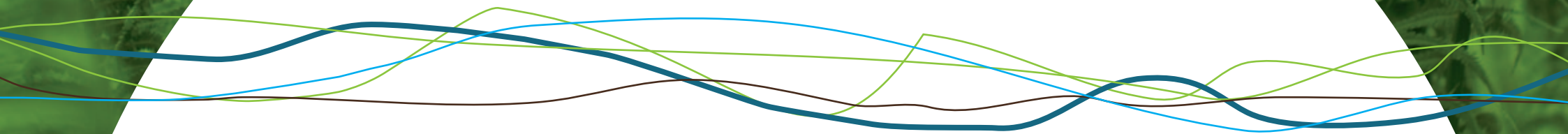


*Superb homes, superb quality of life*



**BRACKEN**  
*Demesne*

ROUNDWOOD WICKLOW





# BRACKEN

*Demesne*

ROUNDWOOD WICKLOW

Bracken Demesne is a superbly located, luxurious, contemporary family orientated development. Created and designed by architects & builders with over 20 years experience. Created with a mixture of four bed detached, three bed and two bed semi detached homes.

When designing Bracken Demesne, our designer focused on space and movement throughout the home. Our homes grow and evolve with your life. We are working with many professionals, to ensure the continuity of high standards, safety and growing designs. Included - Domestic Home Air to Water heating system, A2 Energy Rating, Triple Glazed Windows, High level of insulation.

Located in the Village of Roundwood within easy reach of the centre of the village and close to the breath taking Vartry Reservoirs, in the 1980's RTÉ made the area famous with a rural TV drama which featured Gabriel Byrne and Niall Tóibín it was called Bracken. It was the forerunner to the long standing dramas The Riordans and Glenroe all created by Wesley Burrowes.







## ROUNDWOOD CO. WICKLOW

Roundwood, historically known as ‘an Tóchar’ meaning The Causeway in Irish is a haven for fans of outdoor pursuits, with an extensive variety of scenic walks in a lush rural and upland setting. You can enjoy the fresh air and beautiful landscapes, nestled beside the Vartry Reservoirs on the foothills of the Wicklow mountains and being 238m above sea level it is one of the highest villages in Ireland. There is a wide range of shops, pubs and restaurants, and good quality accommodation.

The Vartry Reservoir loop walks, completed in 2018, were officially opened by An Taoiseach Leo Varadar on a fantastic day for the village of Roundwood. There is now almost 20km of walks available to the community and to visitors to the area to enjoy as outlined on the map boards on-site. As well as their scenic beauty the Vartry Reservoirs have an interesting cultural, historical and functional value and are an important recreational resource for the area. A haven for wildlife and birdlife including great crested grebes, little grebes, teal and more recently home to the less common Little Egret, which resembles a medium sized white heron, often seen foraging for small fish, frogs, snails and insects in the wetlands of the Reservoirs.

Now more accessible than ever the village of Roundwood’s main access points lead on the R755 and the R765 roads and beyond and is under an hour’s drive to Dublin centre. The area is home to walking groups, well documented family and community groups and regular events with fun activities - take a look at [Roundwood.ie](http://Roundwood.ie)







*House type A*  
4 bed detached 131.8m<sup>2</sup>



*House type B*  
3 bed semi detached 101.8m<sup>2</sup>



*House type C*  
2 bed semi detached 86.2m<sup>2</sup>



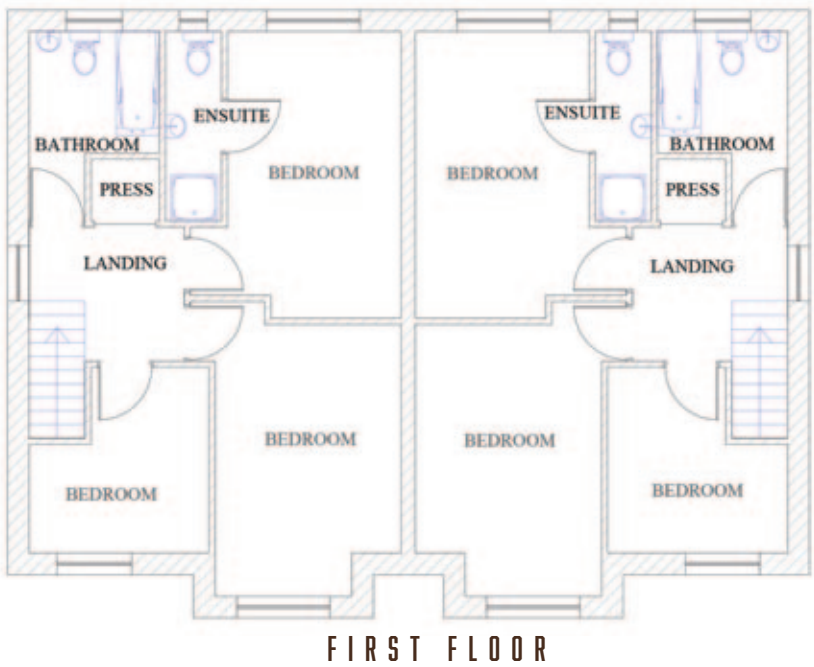
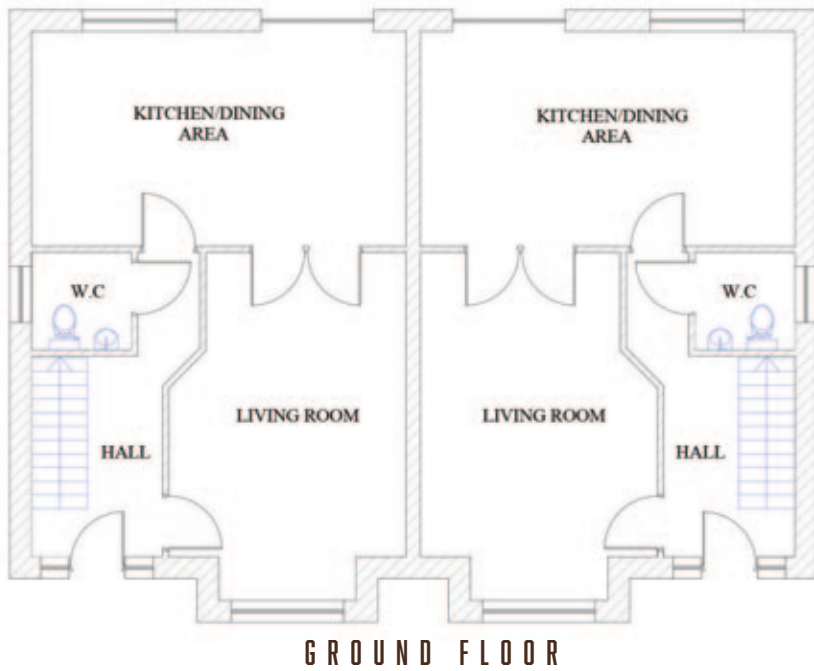


*House type A*  
4 bed detached 131.8m<sup>2</sup>

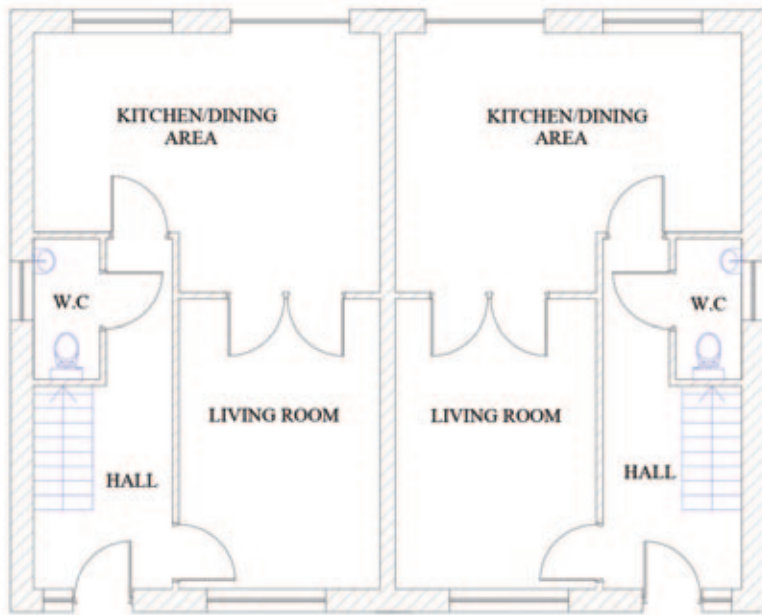




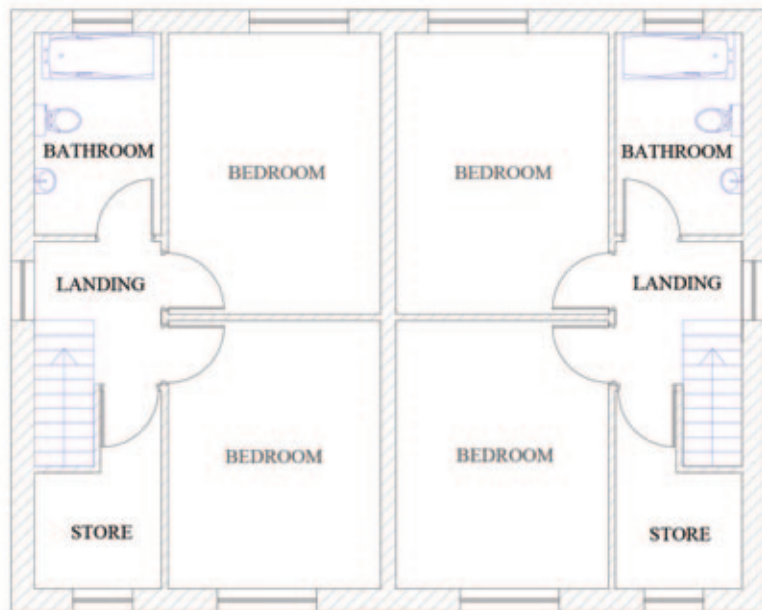
*House type B*  
3 bed semi detached 101.8m<sup>2</sup>



*House type C*  
2 bed semi detached 86.2m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR



# *House specification details*

## *Structure*

Solid concrete structure with high level of insulation to give a building fabric that will retain heat in an efficient manor.

## *Glazing*

Highly efficient triple glazed A-Rated windows and doors fitted throughout to further maximize the energy efficiency of the home.

## *Heating*

The latest technology of air to water heating systems is installed to meet heating demand of the home in a cost effective manor to the homeowner.

## *External Finishes*

Finished in an elegant stone clad with a tarmacadam personal driveway and concrete footpath surrounds to the entirety of the ground floor.

## *Gardens*

Front and rear lawns are levelled and seeded with timber panel fencing divides the properties (can vary depending on house).

## *Electrical*

Generous amount of electrical outlets and internally wired CAT 6-network wired back to central location fitted as standard along with TV point. Additional sockets and upgrades upon request.

## *Wardrobes*

Fitted with two custom wardrobes in the location of your choice with the option to take allowance or upgrade the wardrobes as desired.

## *Kitchen*

Fitted with a custom Shaker Style Kitchen featuring ample worktop space and generous amount of wall and floor units incorporating classic lines and stylish design with a modern extractor unit fitted as standard optional upgrades available upon request.

## *Sanitary Ware*

Fitted with classic white sanitary ware from the RT Large Range throughout incorporating a high pressure pumped shower fitted as standard and complimented with elegant tiling to the wet areas as standard.





*Previous Quality Developments by Redmond Construction*

*Marlton Hall Wicklow*



*Meadow Gate Gorey*



*Millquarter  
Gorey*









**SELLING AGENTS:**

O' Neill & Flanagan Ltd  
Fitzwilliam Sq., Wicklow Town,  
Co. Wicklow, A67 PX97  
0404 66410 | info@oneillflanagan.com



These particulars and price lists are issued on the strict understanding that they will not be construed as forming part of any contract. Maps are not drawn to scale and measurements are approximate. The builder reserves the right to make alterations to the design and specification in the interests of the overall quality of the development.

