

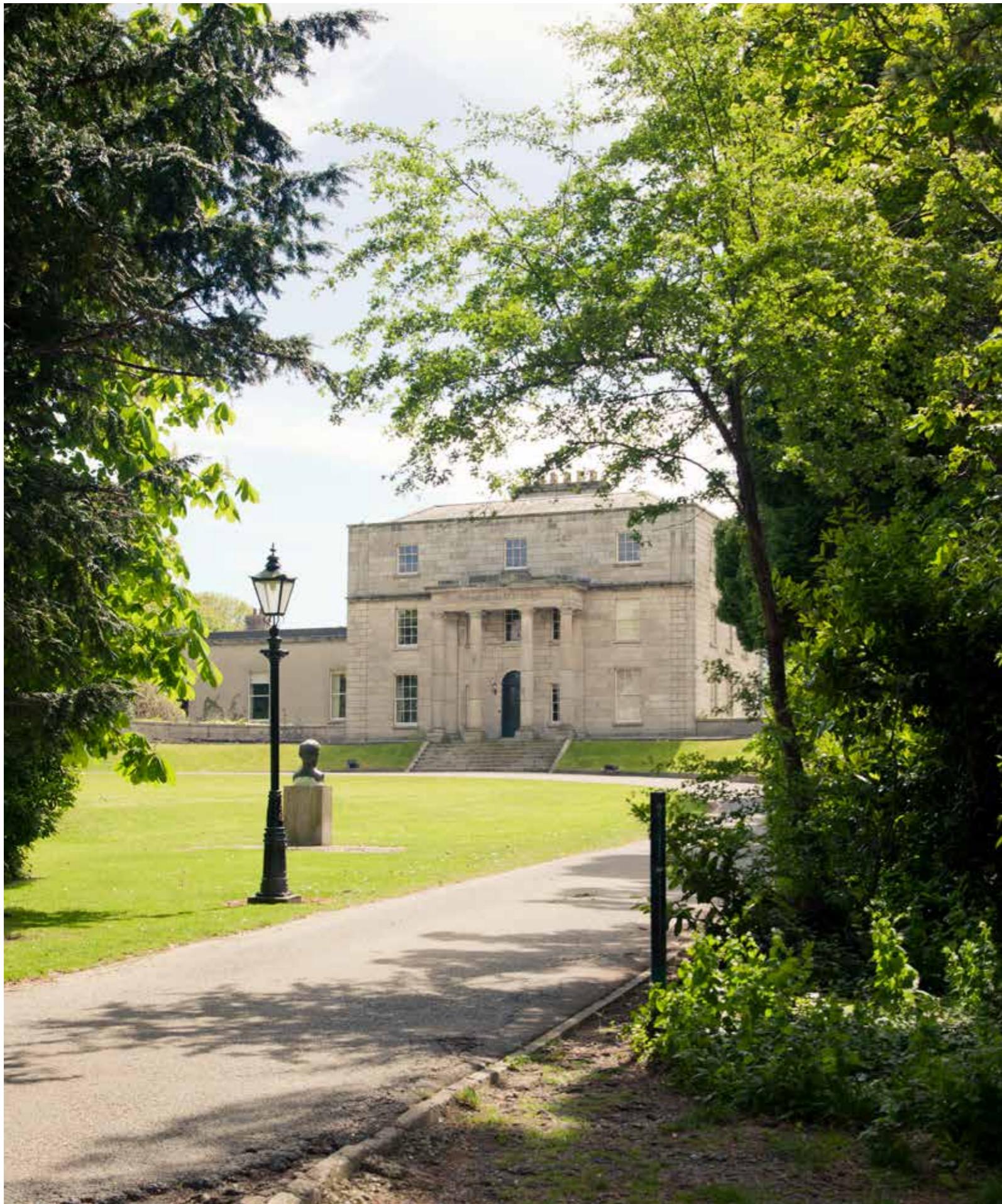


NUMBER 18



WATSON PLACE

RATHFARNHAM, DUBLIN 16



## **WATSON PLACE IS SET IN THE LEAFY SUBURB OF RATHFARNHAM**

NESTLED AT THE  
FOOTHILLS OF THE  
DUBLIN MOUNTAINS.

This established residential area is a quiet suburban setting designed around family life. Transport, education, recreation and shopping facilities are just some of the local amenities which are sure to cater for family needs.



Illustration purposes only. Similar type house.



Illustration purposes only. Similar type kitchen.

**HOMELAND HAVE PUSHED THE BOUNDARIES OF MODERN DESIGN WHILE ALSO KEEPING THE NEEDS OF TODAY'S FAMILY IN MIND**

18 Watson Place is a bespoke, split-level four-bedroom detached home, defined by contemporary elevations, expansive glazing, and a modern roof pitch that lends the development a sense of distinction and exclusivity. The open-plan kitchen and family living areas, along with all bedrooms, are generously proportioned to offer both comfort and flexibility.



Illustration purposes only. Similar type bathroom.

## THIS A-RATED CONTEMPORARY HOME HAS BEEN DESIGNED WITH EXCEPTIONAL ATTENTION TO DETAIL

18 Watson Place also benefits from a private garden and private car parking. This home is generously proportioned and has been designed to meet a growing family's needs. The purchaser will enjoy the benefits of a brand new high specification house built to exemplary standards, complete with all the comforts of modern design.

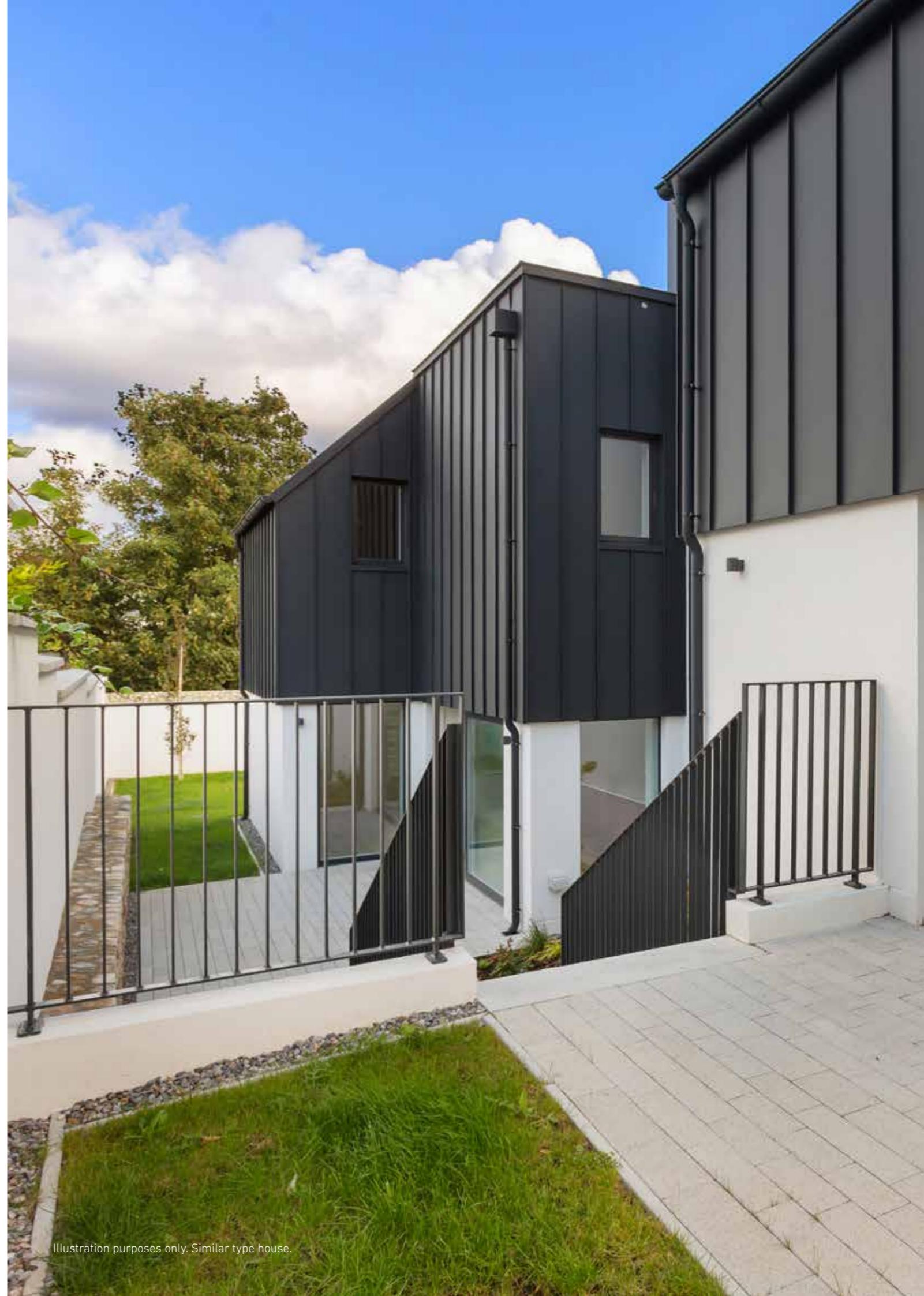
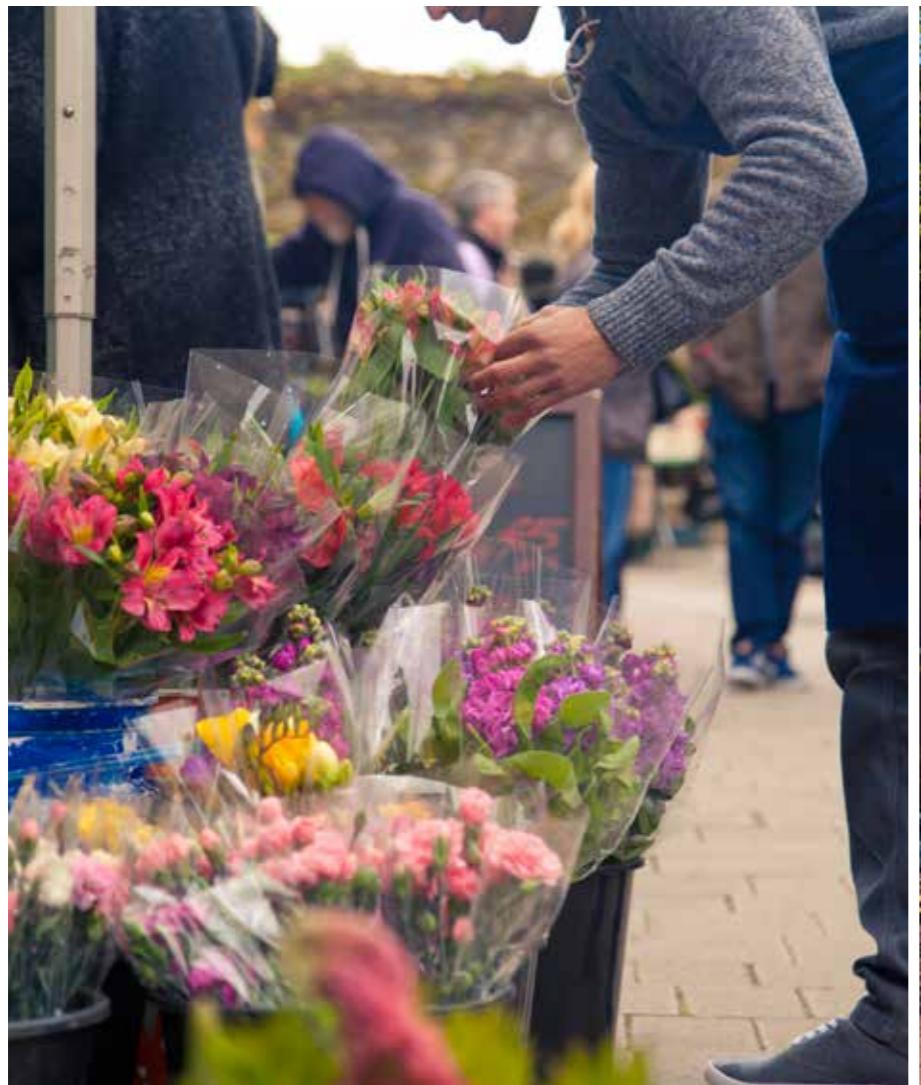


Illustration purposes only. Similar type house.



## EXCELLENT NEARBY AMENITIES MAKE WATSON PLACE THE IDEAL LOCATION

A GOOD CHOICE OF PRIMARY AND SECONDARY SCHOOLS ARE IN THE IMMEDIATE VICINITY WITH BALLYROAN BOYS NATIONAL SCHOOL, COLÁSTE ÉANNA, SCOIL NAOMH PADRAIG, SANCTA MARIA COLLEGE AND LORETO HIGH SCHOOL BEAUFORT ALL LOCATED CLOSE BY.

An excellent choice of sports and entertainment facilities such as Ballyboden St. Endas GAA Club, Bushy Park Tennis and Padel Club, Terenure College Rugby Football Club and Rathfarnham Athletics Club

to name but a few are all within easy access of this development. Rathfarnham and Templeogue Villages have a host of local amenities, eateries and bars for local entertainment. Dundrum Town Centre is only 7 kilometres away which boasts over 100 shops, a number of department stores, over 40 restaurants and coffee shops in addition to a cinema, 200 seat theatre and a bar. There are also numerous quality bus corridors in the area which provide regular and reliable services directly into the City Centre.

# A HIGHLY SOUGHT AFTER LOCATION



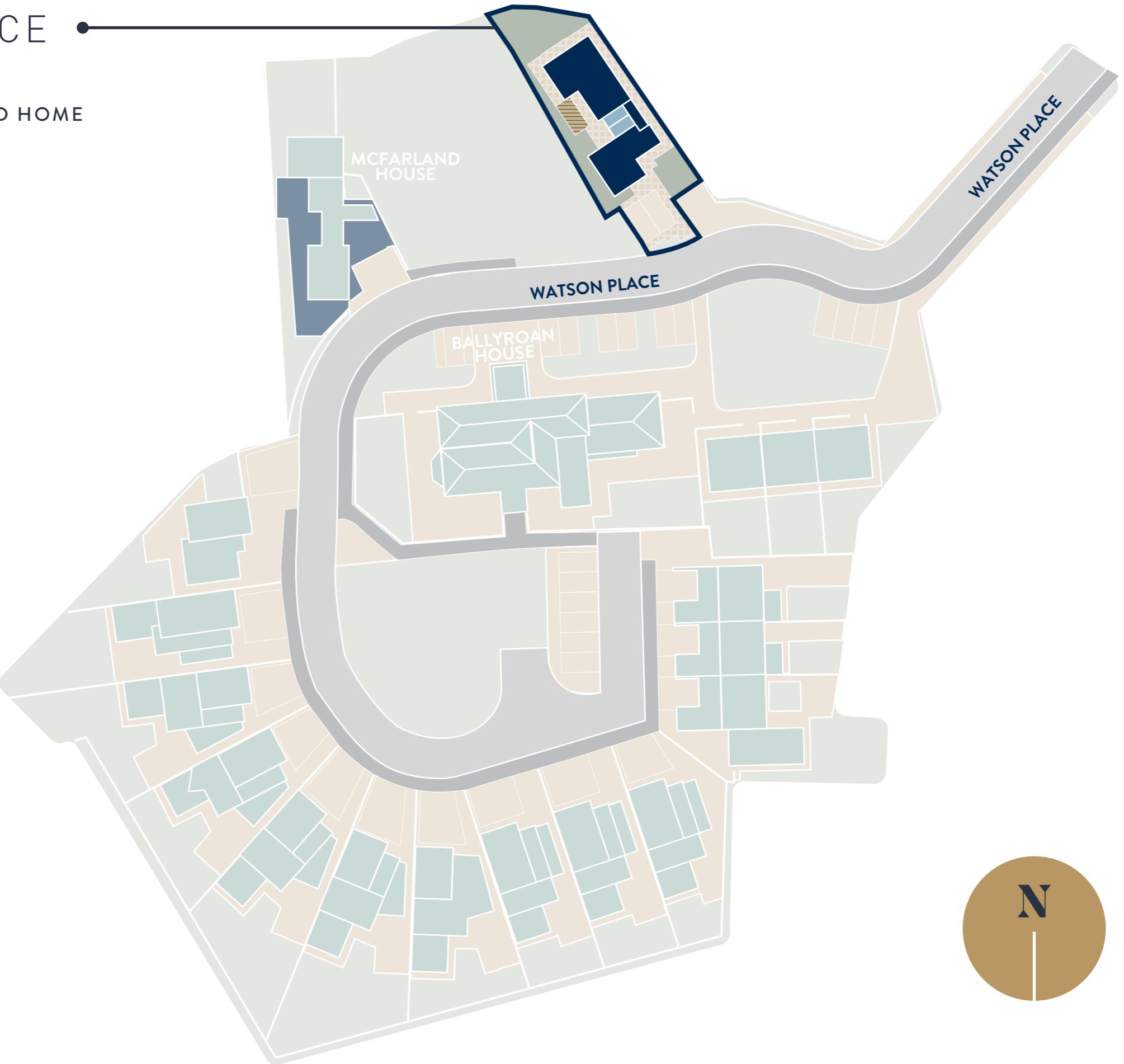


Illustration purposes only. Similar type kitchen.

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## WATSON PLACE

BESPOKE SPLIT LEVEL  
4 BEDROOM DETACHED HOME  
187 sq m (2,013 sq ft)



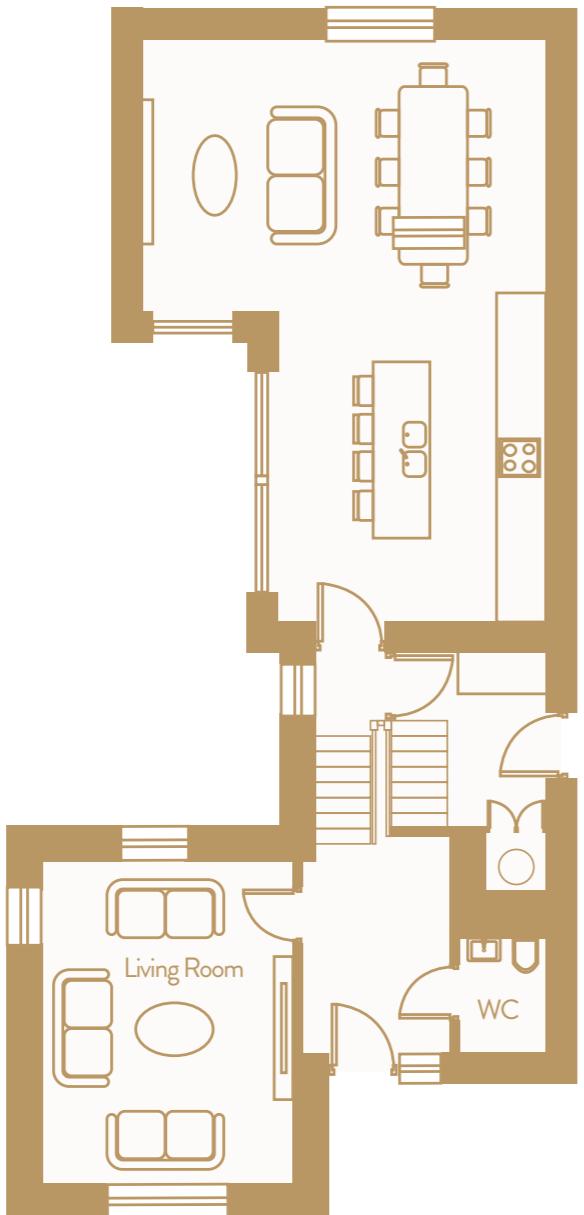
EXCLUSIVE MODERN  
HOME ON A  
REMARKABLE SITE

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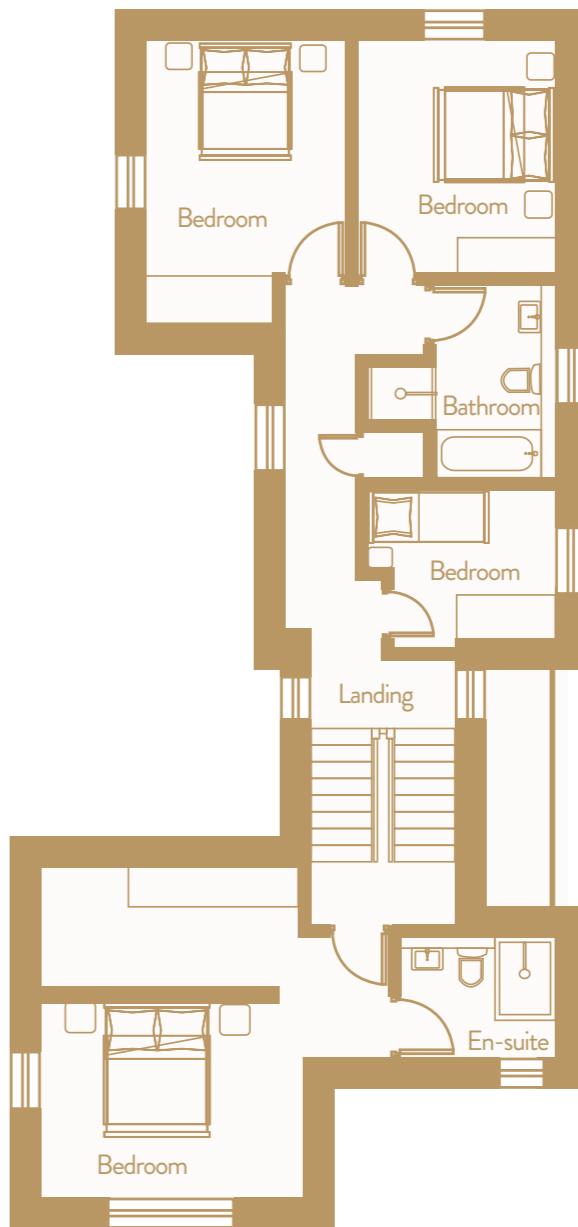
## WATSON PLACE

BESPOKE SPLIT LEVEL  
4 BEDROOM DETACHED HOME

187 sq m (2,013 sq ft)



GROUND FLOOR



FIRST FLOOR

# SPECIAL FEATURES AND SPECIFICATIONS

18

WATSON PLACE

## EXTERNAL FEATURES:

- Impressive, high-quality façades with an exciting combination of materials, accessories and finishes creating a striking unique split level modern home
- This house enjoys the benefit of a generous private open space consisting of lawned garden with paved patio areas
- Wall mounted outdoor lights, external sockets and outdoor tap provided
- Power and comms cabling provided to facilitate future installation of garden lighting, shed, home office and electric vehicle charging
- Google Nest battery powered video doors bell provided.
- In curtilage private parking for 2 cars.

## PRIMARY FABRIC ELEMENTS:

- Ground floors consist of solid reinforced concrete with high levels of thermal insulation
- External walls achieve exceptional thermal performance using high efficiency wall insulation
- Walls finished with a mixture of painted sand and cement render together with 100% recyclable standing seam aluminium cladding
- Advanced triple glazed aluminium clad timber framed high-performance windows, and doors, with multi-point locking systems and enhanced acoustic and insulation properties
- Stylish aluminium clad timber front doors come with secure multipoint locking system
- Super insulated inverted flat roofs with pebble surface finish allow for the sustainable management of surface water and exceptional energy efficiency

## INTERNAL FINISHES AND FEATURES:

- Split-level arrangement with a central stairwell, combined with high ceilings throughout the ground floor creates an exciting spatial dynamic
- Open plan kitchen, dining and living room arrangement provides generous hub for family and friends
- Smooth plastered walls throughout with high quality matt paint finish

- Solid timber doors with stylish range of modern high-quality ironmongery throughout
- Square profile timber stairs, balustrades, skirting and architraves with high quality satin paint finish enhance the contemporary design aesthetic
- Full height wardrobes with contemporary design provide a range of storage options

## KITCHENS & UTILITY:

- Stylish custom designed contemporary kitchens with generous and varied storage solutions including large island with seating
- Quartz countertops and splashbacks provide durable working surfaces
- Quooker taps in all kitchens provide cold, hot and instant boiling water from a single tap
- Fully fitted Neff appliances provided to kitchens.
- Utility rooms fitted with storage and plumbed for washing machine and dryer
- Bathroom and En-suites
  - Stylish contemporary bathrooms and en-suites designed with high quality floor and wall tiles creating neutral colour schemes
  - Luxury contemporary fixtures and finishes including wet room style showers and a range of minimalist modern sanitaryware
  - Pressurised showers with thermostatic valves provided as standard

## SPACE AND WATER HEATING:

- An advanced heating system provides hot water and space heating via an air source heat pump with an A++ ErP Energy Rating Label offering reliable, sustainable heating all year round coupled with reduced running costs and lower CO2 emissions.
- Space heating is provided by a thermostatically controlled radiator heating system providing consistent heat distribution, increased energy efficiency and a comfortable heating experience.

- The air source heat pump provides a thermostatically controlled continuous pressurised supply of hot water via a dedicated hot water cylinder.
- The system comes with integrated control and monitoring systems whilst maintenance service plans which are available from the manufacturer offer affordable peace of mind.
- A controller app for the heat pump is available for download to any smart device which allows for remote control and performance monitoring of the system.

## ELECTRICAL INSTALLATION:

- Generous energy efficient electrical installation throughout incorporating modern, aesthetically pleasing and ergonomically designed fittings throughout.
- All houses hardwired with smoke and fire detection and alarm systems
- Enabled for connection to EIR's ultra-fast 100% fibre broadband network delivering high speed internet, voice, and television services.
- All houses are enabled to facilitate the installation of electric vehicle charging point

## VENTILATION & AIRTIGHTNESS:

- All houses achieve exceptional levels of airtightness throughout which eliminates unwanted draughts and air leakage, which is an essential part of creating a healthy, comfortable, energy efficient living environment.
- Low energy continuous mechanical extract ventilation system in all houses provides a whole dwelling ventilation system that supplies and extracts air continuously at a low rate removing pollutants maintaining good indoor air quality for a healthy living environment

## BUILDING ENERGY RATING (BER):

- The exceptional specifications and construction methods ensure all houses achieve A2 ratings throughout this development.

## GUARANTEE:

- Each house is covered by a 10 year Homebond structural guarantee scheme

## OUTDOOR AMENITY:

- Generous Landscaped public open space provided within the development
- Sylvian setting adjoining park
- Bicycle stands

## SERVICE CHARGES:

- Every homeowner will be a member of the management company with minimal maintenance and upkeep charges paid annually

# ABOUT



HOMELAND IS ONE OF IRELAND'S MOST EXCITING NEXT-GENERATION PROPERTY DEVELOPERS. WE ARE A TEAM OF INDUSTRY INNOVATORS AND LEADERS WITH A FOCUS ON DEVELOPING PRIME RESIDENTIAL SITES ACROSS THE COUNTRY TO DELIVER EXCEPTIONAL HOMES FOR MODERN FAMILIES. OUR MISSION IS TO MAXIMISE THE POTENTIAL OF EACH DEVELOPMENT WITH INNOVATIVE DESIGNS WHILE DELIVERING HIGH-QUALITY HOMES TO THE MARKET.

Modern life is constantly evolving, and so too are the needs of modern homeowners.

Our highly experienced management and development team recognises this and aims to deliver homes that are stylish, innovative, flexible and future-proof. Our team is fully equipped to deliver developments quickly and efficiently, and to add exciting new sites regularly to our portfolio.

## CONNECTION

We believe that a good development should be an exciting addition to an existing neighbourhood. We work closely with local authorities to ensure we have an excellent understanding of what's required at planning stages to maximise the potential of the final development.

## SUSTAINABILITY

Modern homes need to be sustainable and energy efficient; not only are these homes kinder to our environment, but they are also more comfortable and cost-effective to run. We are committed to improving sustainability in our developments as our business grows.

## DETAIL

We have set the highest possible standards for ourselves in every one of our developments. We believe that it's our attention to detail that sets Homeland houses apart from other developments. In short, we are passionate about designing unique, functional homes with that little bit extra.



Disclaimer: These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its employees have any authority to make or give any representations or warranty in relation to the property.

WATSONPLACE.IE

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## Developer



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