



Silver Vale

ENNISKERRY, Co. WICKLOW



Nature on your Doorstep

Set in the heart of the picturesque Enniskerry Village, Silver Vale is an exclusive development consisting of 84 luxury family homes.

Brought to you by Westin Homes & Dowdstown Developments, Silver Vale is perfectly positioned in the foothills of the Wicklow mountains, boasting truly stunning views of the Great Sugar Loaf and the renowned Powerscourt Estate on your doorstep.

This exclusive development offers residents a unique opportunity to live within walking distance of one of Wicklow's most historic villages while also being a short commute to Dublin City.

A Charming Village

Enniskerry has a vibrant community and is home to an array of independent boutiques, cafes, restaurants, hotels and spas including Avoca Handweavers Store, Poppies bakery, Smock Boutique, ESPA at The 5 Star Powerscourt Hotel and The Rainforest Spa at Summerhill House Hotel.

The village offers a host of sporting and recreational facilities such as Golf, Horse Riding, Soccer and GAA. The area affords the opportunity for some of the country's most serene and challenging hikes including Glendalough, Lugnaquilla, Djouce and the coastal favourite Bray To Greystones Cliff Walk.

The Magnificent Powerscourt Estate is host to a myriad of attractions including the well renowned Powerscourt House and Gardens, the ancient art of falconry and Ireland's highest waterfall nearby. Powerscourt Golf Club offers a spectacular golfing

experience with two championship courses in a beautiful setting and the Powerscourt Distillery. Living in the garden of Ireland, residents of Silver Vale will be spoilt for choice with regard to leisurely pursuits.

There are numerous primary schools in the local area, including Powerscourt National School, St. Marys and St. Gerards National Schools. Nearby Secondary Schools include St. Gerards Secondary School, Presentation College Bray, and Loreto Secondary School Bray.





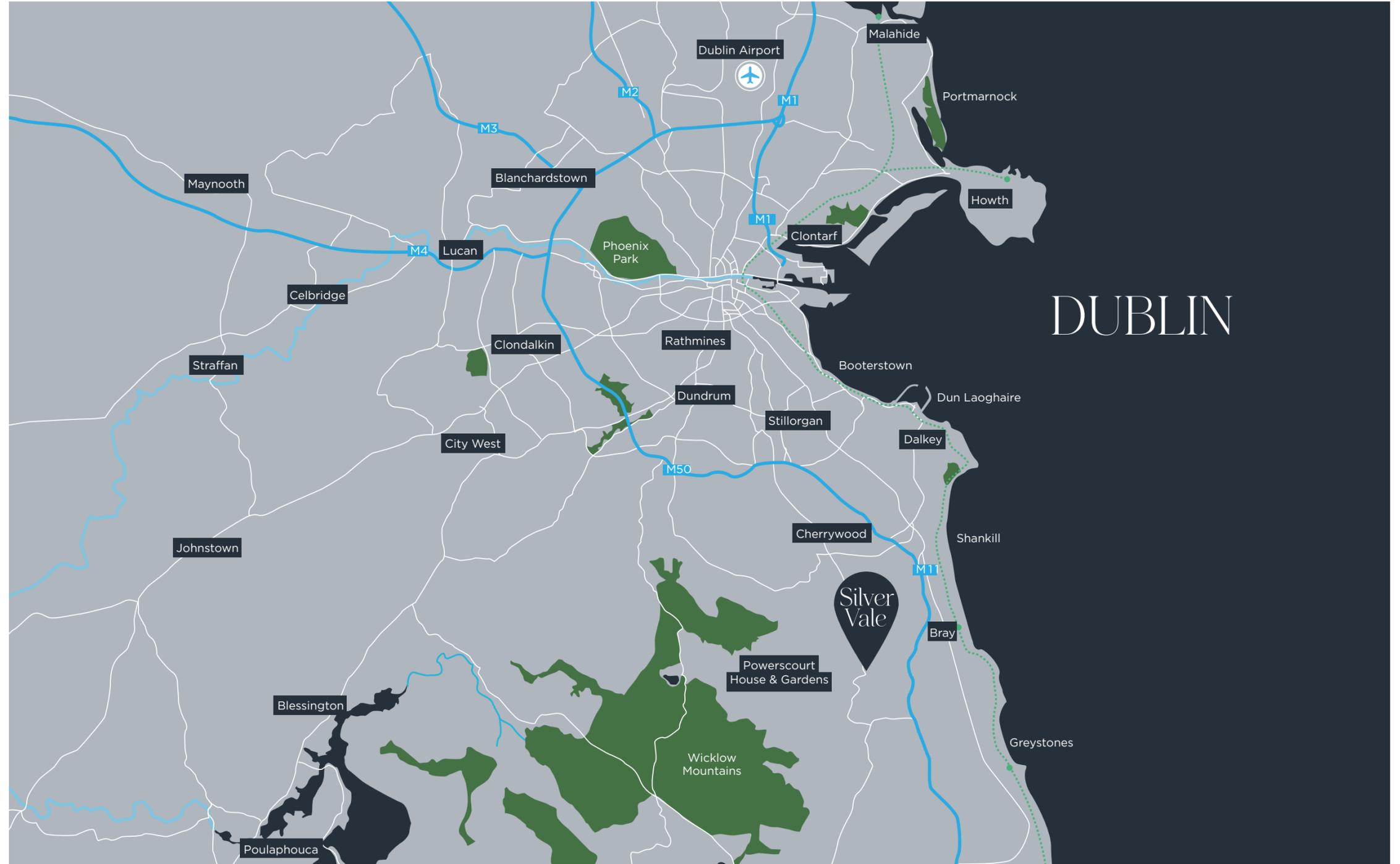


Ideal Location

Silver Vale is a perfect commuter area and has easy access to the M11 within a couple of minutes. These excellent road networks provide good onward countryside travel.

Set in the beautiful surroundings of Enniskerry, Co. Wicklow, Silver Vale is surrounded with breathtaking views and enviable amenities. Silver Vale is ideal for families who want plenty of space in a natural setting yet within easy reach of the city.

Silver Vale to	Drive Time	Distance
 M50	7 mins	5 km
 Bray Train Station	13 mins	7 km
 Dublin Airport	35 mins	36 km
 Dundrum	25 mins	15 km
 Wicklow Mountains	19 mins	12 km
 Powerscourt House	2 mins	1 km



DUBLIN

Convenience on your doorstep

The stunning mountains and lakes of Wicklow offer some of the finest outdoor activities in the world, while the seafront at Bray provides excellent options for water lovers—all just a stone's throw from Silver Vale.

Whether you're into skiing or archery, the surrounding area offers a wealth of opportunities. From GAA, soccer, and rugby to climbing, cycling, sailing, and horse riding, whatever your passion, you'll find it close by. Golf enthusiasts can enjoy top-tier courses at Dún Laoighaire (Ballyman) and Powerscourt golf clubs. There's also a local tennis club, a vibrant youth club with new sports grounds, and plenty more to discover.

For foodies and relaxation seekers, there's an abundance of cafés, restaurants, and day spas to enjoy. Delight in the charming cafés at OhSo and Poppys, or indulge at The Enniskerry Inn, The Powerscourt Arms Country House, and The Kingfishers Kitchen in the village. Just minutes away, the Five-Star Powerscourt Hotel boasts the award-winning ESPA Spa, a luxurious pool and leisure club, dining at Sika Restaurant, and afternoon tea at the Sugar Loaf Lounge, with the more casual Sally Gap Bar & Brasserie.

For a more traditional experience, Summerhill House at Enniskerry Demesne offers a classic bar, terrace dining with cocktails, and the Rainforest Spa for ultimate beauty and wellness escapes.



EDUCATION

- 1 Powerscourt National School
- 2 St. Marys & St. Gerard's Primary School
- 3 St. Gerard's School
- 4 St. Patrick's National School
- 5 Dublin Oak Academy

CAFES & RESTAURANTS

- 6 Ohso
- 7 The Bear Paw Deli
- 8 Poppys
- 9 Emilias
- 10 The Enniskerry Inn
- 11 Powerscourt Hotel
- 12 Avoca
- 13 Summerhill Hotel
- 14 Johnny Foxes
- 15 Kingfishers

SPORTS & LEISURE

- 16 Powerscourt Leisure Club
- 17 Powerscourt Golf Club
- 18 Dun Laoighaire Golf Club
- 19 Old Corna Golf Club
- 20 Silverpines Equestrian
- 21 Enniskerry YC AFC
- 22 Wicklow Archery
- 23 Ski Club Ireland

RETAIL

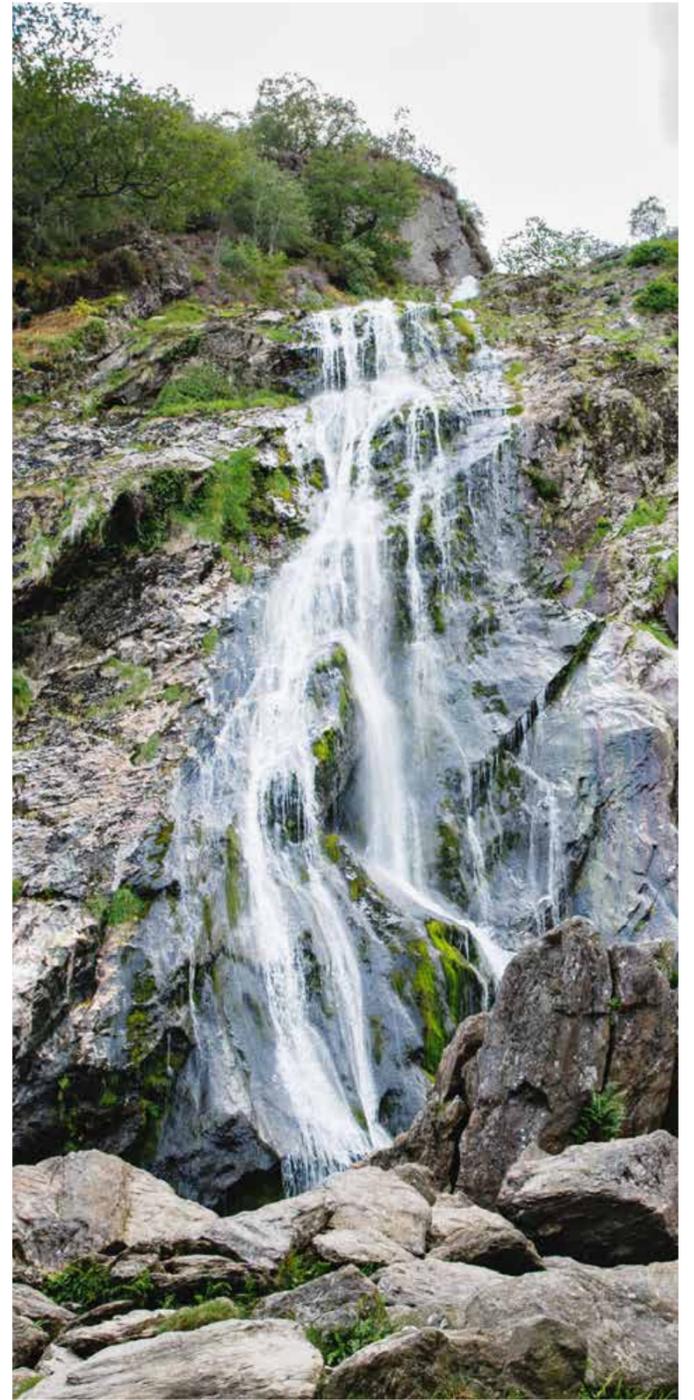
- 24 Spar
- 25 Centra
- 26 Lidl
- 27 Aldi
- 28 Super Valu
- 29 Tesco

MEDICAL

- 30 The Surgery, Enniskerry
- 31 Southern Cross Medical
- 32 Bray Primary Care Centre

PARKS & HIKES

- 33 Scalp Viewing Point
- 34 Carrickgollogan Forest Trail
- 35 Knocksink Woods
- 36 Barnaslingan Forest







Site Plan

5 Bedroom Homes

The Birch
Detached
c. 190 sq m / 2,044 sq ft

4 Bedroom Homes

The Hazel
Detached
c. 173 sq m / 1,864 sq ft

The Alder
Semi-Detached
c. 142 sq m / 1,528 sq ft

3 Bedroom Homes

The Pine
Semi-Detached
c. 119 sq m / 1,281 sq ft

The Beech
Semi-Detached
c. 119 sq m / 1,281 sq ft

2 Bedroom Homes

The Juniper
Semi-Detached
c. 72 sq m / 773 sq ft

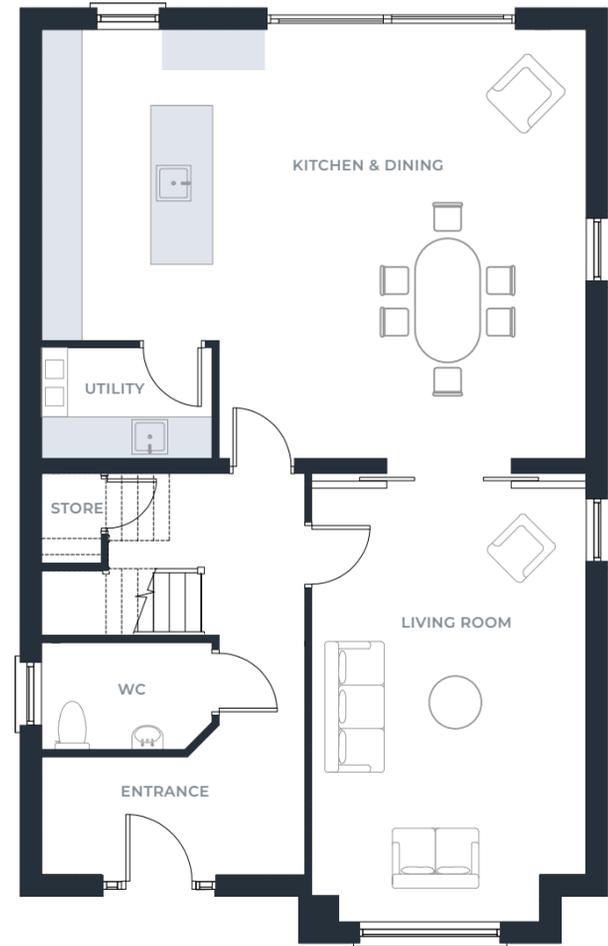
The Cherry
Semi-Detached
c. 91 sq m / 975 sq ft



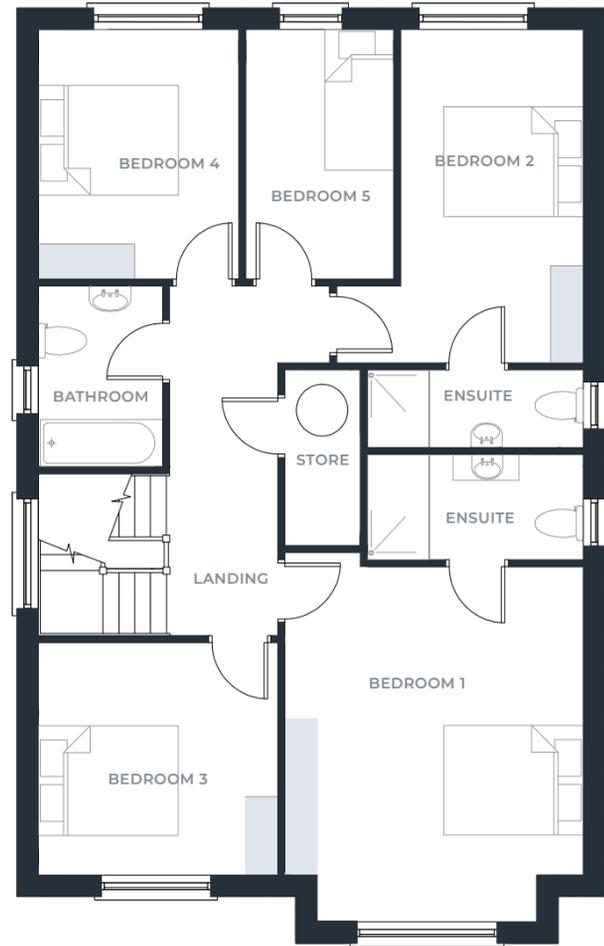
Plans and dimensions are indicative only and subject to change. Westin Homes may alter the layout, building style, landscape and specifications without notice. The finished home may therefore vary from the information provided.

The Birch

5 BEDROOM DETACHED
C. 190 SQ M / 2,044 SQ FT



GROUND FLOOR

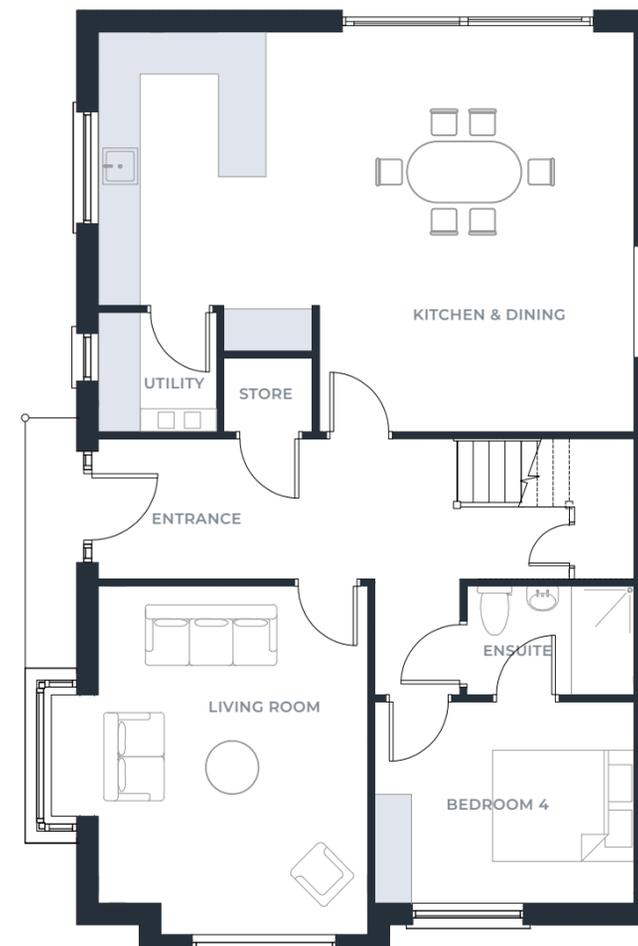


FIRST FLOOR

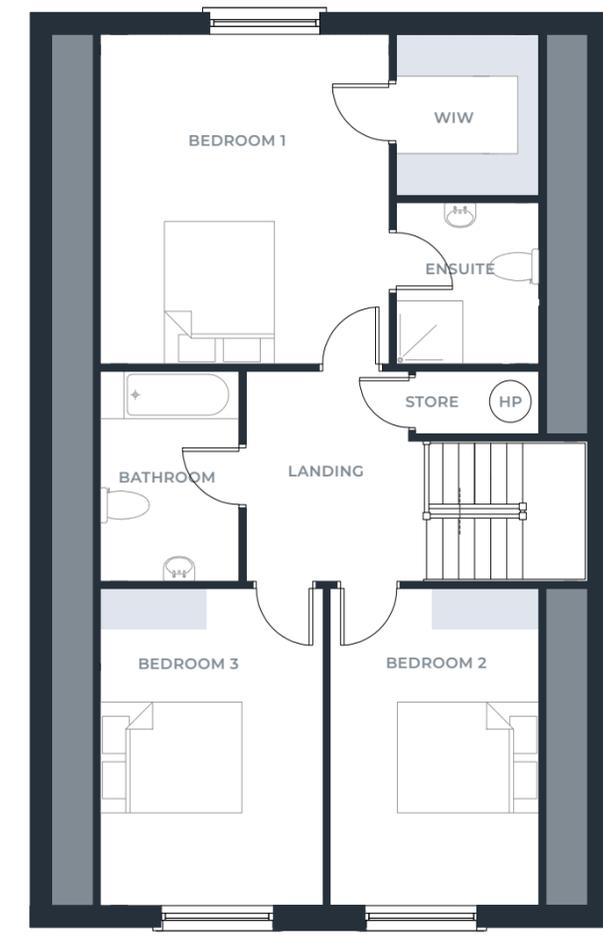
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The Hazel

4 BEDROOM DETACHED
C. 173 SQ M / 1,864 SQ FT



GROUND FLOOR

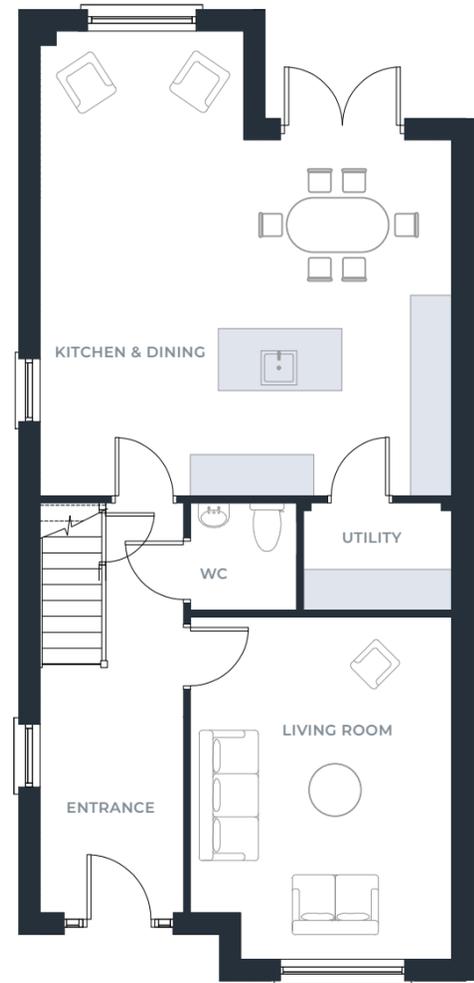


FIRST FLOOR

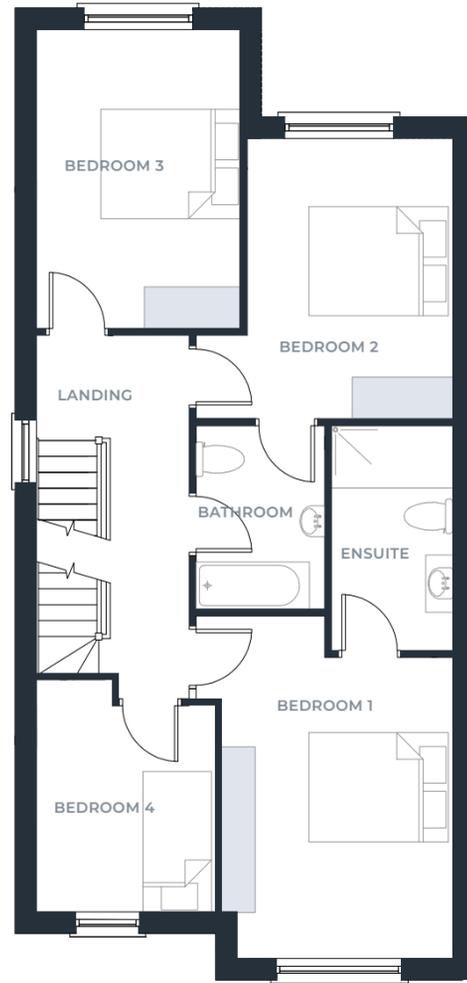
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The Willow

4 BEDROOM SEMI DETACHED
C. 142 SQ M / 1,528 SQ FT



GROUND FLOOR



FIRST FLOOR

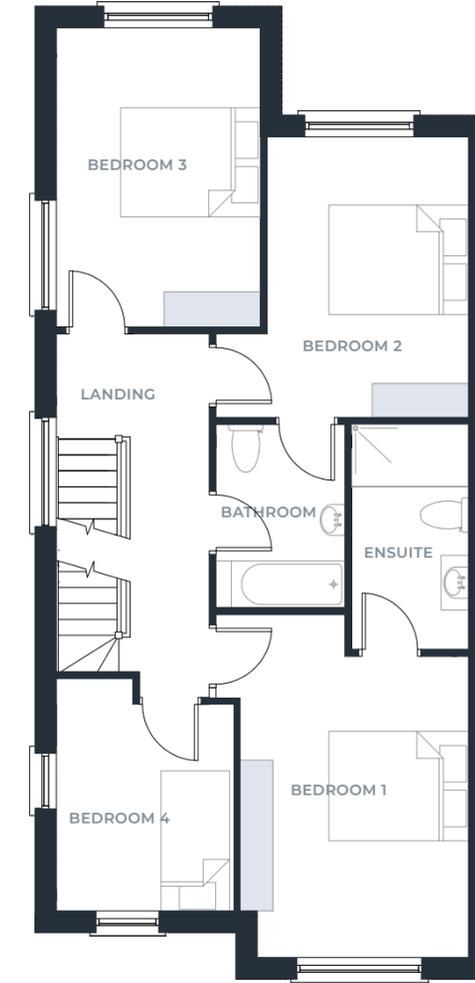
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The Alder

4 BEDROOM SEMI DETACHED
C. 142 SQ M / 1,528 SQ FT



GROUND FLOOR



FIRST FLOOR

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The Pine

3 BEDROOM SEMI DETACHED
C. 119 SQ M / 1,281 SQ FT



GROUND FLOOR

FIRST FLOOR

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The Beech

3 BEDROOM SEMI DETACHED
C. 119 SQ M / 1,281 SQ FT



GROUND FLOOR

FIRST FLOOR

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Features & Specification

THE HOMES AT SILVER VALE HAVE BEEN METICULOUSLY DESIGNED WITH A HIGH-CLASS FINISH TO MEET THE DEMANDS OF EVERYDAY MODERN LIVING.

THOUGHT AND CARE IS EVIDENT THROUGHOUT THIS DEVELOPMENT WHICH FURTHER ENHANCES THE ATTRACTIVENESS OF THESE A RATED, ENERGY EFFICIENT HOMES.



SUPERIOR LOW ENERGY DESIGN

- A2 BER rating energy efficient Houses.
- Low energy, low carbon Houses.
- Block and Concrete Construction.
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value, triple glazed, Alu Clad Munster Joinery windows and external doors.
- Low emission argon-filled windows which reflect heat back into the room.
- Air-to-water heat pumps with multi-zone controls.
- Thermostatically controlled radiators throughout.
- Demand Control Ventilation system throughout.

BUILDING GUARANTEE

- These Quality Houses are covered by the Homebond 10 Year Guarantee Scheme.

KITCHEN & WARDROBE

- Elegant high - quality fitted kitchens by Cawleys Furniture with Quartz worktops.
- Elegant hand crafted, fitted wardrobes.

BATHROOMS & EN-SUITES

- Bathroom floor tiling and wet area wall tiling are included.
- Stylish bathroom with attractive range of high-quality sanitary ware and fittings.
- All Sanitaryware by Villeroy & Boch, one of the worlds exclusive designer brands incorporating Elegance and innovative design.



INTERNAL FINISHES

- Internal walls plastered and painted, Dulux Cotton Bloom throughout.
- Smoke, heat and CO2 detectors fitted as standard.
- Wired for Wireless intruder alarm and Wired for cable television throughout.
- CAT 6 cable wiring for data and telephone points for high-speed broadband connection.
- Standard light fittings, and attractive power points in a choice of chrome or brass finish.

EXTERNAL FINISHES

- Low maintenance, attractive brick finish
- Low Maintenance monocouche dash render finish
- One side gate installed for each house.

PARKING

- Each house has its own private drive with generous car parking space.





WESTIN HOMES

Creating homes for your future

FOUNDED IN 2015 BY JUSTIN DUNNE, WESTIN HOMES IS A HOUSING DEVELOPER WITH SCHEMES ACROSS KILDARE, WICKLOW, DUBLIN & MEATH.

Our vision is to design and provide exceptional homes that people aspire to live in, and we are proud to build high-specification homes with an emphasis on quality and customer care.

We understand that buying a new home is an important decision, and that's why we ensure care and attention goes into every one of our homes.

We are a family-run business, and our team of highly skilled craftspeople build approximately 100 houses and apartments annually, in a range of sought-after locations.



Oldtown Walk



Dargle Demense



Coach Road



Inglenook Wood

Experience that speaks for itself

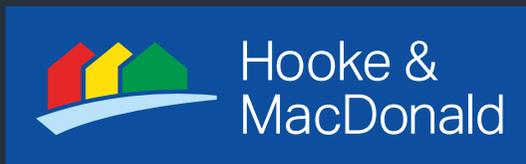
PREVIOUS DEVELOPMENTS

- | | |
|-------------------|--------------------------|
| Dargle Demesne | Enniskerry, Co. Wicklow |
| Inglenook Wood | Carrickmines, Co. Dublin |
| Coach Road | Clane, Co. Kildare |
| William's Grove | Ardclough, Co. Kildare |
| Oldtown Walk | Naas, Co. Kildare |
| Knights Wood | Naas, Co. Kildare |
| Hayfield | Maynooth, Co. Kildare |
| Abbottfield | Clane, Co. Kildare |
| Johnstown Demesne | Enfield, Co. Meath |
| Royal Canal Walk | Enfield, Co. Meath |

FIND OUT MORE AT WWW.WESTINHOMES.IE

www.silvervale.ie

ALL ENQUIRIES



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PSRA No : 00 1651.

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