

The image features a dark blue background with a complex, overlapping pattern of light blue, hand-drawn, brushstroke-like lines. A solid orange vertical bar is positioned on the left side. The logo for Sutton Field Kilternan is centered on the right. It consists of the word 'SUTTON' in a large, white, serif font, with 'FIELD' below it in the same font. To the left of 'FIELD' is a circular emblem containing a stylized 'S' and 'F' with a diagonal line and small decorative flourishes. Below 'FIELD' is the word 'KILTERNAN' in a smaller, white, sans-serif font.

SUTTON  
FIELD  
KILTERNAN



# SUTTON FIELD

Introducing Suttonfield, a stunning new development of 1, 2, 3 & 4 bedroom homes set at the foot of the scenic Dublin Mountains and in one of the most sought-after locations in Dublin 18, Ballybetagh Road, Kiltarnan.



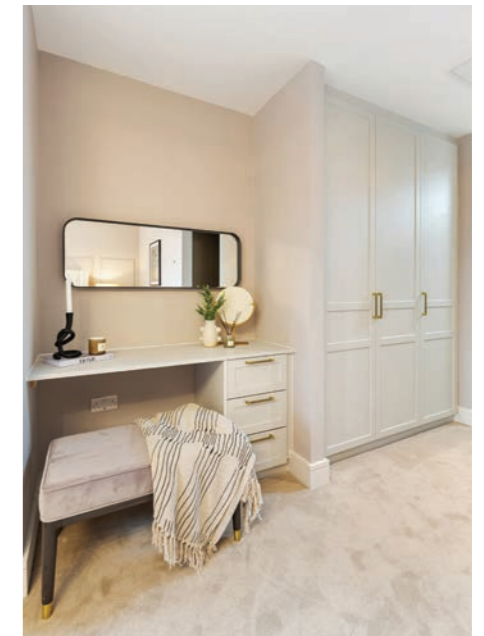
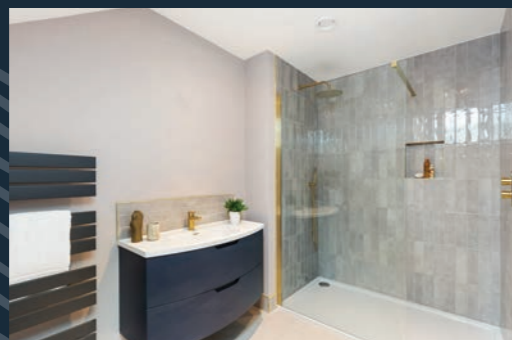
## Embrace all that surrounds you

Where city life connects with the great outdoors. Discover a distinctive new development of houses and apartments with the idyllic backdrop of the Dublin Mountains.

A tranquil village with a strong sense of community, the ideal place to raise a family and to enjoy country living but yet so close to the city. Explore Suttonfield.



Discover a home with superior specification, thoughtful design, and excellent finishes throughout. Suttonfield residents will enjoy modern, stylish living while in a picturesque village setting. Explore Suttonfield.





## WHERE CITY LIFE CONNECTS WITH THE GREAT OUTDOORS

The well-established nearby suburbs of Dundrum, Leopardstown, Carrickmines, Stepaside, Foxrock and Enniskerry offer an array of eateries, shopping, retail parks, leisure facilities, clubs, and numerous hiking and cycling trails to choose from, while excellent schools and transport links including the M50, N11 and LUAS green line with its park and ride are all within easy reach.



# Amenities



## Bars & Restaurants

1. Farmer Browns
2. The Step Inn
3. Quattro Italian Restaurant
4. Woodruff
5. The Vanilla Pod
6. Rasa
7. The Blue Light
8. Johnnie Fox's



## Shopping

9. Fresh The Good Food Market
10. Carrickmines Retail Park
11. Leopardstown Shopping Centre
12. Fleming Butcher
13. Georges Fish Shop
14. Centra
15. Spar Carrickmines
16. Belarmine Pharmacy



## Creches & Schools

17. Our Lady of the Wayside National School
18. Kiltarnan National School
19. Gaelscoil Shliabh Rua
20. Stepside Educate Together National School
21. Rosemount school
22. Giraffe Childcare
23. Stepside Educate Together Secondary School
24. St. Mary's National School



## Gyms & Clubs

25. Wayside Celtic Football Club
26. Energie Fitness
27. De Le Salle Rugby Club
28. Westwood Fitness
29. Stepside Golf Course
30. Stepside Golf Centre & Driving Range
31. Carrickmines Golf Club
32. Carrickmines Croquet & Lawn Tennis Club



## Parks & Recreation

33. The Paddocks Riding Centre
34. Fernhill Park & Gardens
35. Carrickmines Equestrian Centre
36. Leopardstown Race Course
37. Cobinteely Park
38. Three Rock Walk
39. Ticknock Forest
40. Biking
41. The GAP Glencullen Adventure Park



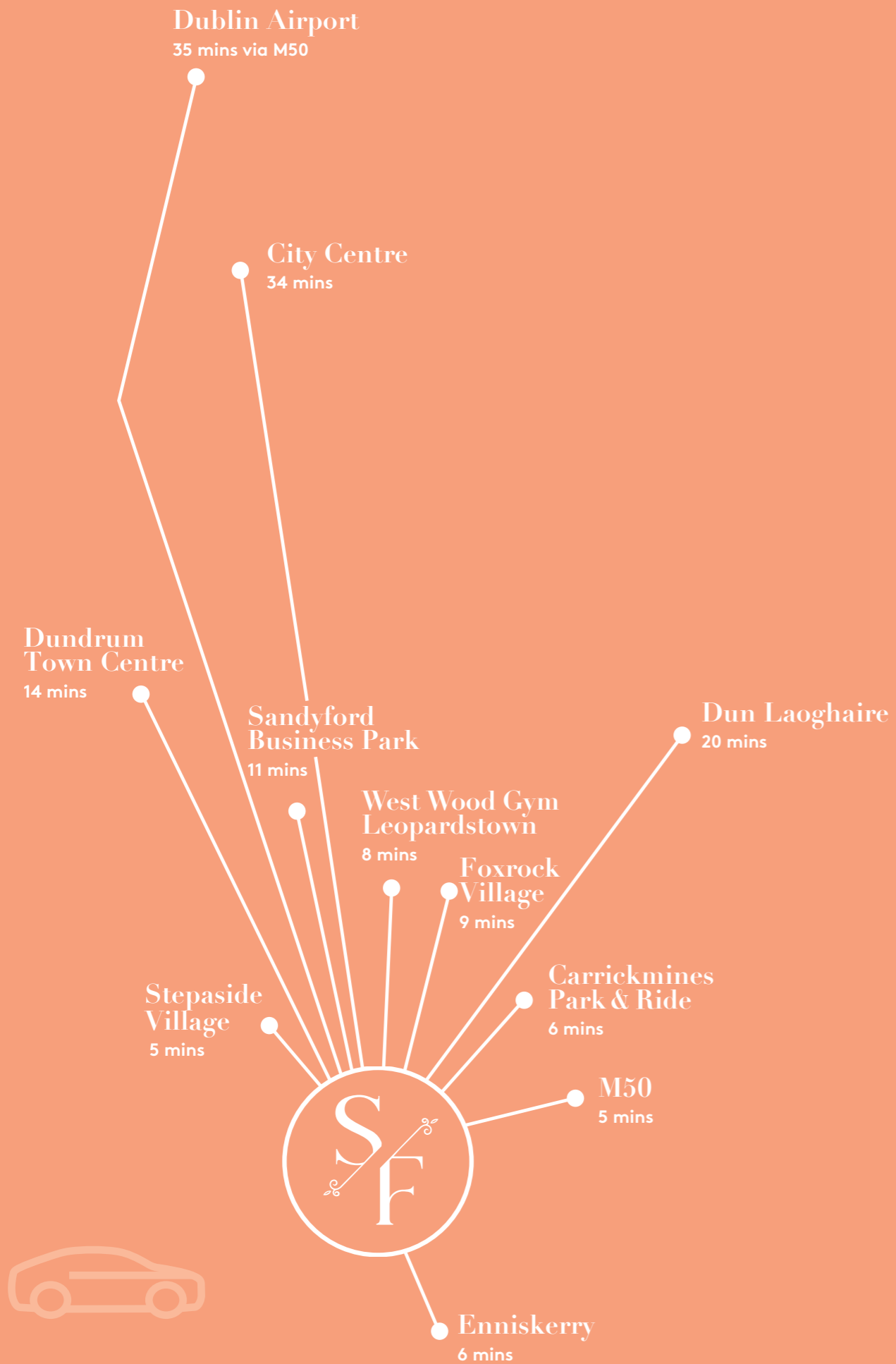


## Discover schools, shops, sports & more just minutes away from your front door.

Suttonfield is complemented by an array of amenities including excellent schools, shops, restaurants, equestrian centres and many local sports clubs. If you are a golf enthusiast, you are perfectly situated with Stepside and Carrickmines golf club on your doorstep.

There is a plentiful supply of primary and secondary schools within easy access including Rosemont School, St. Mary's National School, Kiltarnan National School and Church of Ireland National School. School admission policies are subject to change and should be verified.





## Discover city and country in a most convenient location.

Convenience is the name of the game at Suttonfield. Transport links are second to none, with the M50, the LUAS green line, numerous fast bus routes and Carrickmines Park & Ride facility close to the development. Day off? Suttonfield is also adjacent to some of the most stunning mountain scenery and walking trails in Dublin, enabling you to enjoy the best of the outdoors in a most convenient location.

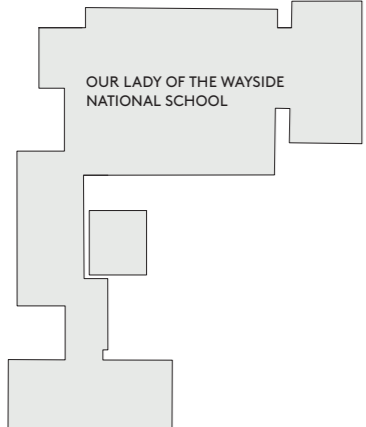




These elegant homes will have spacious and bright interiors with exceptional design to make the most of family life. Note the impressive specification of the bespoke fitted kitchens with quartz stone worktops with generous appliance package.



# Site Plan



## SUTTONFIELD

KILTERNAN

- DUN**  
4 BEDROOM (TYPE K)  
SEMI-DETACHED SIDE ENTRY  
C. 182.3 SQ M / C. 1,962 SQ FT
- ROAN**  
3 BEDROOM HOUSE (TYPE D)  
MID/END TERRACE  
C. 188.5 SQ M / C. 2,028 SQ FT
- PALOMINO**  
1 BEDROOM (TYPE H)  
SEMI-DETACHED BUNGALOW  
C. 63.5 SQ M / C. 683 SQ FT
- CHESTNUT**  
3 BEDROOM (TYPE E)  
MID/END TERRACE  
C. 101.5 SQ M / 1,093 SQ FT
- CREMELLO**  
3 BEDROOM (TYPE C)  
SEMI-DETACHED  
C. 200 SQ M / C. 2,152 SQ FT
- SORREL**  
3 BEDROOM (TYPE A)  
MID/END TERRACE  
C. 184.7 SQ M / C. 1,987 SQ FT
- BAY**  
4 BEDROOM (TYPE B)  
SEMI-DETACHED  
C. 178.7 SQ M / C. 1,923 SQ FT
- APPALOOSA**  
2 BEDROOM (TYPE J)  
SEMI-DETACHED  
C. 67.5 SQ M / 729 SQ FT
- DAPPLE**  
1 BEDROOM (TYPE G)  
C. 64.9 SQ M / C. 699 SQ FT
- PERLINO**  
3 BEDROOM (TYPE F)  
TERRACE  
C. 126 SQ M / C. 1,356 SQ FT

- PEDESTRIAN ENTRANCE
  - CYCLE WAY
  - POSSIBLE FUTURE ACCESS LINKS
  - BIKE STORE
  - BIN STORE
- Please note that all mid terrace house types will have their own private bin stores to the front of their house.

The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and open areas shown are indicative only and the final number and location may vary. The developer reserves the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

# Specifications

## GENERAL FEATURES

- A3/A2 Building Energy Rating
- Innovative air to water heat pump, providing energy efficient central heating and hot water at proven reduced energy costs than the current market alternatives
- High quality Future Proof uPVC double glazed windows from Munster Joinery
- High quality external doors with 3-point locking system

## INTERNAL FEATURES

- Thermostatically controlled heating zones
- Wall mounted electronic heating system controller
- Generous and well-designed electrical & lighting specification
- Pre-wired for intruder alarm, TV/broadband and free to air TV with multiple points provided throughout each home
- Smoke alarms and heat detectors fitted as standard throughout
- All walls & ceilings are skimmed finished and painted throughout as standard
- High quality joinery throughout
- Satin brass ironmongery fitted on all internal doors
- Higher than standard ceilings on ground floor of houses
- Excellent standard of wall, floor & roof insulation

## KITCHEN

- High quality fitted kitchens from BeSpace with mock inframe sprayed doors and contrasting Gladstone oak finished island. Further features include quartz stone worktops & splashbacks, brushed brass handles, knobs & tap, integrated bin system and ceramic sink. Where space allows, kitchens feature double pantry presses, ribbed glass doors to certain wall units and wiring for wall lights.
- Appliances are standard as follows: electric range, integrated larder fridge & undercounter freezer (or fridge/freezer), integrated dishwasher, built in extractor fan and where space allows, wine cooler.

## UTILITY

- Where present, utility rooms are plumbed for washing machine & dryer. (Utility appliances are not standard).
- Floor tiling as standard

## BATHROOMS

- The bathrooms & ensuites are fitted with contemporary white bathroom suites, featuring colour coordinated vanity units bathrooms and main ensuite, all with gold trims, taps and fittings.
- Pressurized shower systems with rain head shower fittings, low profile shower trays, recessed shelves (where possible) & fitted wetroom panels in ensuites
- Heated towel rails fitted as standard in family bathroom and ensuite.
- High quality porcelain tiles fitted in the bathrooms with tiling fitted to floors and wet areas as standard

## BEDROOMS

- High quality built-in wardrobes in larger bedrooms with truffle oak finished carcass, white-grey door finish and brushed brass handles. Internal layouts comprise of a combination of hanging and shelving space.

## EXTERNAL FEATURES

- Side gates fitted on the side passages of semi-detached and end terrace houses
- Maintenance free uPVC fascia, soffits and rainwater goods
- Low maintenance, high quality external finishes, of brick, render, uPVC and dash
- Rear gardens will be raked & seeded with a paved patio area
- Rear gardens fenced with concrete posts and timber panels
- High quality hard & soft landscaping to the front
- Bulkhead lighting fitted as standard to external doors
- External socket fitted as standard
- Outside tap fitted as standard
- Designated on-street communal parking for all residents - 2 spaces for 3 & 4 bed houses
- Dedicated bin stores for mid terraced houses

## LEGAL

- €10,000 Booking deposit
- Contracts must be signed within 21 days of receipt of them. Balance of 10% of purchase price is due on signing of contracts.
- Stamp Duty -1%
- 10-year structural guarantee with Home Bond
- Every household will become a member of the estate's management company which will oversee the affairs and day to day running of the estate in the interest of the residents.



# About Maplewood

Maplewood Residential has over 45 years' experience in the property and construction industry. The Company has wide ranging experience across all sectors and are a strong and reputable team in the industry.

The Maplewood Team have an acute knowledge of the industry and are proactive in researching and implementing advances in construction techniques, sustainability and environmental friendliness, thus ensuring Maplewood Residential remain progressive, productive and at the forefront of the Irish Housing Sector.

## Some of our Developments



Knockrabo  
Mount Anville Road  
Dublin 14



Rockville  
Glenamuck Road  
Dublin 18



Sion Hill Park  
Drumcondra  
Dublin 9

Discover more in a Maplewood Home.  
A better place to come home to.



# The Team

A DEVELOPMENT BY



SELLING AGENTS



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Suttonfield@dng.ie  
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SOLICITORS

HBMO  
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ARCHITECTS



Jollylands, Ballycorus Rd, Shankill, Dublin 18.



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

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