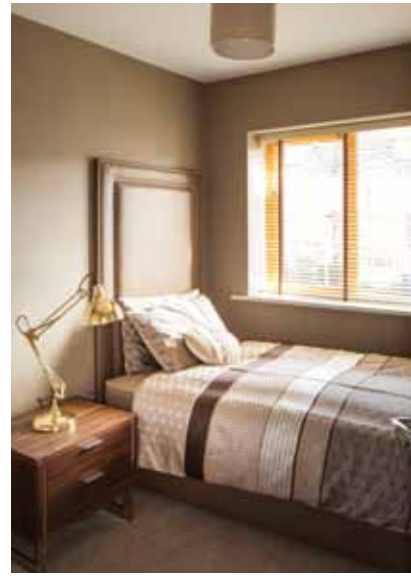




Stocking Wood





Rathfarnham

Rathfarnham is a town with everything. History, beautiful scenery, a wide selection of amenities suiting all needs, easy access to the transport network and perfectly situated to access Dublin city centre.

Sitting in South West of Dublin at the foothills of the Dublin Mountains and close to the border with the garden county of Wicklow, Rathfarnham has a great deal to offer in the way of a tranquil or fun-packed family life. Its approximately twenty five thousand inhabitants enjoy a thriving community and relaxed lifestyle, with local shops providing for all needs.

Rathfarnham enjoys all the conveniences of a thriving Dublin suburb, with modern utilities and services that include super-fast broadband and motorway, bus and rail access to central Dublin, Dublin Airport and the rest of the country.

If you want a mix of modern living with excellent amenities, combined with beautiful scenery in a location steeped in history, then Rathfarnham certainly delivers.

Rathfarnham





Lifestyle

Rathfarnham delivers the perfect balance of modern amenities, scenic relaxed living and plenty of facilities.

Sports and keep-fit enthusiasts can enjoy a wide range of clubs, including tennis, badminton, hockey, a number of gyms and no less than eight golf clubs within 15 minutes drive. Those who enjoy the great outdoors will not be disappointed with a choice of beautiful parks to explore, from Tymon Park and Dodder Valley Park to Bushey Park and Marley Park on the doorstep. Just a short further drive away the stunning Wicklow landscapes and walks are waiting to be enjoyed.

For commuters, Rathfarnham offers regular bus routes into Dublin and access to the M50 in under 5 minutes, providing easy access to the capital and the rest of the country.

Rathfarnham also boasts a wide range of amenities, including Nutgrove Shopping Centre with Dundrum Shopping Centre less than 15 minutes away.

If you are looking for a lifestyle beyond the ordinary, Rathfarnham is the perfect location.





Stocking Wood

This modern development comprises 25 fully-featured 5-bedroom homes, with 20 being semi-detached and 5 detached. Traditionally built with an attention to detail typical of all Kingscroft homes, these properties also come with additional features and energy-saving technology beyond that of a typical home. This includes solar panel water heaters, high levels of insulation and low maintenance exteriors.

These very generously proportioned homes with private gardens have been designed with today's family in mind and provide ample room for day-to-day living.

Situated outside Rathfarnham town itself, but mere minutes drive from the centre, Stocking Wood provides the perfect blend of tranquil living with all amenities being only a stones-throw away.

These well-built, spacious and energy saving homes come to market at great value for money.

Stocking Wood Site Layout





Special Features

Building Energy Rating

BER A3

Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve an A3 building energy rating.

Heating

A high-efficiency gas condensing boiler central heating system with user friendly controls providing heating to three zones allows precise control over heating requirements and therefore energy consumption.

Solar Panels

Solar Panels on the roof of each dwelling linked to the hot water storage will harness the sun's natural free energy to heat domestic hot water and provide substantial energy savings.

Heat Retention

uPVC windows fitted with low emissivity argon filled glass, improved air tightness together with high levels of ground, floor and wall insulation improve energy efficiency by reducing heat loss.

Maintenance Free Exteriors

Selected brick and render finishes, uPVC window frames, gutters and soffits combine to provide low-maintenance exteriors.

Guarantee

Stocking Wood homes are covered by Homebond's 10 year guarantee scheme.

Kitchen

Contemporary custom fitted kitchen units and cupboards as per the relevant show home.

Storage

Homes benefit from an ample amount of storage space to include custom fitted wardrobes and walk in wardrobes as per relevant show house.

Bathrooms and Ensuites

Quality sanitaryware in the main bathroom, ensuites and downstairs WC with coordinated wall tiling.

Electrical Specification

All homes come with a generous electrical specification to include telephone points and TV points in all bedrooms, kitchen and living room, pre-wired for an intruder alarm and the provision of an outside electrical socket.

House Type R

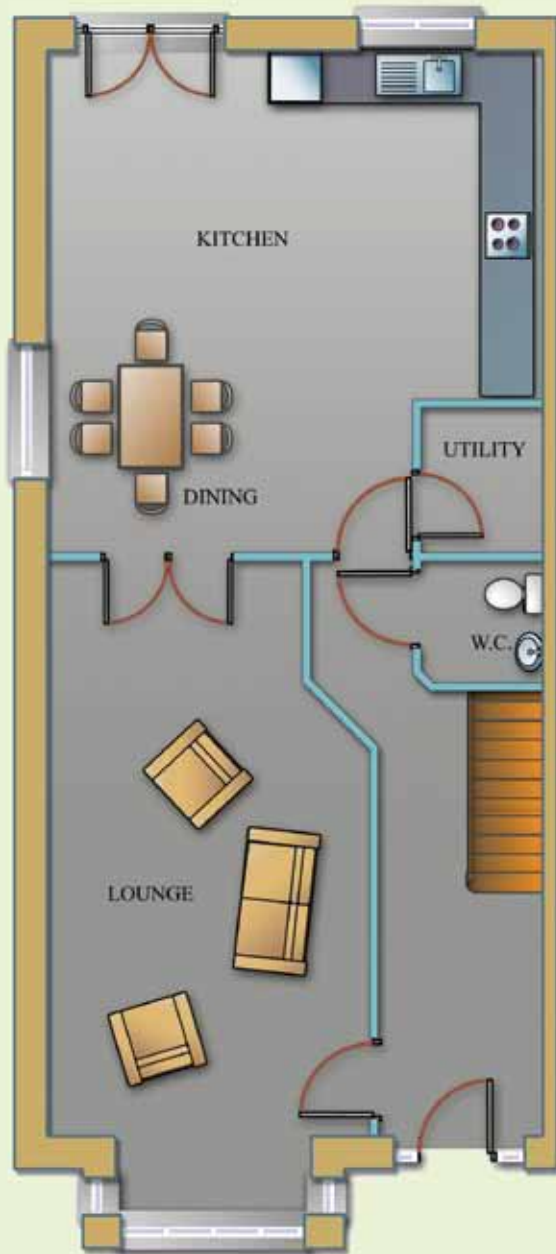
170 sq. m. / 1830 sq. ft. (Approx)

5 Bedroom Semi-Detached

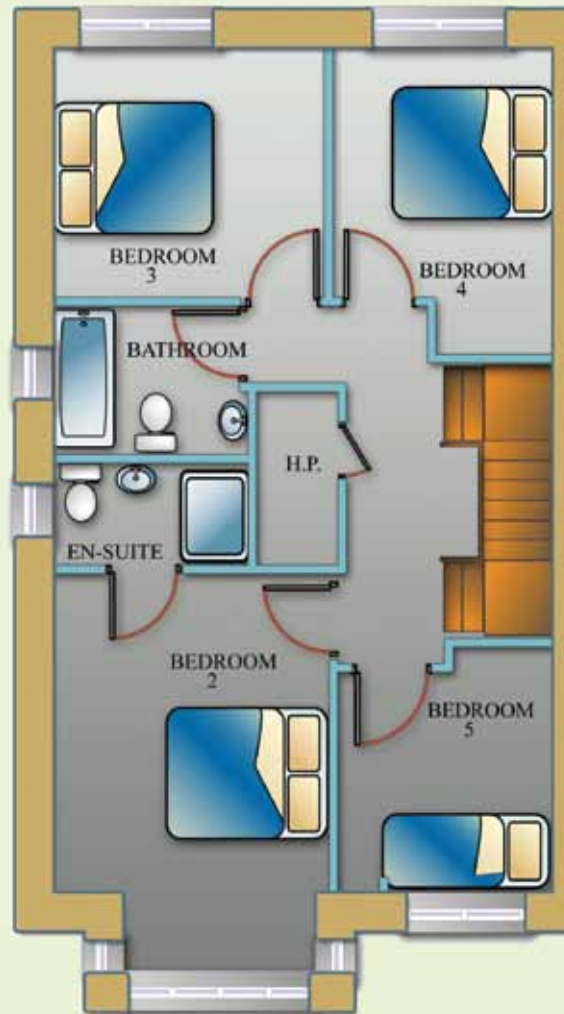


House Type R

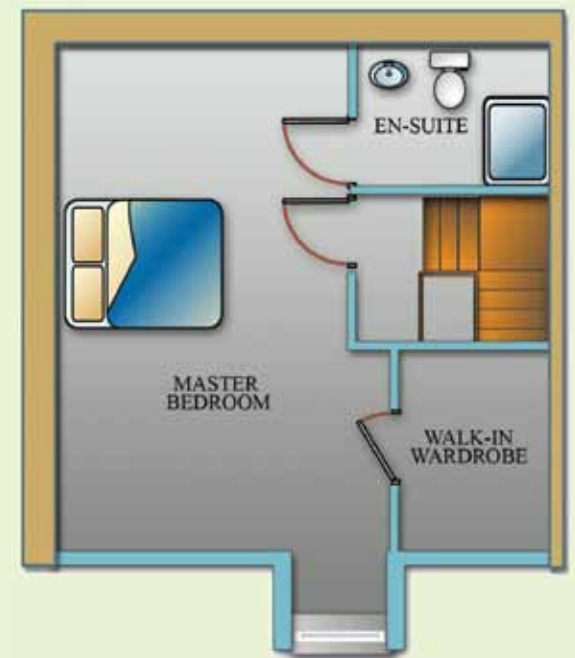
170 sq. m. / 1830 sq. ft. (Approx)



Ground Floor



First Floor



Second Floor

House Type S

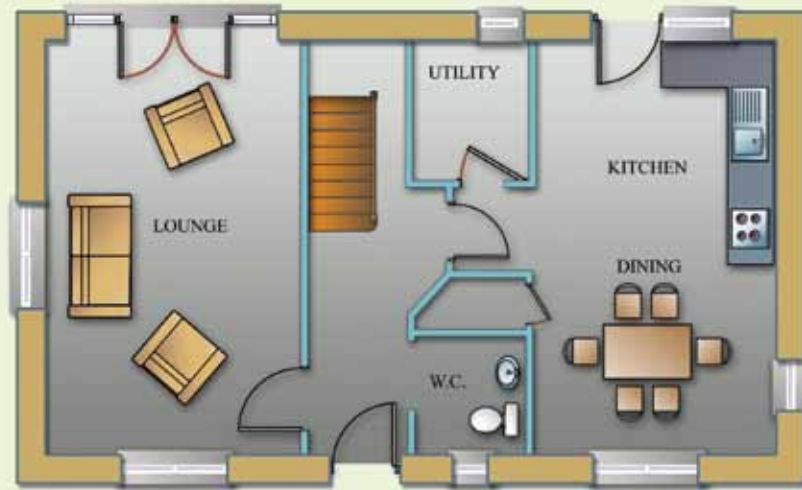
138 sq. m. / 1485 sq. ft. (Approx)

5 Bedroom Detached

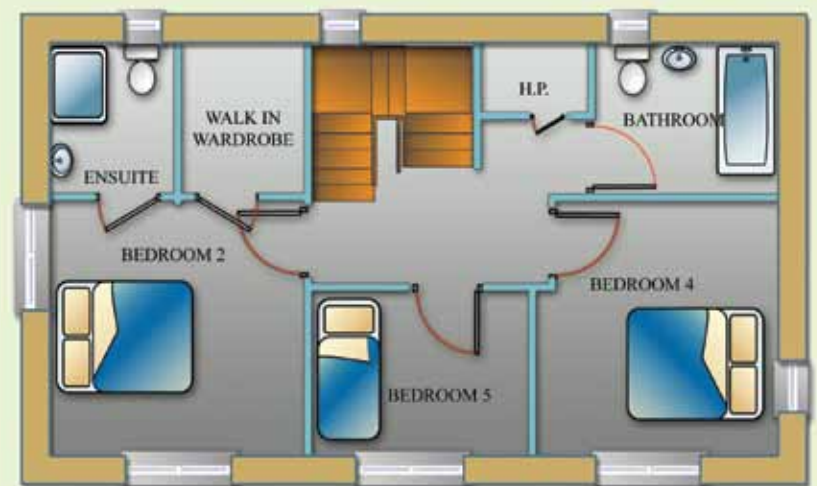


House Type S

138 sq. m. / 1485 sq. ft. (Approx)



Ground Floor



First Floor



Second Floor

House Type S2

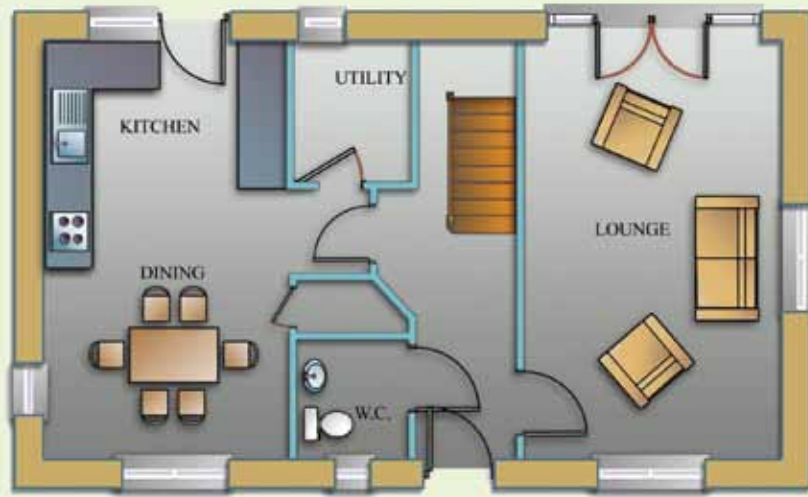
138 sq. m. / 1485 sq. ft. (Approx)

5 Bedroom Detached

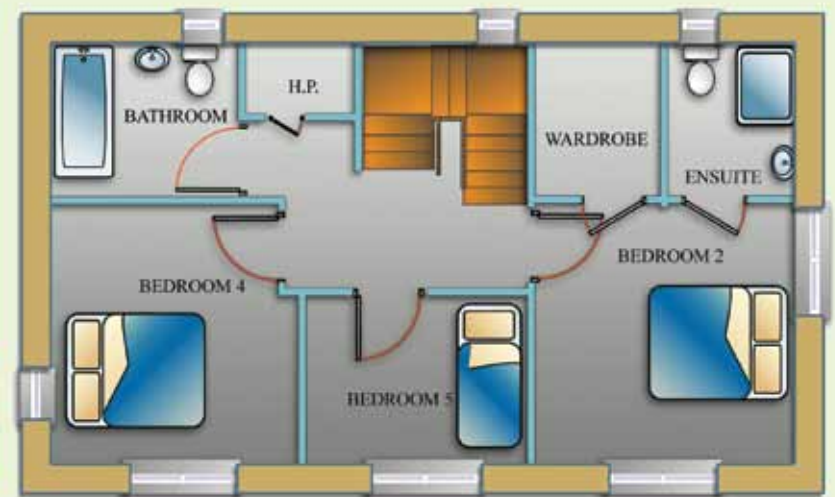


House Type S2

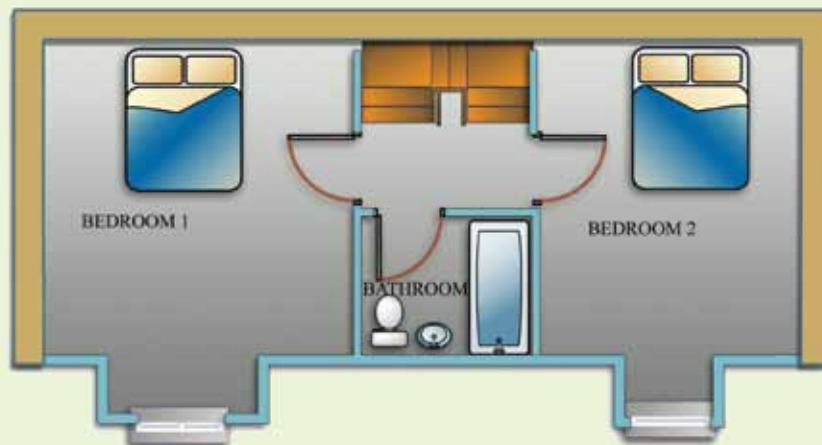
138 sq. m. / 1485 sq. ft. (Approx)



Ground Floor



First Floor



Second Floor

House Type T

138 sq. m. / 1485 sq. ft. (Approx)

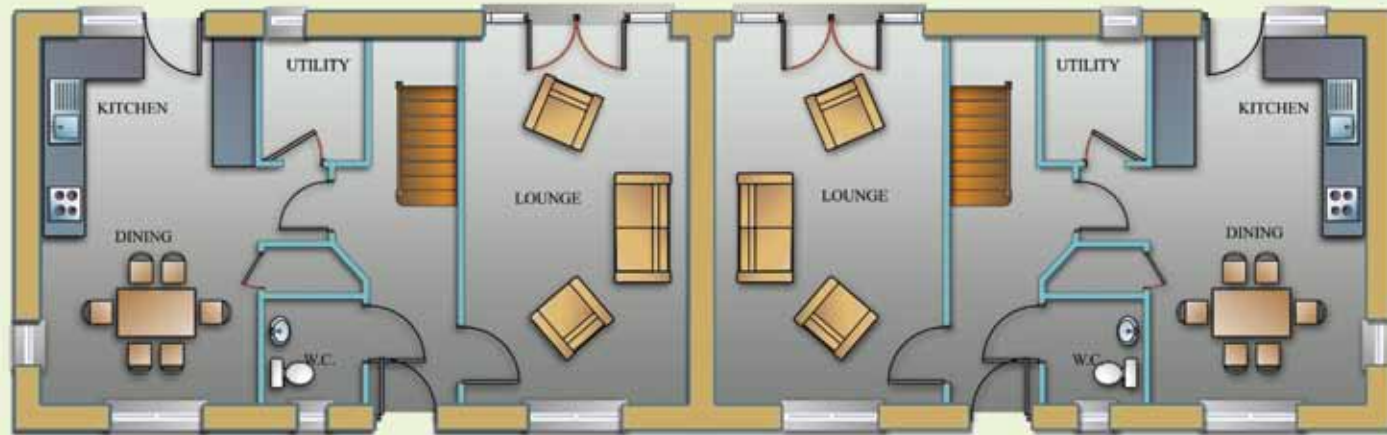
5 Bedroom Semi Detached



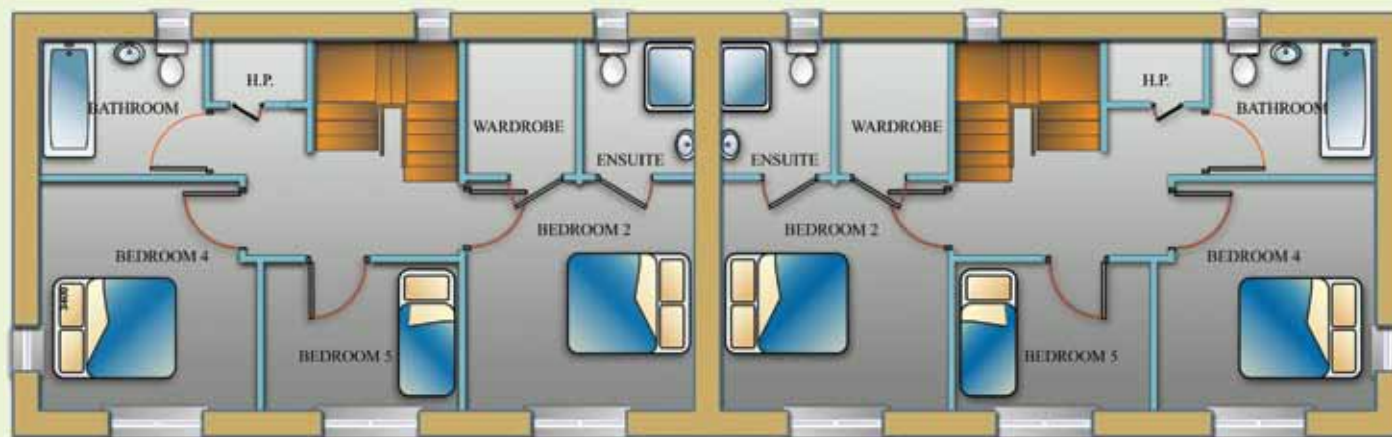
House Type T

138 sq. m. / 1485 sq. ft. (Approx)

Ground Floor



First Floor



Second Floor





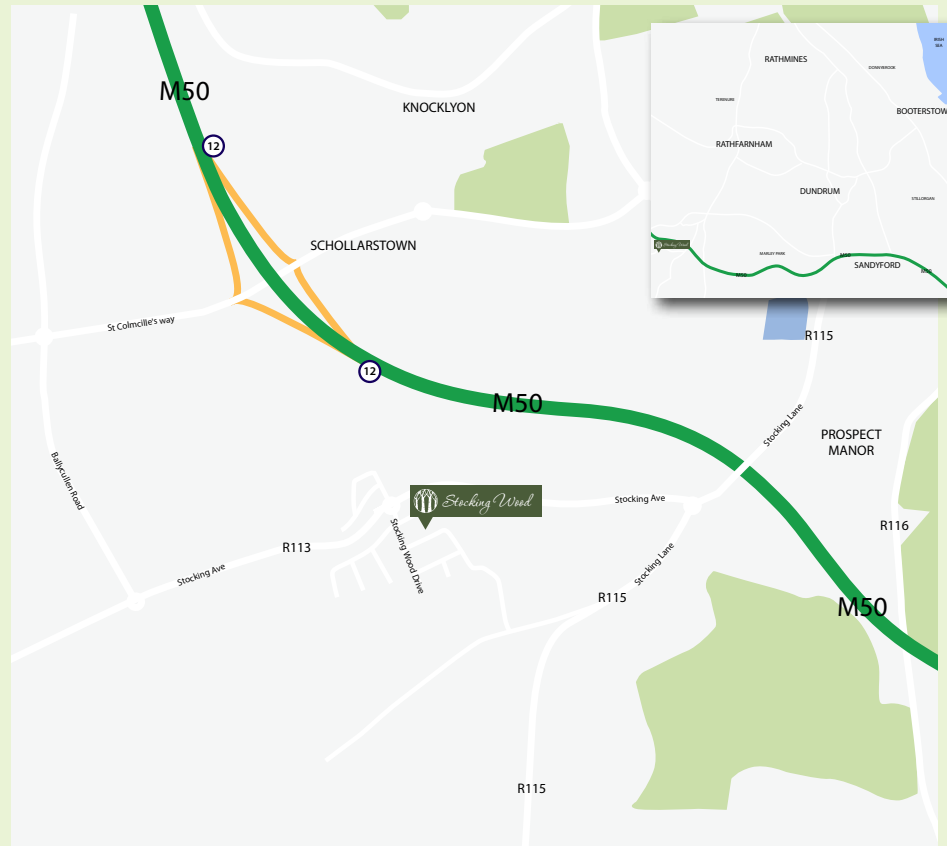


Developer

Kingscroft Developments continues to deliver up to date, quality homes with a value-for-money price tag.

We develop new housing estates in areas that are located close to major cities and towns and that enjoy easy access to surrounding towns through the road and/or transport network; making our developments an ideal choice for individuals and families who want to enjoy real value-for-money together with wide ranging amenities, while providing fast and easy commuting opportunities.

At Kingscroft Developments we have built a solid reputation as one of Ireland's leading and quality house builders. This is based on delivering superb homes at a number of locations in the greater Dublin area, along the east coast and in counties, Kildare, Meath, Laois and Wicklow.



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The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change. Sherry FitzGerald New Homes and Knight Frank are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, consents. We have not made any investigation into the building regulations or other existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.

