



Annabasky Glen

BERRYFIELD AVENUE, ENNISKERRY, CO WICKLOW.

Stunning Five Bedroom Detached Family Houses in Vibrant Enniskerry

BER A2



Enniskerry & Powerscourt

The picturesque village of Enniskerry was designed and built to accompany the manor house of the nearby Powerscourt Estate and boasts a unique heritage and beauty worthy of its outstanding setting in the foothills of the Wicklow Mountains. Today Enniskerry is a wonderfully established community and provides the ideal base from which to casually explore and enjoy the magnificent Powerscourt House and Gardens.







Annabasky Glen

BERRYFIELD AVENUE, ENNISKERRY, CO WICKLOW.



Welcome to Annabasky Glen

Created by Cosgraves, Annabasky Glen, Enniskerry offers an idyllic family home in an enchanted setting on the outskirts of Enniskerry, close to Bray and just 30 minutes from Dublin City Centre. This exceptional new address enjoys an elevated site at Berryfield Avenue directly off Ballyman Road which enjoys great views of the countryside to Bray Head and the Sugarloaf while offering easy access to all the great amenities of Enniskerry and the scenic amenity rich surrounding countryside.

Here the Cosgrave Team are creating a private development of large superior quality family houses each with an expanse of private garden, set in richly landscaped grounds that includes the historic ruins of Annabasky Church and has exquisite landscaping throughout punctuated by feature areas.

Living in Annabasky Glen presupposes a lifestyle of comfort and elegance in a place conducive to relaxing, refreshing and recharging, surrounded by a wide selection of premier and unique amenities.

Annabasky Glen offers the perfect embodiment of luxury living with an unrivalled sense of place while benefitting from easy access to the capital city. From Annabasky Glen you can enjoy the charming cafes, restaurants, shops, speciality stores and day spas of Enniskerry, a village that offers a unique tradition of good living in a charming and established neighbourhood.

Welcome to Annabasky Glen.



Enniskerry, Timeless Charm...

Radiating from the distinctive Clock Tower centrepiece with its shamrock shaped base is the uniquely attractive Enniskerry, arguably one of Ireland's most beautiful villages. Here in the verdant setting of the Wicklow foothills is a bastion of good living where residents and visitors enjoy amenities of the highest order, including superb restaurants, cafes, bars, hotels, spa retreats and superb sport and recreational facilities.

Known as the "Gateway to the Garden County" the village is perfectly positioned as a base for exploring the vast surrounding mountains with its unrivalled scenery and the extensive Wicklow Way. The nearby town of Bray offers sea front, beach and the dramatic cliff walk at Bray Head.

There are superb local primary schools at Enniskerry and Powerscourt National Schools, while St. Gerard's at nearby Old Conna is one of Ireland's top co-ed schools and offers both primary and secondary schools.

There is a convenient Spar Xpress close to Annabasky Glen for the daily groceries, while Bray, Carrickmines and Dundrum are all easy options for more significant retail centres.

Dublin City is easily accessible from Enniskerry by bus and car and there are bus links to both the DART at Bray and the LUAS at Sandyford, with a Park & Ride at Carrickmines.





The Greatest Outdoors

The mountains, the sea, the views to the Sugarloaf, the stunning Dún Laoghaire Golf Club at Ballyman, Powerscourt, with gardens worthy of Versailles and the wonderful waterfall, and that's just the beginning. There are vast mountainous landscapes, winding rocky rivers, pristine lakes, endless views, unequalled hiking and biking trails, forests, bogs and ancient historical sites all at The Wicklow Mountains National Park that provides an amazing 23,000 hectare playground for the Annabasky Glen resident and the Wicklow Way makes it all so easily accessible and for a dramatic coastline hike the Bray Head walk is stunning too.



BRAY COASTLINE



DÚN LAOGHAIRE GOLF CLUB AT BALLYMAN



WICKLOW MOUNTAINS

POWERSCOURT



WICKLOW MOUNTAINS NATIONAL PARK



HIKING TRAILS



DÚN LAOGHAIRE GOLF CLUB CLUBHOUSE



WATER SPORTS



GLENDALOUGH



BRAY SEAFRONT



WATERSPORTS



10

GARDEN WALKS



TENNIS CLUB



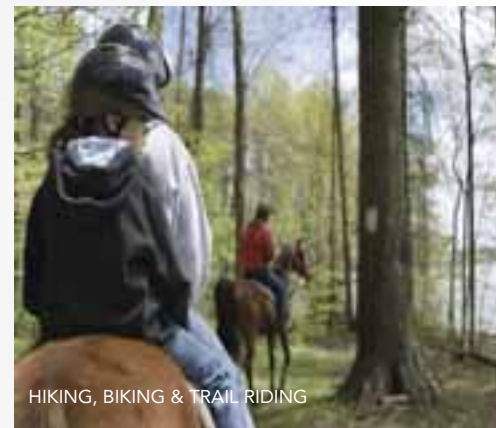
MOUNTAIN ACTIVITIES



ARCHERY & SHOOTING



HIKING, BIKING & TRAIL RIDING



SKIING ON ARTIFICIAL SLOPES



ANGLING & FISHING



DUN LAOGHAIRE GOLF CLUB



SAILING AT BRAY



The Ideal Starting Point

Enniskerry provides an awe inspiring backdrop to life, from the enchanted surroundings to splendid eateries, it is also home to an unrivalled variety of sports and leisure activities, all at the beck and call of the Annabasky Glen resident.

The mountains and lakes of Wicklow provide some of the best outdoor activities in the world and the seafront at Bray offers excellent options for water enthusiasts and of course it is all within easy reach of Annabasky Glen.

From skiing to archery, there is a world of opportunity nearby; GAA, soccer, rugby, climbing, cycling, sailing, horseriding, whatever your interests, you're almost certain to find an option close by. There are excellent golfing options at Dún Laoghaire (Ballyman) and Powerscourt golf clubs, local tennis club, excellent youth club with new sports grounds and lots more to explore.

There are great cafes, restaurants and day spas to enjoy, from the excellent cafes at OhSo and Poppies, to fine establishments at, The Enniskerry Inn, The Powerscourt Arms Country House and The Kingfishers Kitchen all in the village. The nearby Five Star Powerscourt Hotel offers the award winning ESPA Spa, an outstanding swimming pool and leisure club, and the finest of fine dining at the Sika Restaurant, afternoon tea at the Sugar Loaf Lounge or the less formal option of the Sally Gap Bar & Brasserie. Summerhill House at Enniskerry Demesne offers a traditional bar, cocktails on the terrace, splendid dining options, even a picnic in their Secret Garden can be arranged and to top it off its Rainforest Spa offers beauty and wellness escapes.

So whether its peaceful tranquility or adrenaline charged activities, relaxation or adventure, Annabasky Glen is the ideal place to start from. Enjoy..



LUNCH ON THE TERRACE



LOUGH TAY (GUINNESS LAKE)



THE GREAT OUTDOORS

AIRPORT
45 MINS

BLANCHARDSTOWN
SHOPPING CENTRE
21 MINS

LIFFEY VALLEY
SHOPPING CENTRE
16 MINS

SQUARE
SHOPPING CENTRE
11 MINS

DUNDRUM
SHOPPING CENTRE
6 MINS

JUNCTION 15
10 MINS
FROM ANNABASKY GLEN

CHERRYWOOD
BUSINESS PARK
1 MINS

CORNELSCOURT
SHOPPING CENTRE
13 MINS VIA N11/M11



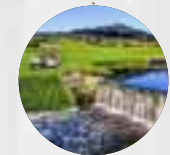
M50/M11 EXIT 17
INTERCHANGE
(8km)
8 MINS FROM
ANNABASKY GLEN
VIA N11 / M11



CARRICKMINES PARK & RIDE
LUAS GREEN LINE (7.7km) | 23 MINS | 11 MINS
ACCESS TO CITY CENTRE & RED LINE via LUAS GREEN LINE



SKI CLUB OF IRELAND
(3.4km) | 15 MINS | 6 MINS | 9 MINS + 9 MINS



CLUBHOUSE
DÚN LAOGHAIRE
GOLF CLUB (1.6km) | 19 MINS | 6 MINS | 3 MINS

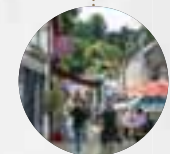


Annabasky Glen

SPAR XPRESS
(650m) | 8 MINS | 3 MINS

44 BUS TO DCU
(750m) | 9 MINS | 4 MINS

N11 EXIT 6
(3.6km)
5 MINS



ENNISKERRY VILLAGE
(1.8km) | 20 MINS | 6 MINS | 3 MINS
185 BUS TO BRAY



ENNISKERRY TENNIS CLUB
(1.9km) | 20 MINS | 7 MINS | 3 MINS | 14 MINS



ENNISKERRY MONTESSORI
(2km) | 22 MINS | 7 MINS | 4 MINS | 14 MINS

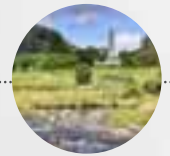


ENNISKERRY NATIONAL
SCHOOL (2.1km) | 22 MINS | 7 MINS | 4 MINS | 14 MINS

POWERSCOURT
ESTATE (3.9km) | 19 MINS | 12 MINS

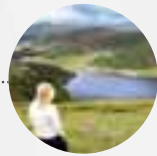


12
GLENDALOUGH
(17km)
25 MINS



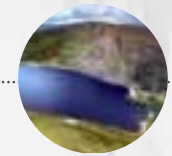
Icons for dining, shopping, sports, and parking at Glendalough.

SALLY GAP
(17km)
25 MINS



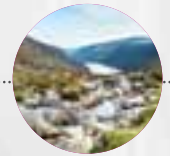
Icons for dining and parking at Sally Gap.

LOUGH TAY
(17km)
25 MINS



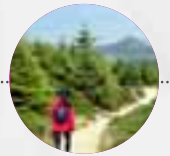
Icons for dining and parking at Lough Tay.

WICKLOW
MOUNTAINS
NATIONAL PARK
(13.8km)
21 MINS



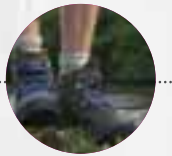
Icons for dining, shopping, sports, and parking at Wicklow Mountains National Park.

BARNASLINGAN
FOREST
(2.1km)
21 MINS | 7 MINS
4 MINS



Icons for dining, shopping, and parking at Barnaslingan Forest.

KNOCKSINK
WOOD TRAIL
(1.8km)
20 MINS | 6 MINS
3 MINS



Icons for dining and parking at Knocksink Wood Trail.

Grid of icons for various amenities at Powerscourt Estate.

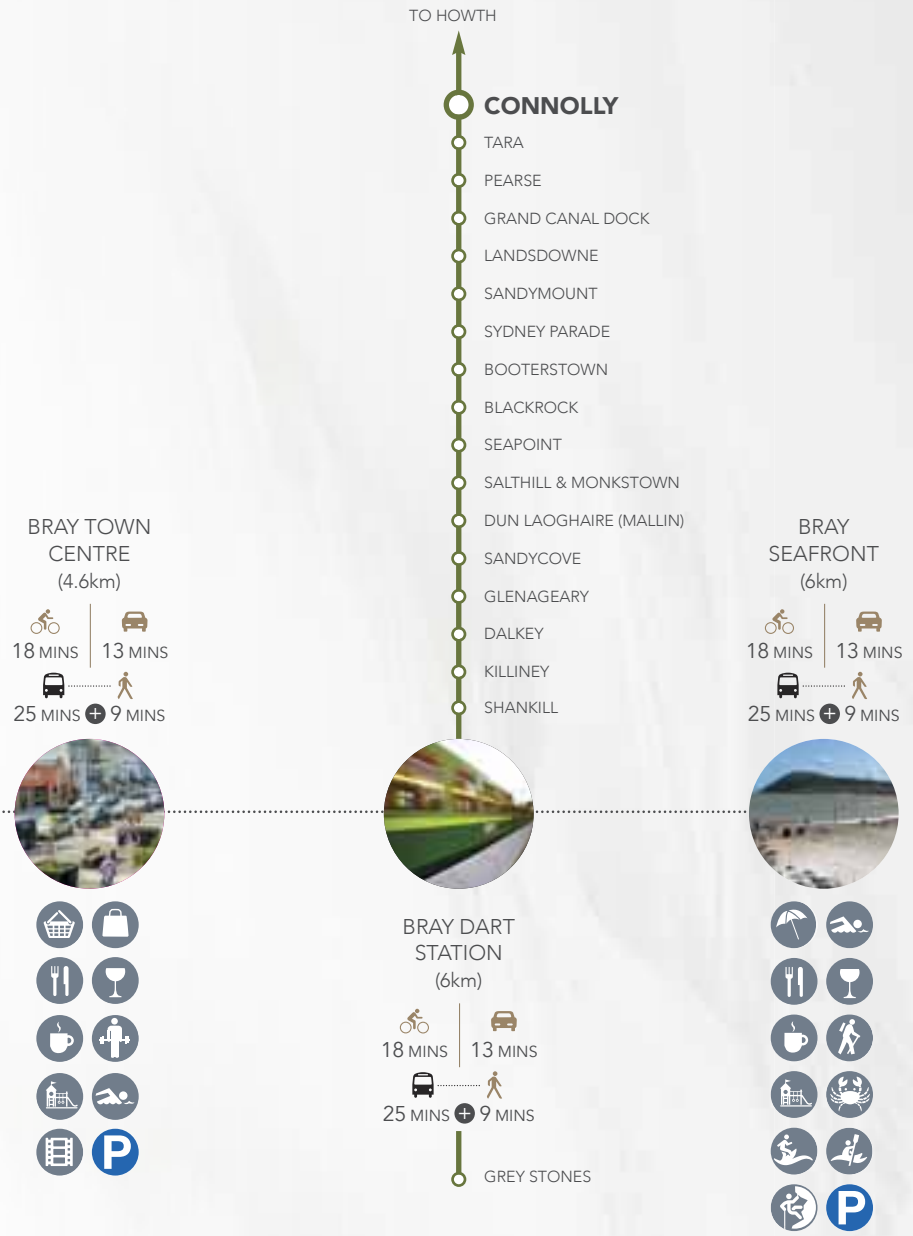
Getting Around

The N11, M50, Buses, DART & Luas connections

It is clear that Annabasky Glen is perfectly positioned to enjoy life, but it also benefits from a great strategic location for getting around. By car the M50 is just minutes away, the LUAS Green Line Park & Ride at Carrickmines is 11 minutes and Dublin International Airport is about 45 minutes.

There are regular buses serving St. Stephen's Green and on to DCU, linking with the LUAS Green Line at Sandyford, Dundrum or Ranelagh, there is a link bus to Bray and the DART Station.

Wherever you're going; creche, schools, college, university, work or pursuing your interests or leisure pursuits, Annabasky Glen, Enniskerry is a great place to start.



44 BUS - ENNISKERRY TO DCU
The No 44 Bus serves; Enniskerry, Kilternan, Stepside, Sandyford, Dundrum, Milltown, Ranelagh, Charlemont, St. Stephen's Green, Trinity College, and on to Drumcondra and DCU.

185 BUS - ENNISKERRY TO BRAY
The No 185 Bus links Enniskerry easily to the DART in Bray.

AMENITY RICH SETTING

Enniskerry and the surrounding area is an amenity rich location, these pages are intended to give an introduction to some of the wealth of amenities available. Below is a guide to icons used.

- | | | | |
|-----------------|------------------|----------------|----------|
| GROCERY SHOPS | GOLF | PLAYGROUND | BUS STOP |
| SHOPPING | WALKING / HIKING | FORMAL GARDENS | BY CAR |
| RESTAURANTS | SWIMMING | FOREST | BY BUS |
| PUBS / BARS | TENNIS | BEACH | BY BIKE |
| DISTILLERY | KAYAKING | WATERFALL | WALKING |
| CAFE | SURFING | SCENIC DRIVE | PARKING |
| CINEMA | FISHING | HOTEL | |
| GYM | ROCK CLIMBING | AQUARIUM | |
| SPA | CYCLING | | |
| MONTESSORI | DIVING | | |
| NATIONAL SCHOOL | ORIENTEERING | | |
| | SKIING | | |

NOTE: Travel times are sourced from Google Maps and may vary, the above details are indicative and for guidance only.



Making an Entrance

Striving for perfection has always been the primary pre-occupation of the Cosgrave Team and while they agree it is impossible to claim success, the team has arrived at a consensus; It's an ideal of good taste, based in symmetry, proportion and beauty of form and function, it is informed by both classical and contemporary elements and Annabasky Glen is a veritable essay in the subject.

Approach from Berryfield Avenue with Bray Head and the Sugarloaf defining the horizon, enjoy lush verdant landscaping as you enter the elegant driveway of Annabasky Glen, through a pillared gateway, across a pebbled drive and cobbled path to arrive at the elegant granite framed doorway that provides a classical veil to a home cushioned from the world outside and promising comfort within.

The feature doorway with glass surround provides appropriate punctuation as exterior becomes interior in the spacious elegance of the entrance hall. Carved wood panelling and large tiles provide a firm sense of place as the hardwood lines of the stairs draw the eyes up to offer glimpses of the wrap-around landing above, elegant coving, crisp architraves and quality wooden doors merge to create a reassuring sense of quality that is certain to stand the test of time.

It is clear even at first glance that Annabasky Glen is a development of exceptional quality and is exceedingly well finished, it is a unique experience at a special address, it is the culmination of the vast expertise of the Cosgrave Team, a promise of quality and comfortable elegance and offers a worthy home for a truly exceptional family life.





Large Spaces Impeccably Detailed

Breaking down the boundaries between inside and out is a central theme at Annabasky Glen where the entrance hall leads to three extra large dual aspect reception rooms, each built to generous proportions.

The large lounge and the living room are located one to the left and one right of the entrance hall to offer a formal reception room and a separate informal living room, the configuration of these rooms provide flexible options for your family depending on your requirements and stage of life, easily transforming to an entertainment room, den or a playroom, or perhaps one room for adults and one for children or teenagers.

The study overlooks the garden and provides an ideal home office, private hobby room, den or an additional bedroom.

Every detail is specified to deliver contemporary quality with timeless elegance. Energy efficient electric fireplace with stone mantle and surround, exceptional windows and external doors that offer market leading thermal efficiency, internal doors are high quality 'Bergerac' painted doors fitted with high quality lever handles, skirtings and deep architraves finished in gloss edelweiss for durability and ease of cleaning. Every detail at Annabasky Glen is considered and specified so that residents enjoy premium standards in a quality home specified to the very highest standards.





Quality, Beauty & Function

It is often said that the kitchen is the heart of the house, while at Cosgraves they say it is the heart of family life, and so at Annabasky Glen the team has redefined the kitchen to maximise the many functions it performs at the centre of family life. The expansive open plan kitchen, dining and living space flows easily from one area to the next and casually opens to embrace the paved patio and elegant gardens beyond. The entire flowing space both inside and out delivers an extensive canvas for life, full of light, space and possibility, with options for working, dining, relaxing or passing through, from an intimate chat to a large gathering, this is a perfect space.

The extensive Classic Handcrafted Kitchen is softened with curved pillars, moulded parapet and panel surrounds to create an elegant and timeless kitchen rooted in shaker proportions and painted in understated matt finishes that accentuate the soft effect. Contrasting Cambrian Oak deluxe interiors, Quartz Worktops and splash back complete the look. There are two sets of double ovens, lots of storage and contemporary features, a large larder cabinet book-ended with refrigerator to one end and separate large freezer on the other, a flush induction hob and concealed extractor, an undercounter wine cooler as well as a large feature island sits six people.





Uncompromised Comfort & Uplifting Views

Upstairs a large landing with void to the entrance hall below leads to five elegant double bedrooms. These large bedrooms provide each Annabasky Glen resident with uncompromised comfort, exceptional views of the surrounding countryside and each with their own high quality private space to enjoy.

The generous master suite consists of an exceptional bedroom space with incorporated living area towards the front of the house. The master suite extends to a generous 430 square feet or 40m². A walk-in wardrobe provides storage for everything in easy to see retrievable ease. While a free standing bath provides a luxurious centerpiece in the large bright space of the ensuite bathroom, sliding double doors disappear into the wall so the bath area becomes an extension of the luxury of the bedroom. All five bedrooms, four of which are ensuite overlook the magnificent countryside and the perfectly landscaped gardens below and feature elegant wardrobe storage solutions by Cawleys, finished in ivory shadow with walnut surrounds.

The bathroom and master ensuite are an exercise in functional style, an assembly of associated elements including; floor to ceiling marble and stone porcelain tiling, custom made vanity wash basin units, chrome fittings, quality ceramics suite with water saving features, two free standing baths and chromed steel towel rails. The four ensuites have low profile extra large shower trays with quality fixed glass panels or sliding doors and deliver the highest standards with a focus on clean lines and ease of use. A large hotpress is accessed from the spacious landing area and houses the heat recovery ventilation system.

The specification at Annabasky Glen is a merging of the tried and tested elements to deliver Cosgraves uncanny ability to reflect the highest order of style by relying on, functional form, proven technology, quality craftsmanship and clean lines.

SEE SPECIFICATION FOR MORE DETAIL



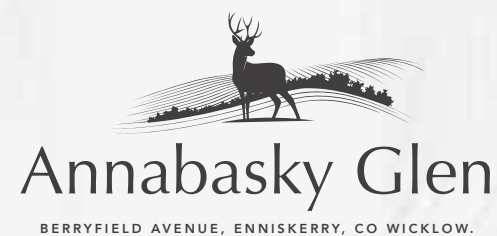


Sustainable Splendour

At Annabasky Glen a devoted Cosgrave team have put decades of experience to great effect to deliver houses worthy of this exceptional setting, an achievement that is confirmed at first glance and consolidated over time as the true lasting quality is experienced. It is clear that the houses at Annabasky Glen are spacious, stylish and perfectly finished inside and out. Also worth noting is the superior fabric of the house where Cosgraves have incorporated a number of passive house features together with controlled energy saving mechanisms that greatly improve comfort and efficiency that significantly reduces running costs. Each house at Annabasky Glen has a BER A2 rating and is NZEB accredited (*Nearly Zero Energy Building*) which means the houses have extremely high energy

performance and “nearly zero’ amount of energy required is mostly generated from renewable sources on site. These are top of the range family houses with the added benefit of maximum sustainability.

Annabasky Glen is the pinnacle of sustainable living merged with Cosgraves deep rooted appreciation of traditional aesthetics, quality craftsmanship and contemporary technologies. Just step inside to experience superior comfort and style, step outside to elegant grounds in a most privileged Enniskerry setting and enjoy the very best in life, day in, day out and live in sustainable splendour.







Annabasky Glen

BERRYFIELD AVENUE, ENNISKERRY, CO WICKLOW.

Timeless Elegance Inside & Out



25




Cosgrave
SINCE 1979

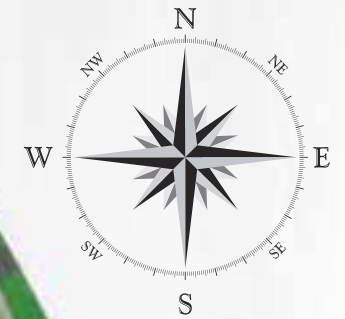


Annabasky Glen

BERRYFIELD AVENUE, ENNISKERRY, CO WICKLOW.

← Enniskerry Village

BALLYMAN ROAD



SHOWHOUSE

5 Bedroom Detached Houses

c.312sqm (3,358sq ft)

Plan A - House No's 5, 6 & 7
FLOOR PLANS ON FOLLOWING PAGE

Plan A1 - House No's 8 & 12
FLOOR PLANS AVAILABLE FROM SELLING AGENT

Plan B - House No's 2, 3, 4, 10 & 11
FLOOR PLANS ON FOLLOWING PAGE

Plan B1 - House No's 1 & 9
FLOOR PLANS AVAILABLE FROM SELLING AGENT



Paddock -No.4

Paddock -No.5

Paddock -No.11

ANNABASKY CHURCH
NATIONAL MONUMENT

Five Bedroom Detached Houses

c.312 Sq.m (c.3,358 sq.ft)

Each Annabasky Glen house is designed to deliver sustainable luxury while offering flexible spaces that adapt easily to cater for every stage of family life.

Kitchen / Dining / Family room opens to large gardens ranging mainly from c.0.30acres to c.0.65 acres facilitating the easy integration of inside and out.

The exceptional standards of energy efficient design offers increased comfort and reduced running costs.

The quality of the exterior and interior alike reflect Cosgraves commitment to the true qualities of the craftsmen of our age.

With over 40 years of dedication to their craft as master builders and two decades leading the way in energy efficiency, the Cosgrave Team offer more than an impressive house, they offer an exceptional house with a promise of quality in every detail from conception to execution, to handing you the keys, to long after.

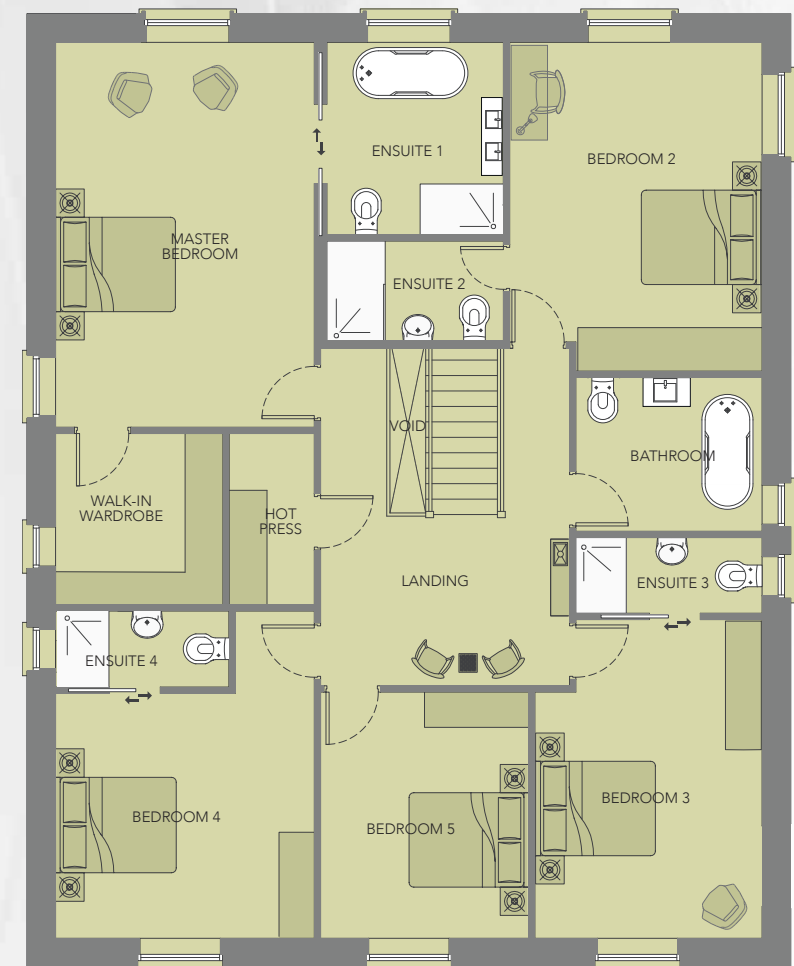




■ **Plan A** SHOWN HERE
■ **Plan A1** AVAILABLE FROM SELLING AGENT

PLAN A

5 Bedroom Detached House
 c.312sqm (3,358sq ft)



Ground Floor Accommodation

Kitchen/Dining/Family	11.1m x 5.05m	36' 5" x 16' 7"
Living Room	6.05m x 4.05m	19' 10" x 13' 3"
Lounge / Den	6.05m x 4.05m	19' 10" x 13' 3"
Office / Study	4.05m x 2.8m	13' 3" x 9' 2"
Utility / Boot Room	3.1m x 2.77m	10' 2" x 9' 1"
WC/Shower	2.4m x 1.9m	7' 11" x 6' 3"

Gardens

Patio	60 Sq.m
Garden Shed	4m x 3m

First Floor Accommodation

Master Bedroom	6.05m x 4.05m	19' 10" x 13' 3"
Ensuite	3.10m x 2.9m	10' 1" x 9' 5"
Walk-in Wardrobe	2.8m x 2.6m	9' 2" x 8' 6"
Bedroom 2	5.15m x 3.95m	16' 10" x 12' 11"
Ensuite 2	2.9m x 1.6m	9' 5" x 5' 4"
Bedroom 3	5.0m x 3.55m	16' 5" x 11' 6"
Ensuite 3	2.9m x 1.2m	9' 6" x 3' 11"
Bedroom 4	5.05m x 4.07m	16' 7" x 13' 4"
Ensuite 4	2.75m x 1.2m	9' 1" x 3' 11"
Bedroom 5	3.85m x 3.3m	12' 8" x 10' 9"
Bathroom	2.9m x 2.4m	9' 6" x 7' 10"
Hot Press	2.8m x 1.35m	9' 2" x 4' 5"

BER A2



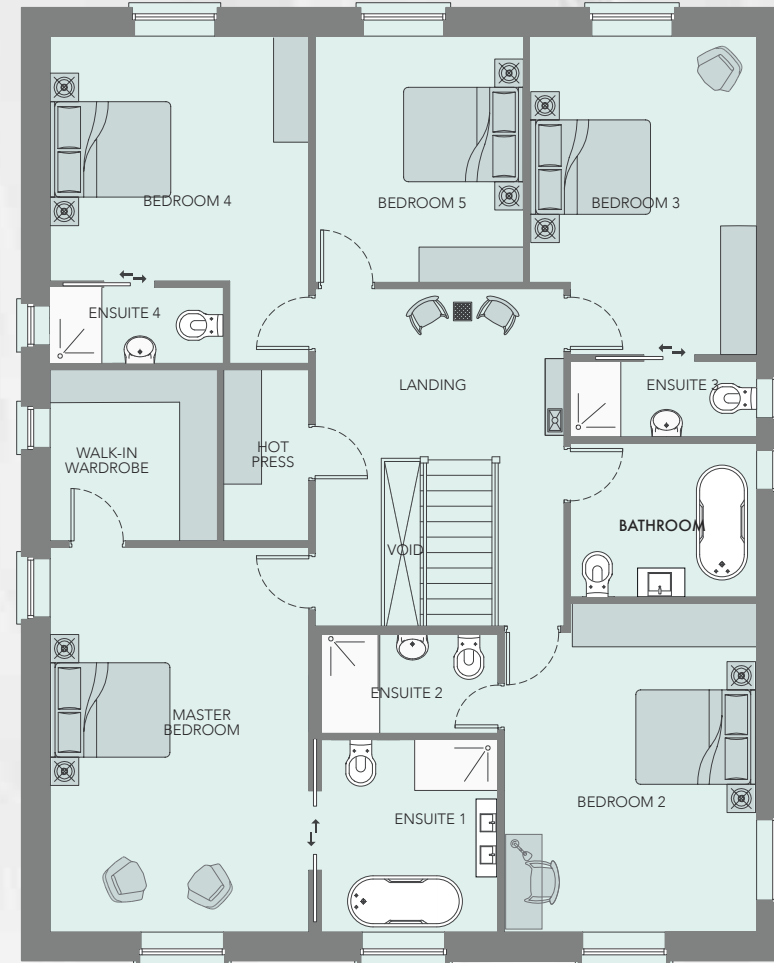


Ground Floor Accommodation

Kitchen/Dining/Family	11.1m x 5.05m	36' 5" x 16' 7"
Living Room	6.05m x 4.05m	19' 10" x 13' 3"
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WC/Shower	2.4m x 1.9m	7' 11" x 6' 3"

Gardens

Patio	60 Sq.m
Garden Shed	4m x 3m



First Floor Accommodation

Master Bedroom	6.05m x 4.05m	19' 10" x 13' 3"
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Bedroom 3	5.0m x 3.55m	16' 5" x 11' 6"
Ensuite 3	2.9m x 1.2m	9' 6" x 3' 11"
Bedroom 4	5.05m x 4.07m	16' 7" x 13' 4"
Ensuite 4	2.75m x 1.2m	9' 1" x 3' 11"
Bedroom 5	3.85m x 3.3m	12' 8" x 10' 9"
Bathroom	2.9m x 2.4m	9' 6" x 7' 10"
Hot Press	2.8m x 1.35m	9' 2" x 4' 5"



■ Plan B SHOWN HERE
■ Plan B1 AVAILABLE FROM SELLING AGENT

PLAN
B

5 Bedroom Detached House
c.312sqm (3,358sq ft)



A Superior Specification

Kitchen

Superb Classic Handcrafted Painted Kitchen features 100mm curved pillars and panel surrounds with Cambrian Oak deluxe interiors, Quartz Worktops and splash back by Cawley's Furniture. There are two sets of double ovens, large larder cabinet book-ended with refrigerator and large freezer, a flush induction hob and a wine cooler. The large feature island sits six people, has a built in sink complete with Quooker tap for instant boiling water.

Utility Room / Boot Room

The large utility room opens to the garden and houses the extensive built in hardwood shaker laundry / storage unit with additional large refrigerator, elevated washing machine, separate tumble dryer and sink counter. On the opposite wall is an elegant built-in 'boot room' unit.

Wardrobes

Wardrobes are contemporary Curragh Deluxe Range fitted with Ivory shadow design doors, walnut surround by Cawleys Furniture.

Internal Doors

High quality 'Bergerac' painted doors are fitted with high quality lever handles.

Fireplace

'Cambridge' Turkish Limestone with Honed Black Granite insert and hearth Fireplace from Lamartine with Iconic 750E Deep electric fire in Livingroom.

Internal Finishes

Feature wall panelling in Hall, Stairs and Landing areas as per showhouse. Walls and ceilings are painted throughout. Wide open-string stairs with hardwood steps, newel posts and handrail. Floor and wall tiling is included as per showhouse.

Bathrooms & En-suites

Stylish and functional Bathrooms and En-suites reflect contemporary clean lines and offer an excellent specification throughout. High quality deluxe vanity units in main bathroom and en-suite. Shower enclosures and towel rails are included as per showhouse. There is high quality tiling to wet areas. Bathroom mirrors fitted as standard. Two large free standing bath areas, one in master en-suite and one in main bathroom.

Windows

Windows are by Residence 9, a luxury window brand with market leading thermal and acoustic performance. These windows are elegant, durable and robust and are hand finished by skilled craftsmen.

The Cosgrave Services Enclosure

The water booster pump and water tank are arranged in a specially designed Services Enclosure located outside the house. This feature externalises any pump noise and in the unlikely event of a leak at the tank the house is not in danger of water damage and of course it saves space inside the house.

Service work is therefore outside the house and the unit is future proofed so that should new technologies delivering greater efficiencies come on stream in the future the energy source can be changed without replacing the unit.

Pressurised Water

The internal water supply is pressurised and both tank and pump are located in the enclosure outside the house externalising any associated noises.

Heating

An "A rated" Heat Pump delivers high efficiency, precision control, heating to underfloor heating downstairs and radiators upstairs. In addition to the two heating zones all radiators are fitted with easy to use thermostatic valves that provide additional room by room control.

Ventilation System

The Heat Recovery Ventilation system supplies a constant stream of fresh air reducing condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving substantially on heating costs.

Maximum Sustainability

Each Annabasky Glen home is A2 Rated and NZEB accredited.



Gardens

The gardens at Annabasky Glen offer an elegant extension of living space. Each garden comes complete and features large stylish patio areas directly off living area which overlook the extensively landscaped gardens. Gardens are finished with a steel garden shed that is fitted with light and sockets.

Parking

Each house has a generous private drive with plenty of car parking space and is wired for electric car charging point.

Electrical

High spec Schneider Lisse chrome sockets and switches. Cat 5 wiring. Contemporary switches and sockets throughout.

Media & Communications

Each house is wired and ready for connection of TV, Telephone and Broadband. Multiple choice of broadband and internet providers.

Security

Each home is fitted with an intruder alarm.

External Finishes

Low maintenance render finishes. Granite finish to cills and surrounds to front elevations. Windows by Residence 9, as per showhouse. External wall lights supplied as standard. Wired for garden lighting

Guarantee

Each Annabasky Glen home is covered by a 10 Year HomeBond Guarantee Scheme.





Leaders in Energy Efficiency

Cosgraves were early adaptors of the green agenda, incorporating a number of passive house principles to create homes that are designed and constructed to use less energy. Annabasky Glen houses feature levels of energy efficiency that are far superior to the average home. A variety of features combine to deliver lower energy usage, higher levels of comfort and exemplary sustainability credentials;

- High levels of insulation incorporated into walls, roofs and floors.
- Low E Windows are argon filled and feature a microscopically thin high performance low-emissivity coating which reflects heat back into the room.
- Heat Recovery Ventilation (HRV) Using a HRV system Cosgraves have minimised wasted energy by recycling the warm air generated within the house, to heat the incoming fresh air, saving circa.90% of energy that would be otherwise lost.
- Improved Air-tightness works together with the HRV to retain heat reducing heat loss and minimising exposure to external elements.
- Thermal Mass is used for passive heat storage.
- An "A-Rated" Heat Pump delivers high efficiency economical and climate friendly energy which powers the underfloor heating downstairs and the radiators upstairs.
- Photovoltaic Panels generate electricity so less is needed from the grid.
- High Performance Pipe Insulation is used to reduce heat loss.
- Future Proofed The Cosgrave Services Enclosure is designed so that the energy source can be replaced without the need to change the unit, this ensures that should a more energy efficient technology be developed in the future the houses at Annabasky Glen can easily adopt it.

• **BER rated A2.** 



• Nearly Zero Energy Building

Nearly Zero Energy Buildings' or NZEB means a building that has a very high energy performance. The nearly zero or very low amount of energy required is covered to a very significant extent by energy from renewable sources produced on-site.

Public Open Space and Exemplary Landscaping

A shared parkland has been created around the site of the ancient Annabasky Church which provides a unique amenity at Annabasky Glen. In addition an exemplary level of landscaping is provided throughout Annabasky Glen and incorporates a number of feature garden areas that are dispersed throughout the development.



Built on five pillars of excellence



Quality



Sustainability



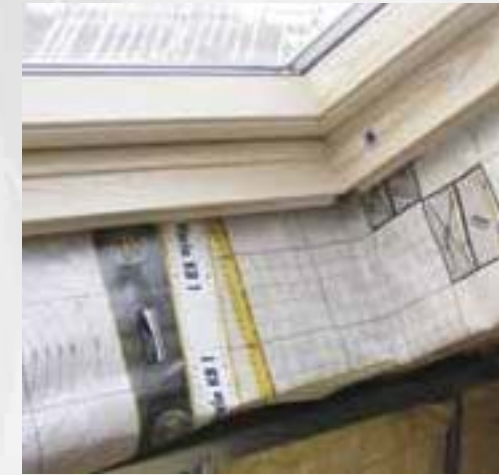
Low Maintenance



Focused Design



Community Benefit



Five Pillars of Excellence

Cosgraves represent the pinnacle of a vision of user focused, quality homes in elegant, dynamic and sustainable communities. Every Cosgrave development is guided by the “Five Pillars of Excellence” a series of interlinked programmes based on decades of experience as a premier builder.



Quality

1. Quality - in design, specification and construction

At Cosgraves, the design and build programme is punctuated by a series of quality checks developed to ensure every home meets the Cosgrave standard. Standards built on an outstanding specification, and rest assured nothing makes it onto the Cosgrave Specification unless it has proved its quality in use and over time. By designing quality spaces, investing in the fabric of buildings, specifying quality components and rigorously controlling standards the Cosgrave Team not only delivers quality buildings but the added peace of mind that comes with the reliability and assurance associated with the term “Cosgrave Built”.



Sustainability

2. Sustainability - energy efficient living

Cosgraves were early adaptors of the sustainable agenda and remain the only house builder to have received the prestigious SEAMI Overall Sustainability Award. “The best Fuel is the fuel we don’t need”, is a popular mantra at Cosgraves and has led to significant research, testing and focused investment in the fabric of each home, the result is reduced energy needs at Cosgrave built homes. Cosgraves have adopted a combination of; Building Regulations, Passive House Principles, Near Zero Design details and Controlled Energy Saving Mechanisms to vastly improve comfort and efficiently while helping to significantly reduce carbon footprint and running costs.



Low Maintenance

3. Low Maintenance - reliable, long term solutions

Maintaining a property can be difficult or easy, expensive or cheap and should not be left to chance. That’s why maintenance is a central consideration in the design and specification criteria of every new Cosgrave home. It’s about building-in the robust reliability that helps deliver greater value over the lifetime of the property, by actively working to minimise any inconvenience associated with running or maintaining your home.



Focused Design

4. User Focused Design - homes for people to enjoy

Why do we like to use some things while others frustrate or annoy us? The answer is simple, the ones we like are designed around us, serving our needs, desires and aspirations, and so at Cosgrave’s every home is dedicated to how we live, understanding what works and feels best and delivering it. The Cosgrave Team always place the needs of the user at the centre of every decision. Their needs are at the heart of the process and success is measured by the quality of life that a Cosgrave built property delivers.



Community Benefit

5. Community Benefit - a stage for living

It’s about the experience of living outside your door. The goal is to deliver an environment where dwellings, landscape and surroundings deliver the maximum benefit for residents. This is achieved by actively enhancing the environment that surrounds and flows through all Cosgrave developments. The team identifies and pursues opportunities to create: safe play areas, landscape features, parklands, walkways, sports areas, jogging paths, transport links, access to leisure amenities and facilities and the inclusion of various bespoke feature areas to ensure a Cosgrave development always delivers a great stage for residents enjoyment.



Cualanor, Dún Laoghaire, Co. Dublin.



Simmons Court Square, Ballsbridge, Dublin 4.



Bracken Park, Castletknock, Dublin 15.



The Sweepstakes, Ballsbridge, Dublin 4.



Donnybrook Manor, Donnybrook, Dublin 4.



Thormanby Hill, Howth, Co Dublin.

Rest Assured, it's by Cosgraves

Since 1979 Cosgraves have been committed to the pursuit of excellence and have built many of the most exceptional living environments in Dublin and surrounding areas.

Guided by a deep-rooted appreciation of the long term value of elegance and quality, the team has earned an undisputed reputation for excellence and the term "Cosgrave Built" is perhaps the greatest assurance of pedigree when it comes to your home.

Over 40 years as a premier builder, Cosgraves have created many of Dublin's finest addresses such as: Ardilea Wood in Clonskeagh, Bracken Park and Chesterfield in Castleknock, Honeypark, Cualanor and Clearwater Cove in Dún Laoghaire, Salthill in Monkstown, The Sweepstakes, Shrewsbury and Simmonscourt Square all in Ballsbridge, Belleville, Donnybrook Manor and Morehampton Square in Dublin 4, as well as Temple Manor in Celbridge, Eden Gate in Delgany, Howth Lodge and Thormanby Hill in Howth and now Annabasky Glen in Enniskerry. Every Cosgrave development stands testimony to the long term value of their commitment to the highest standards of quality and elegance inside and out. From the overview to the smallest detail everything is considered.

Leaders in Energy Efficient Design, Cosgrave's Lansdowne Gate development (2006) pioneered sustainable buildings in Ireland, while Honeypark in Dún Laoghaire was selected overall winner of the SEAI Environment Award, Ireland's most prestigious sustainability award and never before awarded to a housebuilder.

Cosgrave's have from the outset focused on building not just better homes but better communities and have gained significant recognition for their outstanding work. In 2020 the Urban Land Institute awarded Cosgrave's the overall National Award for Placemaking, while in 2015 the team were awarded the coveted Property Excellence Award for "Community Benefit" for their achievements in creating superior public realm.

Rest assured every Cosgrave built home delivers high standards in design, construction, environment and energy efficiency, brought to you by a team with unequalled experience and commitment, Annabasky Glen benefits from the finest pedigree in Irish construction.



Edén Gate, Delgany, Co Wicklow



Ardilea Wood, Clonskeagh



Chesterfield, Castleknock





Professional Team

Architect

Mc Crossan O'Rourke Manning

Civil Engineer

DBFL Consulting Engineers

Mechanical & Electrical Engineer

McElligott Consulting Engineers

Design Consultant

Archimedium

Landscape Architect

Mitchell & Associates

Interior Design

Brian S Nolan

Solicitors

Sheehan & Company

A SELECTION OF COSGRAVE GROUP
INDUSTRY RECOGNITION AWARDS



PSRA No: 001651



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