

BALLYROAN HOUSE



WATSONPLACE

RATHFARNHAM, DUBLIN 16

BALLYROAN HOUSE AT WATSON PLACE COMPRISES A LISTED DETACHED THREE- STOREY PROPERTY DATING BACK TO C. 1850

Joshua Watson, a Dublin tea merchant, originally owned the House, hence the name Watson Place. Following his death, his son Henry Watson took occupancy who enlarged and improved the house and its grounds.

HOMELAND ARE SENSITIVELY RESTORING AND EXTENDING THIS MAGNIFICENT MID NINETEENTH-CENTURY HOME INTO 8 BESPOKE APARTMENTS.

With generous proportions, high ceilings and unique features these apartments within Ballyroan House will form the centrepiece of Watson Place.





BALLYROAN HOUSE 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.

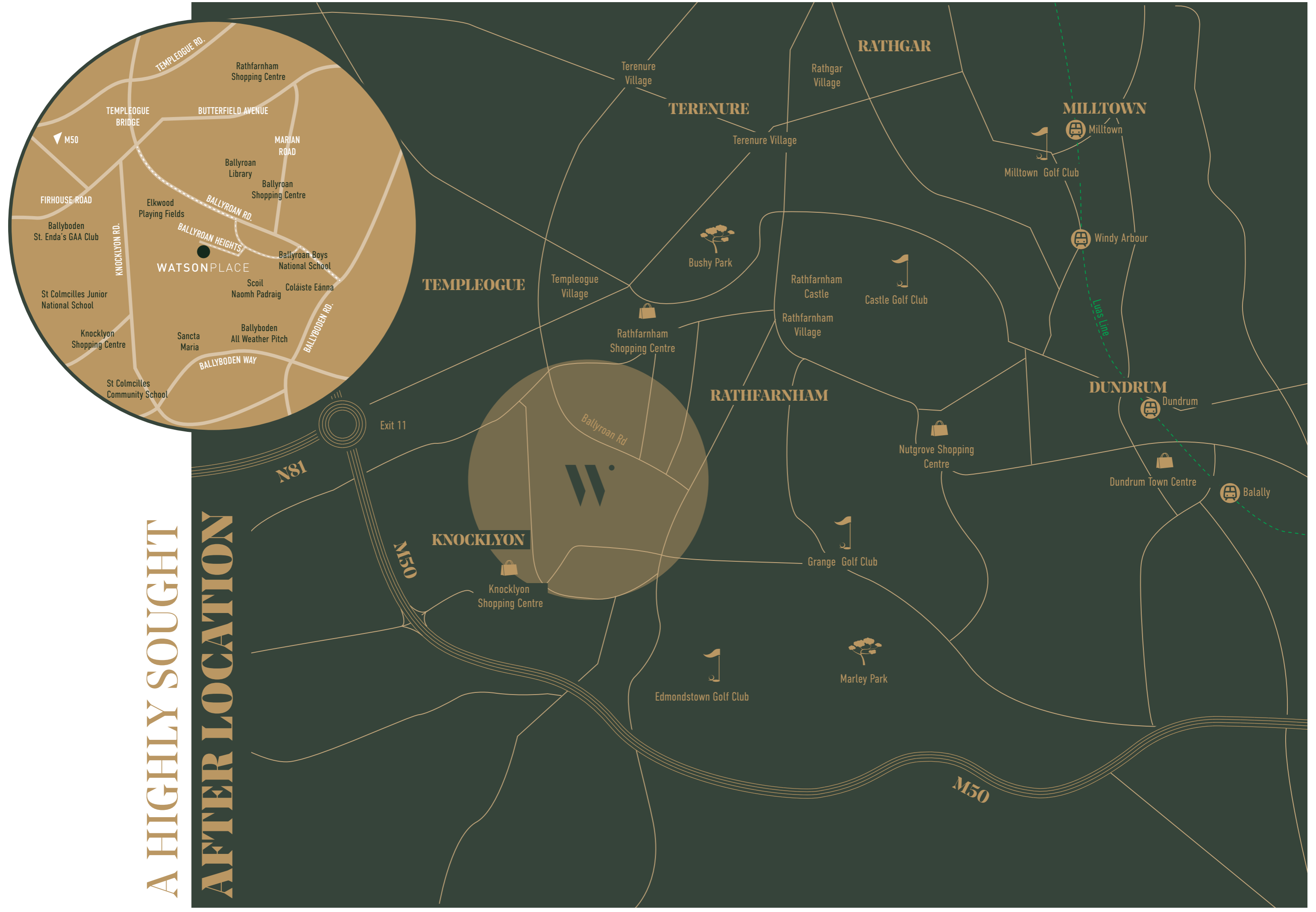


EXCELLENT NEARBY AMENITIES MAKE BALLYROAN HOUSE WATSON PLACE THE IDEAL LOCATION

A GOOD CHOICE OF PRIMARY AND SECONDARY SCHOOLS ARE IN THE IMMEDIATE VICINITY WITH BALLYROAN BOYS NATIONAL SCHOOL, COLÁISTE 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**



Rathfarnham Shopping Centre

TEMPLEOGUE RD.

BUTTERFIELD AVENUE

TEMPLEOGUE BRIDGE

M50

FIRHOUSE ROAD

Ballyboden St. Enda's GAA Club

St Colmcilles Junior National School

Knocklyon Shopping Centre

St Colmcilles Community School

Elkwood Playing Fields

WATSON PLACE

BALLYROAN RD.

BALLYROAN HEIGHTS

BALLYBODEN WAY

KNOCKLYON RD.

MARIAN ROAD

Ballyroan Library

Ballyroan Shopping Centre

Ballyroan Boys National School

Scoil Naomh Padraig

Coláiste Eánna

Sancta Maria

Ballyboden All Weather Pitch

BALLYBODEN RD.

N81

Exit 11

M50

KNOCKLYON

Knocklyon Shopping Centre

Ballyroan Rd

W

Terenure Village

TERENURE

Terenure Village

Bushy Park

Templeogue Village

Rathfarnham Shopping Centre

RATHFARNHAM

Rathfarnham Castle

Rathfarnham Village

Nutgrove Shopping Centre

Grange Golf Club

Edmondstown Golf Club

Marley Park

RATHGAR

Rathgar Village

MILLTOWN

Milltown

Milltown Golf Club

Windy Arbour

DUNDRUM

Dundrum

Dundrum Town Centre

Balally

M50

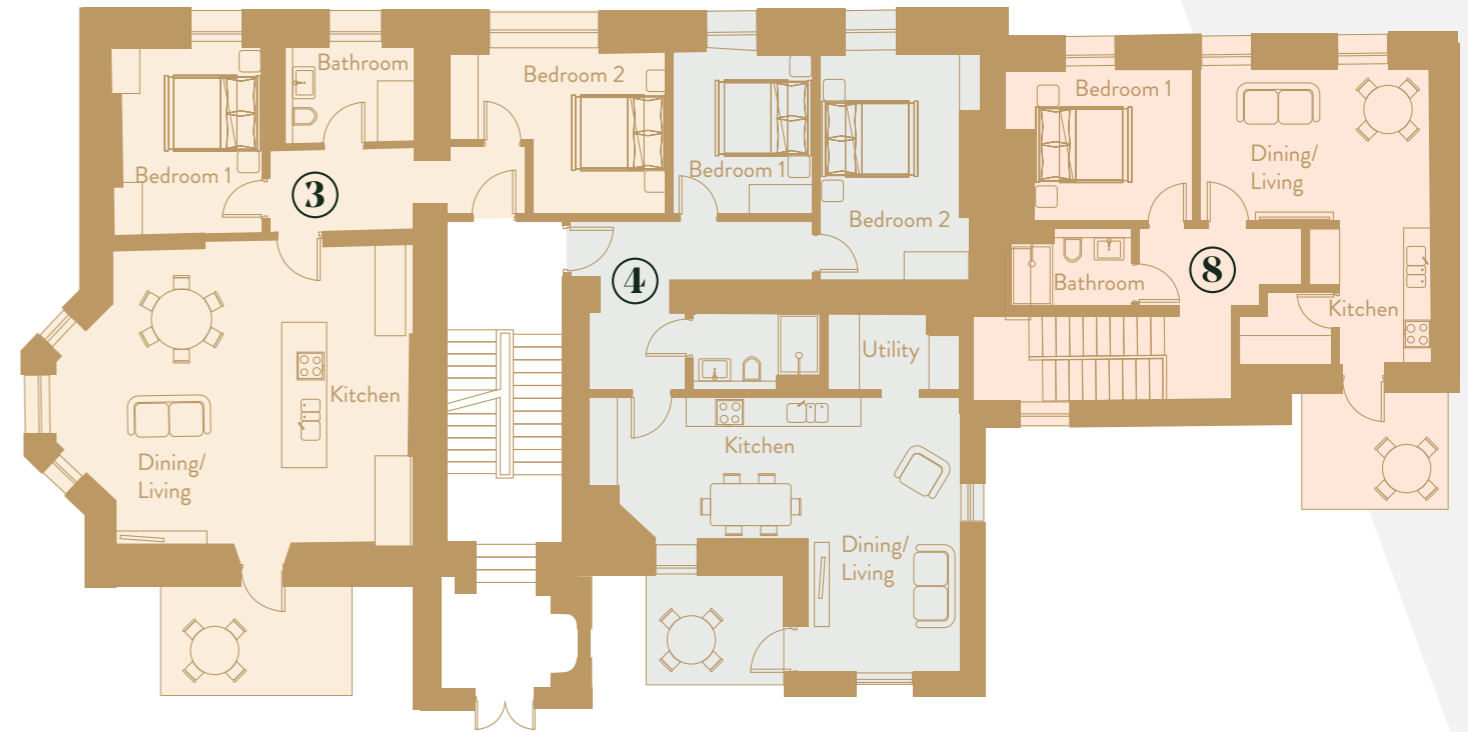


EXCLUSIVE UNIQUE
APARTMENTS ON A
REMARKABLE SITE



FLOOR PLANS

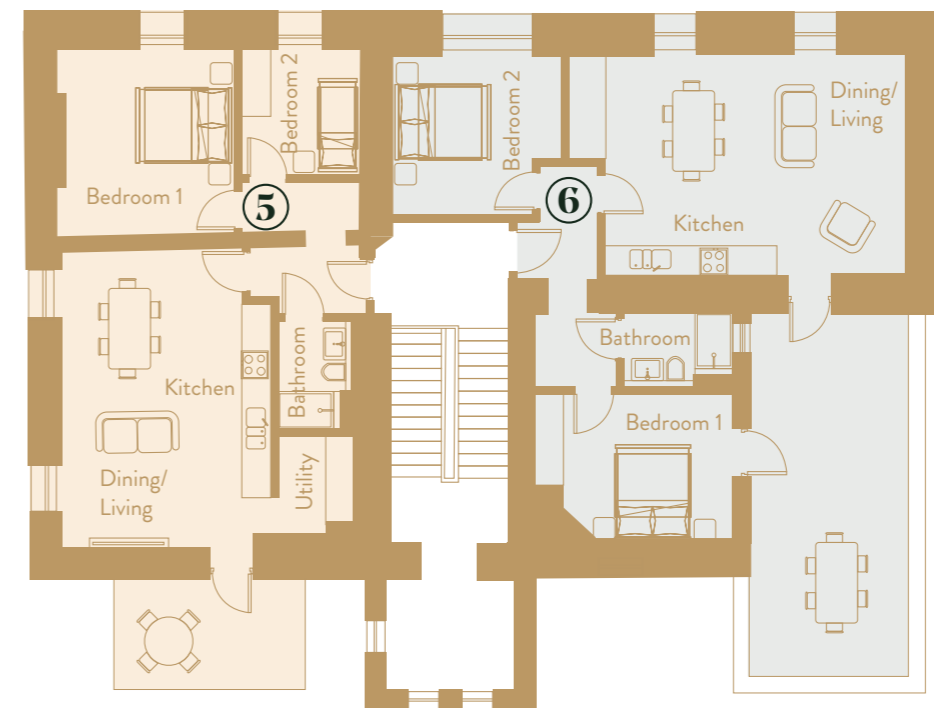
| BALLYROAN HOUSE, WATSON PLACE, RATHFARNHAM, DUBLIN 16 | | | | |
|---|---------------------|--------------|---------|---------------|
| NUMBER | DESCRIPTION | LEVEL | SIZE | PATIO/BALCONY |
| Apartment 1 | 2 Bedroom Apartment | Ground Floor | 70 sq m | 30 sq m |
| Apartment 2 | 2 Bedroom Apartment | Ground Floor | 82 sq m | 31 sq m |
| Apartment 3 | 2 Bedroom Apartment | First Floor | 87 sq m | 9 sq m |
| Apartment 4 | 2 Bedroom Apartment | First Floor | 79 sq m | 7 sq m |
| Apartment 5 | 2 Bedroom Apartment | Second Floor | 65 sq m | 9 sq m |
| Apartment 6 | 2 Bedroom Apartment | Second Floor | 69 sq m | 25 sq m |
| Apartment 7 | 1 Bedroom Apartment | Ground Floor | 48 sq m | 9 sq m |
| Apartment 8 | 1 Bedroom Apartment | First Floor | 49 sq m | 7 sq m |



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

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.



Selling Agent

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PSRA 002885

Developer



www.homelandgroup.ie

BER Exempt

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WATSONPLACE.IE