



AVOCA

GROVE

BLACKROCK



# Discover Avoca Grove

A boutique new development  
in exclusive Blackrock





# luxury living for the 21st century

Avoca Grove is an exclusive development by Kilkenny Residential, located off Grove Avenue in Blackrock.

The development comprising of only 9 residences, on the grounds of Dal Riada House, which dates from the late c1800s. The development epitomizes modern luxury living amidst a tranquil setting, featuring two rows of 8 semi-detached townhouses complemented by a single detached home.





# future built homes with the finest architecture

Beautiful design was paramount when planning Avoca Grove to complement the stunning setting and location. The result is exciting, contemporary two- and three-storey homes with striking exteriors featuring distinctive barrel roofs, floor-to-ceiling glazing, select brick and render elevations, and interior finishes that epitomize modern luxury.



The townhouses are unique in architecture and beautifully interior designed by Elaine Mackenzie-Smith of Number 10 Design. Specifications and finishes are of a very high standard, from the timber slatted detail to the entrance hall and kitchen, the mix of metal and timber to the stairs, semi solid timber floors, stain brass sanitary ware, bespoke feature lighting, and the use of colourful tiling throughout.

Avoca Grove offers contemporary elegance, modern architecture, and a convenience setting that is second to none for your new home.

With its idyllic setting and contemporary allure, Avoca Grove presents a rare opportunity to embrace the essence of Blackrock living at its finest. Welcome home to a lifestyle of unparalleled luxury and tranquillity.

Avoca Grove offers a wonderful setting that is second to none for your new home.







## the location

The layout of Avoca Grove reflects its natural surroundings. These impressive A-rated homes are set in a beautifully landscaped woodland area with pedestrian access via a wonderful mature meadow pathway to Grove Avenue.

The unique, tranquil setting offered by the site is unrivalled in the new homes market and offers the quintessential Blackrock environment with a modern edge for families, professionals and those looking to downsize.





# local area your blackrock

Avoca Grove is set within a well-known long-established residential area in Blackrock surrounded by mature trees, parks, and well-known schools. The development is located on Grove Avenue, which runs from Mount Merrion Avenue to the top of Avoca Avenue in Blackrock.

Take a walk in one of the nearby parks or perhaps a stroll by the seafront down to Monkstown picking up a coffee and a freshly baked pastry on your way home. Blackrock Village is a bustling centre, offering almost everything you can think of.

Blackrock Village is famous for having a 'Two Star Michelin Liath Restaurant. The village has a myriad of amenities on offer these include two premier shopping centres, gourmet eateries and specialised and book shops all which Blackrock village is renowned for. Carysfort Park and grounds with playing area and beautiful Blackrock Park to enjoy are located within walking distance.



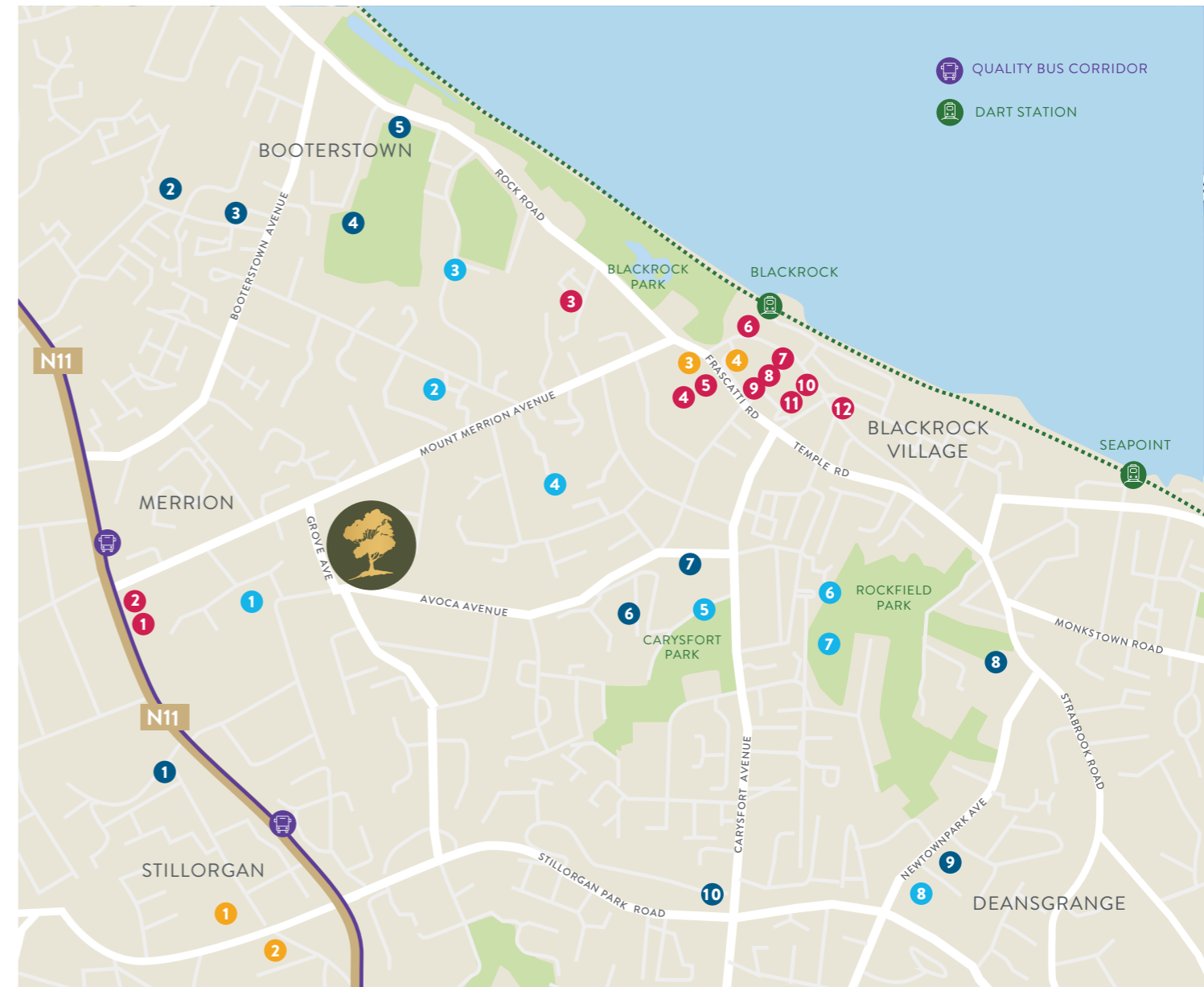




## getting around & education

There are excellent public transport facilities close to Avoca Grove including the DART at Blackrock, and the Stillorgan Quality Bus Corridor along the N11 making for a quick and comfortable commute to the Dublin's city centre.

There are an abundance of excellent primary and secondary schools close by to include Sion Hill, Blackrock College, St Andrew's College, Booterstown National School, Carysfort National School, Nord Anglia International School Dublin, and Colaiste Eoin and Colaiste Iosagain to name a few. Michael Smurfit's UCD Graduate Business College and University College Dublin, Belfield are also close to hand.



### ● SHOPPING

1. Stillorgan Village
2. Stillorgan Plaza
3. Frascatti Centre
4. Blackrock Village Centre

### ● SPORTS

1. Mount Merion Pitch and Putt
2. Sandycove Swimming
3. Blackrock Collehe AFC
4. Blackrock Bowling & Tennis Club
5. Blackrock Athletics Club
6. Carraig Lawn Tennis Club
7. Seaford Rock United
8. Newpark Sports Centre

### ● EATERIES

1. Purple Sage
2. Brass Bar & Grill
3. Artrium Restaurant
4. Musachi
5. Thindi Resyaurant
6. Rong Cheng
7. Parlour
8. Fig
9. Ruschii
10. Kings Sushi & Asian Cisine
11. Liath Restaurant
12. Enricos

### ● EDUCATION

1. Oatlands College
2. St. Andrews College
3. Our Lady of Mercy
4. Willow Park School
5. Willow Park Junior School
6. Michael Smurfit Graduate College
7. Carysfort National School
8. Guardian Angels National School
9. Newparl Comprehensive
10. All Saint National School



# the houses

Avoca Grove is a new high-quality development of 8 No semi-detached houses, which is laid out as a 3 or 4-bedroom house and a 3-bedroom detached house. At the entrance from Grove Avenue, there is a two storey three bed town house with a south easterly facing rear garden.

Beyond this, the site widens out to 8 large semi-detached 3 / 4 -bedroom family homes, set within an open landscape. The townhouses are laid out over three levels, with a living room with access to an outside large private courtyard and garden spaces. This room can also be laid out as a 4th bedroom.

There are 8 x semi-detached house extending to approx. 154 sq. m / 1657 sq. ft and there is 1 x only three-bedroom smaller detached house extending to approx. 110 sq.m / 1,184 sq.ft. Generous square footage flexible layout options and an exceptional standard of finish and design make it a must consider option.









# designed for life

## External Finishes

- Contemporary styled external elevations incorporate a mix of brick
- Attractive high quality low maintenance exterior finish
- Barrell seam roofs to provide modern low maintenance
- High quality landscaping with environmentally friendly paved areas
- Rear gardens levelled, top soiled, raked and seeded
- External double socket and outside water tap fitted as standard
- Side timber garden pedestrian gate
- Cobble permeable paving to driveways

## Window, Doors and Ironmongery

- Aluminium Triple and double glazed Passi VALUP ALUP window range
- Solid painted timber framed front door with multi point locking system
- High specification joinery, with high level ironmongery fit out
- Extra high internal doors complementing the high ceiling on main spaces
- ALUP Doors to terrace and garden areas

## Internal Finishes

- High quality timber floors in living areas, kitchens, and circulation areas
- Each home is painted throughout in neutral colours and tones selected by the interior designer team complementing the architectural fixtures and fittings.
- High quality internal joinery and ironmongery throughout
- Extra floor to ceiling heights creates a great sense of space
- Painted 5" chamfered skirting and architraves
- Architectural details throughout the houses with specialist joinery elements
- Elegant, panelled doors with antique brass handles
- Contemporary staircase with oak steps with stylish steel and vanished handrail

## Kitchen

- Superior quality contemporary styled bespoke hand painted Saponetta kitchen by Fitzgerald Kitchens with island
- Calacatta gold solid surface worktop
- Generous Neff appliance package included integrated fridge freezer, combi microwave, dishwasher, oven and induction hob
- Washer dryer and washing machine plumbed in utility room off hall

## Bathrooms

- Luxurious individually stylish and contemporary SONAS designed family guest wc, bathrooms, vanity sinks wall taps, wall hung wc, with recessed push plates, walk in showers with handheld and overhead rain falling fittings
- Pressurised showers
- Pressurised sinks and baths
- Luxury contemporary tiles in all bathrooms with non-slip on the floors
- Bathroom storage included in all main bathrooms and selected en-suites

## Electrical

- Generous and well – designed electrical and lighting specifications
- Specialist LED internal track lighting
- Wired for TV/Broadband capability
- Wired for Electrical car charging point to each home
- Nickle plated sockets throughout
- USB charging sockets in selected locations for added convenience
- Smoke/heat and carbon monoxide detectors fitted as standard
- Wired for intruder alarm
- CAT 6 and CO-AX cable

## Wardrobes

- Superior quality contemporary styled bespoke handmade Fitzgerald handmade wardrobes, featuring a variety of storage options offering a combination of hanging, shelving, and drawer spaces
- Interior lighting to wardrobes

## Heating & Mechanical Extract Ventilation

- A2 BER – for maximum comfort with minimum running costs
- Air to Water Heat Pump
- Highly efficient A-Class Air water heat pump central heating system providing energy efficient central heating and a large capacity of hot water storage
- Under floor heating to lower and hall level providing unrivalled comfort
- High specification air tightness and insulation to walls, floors, and roof areas.

## Structural Warranty

- Each home is certified by a Global Warranty 10 Year Guarantee Scheme







**T1** Three Bedroom  
Detached House

**T2** Three / Four Bedroom  
Semi-detached House  
With Living Room or 4th Bedroom

**T3** Three / Four Bedroom  
Semi-detached House  
With Living Room or 4th Bedroom



# T1 Floor Layout

110 sq.m / 1,184 sq.ft



Ground Floor

First Floor

# T2 Floor Layout

154 sq.m / 1,657 sq.ft



Lower Hall Floor

Upper Hall Floor

First Floor

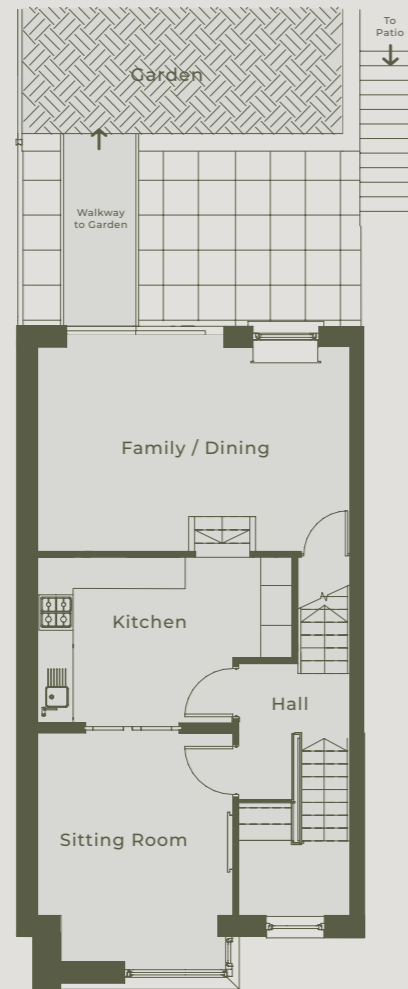


# T3 Floor Layout

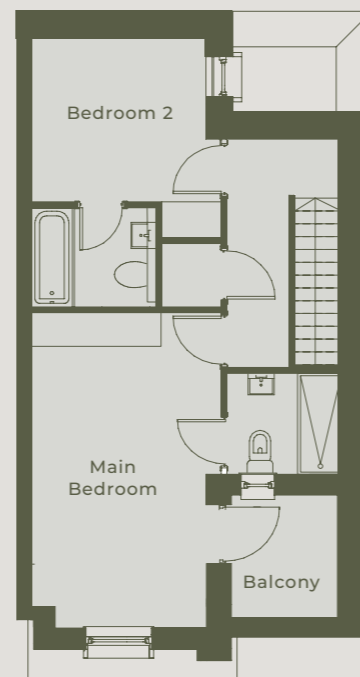
154 sq.m / 1,657 sq.ft



Lower Hall Floor



Upper Hall Floor



First Floor





## JOINT SELLING AGENTS

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### CONDITIONS TO BE NOTED

Whilst every effort has been made to give intending purchasers an accurate representation of the final finishes and specification of the development at Avoca Grove the particulars contained in this document were prepared from preliminary plans and specifications and are intended as a guide as final finishes may vary depending on room layouts or changes in availability. All imagery is indicative and for guidance and may be subject to variation. The particulars 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. The Agent(s) are not authorised to make or give any representations or warranties in relation to the property.