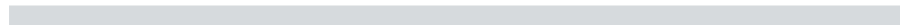




# EMSWORTH PARK

*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”







## LOCATION



Malahide Marina

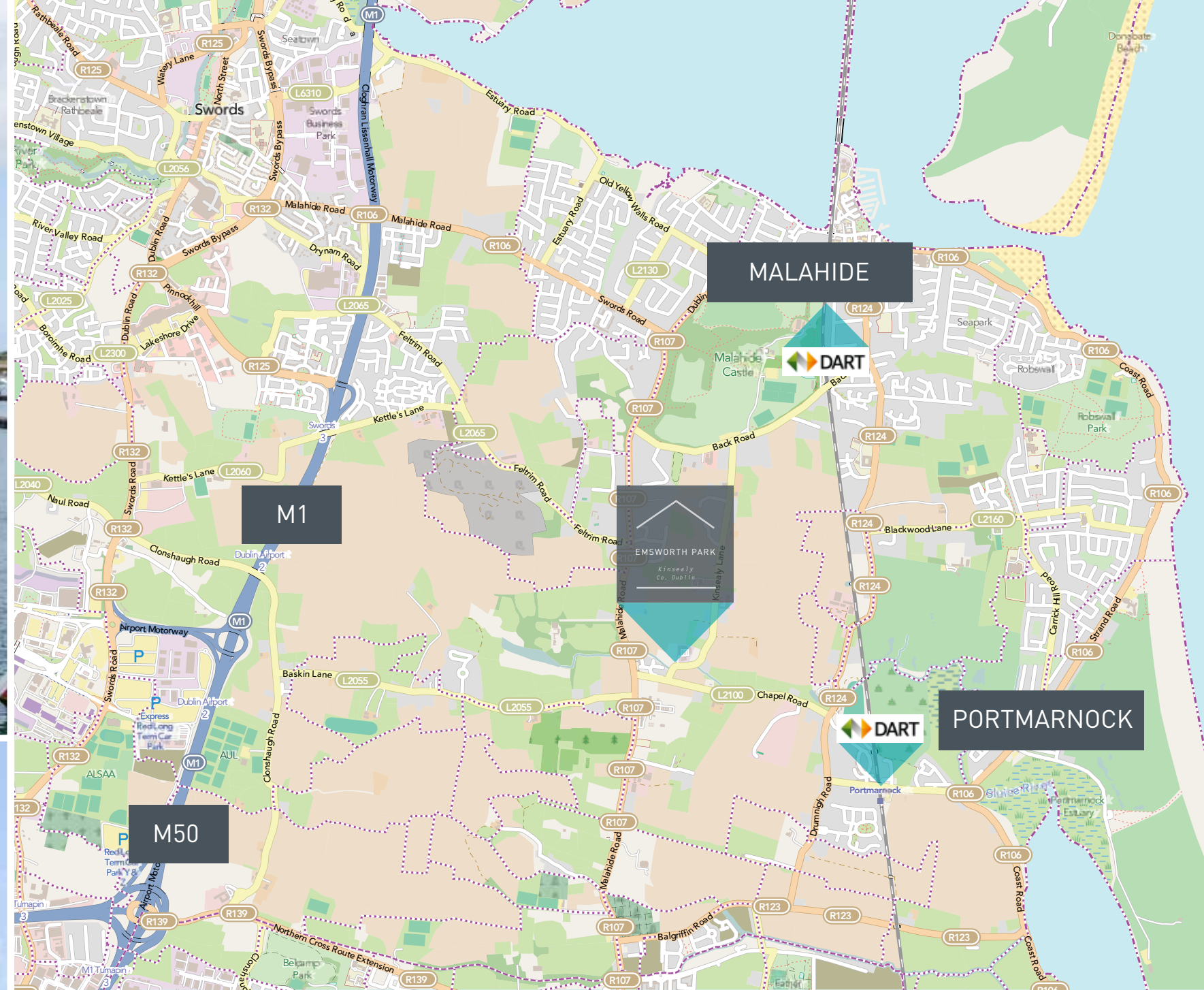


Malahide Castle

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





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## 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

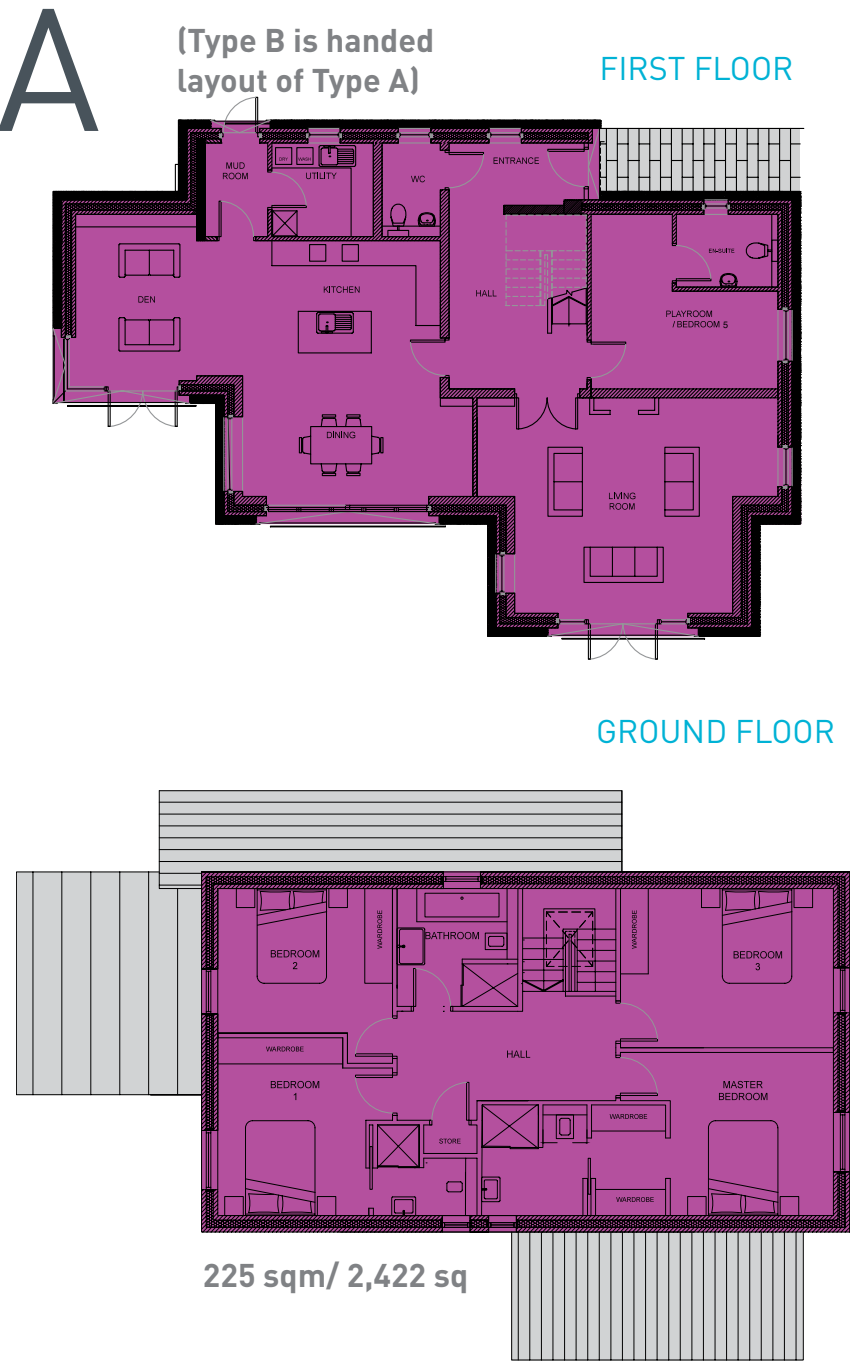
*Kinsealy  
Co. Dublin*



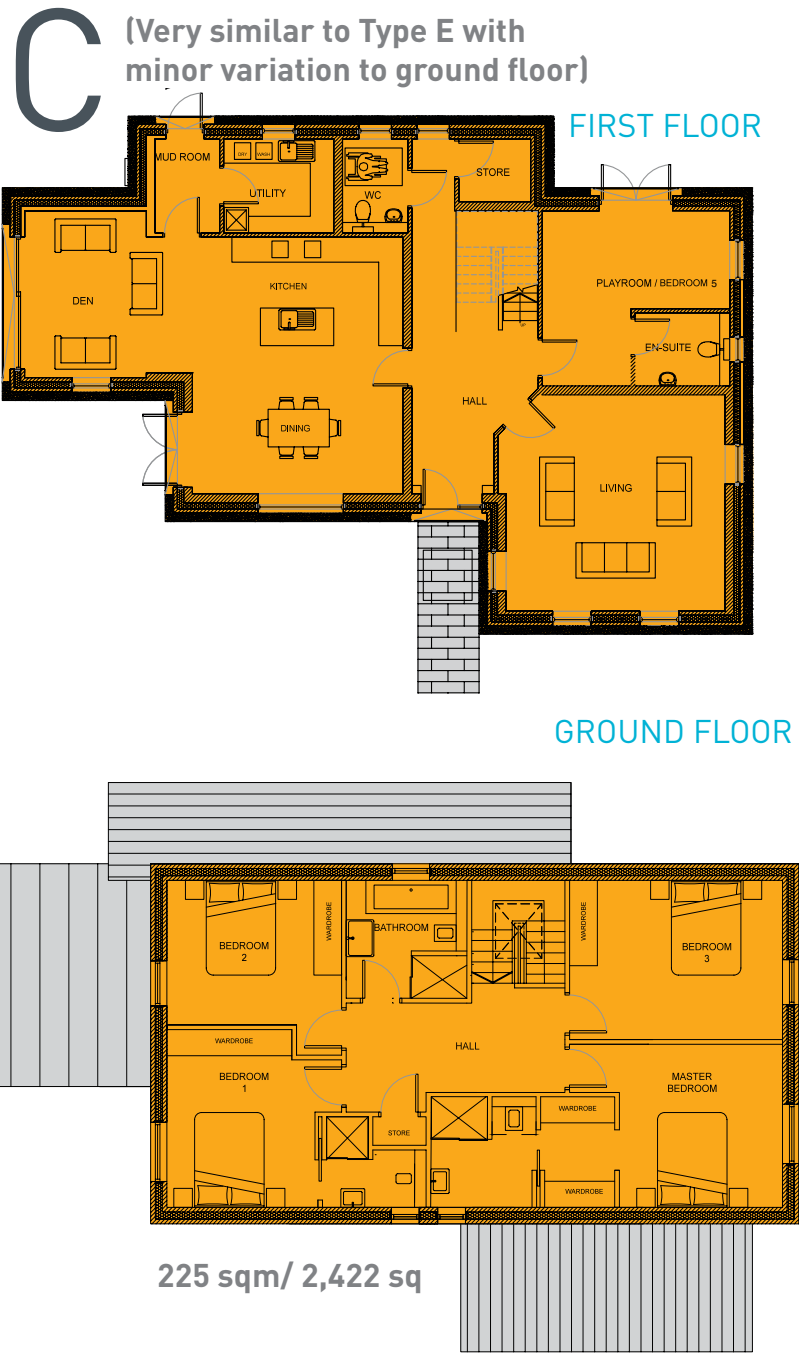


FLOOR PLANS

HOUSE TYPE

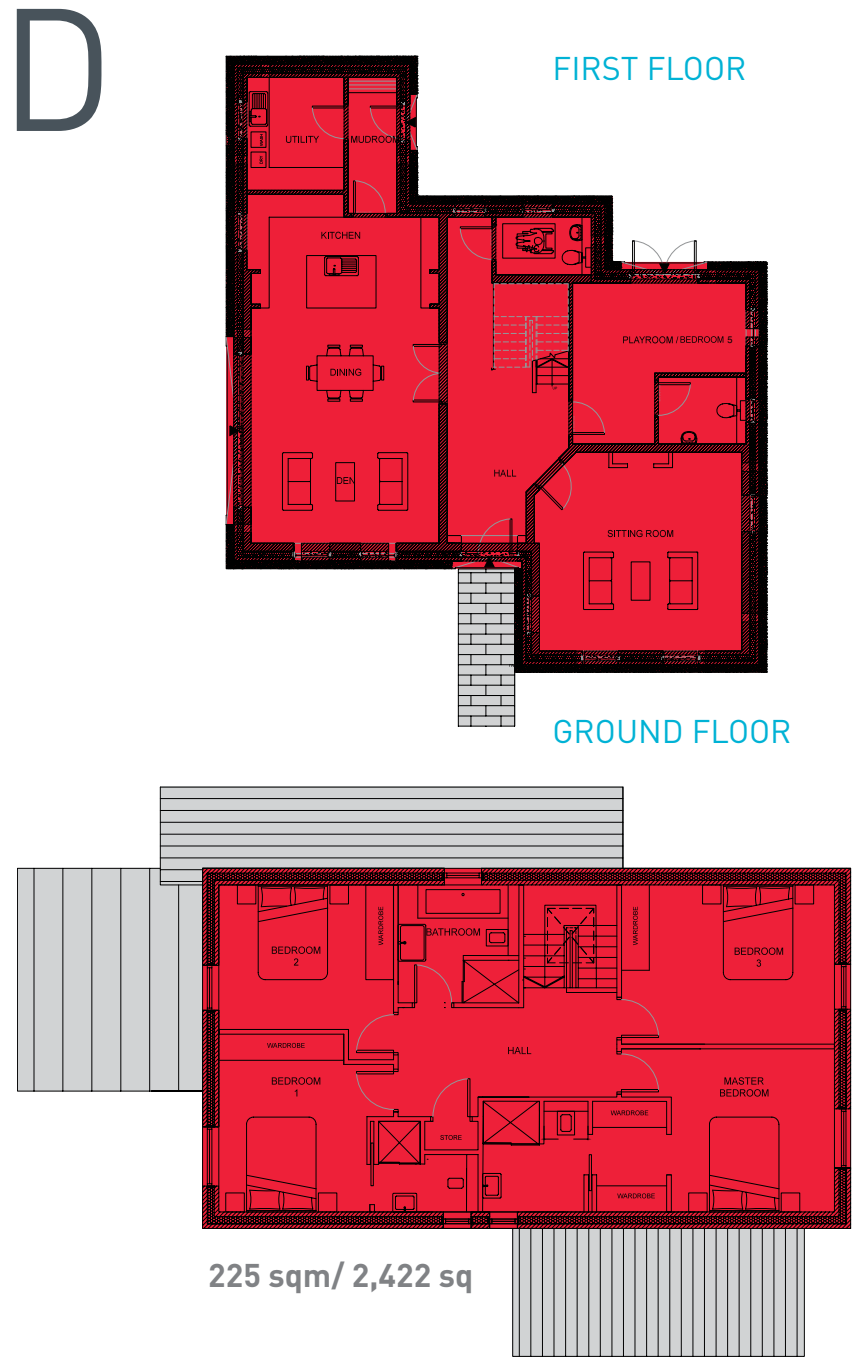


HOUSE TYPE



FLOOR PLANS

HOUSE TYPE



EMSWORTH PARK  
Kinsealy  
Co. Dublin







## 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



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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