

KINGSTONE
MANOR

DELGANY CO. WICKLOW

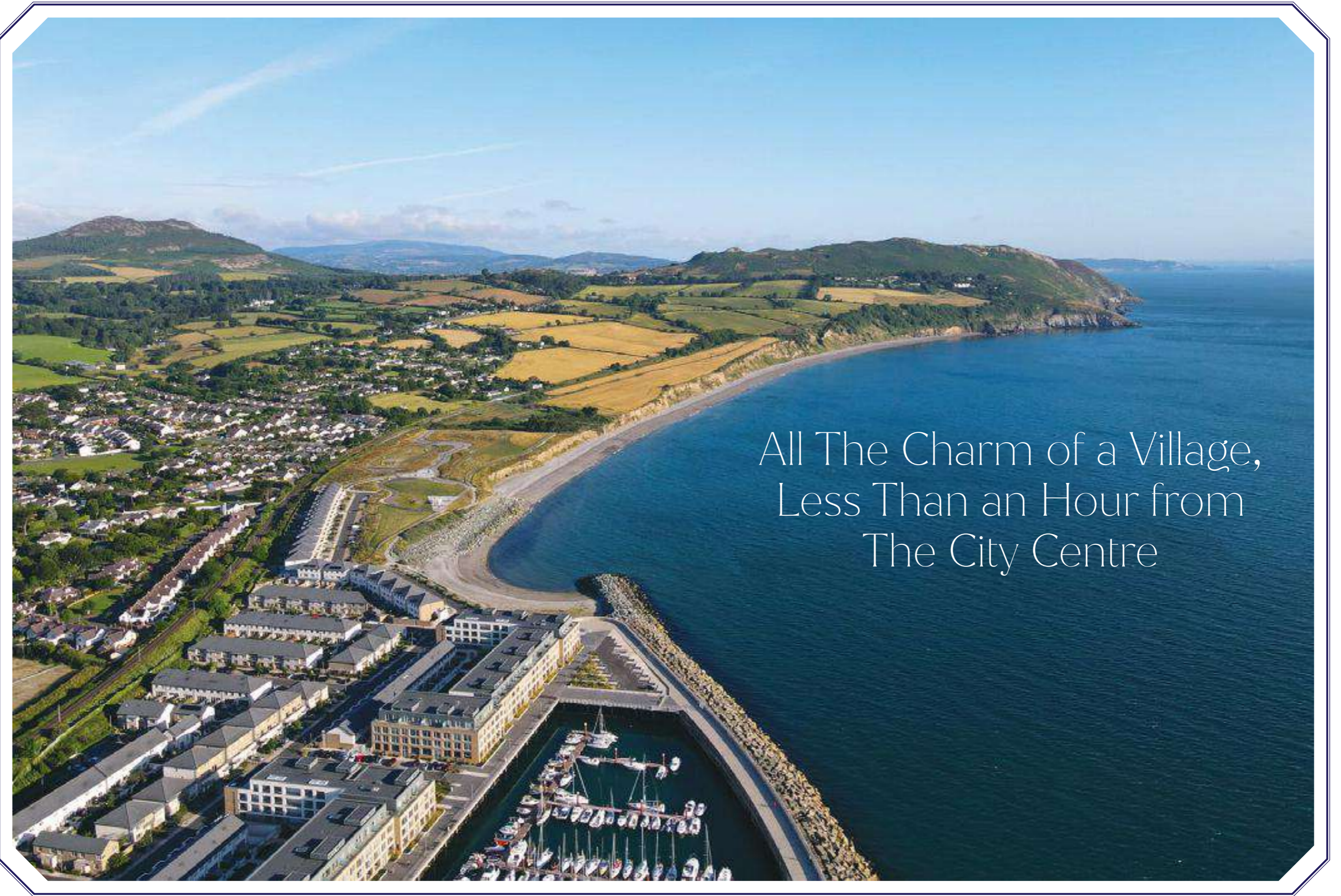
KINGSTONE-MANOR.IE



WELCOME TO
KINGSTONE
MANOR



AN EXCEPTIONALLY CRAFTED
DEVELOPMENT OF JUST 10 A-RATED
THREE BEDROOM HOMES SET BETWEEN
TRANQUILLITY AND CONNECTIVITY.



All The Charm of a Village,
Less Than an Hour from
The City Centre



Relax With Friends in One of the Charming Local Bars or Cafes that are Filled with Character

Nestled between the bustling villages of Delgany & Greystones, Kingstone Manor has everything you need for modern family life. Excellent schools, transport links, shopping, restaurants and more combined with the sheer joy of living near the beautiful Wicklow coast to offer an enviable lifestyle for families of all ages.

Whether it's taking a leisurely stroll along the Delgany heritage trail, a sunny afternoon at Greystones beach, a spot of lunch in Pigeon House or a round of golf in Delgany golf club, Kingstone Manor is surrounded by a wealth of local amenities.



SUGARLOAF MOUNTAIN

BRAY HEAD

DALKEY

GREYSTONES HARBOUR GREYSTONES TRAIN VILLAGE STATION

A Perfect Place to Call Home

ST.LAURENCES NAT SCHOOL

AN GAEL SCOIL GREYSTONES EDUCATE TOGETHER TEMPLE CARRAIG

THE CARRAIG & VILLAGE STORE

DONNYBROOK FAIR TESCO


KINGSTONE
MANOR



Dip Your Feet in the Sea, You're Only Six Minutes to the Beach



Making The Connection

Situated within a short distance of both the well-connected villages of Delgany and Greystones, Kingstone Manor boasts easy access to major road and transport links including the N11 and M50, while there is also regular DART and Dublin Bus services.

Kingstone Manor is located close to the M50 motorway which is easily reached via the N11 and allows you to get to and from Dublin Airport in as little as 40 minutes. The nearby train station at Greystones as well as frequent bus services makes connections to St. Stephen's Green and beyond easily accessible.

CAR

M11	3 mins
Bray	13 mins
Glendalough	33 mins
Dundrum Town Centre	23 mins
St Stephen's Green	40 mins
Dublin Airport	42 mins

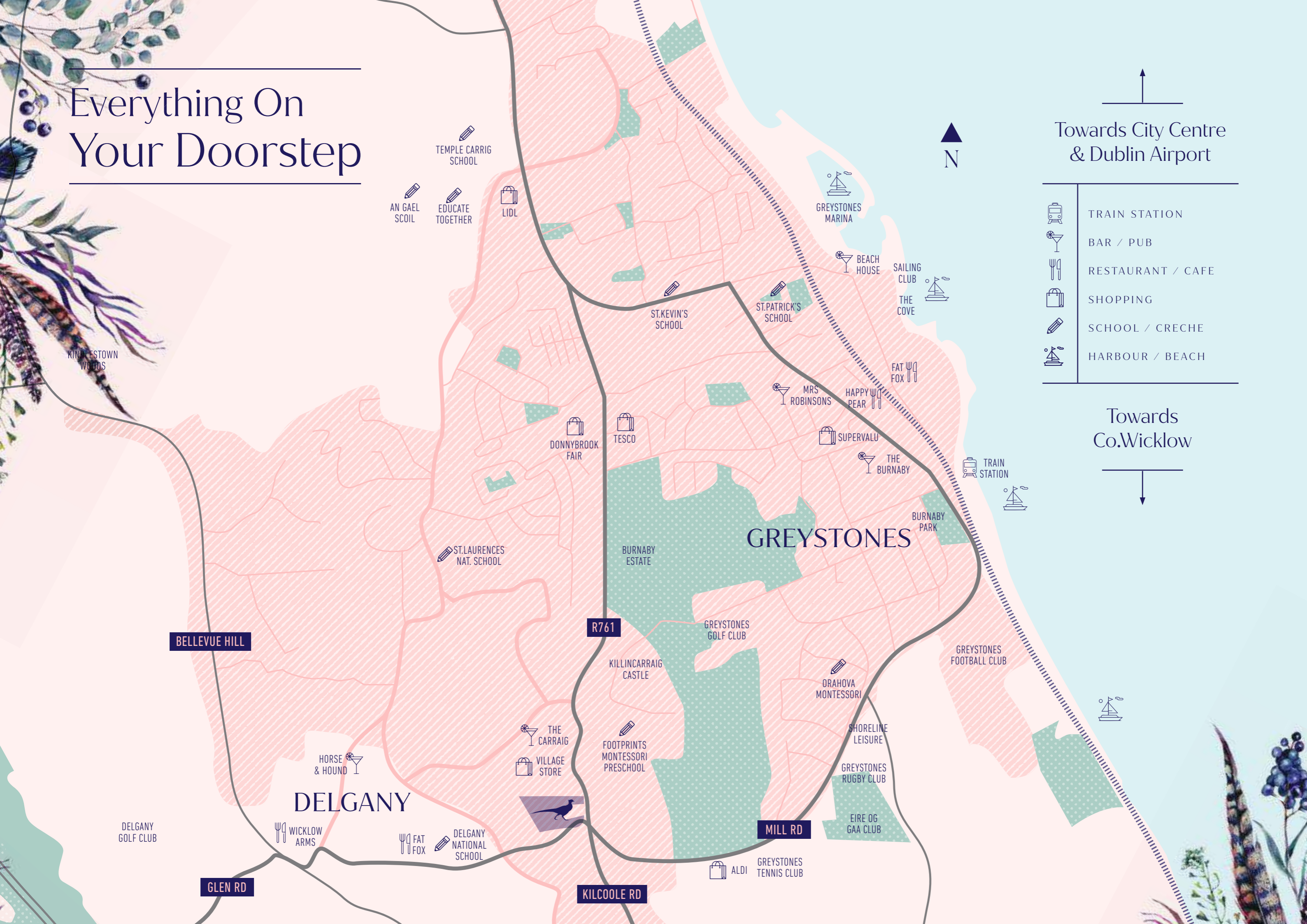
TRAIN

Greystones Train Station	4 mins
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BUS

Nearby Bus routes	84, 84X, 184
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Everything On Your Doorstep



Towards City Centre & Dublin Airport

- TRAIN STATION
- BAR / PUB
- RESTAURANT / CAFE
- SHOPPING
- SCHOOL / CRECHE
- HARBOUR / BEACH

Towards Co. Wicklow



GREYSTONES

DELGANY

R761

MILL RD

KILCOOLE RD

BELLEVUE HILL

GLEN RD

TEMPLE CARRIG SCHOOL
AN GAEL SCOIL
EDUCATE TOGETHER
LIDL
ST. KEVIN'S SCHOOL
ST. PATRICK'S SCHOOL
GREYSTONES MARINA
BEACH HOUSE
SAILING CLUB
THE COVE
FAT FOX
MRS ROBINSONS
HAPPY PEAR
SUPERVALU
THE BURNABY
TRAIN STATION
BURNABY PARK
BURNABY ESTATE
GREYSTONES GOLF CLUB
KILLINCARRAIG CASTLE
ORAHOVA MONTESSORI
SHORELINE LEISURE
GREYSTONES RUGBY CLUB
EIRE OG GAA CLUB
GREYSTONES FOOTBALL CLUB
DELGANY NATIONAL SCHOOL
WICKLOW ARMS
FAT FOX
VILLAGE STORE
THE CARRAIG
FOOTPRINTS MONTESSORI PRESCHOOL
ALDI
GREYSTONES TENNIS CLUB
DONNYBROOK FAIR
TESCO
ST. LAURENCES NAT. SCHOOL

KINDLESTOWN WOODS

DELGANY GOLF CLUB

DELGANY

GREYSTONES

MILL RD

KILCOOLE RD

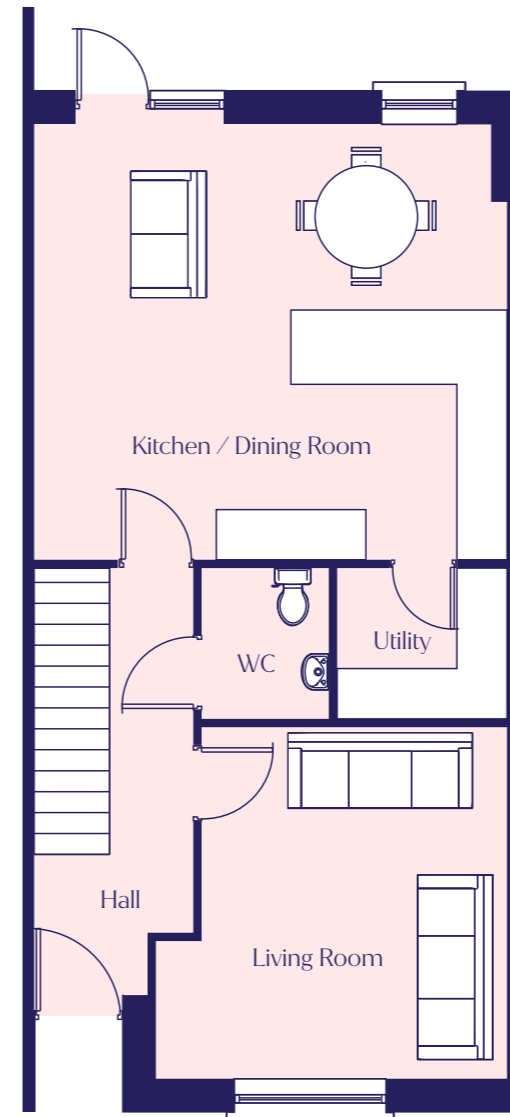
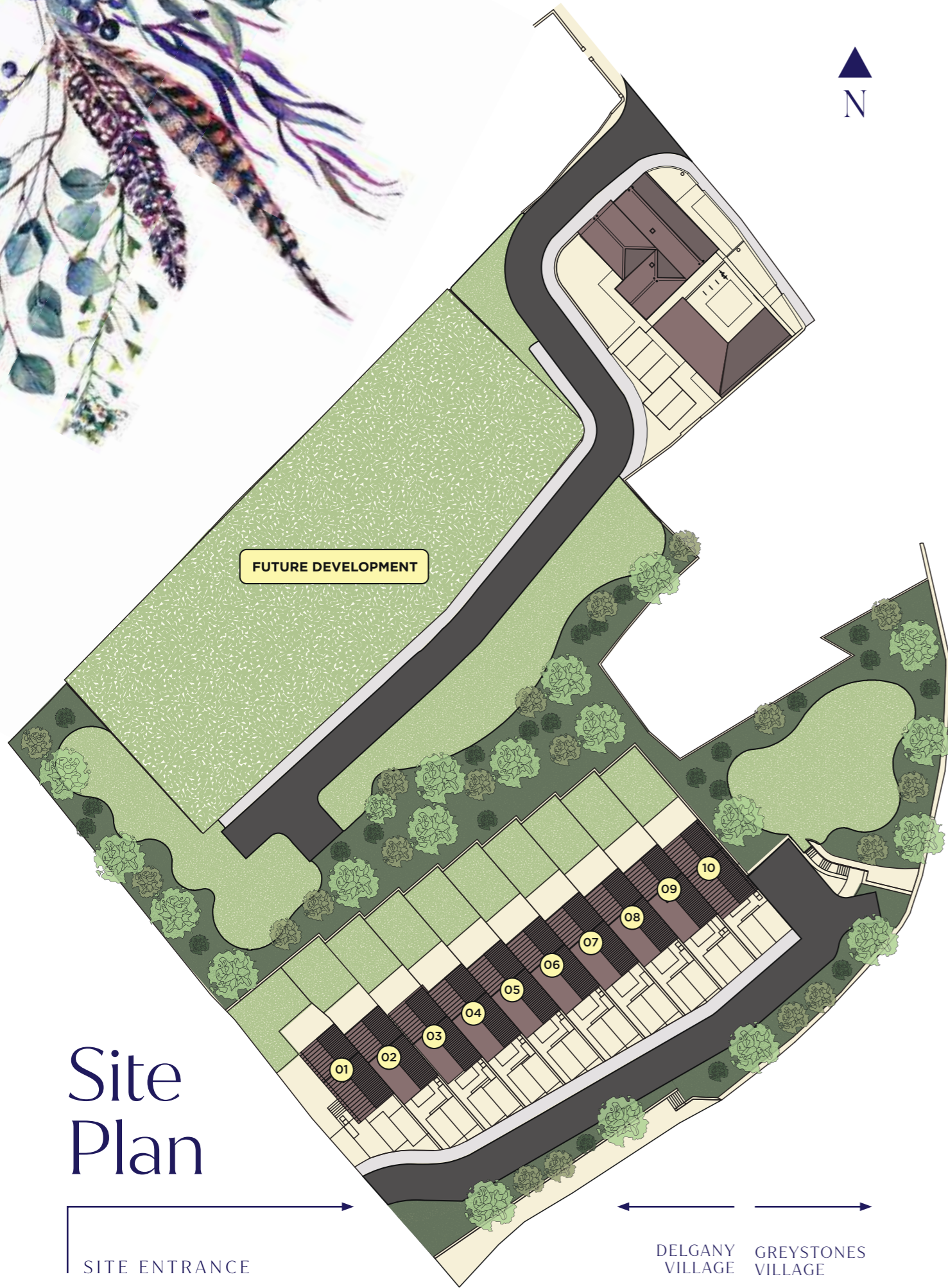
BELLEVUE HILL

GLEN RD

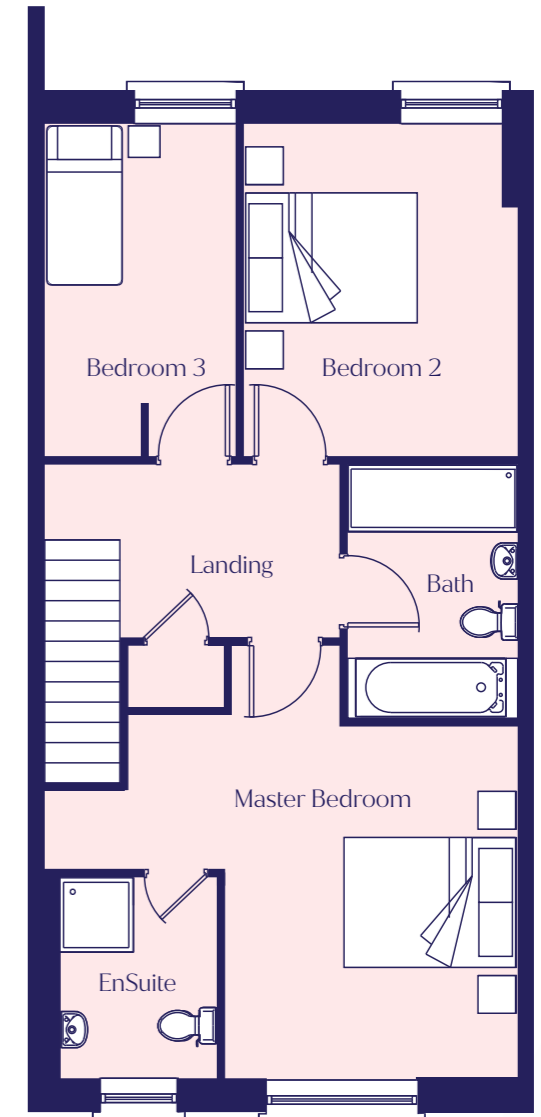


Floor Plans

Mid & End Terrace House
TOTAL 125 SQ.M (1,345 SQ.FT)



GROUND FLOOR



FIRST FLOOR

Floor plans are indicative only and subject to change.





Designed With You In Mind



Each home is built to a smart and sustainable standard with an efficient use of space to create a low maintenance and comfortable residence for today's discerning buyers. Kingstone Manor offers a selection of thoughtfully designed properties in order to maximise space and deliver a home that exceeds expectations.

House Specifications

INTERIORS

- All walls and ceilings are skimmed and painted in a neutral shade chosen by Elk House Interiors
- High quality internal joinery and ironmongery throughout.
- Luxury contemporary built in wardrobes to two of the three bedrooms.
- Elegant, paneled door sets from High end Joinery supplier
- Featured architraves finish combined with 5" chamfered skirting.
- Contemporary staircase with handrails and stylish balustrades

KITCHEN

- Bespoke kitchens designed by Elk House Interiors featuring shaker doors with quartz counter tops.
- All kitchens come with integrated appliances comprising an oven, hob, extractor fan, fridge freezer and dishwasher.
- Utilities include tiled flooring, fully fitted with worktops, power points and cupboards.

BATHROOMS

- Attractive bathrooms and ensembles have extensive tiling to floor and wet areas
- Quality contemporary sanitaryware
- Thermostatically controlled Hansgrohe shower in main bathroom and ensuite
- Luxury bath with thermostatically controlled bath taps with shower head on rail over bath.
- Chrome heated towel rail to main and ensuite bathrooms.

ELECTRICAL

- Wired for high-speed broadband.
- Provision for telephone and data points in kitchen, living and master bedroom
- Wired for cable tv and satellite, ready for connection.
- Infrastructure for both Eir and Virgin Media installed to each house.
- Provision for wireless alarm control panel
- Wall mounted external lighting to front and rear as standard.
- External waterproofed power outlets to front and rear.
- Generous provision of power outlets throughout each unit.
- USB charging slots in master and bedroom 2

HEATING & VENTILATION

- All units are A2 BER Energy Rated.
- CMEV low-energy demand-driven mechanical extract ventilation system in all wet rooms. Moisture is quietly and efficiently extracted from the air based on humidity levels within those rooms.
- Fresh air introduced to habitable rooms via slot trickle vents in windows to ensure air quality.
- Panasonic air-to-water heat pump with 24/7 programmable heating controls allowing full control of timing and temperature in unit.

EXTERNAL FEATURES

- Leicester Multi Cream external bricks and off-white plaster render facades.
- Tegral thrutone endurance roof slates
- High performance aluminum double glazed A-Rated windows and doors provided by Munster Joinery.
- Timber composite front door with glazing panel
- Grey granite and concrete window sills.

ATTIC

- Fully accessible attic space available that's partially floored with pull down air tight access ladder.

GARDENS

- Front gardens have feature planting with permeable paving and private parking spaces.
- Rear gardens are seeded and have a feature patio area, with post and panel fencing

PARKING

- Each home has private parking on own driveway.

GUARANTEE

- Each new home in Kingstone Manor is covered by a 10 year Homebond Latent Defect Insurance policy. Additionally, Mechanical and Electrical Inherent Defect Insurance is also included.



Professional Team

DEVELOPER

Orchid Homes
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ARCHITECT

Molloy Architecture

SOLICITOR

Beauchamps Solicitors LLP

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