate Together National School



FITNESS & WELLBEING

- Avoca, Malahide Castle
- The Fitness Institute St Olaves
- Defined Fitness
- Flye Fit Gym
- Crossfit North Dublin, Kinsealy Business Park

TRAVEL & CONNECT

- Kinsealy to St Stephens Green
28 Mins - Car
- Portmarnock to Pearse Station
26 Mins (Every 30 Mins) - Dart
- Kinsealy to Airport
10 Mins - Car





SITE PLAN

HOUSE TYPE

A  225 sqm/ 2,422 sq

HOUSE TYPE

B  225 sqm/ 2,422 sq

HOUSE TYPE

C  225 sqm/ 2,422 sq

HOUSE TYPE

D  225 sqm/ 2,422 sq

HOUSE TYPE

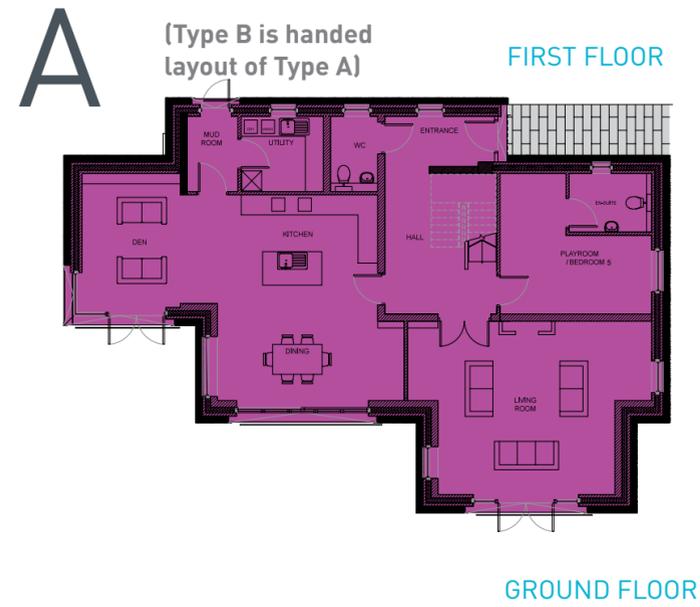
E  225 sqm/ 2,422 sq

EMSWORTH PARK
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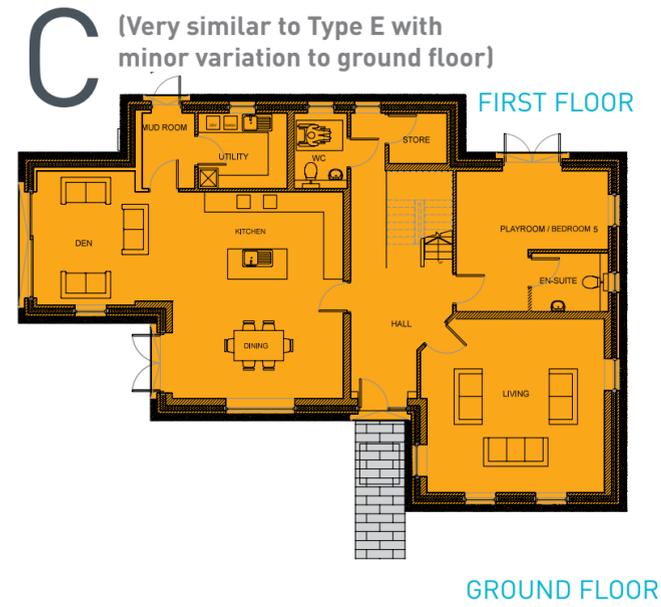
FLOOR PLANS

HOUSE TYPE



225 sqm/ 2,422 sq

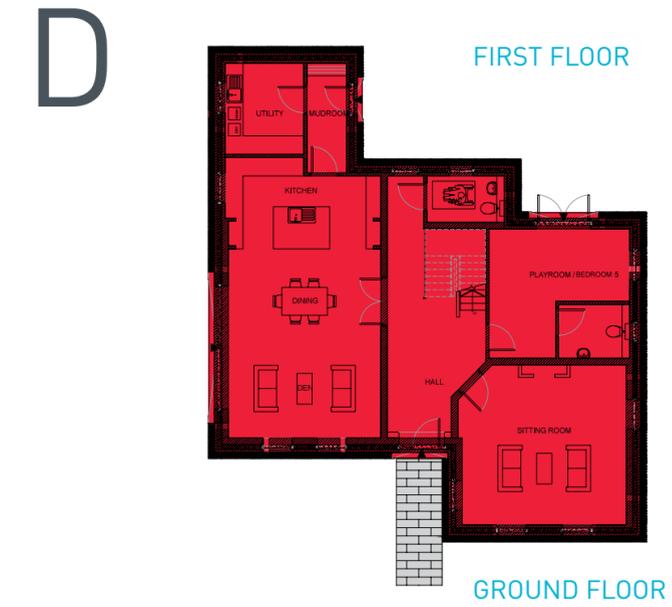
HOUSE TYPE



225 sqm/ 2,422 sq

FLOOR PLANS

HOUSE TYPE



225 sqm/ 2,422 sq





HIGH QUALITY FINISH

SPECIFICATIONS

EXTERNAL:

- A-Rated, energy efficient construction
- Exceptionally low air tightness
- Aluminium gutters and downpipes powder coated with RAL 7023 finish
- Driveways finished with 'Ballylusk' pebble
- Granite wall capping's
- Low maintenance self-coloured plaster render on external finish
- Natural roof slate
- Extensive grassed private rear garden
- Low U-Value, double glazed PVC windows and doors - 1.4W/m²K
- Property comes fully landscaped, with broad range of plants to the front gardens with a mixture of mature shrubbery and trees.
- Rear gardens have an extensive area of granite paving, looking over a spacious grassed lawn

INTERNAL:

- Fully floored as standard - Tile flooring to entrance hall, kitchen /dining room, family room, utility, downstairs W/C, main bathroom and en-suites
- Carpet fitted throughout the remainder of the house
- Sleek, smooth high quality contemporary bathroom fittings with extensive tiling on bathroom and en-suite walls
- Cawley's designed kitchen units, granite worktop together with integrated double height fridge, double height freezer, dishwasher, hob, oven, microwave and telescopic extractor hood. Teka kitchen appliances carrying a five year parts and labour warranty

- Extra-large larder unit with solid oak spice rack and storage doors
- Cawley's designed fully fitted, high specification wardrobes, walk-in-wardrobe to master bedroom
- Painted, pre-finished 8 foot 'oversized' doors with contemporary chrome ironmongery fitted throughout with 9 inch skirtings throughout
- Chrome faced electrical fittings to main area of ground floor
- Air source heat pump with underfloor heating to ground floor areas
- 'Riva' gas fire and Balmoral fireplace
- All internal walls painted with two coats of 'Bleached Lichen' and all timber work finished in 'Perfectly Neutral'

GENERAL:

- 10 Year HomeBond Structural Guarantee
- Concrete block built homes
- Extensive children's playground located on communal park area

ENERGY EFFICIENCY:

- High level of insulation incorporated throughout to ensure warmth and comfort
- Thermia Air Source Air Pump with underfloor heating to ground floor and radiators including thermostatic radiator valves to the first floors
- Designed for the Swedish winter, where temperatures regularly dip to -20 Degrees, our relatively mild average winter temperature of 7.5 Degrees ensures high output and efficiencies throughout the year



EMSWORTH PARK

Kinsealy
Co. Dublin

HIGH CEILINGS AND HIGH
SPECIFICATION AS STANDARD

PROFESSIONAL TEAM



EMSWORTH PARK

*Kinsealy
Co. Dublin*

BER RATING - **BER A3**

SELLING AGENT



Savills New Homes
33 Molesworth Street
Dublin 2

www.savills.ie
PRSA No: 002233



Anthony Neville Homes
Auburn House, Redmond
Road, Wexford

www.anthonyneville.ie

Tel: 01 618 1300

Email: newhomes2@savills.ie

SOLICITORS

Sheehan & Co,
1 Clare Street,
Dublin 2

ARCHITECTS

Derham Barry,
22 William Street South,
Dublin 2

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