



*Hawthorn House*

GLENSIDE

CARRICKMINES GREEN





*Hawthorn House*  
GLENSIDE  
CARRICKMINES GREEN

*Hawthorn House at Carrickmines Green is an  
exclusive development of A rated 2 & 3 bedroom  
apartment homes enjoying a landmark setting at  
the foot of the Dublin mountains.*

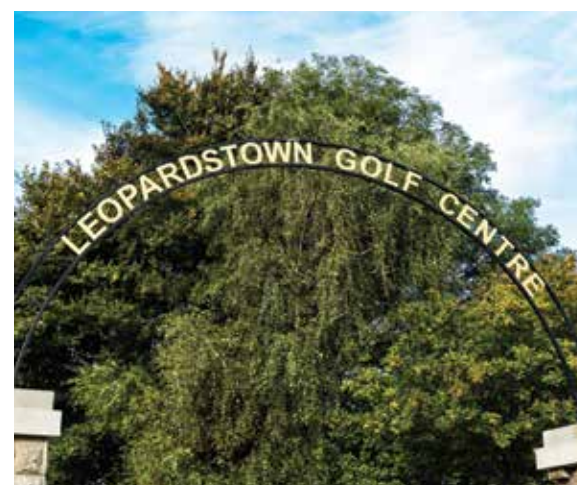


*A picturesque, rural setting with magnificent views of the Dublin Mountains combined with easy access to the city centre and the convenience of modern living, Hawthorn House, Carrickmines Green is without doubt a veritable address to be reckoned with.*

- Within easy reach of the shops and restaurants in Foxrock village.
- Accessible to both the leisure amenities of the Dublin Mountains on one hand and Dublin City Centre on the other
- Within walking distance to the Ballyogan and Carrickmines Luas Stops
- Located close to Carrickmines Golf Club and numerous golf clubs in the area, as well as Leopardstown Race Course and Dundrum Town Centre. For those who lead an active lifestyle, the Carrickmines Equestrian Centre, Carrickmines Croquet and Lawn Tennis Club along with Westwood Health and Fitness Club are all on your doorstep
- Walking distance to New Sliabh Rua GaeilScoil. Nearby schools include St. Brigid's Girls National School in Cabinteely, St. Brigid's Boys National School in Foxrock, Cabinteely Community School and Loreto Secondary School in Foxrock
- Numerous shopping outlets located nearby including Heatons, Halfords, Woodies DIY and Power City











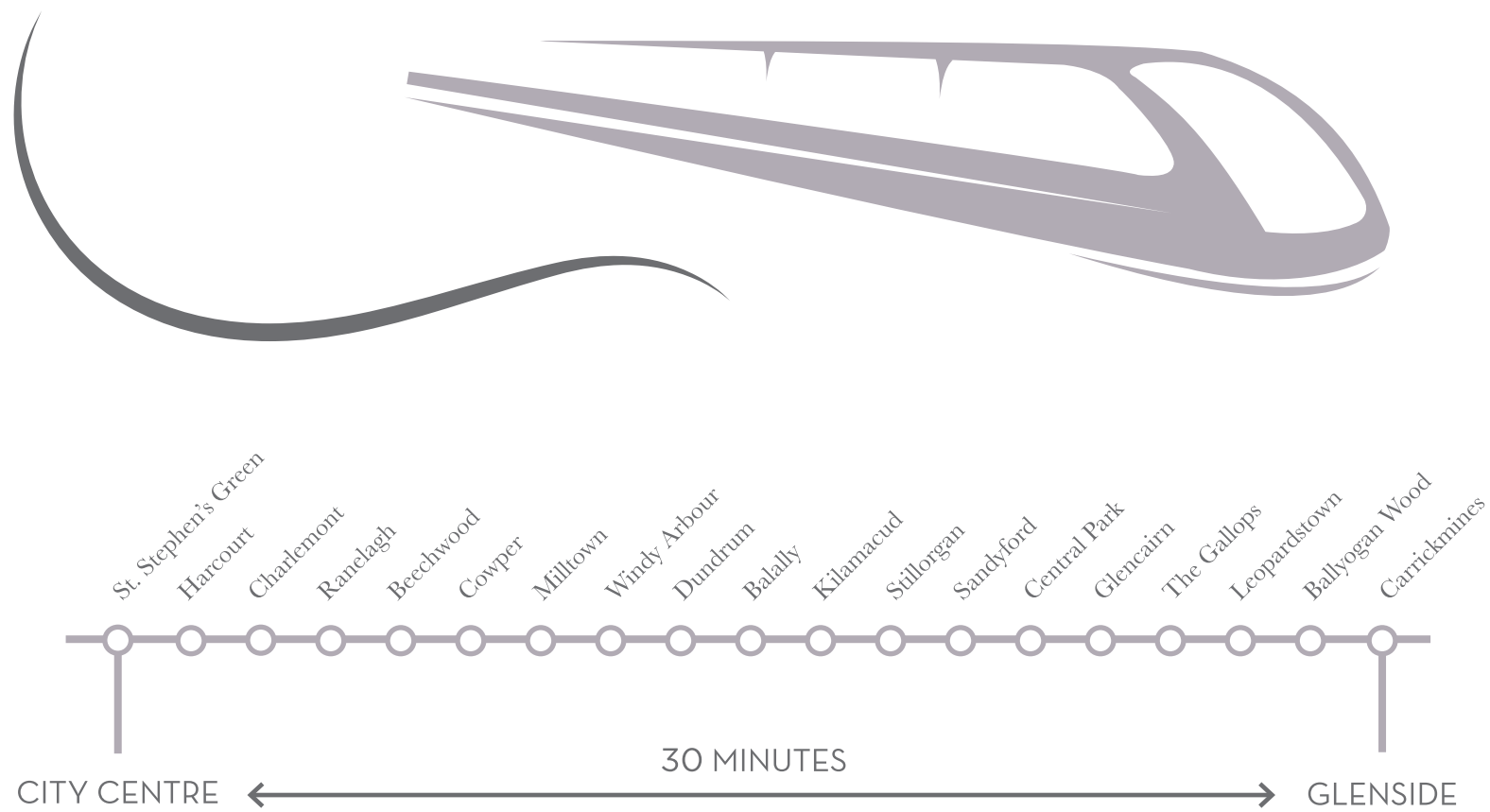
*An outstanding feature of Hazethron House, Carrickmines Green is its superb location, just off exit 15 on the M50 offering easy access to Dublin Airport, Dun Laoghaire and all main routes nationwide.*

Dublin City Centre is easily accessible within just half an hour via the N11/M11 and the LUAS Green Line extension is within walking distance. The area is also well-served by Dublin Bus routes 63 and 44.





# THE LUAS GREEN LINE EXTENSION IS WITHIN WALKING DISTANCE



Times are approximate. Arrival times may vary.









# *Special Features*

---

## *Kitchen*

- Superb quality kitchens by BeSpace are installed in all apartments
- Elegant marble effect worktops
- Quality branded kitchen appliances are included subject to signing contracts within 21 days
- Spacious kitchens to include storage units and plumbing for wash machine, some apartments have separate utility space

## *Wardrobes*

- Each bedroom benefits from generous wardrobe space with soft close hinges supplied by BeSpace

## *Bathrooms & En-suites*

- En-suites bathrooms in all apartments
- Generous contemporary floor and wet area surround tiling to bathroom and en-suite
- High quality sanitary ware in all bathrooms
- Heated towel rails to main bathroom and en-suite

## *Tiling*

- Top quality tiling throughout the bathroom and en-suites as per the show unit

## *Windows & Doors*

- NSAI certified A-rated uPvc Munster Joinery double glazed windows

## *Internal Finishes*

- Walls are skimmed and painted in neutral colour throughout
- Contemporary style internal doors
- Quality ironmongery and architraves

## *Electrics*

- Wired for TV, telephone and broadband
- Wired for intruder alarm
- Generous electrical specification

## *Heating*

- An A-rated gas condensing boiler and multi zone controls ensure the heat is produced efficiently with accurate room conditions, therefore limiting energy wastage

## *External Finishes & Common Areas*

- Elegant brick and render finish
- Top soil and seeded common green areas
- Generous balcony spaces/terraces to each unit, dual aspect and multiple space for some units.
- Sizable secure storage units located in the basement and designated to each apartment





### *Energy Rating*

- The apartments at Glenside, Carrickmines Green benefit from an A3 BER Rating. “A rated” apartments are the most energy efficient apartments available and these apartments benefit from reduced energy costs
- Timber frame construction with insulation levels which exceed industry standards, reducing heat loss through floors, walls and roof
- Improved air tightness works together with the Heat Recovery Ventilation system to retain heat and minimises exposure to external elements
- High performance low maintenance double glazed windows



### *Ventilation*

- The Heat Recovery Ventilation System is designed for 24 hour exhaust ventilation of stale moist air from the kitchens, bathrooms and en-suites. As the air is extracted a heat exchanger within the system transfers the majority of the heat into the fresh air supply entering the living room and bedrooms. The benefits of this system are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air is filtered



### *Homebond*

- 10 year HomeBond guarantee

### *BER*

- Certificates can be viewed with agent on request



# Site Plan

GLENAMUCK ROAD  
SOUTH ROUNDABOUT

◀ CARRICKMINES  
RETAIL CENTRE

MAIN  
ENTRANCE



● Hawthorn House



# Garden Level Apartments



## *Apartment 1*

2 bedrooms

82.2 sq.m

1 Garden level

## *Apartment 2*

3 bedrooms

93.4 sq.m

2 Garden level

The floor plans are for illustrative purposes. The layout may vary.

# Ground Level Apartments



## *Apartment 3*

3 bedrooms  
96.7 sq.m

3 Ground Level

## *Apartment 4*

2 bedrooms  
88 sq.m

4 Ground Level

## *Apartment 5*

2 bedrooms  
69 sq.m

5 Ground Level

The floor plans are for illustrative purposes. The layout may vary.



# Apartments Levels 1, 2 & 3



## *Apartment 7,10,13*

3 bedrooms  
100 sq.m

- 7 First Floor
- 10 Second Floor
- 13 Third Floor

## *Apartment 6, 9 & 12*

2 bedrooms  
87.7 sq.m

- 6 First Floor
- 9 Second Floor
- 12 Third Floor

## *Apartment 8, 11 & 14*

2 bedrooms  
82 sq.m

- 8 First Floor
- 11 Second Floor
- 14 Third Floor

The floor plans are for illustrative purposes. The layout may vary.

Agent



01 634 2466

PSRA Licence: 001880

**McSTAY LUBY**

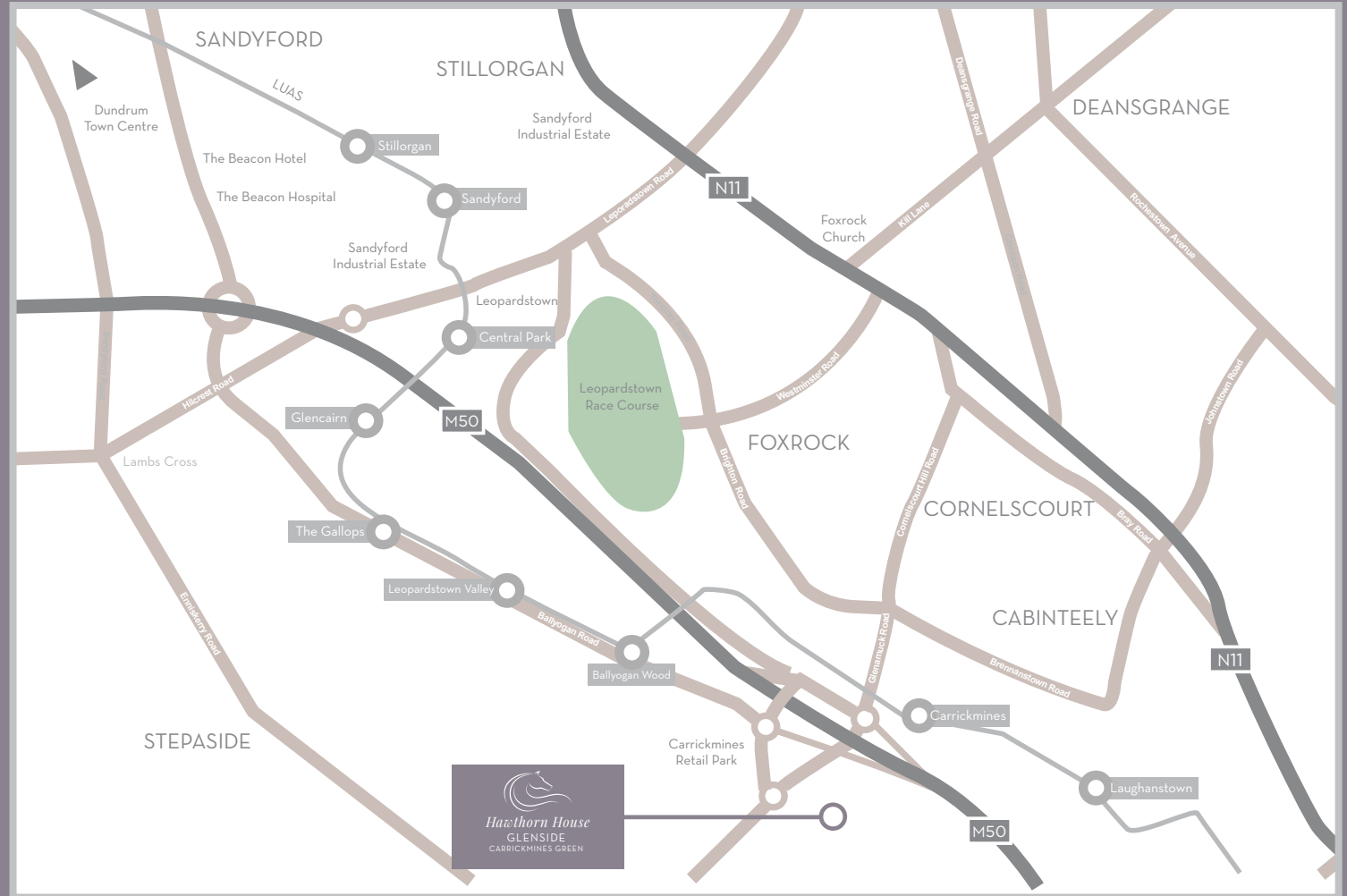
Chartered Accountants

Receiver

This development is supported by the



[www.glenside.ie](http://www.glenside.ie)



**Disclaimer:** These particulars are issued by HT Meagher O'Reilly trading as Knight Frank on the understanding that all the negotiations are conducted through them. These particulars do not constitute, nor constitute any part of an offer or contract. All statements, descriptions, dimensions, references to condition, permissions or licenses of use or occupation, access and other details are for guidance only and are made without responsibility on the part of HT Meagher O'Reilly trading as Knight Frank or the vendor/landlord. None of the statements contained in these particulars, as to the property are to be relied upon as statements or representations of fact and any intending purchaser/tenant should satisfy themselves (at their own expense) as to the correctness of the information given. Prices are quoted exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchaser/tenant shall be liable for any VAT arising on the transaction. The vendor/landlord do not make or give, and neither HT Meagher O'Reilly trading as Knight Frank or any of their employees has any authority to make or give any representation or warranty whatsoever in respect of this property. Knight Frank is a registered business name of HT Meagher O'Reilly New Homes Limited. Company license Reg. No. 428289. PSR Reg. No. 001880.