



# COOPER'S WOOD

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CHAPEL ROAD | KINSEALY | COUNTY DUBLIN



INTRODUCING

# COOPER'S WOOD

CHAPEL ROAD, KINSEALY,  
CO. DUBLIN.

Cooper's Wood is an outstanding new residential development of just 38 'A'-rated, three and four bedroom homes set in an idyllic sylvan setting. Enjoying the use of a private playground and a generous landscaped communal area (c. 2.2 acres), this is truly a family's paradise.

Built by Maybury Properties, this development will be constructed and landscaped to the most exacting standards, ensuring a fantastic living environment for you and your family.

Located in Kinsealy, you can enjoy the peace and tranquillity of a slower pace of life whilst enjoying all the amenities of the bustling villages of Malahide and Portmarnock with an abundance of shops, leisure facilities and eateries at your disposal.

# COOPER'S WOOD

truly a family's paradise

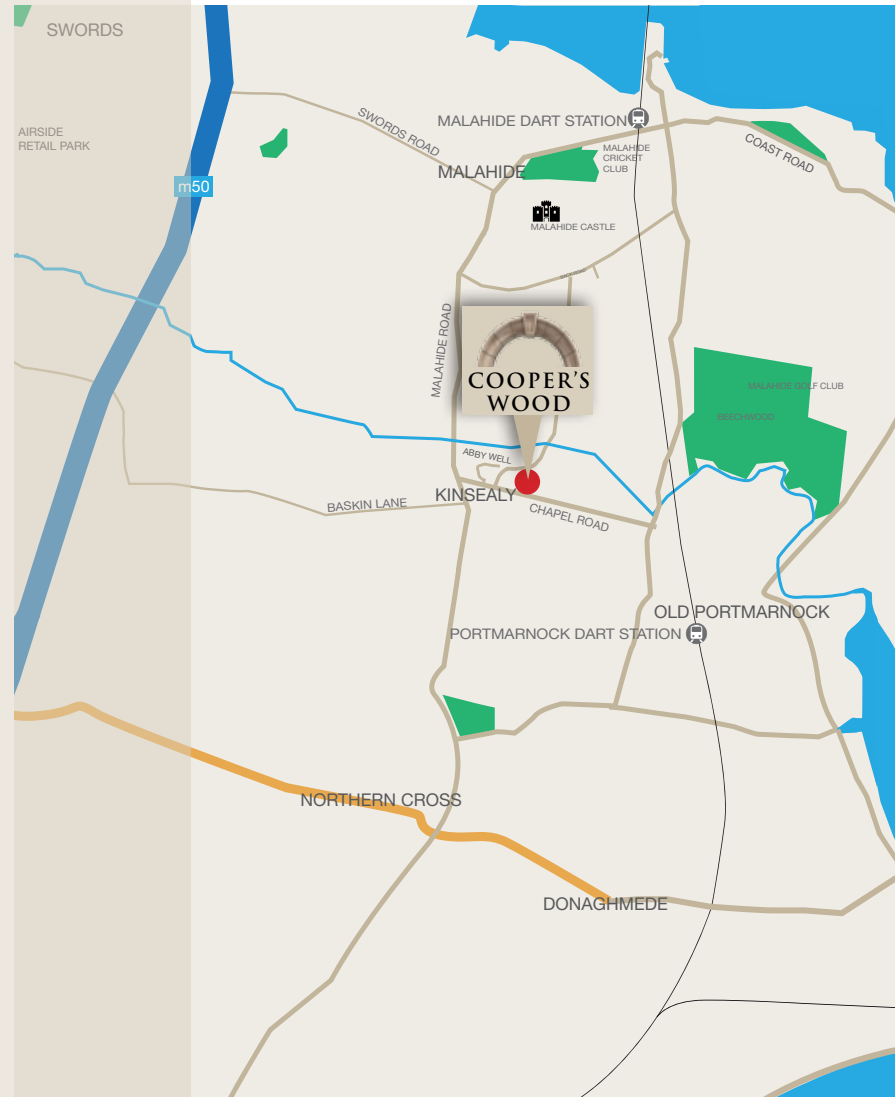




# LOCATION

Kinsealy is surrounded by the seaside villages of Malahide and Portmarnock. Whilst there are too many to name, some of the highlights include Malahide Marina and village, Portmarnock Strand, Malahide Castle, North Bull Island and a host of world renowned local golf courses.

The city centre is just 7 km south of Kinsealy and is easily accessible with regular service provided by the 42 and 43 bus routes whilst Portmarnock Dart station is only 2km away with an average journey time to Pearse Street Station of just 25 mins.



surrounded by seaside villages





high-quality finish

# SPECIFICATIONS

## STRUCTURE

Houses are concrete built with a block construction, brick façade and concrete roof tiles.

## FLOORING

High-quality floor tiling is standard in kitchen and utility with comprehensive floor and wall tiling in all bathrooms (as per show units).

## INTERNAL FINISHES

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satinwood paint. The four bed houses enjoy the additional features of coving and radiator covers in the downstairs areas and wall panelling in the hall, stairs and landing (house types 1 and 1A).

## WARDROBES

Bedroom wardrobes have been supplied by Cawleys with high specification 'Shaker' style doors.

## WINDOWS

All windows and doors are 'A'-rated low-value high- performance Triple Glazed Alu-Clad timber with granite finish window cills to the front elevations. Windows are supplied and fixed by Munster Joinery.

## KITCHENS

A classic yet contemporary design with shaker detail and square edge solid quartz stone worktop. Appliances provided are 'Neff' gas hob, 'Neff' double oven/microwave and 'Nordmende' fridge freezer and dishwasher as per the show units. All kitchens supplied by Nolan kitchens.

## ELECTRICAL

Generous light and power points with high-quality switches and socket plates with Pearl Nickel finish in Type 1 and 1A and provided in the kitchen of the Type 2 and 3 houses. LED downlighters in all principal rooms and pendant light fittings elsewhere. Heated towel rail in all bathrooms, standard as per show unit. Demisting pads to mirrors in en-suites.

Fire alarm and carbon monoxide detectors as standard.

## SECURITY

Each home has been wired for an intruder alarm.

## PARKING

Each house has two private parking spaces.

## HEATING AND HOT WATER

A high efficiency 'A'-rated gas fired boiler with zonal control and thermostatic radiator valves provided. All of the heating pipes in the houses are insulated to ensure there are no uncontrolled losses.

Dedicated solar thermal panel is provided reducing owner's costs and increasing sustainability.

## FIREPLACES

Elegant marble fire surround with polished hearth and inset 'Wanders Square 60' cassette wood burner, with black screened finish and output of up to 7 Kw. The rated efficiency is 78% and it will burn wood, peat briquettes and turf.

## BATHROOMS AND EN-SUITES

Stylish bathrooms and en-suites with a classical design and well planned storage. Villeroy & Boch Sanitary ware as standard in all houses. Complemented by Kludi chrome ware in all houses.

## ATTIC

All attics accessible by 'STIRA' stair ladders as standard.

## GARDENS

The gardens offer a wonderful extension of the living space at each property. Each home features a stylish patio and seeded lawn area to the rear.

## LOW ENERGY DESIGN

High levels of insulation have been incorporated in the walls, floors and roofs to ensure a comfortable living environment and lower energy bills.

## BUILDING ENERGY RATING

**BER A2/A3**

## EXTERNAL COMMON AREAS

Beautiful and substantial communal landscaped area of approximately 2.2 acres with a combination of hard and soft landscaping and featuring a well-equipped private playground facility.

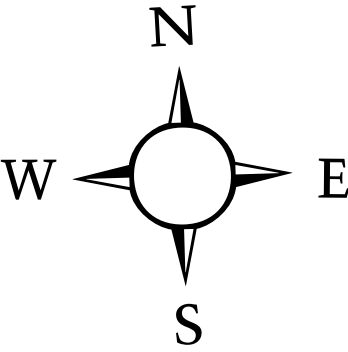
## GUARANTEE

Each Cooper's Wood home is covered by the 10 year guarantee from CRL Insurances.





# SITE PLAN



- The Linden (Type 1) - 4 Bed Detached - 1,528 sq.ft. (142 sq.m.)
- The Laurel (Type 1A) - 4 Bed Detached - 1,657 sq.ft. (154 sq.m.)
- The Beech (Type 2) - 3 Bed Semi-Detached - 1,212 sq.ft. (112.6 sq.m.)
- The Birch (Type 2A) - 3 Bed Semi-Detached - 1,351 sq.ft. (125.5 sq.m.)
- The Alder (Type 3) - 3 Bed Semi-Detached - 1,253 sq.ft. (118 sq.m.)
- The Aspen (Type 3A) - 3 Bed Semi-Detached - 1,253 sq.ft. (118 sq.m.)



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WOOD

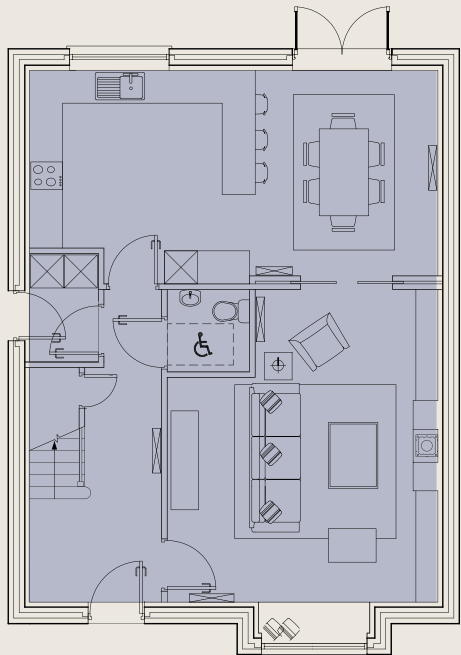
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the  
LINDEN  
and LAUREL

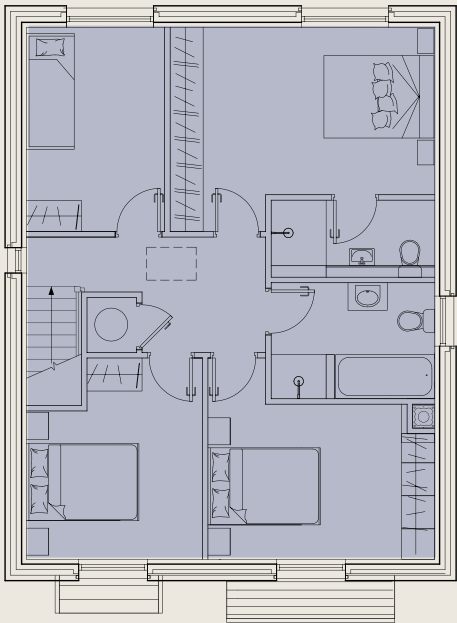


4 BEDROOM DETACHED HOUSES

The Linden (Type 1)  
2 storey, 4 bedroom detached home approx.1,528 sq.ft. (142 sq.m.)

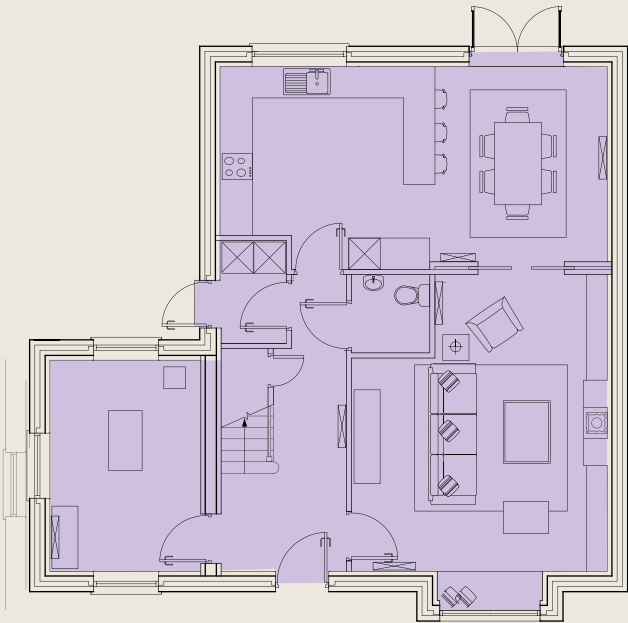


Ground Floor

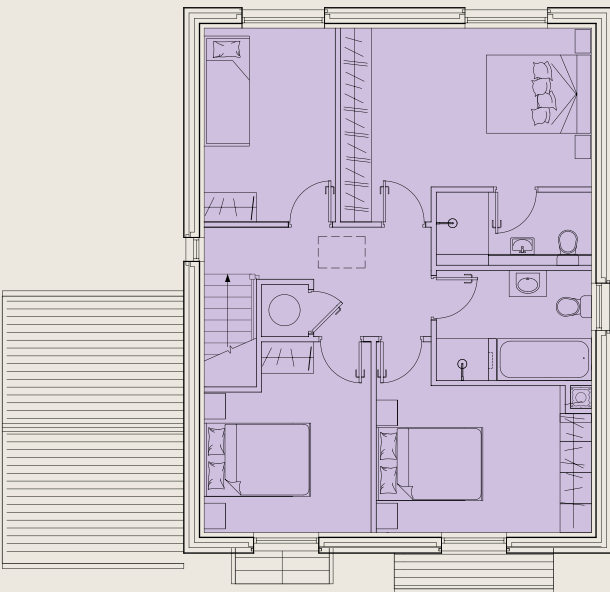


First Floor

The Laurel (Type 1A)  
2 storey, 4 bedroom detached home approx. 1,657 sq.ft. (154 sq.m.)



Ground Floor



First Floor

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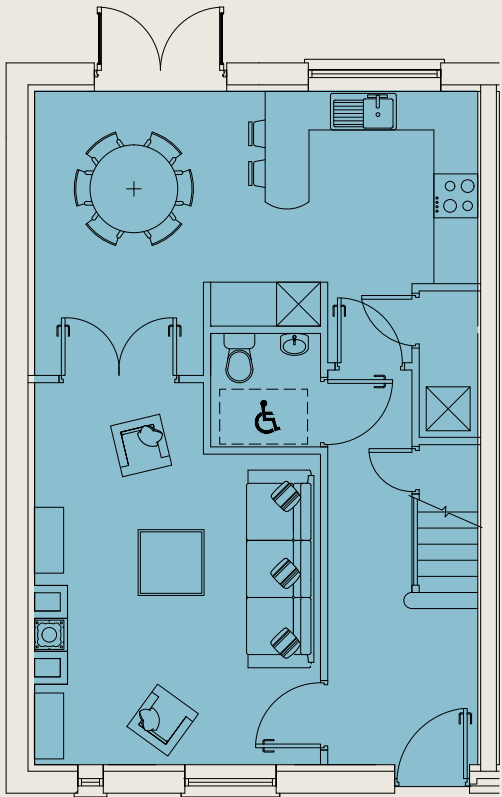


the  
BEECH

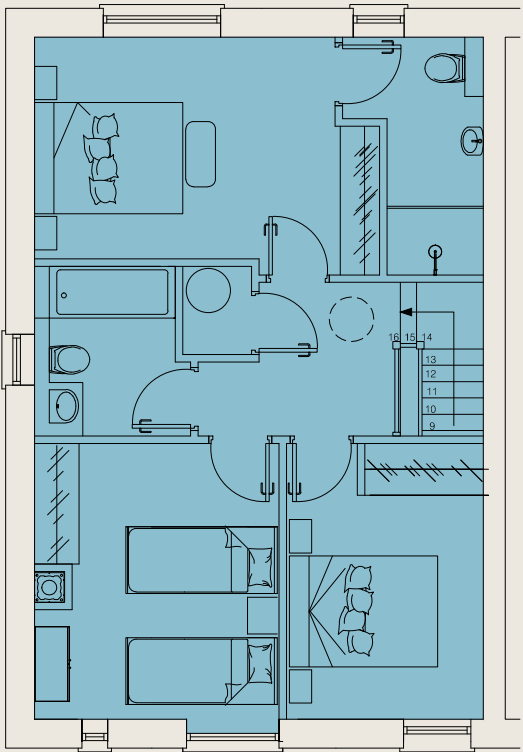


3 BEDROOM SEMI-DETACHED HOUSES

The Beech (Type 2)  
2 storey, 3 bedroom semi-detached home approx.1,212 sq.ft. (112.6 sq.m.)



Ground Floor



First Floor



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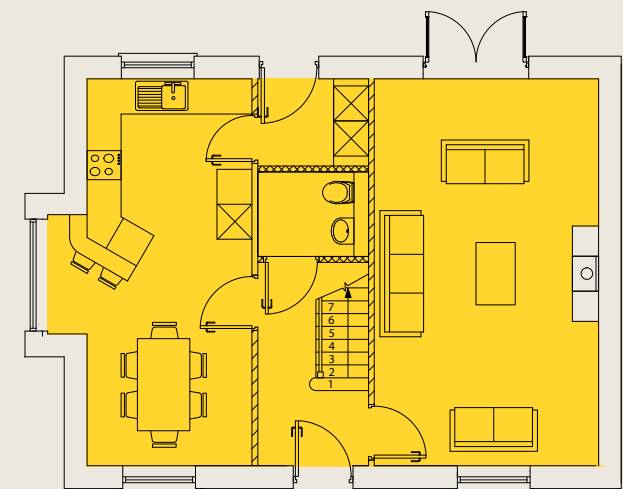


the  
ALDER  
and ASPEN

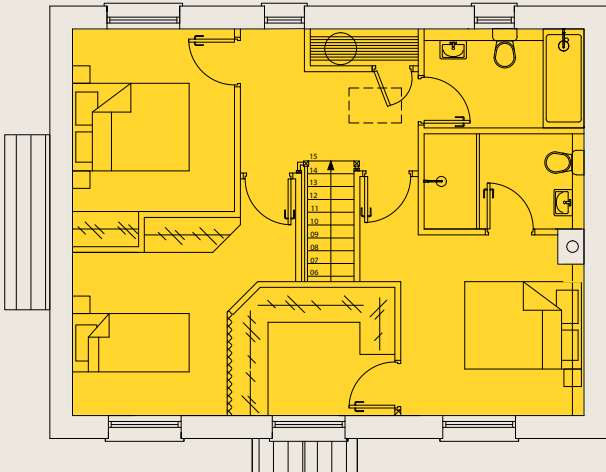


3 BEDROOM, DOUBLE FRONTED  
SEMI-DETACHED HOUSES

The Alder (Type 3)  
2 storey, 3 bedroom semi-detached home approx. 1,253 sq.ft. (118 sq.m.)

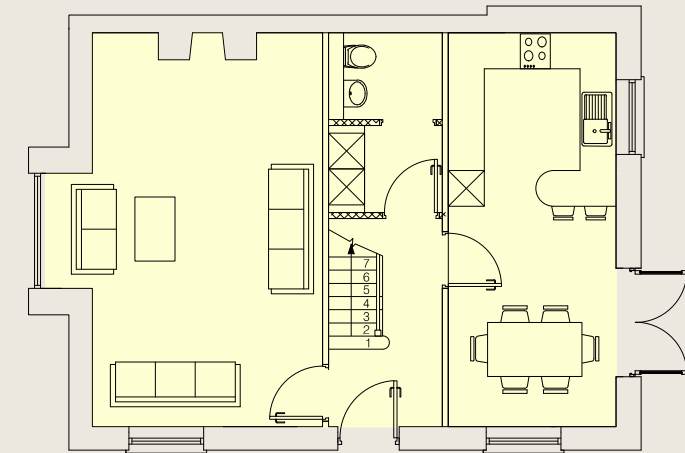


Ground Floor

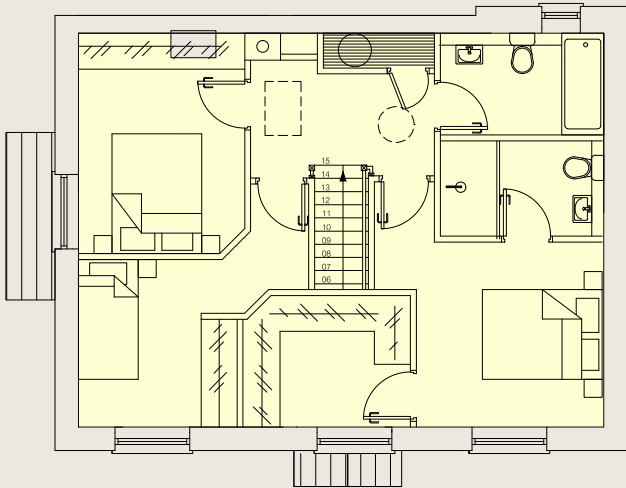


First Floor

The Aspen (Type 3A)  
2 storey, 3 bedroom semi-detached home approx. 1,253 sq.ft. (118 sq.m.)



Ground Floor



First Floor

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## SELLING AGENT

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Dublin 2  
savills.ie

newhomes@savills.ie

Architect/

**Downey Planning**

Quantity Surveyor/

**KSN**

Civil Engineers/

**Waterman Moylan Engineering Consultants**

Mechanical & Electrical Engineer/

**Coakley McElligott Consulting Engineers**

Structural Insurance provider/

**CRL Insurances Ltd.**



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