



PARKEDGE

CLONGRIFFIN



A GANNON DEVELOPMENT



PARKEDGE

is an exciting, new development of brand new, "A" rated homes in Clongriffin, Dublin 13.

Designed by leading Architects Conroy Crowe Kelly, these modern homes are designed with modern living in mind. Generous living and bedroom accommodation is complemented by private rear gardens and parking to the front of each home.



Parkedge is situated beside Father Collins Park. This fantastic 22 hectare facility designed by Argentinian Architects, Abelleiro & Romero, combines a mixture of landscaping, art, architecture and water features. The park offers playing pitches, a children's playground, a skateboard park, and a running track. The iconic wind turbines running north to south are a feature of the promenade.





SPECIAL FEATURES



Kitchens

Superb, contemporary, white high gloss kitchen with a smoked oak butcher-block worktop from Cawley's Furniture. All kitchens come with straight glass cooker hood.

Wardrobes

Wardrobes are contemporary, flat white vinyl wrap doors with a slender chrome handle. Master bedroom has a contemporary mirrored door wardrobe. All by Cawley's Furniture.

Internal Doors

Oak veneer doors are fitted with a round rose satin chrome handle.

Bathroom & En-suite

Stylish bathroom and en-suite designed around contemporary clean lines. Shower enclosures and towel rails are included as standard as per show house.

Internal Finishes

Walls are painted in Eilder White colour throughout. All ceiling, skirting boards and architraves are painted in Bright White. Electric fire fitted in sitting room as standard. Floor and wall tiling is standard as per Sales Office (3 Priory Street).

Pressurised Water

The internal water supply is pressurised. Both the tank and pump are located in the attic space.

Heating

The A-rated gas condensing boiler central heating system delivers high efficiency, precise control to the three zones: living, bedrooms and hot water. In addition to the heating zones all radiators are fitted with thermostatic valves giving additional room by room control. A three channel timeclock is fitted in the kitchen area to control the heating.

Media & Communication

Each home is wired and ready for TV, telephone and broadband connectivity.



Solar Panels

The solar panels are Kingspan Thermomax evacuated tubes supplied by Kingspan Solar and installed by a Kingspan Solar Accredited Installer. They come with a 20 year warranty and will supply over 50% of annual hot water needs. They are manufactured in the UK and Ireland. With over 25 years of experience, the Thermomax brand is firmly established as the world leader. Thermomax products were the first to receive the European quality mark for solar collectors – the Solar Keymark. They have been designed specifically for Northern European climates and are 30% more effective than flat plate collectors, with an average 25-year lifespan.

Low Energy Design **BER A3**

The homes at Parkedge incorporate many sustainable low energy measures to achieve an A3 Building Energy Rating. These include high performance double glazing, insulated front doors, high quality thermal envelope, low energy lighting, multi-zone heating and high performance solar panels. These measures allow each home to use up to 50% less energy than traditional housing.

Rear Garden

Levelled and seeded with timber panelling fence with concrete posts.

Security

Each home is wired for an intruder alarm.

External Finishes

Low maintenance brick and render finishes. Windows and doors are low U value, high performance, double glazed UPVC. External tap. External electrical socket. Rainwater recycling unit. Windows and doors are per show house. All doors and windows are supplied by Munster Joinery.

HomeBond Guarantee

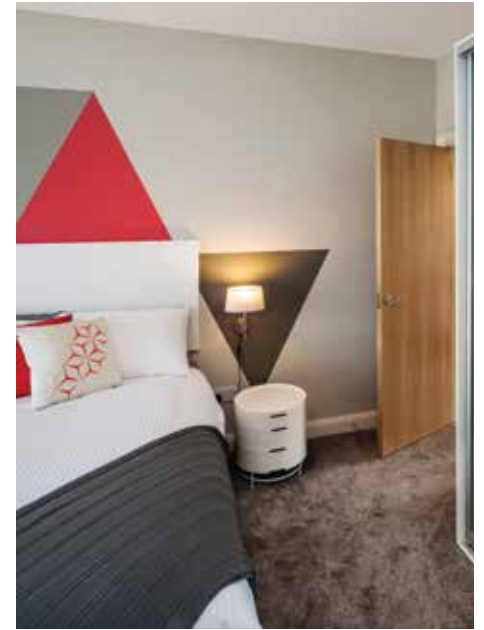
Each Parkedge home is covered by the 10 Year HomeBond Guarantee Scheme.



Management Company

Each home owner will become a member of the Management Company.





PREVIOUS DEVELOPMENTS



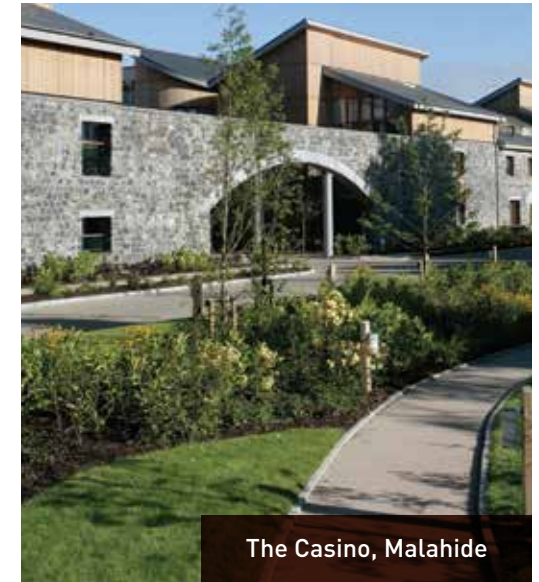
Rockfield, Dundrum



Robswall, Malahide



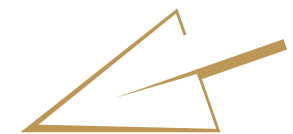
Marina Village, Malahide



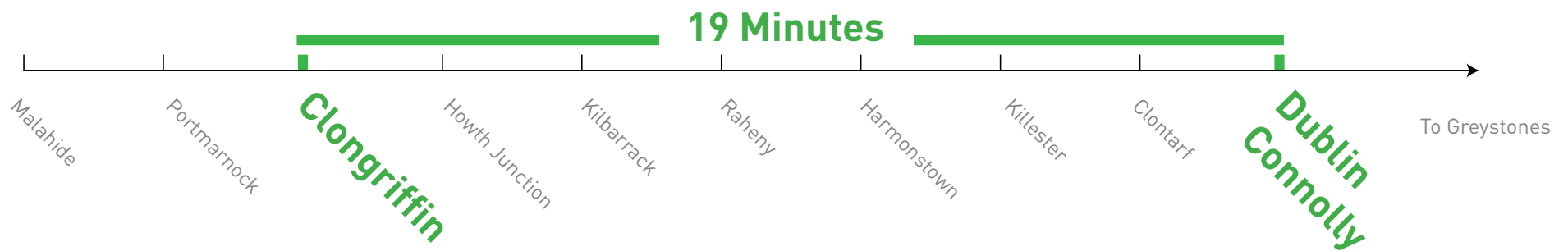
The Casino, Malahide



Parkedge, Clongriffin



GANNON HOMES LTD





GREAT LINKS

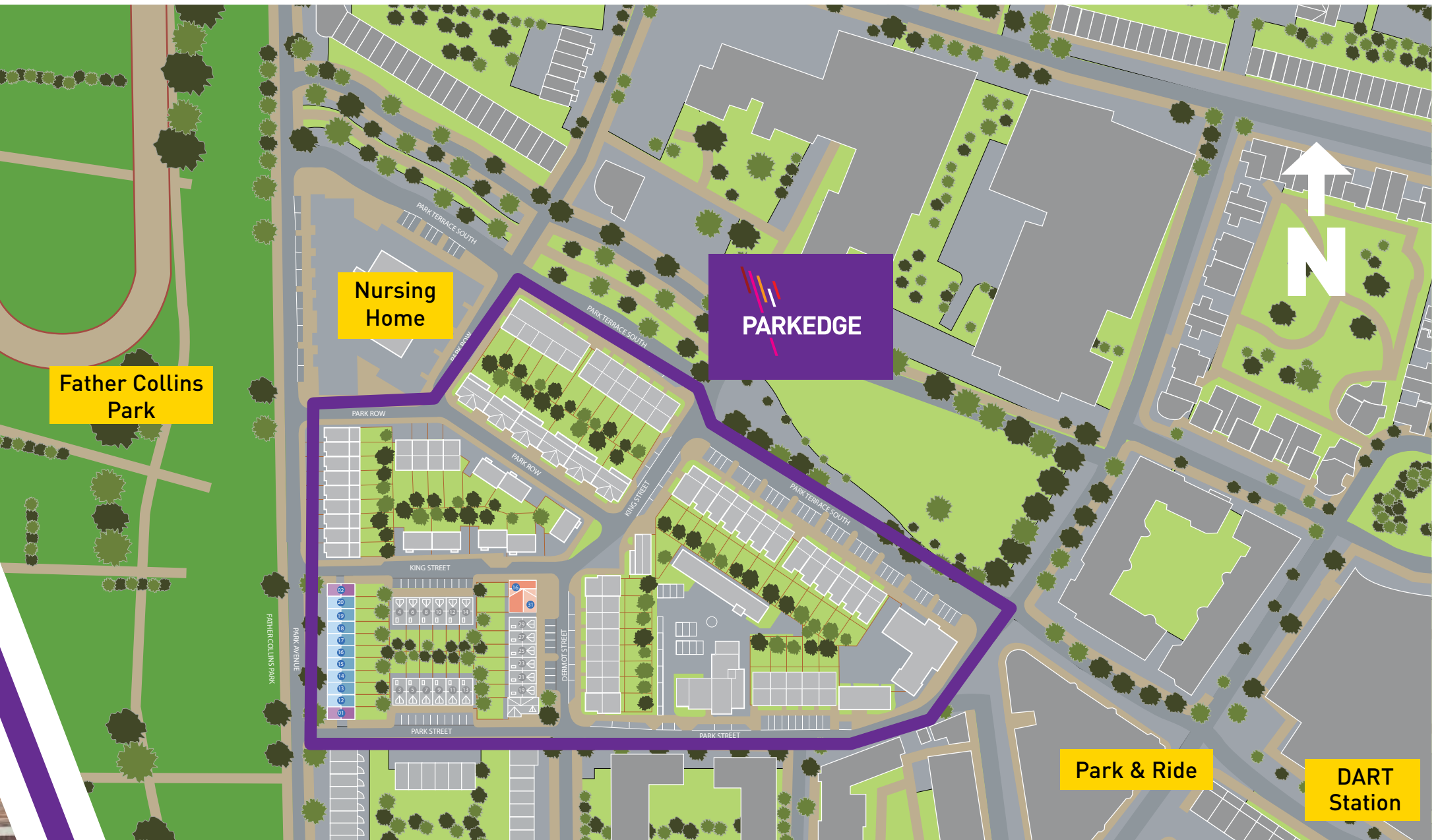
Situated just 12 km (7.5 miles) north east of the city centre, Clongriffin has excellent transport links.

Clongriffin's dedicated DART Station is just 6 stops from Connolly Station. Dublin Bus routes - 15, 27, 27x, 29a, 42 and 43 - provide daily services. The M50, M1 and Dublin International Airport are easily accessible by road. Parkedge is convenient to a multitude of amenities including schools, shops, leisure and sporting facilities for modern family living.



CLONGRIFFIN SITE PLAN

■ Completed ■ Future Development



LOCATION MAP

PROFESSIONAL TEAM



Developer & Builder
Gannon Homes Ltd
Kinvara House
52 Northumberland Road
Ballsbridge
Dublin 4

Solicitors
Smith Foy & Partners
59 Fitzwilliam Square
Dublin 2

Architects
Conroy Crowe Kelly
65 Merrion Square
Dublin 2

Booking Details:

An initial booking deposit of €2,000 by bank draft or cheque made payable to Knight Frank with your solicitors details are required to secure a property.

The additional contract deposit of €10,000 is payable to Smith Foy & Partners Solicitors on signing of unconditional contracts within 21 days of receipt of same. Subject to Contract/Contract denied. Balance payable on completion.



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Important Note: 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 particular 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. 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, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.



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