

No. **10** **A** Glinbury

SUPERB LARGE 4 BEDROOM DETACHED HOUSE
IN AN IDYLIC WOODLAND SETTING IN A CITY LOCATION AT WHITECHURCH ROAD, RATHFARNHAM, DUBLIN 16.

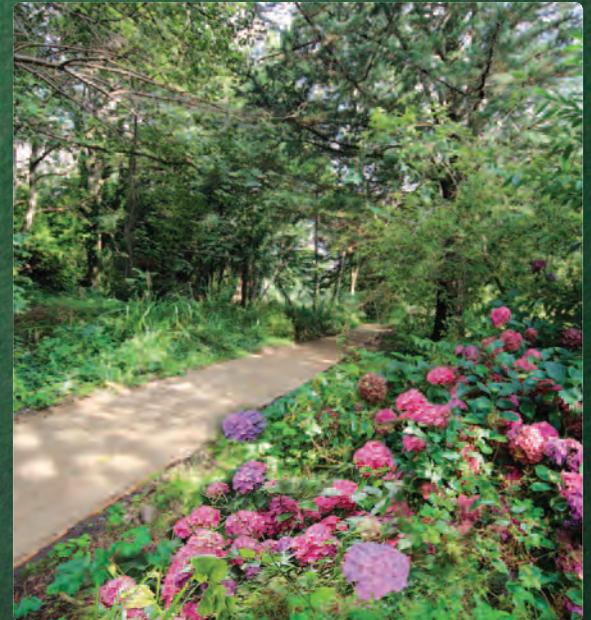


No. **10A**
Glinbury

an EXERCISE *in* ELEGANCE

*No.10A is a superbly appointed
Extra Large 4 Bedroom Detached House
that enjoys an elegant private garden
in an historic setting benefitting from
centuries of planting in the Glin Valley.*

Welcome to No.10A Glinbury





Glinbury
—*m*—
A River Runs Through It



No. **10A** Glinbury

Welcome to No.10A Glinbury



No.10A Glinbury stands proudly amid outstanding natural beauty, where the River Glin cascades through a dramatic ancient valley at Glinbury. Here in a sylvian retreat a precious legacy of diverse planting awaits residents. No.10A Glinbury is an unique home that offers; elegant design, modern comfort and exquisite surroundings at Glinbury.

The hand of the craftsman is everywhere from the fine brick work to the elevated deck with glass surrounds. No.10A offers a unique South Dublin residence that combines traditional design principles, dynamic architecture and contemporary technology to deliver comfort, elegance and "A2" rated energy efficiency.

Situated in a superb South Dublin location with the city centre and the M50 close by, residents at No.10A Glinbury enjoy easy access to all the amenities that Dublin has to offer.

The Grange Golf Club is adjacent to Glinbury which in turn is next to the amenity rich Marlay Park offering over 300 acres of premium outdoor recreation space right on the doorstep. The Slang River Greenway to Dundrum and the Wicklow Way both begin in Marlay Park, the latter is the gateway from Dublin to the 127 km hiking route through the Wicklow Mountains.

Welcome to No.10A Glinbury - modern living in a sylvian setting.



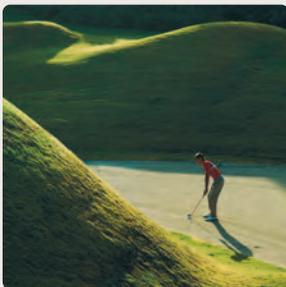
An Amenity Rich Setting



Stunning at a glance, Glinbury enjoys a magnificent natural setting benefitting from centuries of decorative planting selected to enhance the already significant natural beauty of the Glin Valley. While the gardens reflect the Victorian tradition of collecting plant species from across the world the design is more in keeping with contemporary concepts of supporting nature rather than manicuring it. The result is an inimitable verdant garden setting benefitting from centuries of thoughtful design and planting. Take a stroll, let the sounds of flowing water and nature transport you to a world apart, a world of tranquil beauty, it's all just outside the door and on display from almost every window is a view of the natural beauty of Glinbury.

From Glinbury you can walk to the cafes and leisure amenities of Marlay Park, passing the local convenience store on the way, while there are restaurants, shops, boutiques and salons at Rathfarnham Village and both Nutgrove Shopping Centre and Dundrum Town Centre are near by. There are splendid local schools including; primary school at Whitechurch National School just a short stroll from Glinbury, and St Columba's College, one of Ireland's most exclusive secondary schools a few minutes away, while there are many excellent secondary schools locally including Loreto High School Beaufort for girls and Coláiste Éanna for boys.

Glinbury enjoys a superb location and an unequalled sense of place in the Glin Valley next to The Grange Golf Club where it enjoys a private location with easy access to the M50 and the city centre.





AVIVA STADIUM

CITY CENTRE

RANELAGH

MILLTOWN

UCD

NUTGROVE SHOPPING CENTRE



DUNDRUM LUAS

DUNDRUM TOWN CENTRE



BALALLY LUAS

KILMACUD P & R



STILLORGAN LUAS P & R

LORETO HIGH SCHOOL

PEARSE MUSEUM & CAFE

ST. ENDA'S PARK

ALL OVER FITNESS

EDEN HOUSE

GRANGE ROAD

3 ROCK ROVERS HOCKEY CLUB

WALLED GARDEN

MARLAY HOUSE

LIDL & CENTRA

BRAMBLES CAFE

MARLAY PARK



175 / 161



15D / 116 / 161 / 61



TAYLOR'S LANE

CLUB HOUSE

GRANGE GOLF CLUB

WHITECHURCH ROAD

WHITECHURCH ROAD

No. 10A Glinbury

GRANGE GOLF CLUB

15D / 116 / 161 / 61



WHITECHURCH ROAD

EDMUNDSTOWN GOLF CLUB



A Playground for All Ages

From College Road, the Glinbury resident has easy access to Marlay Park and the world of amenities within. Here walks and cycle paths meander throughout the park and link to the Slang River Greenway to The Dundrum Centre, creating an excellent circuit for walking or cycling. Here too is the start / end point for The Wicklow Way, Dublin's favorite hiking route that stretches for 127 km deep into the Wicklow Mountains where exceptional scenery awaits in the "Garden County". The Three Rock Hotel is also located near by and is well known for its excellent traditional fare.

Turning right out of Glinbury on to Whitechurch Road is Whitechurch National School, an idyllic school with excellent facilities, a little further is one of Ireland's most reputable co-ed private schools at St Columba's College which was founded in 1843 and welcomes all faiths. Just a little further up Kilmashogue Lane are forest walks and ancient passage tomb, while turn onto Kellystown Road for Kellystown Equestrian Centre and Ticknock Mountain Biking Trails. No.10A enjoys an exceptional amenity rich setting that offers a veritable playground for all ages.

No. **10A** Glinbury

A host of amenities at Marlay Park

Convenient to Glinbury is the 210 acres of Marlay Park which is comprised of the 18th century Marlay House complete with parklands, woodlands, ponds and walks. Recreational spaces include a nine-hole, par-three golf course, tennis courts, soccer pitches, GAA pitches, cricket pitch, children's playgrounds, a miniature railway and lots more to explore. The refurbished stables courtyard is home to Brambles coffee shop and Marlay Craft Village where a market is held every weekend all year round.

- A Dublin Rebels American Football Club
- B Extensive Walking Paths/ Woodland Trails
- C Start /End Point for Wicklow Way 127 km Hiking Route
- D Cycleways & Start of Slang River Greenway to Dundrum
- E Grass surface GAA pitches
- F Grass surface Soccer pitches
- G Dressing Rooms
- H Tennis Courts – public use
- I Cricket ground
- J Craft Village
- K Food Market
- L Hockey Pitch
- N Childrens Playground
- M Rugby Pitch
- O Walled Rose Garden
- P Astro Pitch
- Q Wicklow Way Cafe
- R Art Installations
- S Duck Ponds
- T Public Golf Course
- U Brambles Coffee Shop
- V Grange Golf Course
- W Grange Golf Clubhouse
- X Marlay House

No. **10A** Glinbury



Making an Entrance



Living at No.10A Glinbury presupposes a lifestyle of comfort and elegance in a place conducive to relaxing, refreshing and recharging, in a home of outstanding quality surrounded by the exceptional beauty of Glinbury.

At first glance No.10A is a unique experience, a culmination of considered architecture perfectly positioned in a sloping sylvian setting, it is a promise of quality and comfortable elegance, a family home worthy of the privileged setting. While elegance defies definition, the team at No.10A set out to express a consensus; It is an ideal of good taste, based in symmetry, proportion and beauty of form and function, informed by contemporary architecture where living spaces flow and bedrooms provide privacy and No.10A Glinbury is a veritable masterclass in the subject.

Approached from Whitechurch Road, flanked by its high walls and tall trees, the elegant granite pillared entrance of Glinbury opens to a place that is cushioned from the world outside and promises comfort within.

On arrival at No.10A, a gravel drive leads to the contemporary front door that provides elegant access to the spacious entrance hall, where on left a bright dual aspect living room overlooks the verdant setting and opens to an elevated deck which provides an exiting extension of living space and commanding views over Glinbury.

Every detail at No.10A delivers contemporary elegance, from the perfect plasterwork to high quality windows and doors, it's all part of a specification that delivers reassuring quality set to stand the test of time. At ground level superb spaces flow to provide for easy family living, while upstairs large bedrooms provide each resident with uncompromised comfort and each with their own quality private space. Bathrooms, ensuites and wardrobes are finished to exemplary standards. *(see specification for more detail)*

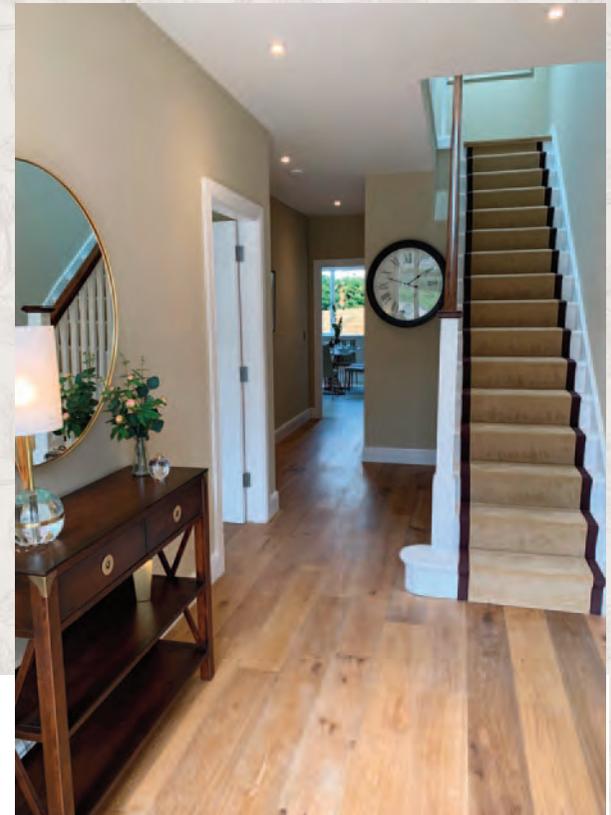




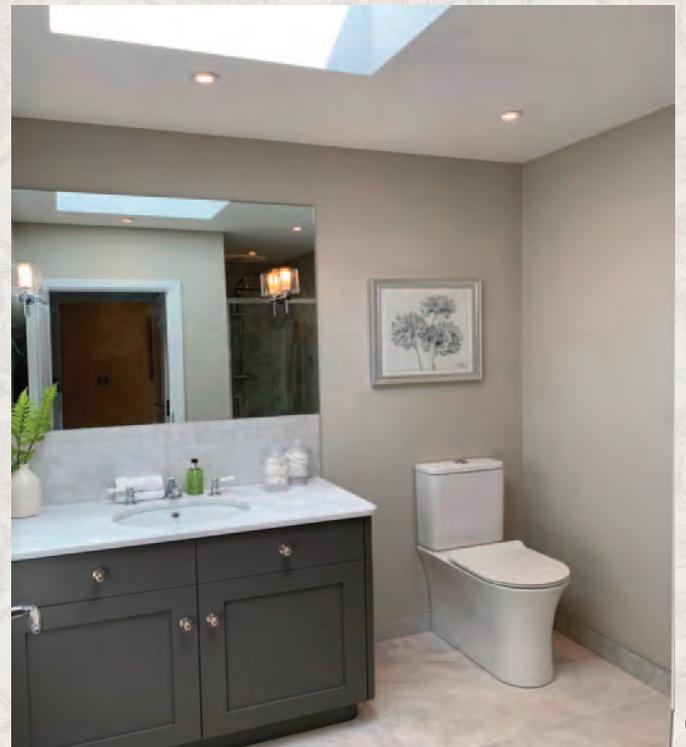


No. **10A** Glinbury





No. 10A Glinbury



No. 10A Glinbury Specification

4 Bedroom Detached House



No. 10 Glinbury has a private rear garden and ample parking, a block built garden shed and a large engineered wood all weather balcony directly off the living room and kitchen / dining areas.



KITCHEN

- ☛ Contemporary solid kitchens with high quality integrated appliances and Silestone Worktops by McAuley Kitchens.
- ☛ Generous Kitchen Island with seating and pop-up electrical socket.

UTILITY ROOM

The utility room includes a generous number of both under counter and over counter storage cabinets with Washer and Dryer and a convenient utility sink.

BATHROOMS & ENSUITE

- ☛ Superior quality sanitary ware and fittings are provided in all bathrooms and en-suites, including underlit mirrored storage cabinets.
- ☛ Beautifully finished downstairs WC with full bodied porcelain floor tile, full height wall panelling and feature mirror.

WARDROBES

- ☛ Full mirrored wardrobes in all bedrooms incorporate a feature chest of drawers with soft close doors and drawers by McAuley's.

TILING & FLOORING

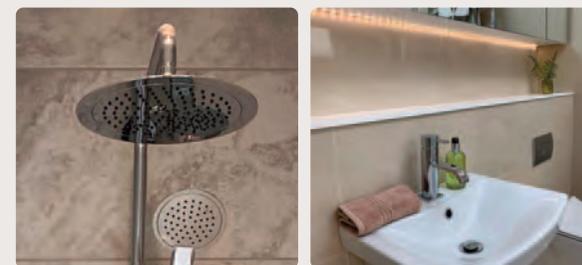
- ☛ Quality rectified porcelain wall and floor tiles fitted throughout the kitchen, downstairs WC, utility, boot room, family bathroom and ensuites.
- ☛ Engineered plank wood floors in lounge and hall.
- ☛ Carpets to stairs, bedrooms and landing.

PRESSURISED WATER

Pressurised water / pump fitted outside house in the block built garden shed to isolate noise.

INTERNAL FINISHES

Painted finish to walls and ceilings. Painted wood balustrade with timber finished handrail to stairs, painted American style moulded window surround treatment throughout..



ELECTRICAL

- ☛ Generous Contemporary LED Ceiling Surface Lights.
- ☛ Cat 6 and RG11 wiring throughout.
- ☛ Wired for external car charging point.
- ☛ Wired for intruder alarm.
- ☛ Smoke, Fire and Carbon Monoxide alarms fitted.

HEATING, ENERGY AND THE ENVIROMENT

The "A Rated" Heating is provided by means of a Samsung Heat pump, which provides extremely economical energy and crucially Climate Friendly. The house has underfloor heating on the ground floor and radiators upstairs. Each habitable room, that forms part of the underfloor system, has separate temperature and time control. The upstairs Bedrooms are also time and temperature controlled.

BER A2 BER NO. 114647928



EXTERNAL FINISHES

- Maintenance Free Acrylic Render
- Solid Timber Dual Colour Aluclad Windows and Doors by Carlson.
- Granite Cills.
- Ipstock Brixhall Brick with contrasting mortar.

PRIVATE GARDEN

The private rear garden is finished with a full lawn and a block built garden shed with a keycode locked door and granite capping. A large elevated deck with glass balustrade overlooks the verdant gardens and the grounds of Glinbury and provides an elegant extensive extension of living space at No.10A.

GUARANTEE

No10A Glinbury is constructed to exacting standards and comes with a 10 Year Homebond Guarantee

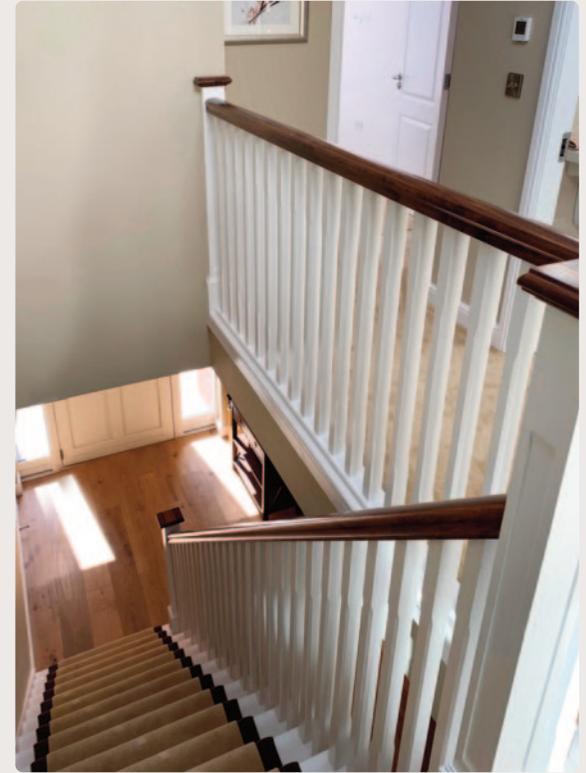


PRIVATE GROUNDS & GARDENS AT NO.10A

- Front garden with pebble drive and parking is bounded by estate railing and enjoys commanding views over the grounds at Glinbury.
- Fencing and laurel hedge separate the drive area from the rear garden.
- The large rear garden enjoys commanding views over Glinbury's flora and fauna and features a large elevated deck with glass balustrade.
- Concrete built garden shed has lighting and sockets.

THE GROUNDS AT GLINBURY

The ancient Glin Valley and the stone walls of Glinbury create a privileged and private setting for this superb contemporary detached house and gardens. The River Glin meanders through the site and is a most attractive feature in the gardens that have been established since the early 19th Century. The planted woodlands of the original gardens contained ornamental walks to the wier which have been retained and enhanced for the easy enjoyment of Glinbury residents. In the victorian spirit of collecting plant species from around the globe, generations of gardeners have added to the flora and fauna and today there are dozens of decorative species amid the native species to deliver a complimentary crescendo of colour and texture that has been centuries in the making.



No.10A Glinbury Floorplans



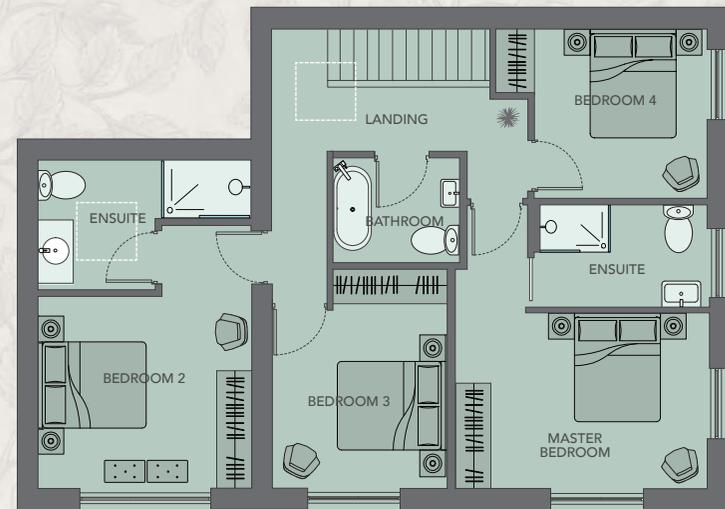
FOUR BEDROOM DETACHED HOUSE

c. 2,068 sqft / 192 sqm

GROUND FLOOR



FIRST FLOOR



BER NO. 114647928 **BER A2**

Glinbury



GRANGE GOLF CLUB

No. **10A** Glinbury

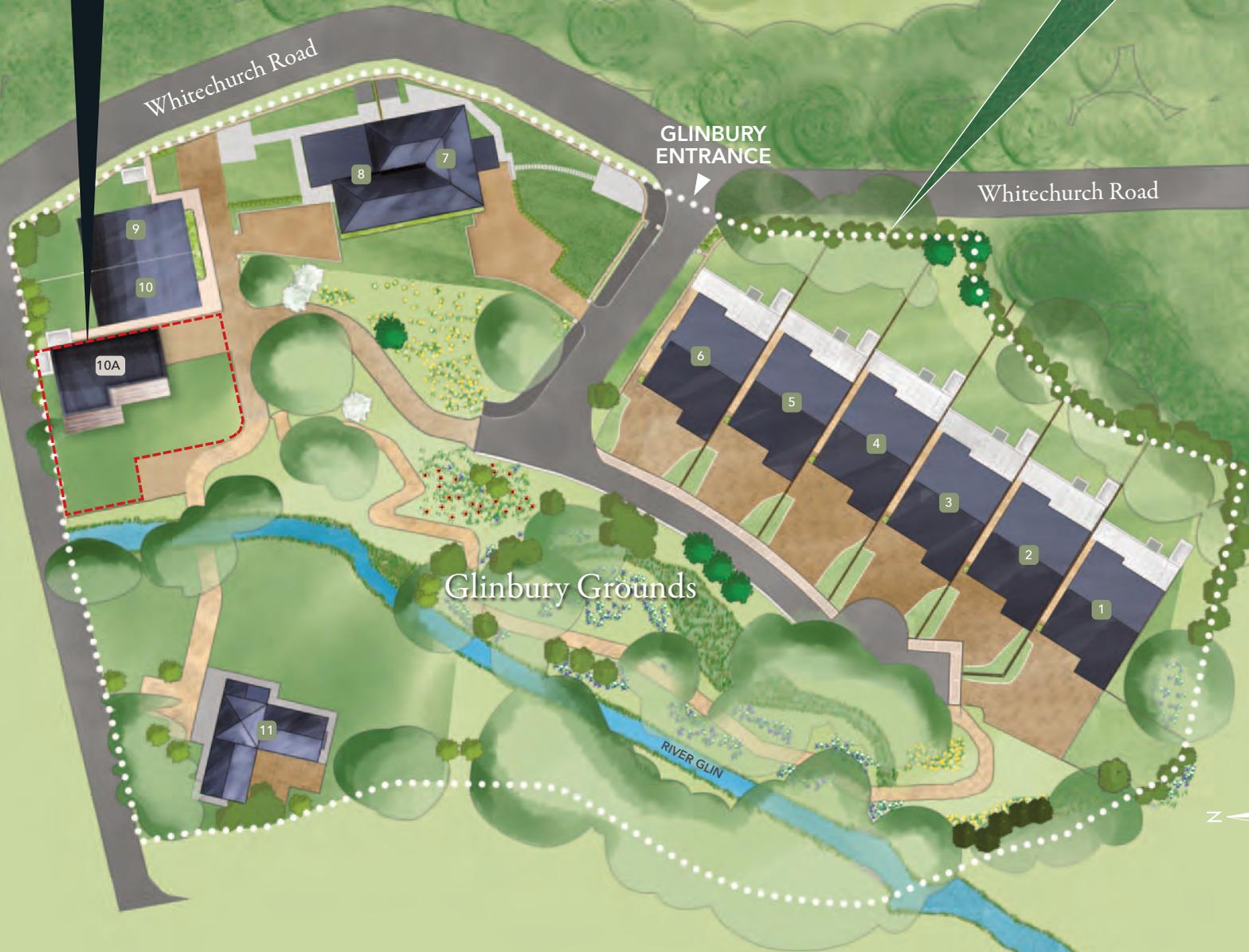
Whitechurch Road

GLINBURY
ENTRANCE

Whitechurch Road

Glinbury Grounds

RIVER GLIN



Location Map



DIRECTIONS

From M50 Southbound, exit Junction 13 (Dundrum) & take the first exit on the roundabout along Brehonfield Road. Head straight onto Grange Road and onto Taylor's Lane, turn left onto Whitechurch Road. Take the first exit at the roundabout, Glinbury is on the right.

From M50 Northbound, exit Junction 13 (Sandyford) & take the third exit across flyover, the first exit along Brehonfield Road. Head straight onto Grange Road and onto Taylor's Lane, turn left onto Whitechurch Road. Take the first exit at the roundabout, Glinbury is on the right.

From The Yellow House, Rathfarnham, Take Willbrook Road and left at the first fork in the road onto Whitechurch Road, continue to Glinbury.

Eircode: D16X6Y4

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