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**Kilcarbery  
Grange**

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DUBLIN 22



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# Kilcarbery Grange

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DUBLIN 22

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# A PLACE TO FLOURISH

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Introducing Kilcarbery Grange, a brand new development of over 1,000 homes, designed by award winning architects BKD. This is an exciting joint venture between South Dublin County Council and Adwood Ltd. Kilcarbery Grange will comprise a delightful mix of 3 & 4 bedroom houses, 1, 2 & 3 bedroom apartments and 3 bedroom duplexes.

These 'A' rated, energy efficient new homes will immediately impress with their high quality design, well-proportioned rooms and excellent finishes throughout.

# A NEW COMMUNITY FOR A NEW NEIGHBOURHOOD



# Kilcarbery Grange



## South Dublin's newest address

Be part of something fresh and exciting at Kilcarbery Grange, a new community in a convenient location in South Dublin. Comprising 1,034 new homes designed by award-winning architects BKD, Kilcarbery Grange offers a fine range of A-rated well-appointed new homes close to the M50, major employers and every amenity families could possibly need.

Designed to suit virtually every type of buyer, Kilcarbery Grange offers a superb mix of 1, 2 & 3 bedroom apartments; 2 and 3 bedroom duplexes; and 3 and 4 bedroom houses. Every home is beautifully designed to suit modern life, with high quality kitchens and bathrooms, plenty of storage and a high level of finish throughout.





# A PLACE TO EXPLORE

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Kilcarbery Grange is not only a new development, it will be a brand new community which will also include a new civic square, a community building, a crèche, an exciting local retail space and importantly, it will also feature an abundance of open green space for all residents to enjoy.



**A NEW HOME  
IN A GREAT  
LOCATION**

**Kilcarbery Grange**

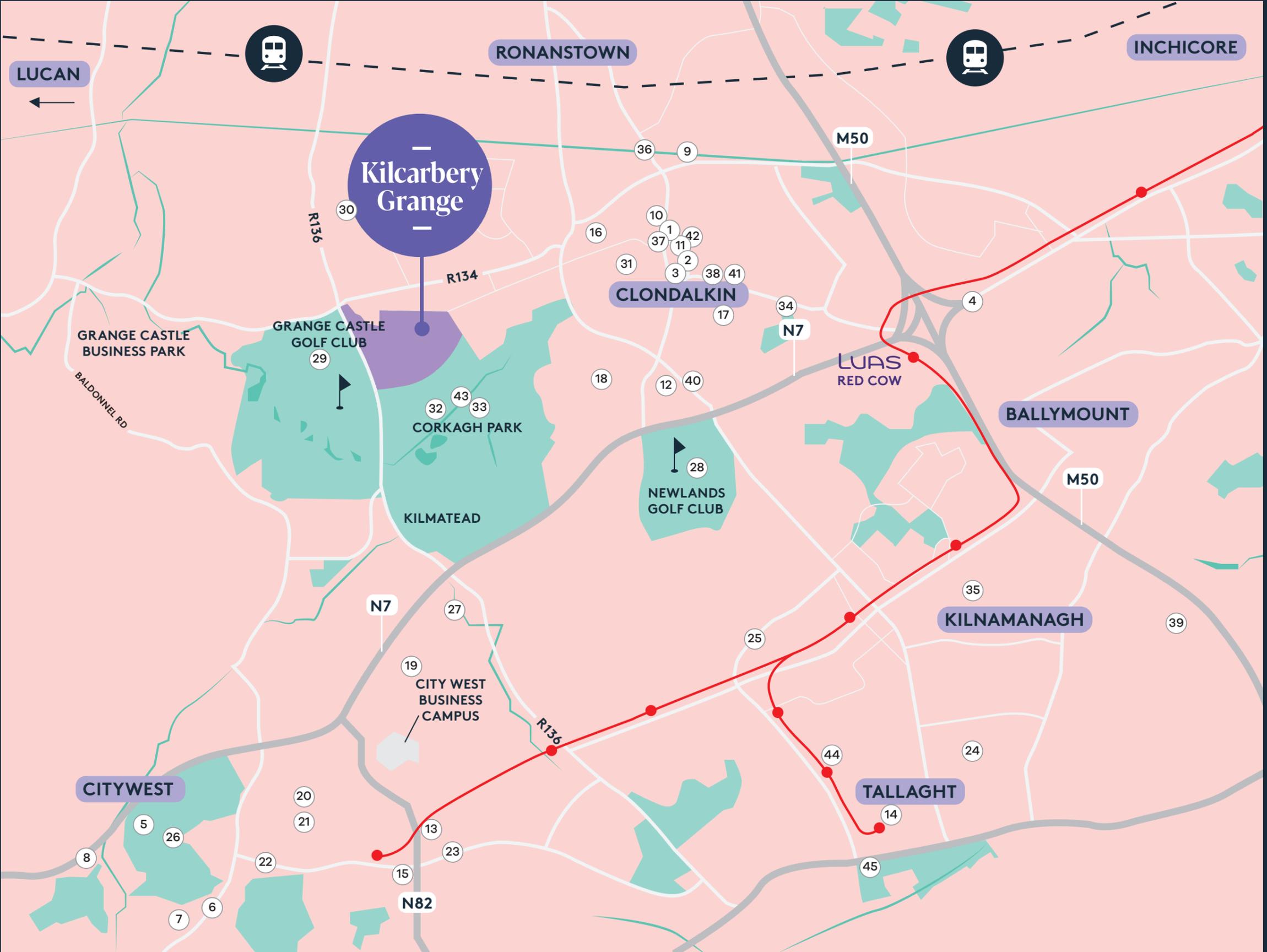
# BE AT THE CENTRE OF LIFE

Kilcarbery Grange couldn't be better located when it comes to local amenities. This new community is perfectly placed between the villages of Lucan and Clondalkin, each of which contains an abundance of schools, shops, supermarkets, bars, restaurants and leisure facilities. For shoppers, The Mill Shopping Centre in Clondalkin is a short drive away, while the acclaimed Liffey Valley shopping centre is just 10 minutes away.

Most significantly, Kilcarbery Grange is located on the edge of Corkagh Park, one of Dublin's largest and most popular parks. This wonderful amenity extends to 290 acres of beautiful parkland, and includes a whole host of leisure facilities, including playgrounds, a cycle race track, the national baseball facility, allotments and cricket grounds. Kilcarbery Grange residents can enjoy the best of the great outdoors each and every day in this beautiful park – a real rarity for such a well-connected and convenient location.



# Amenities



### Bars & Restaurants

- 1. East Village
- 2. The Treetop Restaurant
- 3. Gunpowder Bar & Grill
- 4. Elephant and Castle
- 5. Lemongrass Fusion Restaurant
- 6. The Anvil
- 7. The Maple Tree
- 8. Avoca Rathcoole

### Shopping

- 9. Lidl
- 10. The Mill Shopping Centre
- 11. Clondalkin Village
- 12. Aldi
- 13. Lidl
- 14. The Square Shopping Centre
- 15. Citywest Shopping Centre

### Creches & Schools

- 16. Coláiste Chillian
- 17. Coláiste Bríde
- 18. Sacred Heart National School
- 19. Links Citywest Creche
- 20. Citywest Educate Together National School
- 21. Citywest & Saggart Community National School
- 22. Coláiste Pobail Fóla
- 23. Scoil Aoife
- 24. TU Dublin
- 25. Solas Chríost, N.S.

### Clubs & Gyms

- 26. Citywest Golf Club
- 27. Clondalkin Rugby Club
- 28. Newlands Golf Club
- 29. Grange Castle Golf Club
- 30. Clondalkin Cycling Club
- 31. Clondalkin Leisure Centre
- 32. National Baseball Facility
- 33. Adamstown Cricket Club
- 34. Round Tower GAA Club
- 35. St Kevin's Killian's GAA

### Parks & Recreation

- 36. Clondalkin Grand Canal Walk (9th Lock)
- 37. Clondalkin Round Tower Visitor Centre
- 38. Tully's Castle
- 39. Tymon Park
- 40. Newlands Home & Garden Centre
- 41. Clondalkin Library
- 42. The Irish Cultural Centre of Áras Chrónáin
- 43. Corkagh Park
- 44. Tallaght University Hospital
- 45. Tallaght Stadium



## A PLACE TO LIVE, LOVE AND WORK

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Kilcarbery Grange is in prime position for those who want to be close to some of Ireland's biggest employers. Located beside the development, Grange Castle Business Park is home to Google, Microsoft, Arysza, Takeda, Interxion, Pfizer and Grifols, among other big companies; Pfizer alone has over 1,200 workers at their facility. The area between Grange Castle and CityWest has been identified as a key area for future economic development; particularly for emergent biopharma and data centre clusters. Kilcarbery Grange is close to the proposed new Grange Castle Media Park, which, when completed, will create 1,800 direct jobs and a similar number of ancillary jobs.

Kilcarbery Grange is located within easy reach of a number of schools and sports clubs of Clondalkin, Lucan and Tallaght, but many more facilities will be built within the development itself. Plans for the new community include a new civic square, a community building, a creche, a new local retail space and plenty of green space.

# A highly connected new community

While Kilcarbery Grange is packed full of local employment, schools, shops and other amenities, getting to anywhere you want in Dublin and beyond is incredibly easy. The main entrance to Kilcarbery Grange opens to the Outer Ring Road, the R136, which links to the M7, M4 and M50 in minutes. From there, residents have easy access to Dublin City Centre, Dublin Airport and all the main routes from Dublin to the rest of the country.

Commuters have a range of fast and frequent public transport options too. These include rail connections to Dublin and elsewhere via Clondalkin/Fontill, Adamstown and soon to be opened Kishoge train station, and the LUAS red line tram service via the Red Cow stop. Excellent park and ride facilities are available at both of these options. For those who prefer the bus, numerous Dublin Bus routes serve the area, including the 13, 51, 68 and the 151 routes. There are also plans for Kilcarbery Grange to have its own QBC and cycle path in the near future. The daily commute could not be shorter or easier in this convenient location.



# Kilcarbery Grange



## CHARACTER AREAS

- Rowan
- Hawthorn
- Ash

Not to scale/For identification purposes only

- Bin Store
- Bike Store
- ⚡ ESB sub station

Please note that all house types will have the use of communal bin stores.

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and open areas shown are indicative only and the final number and location may vary. The developer reserves the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

\* Please refer to selling agent



# Site Map

## THE SNOWDROP

3 Bedroom House  
Mid/End Terrace & Semi-Detached  
c. 114 sq m / c. 1,227 sq ft

## THE DAISY

3 Bedroom House  
End of Terrace  
c. 116 sq m / c. 1,248 sq ft

## THE PRIMROSE

3 Bedroom House  
Mid/End Terrace  
c. 114 sq m / c. 1,227 sq ft

## THE BLUEBELL

4 Bedroom House  
Mid/End Terrace & Semi-Detached  
c. 150 sq m / c. 1,615 sq ft

## THE FOXGLOVE

4 Bedroom House  
End of Terrace / Semi-Detached  
c. 156 sq m / c. 1,679 sq ft

## THE HONEYSUCKLE

3 Bedroom House  
Mid/End Terrace & Semi-Detached  
c. 108 sq m / c. 1,163 sq ft

## THE POPPY

3 Bedroom House  
End of Terrace, Semi-Detached & Detached  
c. 122 sq m / c. 1,313 sq ft

## THE CLOVER

4 Bedroom House  
End of Terrace, Semi-Detached & Detached  
c. 134 sq m / c. 1,442 sq ft

## THE TULIP

3 Bedroom House  
Mid/End of Terrace & Semi-Detached  
c. 94 sq m / c. 1,011 sq ft

## THE LILY

3 Bedroom House  
Mid/End of Terrace  
c. 107 sq m / c. 1,151 sq ft

## THE DAFFODIL

3 Bedroom House  
Mid/End of Terrace & Semi-Detached  
c. 94 sq m / c. 1,011 sq ft

## THE VIOLET

4 Bedroom House  
End of Terrace  
c. 130 sq m / c. 1,399 sq ft

**These homes will immediately impress you with their design, well-proportioned rooms and specification throughout.**



**Kilcarbery Grange**

# Specifications

## EXTERNAL FINISHES

Utilising a combination of low-maintenance external finishes including brick, render, uPVC and dash, all homes at Kilcarbery Grange are tastefully finished. There are three distinct character areas at Kilcarbery Grange, where the external facades are as follows:

- **Rowan** – Featuring attractive buff brick, with off-white and grey render to the front, and dash to the side and rear of the home. These homes will also feature a green front door.
- **Hawthorn** – Featuring attractive light red and slate blue brick to the front and dash to the side and the rear. These homes will also feature a light grey front door.
- **Ash** – Featuring attractive red brick, with off-white render to the front and dash to the side and the rear. These homes will also feature a grey front door.
- High quality external finishes and low-maintenance uPVC fascia, soffits, gutters, and downpipes are fitted as standard. In addition, these homes contain an excellent level of wall, floor & roof insulation to ensure minimal heat loss.
- Attractive timber side gates are fitted on detached, semi-detached or end of terrace houses that have side access.
- The rear garden of each home is raked & seeded. In addition, these homes feature a rainwater garden in the rear garden, whereby the rainwater collected from the roof, drains into a raised bed before filtering through into the stormwater drainage system for the development.
- Rear garden boundaries are finished with durable timber panel and concrete post fences, with masonry blockwork to all road boundaries.
- Balconies and terraces to apartments and duplexes are finished with clear glass in a metal frame.
- A combination of hard & soft landscaping is utilised to the front of all homes, thus creating an appealing living environment.
- There is abundant on-street communal

parking for all residents of Kilcarbery Grange and 10% of the spaces are fitted with EV charging points.

- Dedicated bin stores and bicycle stores for all residents' use, which are maintained by the Owners' Management Company (OMC).

## BUILDING ENERGY RATING

- BER range: A3 – A2. Each of the homes at Kilcarbery Grange are A-Rated new homes, which are the most energy efficient homes available and residents consequently enjoy reduced running costs.

## HEATING SYSTEM

- Each home benefits from an innovative air to water heat pump, providing energy-efficient central heating and hot water at proven reduced energy costs when compared with current market alternatives.
- The heating system also benefits from thermostatically controlled heating zones and a wall mounted electronic heating system controller.
- In addition, each home has a mechanical ventilation system installed, which is designed to deliver a refreshed indoor environment by extracting stale moist air from the kitchen, bathroom and ensuite in the home. Air vents are located in all other rooms.

## ELECTRICS

- Each home contains a generous and well designed electrical & lighting specification and these homes are pre-wired for wireless alarm system, TV/ broadband with multiple points provided throughout each home.

## INTERNAL FINISHES

- High quality joinery throughout including modern skirtings, architraves and contemporary style two panel internal doors with brushed steel ironmongery.
- The walls and ceilings are skimmed, finished and painted in a neutral colour and all woodwork ie skirtings, architraves and doors will also be finished in a neutral colour.

- Each house at Kilcarbery Grange will benefit from extra ceiling height to the ground floor, thus creating a sense of space.

## WINDOWS AND EXTERNAL DOORS

- Each home is fitted with NSAI certified A-Rated uPVC double glazed windows from Munster Joinery. These windows are also fitted with a safety catch for improved security. Munster Joinery also supply the contemporary style front doors for the home, each fitted with a 3-point locking system.

## KITCHEN

- Superb quality fitted kitchens installed in all homes, finished with stylish shaker style doors in Dawson Light Grey and complete with stone-effect worktops and brushed chrome doorknobs. Each kitchen comes with a bowl and a half brushed stainless-steel sink, brushed chrome lever mixer tap and integrated kitchen appliance doors (excluding utility room appliance doors, where a utility room is present in the house layout).

## UTILITY ROOM

- Where present, utility rooms are plumbed for washing machine & dryer and the air to water heat pump system unit is also located in the utility room.
- Luxurious floor tiling is standard in the utility room, where present in the house layout.

## BATHROOMS AND ENSUITES

- The bathrooms & ensuites of each home at Kilcarbery Grange are fitted with contemporary bathroom suites, featuring vanity units in family bathrooms and mono block chrome fittings.
- In addition, these homes feature a pressurized shower system, low profile shower trays and shower doors fitted in the ensuites.

- Wall tiling: Stunning wall tiling fitted to the bathroom and ensuite. Generous wall tiling will be fitted to full height in the shower of the ensuite and a 30cm high upstand will be fitted around the bath in all homes which include a separate ensuite. Where a home does not have a separate ensuite, the bathroom will feature full height wall tiling around the bath area.
- Floor Tiling: Luxurious floor tiling fitted to guest WC, utility room where applicable, family bathroom and ensuite.

## BEDROOMS

- Beautiful built-in wardrobes with two panel off-white wardrobe doors, oak interior finish and brushed chrome doorknobs, fitted to most bedrooms – please refer to the floor plans for each house type for further detail.

## STRUCTURAL GUARANTEE

- Each home at Kilcarbery Grange benefits from a 10-year structural guarantee with HomeBond

## LEGAL

- €5,000 initial deposit required.
- Contracts must be signed within 21 working days of date of issue from the vendor's solicitor and the balance of 10% of purchase price is payable upon signing of contracts.
- Stamp Duty is payable on these houses at the prevailing rate.
- Help to Buy Scheme – These superb new homes are eligible for Revenue's Help to Buy scheme.

# About Adwood

Kilcarbery Grange is the first Public Private Partnership development in Ireland to be constructed by Adwood, in conjunction with South Dublin County Council.

Adwood was formed when two leading Irish home builders, Maplewood Residential and The Adroit Company, joined forces to develop the 28.6 Hectare site at Kilcarbery Grange.

## **Maplewood Residential**

The Maplewood team have over 45 years' experience in the property industry in the greater Dublin area. They have wide-ranging experience across all sectors and are a strong and reputable team within the industry.

The Maplewood team have an acute knowledge of the industry and are proactive in researching and implementing advances in construction techniques, sustainability and environmental friendliness, thus ensuring Maplewood remain progressive, productive and at the forefront of the Irish housing sector.

Their residential portfolio includes large and small scale developments, all finished to exacting high standards. Such developments include Sion Hill Park, Drumcondra; Phoenix Mews, Castleknock; Newcastle Lyons, Newcastle; Ballycullen, Firhouse; Adamstown, Co. Dublin; Hazelhatch and Hazelwood, Celbridge; Herberton, Dublin 8; DodderBrook & Ballycullen Green, Ballycullen; Knockrabo, Mount Anville Road and Rockville, Glenamuck Road.

## **The Adroit Company**

The Adroit Company is a family run construction company with over 40 years' experience in the construction of exemplary new residential developments. Considered as one of the leading Irish construction companies specializing in residential development, The Adroit Company team pride themselves in the quality of their construction and continue to implement advances in construction techniques and sustainability, ensuring the delivery of excellent, future proofed new homes to their customers.

The Adroit Company has completed over 3,000 residential homes in different locations throughout the Greater Dublin Area, Kildare, Meath and Louth. Their most recent new developments include Whitefield Hall, Bettystown; Dunville, Navan; Thornwood, Beaumont; Oaktree and Brownstown, Co. Kildare; Achill Square and Rossan Court, Waterville, Dublin 15; Fenton Green, Kilcock and St Edmunds, Lucan.

Previous new developments by the Adwood Partners - decades of experience in delivering exceptional quality new homes.



Knockrabo, Goatstown, Dublin 14



The Paddocks, Adamstown, Co. Dublin



Rockville, Carrickmines, Dublin 18



Thornwood, Beaumont, Dublin 9

# Professional Team

## Architect:

BKD

7 Harcourt Terrace, D2

## Solicitors:

AMOSS

Warrington House,  
Mount Street Crescent, D2

HBMO

12 Ely Place, D2

## Funded by:

Activate Capital

## Selling Agents:

**DNG**

NEW HOMES

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Tionscadal Éireann  
Project Ireland

2040

This project has received Government funding as part of Housing for All, a New Housing Plan for Ireland.



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