

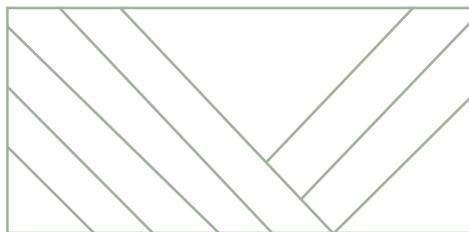




## Welcome to Westminster Wood, a stunning collection of spacious homes close to the leafy village of Foxrock.

Westminster Wood comprises a collection of contemporary 4 bedroom houses and 1, 2 and 3 bedroom apartments and duplexes, all nestled within landscaped grounds. This is a rare opportunity to purchase a home that combines high build quality with architectural flair in one of South Dublin's most established and exclusive areas.

For those who expect the best...



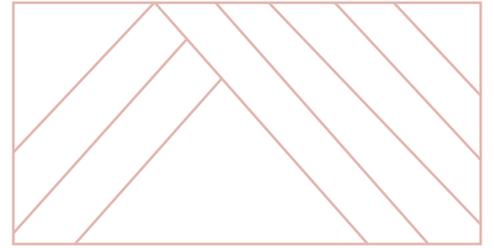












# Perfectly situated

Westminster Wood is located adjacent to Foxrock Village, one of the most highly sought after neighbourhoods in South Dublin. A close and well-established community, Foxrock offers residents the ideal combination of village life, city living and scenic coastal and mountain retreats.

There are numerous transport options on your doorstep including the QBC N11 bus corridor and Aircoach giving you easy access to the city centre and the airport. Westminster Wood is also within easy reach of the LUAS stop at Carrickmines with its park and ride facility connecting you into the City in 30 minutes.

For those driving exit 15 and 16 on the M50 interchange offers both north and south-bound access to all major national routes.

Enjoy life by the coast in nearby Dún Laoghaire, Dalkey and Killiney [just 15 minutes away via car] or enjoy a day out to the Dublin and Wicklow mountains, again just a short drive away.



5 mins



7 mins



1 min

# Local Highlights

5 mins



5 mins



6 mins



**EDUCATION**

- Loreto College Foxrock
- Holly Park National School
- St. Patricks Girls' National School
- Saint Brigid's Girls National School
- Kill of the Grange National School
- Blackrock College
- Mount Anville Secondary School
- St Andrew's College
- University College Dublin

**RESTAURANTS**

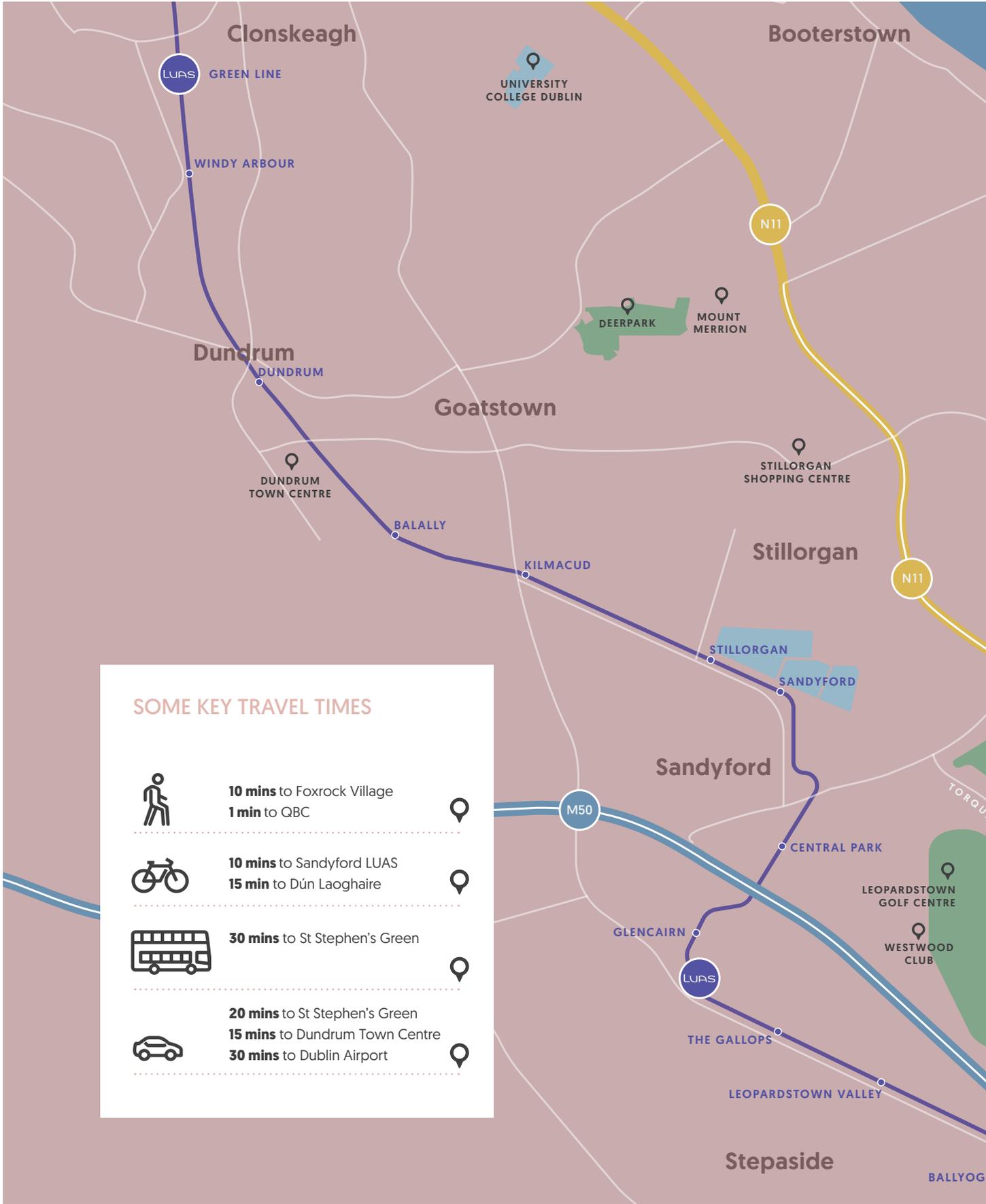
- Bistro 1
- The Gables Restaurant & Bar
- Café 31, Cabinteely
- The Leopardstown Inn

**SHOPPING**

- Cornelscourt Shopping Centre
- Stillorgan Shopping Centre
- Dundrum Town Centre

**SPORTS**

- Leopardstown Racecourse
- Foxrock Golf Club
- Carrickmines Croquet & Lawn Tennis Club
- Westwood Fitness Centre
- Leopardstown Golf Centre
- The Carrickmines Golf Club
- Cabinteely Park
- Killiney Golf Club
- Leopardstown Tennis Club

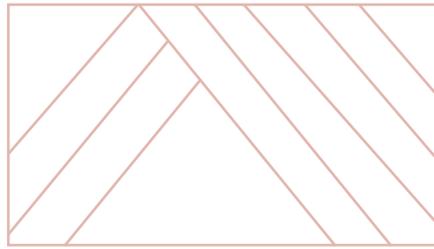


### SOME KEY TRAVEL TIMES

-  **10 mins** to Foxrock Village  
**1 min** to QBC
-  **10 mins** to Sandyford LUAS  
**15 min** to Dún Laoghaire
-  **30 mins** to St Stephen's Green
-  **20 mins** to St Stephen's Green  
**15 mins** to Dondrum Town Centre  
**30 mins** to Dublin Airport





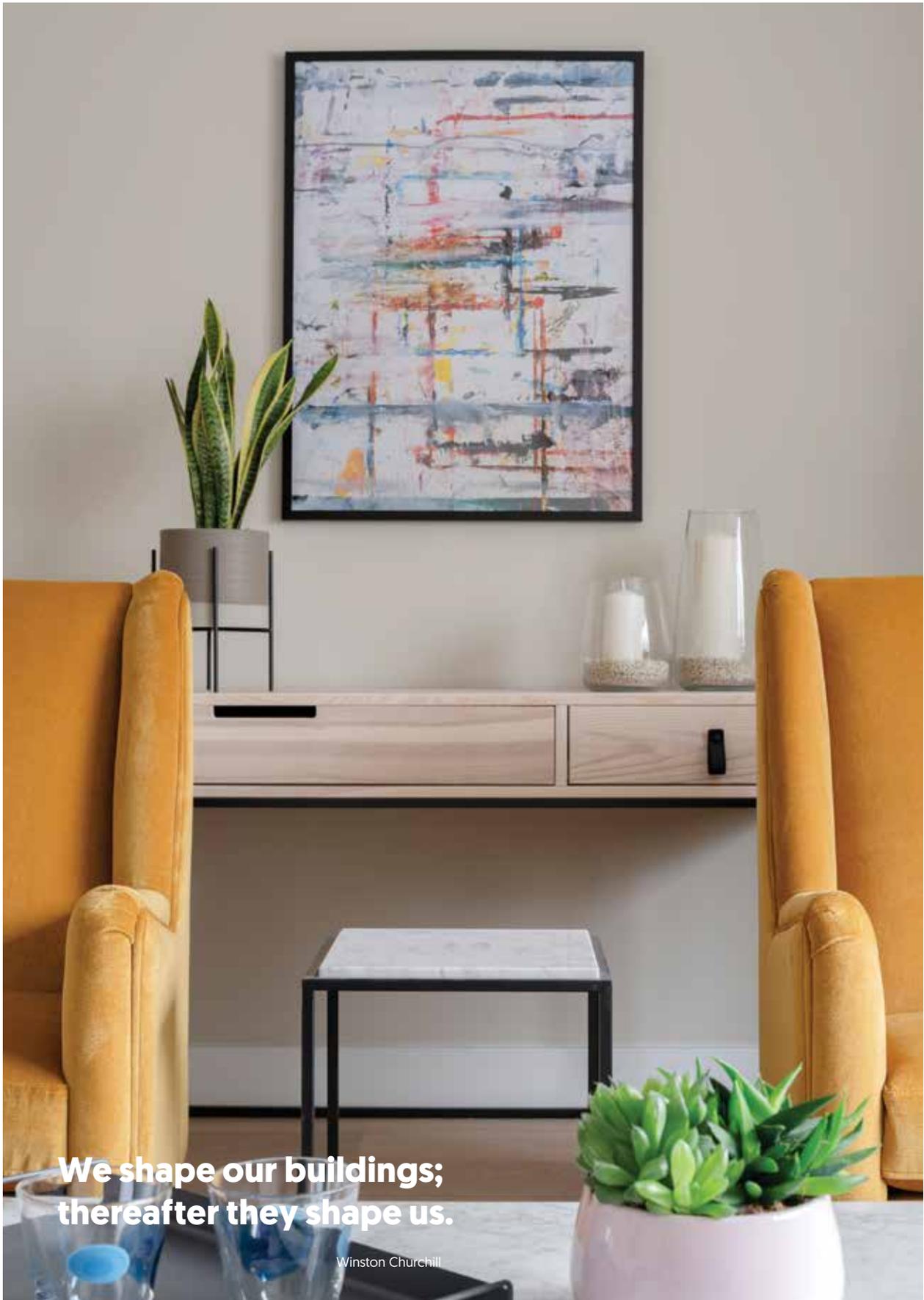


# Modern living at its best

When it comes to neighbourhood amenities, you really can't get better than Westminster Wood. Foxrock Village offers a range of local retail outlets and eateries, and just down the road is the newly revamped Dunnes Stores in Cornelscourt, which features the award-winning Sheridans Cheesemongers retail space. If you want to go a little further afield, Monkstown, Glasthule and Dalkey are just a few minutes away, and are full of great boutiques, gourmet food stores and restaurants.

For those who like to shop until they drop, Dundrum Town Centre is a short drive away, or accessible via the nearby LUAS Park and Ride. And with Dublin City Centre just 30 minutes away and serviced by late-night buses, nothing is out of reach.

For families, Westminster Wood is ideally situated. Some of South Dublin's best secondary schools are in the immediate area, including Loreto College, Mount Anville, Blackrock College, St Andrew's College and Wesley College. For little ones, several excellent national schools are close by, including Holly Park, St. Patrick's, St Brigid's and Kill of the Grange national schools. And when they turn 18, there's no need to move away, with UCD, Trinity, DCU and countless other universities accessible via the N11 bus corridor located on your doorstep.



**We shape our buildings;  
thereafter they shape us.**

Winston Churchill



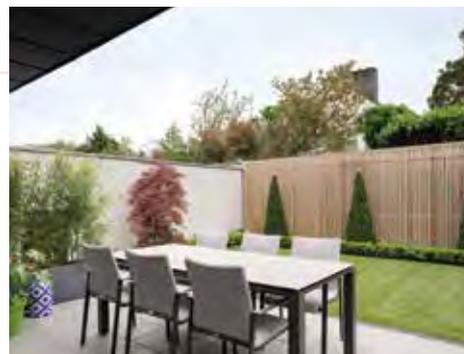


# Designed for living

The homes at Westminster Wood are thoughtfully designed by Ferreira Architects and finished to the highest of standards. These generously proportioned homes bring together exciting architectural details and design with modern and innovative building techniques, to deliver a stunning new development that is both distinct and unique.

The striking exteriors of the buildings are mirrored by elegant interiors that are bright, spacious and modern, and feature a contemporary colour palette. Above all, these homes are comfortable and built for today's busy lifestyles, with clever touches such as excellent storage space throughout.

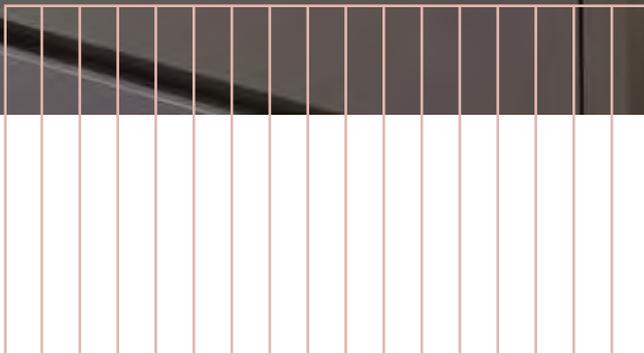
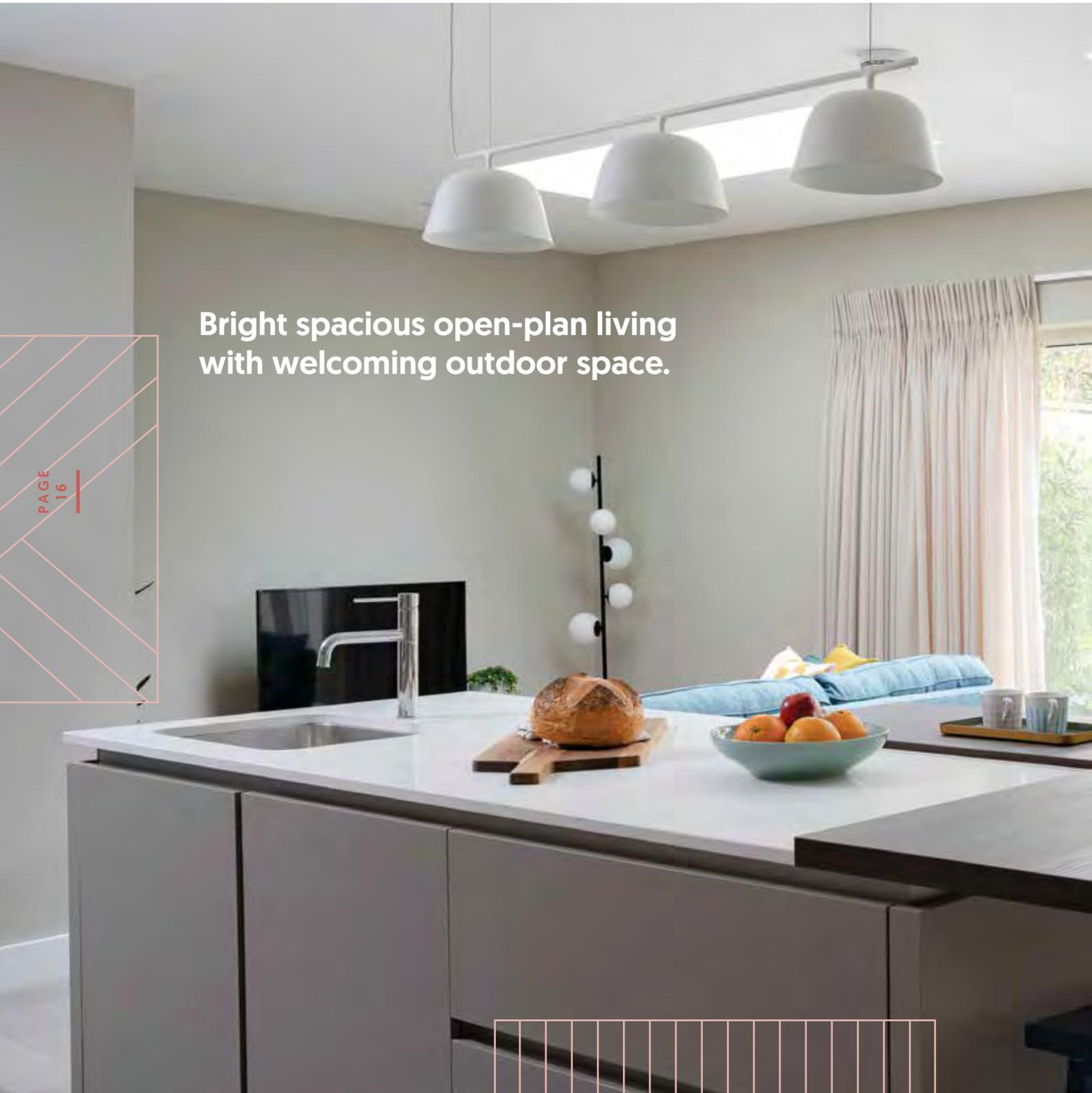
Step outside the front door and the surroundings are equally as stunning. Westminster Wood homes are surrounded by beautifully landscaped spaces and boast incredible views – these truly are eye-catching homes, both inside and out.



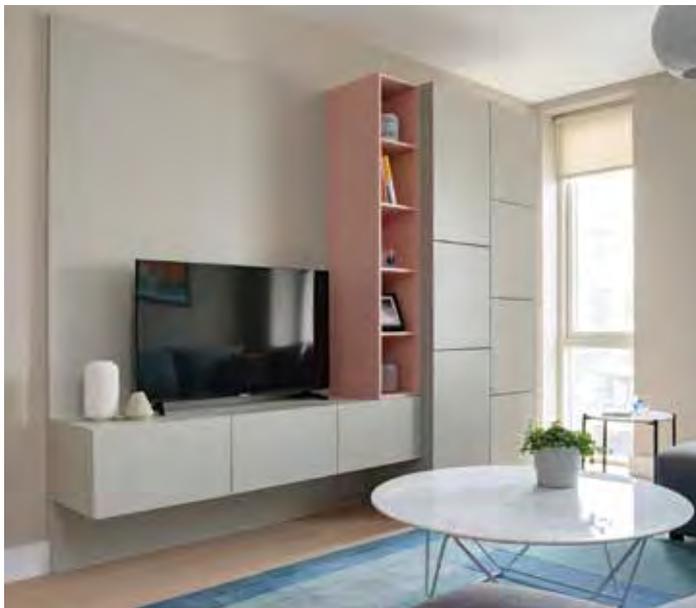
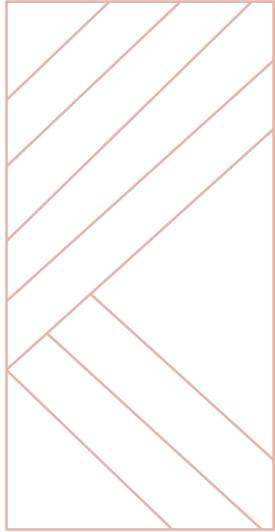


Bright spacious open-plan living  
with welcoming outdoor space.

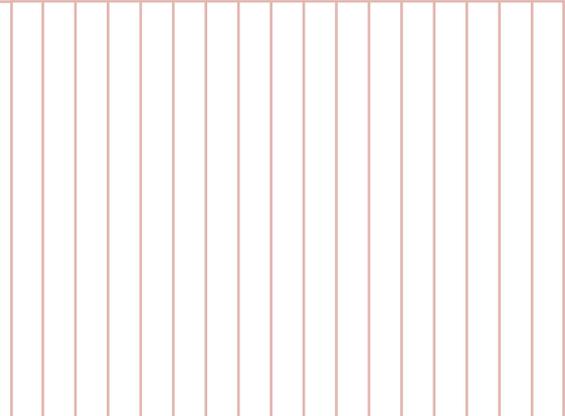
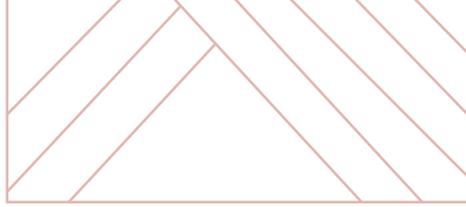
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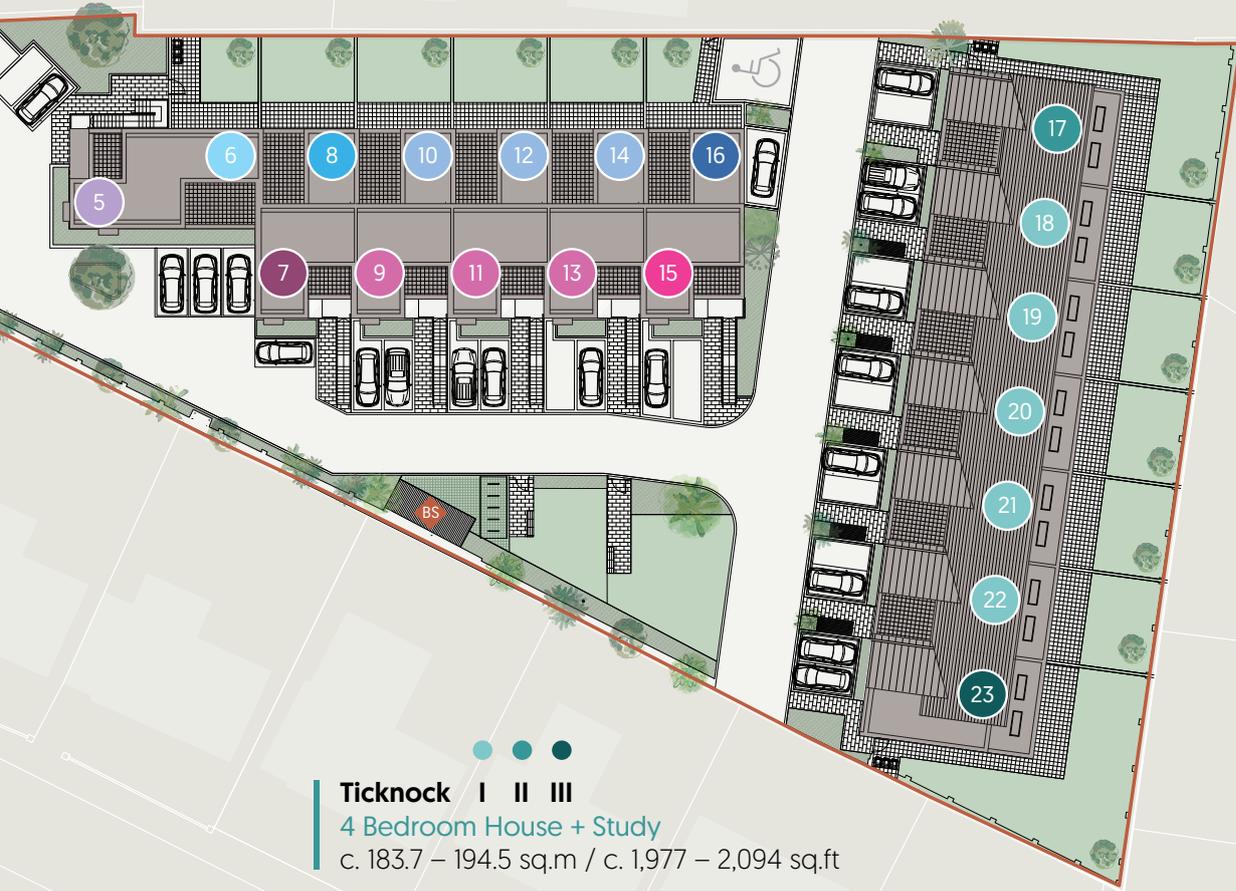








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● ● ●  
**Ticknock** I II III  
 4 Bedroom House + Study  
 c. 183.7 – 194.5 sq.m / c. 1,977 – 2,094 sq.ft

● ● ● ● ●  
**Djouce** I II III IV V  
 2 Bedroom + Study / 3 Bedroom Duplex [1st & 2nd floor]  
 c. 131 – 135.4 sq.m / c. 1,410 – 1,457 sq.ft

● ● ● ●  
**Cruagh** I II III IV  
 2 Bedroom Apartment [Garden Level]  
 c. 92.3 – 95.7 sq.m / c. 994 – 1,030 sq.ft

●  
**Kindlestown** I  
 1 Bedroom Apartment + study [Garden Level]  
 c. 70.8 sq.m / c. 762 sq.ft

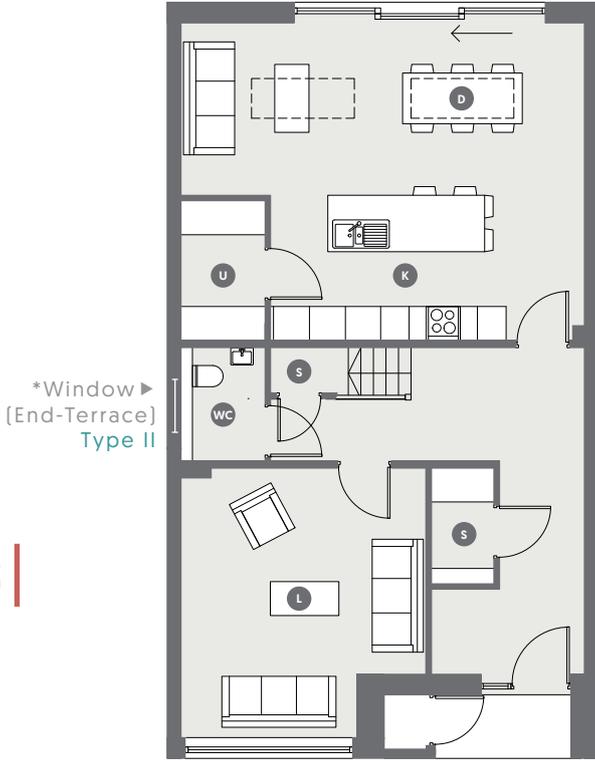
BS Bin Store

# TICKNOCK

TYPE I / II

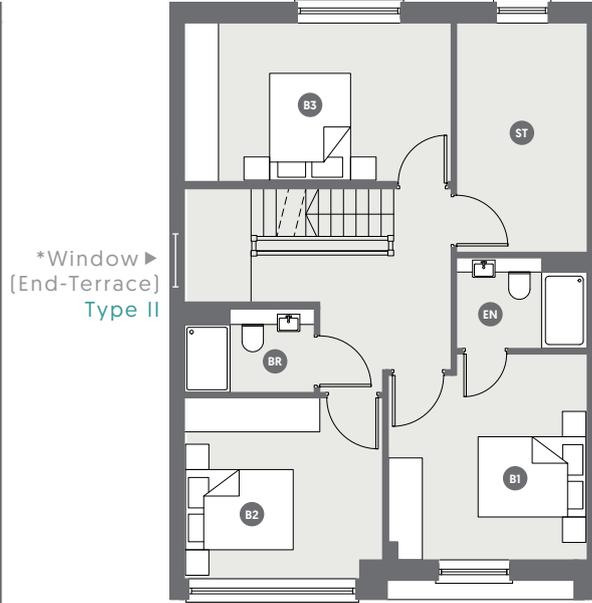
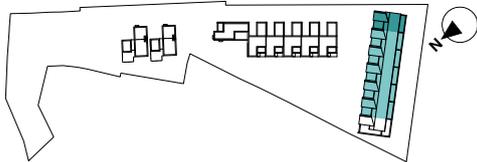
4 BEDROOM HOUSE + STUDY

MID/\*END-TERRACE | c. 194.5 sq m / 2,094 sq ft

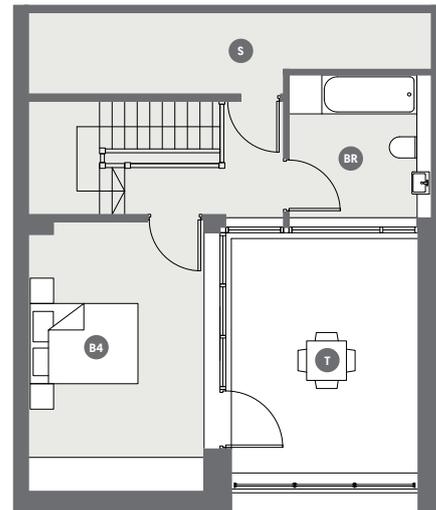


GROUND FLOOR

KEY ELEVATION / PLAN



FIRST FLOOR



SECOND FLOOR

**K** Kitchen **D** Dining **L** Living Room **U** Utility Room **WC** Toilet **S** Storage **BR** Bathroom **EN** Ensuite Bathroom  
**B1** Bedroom 1 **B2** Bedroom 2 **B3** Bedroom 3 **B4** Bedroom 4 **ST** Study **T** Terrace

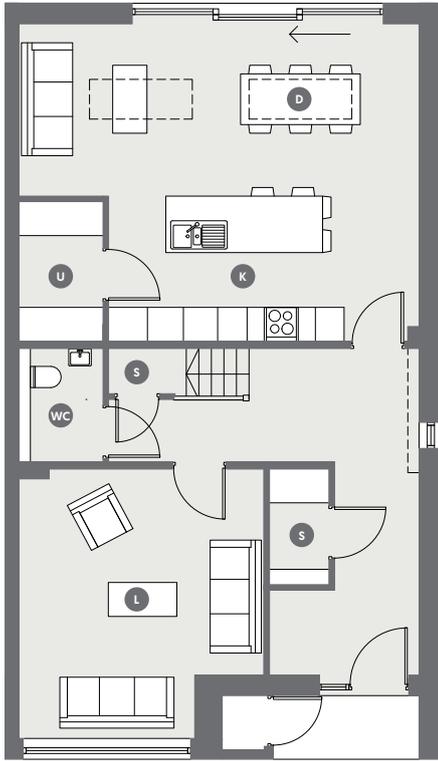
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# TICKNOCK

## TYPE III

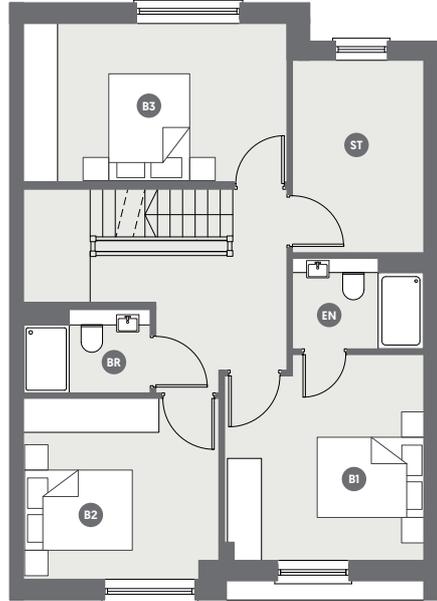
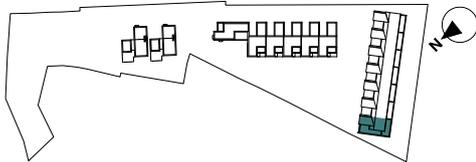
### 4 BEDROOM HOUSE + STUDY

END-TERRACE | c. 183.7 sq m / 1,977 sq ft

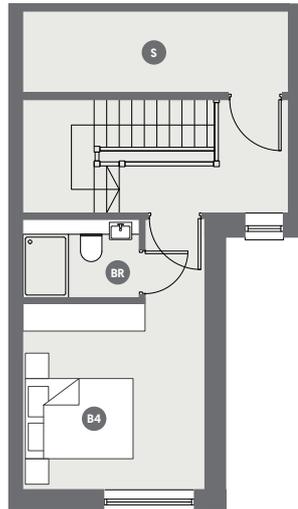


GROUND FLOOR

KEY ELEVATION / PLAN



FIRST FLOOR



SECOND FLOOR

**K** Kitchen **D** Dining **L** Living Room **U** Utility Room **WC** Toilet **S** Storage **BR** Bathroom **EN** Ensuite Bathroom  
**B1** Bedroom 1 **B2** Bedroom 2 **B3** Bedroom 3 **B4** Bedroom 4 **ST** Study

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# DJOUCE

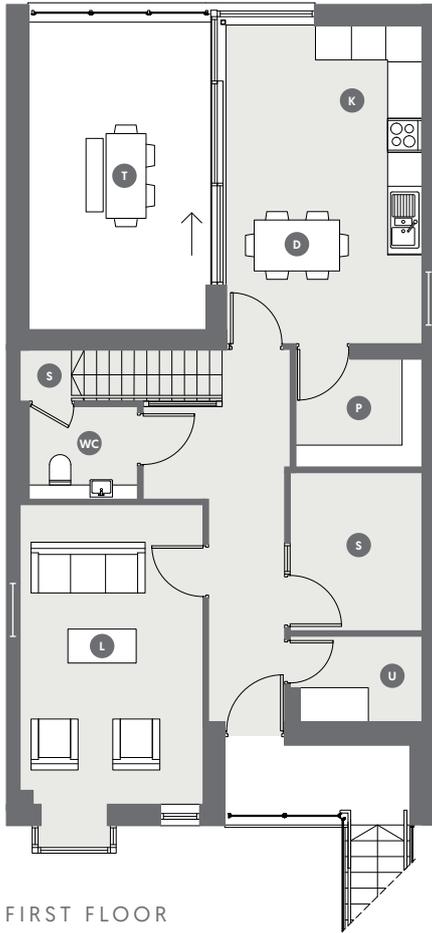
TYPE I / II / III

2 BEDROOM + STUDY / 3 BEDROOM DUPLEX

MID/\*END-TERRACE | c. 134.1 - 135.4 sq m / 1,443 - 1,457 sq ft

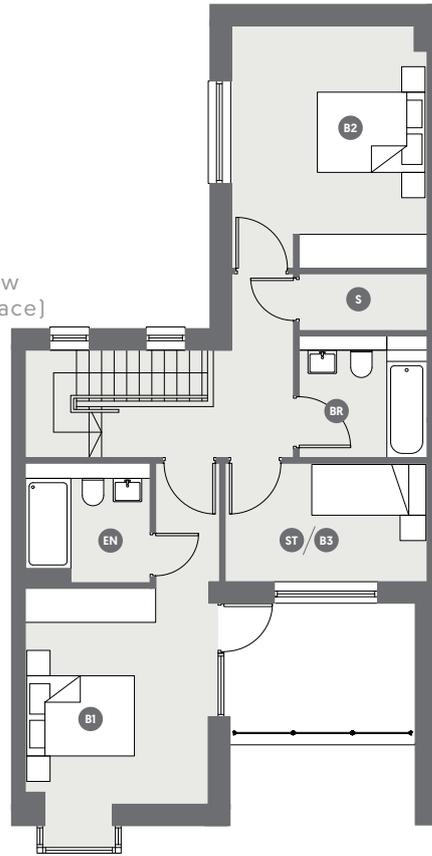
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\*Window ▶  
[End-Terrace]  
Type III



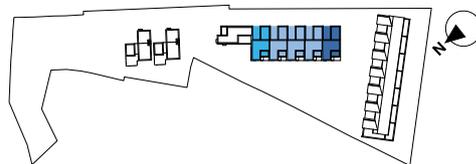
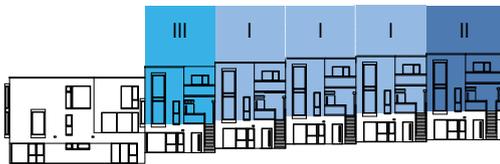
FIRST FLOOR

◀\*Window  
[End-Terrace]  
Type II



SECOND FLOOR

## KEY ELEVATION / PLAN



**K** Kitchen **P** Pantry **D** Dining **L** Living Room **U** Utility Room **WC** Toilet **S** Storage **BR** Bathroom  
**EN** Ensuite Bathroom **B1** Bedroom 1 **B2** Bedroom 2 **B3** Bedroom 3 **ST** Study **T** Terrace

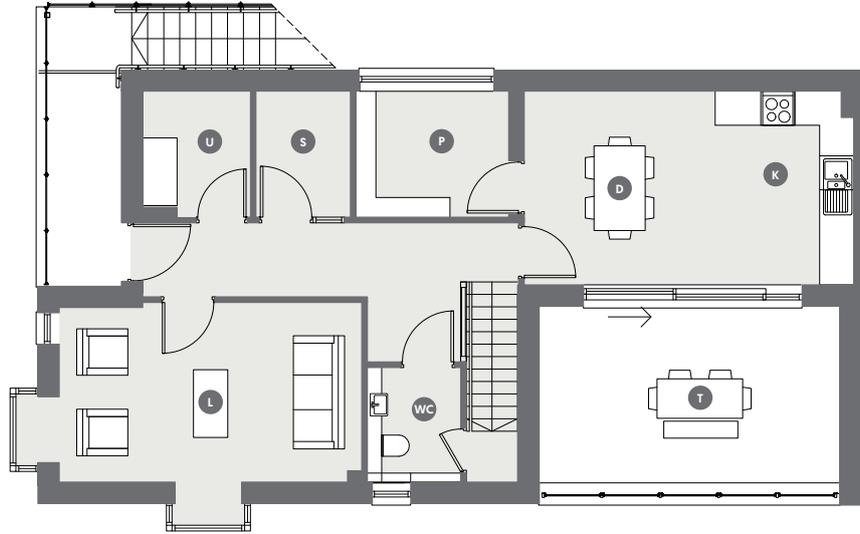
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# DJOUCE

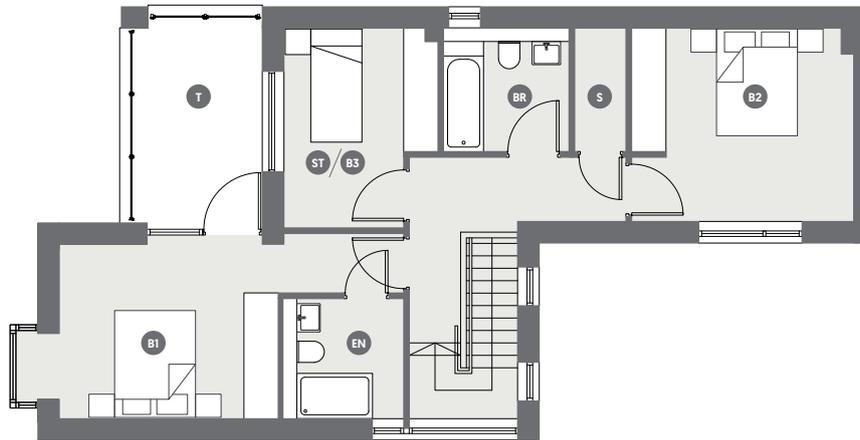
## TYPE IV

2 BEDROOM + STUDY / 3 BEDROOM DUPLEX

END-TERRACE | 134.3 sq.m / 1,446 sq.ft

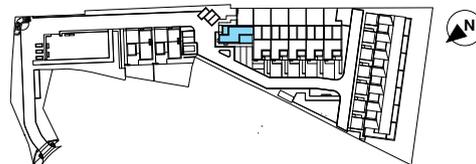


FIRST FLOOR



SECOND FLOOR

### KEY ELEVATION / PLAN



K Kitchen P Pantry D Dining L Living Room U Utility Room WC Toilet S Storage BR Bathroom EN Ensuite Bathroom  
B1 Bedroom 1 B2 Bedroom 2 B3 Bedroom 3 ST Study T Terrace

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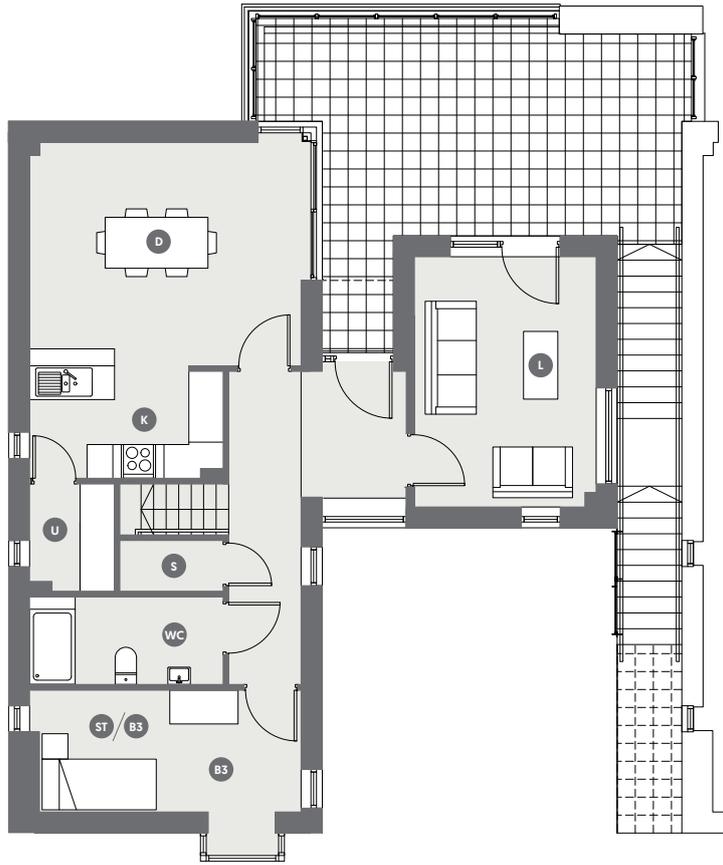
# DJOUCE

## TYPE V

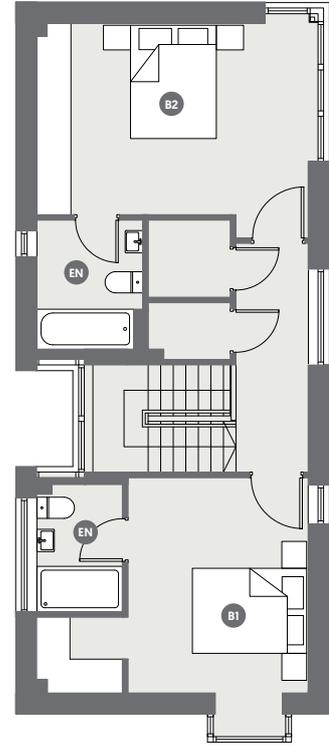
2 BEDROOM + STUDY / 3 BEDROOM DUPLEX

SEMI-DETACHED | c. 131 sq m / 1,410 sq ft

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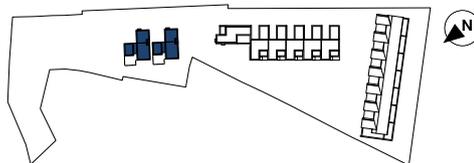


FIRST FLOOR



SECOND FLOOR

### KEY ELEVATION / PLAN



**K** Kitchen **D** Dining **L** Living Room **U** Utility Room **WC** Toilet **S** Storage **BR** Bathroom **EN** Ensuite Bathroom  
**B1** Bedroom 1 **B2** Bedroom 2 **B3** Bedroom 3 **ST** Study

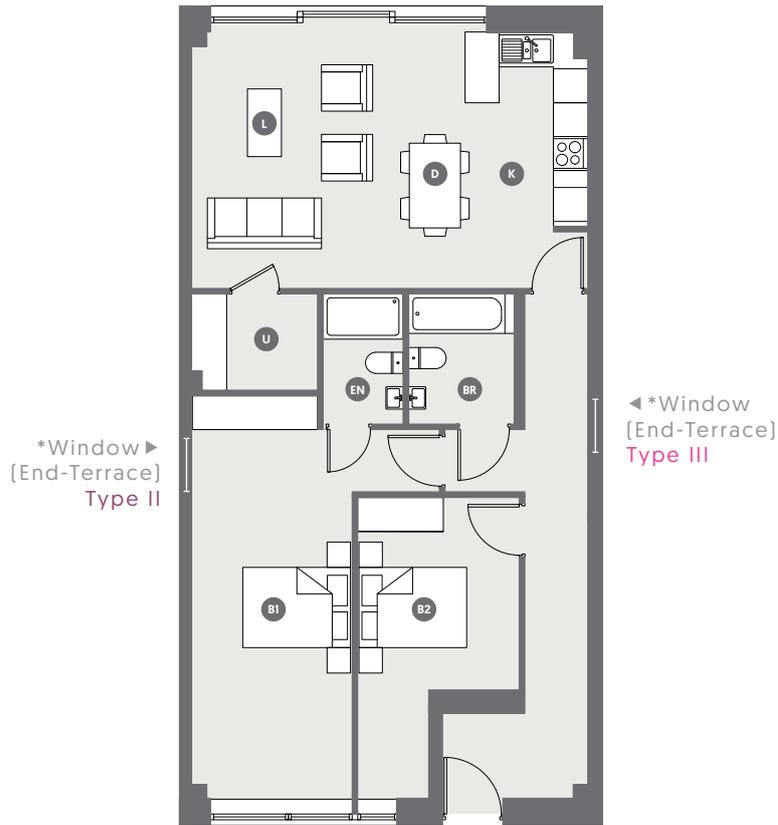
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# CRUAGH

TYPE I/II/III

2 BEDROOM APARTMENT

MID/\*END-TERRACE | c. 92.3 - 95.7 sq m / 994 - 1,030 sq ft



GROUND FLOOR [GARDEN LEVEL]

KEY ELEVATION / PLAN



**K** Kitchen **D** Dining **L** Living Room **U** Utility Room **WC** Toilet **S** Storage **BR** Bathroom  
**EN** Ensuite Bathroom **B1** Bedroom 1 **B2** Bedroom 2

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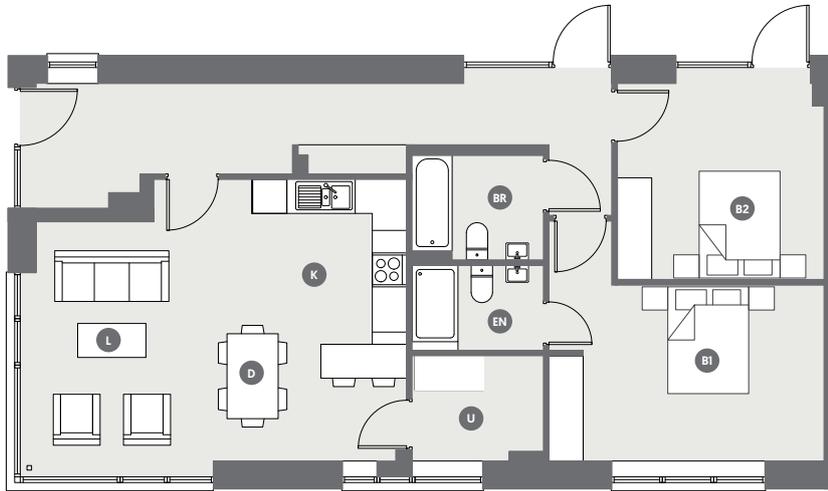
# CRUAGH

## TYPE IV

### 2 BEDROOM APARTMENT

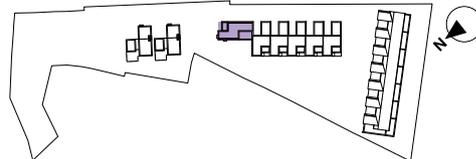
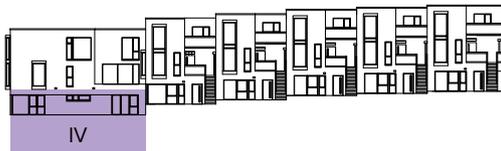
END-TERRACE | c. 92.3 sq m / 994 sq ft

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GROUND FLOOR [GARDEN LEVEL]

#### KEY ELEVATION / PLAN



**K** Kitchen **D** Dining **L** Living Room **U** Utility Room **WC** Toilet **S** Storage **BR** Bathroom  
**EN** Ensuite Bathroom **B1** Bedroom 1 **B2** Bedroom 2

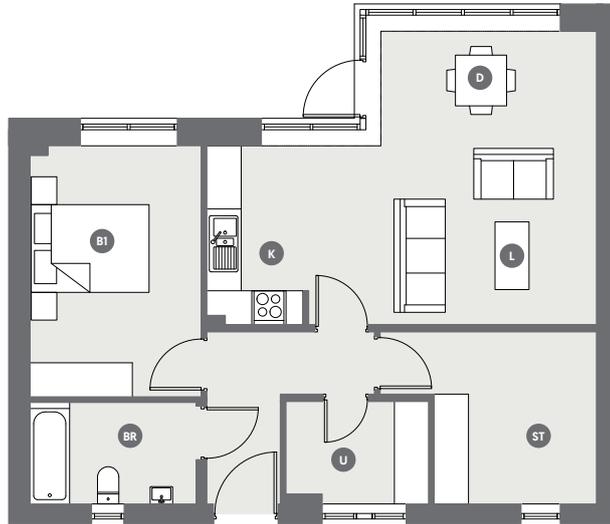
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# KINDLESTOWN

## TYPE I

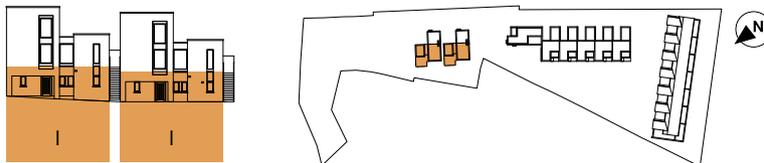
### 1 BEDROOM APARTMENT + STUDY

SEMI-DETACHED | c. 70.8 sq m / 768 sq ft



GROUND FLOOR [GARDEN LEVEL]

### KEY ELEVATION / PLAN



**K** Kitchen **D** Dining **L** Living Room **U** Utility Room **WC** Toilet **S** Storage **BR** Bathroom  
**EN** Ensuite Bathroom **B1** Bedroom 1 **ST** Study

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# Specifications & Special Features

## External Features

- > High quality buff coloured brick and low maintenance coloured render facades
- > Aluminium clad triple glazed windows
- > Zinc cladding where applicable
- > Limestone paving where applicable

## Internal Finishes

- > Walls and ceilings will be plaster-skimmed and painted in a neutral colour throughout
- > All joinery painted throughout
- > Contemporary high-quality chrome ironmongery throughout

## Kitchen / Utility Spaces

- > Custom designed fully integrated kitchens supplied by McNally Kitchens
- > Houses to be supplied with kitchens by German brand ' Nolte ' and quartz worktops in 'snowdrift'
- > Apartment and Duplex kitchens to be supplied with kitchens by German brand 'Kube', and quartz worktops in 'shitake'
- > All kitchens include built in LED emotion remote controlled lights to wall units
- > All kitchens include built in recycling centres under sinks and large pull out high capacity drawers
- > Sinks and taps by Blanco
- > Soft close doors and drawers
- > Breakfast bar depending on unit type
- > Utility spaces with storage and worktops, depending on unit type
- > Fully integrated Neff cooking appliances, dishwasher and fridge/freezer

## Wardrobes

- > Stylish fitted wardrobes supplied by Cawleys, lacquered doors and Cambrian Oak deluxe internal carcass
- > Generous wardrobe space with shelf and hanging space
- > Soft close hinges

## Bathrooms & En-suites

- > Top quality sanitary ware in a contemporary style by Ideal Standard
- > Most WC's to be wall mounted with concealed cisterns and include an attractive chrome dual flush plate
- > Contemporary high specification wall and floor tiles by Design Emporium
- > Chrome heated towel rails to main bathroom and en-suites
- > Thermostatically controlled high pressure showers with a rainfall shower head and separate shower hose where applicable

## Windows and Doors

- > Triple glazed aluminium clad windows with safety catch supplied by leading window manufacturer Rational.
- > High performance front doors with a 3-point locking system

## Heating and Ventilation System

- > Environmentally friendly and highly effective A-Rated 'Air to Water' heat pump
- > Remote access control of heating system by 'Heatmiser Neo' via a mobile app
- > Houses have underfloor heating throughout entire ground floor
- > All radiators fitted with thermostatic valves, allowing for additional heat control
- > Whole house ventilation system

## Electrical

- > Telephone points and data cabling for high speed broadband
- > Recessed under counter LED lighting to kitchens
- > Main infrastructure installed to accommodate Eir & Virgin Media
- > Generous lighting and power points throughout
- > Smoke, heat and carbon monoxide detectors fitted as standard
- > Wired for intruder alarm

## Energy Efficiency

- > Air to water heat pump
- > Heat recovery system with constant air flow fans allowing for 24-hour controlled ventilation
- > High levels of insulation in walls, roof and floors
- > Air tightness membrane incorporated to reduce heat loss
- > Dual flush WC cisterns for water conservation
- > Wired for electric car charging points to each unit

## Parking

- > Houses will have two on curtilage parking spaces
- > Duplexes to have two designated car spaces
- > Apartments to have one car space

## Bin Storage

- > Houses have bin stores to the front and end of terrace houses have bin stores in side passages
- > Duplexes have designated bin stores near to front door entrances
- > Apartments have bin stores under stairs next to front door entrances

## Rear Gardens

- > Garden lawns to be raked and seeded
- > Houses include outside tap to rear
- > High quality landscaping to the front of all units
- > Where applicable a timber side gate will be installed

## Common Areas

- > Landscape Architect designed shared open spaces with extensive soft landscaping

## Guarantee

- > 10 Year Homebond Guarantee

## BER

- > BER range A2-A3



# We're dedicated to building beautiful homes, just for you.

Winterbrook have a passionate commitment to deliver superbly designed and built homes with key emphasis on high quality and style. We work with industry leading professional consultants along with our own in-house construction team to create design-led living spaces that fit comfortably within their local environment.



WINTERBROOK



Pictured:  
Previous developments by Winterbrook  
Abbot's Grove and Dalriada in Knocklyon,  
Dublin 16.

# The Team

## A Development by

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Winterbrook  
Call +353 1 690 9590  
or email [info@winterbrook.ie](mailto:info@winterbrook.ie)  
Ashgrove Works, Kill Avenue,  
Dun Laoghaire, Co.Dublin.

## Selling Agents

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DNG New Homes  
Call +353 1 491 2600  
or [Westminsterwood@DNG.ie](mailto:Westminsterwood@DNG.ie)  
30 Leeson Park,  
Ranelagh, Dublin 6.

PSL No. 004017

## Legal

Patrick F O'Reilly & Co. Solicitors

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## Architect

Ferreira Architects

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## Landscape Architect

Mitchell & Associates

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## M&E Engineer

Bernard Smith Consulting Engineers

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## Structural & Civil Engineer

JB Barry and Partners

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## Disclaimer

Messrs. DNG Group Ltd. for themselves and for the vendors, Winterbrook or transferors/lessors of the property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or transferees/lessees, and do not constitute part of, an offer or contract and are for guidance only. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG Group Ltd. has any authority to make or give representation or warranty whatever in relation to this development.



WINTERBROOK

[westminsterwood.ie](http://westminsterwood.ie)