



**A sylvan setting  
in the heart of Dublin**







# Welcome to Grace Park Wood

SUPERIOR 3,4 & 5 BEDROOM HOMES  
IN A UNIQUE PARKLAND SETTING

Grace Park Wood is built by Castlethorn, one of Ireland's  
leading homebuilders who have an excellent reputation for  
quality developments over the last 25 years.







**Enjoy peaceful living  
in a convenient location**

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# The Development

Grace Park Wood, designed by award-winning architects O'Mahony Pike, is a collection of three, four and five bedroom spacious homes that offer the very best of modern amenities that will appeal to a wide variety of purchasers. High-spec kitchens including integrated appliances (subject to signing contracts within 21 days) and Quartz worktops, energy efficient heating and water systems, and luxurious bathrooms combine to offer residents an envious standard of living close to Dublin City Centre.

Ideally located off Griffith Avenue, Grace Park Wood also benefits from the inclusion of a large landscaped park located at the front of the development, offering dwellers a real oasis of calm within the busy suburbs. The houses are also surrounded by an abundance of historical buildings, including the beautiful protected structure of Drumcondra Castle.

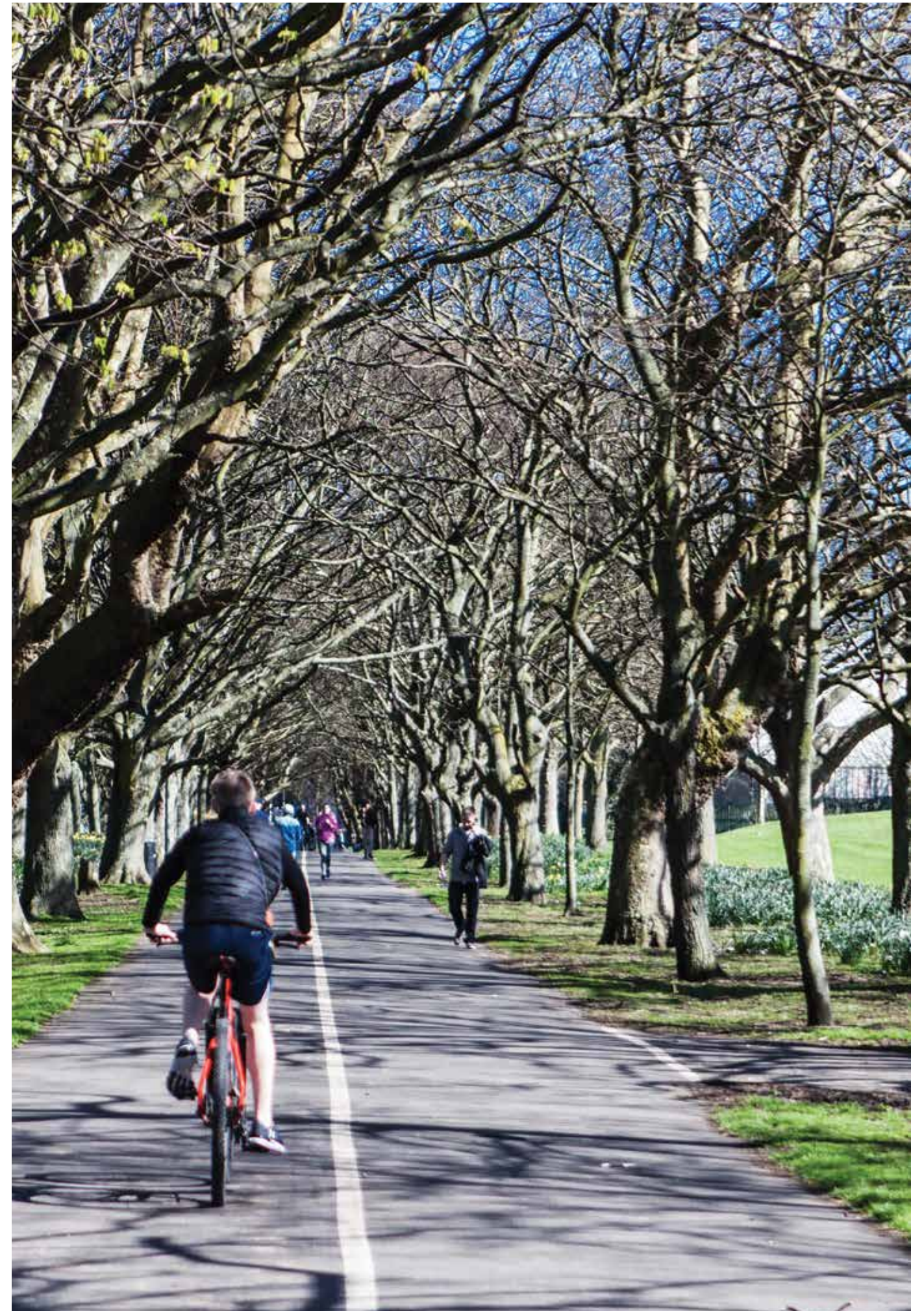
Residents at Grace Park Wood can relax and recharge in the generous 2.7 acres of landscaped park, located conveniently within the development. Enjoy socialising with friends on sunny days, taking an evening stroll among the trees, or simply sitting on the grass and enjoying the peace of this calm space right on your doorstep.







## A haven of leafy parks and woodland





# Retreat from city life and enjoy the good life

01.

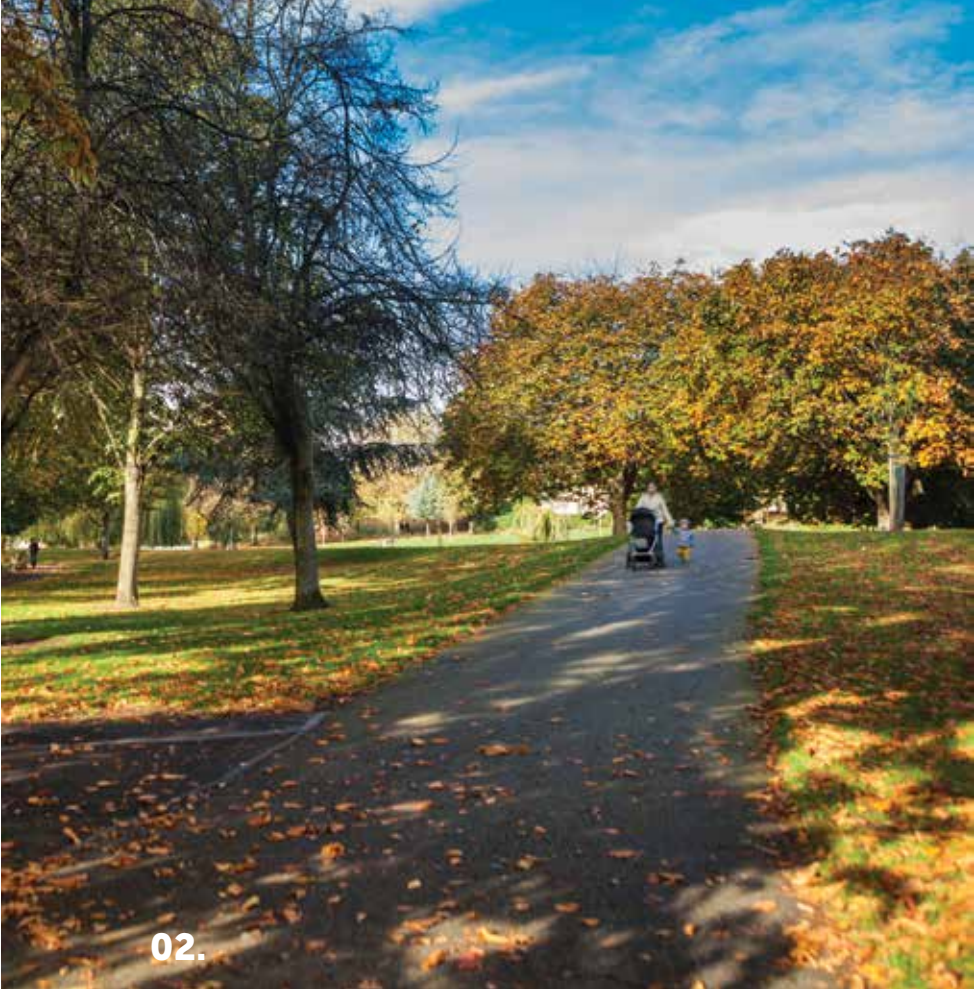
National Botanic Gardens
02.

Griffith Park
03.

Casino at Marino
04.

Dollymount Strand
05.

St Anne's Park



For lazy weekends and family days out, the stunning surrounds of the Botanic Gardens are only a few minutes away. Young kids will love feeding the ducks and checking out the playground in St Anne's Park in Raheny, while older kids can catch up with their friends at the skate park in Fairview. Take advantage of our surprise summer days with a picnic on the white sands of Dollymount, or give the little ones a history lesson in the museum at Glasnevin Cemetery or the Casino at Marino. It's all on your doorstep.







# A vibrant suburb on your doorstep



01.



02.

Grace Park Wood is close to Drumcondra, which has long been considered one of Dublin's most eye-catching suburbs, thanks to its tree lined streets and red-bricked houses. Drumcondra also offers an abundance of famous pubs and eateries and is a popular area to meet friends for a drink or a bite to eat.



03.



04.



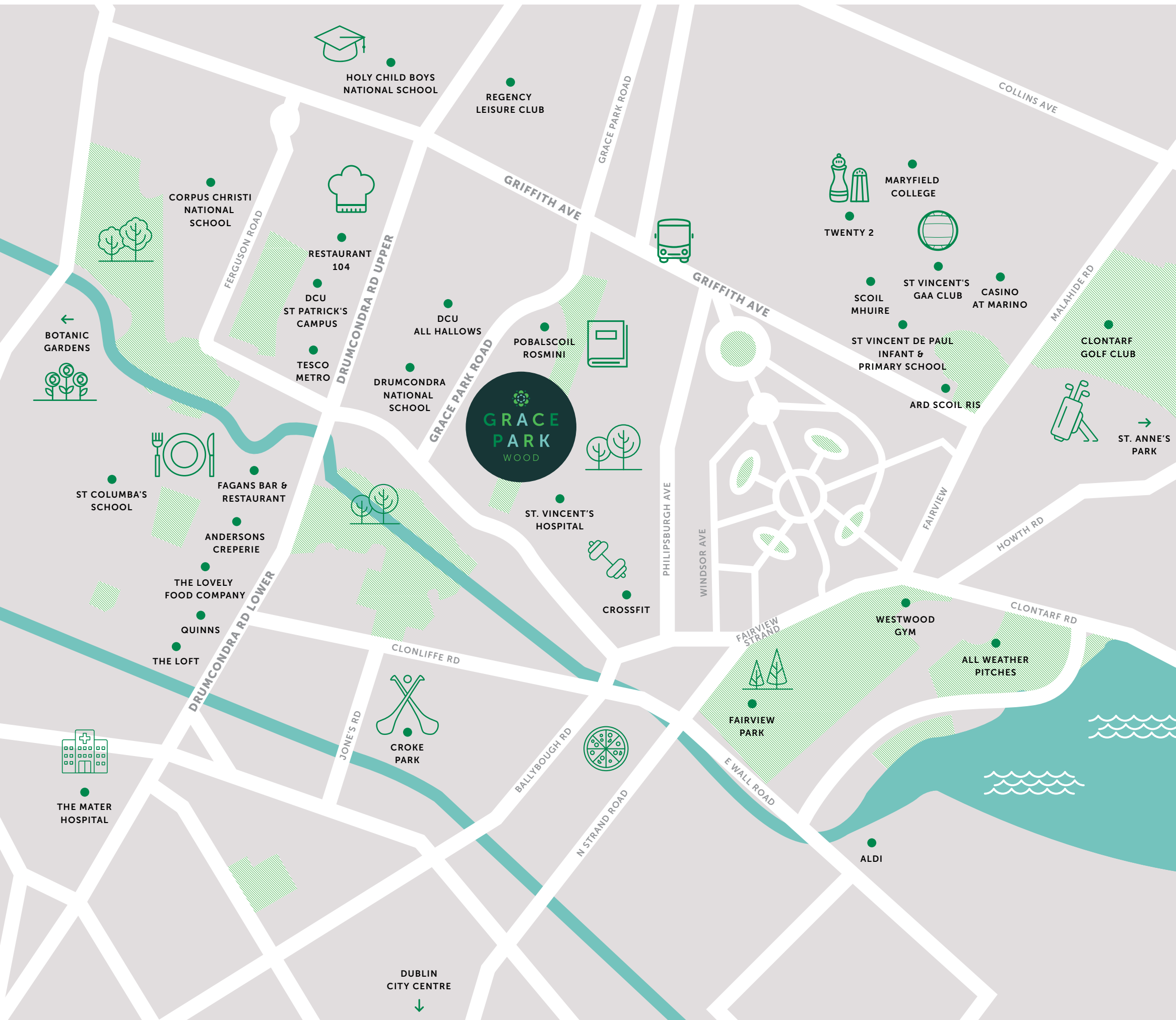
05.



06.

- 01. A Passion for Flowers
- 02. The Lovely Food Company
- 03. Clontarf Promenade
- 04. Le Petit Breton
- 05. Clontarf Golf Club
- 06. Le Petit Breton





# Everything you need within walking distance

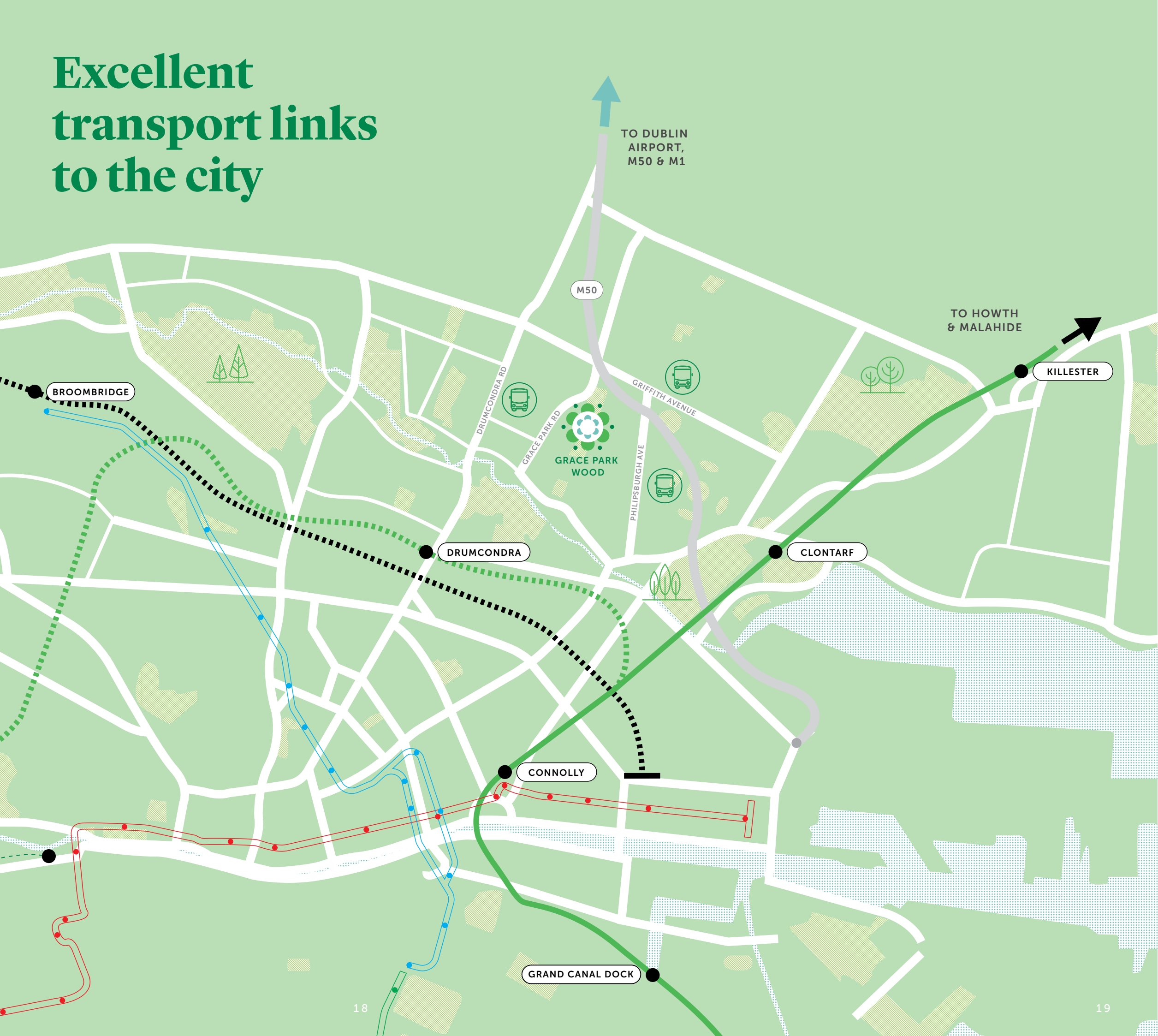
Conveniently located on Grace Park Road, adjacent to Griffith Avenue, Grace Park Wood benefits from its close proximity to Dublin City Centre. The development is surrounded by the highly regarded suburbs of Drumcondra, Clontarf, Fairview and Marino, each of which offers top-class amenities and your pick of both national and secondary schools.



- 01. Fagans Bar & Restaurant
- 02. St. Anne's Park



# Excellent transport links to the city



## Key

- DART
- IRISH RAIL
- IRISH RAIL COMMUTER
- LUAS RED
- LUAS GREEN
- LUAS CROSS CITY

## Travel Times



- CITY CENTRE  
11 minutes
- DUBLIN AIRPORT  
12 minutes
- CLONTARF PROMENADE  
9 minutes
- CLONTARF DART STATION  
8 minutes



- CITY CENTRE  
15 minutes
- CLONTARF TO PEARSE ST  
9 minutes
- DRUMCONDRA TO PEARSE ST  
12 minutes



- CITY CENTRE  
40 minutes
- CLONTARF DART  
30 minutes
- DRUMCONDRA TRAIN STATION  
17 minutes









The Birch is the end of terrace house and the Hazel is the terraced house on the right hand side.



# Stunning features to enhance modern living

High-quality finishes and features give these stunning homes an extra edge, ensuring that families can enjoy their surroundings for years to come.





# Rooms to bring the whole family together

Space and light are key considerations in Grace Park Wood. Rooms are generously proportioned, while large windows and glazed patio doors ensure that every room is flooded with natural light.













# Site Plan

**THE HOLLY**  
4 bedroom detached  
137 sq. m / 1,475 sq. ft

**THE HAWTHORN**  
4 bedroom end of terrace  
138 sq. m / 1,485 sq. ft

**THE JUNIPER**  
4 bedroom mid terrace  
123 sq. m / 1,382 sq. ft

**THE BLACKTHORN**  
3 Bed Mid Terrace  
with family room  
115 sq. m / 1,241 sq. ft

**THE ELM**  
3 Bedroom Mid Terrace  
107 sq. m / 1,152 sq. ft

**THE CHESTNUT**  
3 Bedroom Mid-End Terrace  
with garage  
103 sq. m / 1,110 sq. ft

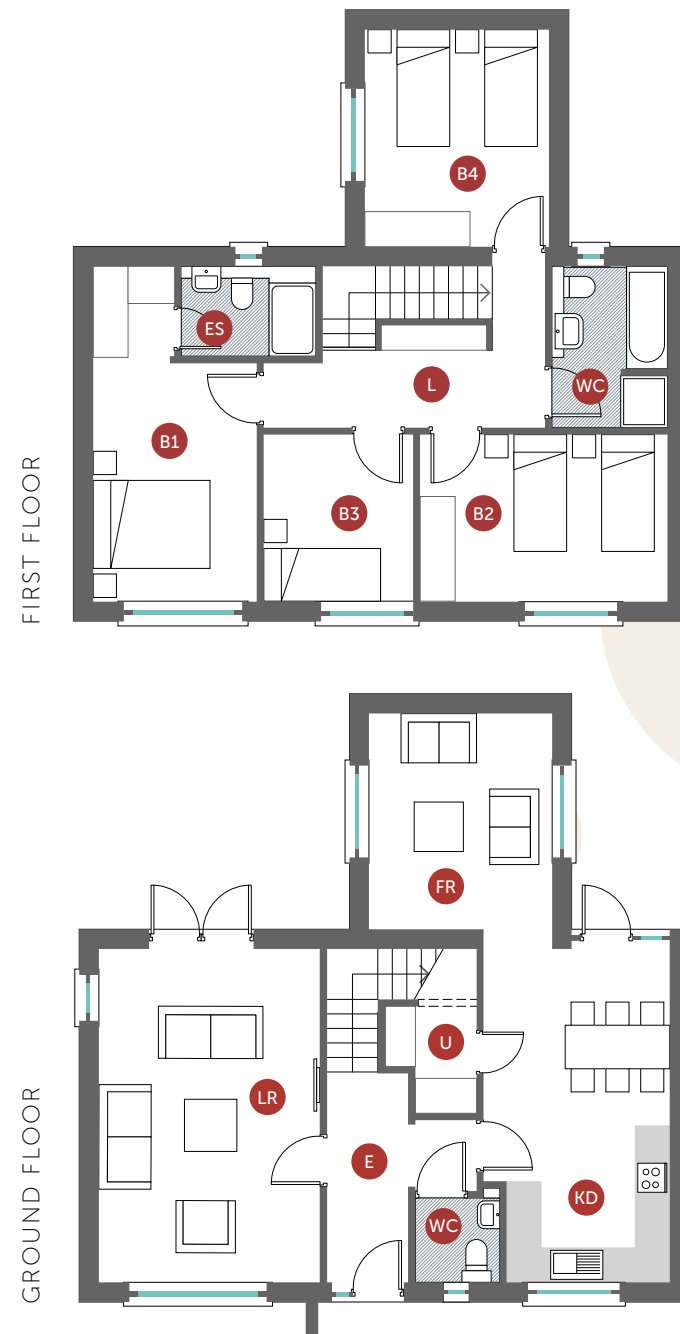






## The Holly

4 Bedroom Detached  
Approx 137 sq. m / 1,475 sq. ft



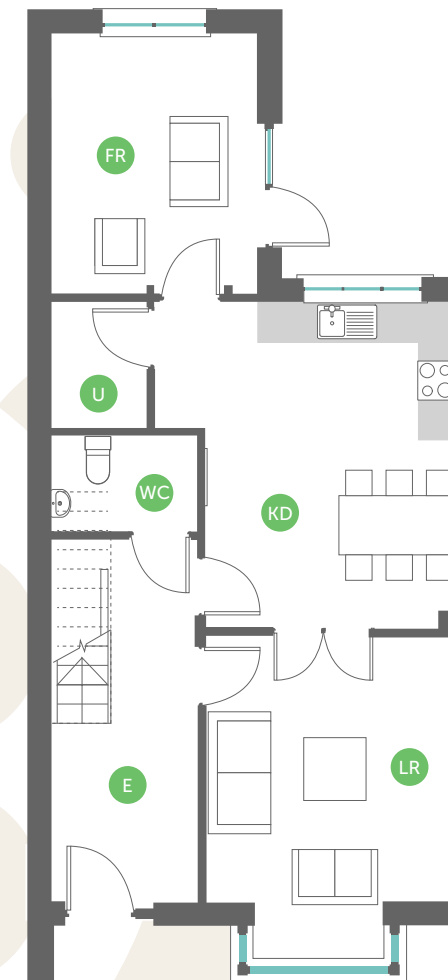
### LEGEND

**KD** Kitchen/Diner **LR** Living Room **E** Entrance Hall **WC** Toilet  
**L** Landing **B1** Bedroom 1 **B2** Bedroom 2 **B3** Bedroom 3 **B4** Bedroom 4  
**B** Main Bathroom **ES** Ensuite **U** Utility **HP** Hot Press **FR** Family Room

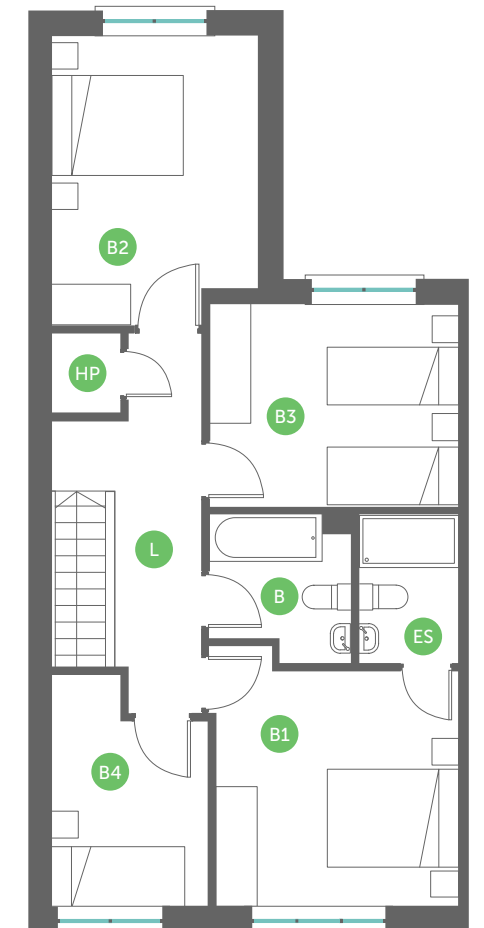


## The Hawthorn

4 Bedroom End of Terrace  
Approx 138 sq. m / 1,485 sq. ft



GROUND FLOOR



FIRST FLOOR

### LEGEND

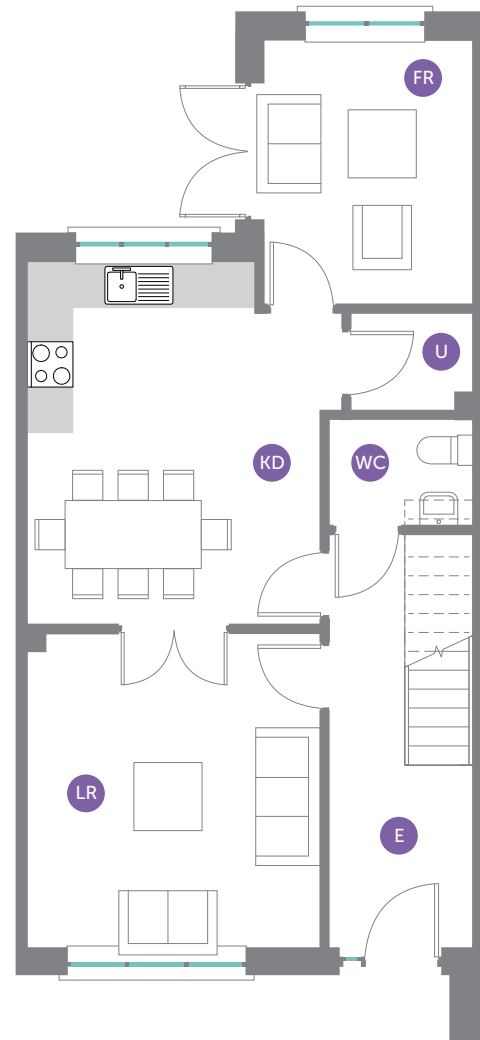
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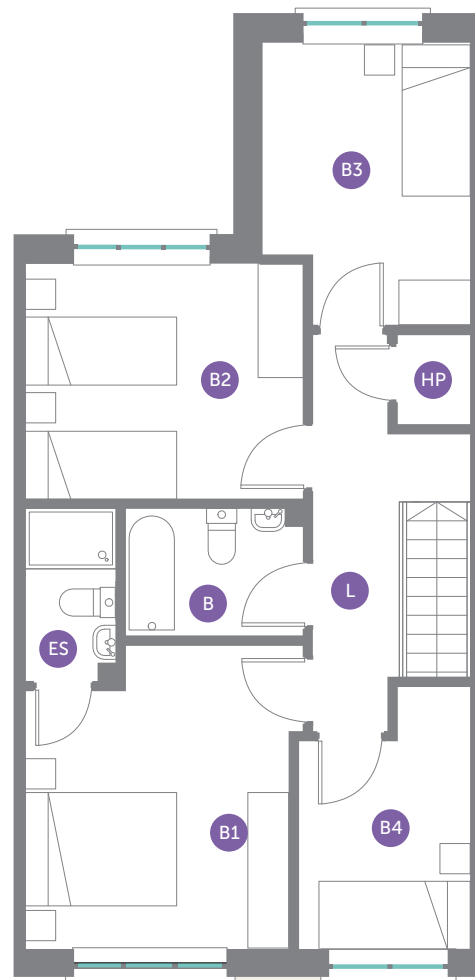


## The Juniper

4 Bedroom Mid Terrace  
Approx 123 sq. m / 1,382 sq. ft



GROUND FLOOR



FIRST FLOOR

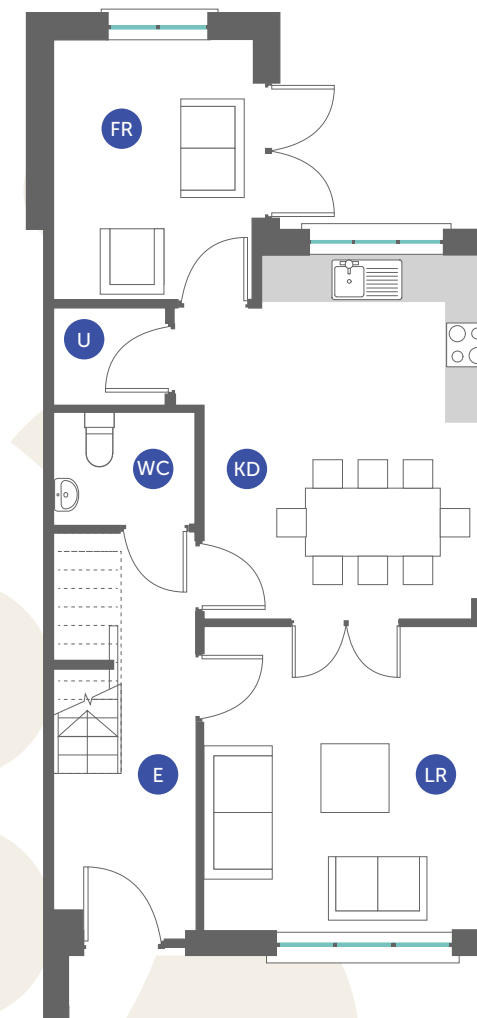
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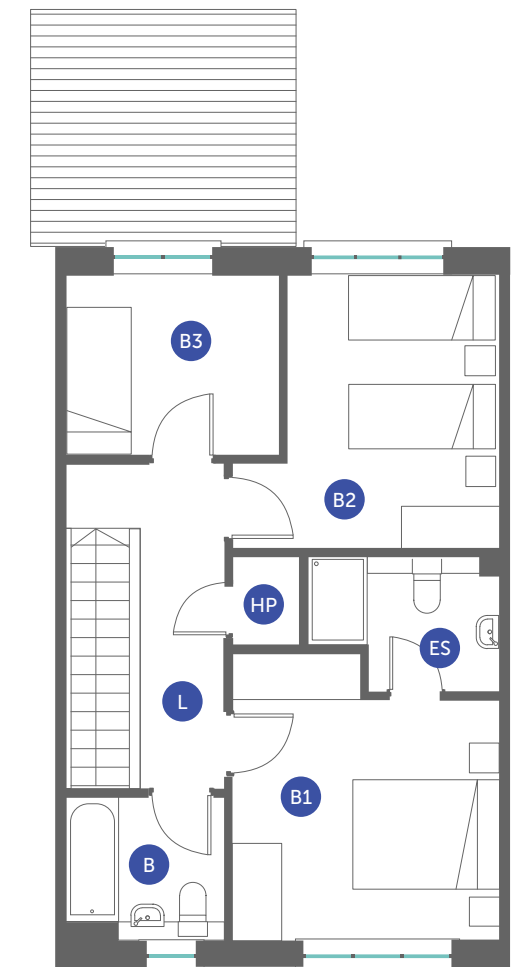


## The Blackthorn

3 Bed Mid Terrace with family room  
Approx 115 sq. m / 1,241 sq. ft



GROUND FLOOR



FIRST FLOOR

### LEGEND

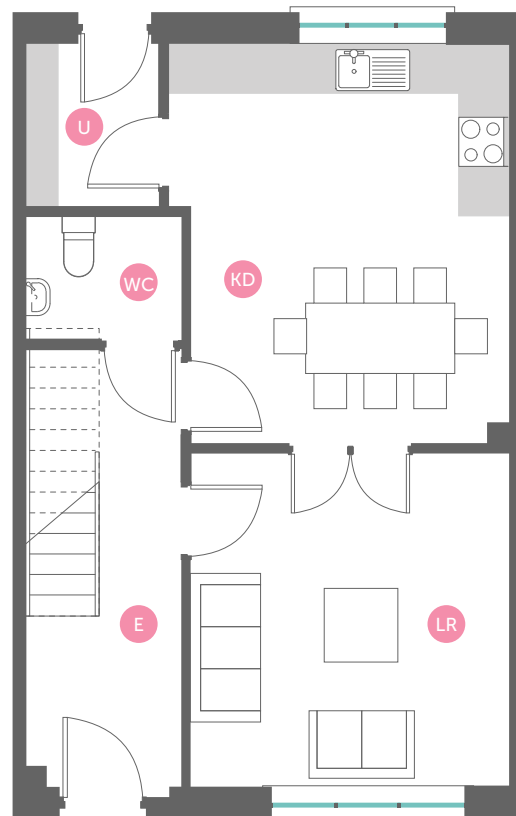
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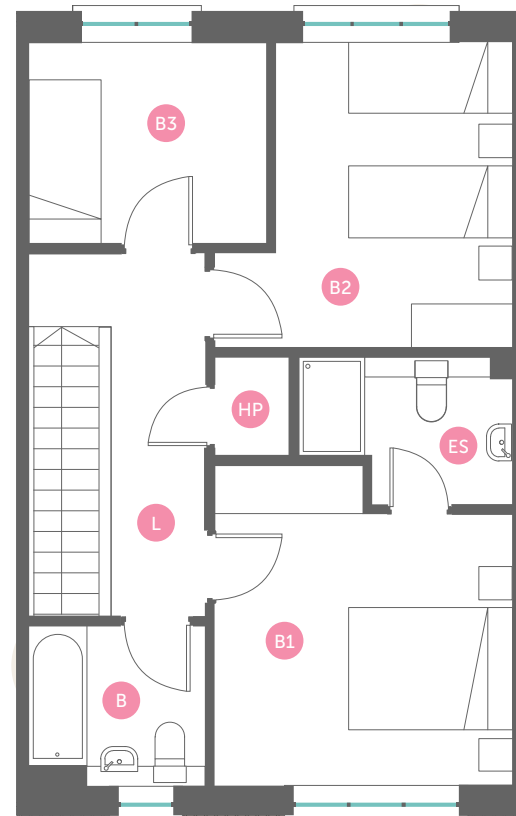


## The Elm

3 Bedroom Mid Terrace  
Approx 107 sq. m / 1,152 sq. ft



GROUND FLOOR



FIRST FLOOR

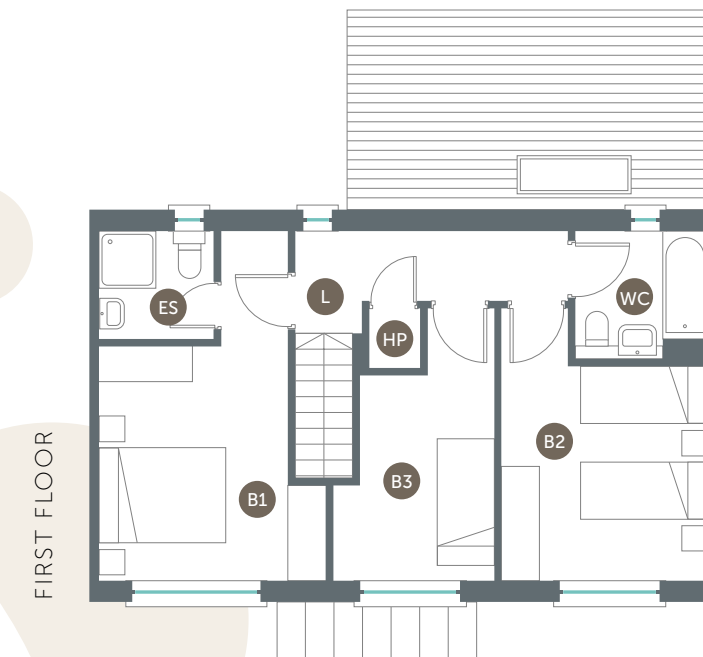
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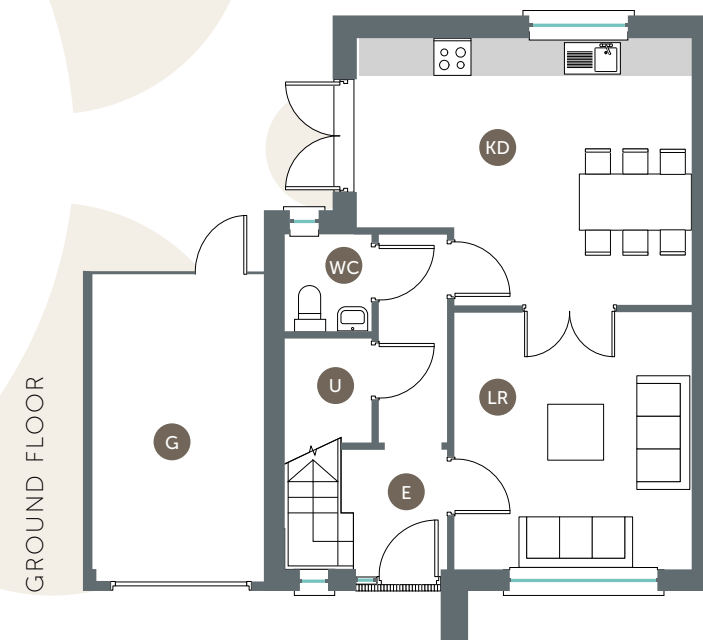


## The Chestnut

3 Bedroom Mid Terrace  
Approx 107 sq. m / 1,152 sq. ft



FIRST FLOOR



GROUND FLOOR

### LEGEND

**KD** Kitchen/Diner **LR** Living Room **E** Entrance Hall **WC** Toilet  
**L** Landing **B1** Bedroom 1 **B2** Bedroom 2 **B3** Bedroom 3 **B** Main Bathroom  
**ES** Ensuite **HP** Hot Press **U** Utility





# Specifications

## External Finishes

- Low-maintenance brick finish
- Low-maintenance uPVC fascia, soffits, gutters and downpipes

## Internal Finishes

- All walls and ceilings will be plaster skimmed
- High floor-to-ceiling heights on the ground floor
- Insulated air tight trap door and pull down stairs fitted for easy access to attic in all houses.

## Kitchen/Utility

- Fully-fitted kitchens will be fitted with the following integrated appliances fridge freezer, electric oven, induction hob, dishwasher and extractor fan. *(Subject to signing contracts within 21 days)*
- Utility rooms are fitted with separate washing machine and dryer.

## The 3 Bed Houses

- High quality fitted kitchen with a matt handleless door
- Carrara Quartz worktop, with upstand and splashback behind the hob
- Bosch integrated appliances (subject to signing contract within 21 days)

## The 4 and 5 Bed Houses

- The kitchen is superbly crafted in solid oak
- Carrara Quartz worktop, with upstand and splashback behind the hob
- Bosch integrated appliances to 4 bed house *(Subject to signing contract within 21 days)*

## Wood Stoves

- Fitted to 5 bed homes only
- A Wanders S60 Wood burning stove with contemporary Limestone / travertine surround and hearth, fitted to the ground floor living room

## Bathrooms/En-suites

- All bathrooms and en-suites are fitted with high-quality sanitary ware throughout
- Wet-room style low profile shower trays and doors
- Luxury baths with bath shower mixer and handset
- Shower doors are fitted to all en-suites
- Porcelanosa tiles to wall and floors in bathroom and en-suite
- Thermostatically-controlled shower in master en-suite
- Chrome heated towel rails fitted in main bath and en-suite.
- Tiled splashback to main bathroom and en-suite

## Wardrobes

- Luxurious fitted wardrobes with dark walnut interior as per showhouse

## Electrical

- Smoke, heat and carbon monoxide detectors fitted as standard
- Wired for intruder alarm
- Climote electronic time clock for heating and hot water
- Under-counter lighting included in the kitchen
- All houses are wired for Virgin Media and eir

## External Windows and Doors

- High-performance low-energy PVC double glazed windows
- High-performance low-energy front door with multi-point locking system

## Doors and Ironmongery

- All houses fitted with 2-panel painted internal doors and architraves & brushed chrome ironmongery
- All houses fitted with 6" moulded painted skirting board
- White oak handrail to stairs with painted balustrades

## Heating and Ventilation

- 3 zone gas-fired central heating
- Pressurised hot and cold water system throughout houses providing increased pressure to all wash hand basins, baths and showers.
- Mechanical ventilation and heat recovery system
- Kingspan roof mounted solar panels for supplementary hot water and reduced energy bills
- All radiators with individual thermostatically-controlled valves
- Dual-flush WC cisterns for water conservation
- Low pressure water conservation taps to sinks
- High levels of insulation in walls, roof and floors.
- A3 BER rating

## Gardens

- Rear gardens are seeded
- Flag paved patio area as per standard garden in showcourt
- Cobble lock permeable paving to private driveways

## Common Areas

- Extensive landscaping throughout the development

## Management Company

- A management company, of which each owner will become a member, will take certain common areas in charge
- Service charges are paid annually to the management company
- The managing agent is Benchmark Property

## Guarantee

- 10 year Global Home Warranty







# Sustainability and Energy Saving

## Efficient Low-Energy Design

The houses at Grace Park Wood enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production.

## Windows

Houses at Grace Park Wood are fitted with high performance windows which are significantly more efficient than traditional double glazing.

## Insulation

All of our houses are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs.

## Air-Tightness

Air-tightness membranes have been incorporated and other features to ensure that these homes are draft-free and that heat does not escape from the fabric of the building.

## Mechanical Heat Recovery Ventilation

As these houses are highly insulated and air tight a mechanical heat recovery ventilation system has been incorporated. This system extracts warm stale air from kitchens and bathrooms and supplies fresh air into bedrooms and living rooms. As part of this process the system recovers up to 90% of the heat energy in the exhausted stale air and uses it to warm the fresh air coming into the home. The benefits of this system are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air is filtered.

## Solar Panels

Kingspan solar panels are fitted to the roofs to generate hot water, which is then stored in the hot water cylinder.

## Permeable Paving Driveways

Permeable paving driveways clean and slow rain water to help reduce pollution in our natural waterways.



# Castlethorn

Over the last three decades Castlethorn have built some of the most attractive, desirable and innovative developments in the Greater Dublin area. Castlethorn's success to date can be largely attributed to their meticulous site selection. Castlethorn provide quality new homes in areas which offer an excellent range of amenities, proximity to schools, shopping and transport. Castlethorn's attention to detail, high quality specification and finish makes them an industry leader in residential house building in Ireland.



## Examples of Castlethorn's prestigious work to date include:

- Avoca Park, Blackrock
- Carysfort Park, Blackrock
- Holmwood, Cabinteely
- Killeen Castle, Dunsany, Co. Meath
- Rathborne, Ashtown
- Belarmine, Stepside
- Riverwood, Castleknock
- Fernleigh, Castleknock
- Woodbrook, Castleknock
- Adamstown in West Dublin



Castlethorn is a proud member of the Irish Homebuilder's Association, Construction Industry Federation and Construction Industry Register Ireland.







# Professional Team

## Savills New Homes

33 Molesworth Street,  
Dublin 2.

**T** 01 618 1300  
**E** newhomes@savills.ie  
**W** www.savills.ie



PSRA No. 002233

## Solicitors

**Byrne Wallace**  
88 Harcourt St,  
Dublin 2.

## Architects

**O'Mahony Pike**  
The Chapel,  
Mount St. Anne's,  
Milltown,  
Dublin 6.

## Development Manager

CTN Developments



CTN Developments is a  
Castlethorn Group Company

## Developer



Grace Park Wood is the latest development in Ireland by TIO ICAV (TIO), whose other Irish investments include office developments, residential houses and apartments. TIO is an investment fund regulated by the Central Bank of Ireland. Its investment manager is Oaktree, a global alternative investment manager listed on the New York Stock Exchange.

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