

Carraig Buí

CABINTEELY



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**Introducing Carraig Bui an
impressive collection of spacious
4 & 5 Bedroom semi-detached
houses and apartments.**



A large, ivy-covered manor house with a grey roof and white window frames, situated on a green hillside. The house is surrounded by lush greenery and trees. In the foreground, a wide, green lawn stretches across the frame, with a few people walking in the distance. The sky is blue with scattered white clouds. The overall scene is bright and sunny.

Stretch your boundaries with a short stroll up to Cabinteely Park where all the family can enjoy the facilities this 4.5 Hectare estate has to offer. Including playground, lakes, football fields, garden coffee shop and dog park.

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Amenities on your doorstep.

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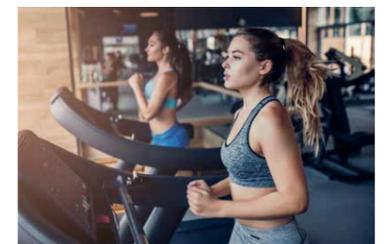
Your local shop Centra is just a stone throw away from Carraig Bui with further local shopping facilities to choose from at either Cornelscourt or Killiney Shopping Centres nearby, with numerous shops including Dunnes and Supervalu, cafés, bars and restaurants. Two of Ireland's newest, most sophisticated shopping centres are just a heartbeat away from Carraig Buí. Dundrum Town Centre is likely to be a regular destination for everything from high fashion to school wear, gourmet food to everyday staples. The Park at Carrickmines hosts a number of retail warehouse outlets in an open, landscaped and stress-free environment.

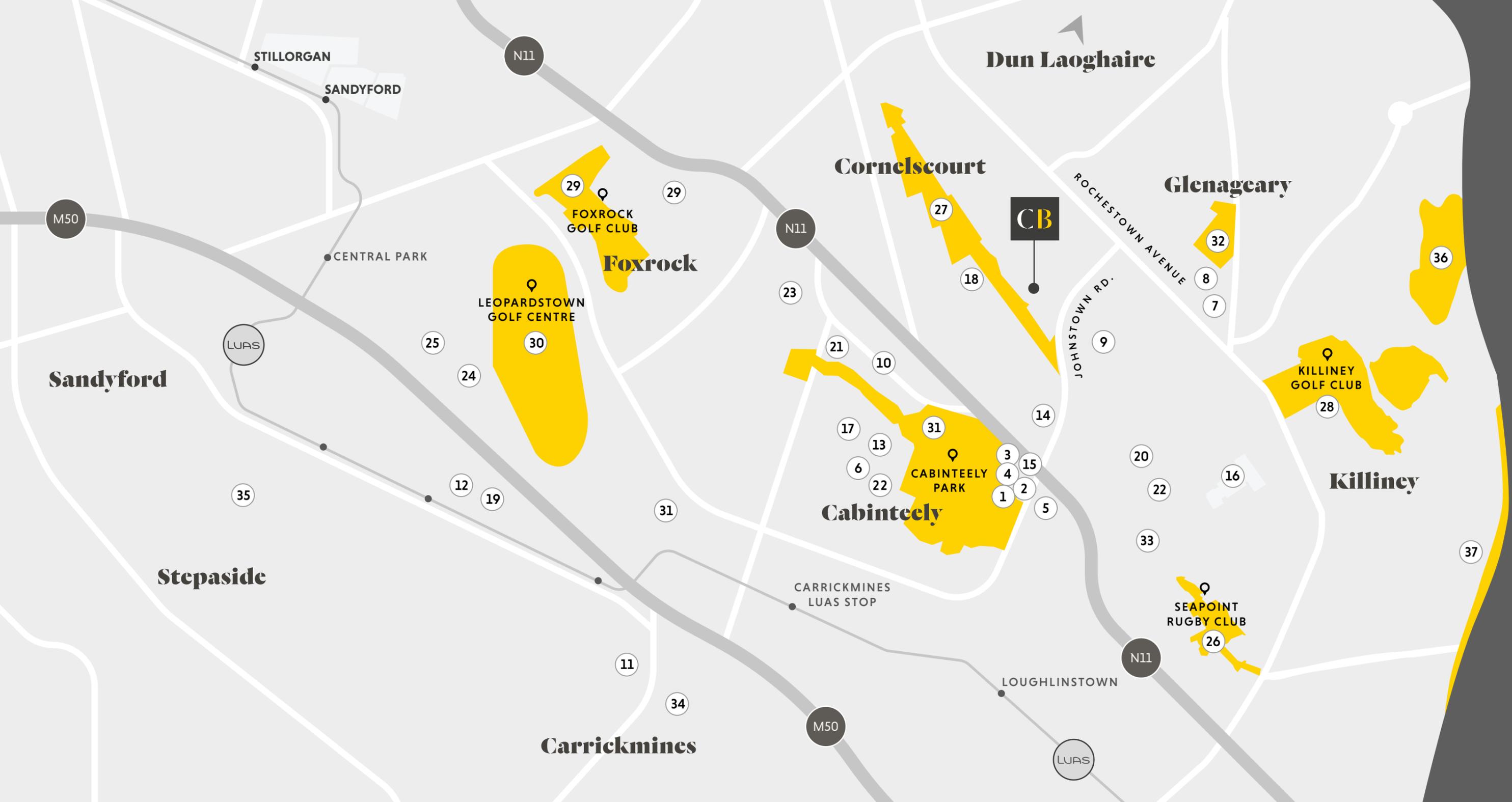


Just a stones throw away from some of South Dublin's favourite villages.

Residents of Carraig Bui are superbly located within easy access of both Cabinteely and Foxrock village offering a variety of eateries, specialist shops and Foxrock Golf Club. Thomastown, Kilbogget and Cabinteely Parks, playgrounds and playing fields are all located nearby which further enhances the appeal to young families.

There is also a wealth of shopping facilities and amenities to be found in the neighbouring villages of Killiney, Dun Laoghaire & Dalkey offering a variety of gourmet eateries, trendy shops and leisure facilities. Killiney Hill, Dun Laoghaire pier and Cabinteely Park are just some of the excellent outdoor facilities close by.





Bars & Restaurants

- 1. Horse & Hound
- 2. Pielow's
- 3. Las Tapas Cabinteely
- 4. Urbun Cafe
- 5. Cafe 31
- 6. Pickles (The Park)
- 7. The Graduate



Shopping

- 8. SuperValu Killiney
- 9. Local Centra
- 10. Dunnes Stores at Cornelscourt
- 11. The Park, Carrickmines
- 12. Leopardstown Shopping Centre
- 13. Park Shopping Centre



Crèches & Schools

- 14. Little Maples Crèche & Pre School
- 15. ClapHandies
- 16. Johnstown Boys National School
- 17. Park Academy Childcare
- 18. Clonkeen College
- 19. Holy Trinity National School
- 20. Cabinteely Community School
- 21. St Brigid's Boys National School
- 22. St Brigid's Girls National School
- 23. Loreto College Foxrock



Gyms & Clubs

- 24. West Wood Leopardstown
- 25. Leopardstown Racecourse
- 26. Seapoint Rugby Club
- 27. Meadowvale Tennis Club
- 28. Killiney Golf Club
- 29. Foxrock Golf Club
- 30. Leopardstown Golf Centre



Parks & Recreation

- 31. Cabinteely park
- 32. Thomastown Park
- 33. Kilbogget Park
- 34. Carrackmines Equestrian Centre
- 35. The Paddocks Riding Centre
- 36. Killiney Hill
- 37. Killiney Beach

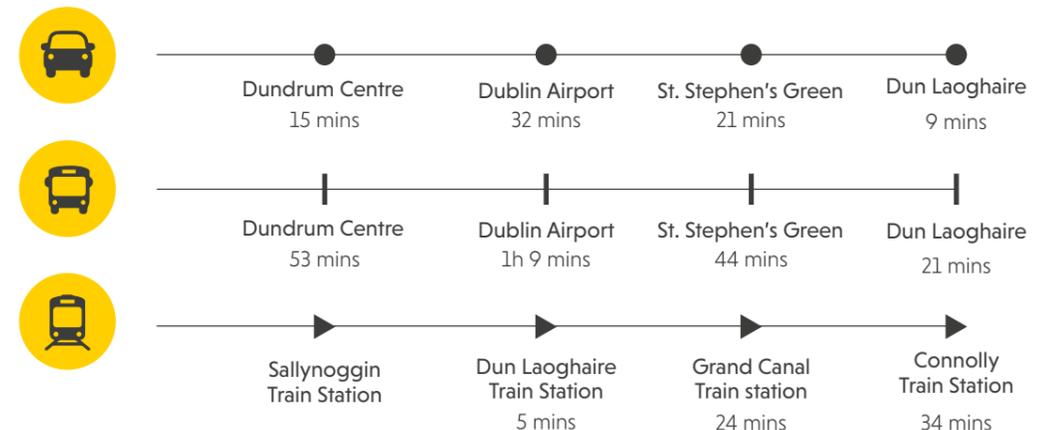


There are numerous transport options in the area. Carraig Bui is well served by public transport with bus routes 7B, 63 and the No 145 along the QBC running along the N11 offering easy access to the city centre. Carraig Bui is also within easy reach of the Luas stop at Cherrywood or Carrickmines with its park and ride facility getting you into the City in 30 minutes.

A few minute's drive to either exit 15 or 16 on the M50 interchange offering north and south-bound access to all major national routes.



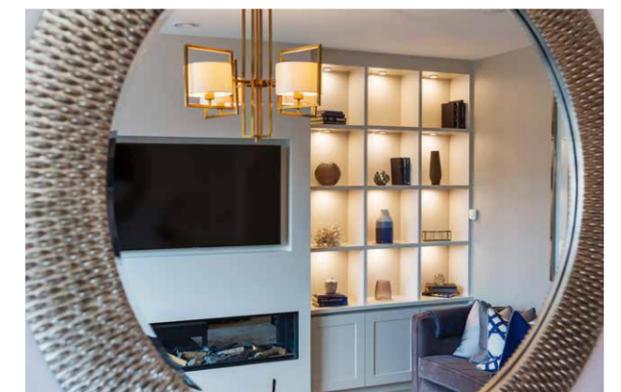
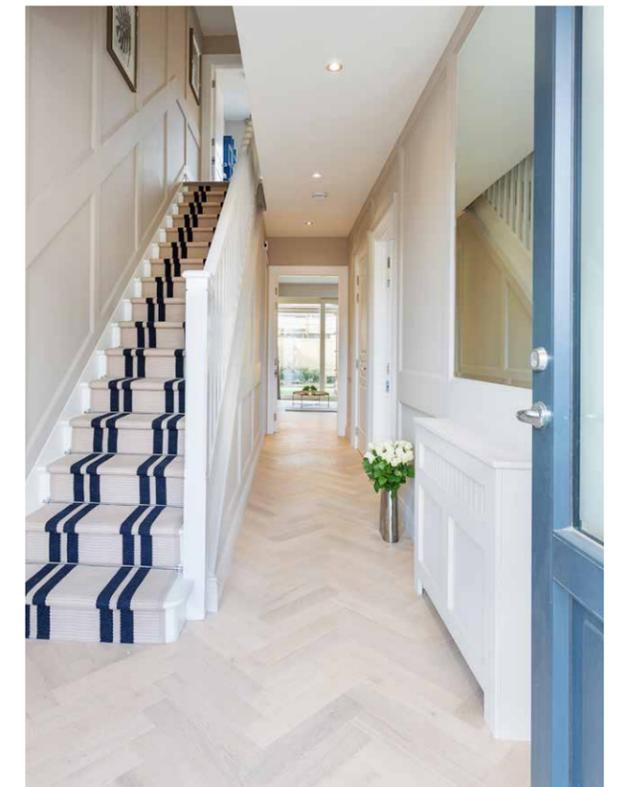
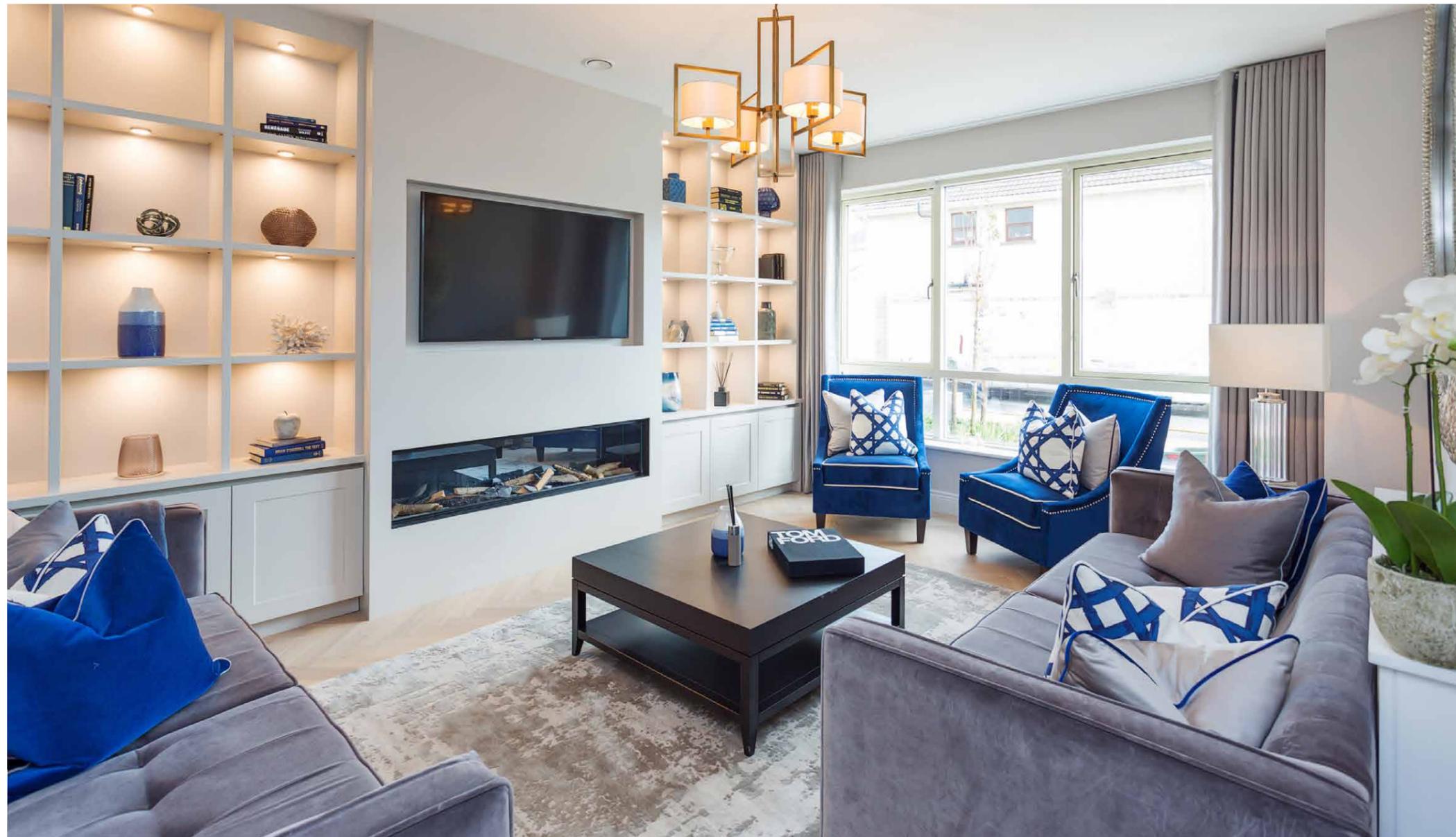
Transport

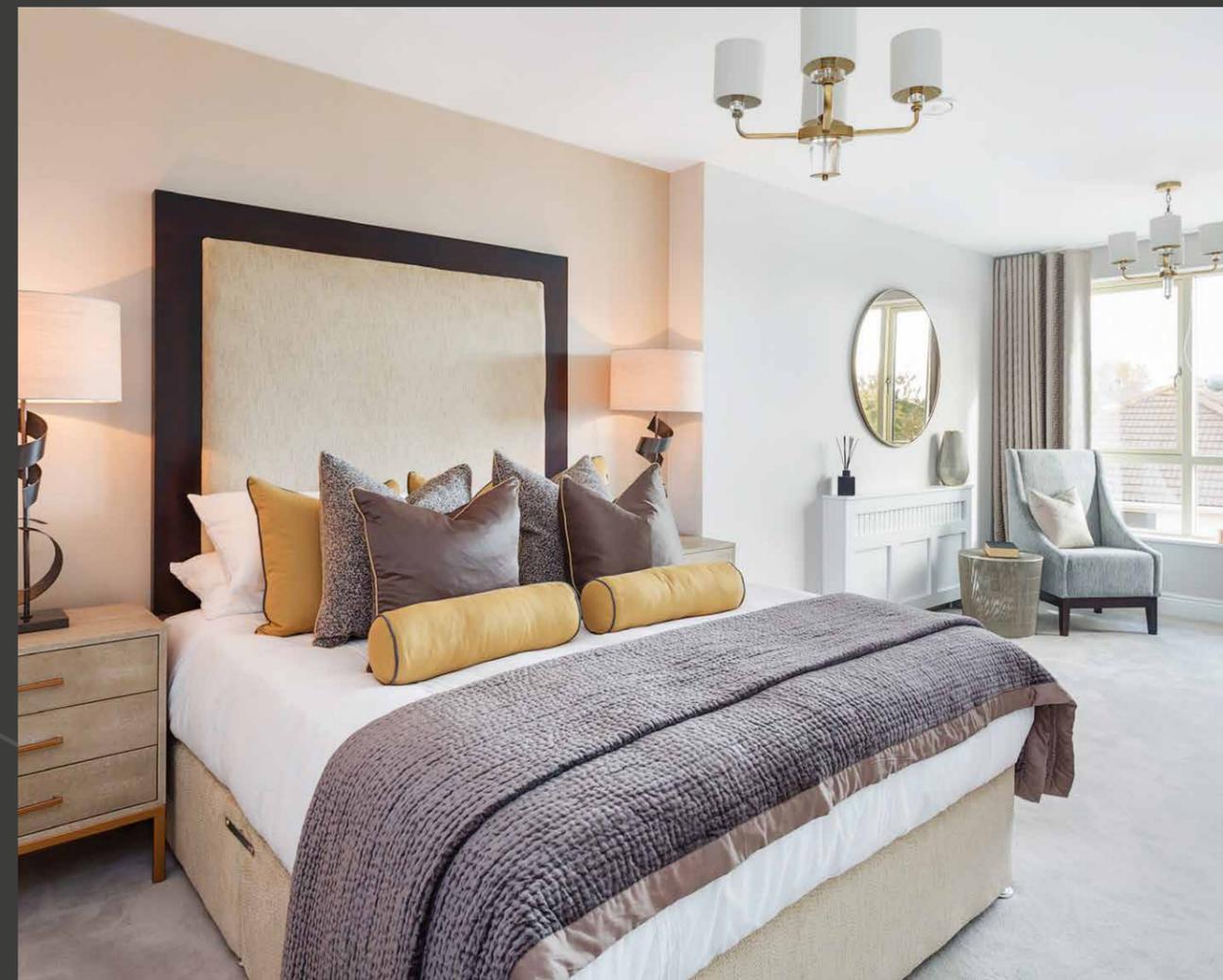


**Note the bespoke fitted
kitchens with European shaker
style hand painted doors &
polished stone worktops with
generous appliance package.**



The houses are finished to an excellent standard by Kelland Homes, offering an intelligent use of space, a keen eye for style and true commitment to quality.





These stunning houses will immediately impress you with their design, well-proportioned rooms and high specification throughout.

CarraigBuí

Sitemap



Site plan and floor plans are indicative only and subject to change.
For identification purposes only. Not to scale.



The Daffodil - A/A2
4 Bedroom Semi-Detached
c. 168.5 sq m / 1,814 sq ft

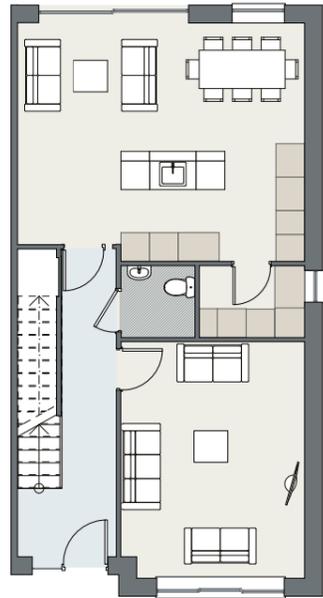
The Honeysuckle - A1
5 Bedroom Semi-Detached with side entry
c. 170 sq m / 1,830 sq ft

The Primrose - B/B2
5 Bedroom Semi-Detached
c. 175 sq m / 1,884 sq ft

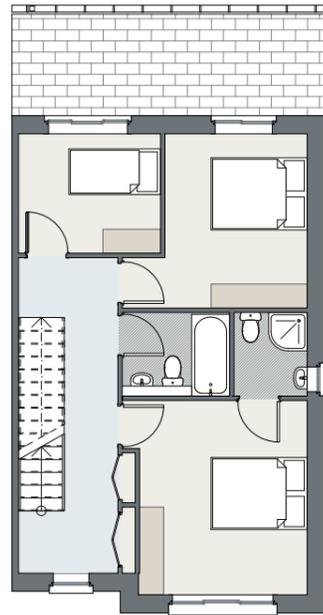
The Buttercup - B1
5 Bedroom Semi-Detached
c. 165 sq m / 1,776 sq ft

The Daffodil - A/A2

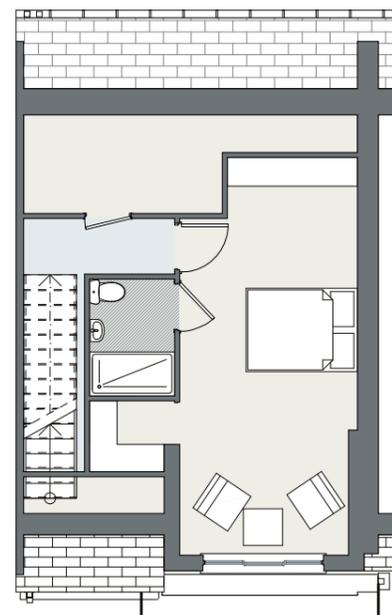
4 Bedroom Semi-Detached
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Ground Floor



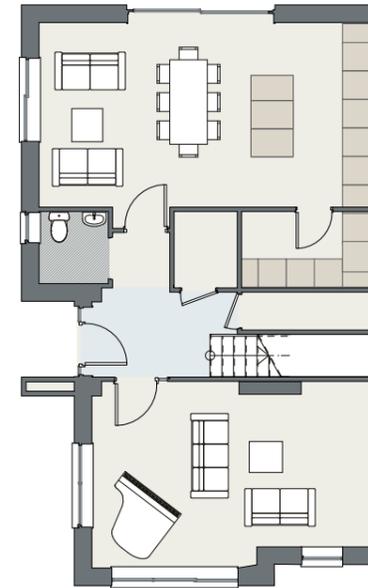
First Floor



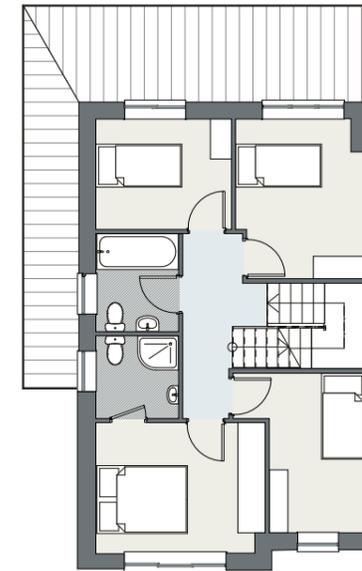
Second Floor

The Honeysuckle - A1

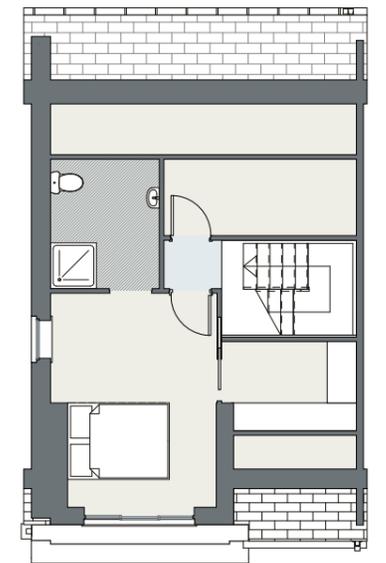
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Ground Floor



First Floor



Second Floor



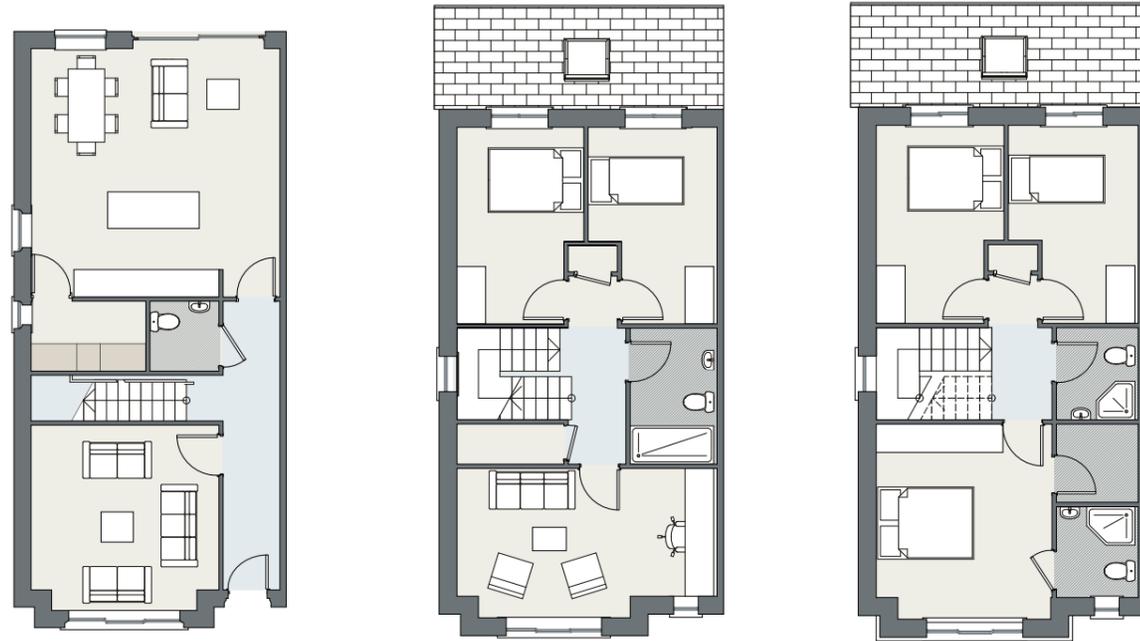
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The Primrose - B/B2

5 Bedroom Semi-Detached
c. 175 sq m / 1,884 sq ft



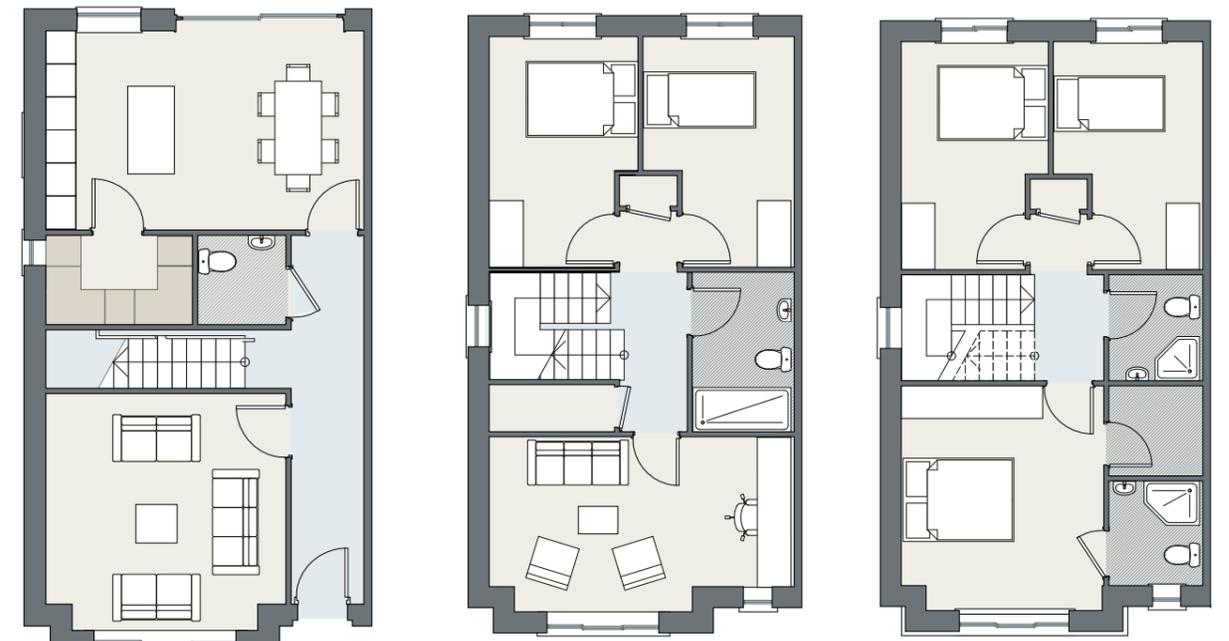
Ground Floor

First Floor

Second Floor

The Buttercup - B1

5 Bedroom Semi-Detached
c. 165 sq m / 1,776 sq ft



Ground Floor

First Floor

Second Floor



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Standard Features

Energy Efficiency

All homes will achieve an A2/A3 Building Energy Rating due to the following features:

- Highly energy efficient A-Rated condensing gas boilers provide heat to multiple zones. Easy to use and customise programmer and thermostatically controlled radiators.
- Mechanical Ventilation with Heat Recovery units (HRV) from Joule, which deliver a 'refreshed' indoor environment day-in day-out whilst efficiently recovering up to 91% of the outgoing heat energy.
- Low maintenance Solar PV panels providing clean, green and free energy top ups to each home.
- Excellent standard and low U-value to walls, floors & roof insulation.
- All houses are constructed to provide a high level of air tightness to a standard which surpasses the current Building Regulations.

Internal Joinery & Ironmongery

- Luxury moulded panel doors fitted throughout with matching 150mm skirtings, 120mm architraves and fitted with stainless steel ironmongery. Higher than standard height doors to ground floor. Quality timber staircase with painted handrail.

Flooring

- Matt tiles to bathrooms and En-suites.
- Engineered wooden flooring similar to the show house, as per samples in the sales office in the kitchen/dining/family area and utility.

Bathrooms and En-suites

- Contemporary white suites are standard in all bathrooms.
- Pressurised shower systems in showers, large rain head shower fittings, slim line shower doors and screens.
- All chrome Handsgrohe fittings.
- Graphite colour heated towel rails are standard in family bathroom and en-suites.
- Bathrooms are finished with a combination of floor and wall tiling to wet areas.
- Gloss grey vanity or half pedestal basin's throughout.
- Concealed cisterns with wall hung WC.

Windows & Doors

- High performance double glazed 1.2 W/m²k U value Aluclad windows with child safety restrictors and external doors, supplied by Carlson with 10 year warranty on all components and 60 year's life expectancy.
- Rear 3m wide Kitchen Aluclad door.
- Internal window and door handles are high quality satin polished.

Wall Finishes & Paint

- Extra high floor to ceiling heights of 9ft on the ground floor kitchen area & hall areas as standard.
- All walls and ceilings are skimmed and painted throughout, painted as per the sales office.

Lighting & Electrical Specification

- Generous and well-designed electrical & lighting specification, allowing for a mix of pendant, downlights and wall lights to optimise the lighting functions throughout the houses.
- Pre-wired for intruder alarm, multiple TV/ broadband providers and free to air TV with multiple points provided throughout each home.
- Smoke/heat detectors fitted as standard.
- Numerous USB charging points.
- The development is serviced by Virgin and Eir. High broadband speed is available.

Kitchen / Utility

- Superior quality bespoke kitchens by Fitzgerald Kitchens. European shaker style hand painted Farrow and Ball colour kitchens feature chrome handles & soft close doors. Islands are included where possible.
- Included in the specification are polished stone worktops with stainless steel under mounted sink, recessed drainer and tiled splashback.
- A generous appliance package includes a Neff double oven, microwave, gas hob, wine fridge, integrated larder fridge and dishwasher. Utility/Pantry is fitted with integrated larder freezer, washing machine and dryer, as per the show house (where possible).

Bedrooms

- High quality built-in wardrobes in bedrooms as per showhouse from Fitzgerald Kitchens. Wardrobes feature painted doors with chrome, oak finished carcasses and a combination of hanging and shelved space with internal drawers and shoe racks.

External

- Natural granite stone sills have been incorporated to all elevations.
- Low maintenance, high quality external finishes of brick, coloured render and Zinc cladding.
- Woodgrain uPVC fascia and soffit. Aluminium downpipes.
- Gates fitted on side passages.
- Permeable paving to front driveways and side walkway. Granite aggregate finish concrete flag paving slabs to rear outdoor living area.
- All gardens will be raked seeded.
- All exterior areas will be fully landscaped to a high standard.
- 1.8m high concrete post and Riga Premier timber panel to rear boundaries. Masonry blockwork to all rear garden/road boundaries.
- An electrical car charging point is fitted, as standard to each house.

General

- All homes are covered by a 10 year Homebond structural guarantee.



About Kelland Homes

Kelland Homes Limited, with over 40 years building quality homes, have become adaptable to the ever changing needs of discerning buyers.

At Kelland Homes we have always endeavoured to meet the increasing requirements of our customers and we pride ourselves on our reputation for combining outstanding value with a high quality finish, creating superior developments and living environments. Our close attention to detail, craftsmanship, design and market research have enabled us to offer our clients the very best in quality homes. We ensure we use the highest quality materials and most up-to-date technologies and construction methods.

We are delighted to be constructing homes at Carraig Bui, which we believe offers an excellent opportunity to acquire a family home in a superb location.

A number of other developments completed by Kelland Homes include; The Orchard – Terenure, Rossmore – Templeogue, The Georgian Village – Castleknock & Moyville – Rathfarnham.

A Kelland home is a home for life!



Elder Heath, Kiltipper.



Georges Place Apartments, Dun Laoghaire

The Team

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& development consultants
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Messrs. DNG for themselves and for the vendors Kelland Homes Ltd. or lessors of the property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG has any authority to make or give representation or warranty whatever in relation to this development.



www.carraigbui.ie