

DÚN ©  
GAOITHE  
SANDYFORD • DUBLIN 18

A new development of beautifully  
designed family homes



# Welcome to Dún Gaoithe



Dún Gaoithe, being developed by Coshon, comprises 61 beautiful family homes in a superb location in south county Dublin. These stylish homes have been designed with the needs of a modern family in mind.

The location of Dún Gaoithe is second to none given the proximity of the M50, via the Sandyford Interchange (junction 14), and the LUAS stops at Glencairn and the Gallops.

Phase 1 will comprise 35 three and four bedroom homes with 8 different types to choose from. Dún Gaoithe has a variety of homes to meet your expectations.

Phase 2 will comprise 26 one and two bedroom apartments in a three storey block along with a number of three bedroom duplex homes. Dún Gaoithe is a small self contained scheme within a landscaped and secure environment.

Further details on this exciting new development can be obtained from the selling agents, Kelly Walsh, or by registering your interest on [www.dungaoithe.ie](http://www.dungaoithe.ie)





## Superb location in south Dublin

Dún Gaoithe is located in the foothills of the Dublin Mountains within walking distance of the charming village of Stepside (founded in the late 18th Century), not to mention a 10 minute walk to Glencairn Luas stop.

Sandyford Village and nearby Stepside Village hosts an array of dining options, with steak on the stone supplied by the local butcher Flemings available in The Stone Grill of The Step Inn. The Wild Boar pub offers casual dining and craft beers, Quattro is the wood fire pizza specialist, whilst the award winning restaurant The Box Tree offers something more indulgent for those special occasions.



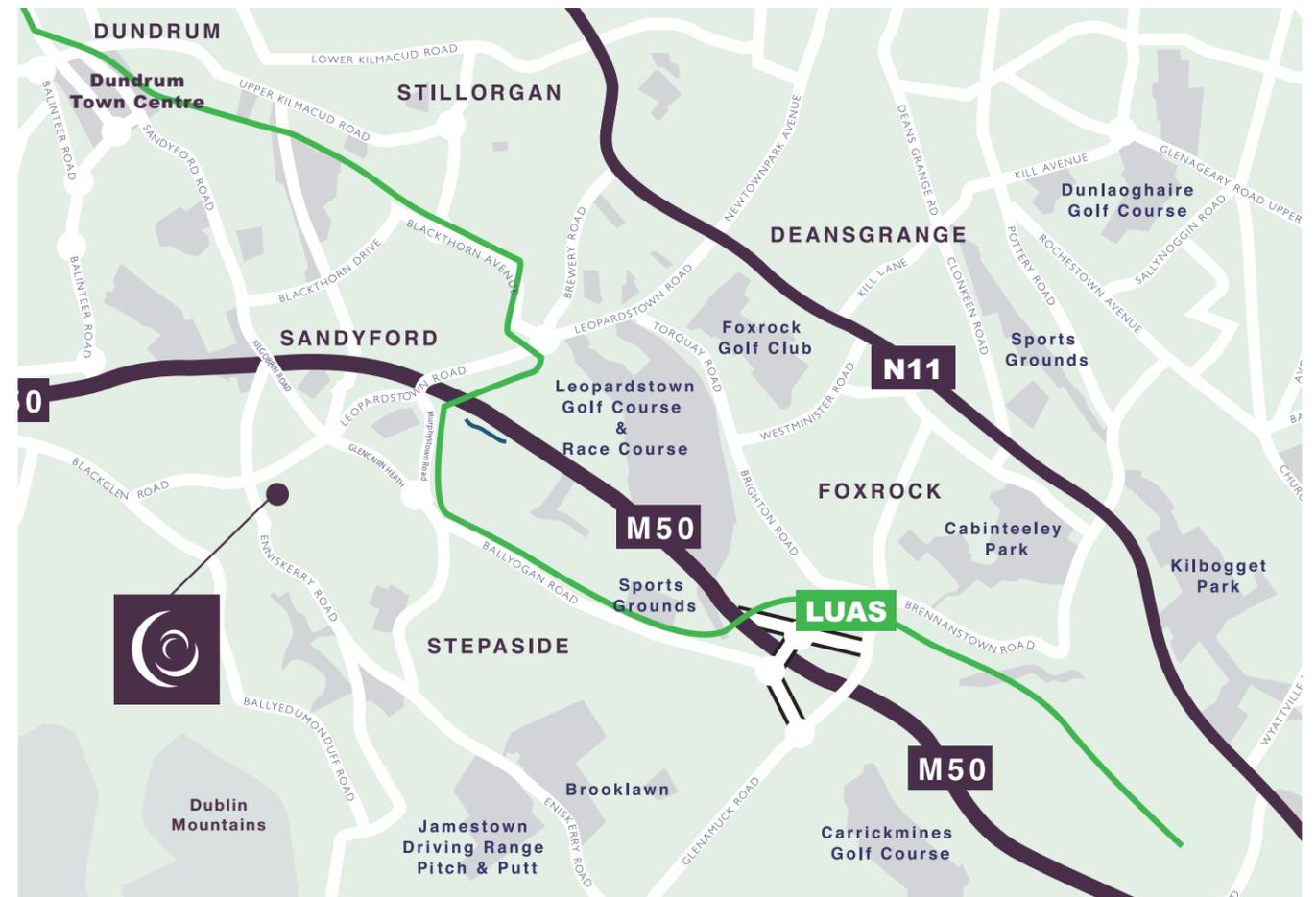
## Transport

Dun Gaoithe is well connected to the city. The development is served by the 47 bus which currently has 19 weekday departures to the City Centre. Journey time is approximately 59 minutes, serving Sandyford, Stillorgan, UCD, Sandymount, Grand Canal Docks and Trinity.

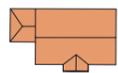
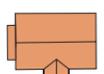
The LUAS is within walking distance of Belarmine with a journey time from Glencairn to St Stephen's Green of approximately 32 minutes.

## Sports and Leisure

In addition to its on-site fitness centre, residents at Dún Gaoithe have an abundance of leisure pursuits locally to choose from. It enjoys numerous sporting facilities including golf, swimming, tennis, horse racing and riding, plus hill walking and even skiing, nearby at Kilternan.



# House Types and Site Layout

 <p><b>TYPE A</b> 4 Bedroom Detached &amp; Semi Detached Homes Approx. 149 sq. m. / 1,604 sq. ft.</p>	 <p><b>TYPE A1</b> 4 Bedroom Semi Detached Home Approx. 141 sq. m. / 1,518 sq. ft.</p>
 <p><b>TYPE B</b> 4 Bedroom Detached Home Approx. 165 sq. m. / 1,776 sq. ft.</p>	 <p><b>TYPE C</b> 3 Bedroom Semi Detached and Terraced Homes Approx. 119 sq. m. / 1,286 sq. ft.</p>
 <p><b>TYPE C1</b> 4 Bedroom Detached Home Approx. 167 sq. m. / 1,802 sq. ft.</p>	 <p><b>TYPE D</b> 3 Bedroom Semi Detached and Terraced Homes Approx. 110 sq. m. / 1,184 sq. ft.</p>
 <p><b>TYPE E</b> 3 Bedroom Semi Detached and Terraced Homes Approx. 139 sq. m. / 1,496 sq. ft.</p>	 <p><b>TYPE F</b> 3 Bedroom Detached, Semi Detached and Terraced Homes Approx. 123 sq. m. / 1,324 sq. ft.</p>

# DÚN GAOITHE

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Not to scale. For illustrative purposes only.



## House Specification

### KITCHENS

- Superb quality contemporary-styled kitchens from Keane Kitchens with quartz stone worktops and under mounted sink.
- Satin chrome sockets above worktops.
- Soft-close drawers and doors.
- Stainless-steel bowl and a half sink.
- Integrated Siemens kitchen appliances fitted as standard as per showhouse

### BEDROOMS

- High quality shaker style wardrobes by Keane Kitchens as per showhouse.

### BATHROOM AND EN-SUITE

- Top Quality sanitary ware.
- Polished-chrome heated towel rails in Main Bathroom and En Suite.
- Pumped thermostatically controlled shower.
- Wall tiling as per show house.

### HEATING

Natural gas-fired central heating with high-efficiency 'A'-rated gas condensing boiler – zone controlled.

### DECORATION AND FINISH

Contemporary internal doors and ironmongery.  
Walls and ceilings painted throughout.

### ENERGY EFFICIENCY

- BER 'A3' energy rating.
- PV panels for reduced electricity running costs.
- High levels of roof, wall and floor insulation.

### WINDOWS AND DOORS

- High-performance double glazed uPvc windows by Grady Windows.
- Multi-point locking system to external doors.

### ELECTRICAL SECURITY

- Wired for TV, telephone and intruder alarm.
- External lighting to front and rear gardens.

### EXTERNAL / GARDEN

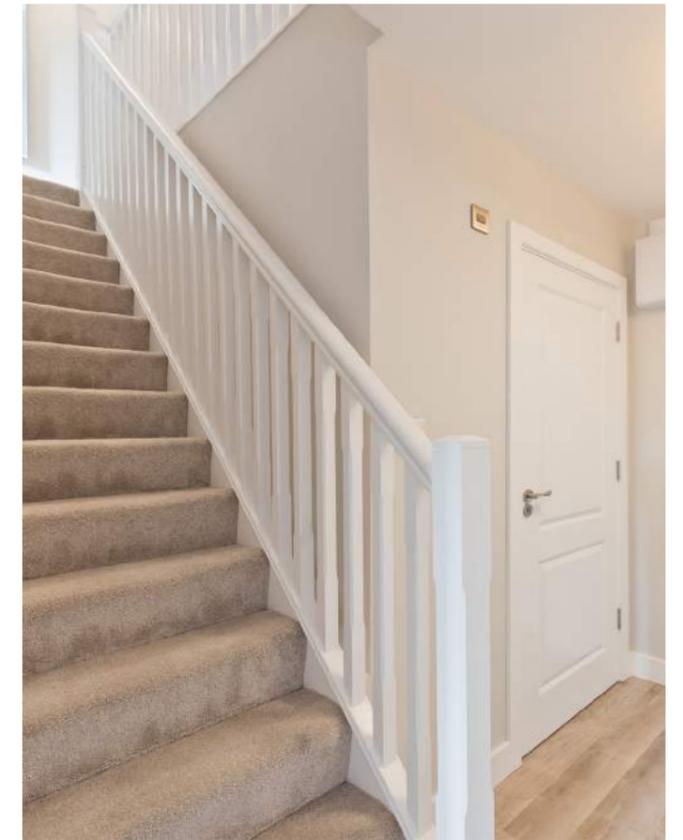
- Parking for two cars.
- Seeded rear garden.
- Paved Patio area.
- Concrete post and quality shiplap timber fencing panels to rear garden.
- Side gate to rear garden included.

### HOME BOND WARRANTY

- 10-year HomeBond Guarantee.



 Interiors at Dun Gaoithe



# 4 bedroom homes at Dún Gaoithe

## TYPE A

4 Bedroom Detached & Semi Detached Homes  
Approx 149 sq. m. / 1,604 sq. ft.



## TYPE B

4 Bedroom Detached Home  
Approx. 165 sq. m. / 1,776 sq. ft.



## TYPE A1

4 Bedroom Semi Detached Home  
Approx. 141 sq. m. / 1,518 sq. ft.



## TYPE C1

4 Bedroom Detached Home  
Approx 167 sq. m. / 1,802 sq. ft.



# 3 bedroom homes at Dún Gaoithe

## TYPE C

3 Bed Semi Detached and Terraced Homes  
Approx 119 sq. m. / 1,286 sq. ft.



GROUND FLOOR

FIRST FLOOR

## TYPE E

3 Bed Semi Detached and Terraced Homes  
Approx. 139 sq. m. / 1,496 sq. ft.



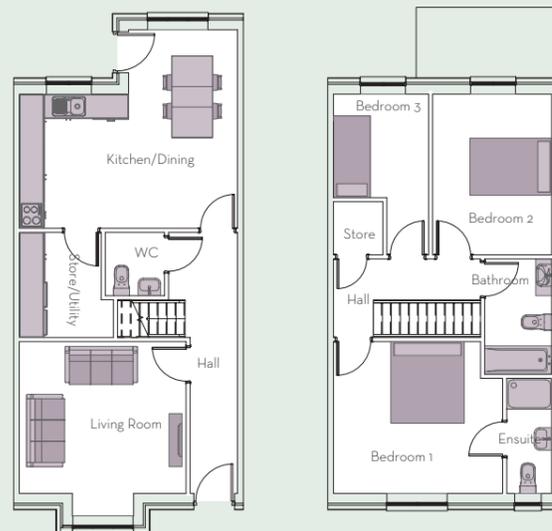
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## TYPE D

3 Bed Semi Detached and Terraced Homes  
Approx. 110 sq. m. / 1,184 sq. ft.

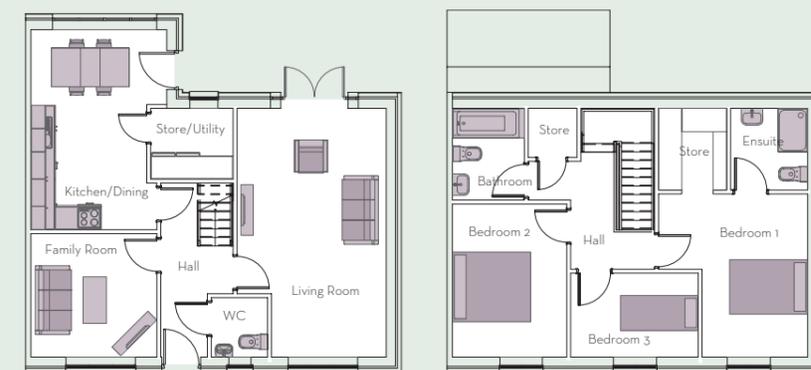


GROUND FLOOR

FIRST FLOOR

## TYPE F

3 Bed Detached, Semi Detached and Terraced Homes  
Approx. 123 sq. m. / 1,324 sq. ft.



GROUND FLOOR

FIRST FLOOR

Contact us for more information about  
your future home in Dún Gaoithe.

[www.dungaoithe.ie](http://www.dungaoithe.ie)

EXCLUSIVELY MARKETED BY



PSRA Licence No: 002885

A DEVELOPMENT BY



BER Certificate and EPI details  
available from the agent.

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