



Best in class

20 - 24
GLENART AVENUE
BLACKROCK • CO. DUBLIN



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Superbly Appointed Homes in Blackrock, Co.Dublin

Bartra Homes are delighted to present to the market an exclusive development of just four detached family residences, attractively positioned on quiet and leafy Glenart Avenue, Blackrock; one of the most highly sought after upmarket residential areas in South County Dublin.



A rare opportunity to live in this luxurious much-sought after neighbourhood

Blackrock is one of South Dublin's most magnificent suburbs and the fortunate residents of this development will enjoy an unsurpassed wealth of amenities literally on their doorstep.

You are just 4 minutes from Blackrock Village, 5 minutes from Stillorgan Village and 6 minutes from Donnybrook Village and all of the superb range of shopping, restaurants and bars that each location offers. Indeed the city centre's Stephen's Green and Grafton Street area is a mere 15 minutes away.



One of the finest districts in the entire country

The range of recreational facilities nearby include Elm Park Golf & Sports Club and Blackrock Park, both just 6 minutes away. There are also a host of sporting activities in the surrounding area, including tennis, rugby, soccer, GAA, hockey and of course a vast array of sailing and on-water sports.





An incredible coastal location with a fine sporting heritage

Blackrock is always in very high demand as a residential area due to its proximity to the coast and for those who love walking, sea sports and the wonderful lifestyle it brings. The local coastal views are just stunning and Booterstown's Nature reserve is home to a seasonally changing range of, sometimes rare, migrating birdlife.

A wide offering of top-class education establishments

For families with education in mind, some of the best primary and secondary schools in South County Dublin are all within easy reach, including Willow Park, St. Andrew's Junior School, Blackrock College, Booterstown National School, Loreto College, Rosemont Park, Clonkeen College and Oatlands College.

Indeed, University College Dublin, Carysfort College, Trinity College Dublin are also all within close proximity. In addition, Blackrock Clinic, Saint Michael's Hospital and Saint Vincent's University Hospital are just a short drive away.





An Ideal Location

5 min
Blackrock Clinic

8 min
University College Dublin

15 min
Trinity College Dublin

10 min
Elm Park Golf & Sports Club

10 min
St. Vincent's University Hospital

15 min
Dublin City Centre

35 min
Dublin Airport

GLENART AVENUE



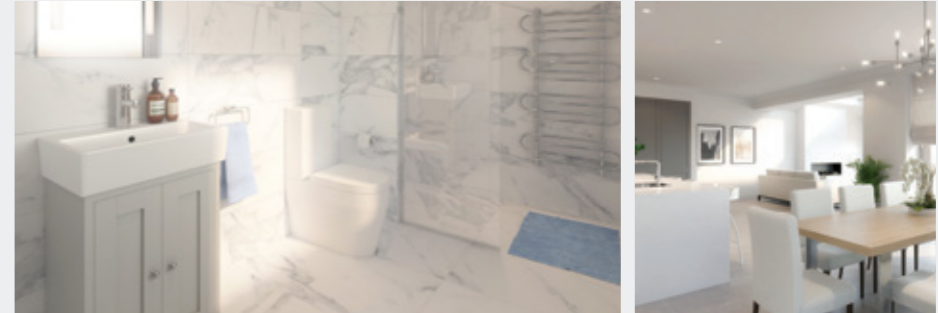
Modern, bright and spacious new homes with stylish interiors

These spacious homes are designed to be sympathetic to, and in harmony with the surrounding long established residences and yet are modern, bright and spacious, using the most sustainable, technologically-advanced and energy-efficient materials available.

With a South-facing aspect and the finest of bespoke, crafted features and fittings including a designer kitchen with appliances and beautifully landscaped gardens with patios all included, these fine homes represent a very rare property opportunity indeed.



Specifications



- Uniquely presented family homes
- Detached 5/6 bedroom houses
- Gas fired central heating
- Bright well laid out accommodation
- Bespoke kitchens with appliances included
- Beautifully landscaped gardens with patios
- Off-street car parking
- Energy efficient



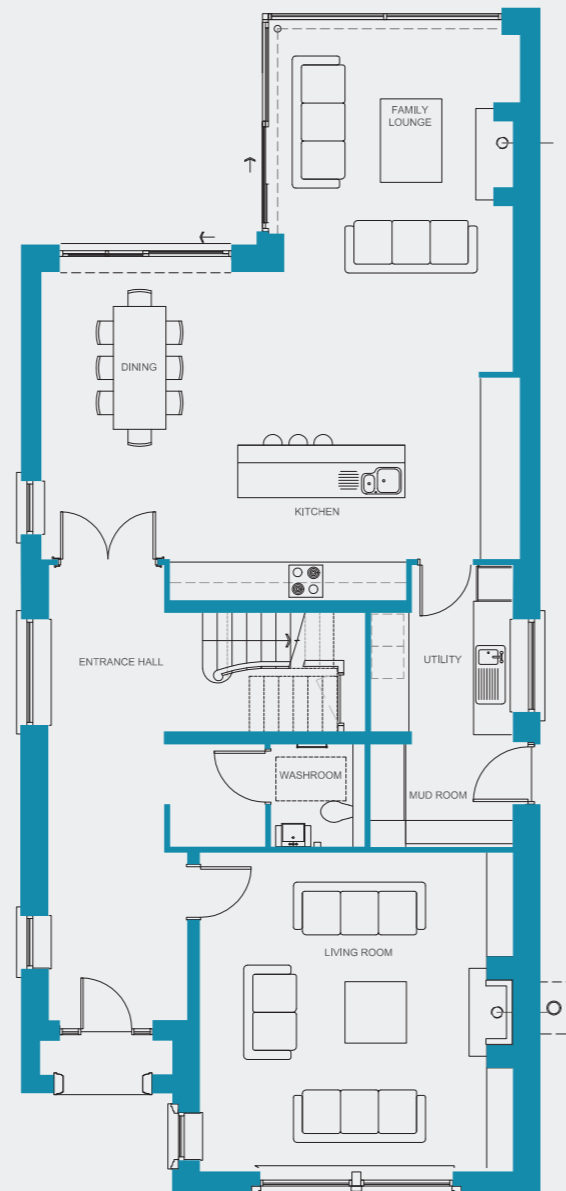


Floor Plans

20 Glenart Avenue

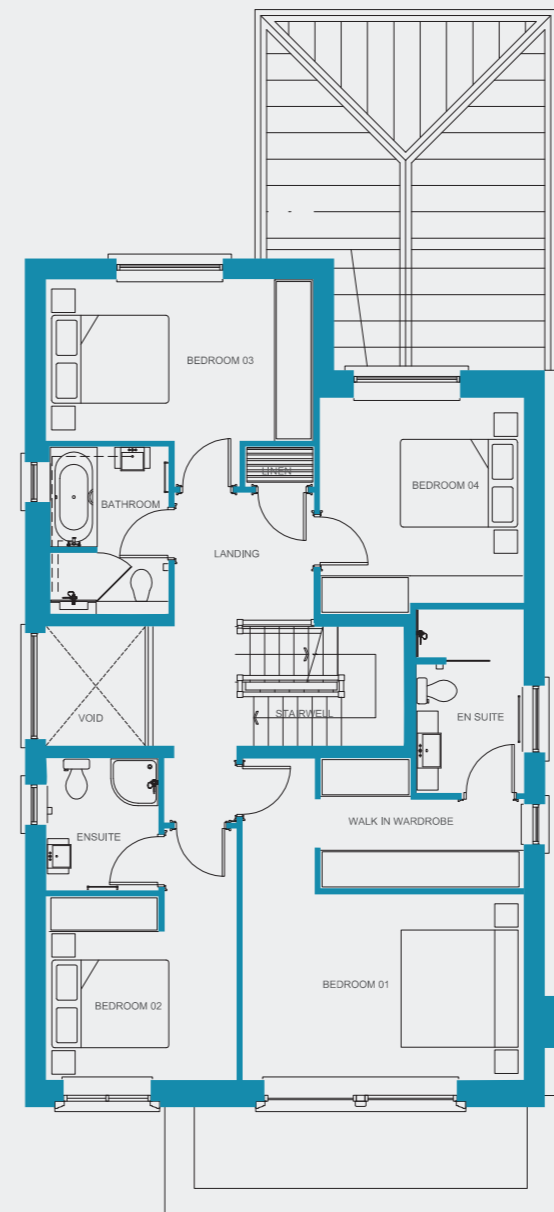
Ground Floor

135.10 sq.m. / 1454 sq.ft.



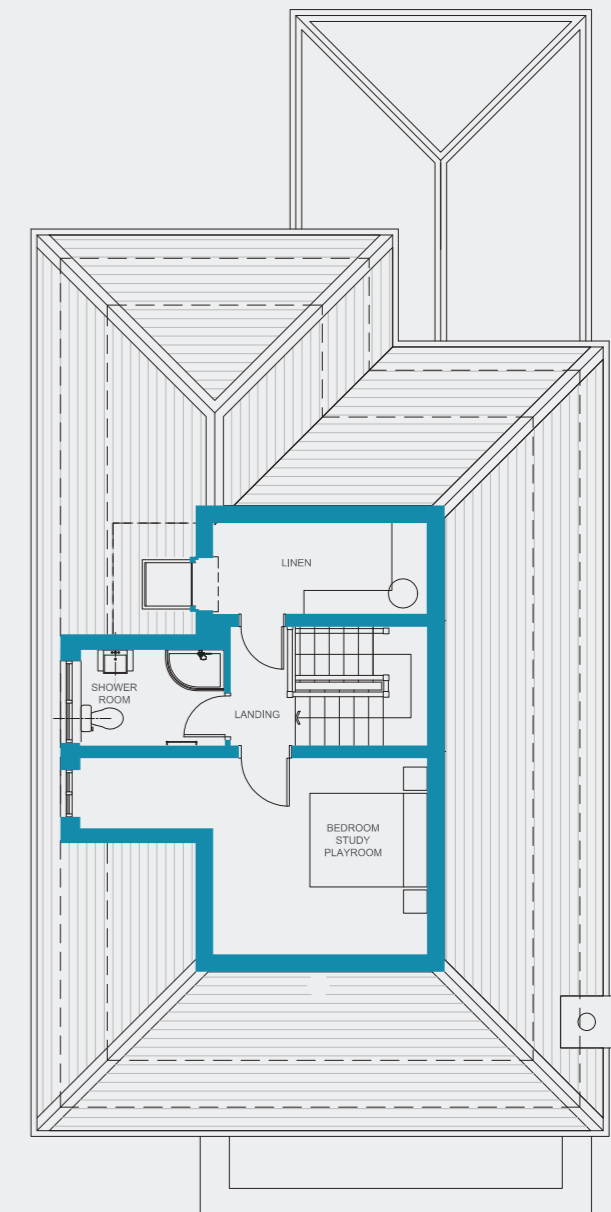
First Floor

103.90 sq.m. / 1118 sq.ft.



Second Floor

41.40 sq.m. / 446 sq.ft.



Total: 280.40 sq.m.
(3018 sq.ft.) (5 bedrooms)

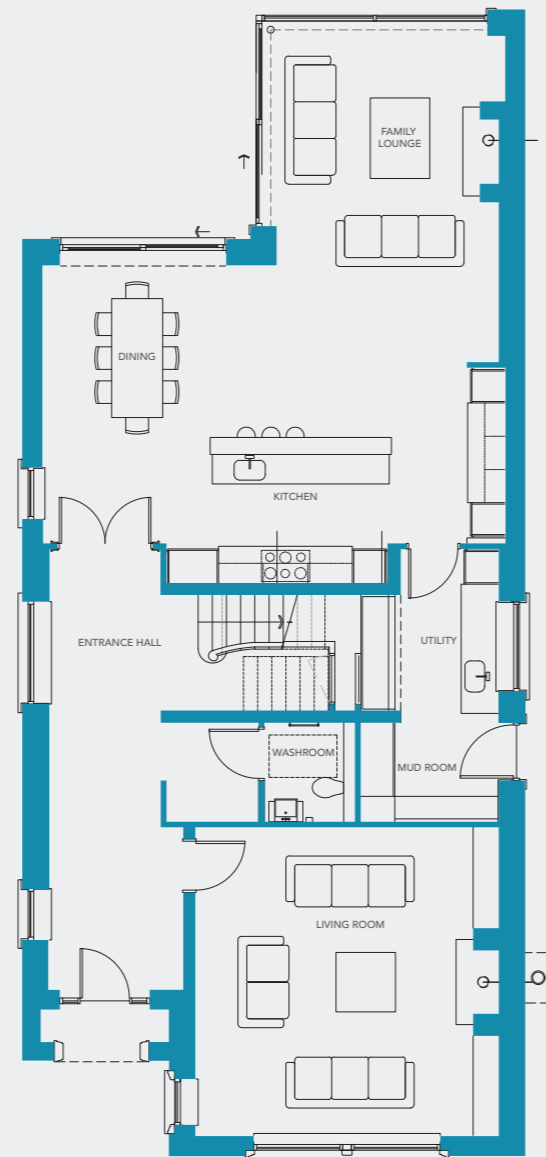


Floor Plans

22 & 24 Glenart Avenue

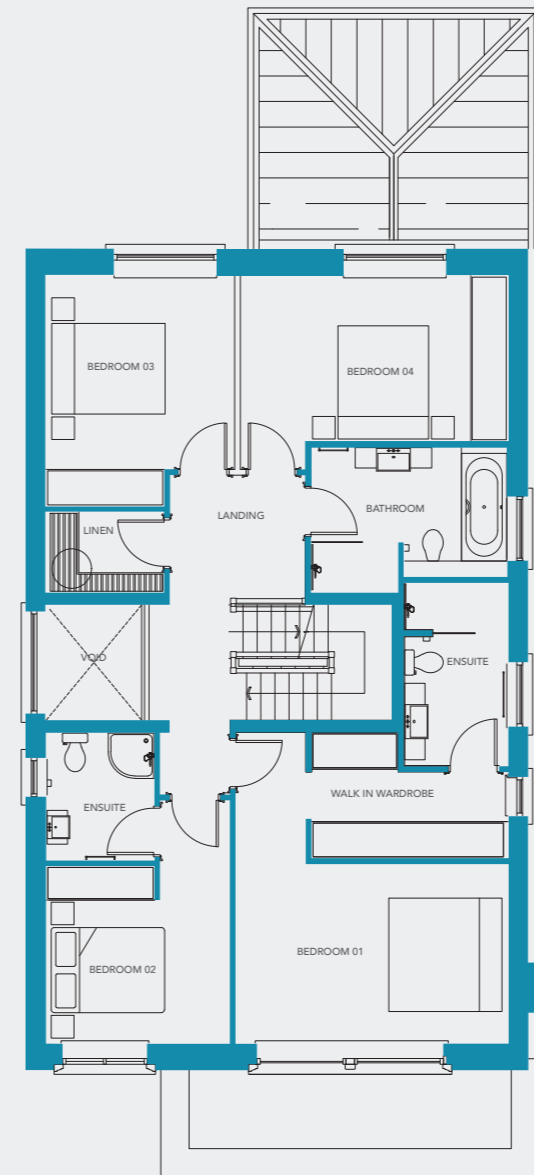
Ground Floor

135.10 sq.m. / 1454 sq.ft.



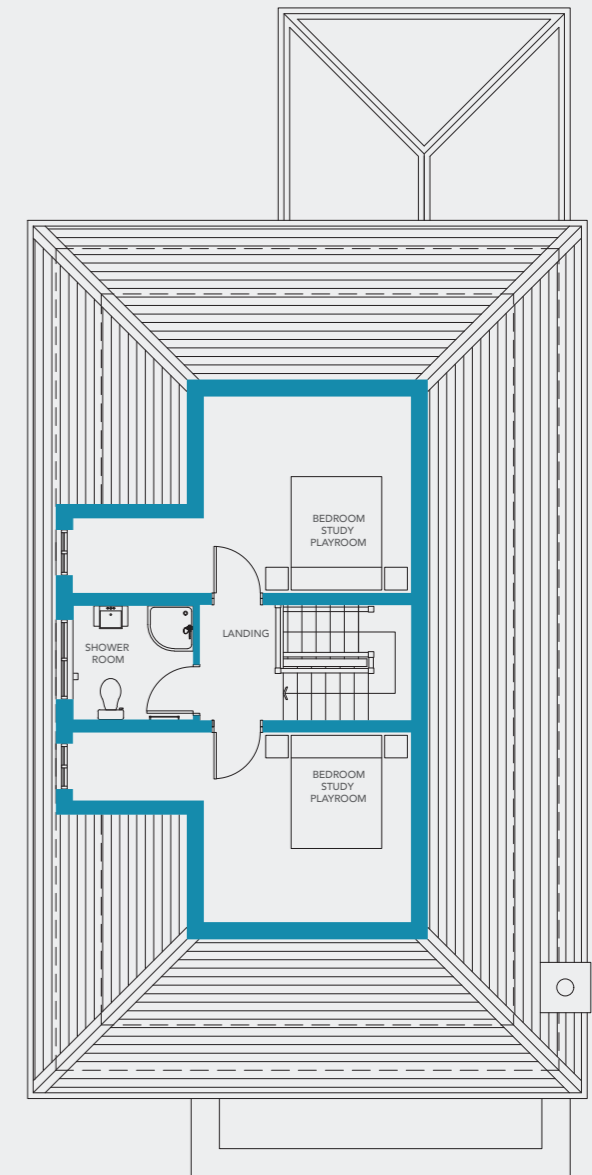
First Floor

110.30 sq.m. / 1187 sq.ft.



Second Floor

49.80 sq.m. / 536 sq.ft.



Total: 295.20 sq.m.
(3178 sq.ft.) (6 bedrooms)

SPECIFICATION

Main Entry Door

High quality, solid core timber entry door, with multipoint locking system.

Internal Doors

High quality, extra tall door-sets to ground floor, solid core doors.

Ironmongery

Stainless steel handles on interior doors.

External Glazing/Patio Doors

Double glazed composite aluminium/wood full height screens. Double glazed composite aluminium/wood full height glazed sliding doors to rear patio area.

Skirting & Architrave

Painted skirtings & architraves throughout.

Stairwell

Feature timber staircase.

Ceilings

Painted plasterboard construction to all areas.

Walls

Internal walls at ground floor level constructed generally as blockwork. Internal walls to upper floors constructed as plasterboard lined stud partitions. All walls are finished with skim plaster and paint finish.

Floors Finishes

Tiling to Entrance Hall, Kitchen, Family Lounge, downstairs WC & Utility. Laminated timber flooring to Living Room. Tiling First Floor Family Bathroom & Ensuites.

Lighting

Generous lighting throughout. Dimmed lighting control to Living Room. All lighting installations will be low-energy LED lighting including recessed fittings as standard.

Electrical

Generous power and data points throughout. Stainless steel face plates to all ground floor level light switches and selected socket outlets. High speed broadband available. CAT 6 and coaxial data points to principal living rooms and all bedrooms. PV Panels for renewable energy generation. Wired for security alarm.

Kitchen

Custom designed McNally contemporary kitchens, with soft close drawers. Silestone quartz worktops and splashbacks. Miele appliances included as standard; Integrated pyro oven, combi microwave oven, gas hob, 2 no. fridge freezer 70:30 and dishwasher. Liebherr wine cooler.

Utility & Mudroom

Utility/laundry space with Silestone worktops, shelving and storage areas.

Bathrooms

All bathrooms include high quality ceramics with quality brassware to bath, WHB and controls. Chrome finish mixer tap to wash hand basin and bath. Heated towel rail. Contemporary Vanity units. Integrated lighting/demister & shaver socket to bathroom mirrors. Feature tiles to floors and full height to walls.



Master Ensuite

Three piece bathroom comprising WC, WHB/vanity unit and walk in shower. Feature tiles to floors and full height to walls. Contemporary Vanity units.

Bedrooms

All bedrooms include custom designed Italian built-in wardrobes by Zalf with integrated hanging rails, drawers, shelves & sliding doors. All master bedrooms include open fronted walk in wardrobes.

Heating

High efficiency gas boiler. Heatmiser controls complete with local adjustable thermostats. Underfloor heating to ground floor, bathrooms, shower rooms & ensuites. Radiators to bedrooms at upper floors.

Ventilation

High efficiency heat recovery ventilation system. Excellent air tightness.

Note:

Natural products such as stone and timber are subject to variations in colour and appearance. Where a particular material or product is specified this may be subject to change due to either availability of a particular product or quality of material available at the time of procurement.

Exterior

Landscaped rear garden with paved terrace area and exterior lighting. Landscaped entrance courtyard with parking for two cars and exterior lighting.

Warranty

All Homes are covered by a 10 year Home Bond Warranty.

Sustainability and Energy

Efficiency



The homes have been designed and built to embrace sustainability and energy efficiency. The houses deliver an A3 BER rating resulting in the building using very low levels of energy. LED fittings, high efficient heat sources and full heat recovery ventilation systems contribute to the energy efficiency and sustainability approach evident throughout the homes.

A SUPERIOR DEVELOPMENT BY



Contractor **Elliott Group**

Civil and structural engineer **CS Consulting Group**

Mechanical and electrical engineer **J.V. Tierney & Co.**

Quantity surveyor **Mitchell McDermott**

Assigned certifier **i3PT Certification**

Architect **Cantrell & Crowley Architects**



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Activate Capital

Disclaimer

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