



BLACKBERRY HILL

CARRICKMINES

Blackberry Hill is an Exclusive Development of  
43 large “A-Rated” Semi-Detached and Detached  
houses set in spacious landscaped grounds.







Making the most of this superb location, Blackberry Hill represents a rare opportunity to acquire a wonderful new four bed family home located on Golf Lane off the Glenamuck Road in Carrickmines, Dublin 18.

These superbly designed houses are contemporary in style & appearance, including the use of brick and stone elevations complete with granite cills and door surrounds, but also incorporating an abundance of modern interior features to produce a luxurious living environment.







Purchasers will enjoy the benefits of a brand new high specification house, complete with all the comforts of modern lifestyle design, including large living spaces, high ceilings and private front and rear gardens. The generous internal specification combines with the latest technology to create a superior A2 rated energy-efficient home.



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|----------------------------|-----------------------------|--------------------------|
| 1. Dundrum Town Centre     | 7. Dublin City Centre       | 13. Glenamuck Roundabout |
| 2. The Gallops             | 8. The Park, Carrickmines   | 14. Foxrock Golf Club    |
| 3. The Beacon Hospital     | 9. Leopardstown Race Course | 15. Monkstown            |
| 4. Sandyford Business Park | 10. Ballyogan Luas Stop     | 16. Blackberry Hill      |
| 5. Central Park            | 11. M50                     | 17. Carrickmines Luas    |
| 6. Westwood Gym            | 12. Foxrock Village         |                          |





At Blackberry Hill there are a host of amenities on your doorstep, with the LUAS a short walk away, easy access to the M50 and Cabinteely, Foxrock and Stepside villages all offering a good selection of local shops, restaurants and pubs. Shopping options are a plenty with The Park Retail Park located within walking distance and Dundrum Town Centre only 15 minutes by LUAS.

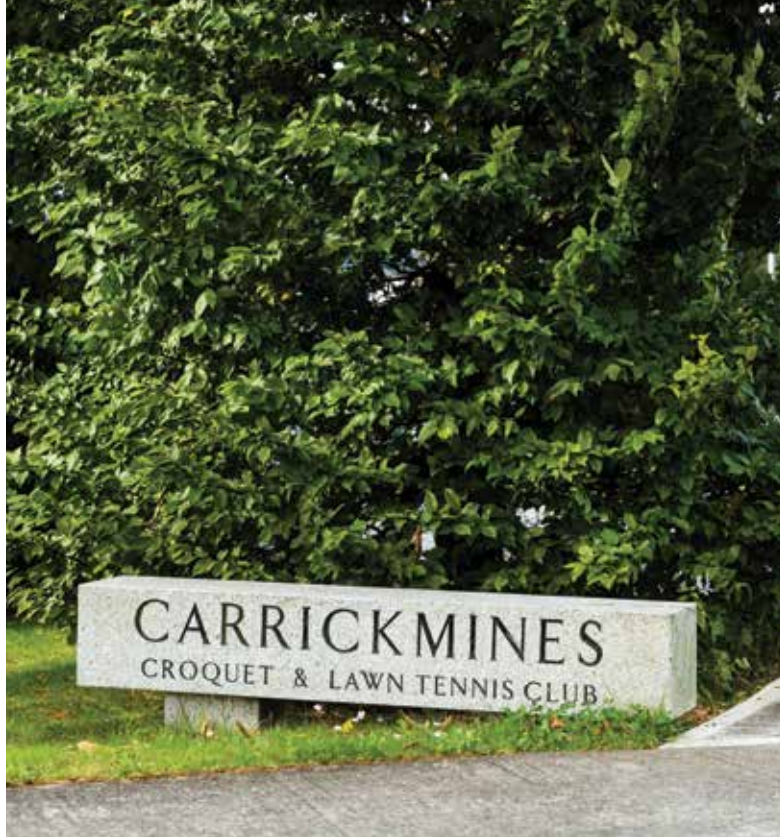












Go to the movies in Dundrum, play tennis in Carrickmines, or the races in Leopardstown. Whilst connectivity is excellent – Blackberry Hill also benefits from a sense of space and country with lots of walking, cycling and equestrian options in Kilternan, Killiney, Enniskerry and beyond.

For the discerning golfer Carrickmines Golf Club is located beside Blackberry Hill whilst Foxrock, Dun Laoghaire and Powerscourt Golf Clubs are all close by.





# SPECIFICATIONS

## KITCHENS

- Contemporary painted kitchen designed and installed to include:
  - Soft close doors and drawers
  - Under cabinet lighting
  - Quartz worktop and upstand with grooved drainer and under mount sink
  - Stainless steel sockets above worktops
  - Stainless steel sink and mixer tap
- Branded Integrated appliances to include:
  - Dishwasher
  - Fridge
  - Freezer
  - Range Cooker
  - Extractor hood

## UTILITY ROOM

- Kitchen units and worktop
- Undercounter space with services for washing machine and tumble dryer

## BATHROOM / EN-SUITE

- High quality sanitary ware and chrome brassware
- Vanity units fitted as per showhouse
- Floor and wall tiling standard as per the showhouse
- Polished chrome heated towel rail fitted as standard
- Bath screens/shower doors fitted as standard

## INTERIOR FINISHES

- Smooth finish to all walls and ceilings, painted in emulsion paint
- All joinery painted throughout
- Panelled painted doors with satin finish ironmongery
- Contemporary grooved skirting and architrave
- Kitchen floor and hall tiling standard as per relevant showhouse
- Living room flooring standard as per relevant showhouse
- High ceiling heights
- High quality wardrobes fitted to all bedrooms

## HEATING SYSTEM

- Pressurised hot and cold water supplies to bathrooms and en-suites
- Air source heat pump heats water for the heating and hot water tank

## ELECTRICAL FITTINGS

- Recessed LED down lighters to kitchen, entrance hallway and bathroom / en-suite as per showhouse
- Pendant fittings to kitchen, living room and bedrooms as per showhouse
- TV points to living room, kitchen and bedrooms
- Telephone points and data cabling (for internet/broadband) to living room, kitchen / family room and bedrooms

## SECURITY & SAFETY

- Hard wired for security alarm installation and CCTV
- Mains powered smoke detectors to hallways, living room, kitchen / family room and bedrooms and heat detector to kitchen and living room
- Carbon monoxide detector

## EXTERIOR

- Paved and gravel front drive with planter beds
- Private rear garden with paved patio area
- High performance UPVC double glazed windows and patio doors
- High performance UPVC front entrance door with multi point locking
- Low maintenance stone and render finishes.











# SITE PLAN

GOLF LANE



House Type A



House Type B

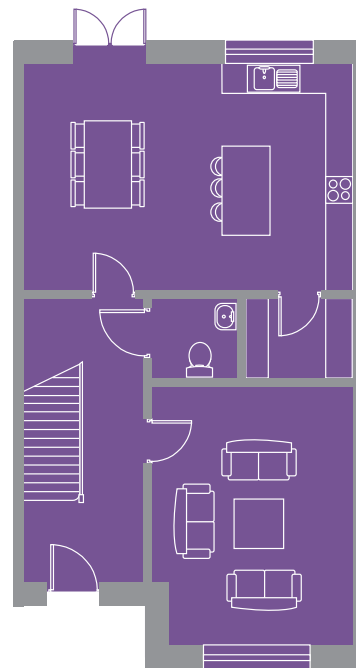
Plans are for illustrative purposes. Layouts may vary.



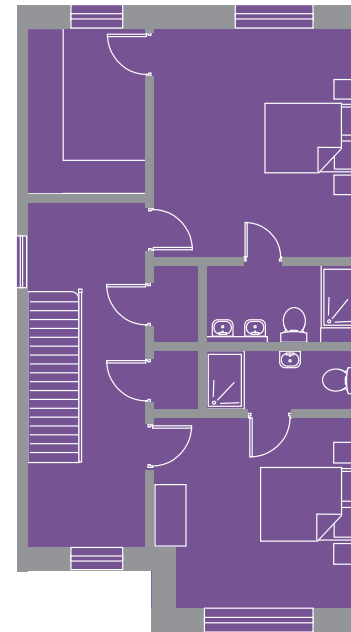
# HOUSE PLAN A

4 Bedroom + Study Semi-Detached House

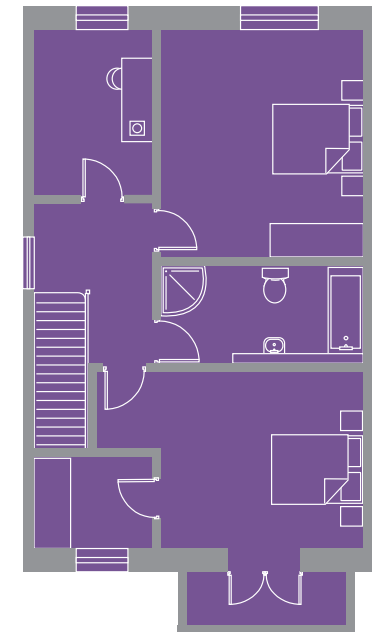
2,218 Sq. ft / 206 Sq.m



GROUND FLOOR



FIRST FLOOR



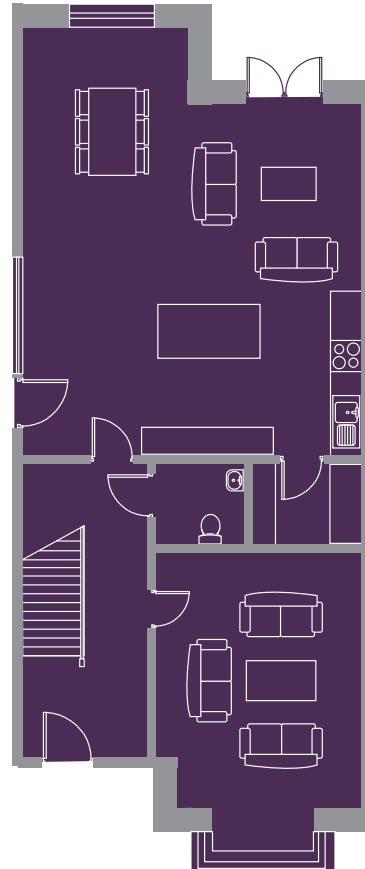
SECOND FLOOR



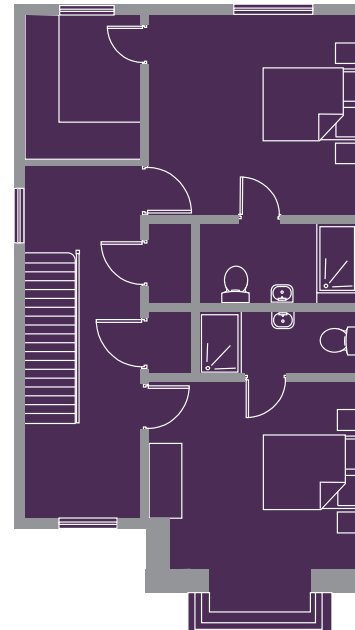
# HOUSE PLAN B

4 Bedroom + Study Semi-Detached House

2,369 Sq. ft / 220 Sq.m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



SELLING AGENTS



JLL

Styne House,  
Hatch Street Upper,  
Dublin 2

W: [www.jll.ie](http://www.jll.ie)

T: 01 673 1600

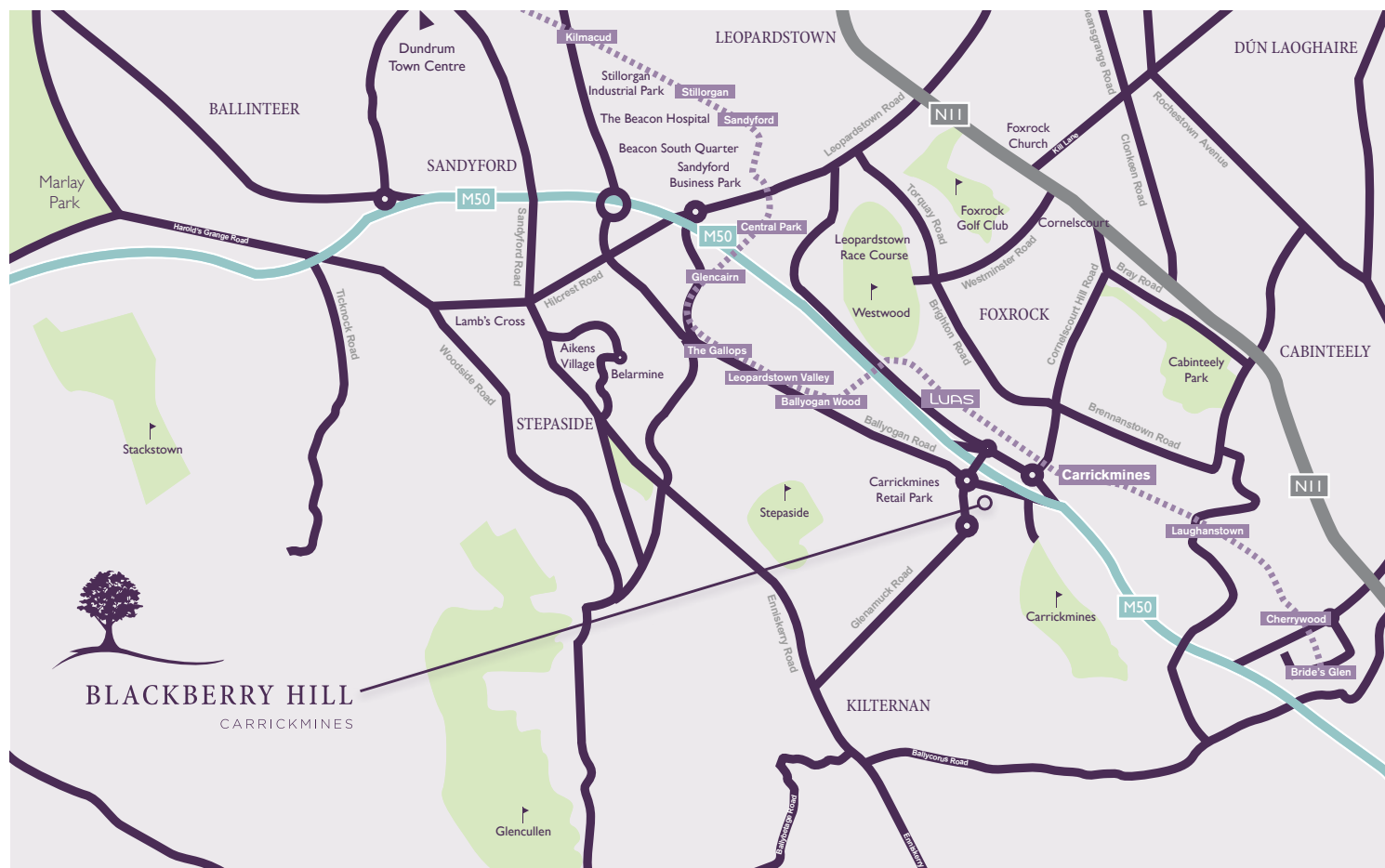
DEVELOPMENT FINANCED BY



CASTLEHAVEN FINANCE

W: [www.castlehavenfinance.com](http://www.castlehavenfinance.com)

T: 01 563 6000



#### INTERIORS

House & Garden Presentation Services  
27 & 28 Spruce Avenue  
Sandyford Industrial Estate  
Sandyford  
Dublin 18

#### SOLICITORS

Donnelly Neary & Donnelly  
1 Downshire Road  
Newry  
Co. Down

#### ARCHITECTS

Ferreira Architects  
Rosemount Hall  
Rosemount Estate  
Dundrum Road  
Dublin 14

#### ENGINEERS

O'Connor Sutton Cronin  
9 Prussia Street  
Stoneybatter  
Dublin 7

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