

BALLYROAN HOUSE



WATSONPLACE

RATHFARNHAM, DUBLIN 16

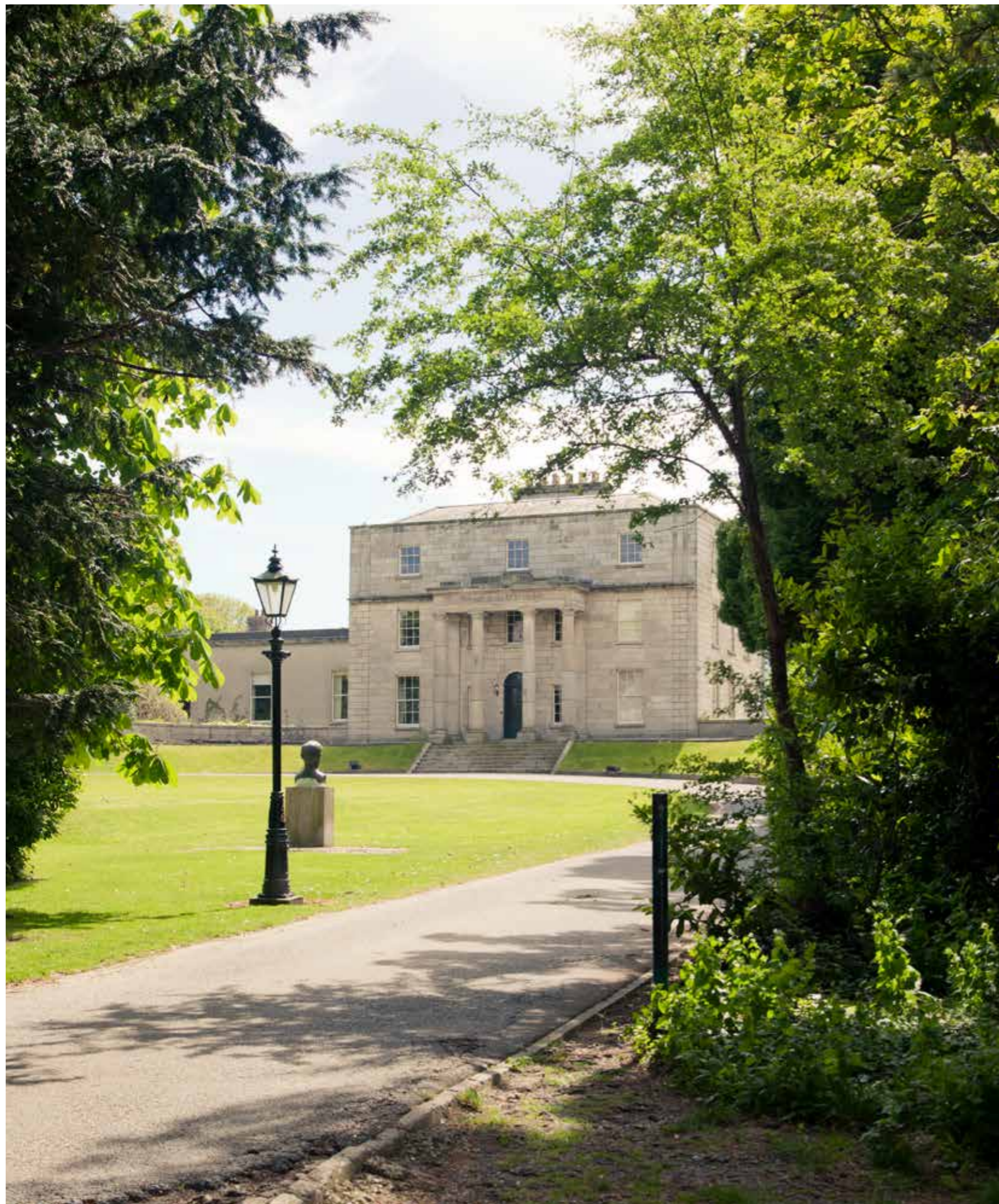
# **BALLYROAN HOUSE AT WATSON PLACE COMPRISES A LISTED DETACHED THREE- STOREY PROPERTY DATING BACK TO C. 1850**

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.

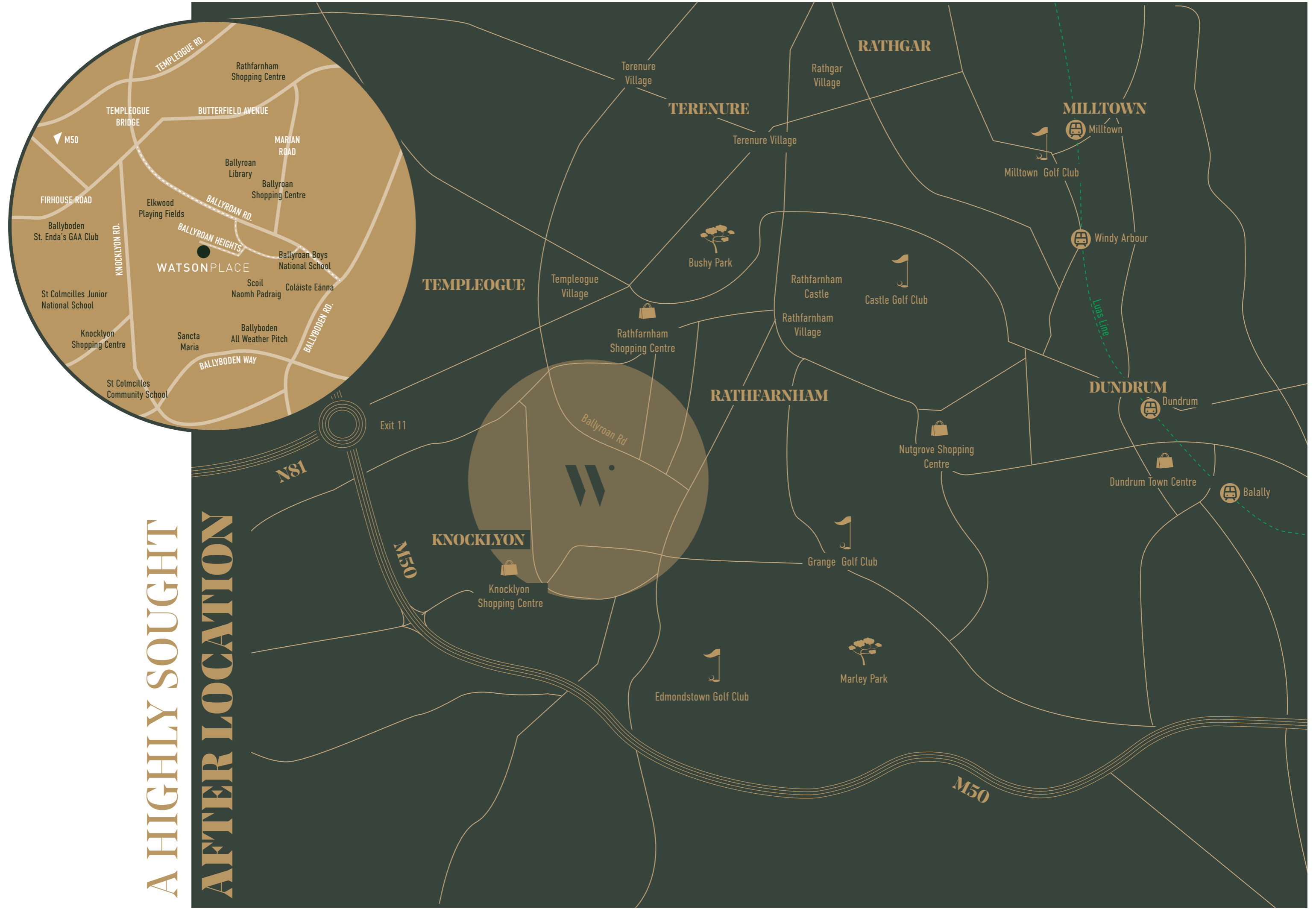


# EXCELLENT NEARBY AMENITIES MAKE BALLYROAN HOUSE WATSON PLACE THE IDEAL LOCATION

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**



**TEMPLEOGUE**

**TERENURE**

**RATHGAR**

**MILLTOWN**

**RATHFARNHAM**

**DUNDRUM**

**KNOCKLYON**

**N81**

**M50**

**M50**

Rathfarnham Shopping Centre

Terenure Village

Rathgar Village

Milltown

Milltown Golf Club

Windy Arbour

Templeogue Village

Bushy Park

Castle Golf Club

Dundrum

Dundrum Town Centre

Balally

Ballyroan Rd

Rathfarnham Shopping Centre

Nutgrove Shopping Centre

Grange Golf Club

Knocklyon Shopping Centre

Edmondstown Golf Club

Marley Park

M50

FIRHOUSE ROAD

Elkwood Playing Fields

WATSON PLACE

St Colmcilles Junior National School

Knocklyon Shopping Centre

St Colmcilles Community School

Scoil Naomh Padraig

Coláiste Eánna

Ballyboden All Weather Pitch

Sancta Maria

BALLYBODEN WAY

Elkwood Playing Fields

Ballyroan Library

Ballyroan Shopping Centre

BUTTERFIELD AVENUE

MARIAN ROAD

TEMPLEOGUE RD.

TEMPLEOGUE BRIDGE

BALLYROAN RD.

BALLYROAN HEIGHTS

BALLYBODEN RD.

KNOCKLYON RD.

Terenure Village

Rathfarnham Castle

Rathfarnham Village

Dundrum

Dundrum Town Centre

Balally

Ballyroan Rd

Rathfarnham Shopping Centre

Nutgrove Shopping Centre

Grange Golf Club

Knocklyon Shopping Centre

Edmondstown Golf Club

Marley Park

M50

FIRHOUSE ROAD

Elkwood Playing Fields

WATSON PLACE

St Colmcilles Junior National School

Knocklyon Shopping Centre

St Colmcilles Community School

Scoil Naomh Padraig

Coláiste Eánna

Ballyboden All Weather Pitch

Sancta Maria

BALLYBODEN WAY

Elkwood Playing Fields

Ballyroan Library

Ballyroan Shopping Centre

BUTTERFIELD AVENUE

MARIAN ROAD

TEMPLEOGUE RD.

TEMPLEOGUE BRIDGE

BALLYROAN RD.

BALLYROAN HEIGHTS

BALLYBODEN RD.

KNOCKLYON RD.

Terenure Village

Rathfarnham Castle

Rathfarnham Village

Dundrum

Dundrum Town Centre

Balally

Ballyroan Rd

Rathfarnham Shopping Centre

Nutgrove Shopping Centre

Grange Golf Club

Knocklyon Shopping Centre

Edmondstown Golf Club

Marley Park

M50

FIRHOUSE ROAD

Elkwood Playing Fields

WATSON PLACE

St Colmcilles Junior National School

Knocklyon Shopping Centre

St Colmcilles Community School

Scoil Naomh Padraig

Coláiste Eánna

Ballyboden All Weather Pitch

Sancta Maria

BALLYBODEN WAY

Elkwood Playing Fields

Ballyroan Library

Ballyroan Shopping Centre

BUTTERFIELD AVENUE

MARIAN ROAD

TEMPLEOGUE RD.

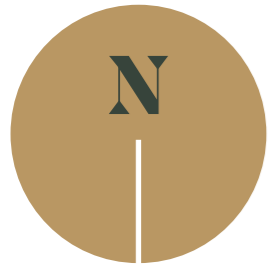
TEMPLEOGUE BRIDGE

BALLYROAN RD.

BALLYROAN HEIGHTS

BALLYBODEN RD.

KNOCKLYON RD.



EXCLUSIVE UNIQUE  
APARTMENTS ON A  
REMARKABLE SITE

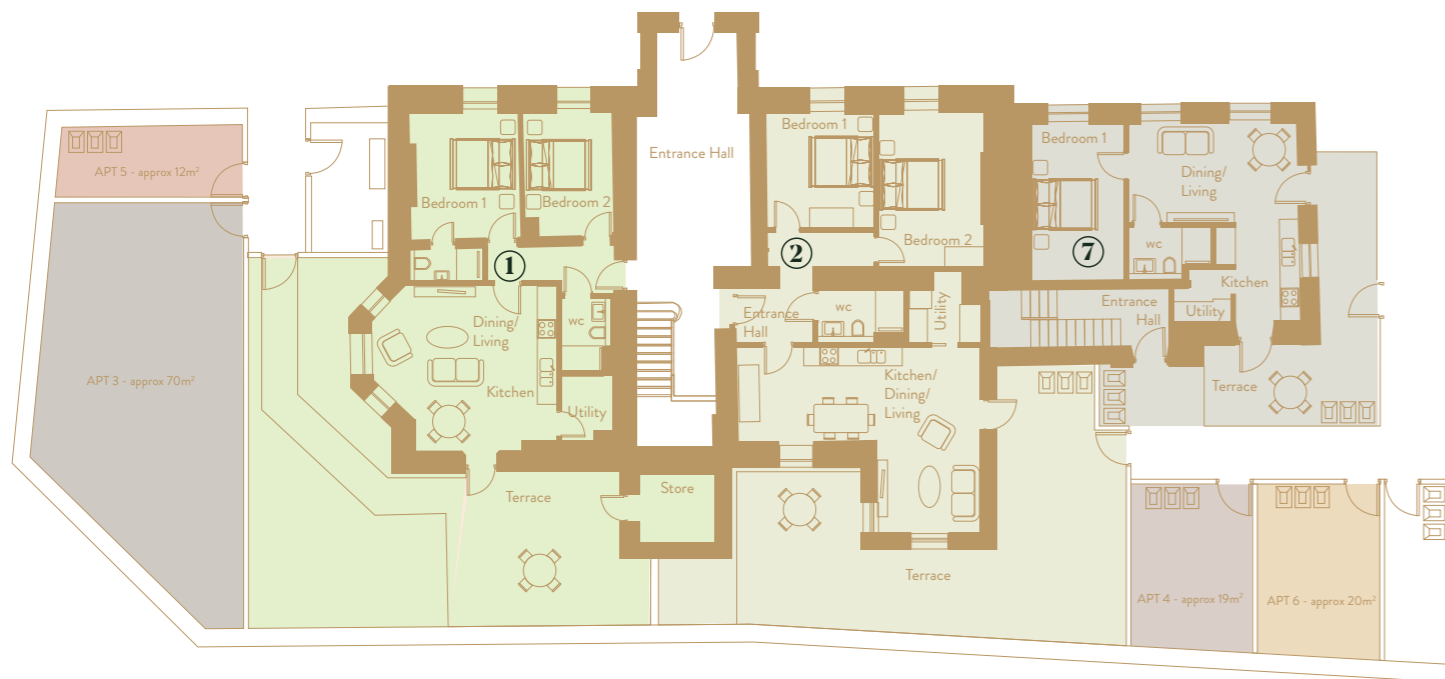


# FLOOR PLANS

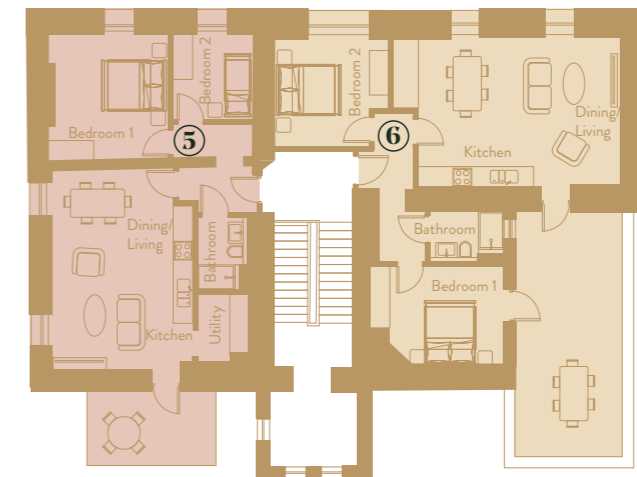
BALLYROAN HOUSE, WATSON PLACE, RATHFARNHAM, DUBLIN 16					
NUMBER	DESCRIPTION	LEVEL	SIZE	PATIO/BALCONY	YARD
Apartment 1	2 Bedroom Apartment	Ground Floor	70 sq m	30 sq m	53 sq m
Apartment 2	2 Bedroom Apartment	Ground Floor	83 sq m	31 sq m	37 sq m
Apartment 3	2 Bedroom Apartment	First Floor	89 sq m	9 sq m	70 sq m
Apartment 4	2 Bedroom Apartment	First Floor	82 sq m	7 sq m	19 sq m
Apartment 5	2 Bedroom Apartment	Second Floor	67 sq m	9 sq m	12 sq m
Apartment 6	2 Bedroom Apartment	Second Floor	71 sq m	25 sq m	20 sq m
Apartment 7	1 Bedroom Apartment	Ground Floor	49 sq m	25 sq m	-
Apartment 8	1 Bedroom Apartment	First Floor	63 sq m	12 sq m	6 sq m



FIRST FLOOR



GROUND FLOOR



SECOND FLOOR

# SPECIAL FEATURES AND SPECIFICATIONS

## EXTERNAL FEATURES

- The original fabric of this impressive 19TH century period dwelling has been tastefully restored using appropriate material and best practice methods
- Each apartment enjoys the benefit of an external private storage yard
- Wall mounted outdoor lights, external sockets and communal outdoor tap provided
- Dedicated parking space enabled for electric vehicle charging provided for each apartment
- Audio visual access control
- Ample carparking provided for houses and visitors

## PRIMARY FABRIC ELEMENTS

- Floors of ground level apartments consist of solid reinforced concrete with high levels of thermal insulation coupled with liquid screeds providing energy efficient under floor heating
- Thermal performance of external walls enhanced using insulated drylining suitable for the conservation of old buildings
- Existing wall finished with through coloured breathable hydraulic lime-based render system
- Newly constructed extension walls achieve exceptional thermal performance using a super insulated rainscreen system finished with Siberian larch cladding
- New and refurbished timber sash windows with slimline double glazing provided for enhanced thermal performance fitted to existing fabric
- Advanced triple glazed aluminium clad timber framed high-performance windows, and doors, with multi-point locking systems and enhanced acoustic and insulation properties provided to newly constructed extension walls
- Existing pitched roof fully refurbished and super insulated to current standards
- Flat roof of extension provided with super insulated warm deck roof

## INTERNAL FINISHES AND FEATURES

- Generous high ceilings throughout provide enhanced spatial quality
- 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 high-quality ironmongery throughout
- Wardrobes in bedrooms provide a range of storage options

## KITCHENS & UTILITY

- Stylish custom designed kitchens with generous and varied storage solutions
- 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

## BATHROOMS AND EN-SUITES

- Stylish bathrooms designed with high quality floor and wall tiles creating neutral colour schemes
- Luxury contemporary fixtures and finishes with a range of high quality 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.
- Ground floor space heating incorporates a thermostatically controlled underfloor heating system whilst heating to the upper levels is provided by a thermostatically controlled radiator heating system
- The air source heat pump provides a thermostatically controlled continuous pressurised supply of hot water via a dedicated hot water cylinder.
- The heating systems come 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 apartments hardwired with smoke and fire detection and alarm systems
- Enabled for connection to ultra-fast 100% fibre broadband network delivering high speed internet, voice, and television services.

## VENTILATION & AIRTIGHTNESS

- Low energy continuous mechanical extract ventilation system in all apartments 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):

- As Ballyroan House is a protected structure it is exempt from the requirement to provide a BER assessment however all refurbishment works undertaken have been carefully considered to enhance the energy efficiency of this historic building

## 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.



## Selling Agent

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



PSRA 002885

## Developer



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

BER Exempt

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