

CHANCEL WAY

Newcastle, Co. Wicklow

A development by



Dwellings

**Dwellings
are delighted
to introduce
Chancel Way,
a small
development of
just 34 new three
and four bedroom
A-rated beautifully
crafted homes in
Newcastle,
Co. Wicklow.**







Designed to meet the demands of modern living, the houses offer well-thought-out accommodation and a very generous amount of both private and open space. The landscaping and natural setting further enhance the rural setting.



These superbly designed homes will offer plenty of scope for you to create spaces to suit your own needs.

A trademark of every Dwellings home, the clever use of space, high-quality materials and excellent finishes – from floor to ceiling – all play a vital part in making these warm, light-filled and generous spaces homes that will be a pleasure to live – or even work in.

The images shown of a similar Dwellings home are indicative only.



Welcome to Newcastle



CHANCEL WAY A DWELLINGS DEVELOPMENT



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A small, tranquil place to call home

Newcastle is fast becoming a much sought-after small commuter town to live in. All the little everyday things are at hand, with Greystones and all its restaurants, theatre, shops, supermarkets and schools only a ten minute drive away.





Newcastle is well catered for in terms of pre-school, Gaelscoil, primary and secondary schools. It is also within reach of all the third level institutions that Dublin has to offer.



Whether it's GAA, sailing, football, camogie, junior league soccer, golf, tennis, or even flying – there truly is something for everyone.



Clockwise from top left: Druids Heath Golf Club; Healy Farrell Park; Newcastle Tennis Club; Newcastle Aerodrome.

a rural idyll



Stroll

Whether it's a stroll
along the beach
or a country lane,
Newcastle is a walkers
paradise.



Explore

The village and it's surrounding area is rich in heritage and culture.



Ramble

12

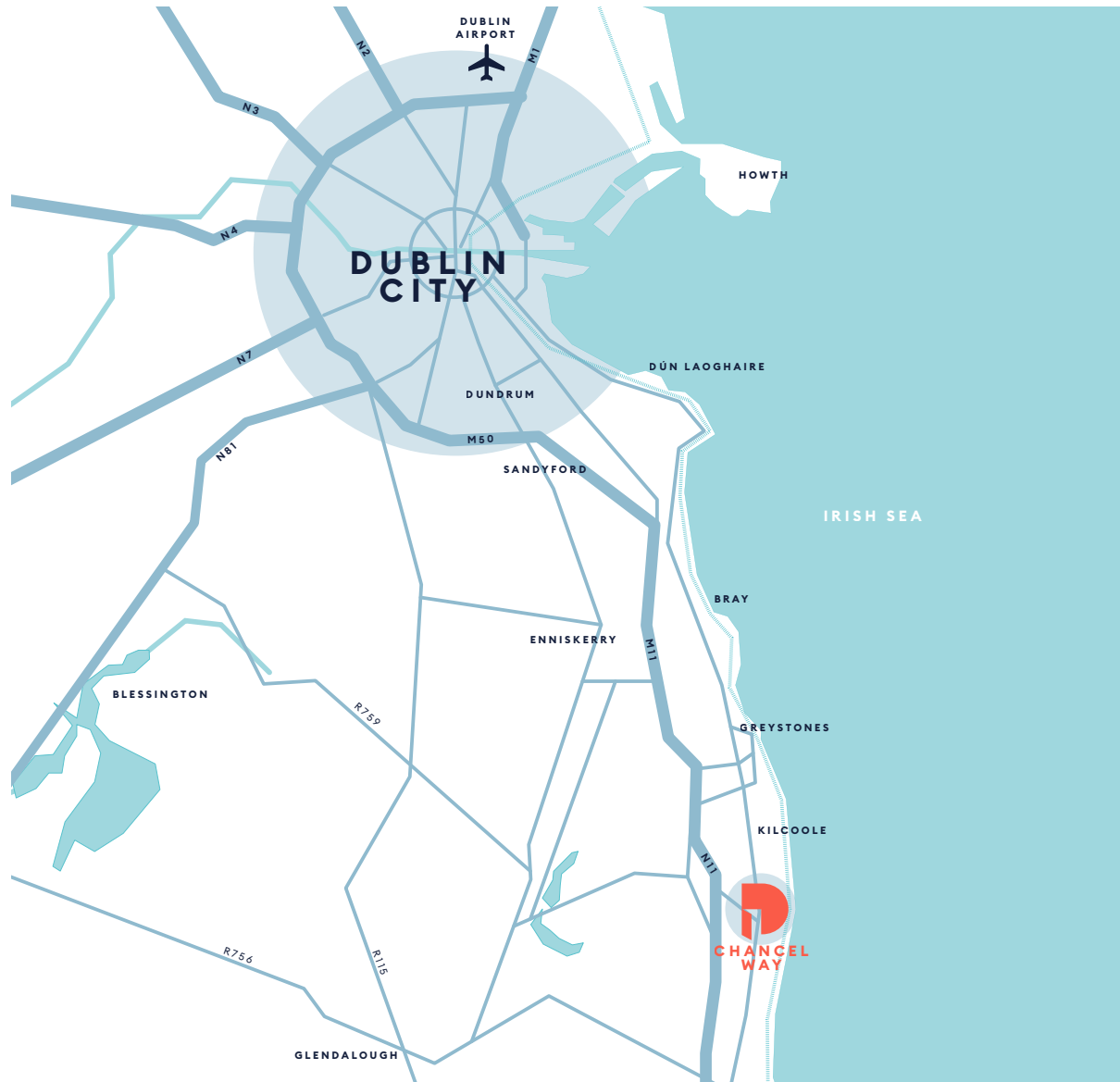
CHANCEL WAY A DWELLINGS DEVELOPMENT



13

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Well Connected

Greystones Town Centre	Sandyford Central	Dundrum Town Centre	Dublin City Centre	Dublin Airport
13	26	30	45	49
minutes	minutes	minutes	minutes	minutes

Off-peak driving times (Source: Google Maps)



Site Plan

Type A

3 Bed Semi-Detached
(Two-Storey)
c. 111 sq.m

Type B

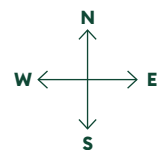
4 Bed Semi-Detached
(Three-Storey)
c. 147 sq.m

Type C

4 Bed Detached
(Three-Storey)
c. 143 sq.m

Type D

4 Bed Detached
(Three-Storey)
c. 156.5 sq.m



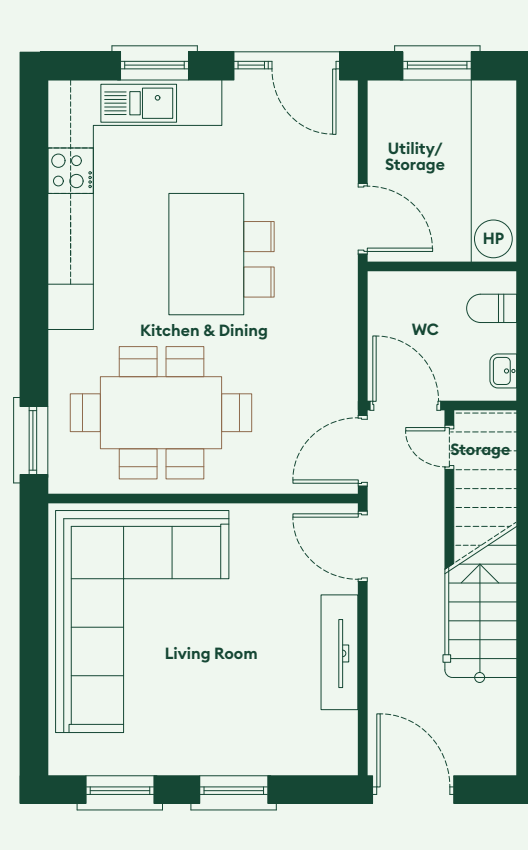
Not to scale. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.



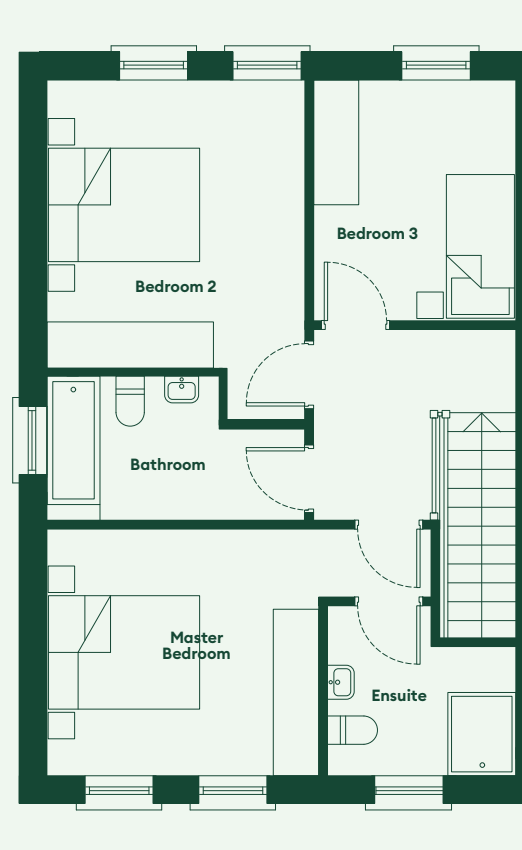
Type A

3 BED SEMI-DETACHED

c. 111 sq.m / 1,194 sq.ft



GROUND FLOOR



FIRST FLOOR

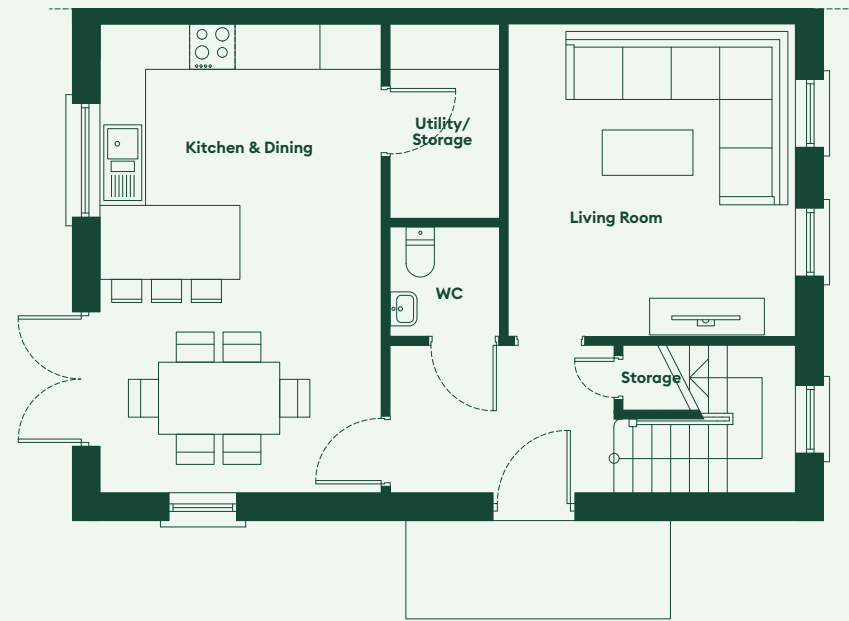


Type B

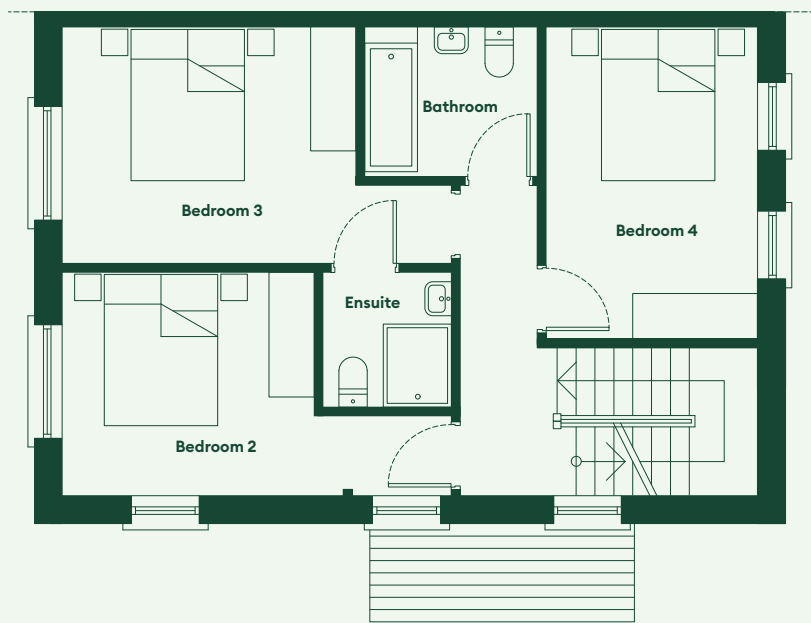
4 BED SEMI-DETACHED

c. 147 sq.m / 1,582 sq.ft

GROUND FLOOR



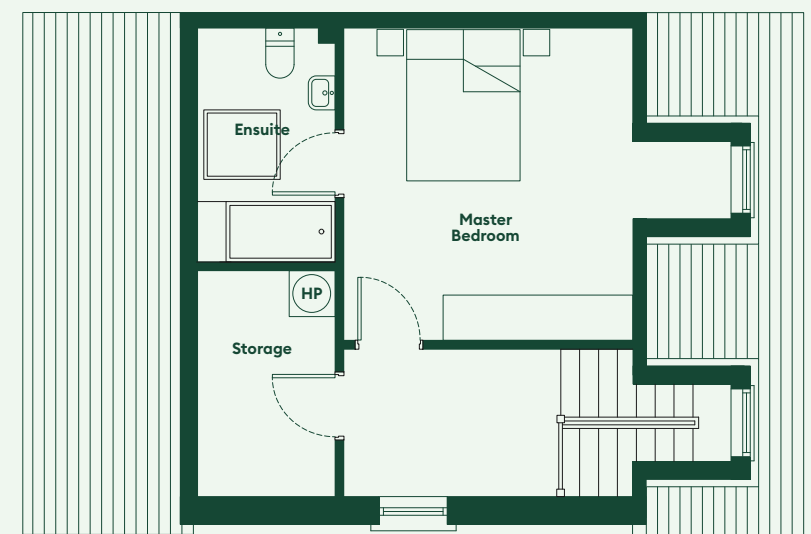
FIRST FLOOR



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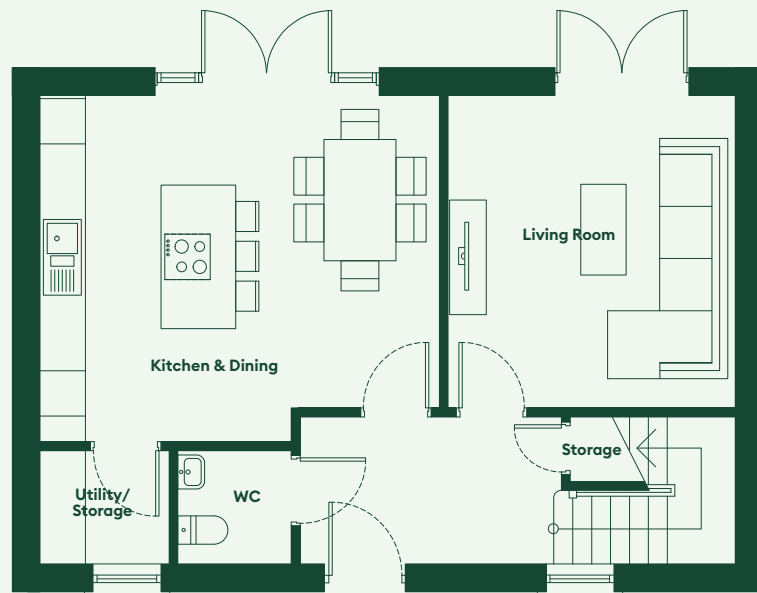
SECOND FLOOR



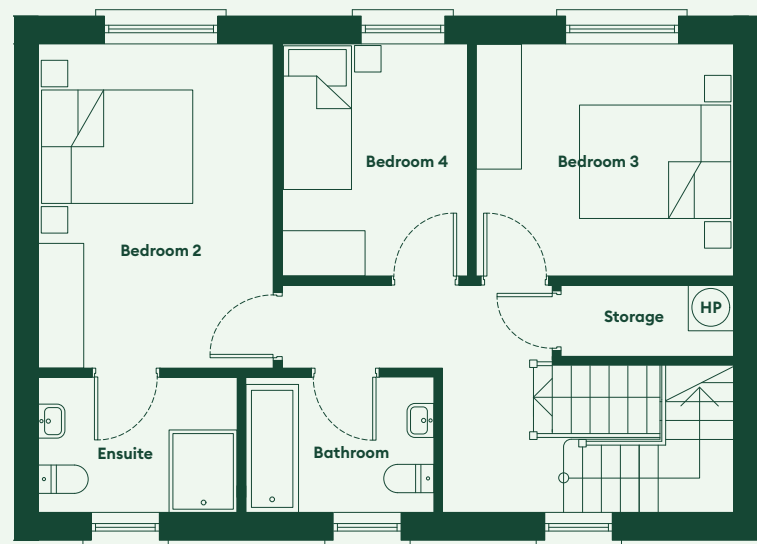
Type C

4 BED DETACHED

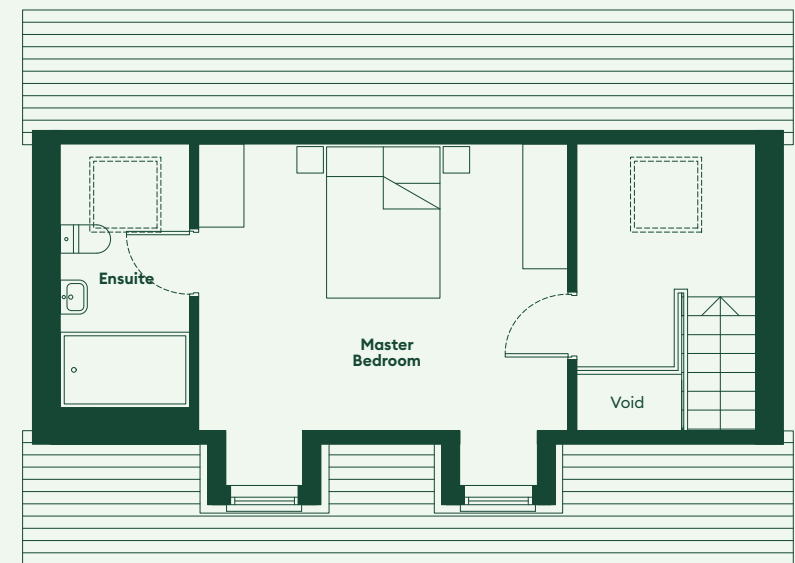
c. 143 sq.m / 1,539 sq.ft



GROUND FLOOR



FIRST FLOOR

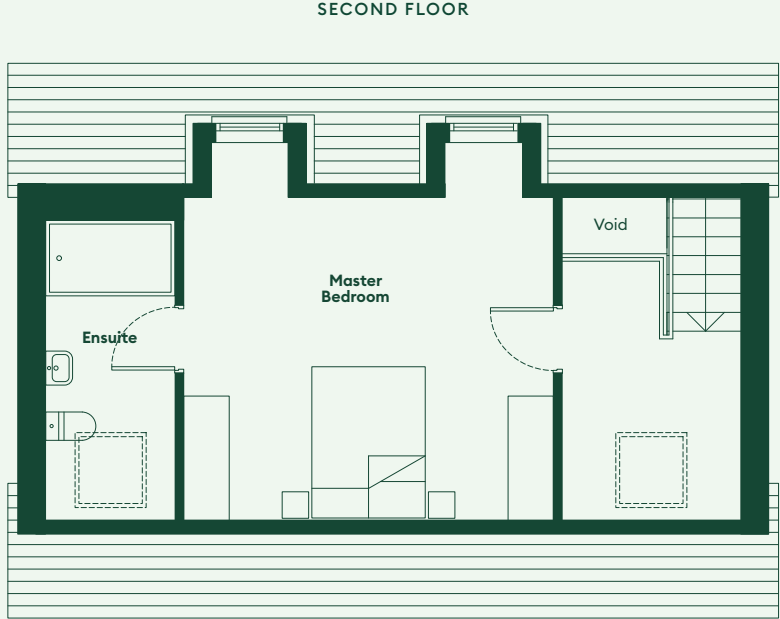
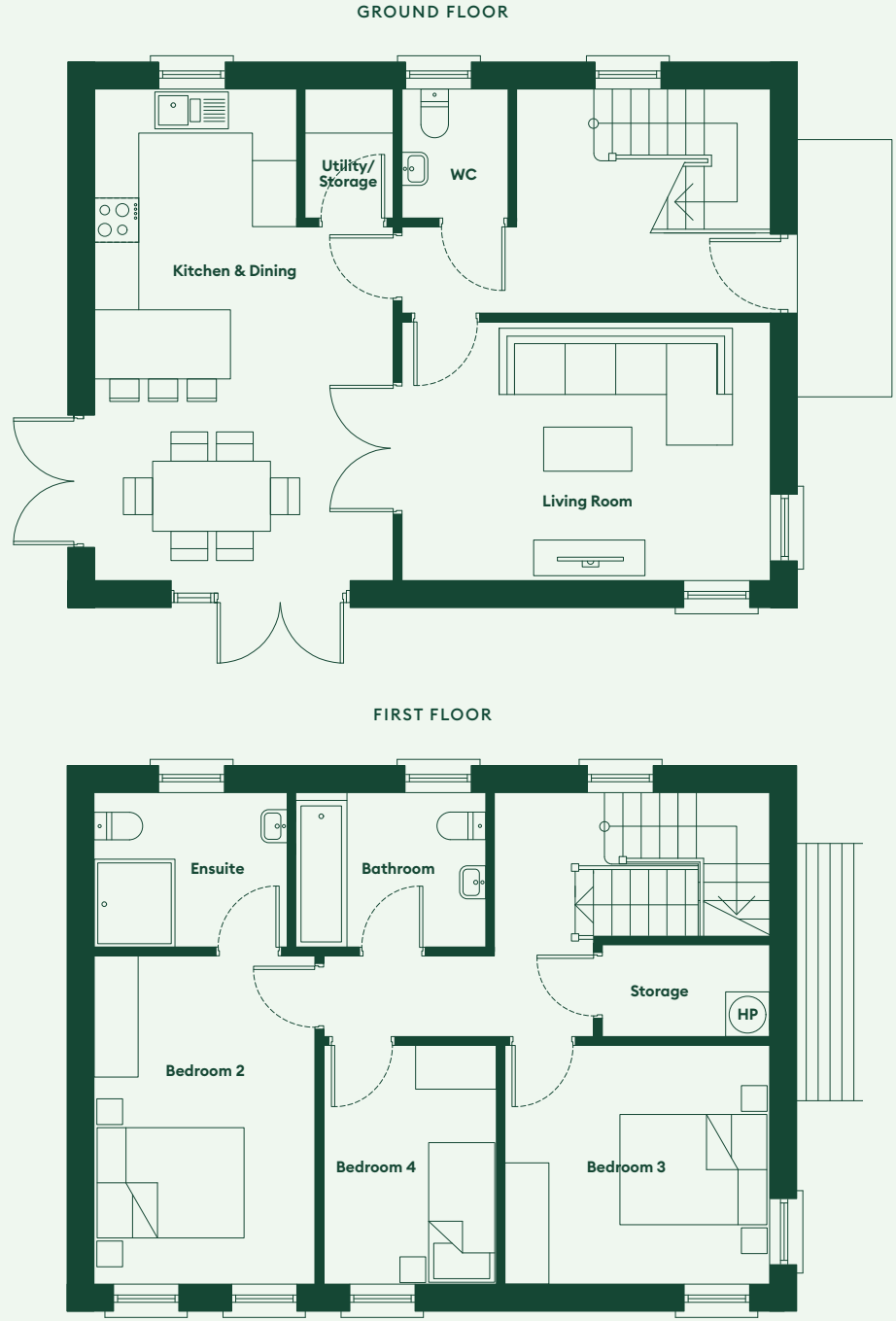


SECOND FLOOR

Type D

4 BED DETACHED

c. 156.5 sq.m / 1,684 sq.ft



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Specifications

ENERGY RATING

N.Z.E.B. A2 BER Rated.

Air to water heat pump system with underfloor heating to ground floor and radiators to the upper floors.

High quality insulated timber frame homes.

EXTERNAL FINISHES

Granite cills to front elevations.

External Nap plastered walls painted white with black trims.

Roof finish blue black slate.

Stylish entrance canopies to Type B & D only.

DOORS & WINDOWS

uPVC sliding sash grey windows to front elevations.

Futureproof grey uPVC windows to the side and rear elevation with Georgian bars.

Grey Composite front door.

INTERNAL FINISHES

High 9ft ceilings with white finish.

Coving to hall and living/ dining room

Spacious bright living areas.

Internal doors are white with brushed chrome door handles.

Solid timber white finish staircase with varnished teak handrail.

Chamfered style skirting and architraves.

Modern fitted wardrobe to master, second and third bedrooms.

Laminate flooring throughout. kitchen, living, dining & hallway.

KITCHEN/UTILITY

High-end bespoke kitchen with quartz finish worktops.

Pop-up electrical socket located on the kitchen Island.

Brushed chrome sockets in kitchen only.

Unique tiles hand-selected by our design team.

Designated separate utility area with fitted units.

BATHROOM/ENSUITE/WC

All bathrooms and ensuite rooms fitted with high-quality sanitaryware.

All bathroom floors, wet areas and WCs have unique tiles hand-selected by our design team.

Floor to ceiling wall tiling to bathrooms and ensuites.

Tastefully selected vanity unit fitted in bathroom and ensuite.

Pressurised plumbing system.

Electrical shower fitted in bathrooms.

Shower screed fitted to bath.

ELECTRICAL, CONNECTIVITY & MEDIA

Future proofing for electrical car charging point on curtilage space / station installation ducting.

Broadband ducting in place.

TV points to kitchen, living area and main bedroom.

USB charging points in main living area and bedroom.

Telephone and data connections in hall area.

SAFETY & SECURITY

House wired for intruder alarm system.

CO2 monitors and smoke detectors.

uPVC front door with multi-locking system.

GARDENS

High quality paving to the driveways.

Gardens landscaped levelled and seeded with divider fencing.

Outdoor tap fitted to rear gardens.

Patio area to rear gardens.

GUARANTEES

10-year HomeBond Warranty
Structural Guarantee, Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance.

Approved for the Help to Buy Scheme.



Homebound 10 year structural warranty



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A DEVELOPMENT BY



FOR FURTHER ENQUIRIES:

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