

the stables



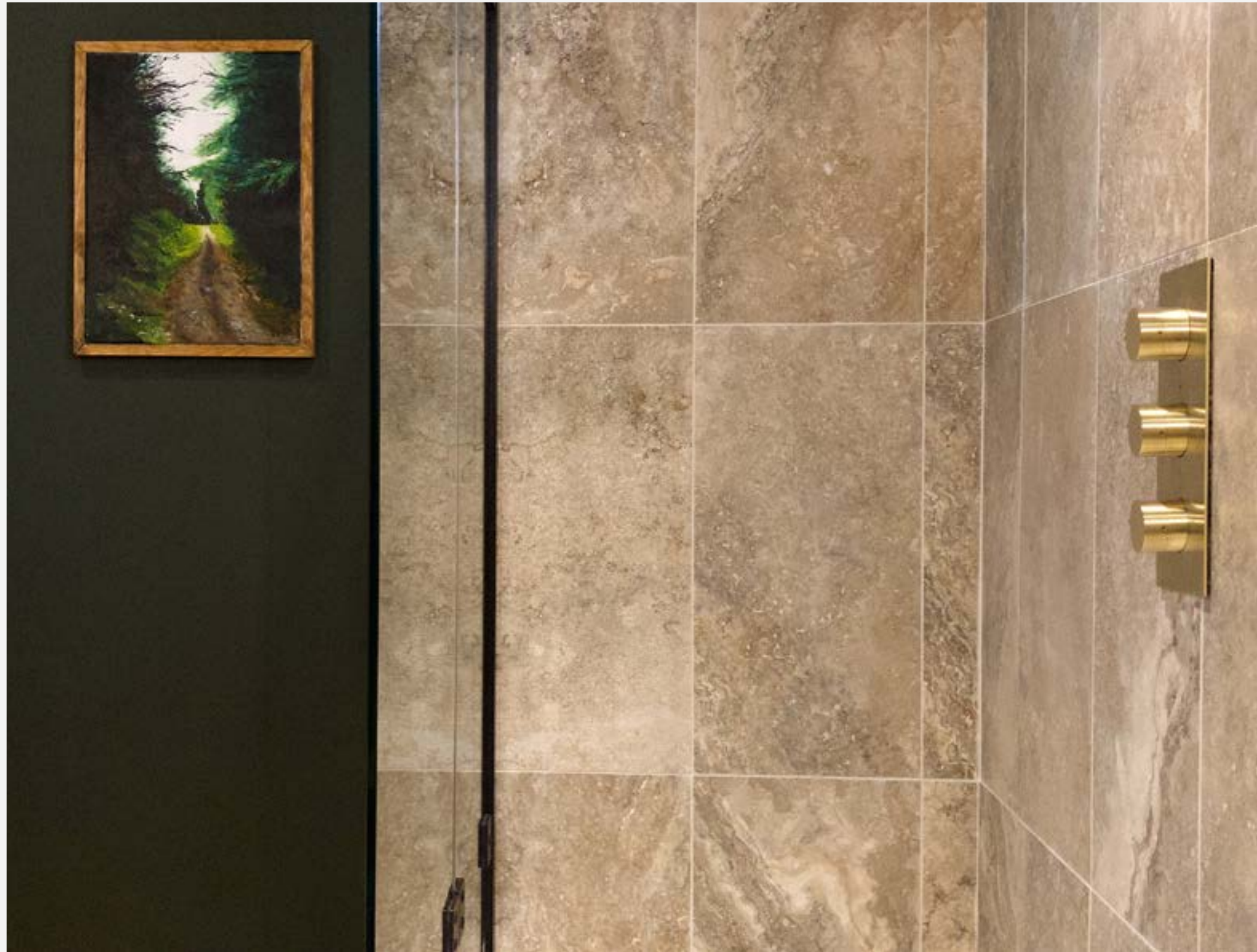








Take a tour  
through one of our  
showhomes







Conservational architecture has been employed to restore the 7 original stable properties bringing back to life a 300 year old building.

Each will be exquisitely finished with lime render, handmade conservation windows and slate roofs. Sitting opposite the stable houses across the landscaped courtyard, the 3 newly built, 2 bedroom mews houses will be contemporary in design with light filled double height reception rooms and first floor sun terraces.







The integrity of the build is visible throughout the craftsmanship and bespoke joinery. Custom designed, handmade kitchens will include De Dietrich appliances and solid quartz worktops.

A bespoke selection of door and specifically sourced handle designs' have been curated for The Stables by AB projects allowing each new owner to create a truly unique home.

The interior styling of our showhouse was done by Niamh MacGowan with AB projects.

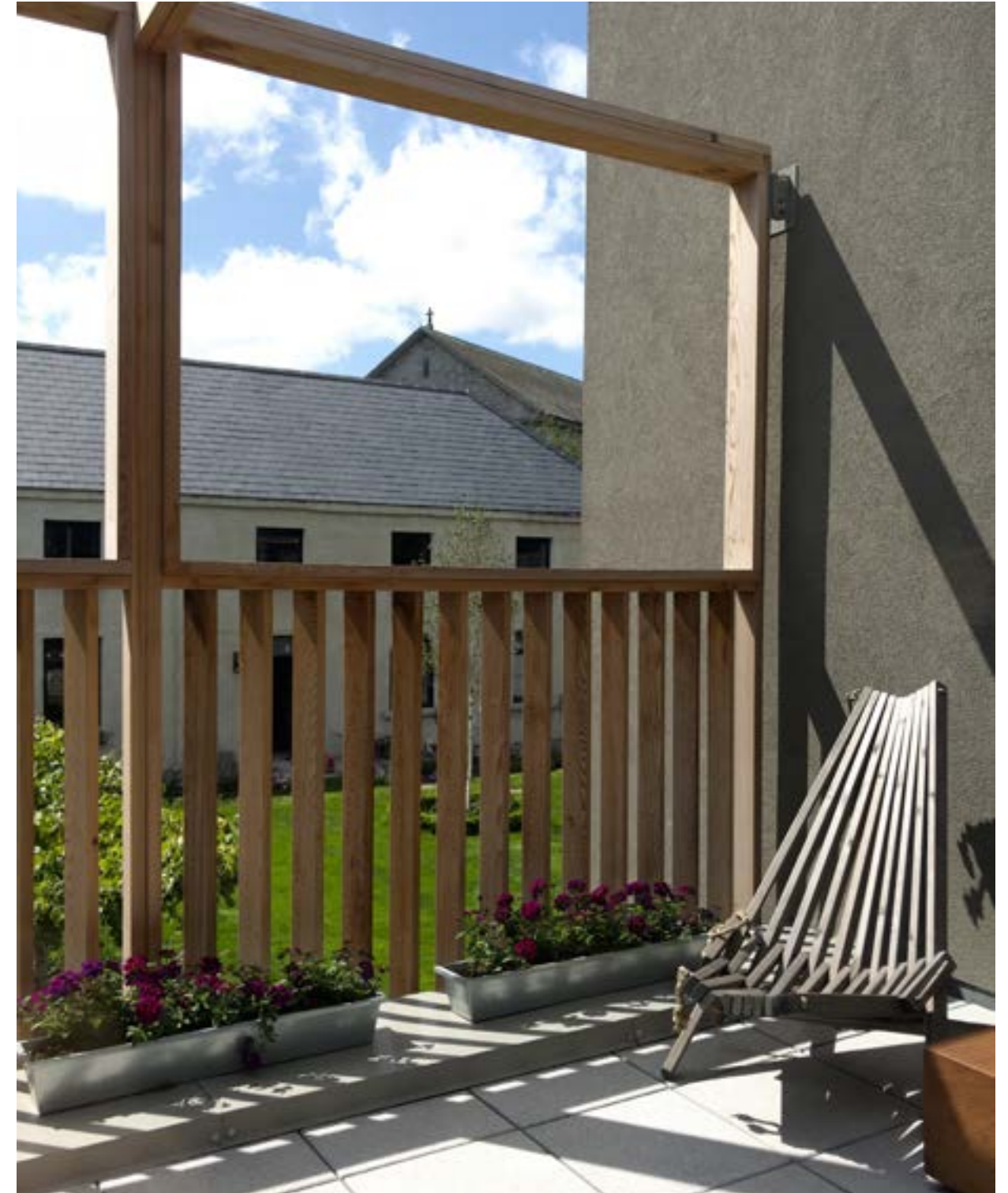


Specific attention has been paid to the insulation of each home to ensure a comfortable living environment and reduced energy costs. The high levels of insulation and air-tightness coupled with the heat recovery system will maintain an ambient room temperature year round.

In keeping with the heritage of the site natural materials have been expertly sourced for each of the houses.

Louvred cedar features can be seen throughout the communal spaces including the bicycle parking and are mirrored in the privacy screens of the mews' terraces.

Ceramic tiles and natural stone paving have been chosen for the bathrooms and exterior courtyards.









# The location & history

The Stables has a long and rich heritage, dating back over 300 years. The lands around the area known as Mount Merrion, passed into possession of the Fitzwilliams of Dundrum during the 14th Century. Their seat was held at Merrion Castle however the family were known to go hunting in the area around Cnoc Rua/Owenstown.

1711 marks the year that the first buildings were then erected in Mount Merrion. It was here that Richard the 5th Viscount Fitzwilliam built his new residence on the site of a small hunting lodge. The main block and stables of this residence sat on the hill overlooking Merrion and Dublin Bay. Another building, the lodge, was subsequently built around 1727 before the Fitzwilliam family left for England.

Over the 200 years that followed, different members of the Fitzwilliam-Herbert family resided here in Mount Merrion House while at other times during this period, it was rented out.

Circa 1935, it was sold to the Catholic Church, where the main residence was converted into a primary school and church until the new church was built in 1956 – this is the Church of St Therese which stands today. In 1976, the remainder of the house was demolished along with the right hand side of the stable block, which had been damaged in a fire.

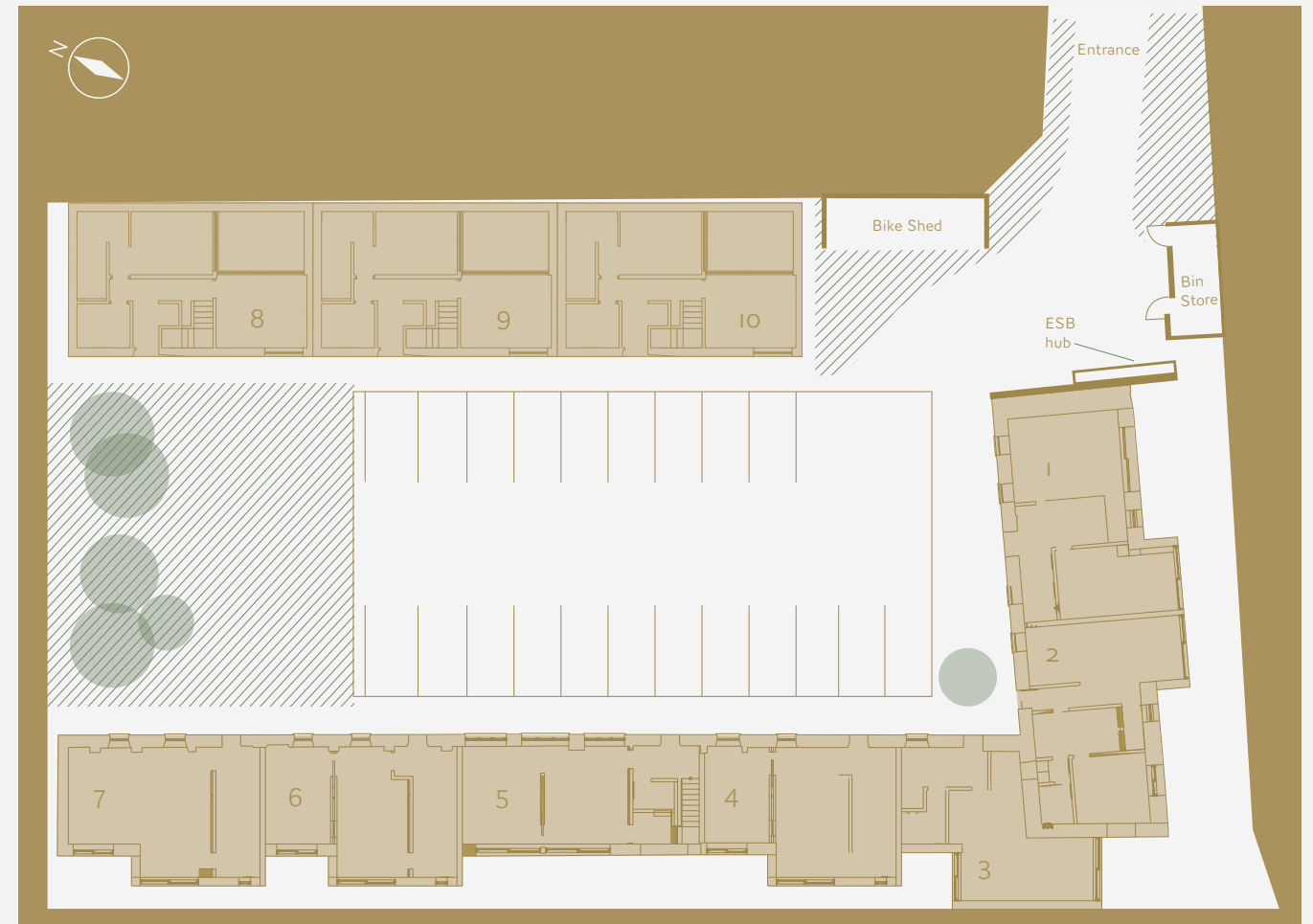
The remaining stable block, with it's bell tower and distinctive design is steeped in the history of Mount Merrion so it was important to Centurion Homes that they honour that heritage.



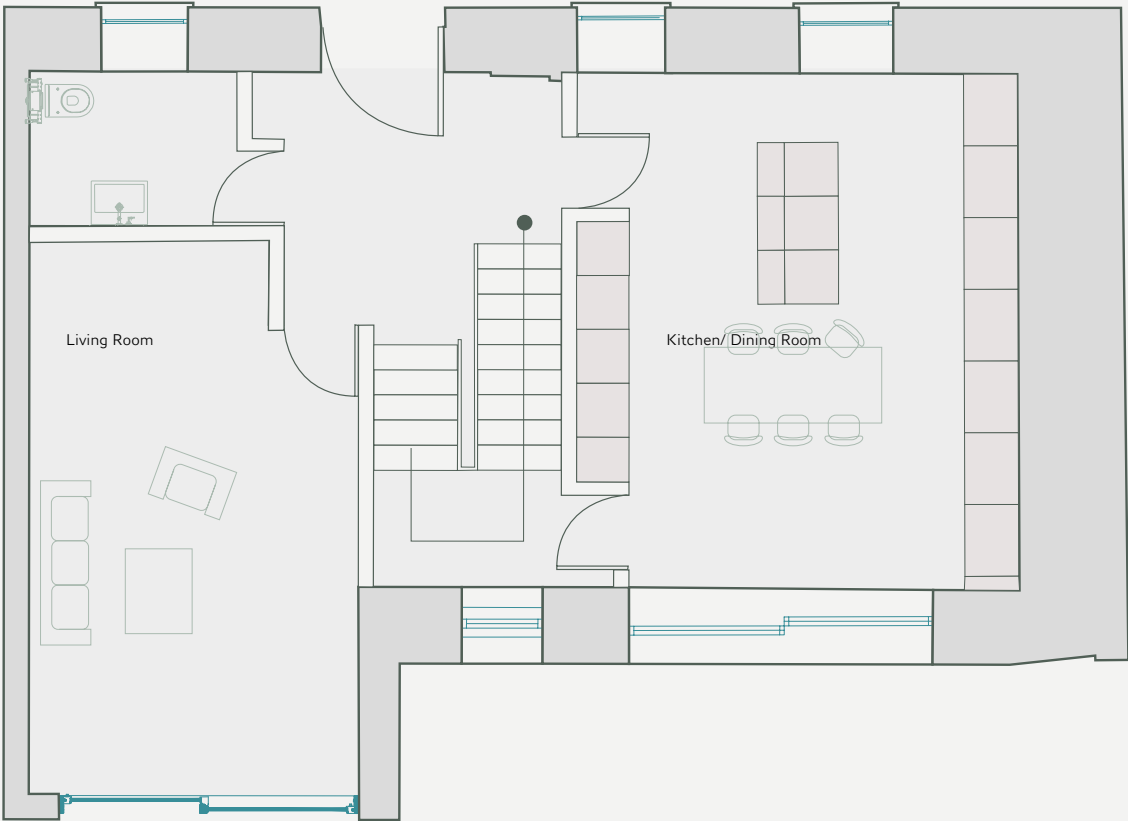


# The Houses

## I - IO



HOUSE 1



House 1

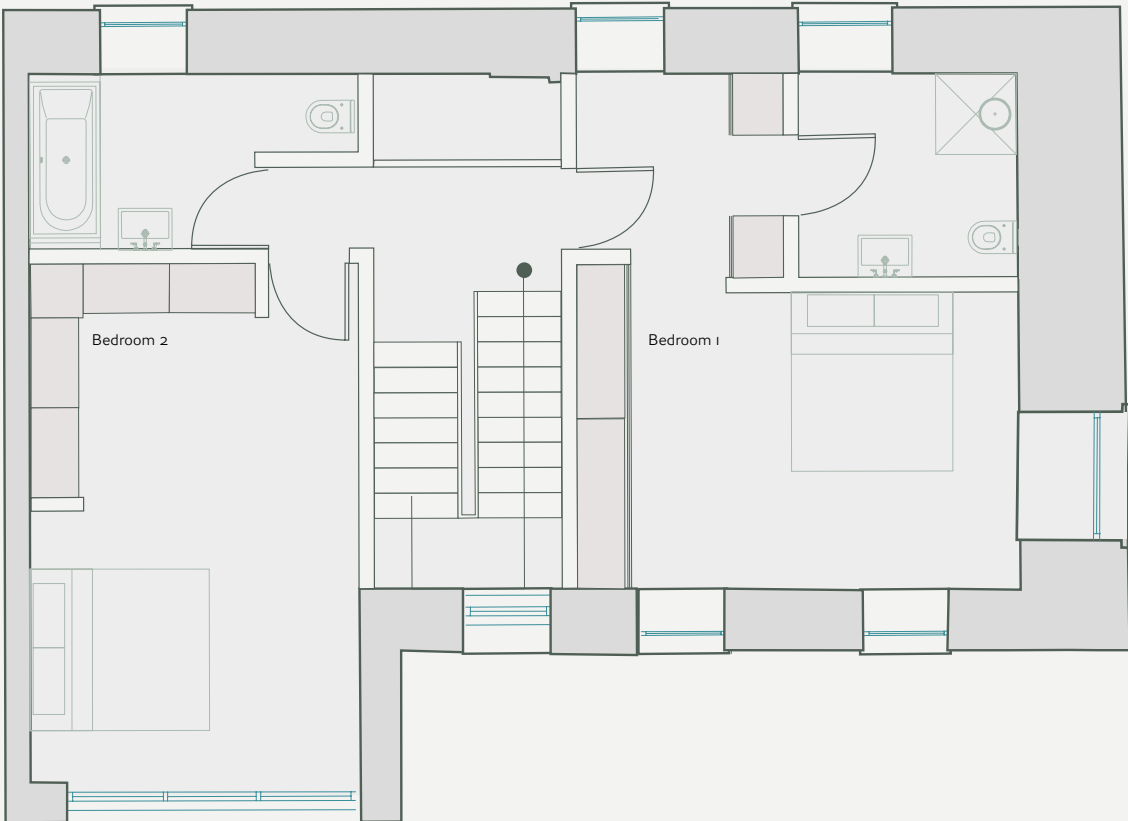
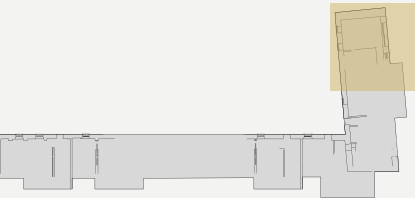
Ground Floor

Locator on site



Total sqm

- 71.9 sqm



House 1

First Floor

Locator on site

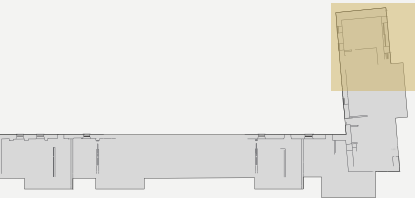


Total sqm

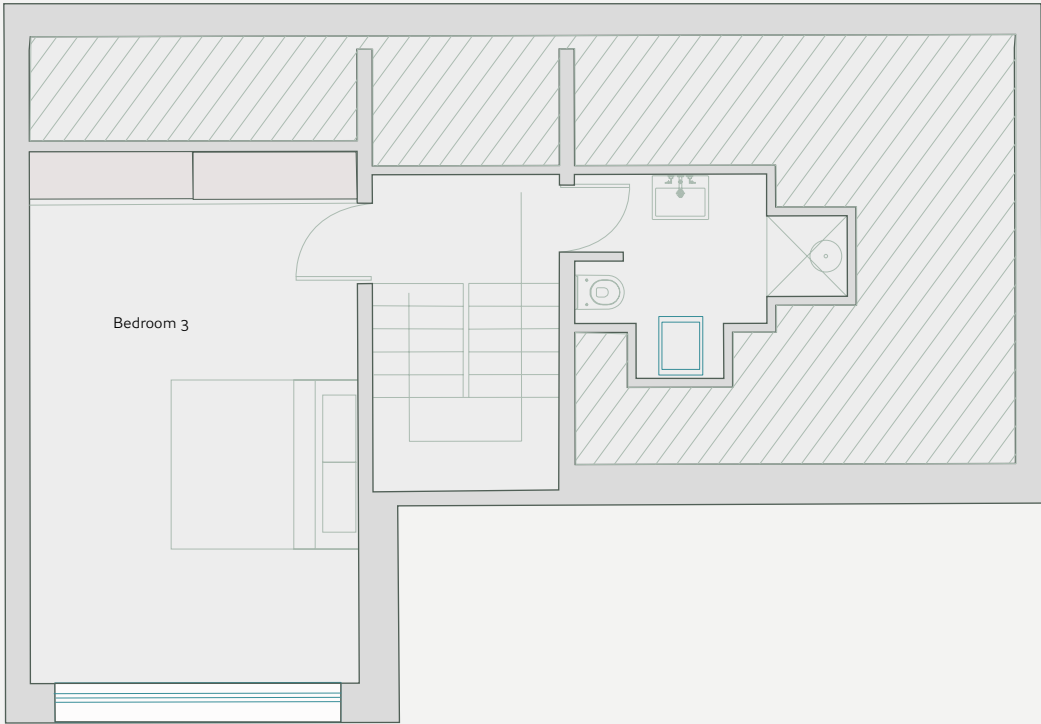
- 70 sqm

Total sqm House 1

- 181 sqm / 1969 sqft







House I

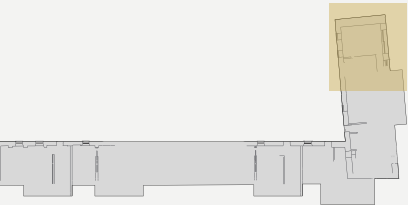
Second Floor

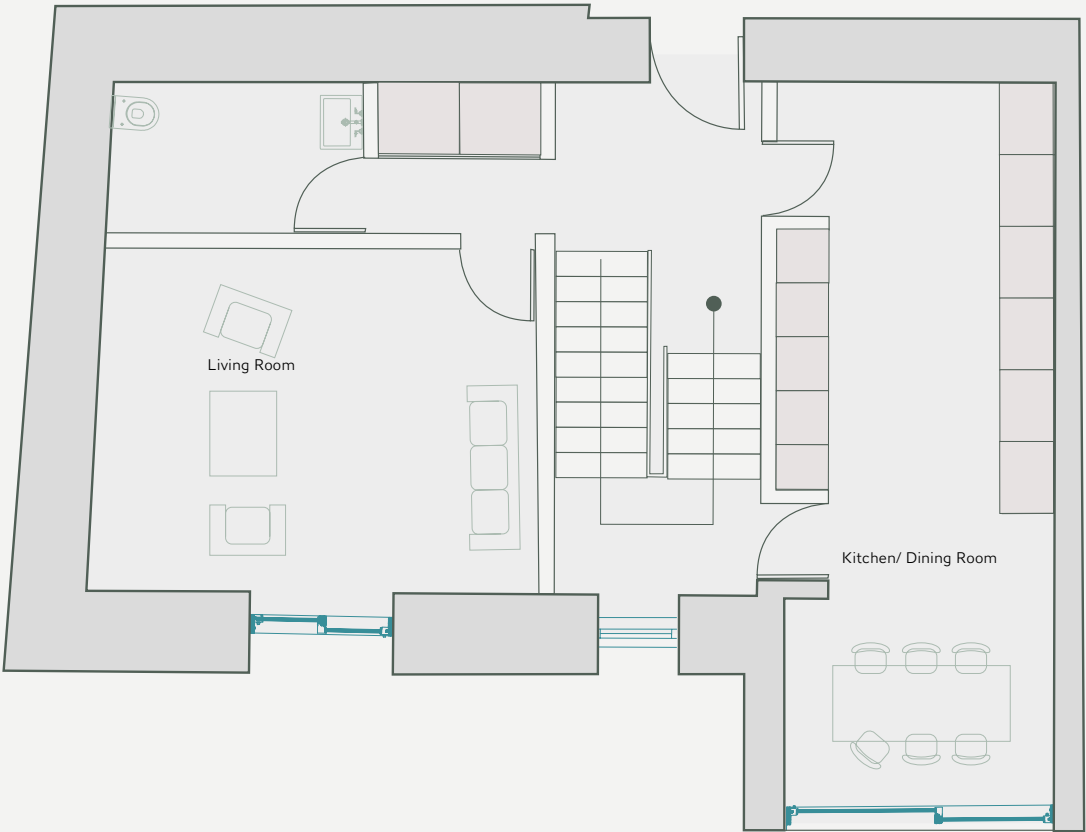
Locator on site



Total sqm

- 41 sqm





House 2

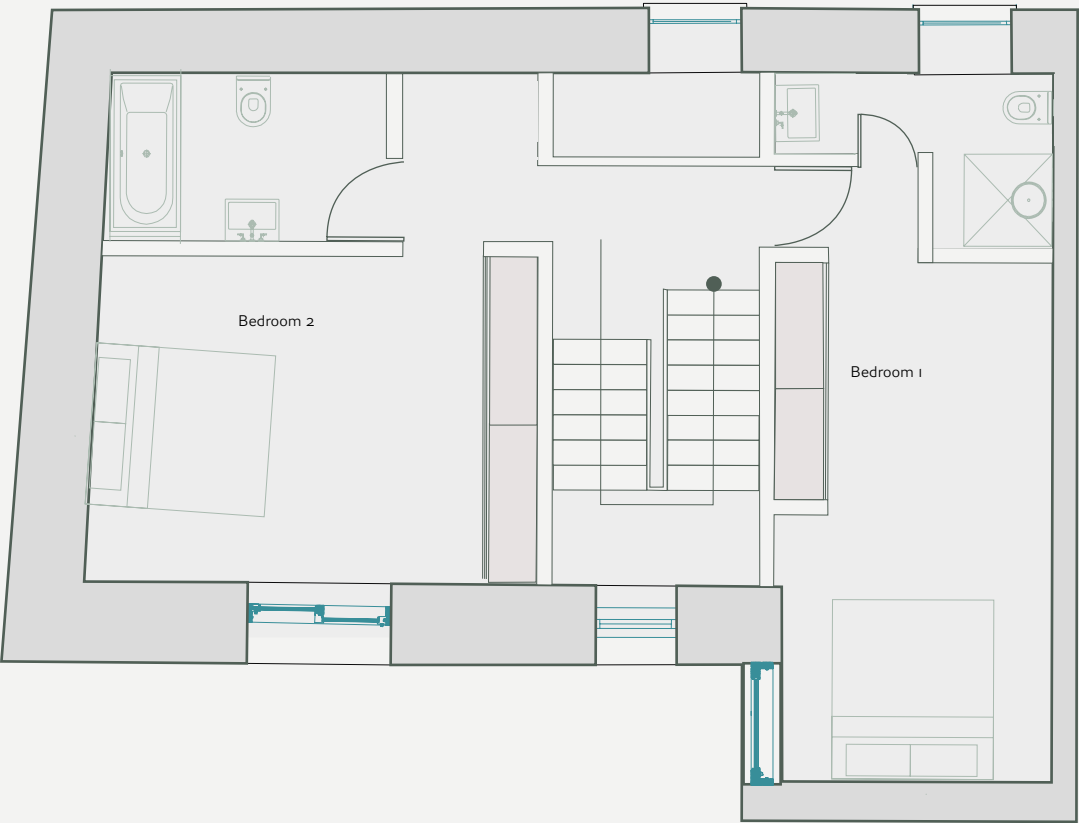
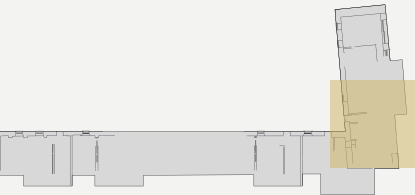
Ground Floor

Locator on site



Total sqm

- 67.6 sqm



House 2

First Floor

Locator on site

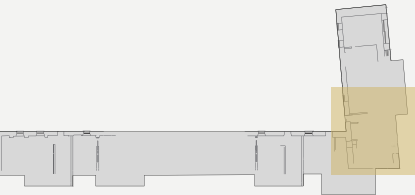


Total sqm

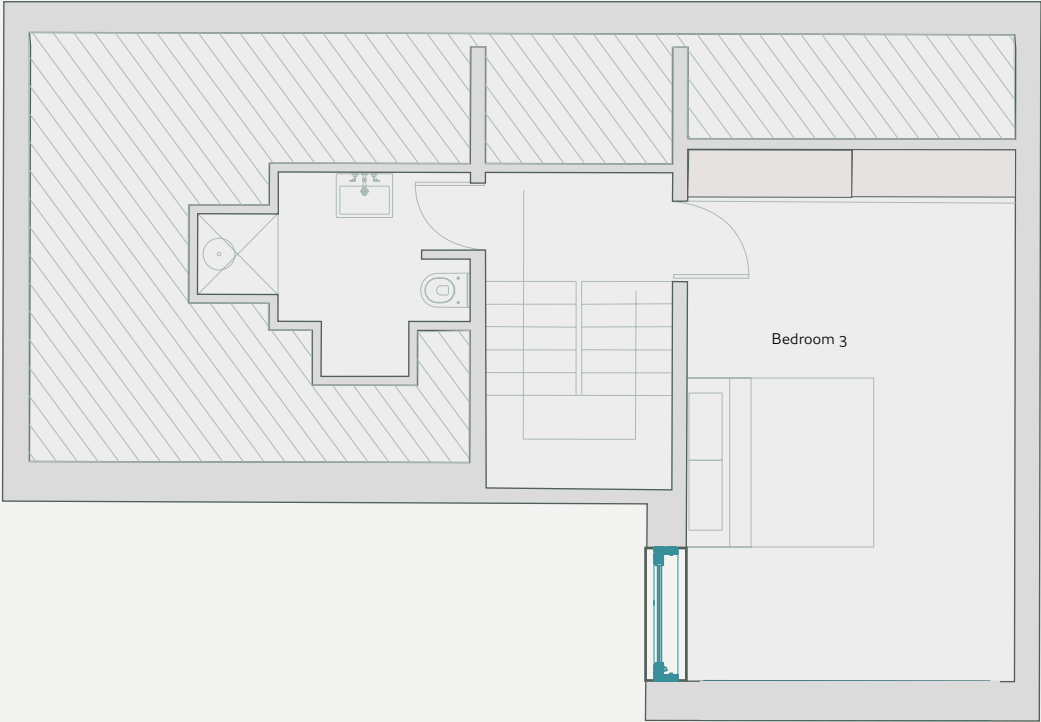
- 68 sqm

Total sqm House 2

- 178.6 sqm / 1922 sqft







House 2

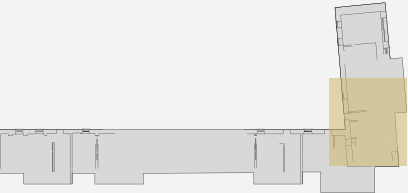
Second Floor

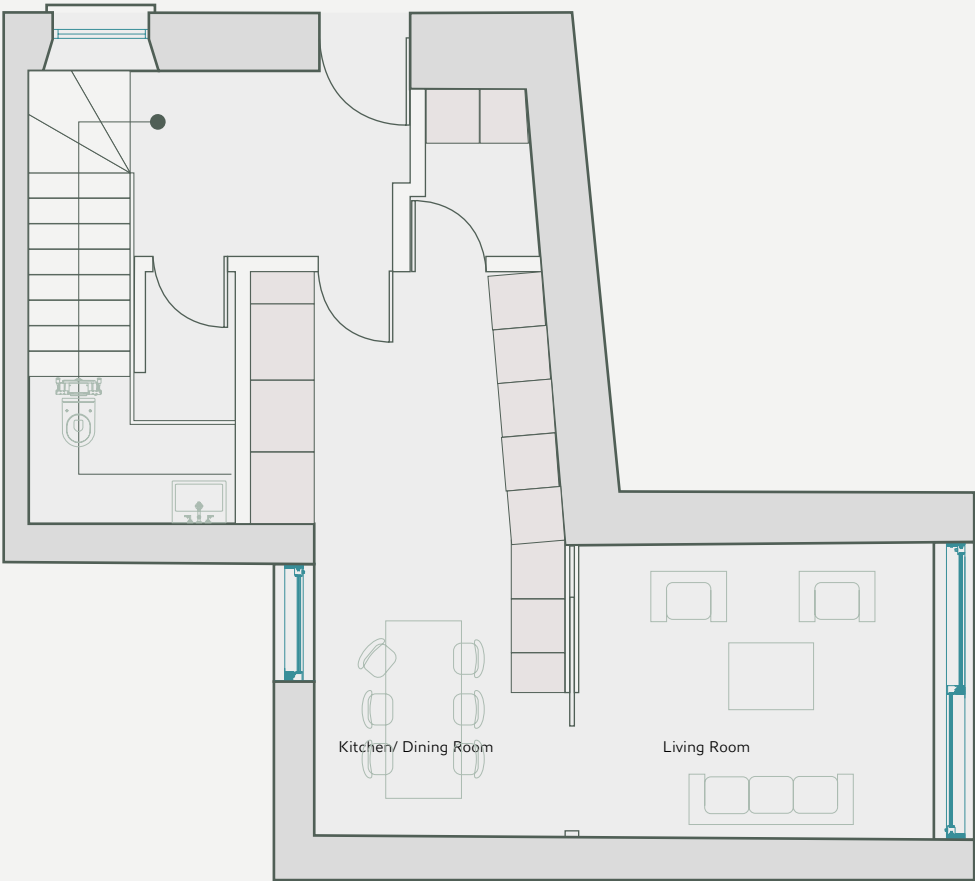
Locator on site



Total sqm

-43 sqm





House 3

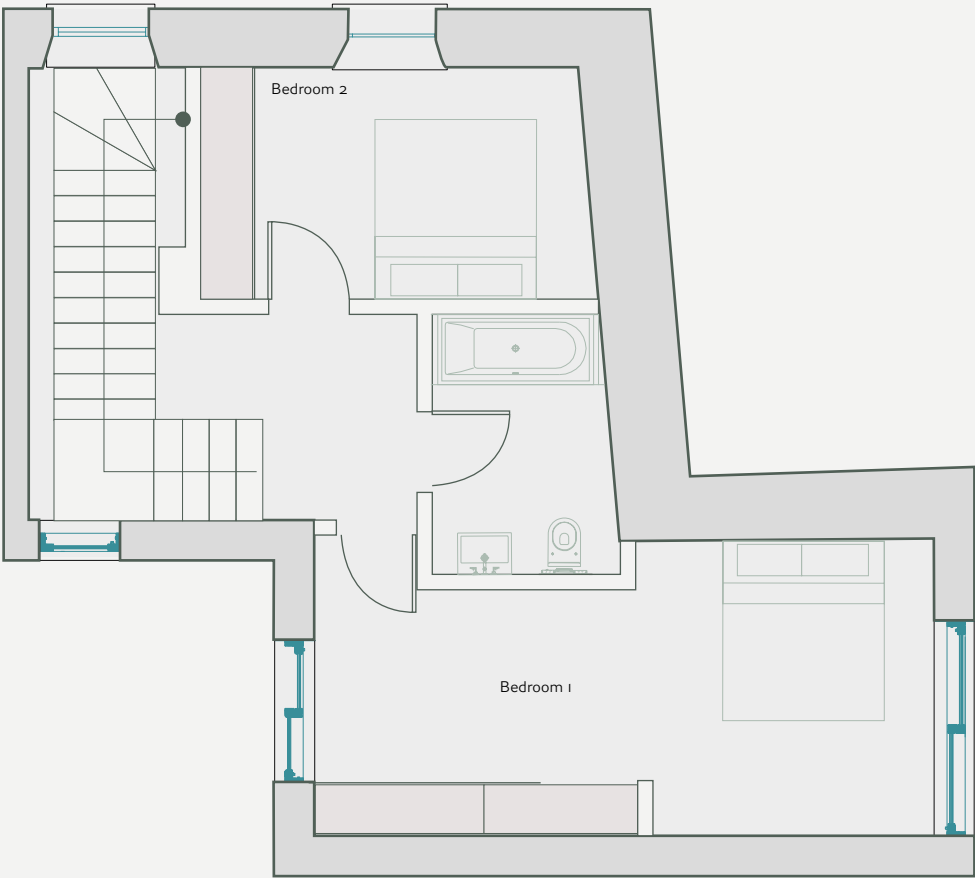
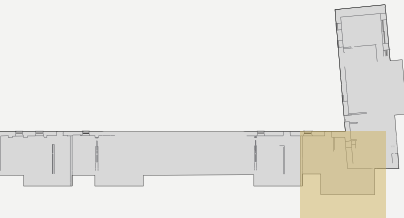
Ground Floor

Locator on site



Total sqm

- 58.9 sqm



House 3

First Floor

Locator on site

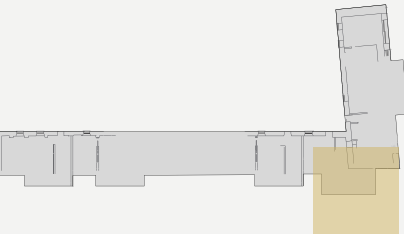


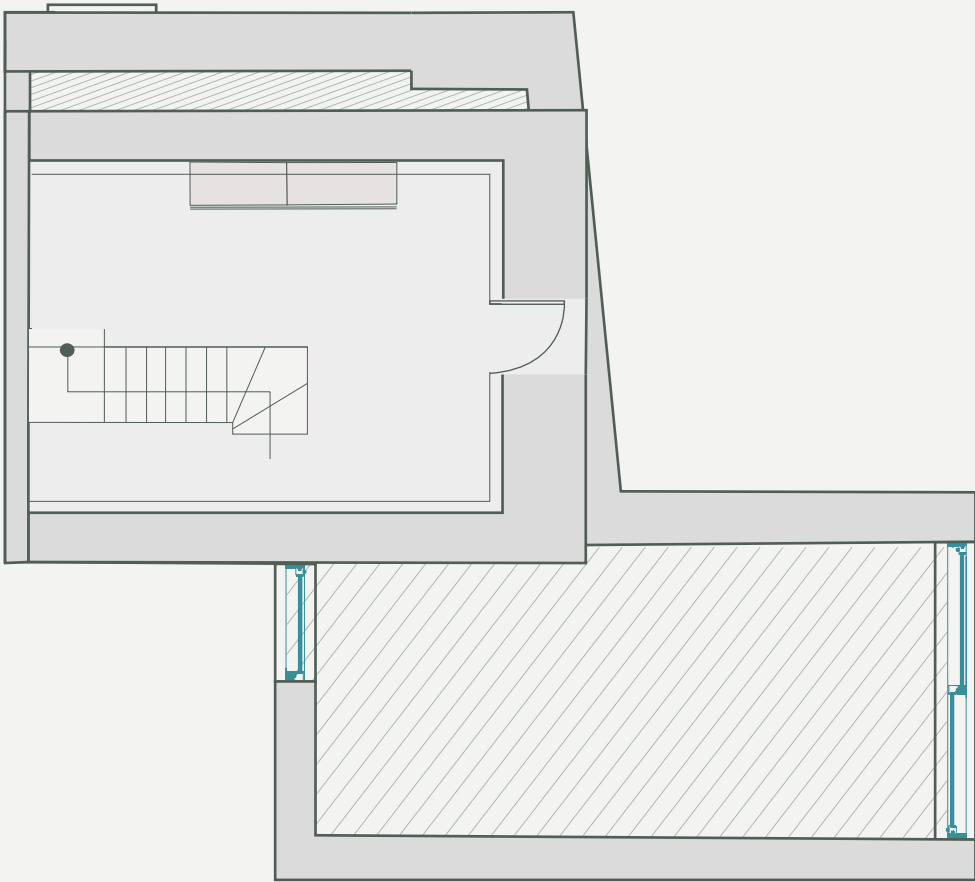
Total sqm

- 58.5 sqm

Total sqm House 3

- 139.8 sqm / 1504.8 sqft





House 3

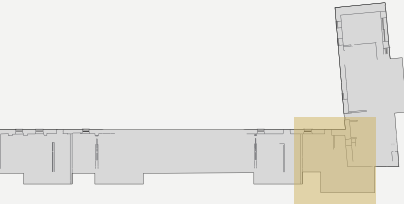
Attic Room

Locator on site

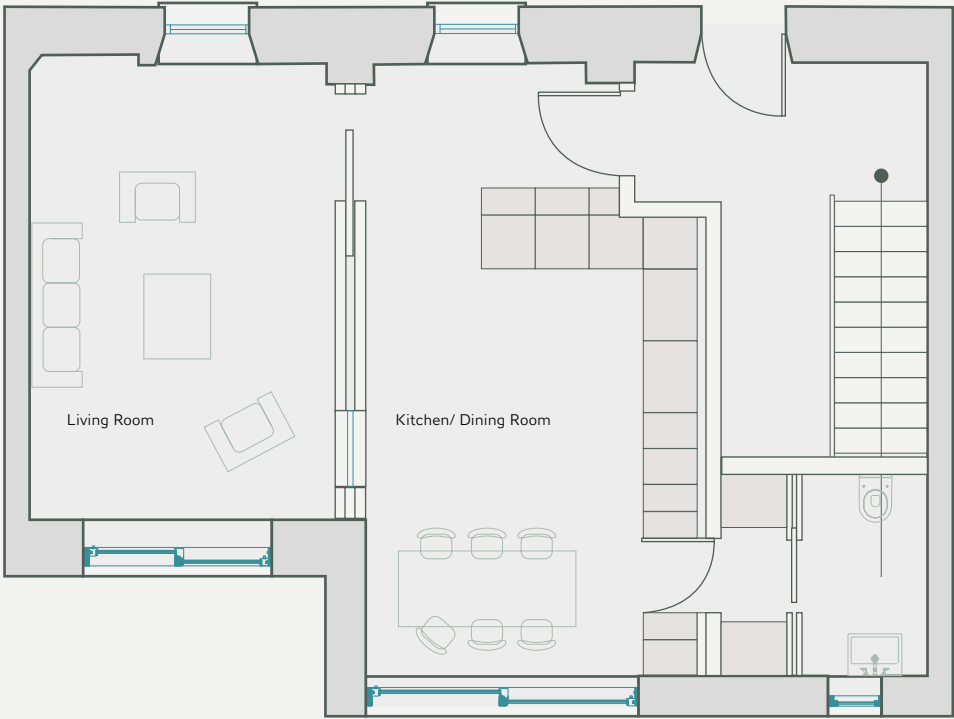


Total sqm

- 22.44 sqm







House 4

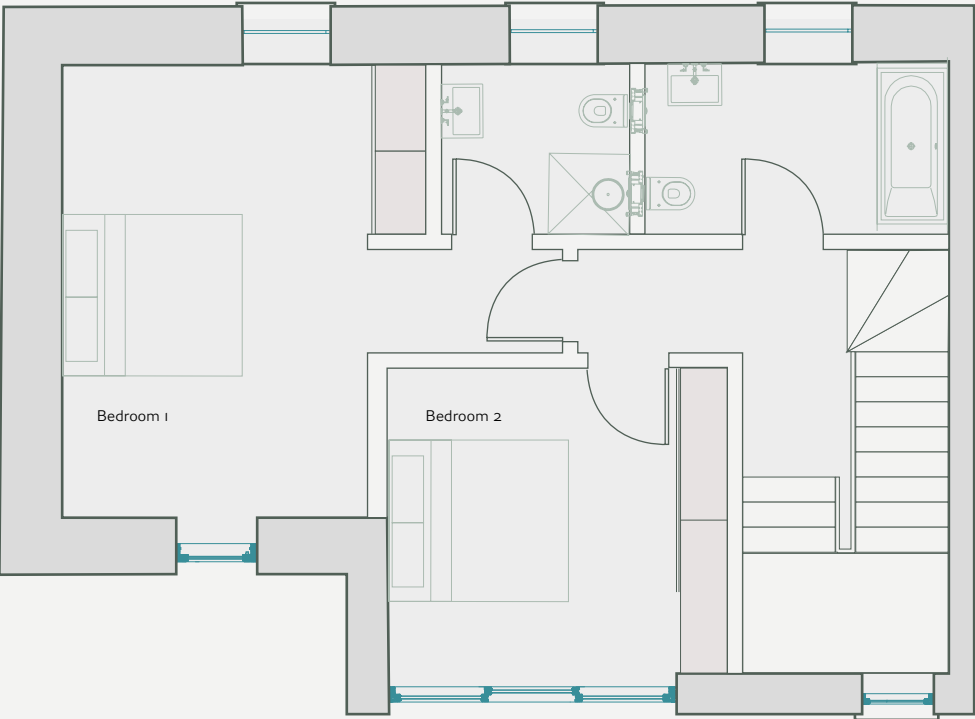
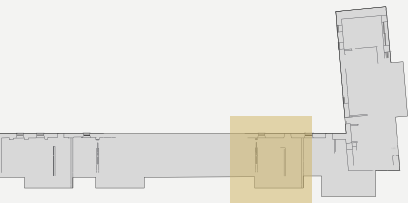
Ground Floor

Locator on site



Total sqm

- 62.3 sqm



House 4

First Floor

Locator on site

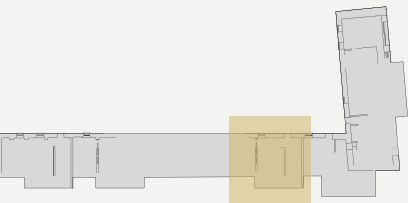


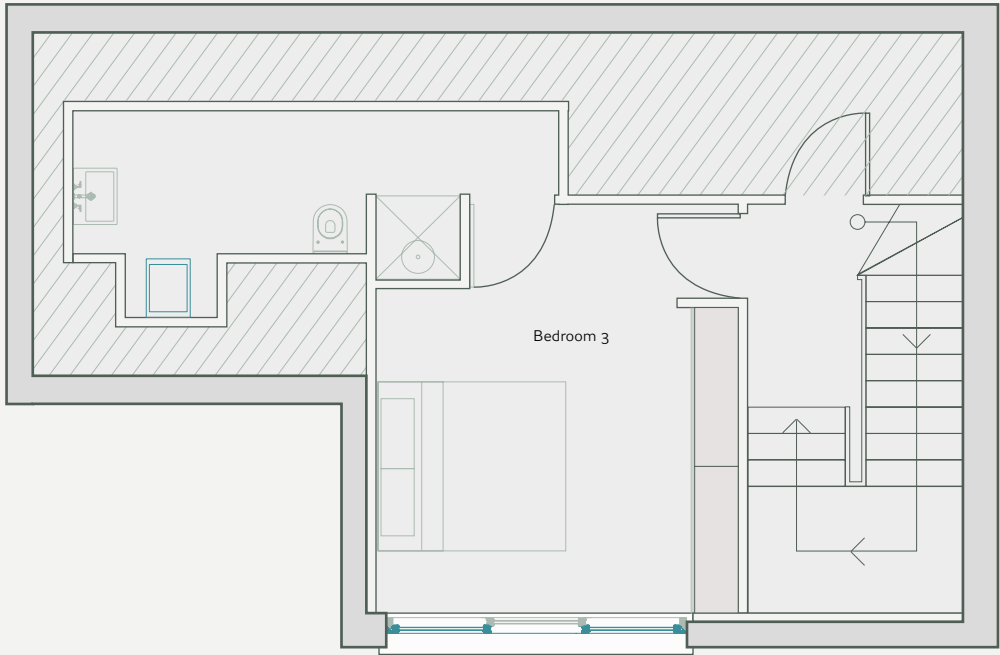
Total sqm

Total sqm House 4

- 62.3 sqm

- 176.6 sqm / 1901 sqft





House 4

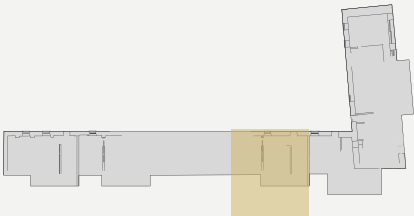
Second Floor

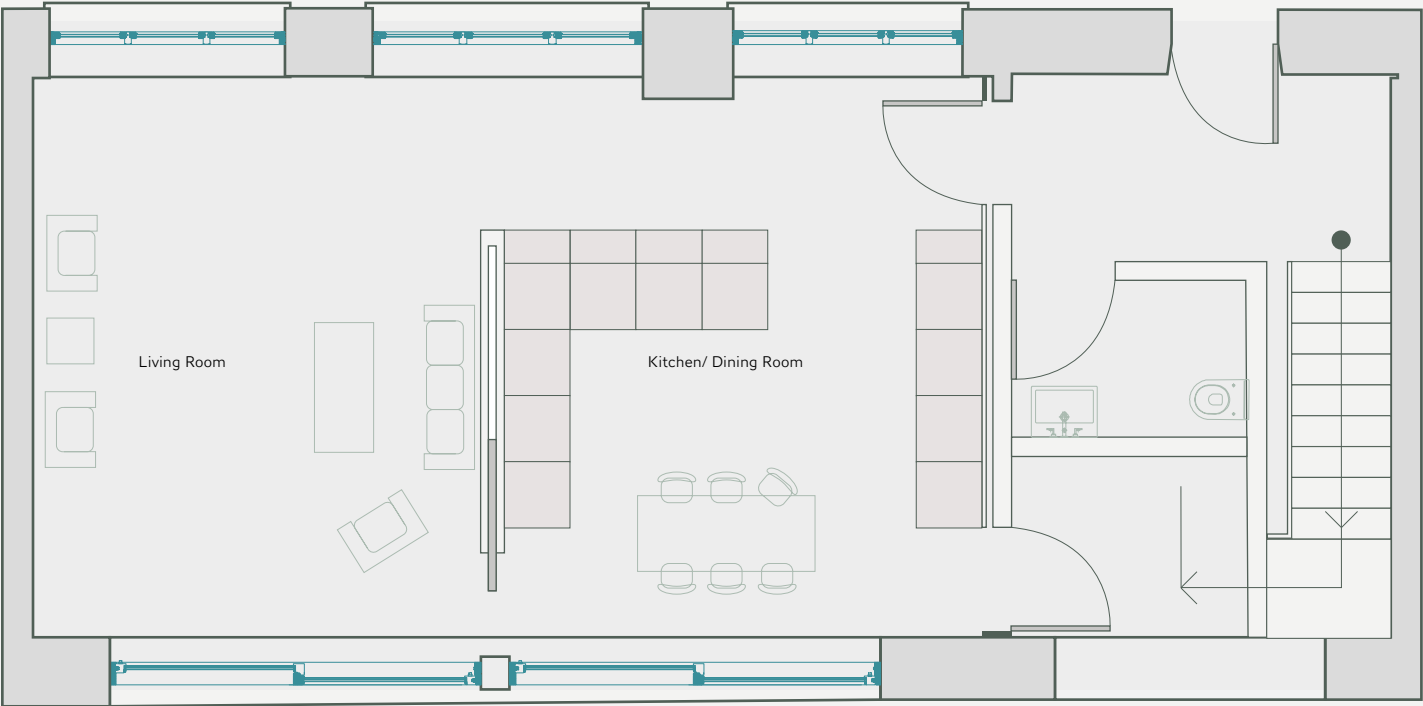
Locator on site



Total sqm

- 52 sqm





House 5

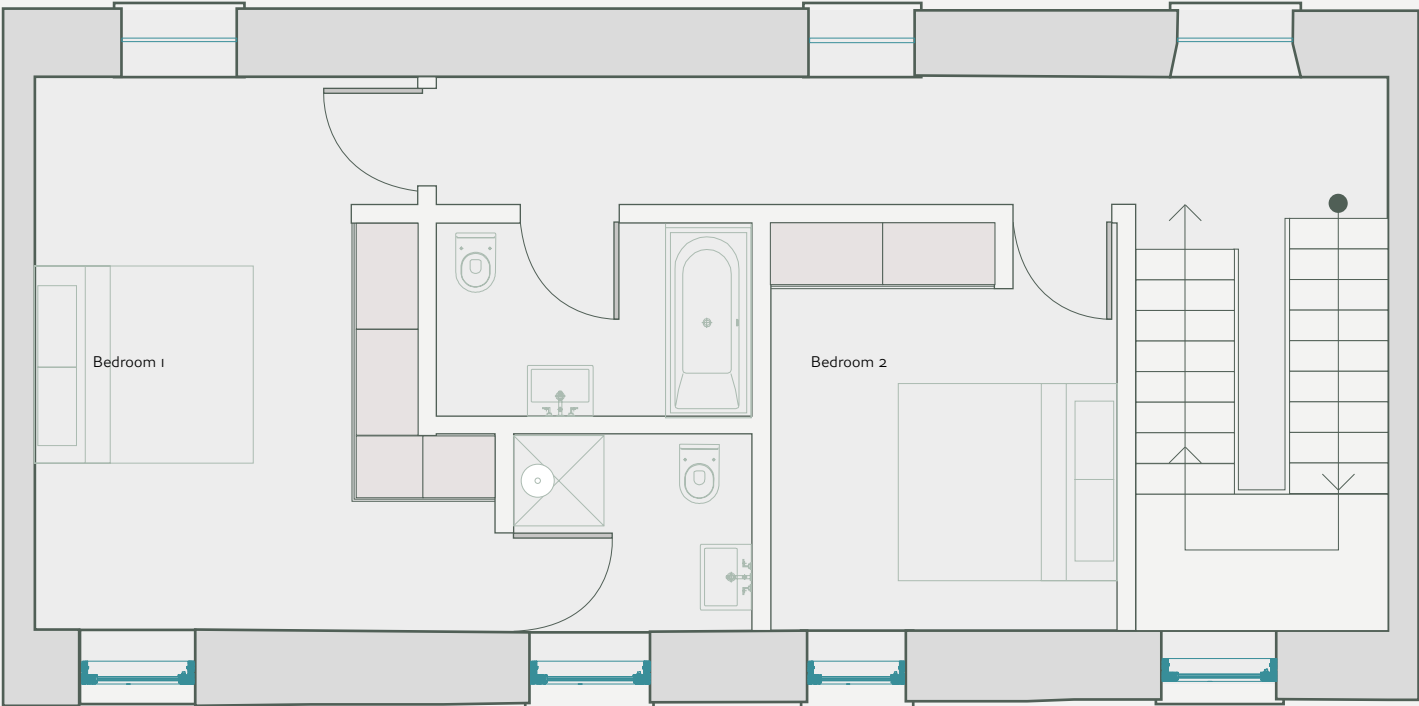
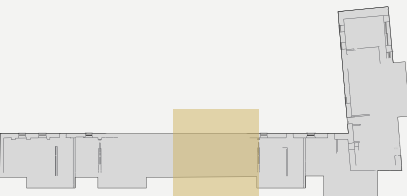
Ground Floor

Locator on site



Total sqm

- 63.1 sqm



House 5

First Floor

Locator on site

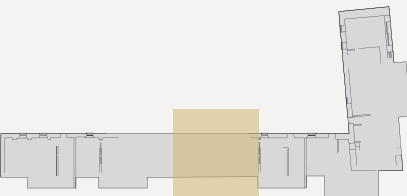


Total sqm

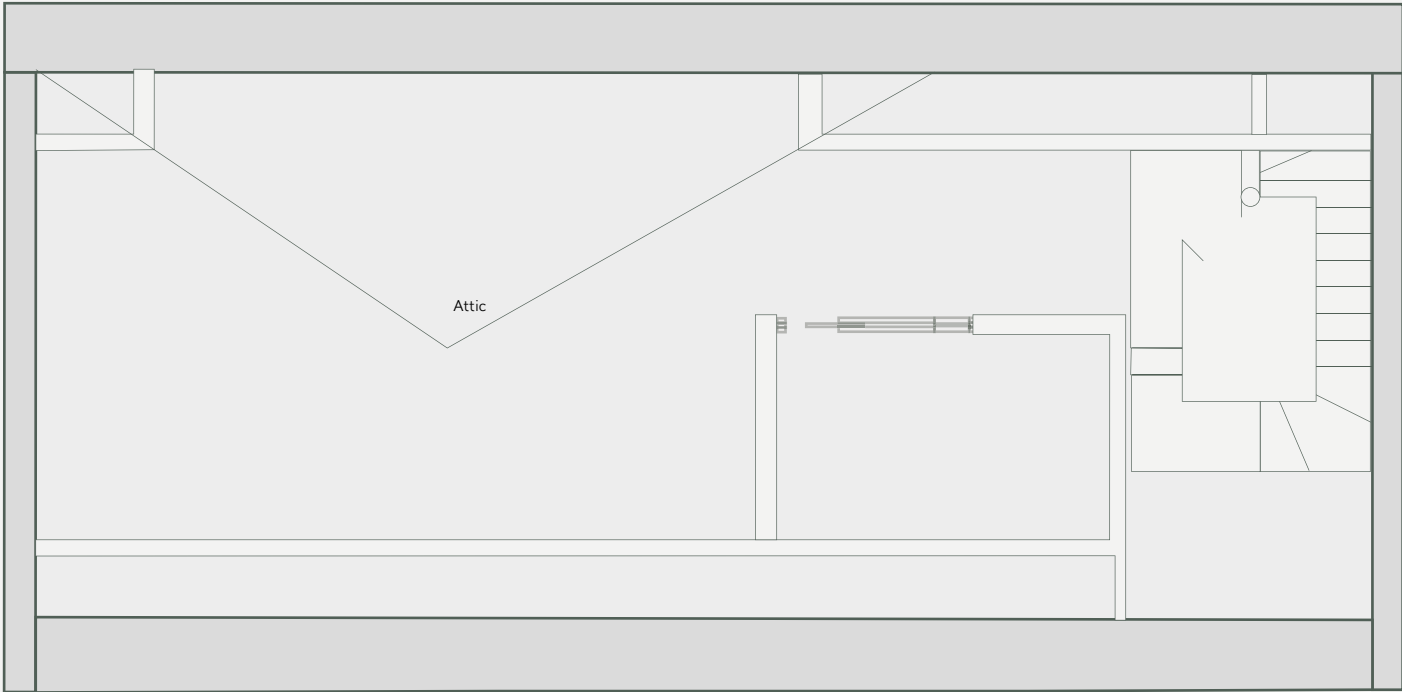
Total sqm House 5

- 62.8 sqm

- 125.9 sqm / 1355.2 sqft







House 5

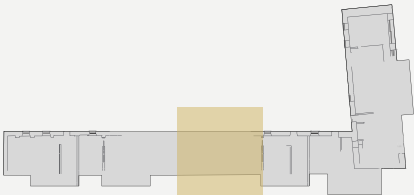
Attic Room

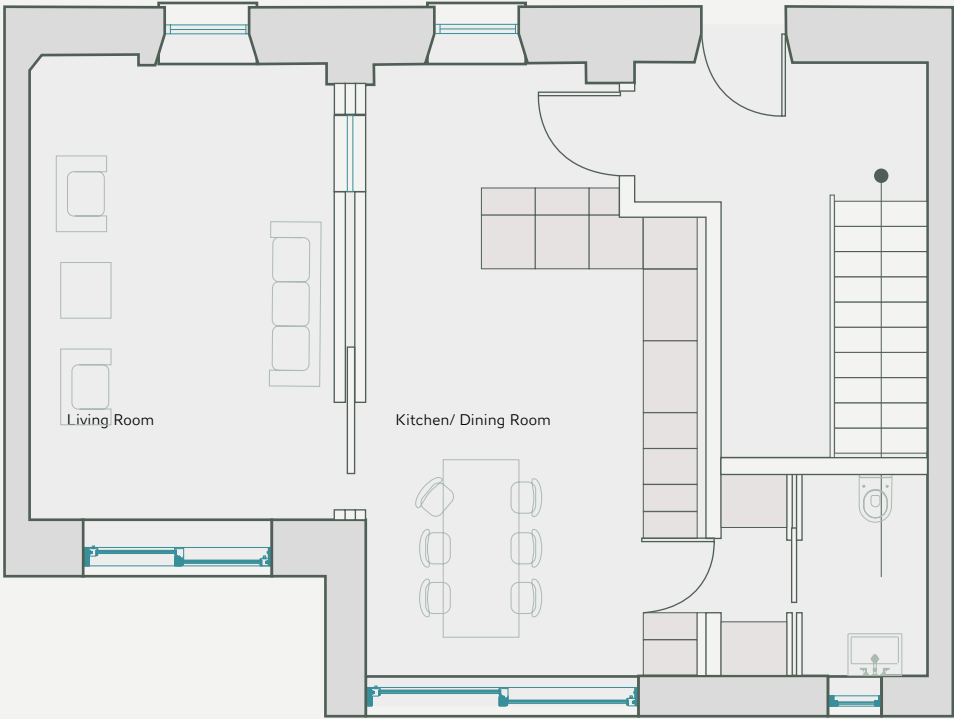
Locator on site



Total sqm

- 49 sqm





House 6

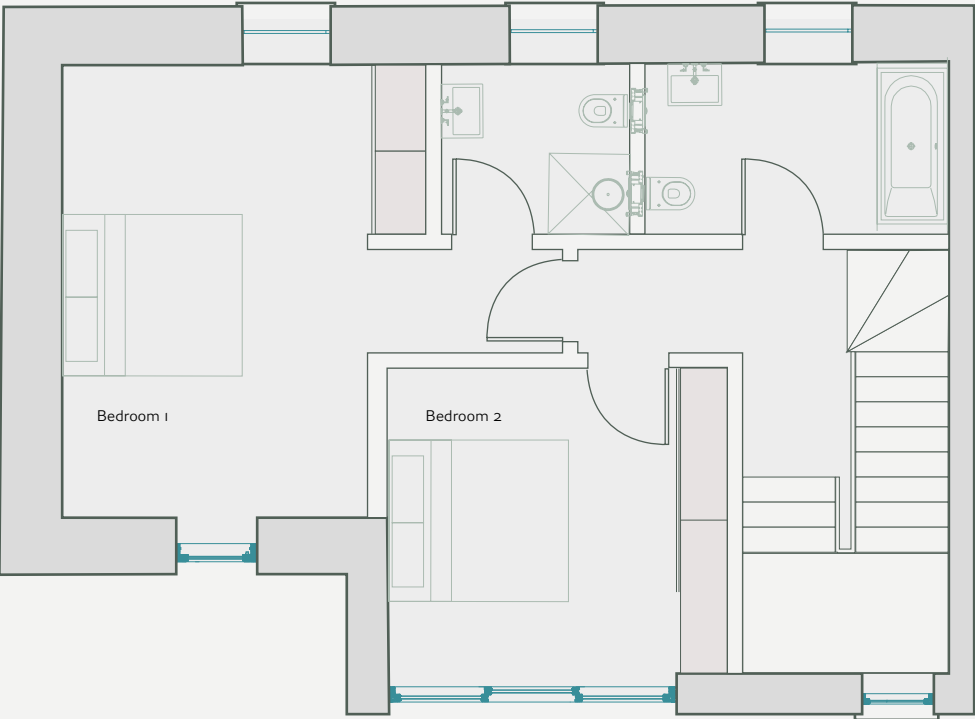
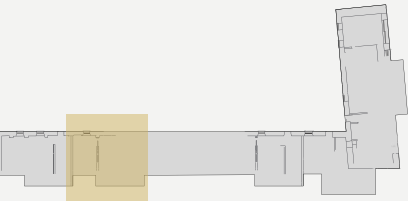
Ground Floor

Locator on site



Total sqm

- 62.7 sqm



House 6

First Floor

Locator on site

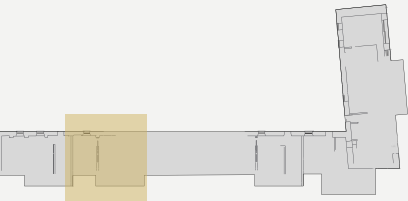


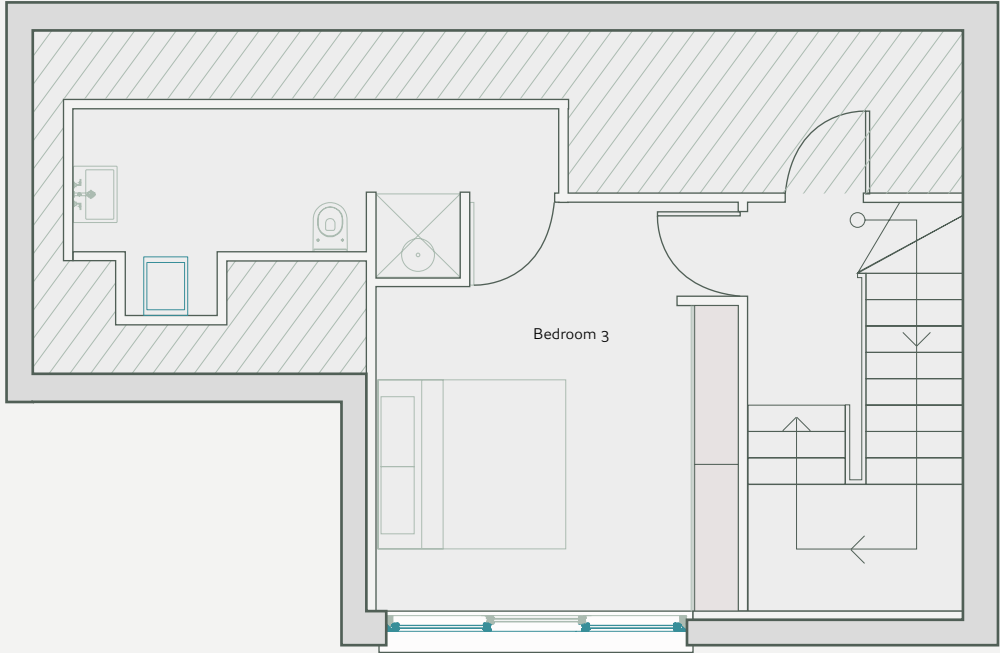
Total sqm

Total sqm House 6

- 62.8 sqm

- 176.5 sqm / 1900 sqft





House 6

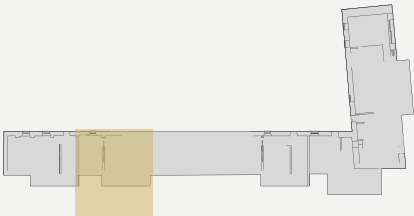
Second Floor

Locator on site

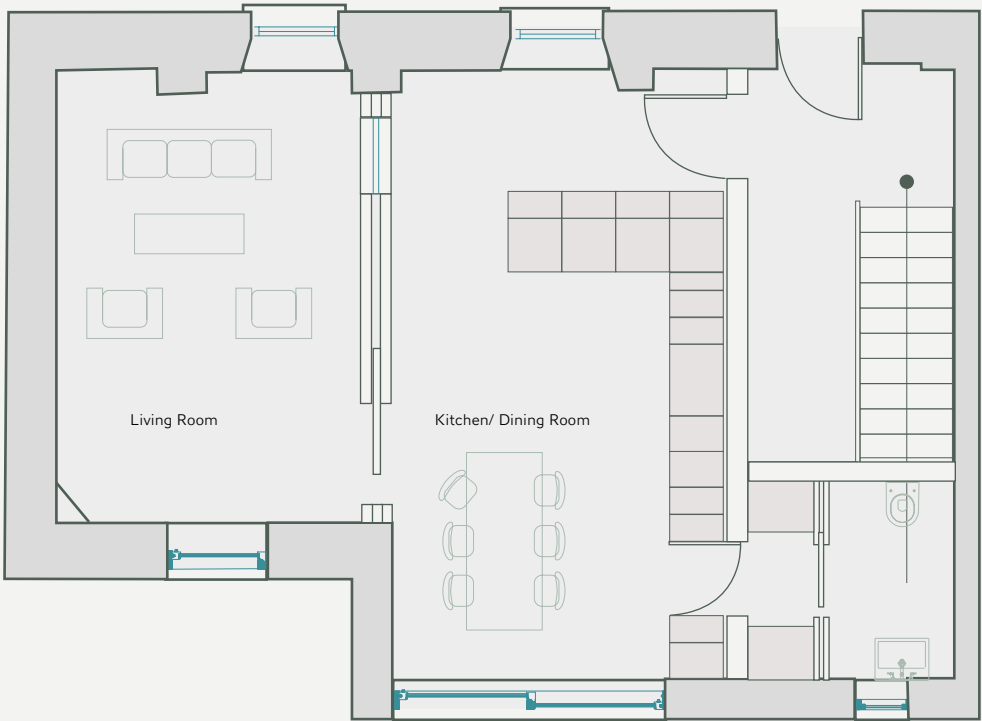


Total sqm

- 51 sqm







House 7

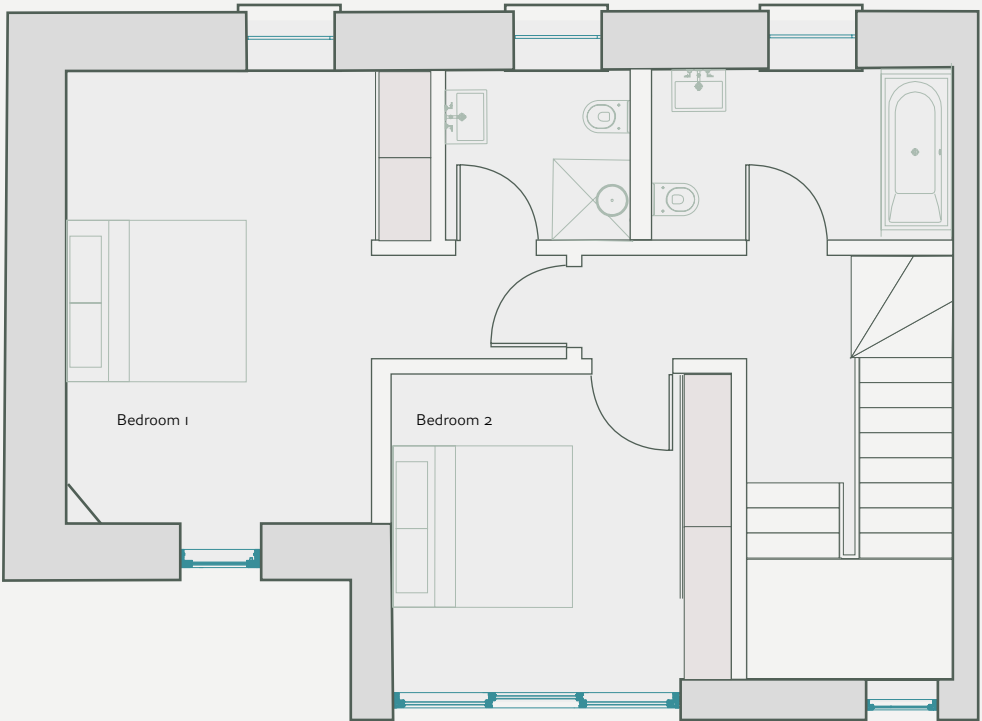
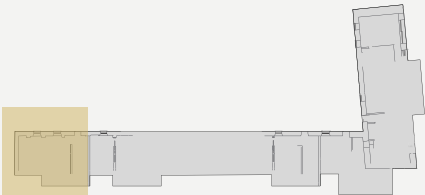
Ground Floor

Locator on site



Total sqm

- 59.5 sqm



House 7

First Floor

Locator on site

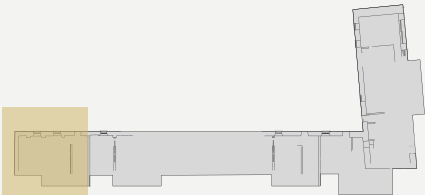


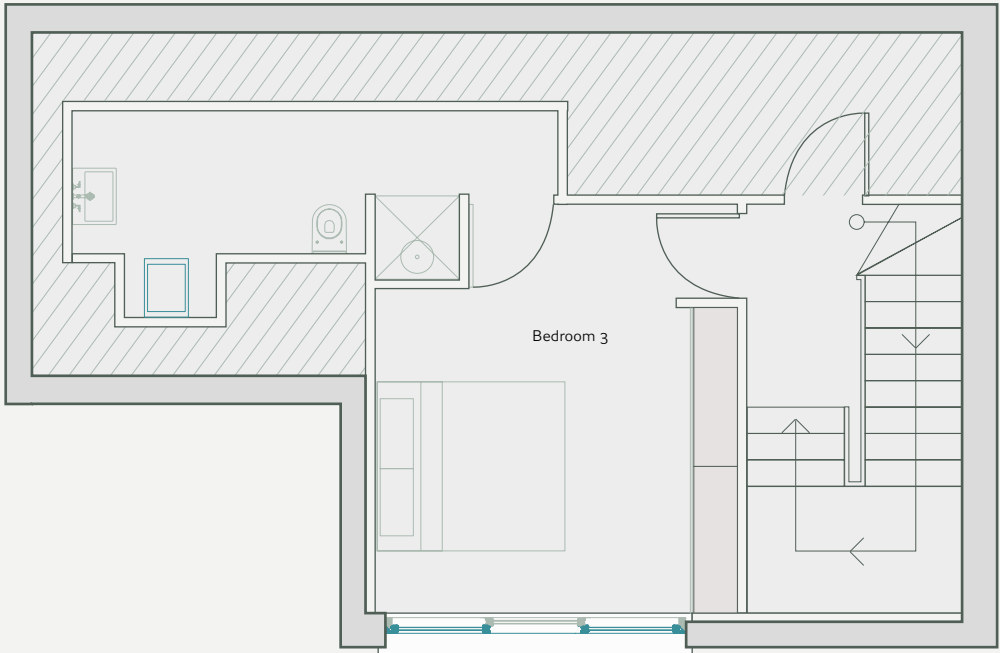
Total sqm

- 59.3 sqm

Total sqm House 7

- 169.8 sqm / 1828 sqft





House 7

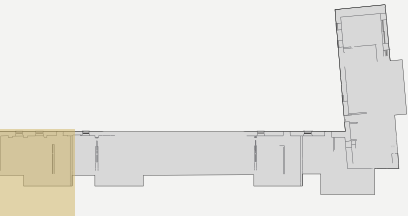
Second Floor

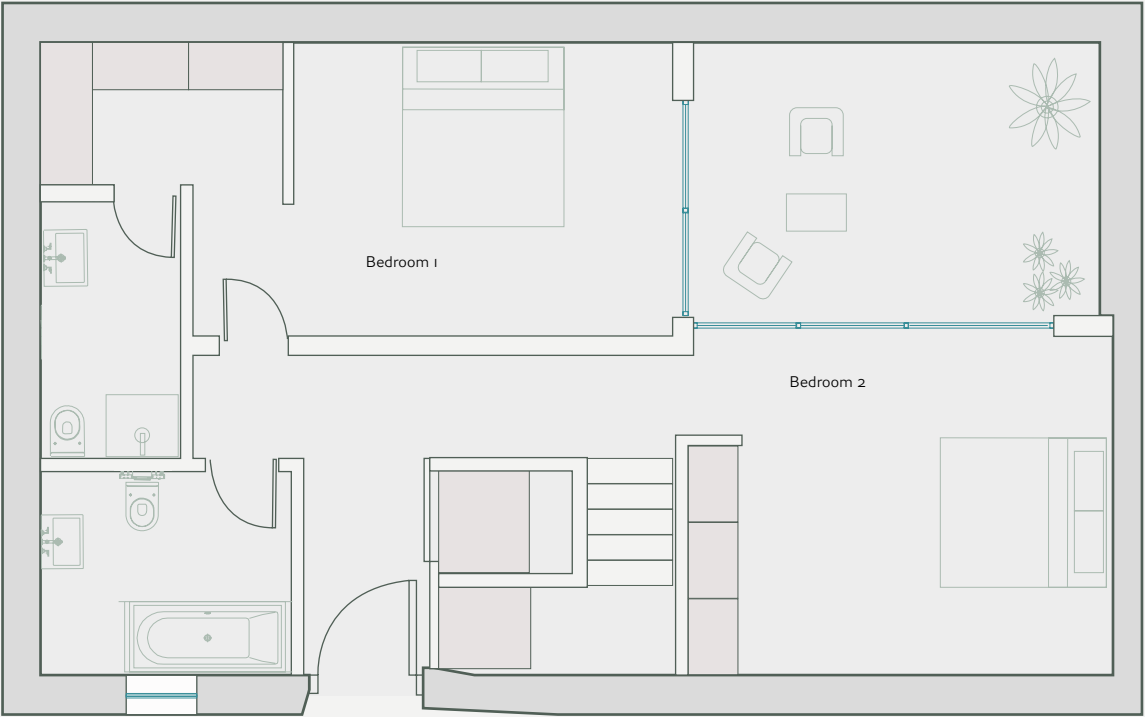
Locator on site



Total sqm

- 51 sqm





House 8

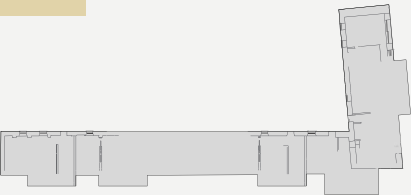
Ground Floor

Locator on site



Total sqm

- 67 sqm



House 8

First Floor

Locator on site

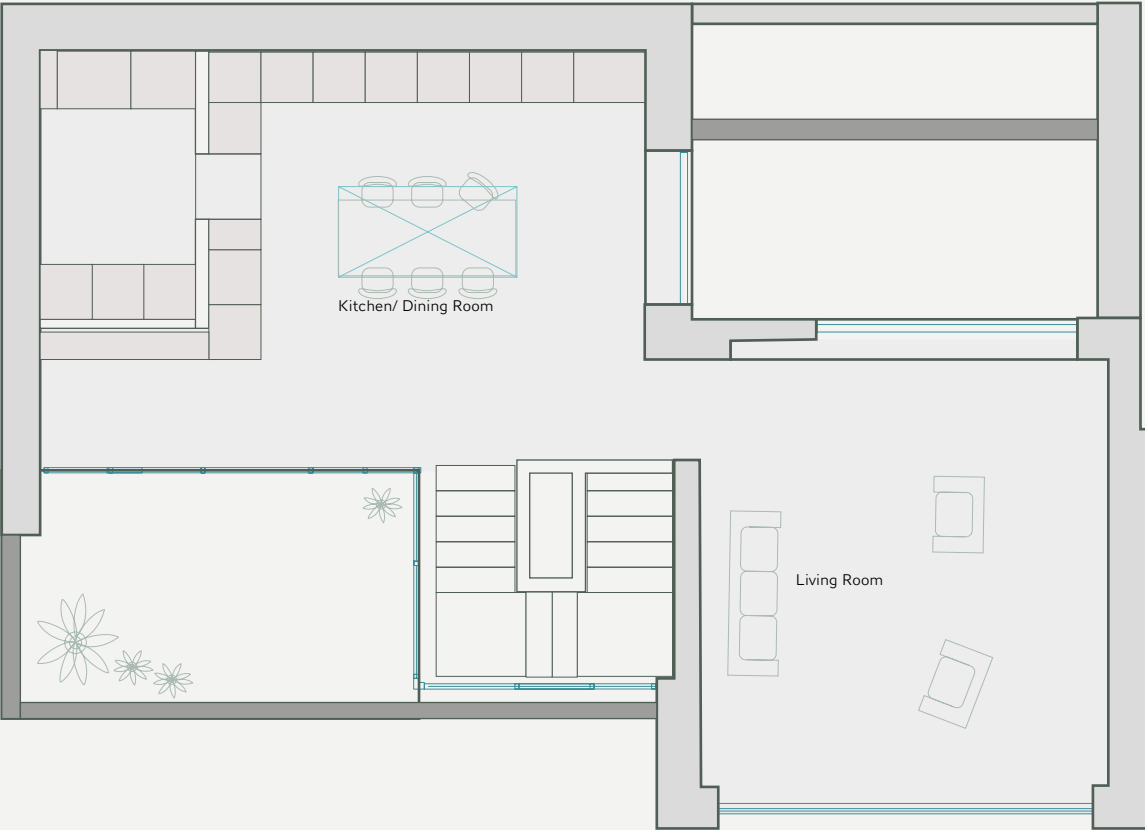
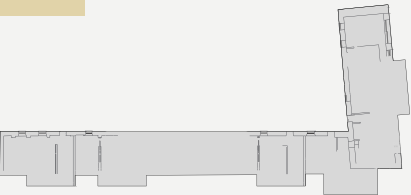


Total sqm

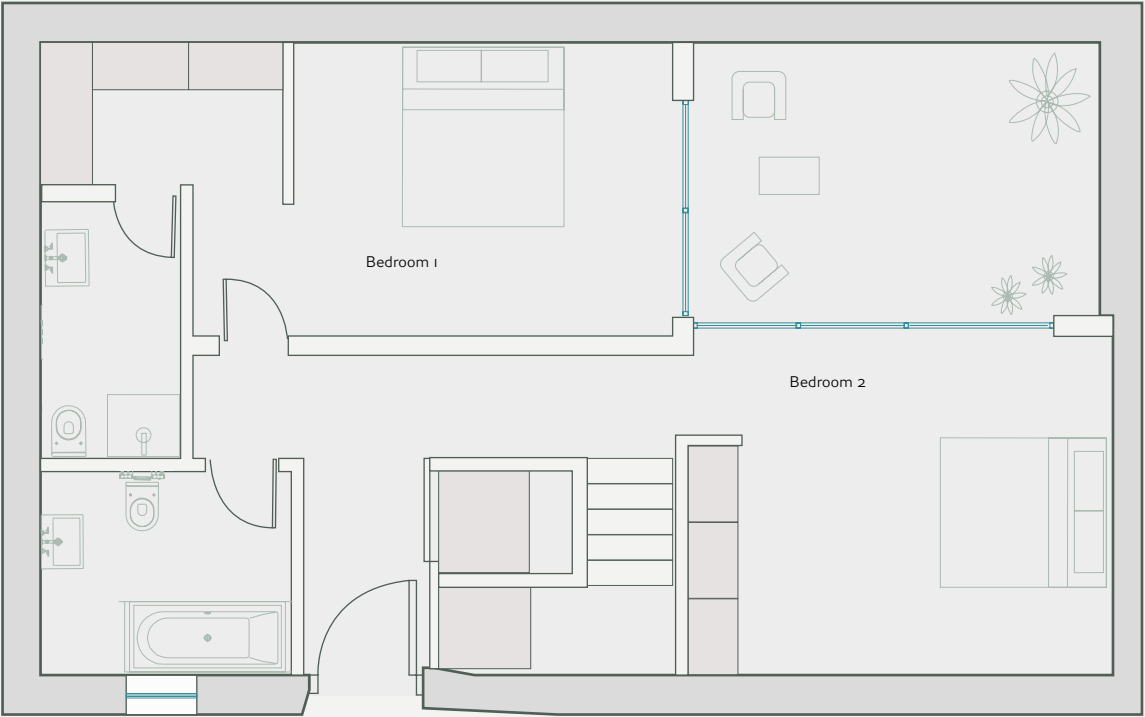
- 64 sqm

Total sqm House 8

- 131 sqm / 1410 sqft







House 9

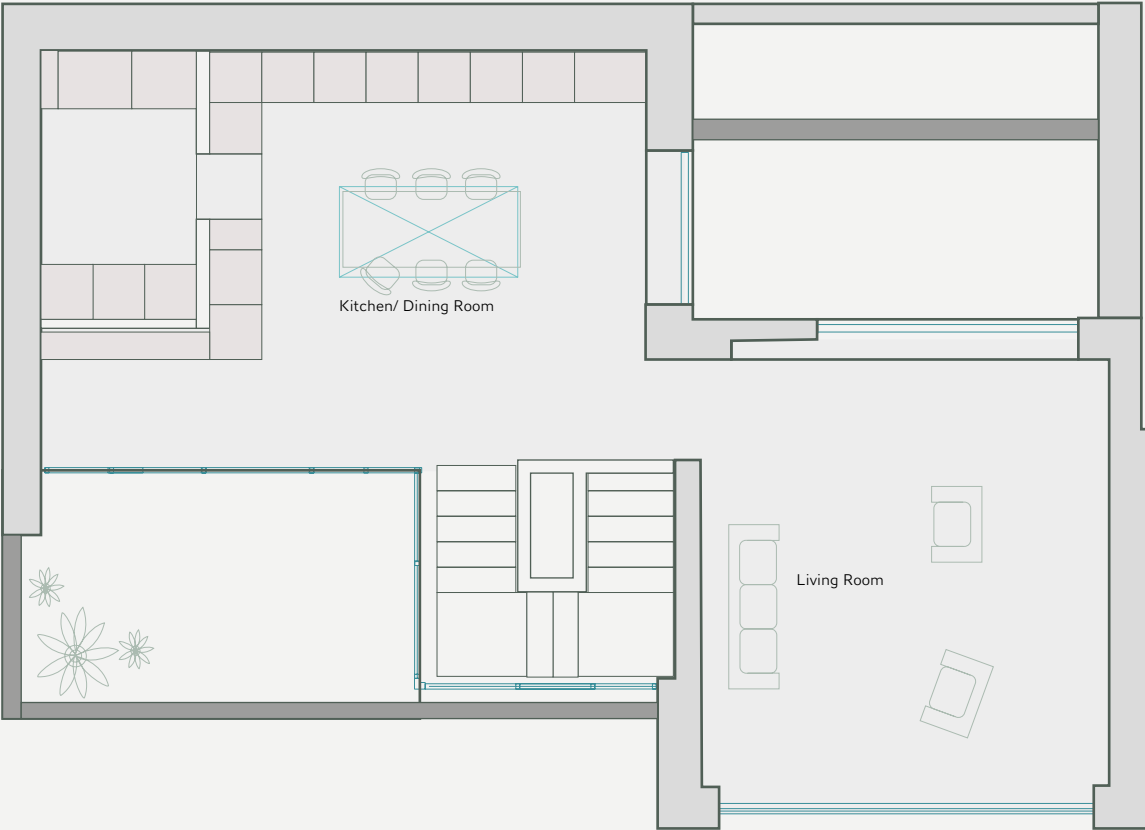
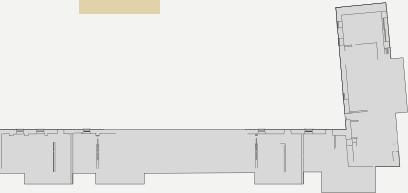
Ground Floor

Locator on site



Total sqm

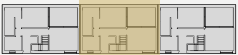
- 68.4 sqm



House 9

First Floor

Locator on site

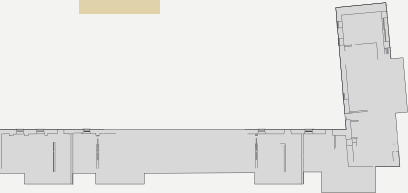


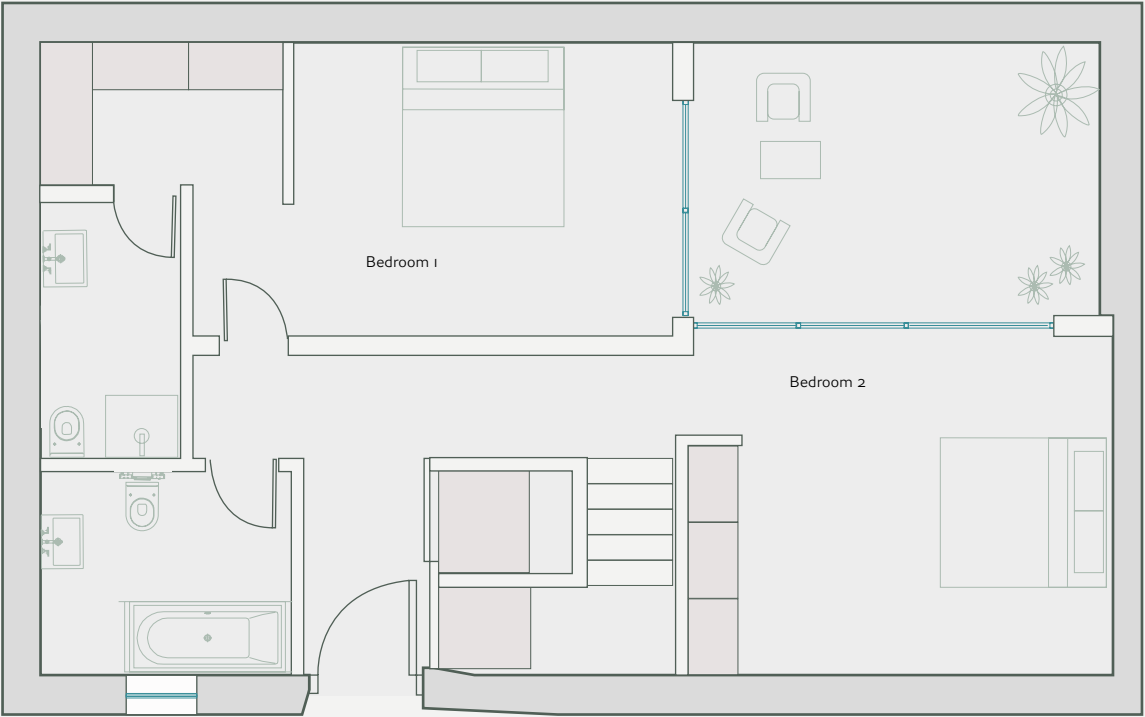
Total sqm

- 63.8 sqm

Total sqm House 9

- 132.2 sqm / 1423 sq ft





House 10

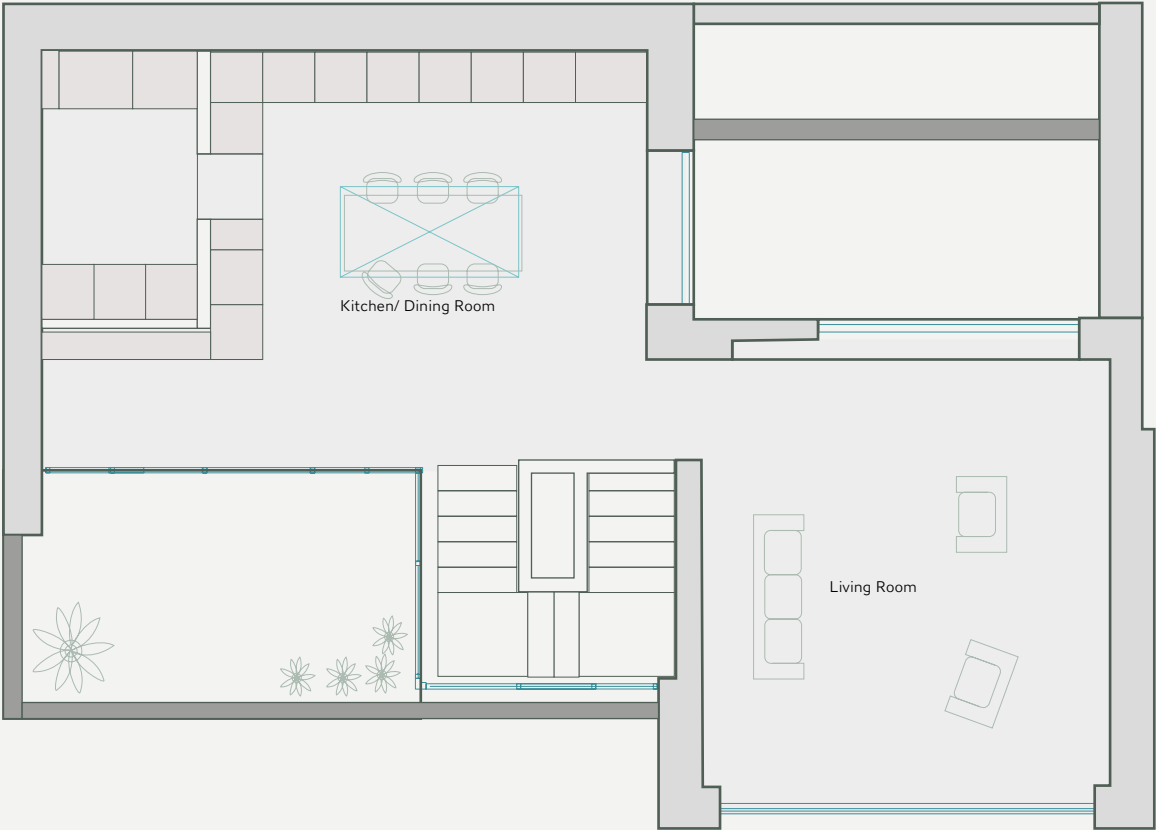
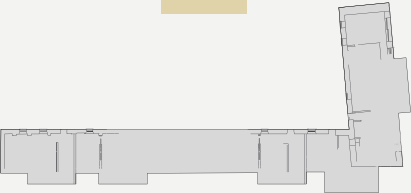
Ground Floor

Locator on site



Internal Total sqm

- 70 sqm



House 10

First Floor

Locator on site

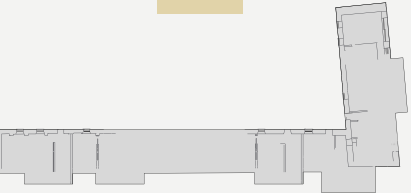


Total sqm

- 66 sqm

Total sqm House 10

- 136 sqm / 1464 sq ft



# Location





## SPECIFICATION

### Low Energy Design

- High level of insulation in the walls, floors and roofs and high levels of air tightness will ensure a comfortable living environment and reduced energy bills.

### Structure

- The ‘Stables’ properties have been expertly restored with a lime render finish and period slate roof.
- The ‘Mews’ properties are block built with a plaster finish and feature areas of cedar cladding.

### Main Entry Doors

- Bespoke 80mm thick Acoya main entrance doors with 4 point locking systems.
- Brushed brass numbers and ironmongery.

### Internal Doors

- Bespoke interior doors throughout with brushed brass ironmongery.
- Bespoke PC aluminum crittal floor to ceiling sliding pocket doors & internal windows in certain houses.

### Windows

- The ‘Mews’ properties have A-Rated, triple glazed Aluclad windows supplied by Rationel.
- The ‘Stable’ properties will have handmade conservation windows throughout the retained façade at the front and Aluclad windows to the rear.

### Walls

- Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satinwood paint.

### Flooring

- Slate & ceramic tiling throughout all bathrooms.

### Kitchens

- Custom designed, hand crafted kitchens will include traditional detailing and contemporary finishes. ABprojects will work directly with each purchaser to select the final finishing materials & colours from a series of doors and handle designs curated specifically for The Stables.
- Silestone quartz counter tops & splash backs as standard in both utility and kitchen.
- Franke taps and Smeg sinks through both utility and kitchen.
- Ovens, mirco combi ovens & induction hobs by De Dietrich.
- Fridge-freezer, washer driers & dishwasher included as standard.

### Wardrobes

- Custom designed, built-in wardrobes have been designed for each bedroom with internal hanging rail and shelves. ABprojects will work directly with the purchaser to select the final finishing materials & colours from a series of doors and handle designs created specifically for The Stables.

### Bathrooms & En suites

- High quality tiling included as standard.
- Full size baths and seperate showers with matt black crittal style shower screens.
- High quality, brushed brassware to taps, bath and shower controls and rainwater shower heads.
- Heated towel rail.
- Underfloor heating in certain bathrooms.
- Wall lighting and shaver sockets included as standard.

### Heating

- Underfloor heating throughout all ground floors with aluminum radiators on the first and attic floors.
- Each house is fully airtight and uses a heat recovery ventilation system to ensure an ambient room temperature at all times.
- All of the heating pipes are insulated to ensure there are no uncontrolled losses.

### Electrical

- Wired for telephone, TV and high-speed broadband.
- Wired for both Co-axial and Cat 6 data systems to suit the available network suppliers.
- Generous number of matt black TV, data and electrical points throughout each house.
- Fire alarm and carbon monoxide detectors included as standard.

### Lighting

- Generous lighting throughout with high quality matt black switch and socket plates.
- Low energy LED downlighters in all ceilings with wiring for additional wall lights and feature pendant lights at various positions.

### Gardens and Terraces

- Each of The ‘Stable’ properties have private gardens or patio areas to the rear. The ‘Mews’ properties will include ground floor patios and first floor sun terraces.

### Common Areas

- Louvered cedar central metered ESB hub, bin store and secure bicycle racks.
- Landscaped grounds inclusive of central communal garden space.
- Full site exterior lighting.

Security

- The development is set up for CCTV security should the residents collectively wish to employ a security firm.
- Mains operated smoke alarm system.
- Bespoke 80mm thick Acoya main entrance doors with 4 point locking systems.
- Provision has been made in each home for an intruder alarm to be installed.

Parking

2 private parking bays per house.

Guarantee

The 'Stables' properties are covered by the 10 year 'Buildserv' guarantee.

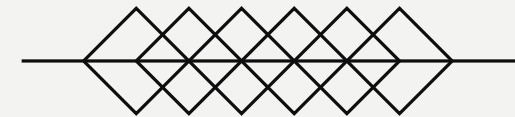
The 'Mews' properties are covered by the 10 year 'Homebond' guarantee.

Note:

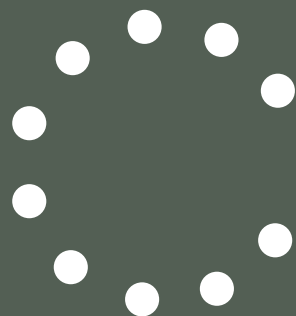
- Where indicated, ABprojects will work directly with each purchaser (following exchange of contracts) to select the final finishing materials & colour palettes from a preset selection. No other changes to the property can be facilitated.
- Any material, product or brand specified is subject to change due to the availability of that particular material /product or a change to the quality of that material/product at the time of procurement.
- Natural products such as timber are subject to variations in colour and appearance.



the stables







a development from centurion homes

*Niamh Mac Gowans*

[niamhmacgowan.ie](http://niamhmacgowan.ie)

AB→

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**Centurion  
Homes**