

BALLYROAN HOUSE



WATSONPLACE

RATHFARNHAM, DUBLIN 16

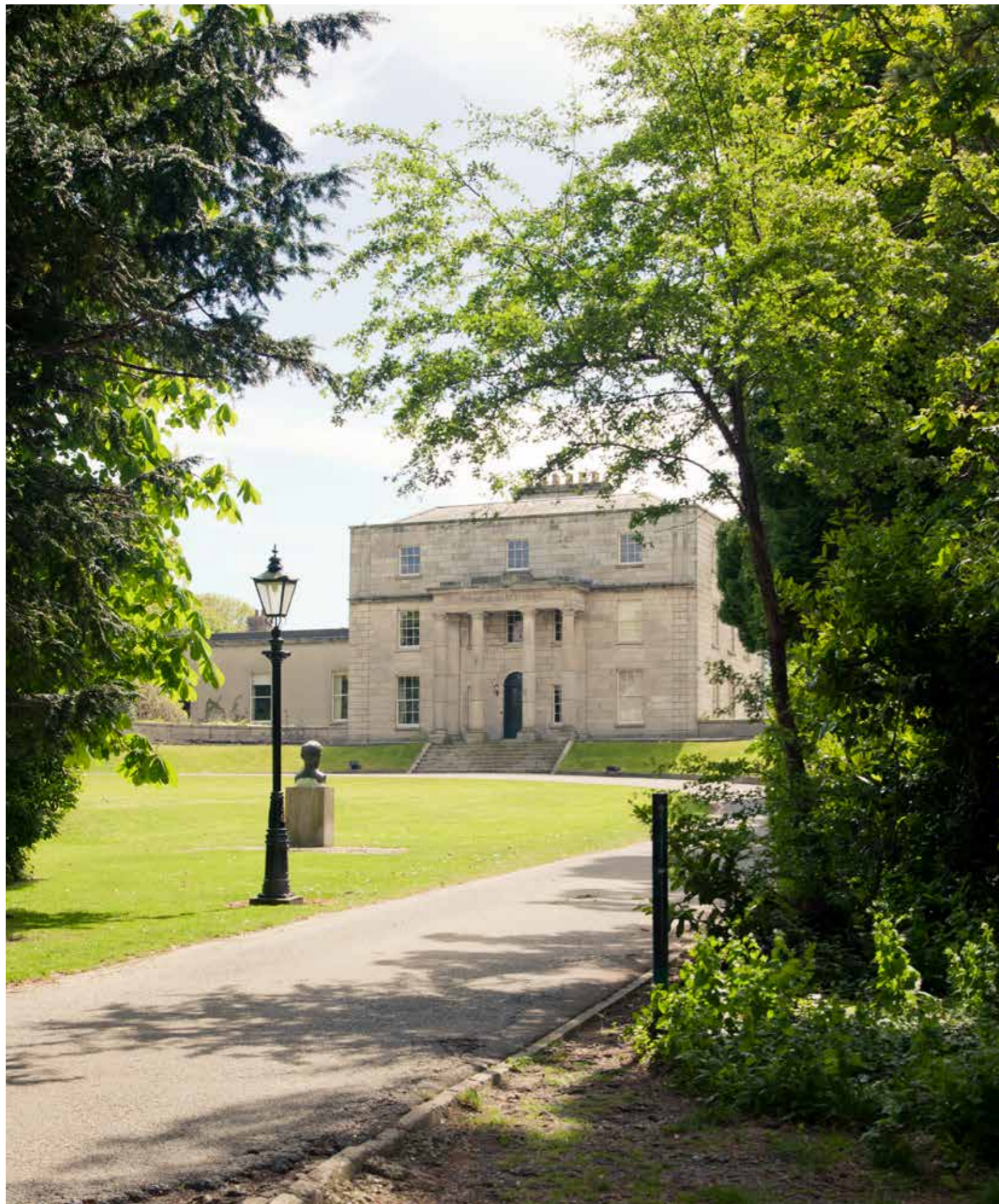
BALLYROAN HOUSE AT WATSON PLACE COMPRISES A LISTED DETACHED THREE- STOREY PROPERTY DATING BACK TO C. 1850

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

Elkwood Playing Fields

MARIAN ROAD

Ballyroan Library

Ballyroan Shopping Centre

BALLYROAN RD.

BALLYROAN HEIGHTS

Ballyroan Boys National School

WATSON PLACE

Scoil Naomh Padraig

Coláiste Eánna

St Colmcilles Junior National School

Knocklyon Shopping Centre

Sancta Maria

Ballyboden All Weather Pitch

BALLYBODEN WAY

St Colmcilles Community School

N81

Exit 11

M50

KNOCKLYON

Knocklyon Shopping Centre

Ballyroan Rd

W

Rathfarnham Shopping Centre

Templeogue Village

TERENURE

Terenure Village

Terenure Village

Bushy Park

Rathfarnham Castle

Castle Golf Club

Rathfarnham Village

RATHFARNHAM

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

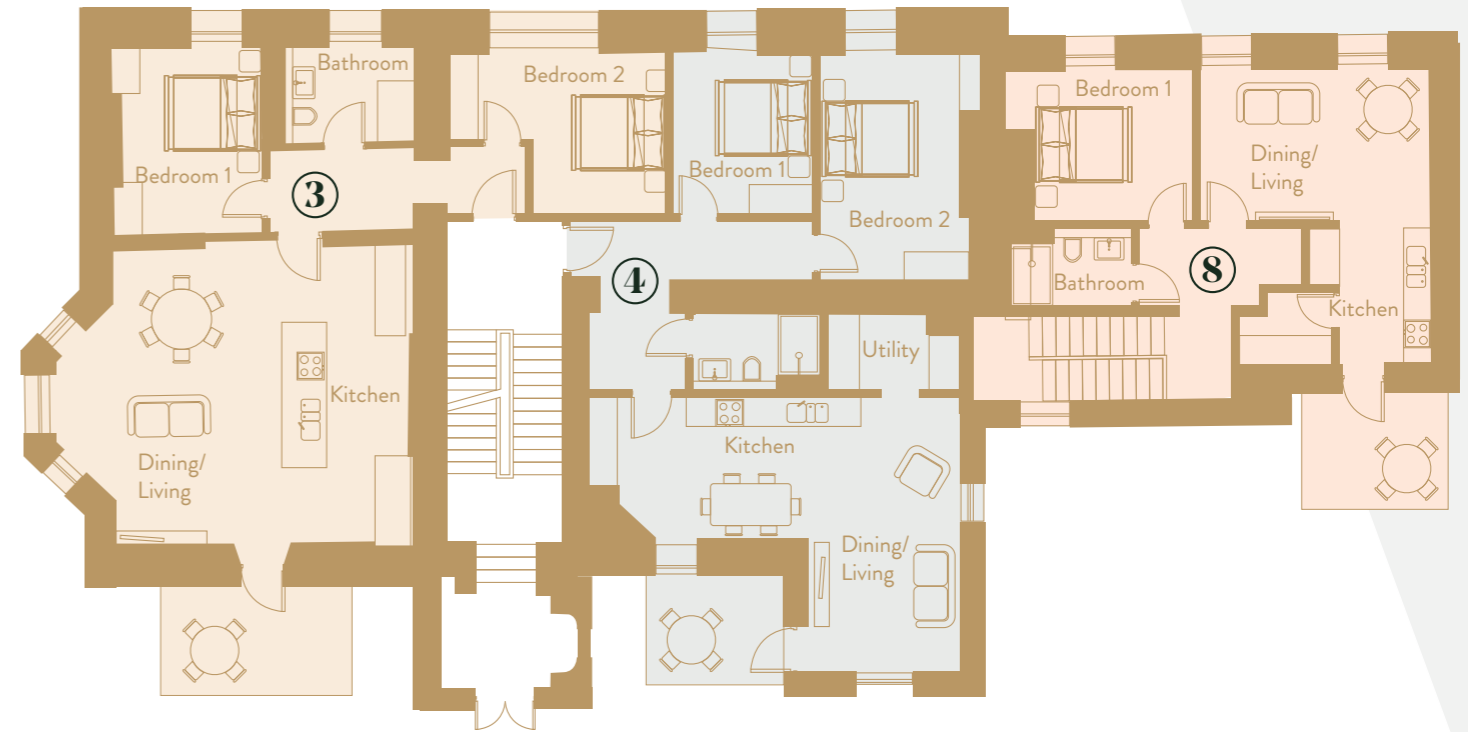


EXCLUSIVE UNIQUE
APARTMENTS ON A
REMARKABLE SITE



FLOOR PLANS

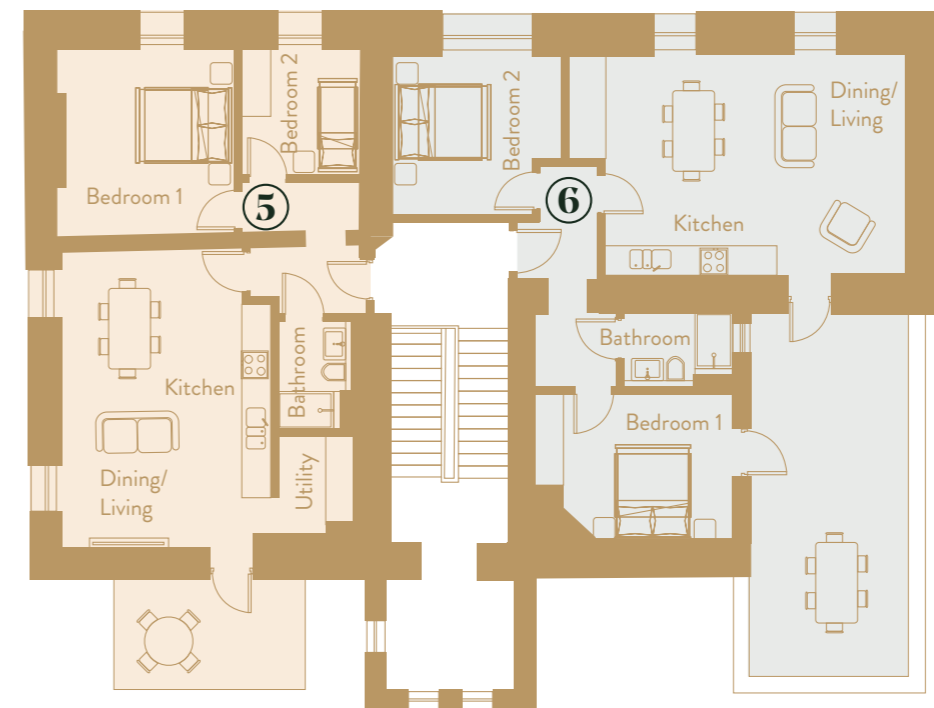
BALLYROAN HOUSE, WATSON PLACE, RATHFARNHAM, DUBLIN 16				
NUMBER	DESCRIPTION	LEVEL	SIZE	PATIO/BALCONY
Apartment 1	2 Bedroom Apartment	Ground Floor	70 sq m	29 sq m
Apartment 2	2 Bedroom Apartment	Ground Floor	83 sq m	29 sq m
Apartment 3	2 Bedroom Apartment	First Floor	89 sq m	7 sq m
Apartment 4	2 Bedroom Apartment	First Floor	82 sq m	7 sq m
Apartment 5	2 Bedroom Apartment	Second Floor	67 sq m	7 sq m
Apartment 6	2 Bedroom Apartment	Second Floor	71 sq m	25 sq m
Apartment 7	1 Bedroom Apartment	Ground Floor	49 sq m	8 sq m
Apartment 8	1 Bedroom Apartment	First Floor	63 sq m	12 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

Kelly Walsh
15 Herbert Street
Dublin 2
T: 01 664 5500



PSRA 002885

Developer



www.homelandgroup.ie

BER Exempt

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WATSONPLACE.IE