



Condor

KILLINEY



Lioncor Developments

www.condorkilliney.ie



is an exclusive development of four luxurious detached

family homes of distinction

perfectly positioned off Church Road in Killiney.







arrive home to
luxury



The properties at Condor are set back from Church Road in a glorious sylvan setting enjoying Mountain Views to the front and Killiney Golf Course as a backdrop.





The privacy, peace and tranquillity of their surroundings, combined with its accessible coastal location, make Condor a real attraction.

The surrounding area hosts a myriad of recreational activities, including hill and coastal walks at Mullin's & Killiney Hills, a number of vibrant and picturesque bathing areas at Killiney Beach, White Rock and the Forty Foot, not to mention Dun Laoghaire Harbour which houses four waterfront yacht clubs.





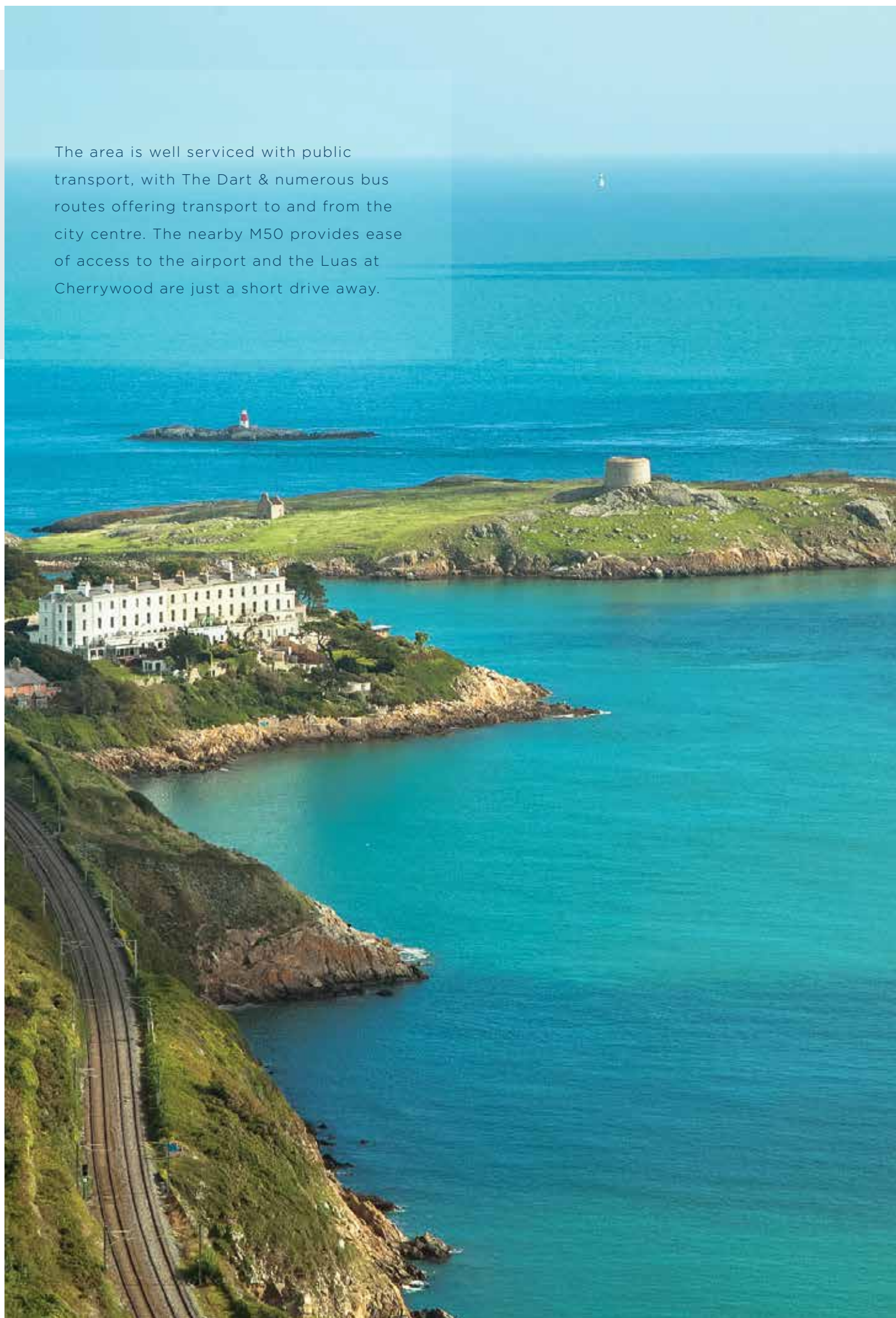




There are a number of private and public schools all easily accessible. Castle Park School is interdenominational and hugely popular, Rathdown, Holy Child, St Gerard's, Loreto Dalkey and St Josephs Cluny are all within immediate access. Willow Park, Blackrock College, St. Andrews and St. Michael's are just a DART trip away. School admission policies are subject to change and should be verified.

Killiney Shopping Centre offers day-to-day shopping and services with a range of boutiques, cafes and shops. Dalkey, Glasthule & Sandycove with their specialty shops, delicatessens and restaurants are all close at hand.

The area is well serviced with public transport, with The Dart & numerous bus routes offering transport to and from the city centre. The nearby M50 provides ease of access to the airport and the Luas at Cherrywood are just a short drive away.





Seapoint Station
15 Min From Killiney Station

Saltmill And Monkstown Station
13 Min From Killiney Station

Glenageary Station
06 Min From Killiney Station

Dalkey Station
03 Min From Killiney Station

Killiney Station
07 Min Drive From Condor

Shankhill Station
02 Min From Killiney Station

Brides Glen Luas
08 Min From Condor

Condor
KILLINEY

N31

MONKSTOWN

DEANSGRANGE

R830

R828

<< 36 Mins To City Centre

CABINTEELY

N11

Carrickmines

Laughanstown Luas

Cherrywood Luas

BALLYBRACK

M50

<< 12 Mins To Sandyford

N11

16 Mins To Bray >>

M50

Shanganagh Park

40 Foot

SALLYNOGGIN

DALKEY

DALKEY ISLAND

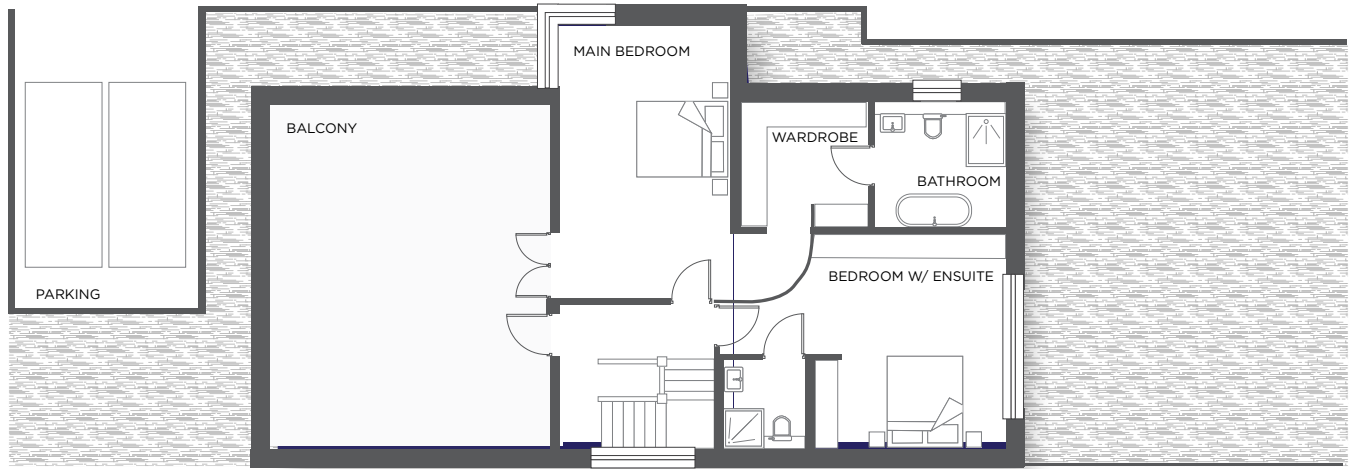
Killiney Hill Park



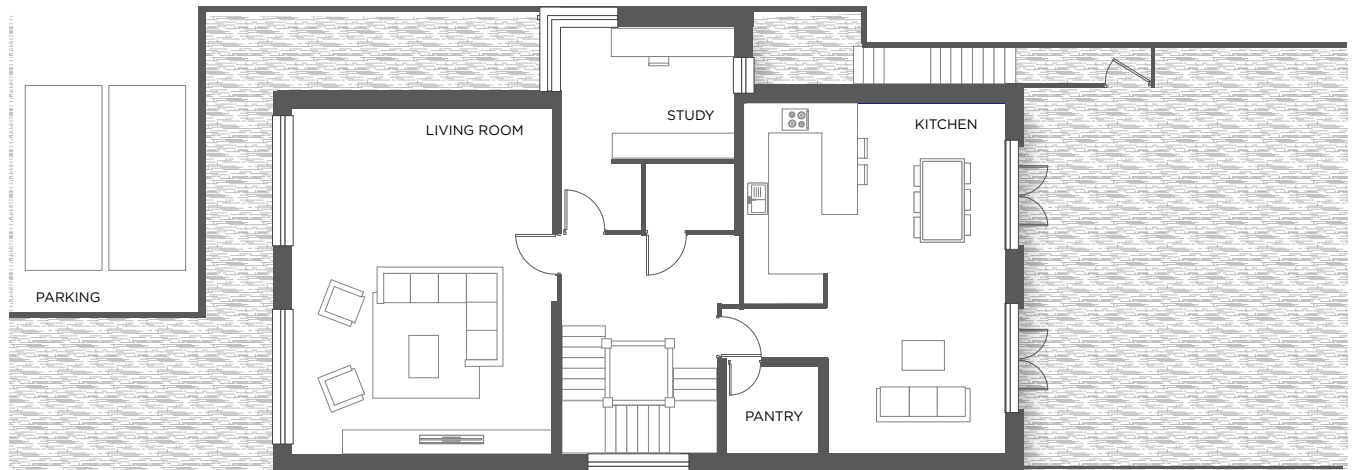
4 Bedroom Detached Homes

345 SQ.M / 3713 SQ.FT

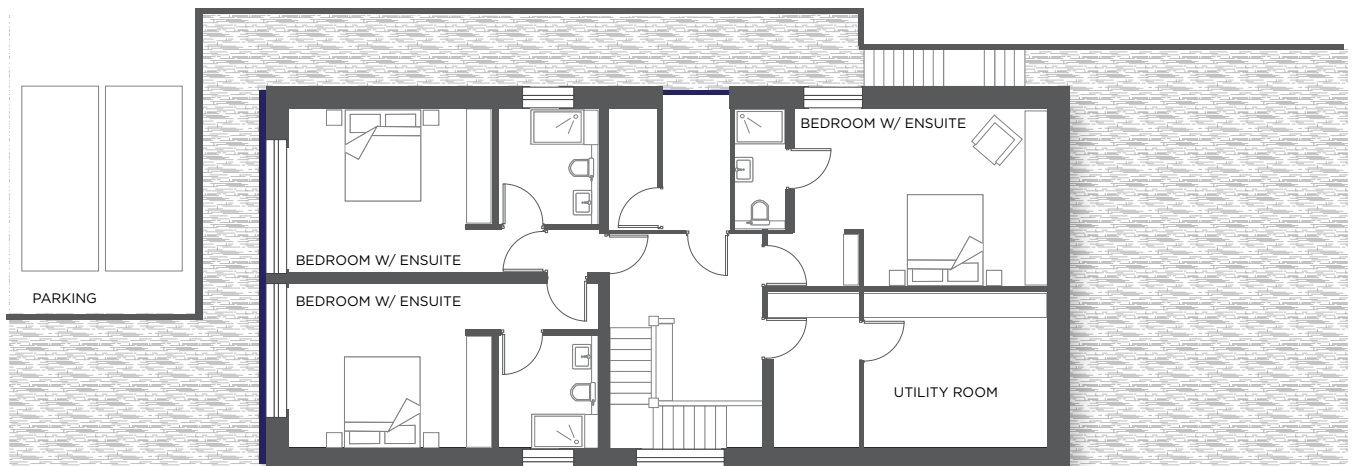




Second Floor



First Floor



Ground Floor





Internally the properties are beautifully appointed and provide a wonderful balance between reception and bedroom accommodation, excellent room proportions and high quality finishes.

PRACTICAL *&* ELEGANT



External Specification

- Elegant, high quality elevations comprising brickwork by Kingscourt Country Manor bricks and Baunit Granotop render
- Low maintenance double glazed Scandinavian Alu-Clad windows by Carlson & FGM windows
- High quality paving to the front of each property, Roadstone Silver Granite Flags & Charcoal Sets
- Quartz Zinc fascia, soffits and gutters throughout
- Electrical vehicle charge point fitted on all homes.

Internal Finishes

- Walls and ceilings are skimmed and painted throughout in a neutral colour
- High acoustic performance concrete floors throughout and solid concrete block walls
- Contemporary architrave and skirting
- Superior quality internal joinery, including high quality shaker timber doors fitted with satin finish ironmongery throughout

Kitchen / Utility

- Contemporary custom designed fully integrated kitchens by McNally Kitchens with a Silestone Carrara worktop by Millers Brothers
- Custom designed open larder system by McNally Kitchens
- Fully integrated Miele cooking appliances
- Fan assisted ducted extractor hood
- Stainless steel recessed sink
- McNally designed laundry unit in the utility with fitted white goods

Bathroom / En-suites

- Porcelain and Encaustic floor and wall tiles by Tile Merchant and Best Tile
- Villeroy and Boch sanitary ware throughout by Ideal Bathrooms
- Pressurised shower system with rain head shower fittings, thermostatic mixer tap and frameless glass shower doors
- Adamsez Eclipse Advance free standing bath in main en suite bathroom
- Bespoke mirrors with linear LED lighting
- Recessed down lighters to all bathrooms

Wardrobes

- Bespoke wardrobes by Kube throughout with walk in wardrobe to main bedroom

Energy Rating / Efficiency

By investing in modern technologies and making improvements to the fabric of the houses at Condor, Lioncor Developments have constructed houses which are more sustainable, comfortable and energy efficient than those produced in previous decades. The following features combine to create a greener home with superior levels of comfort:

- A3 BER energy rating
- Highly insulated air tight design to retain heat and minimise exposure to external elements
- A NIBE Air to Water heat pump which provides all your heating and hot water needs in an energy efficient manner. The NIBE heating system is a zoned thermostatic underfloor system throughout
- High performance pipe insulation is used on all internal pipework to reduce heat loss
- Low maintenance double glazed Scandinavian Alu-Clad windows by Carlson & FGM windows
- Energy saving LED light fittings as per showhouse

Electrical

- Generous lighting and power points throughout
- Recessed down lighters in bathrooms and kitchen area
- Slimline Décor Satin Chrome with black insert sockets and light switches to main living areas by Deta

Media and Communications

- IP enabled video entry system
- USB charging points to main living areas
- Digital TV connection to living room and bedrooms
- Pre-wired for Eir & Virgin Media

Security

- Entry video phone system in each house connected to the main gate
- Mains supply smoke and heat detectors
- Phone Watch Wireless Security alarm installed

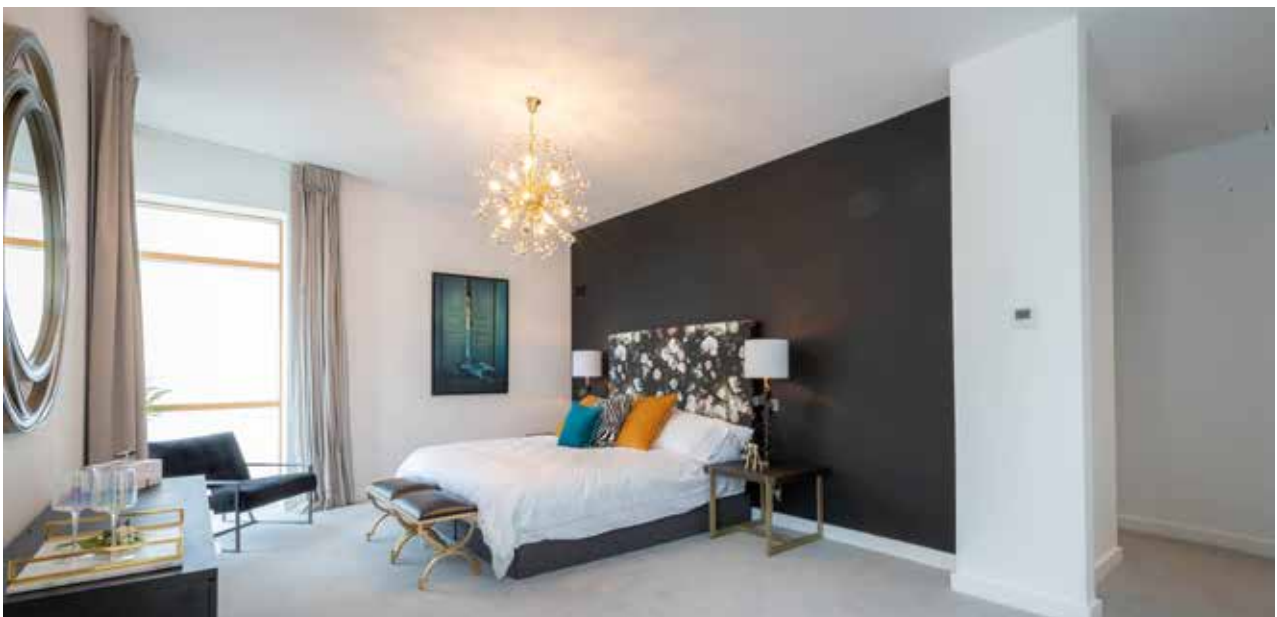
Garden / Balcony

- Rear gardens are fenced and landscaped by Peter O'Brien Landscaping Ltd.
- External power socket and tap provided to the garden
- Spacious balconies with glazed balustrades and exterior light









Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. **Special Conditions:** The particulars contained in this document were prepared from preliminary plans and specifications and are intended as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change. Floor areas provided are approximate only and are Gross Internal Area. The Agents are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.



Lioncor Developments



EPI RANGE: 43.98 kWh/m²/yr - 44.86 kWh/m²/yr
BER numbers can be viewed with agents

www.condorkilliney.ie

01 275 1000

