

WELCOME TO YOUR NEW HOME

A QUALITY DEVELOPMENT BY MORAN PARK HOMEBUILDERS



PEMBRIN WOOD

FOXROCK



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Welcome to Pembrin Wood...

Tucked away on a mature avenue off Beech Park Road, adjacent to Kill Lane and in one of **South Dublin's most sought-after neighbourhoods**, these seven striking red brick properties are accessed via a long sweeping driveway and screened behind a medley of mature trees and shrubbery.

This impressive and much anticipated development comprises of seven lavish houses; six detached two storey 4 bed family houses of c. 2,130 square feet/198m² and one detached 3 bed bungalow of c. 1,550 square feet/144m² all of which enjoy **south facing rear gardens** as well as the merits of an **energy efficient "A" rated house** finished to the highest of standards.

At Pembrin Wood residents will be spoilt for choice of accessible amenities and facilities in Foxrock village, Cabinteely, Blackrock, Monkstown and Dun Laoghaire.

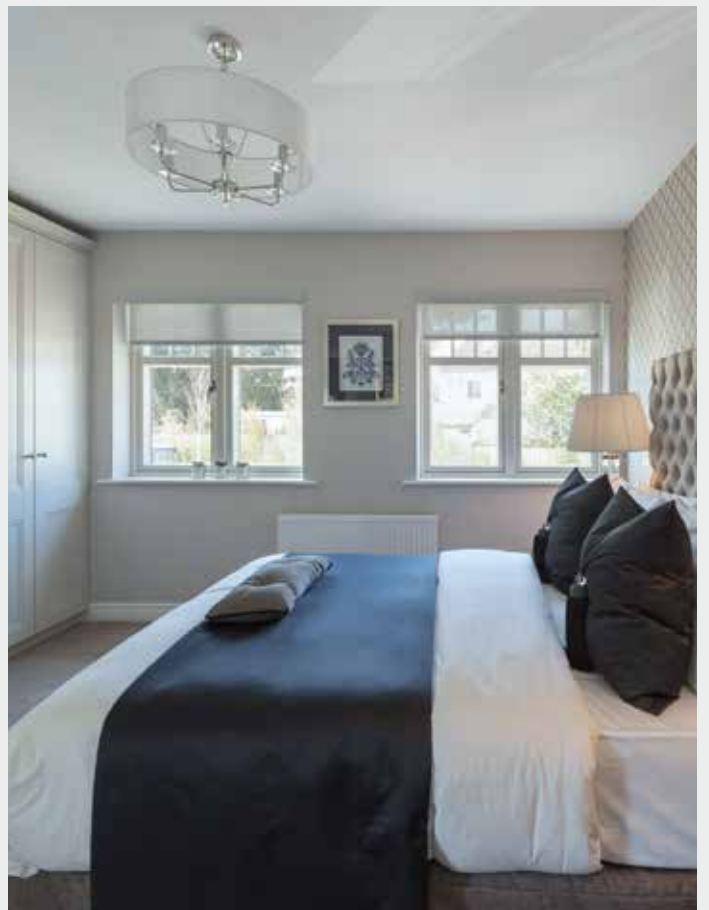
The area is home and close to many of south Dublin's **top primary and secondary schools** including Loreto Foxrock, New Park, St. Patrick's N.S. Hollypark, St Andrews, Willow Park and Blackrock College.

On your doorstep is Foxrock Golf Club, Leopardstown Racecourse, Carrickmines Tennis Club and an array of choice eateries including The Gables, Bistro One, Michel Patisserie-Cafe, Avoca and Salt as well as having splendid local and boutique shopping.





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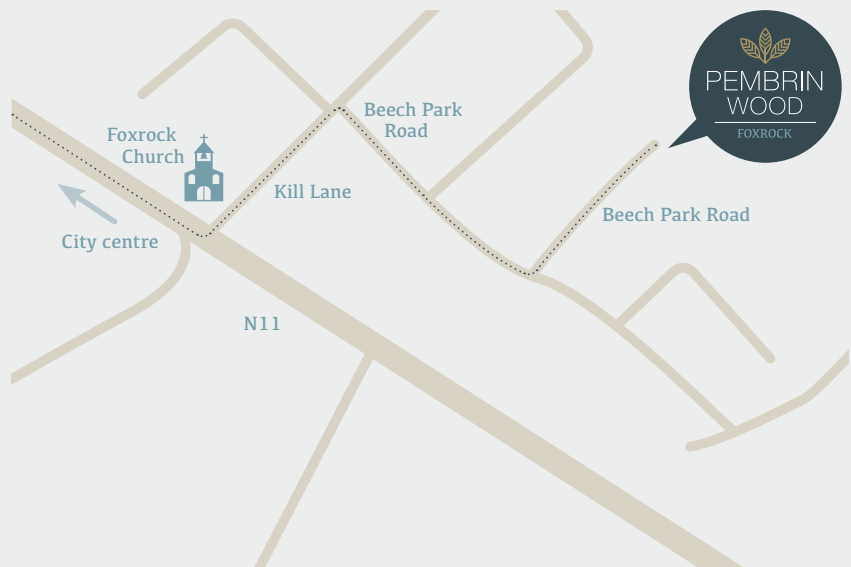
Specification - attention to detail

Internal

- High quality kitchen crafted from solid tulipwood including aged oak carcass
- Built-in larder
- Kitchen island
- SMEG kitchen appliances; integrated refrigerator, freezer, microwave oven, large 5-ring gas hob, oven and extractor fan.
- Carrara marble worktops
- Integrated wine cooler
- Pop-up socket in island with Bluetooth and USB ports
- Fully tiled main bathroom and en-suites
- Villeroy & Boch sanitary ware
- Mood lighting in bathroom and en-suites
- Cream Aluclad windows and patio doors with Prestige Hardwood front door and Velux roof lights
- High ceilings with traditional coving on ground floor
- Turkish limestone Cameron fireplace with black granite surround and hearth and Wanders wood burning inset stove
- Handcrafted Eindhoven solid doors
- Double height skirting boards
- Exceptionally generous hallway
- Elegant Irish Step Shaker fitted wardrobes with aged oak carcass and soft close mechanism in all bedrooms
- LED low energy lighting fitted throughout
- Quality brushed steel switches and sockets throughout
- Wired for intruder alarm
- Pressurised plumbing system delivering high pressure hot and cold water to all appliances
- State-of-the-art heating system with zone heating and condensing gas boiler
- "A" rated building energy rating

External

- Country Manor Victorian red brick front elevation with brush hammer finish cut natural granite to surrounds, sills, string course and chimney cap
- Heather Rivendale Slates
- Photo-Voltaic panels
- Gravel driveways with natural stone setts
- Rear patio
- Specimen trees, shrubs and planting



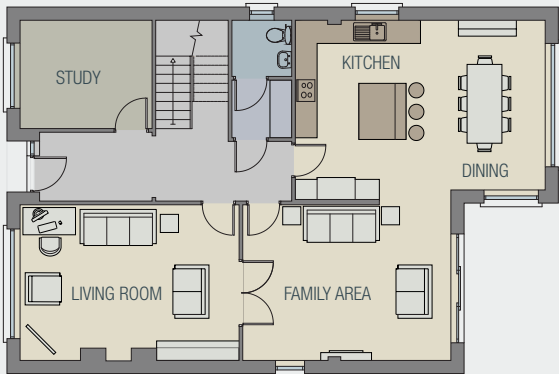


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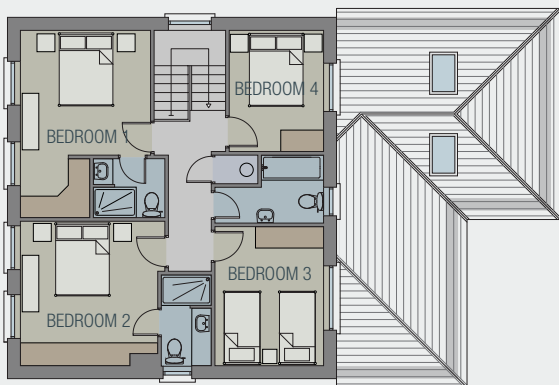
Detached family home



Ground Floor



First Floor



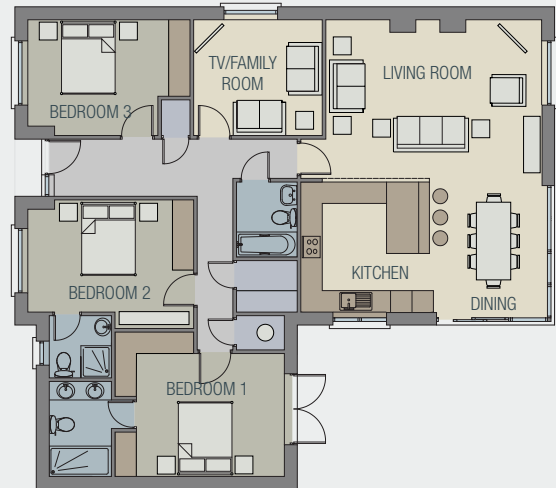
For Information Purposes Only



Bungalow



Ground Floor



For Information Purposes Only



The Team

Developer: Moran Park Homebuilders Ltd.
Selling Agent: Felicity Fox
Architect: McGrane & Partners Architects Ltd.
Engineers: Waterman Moylan
Solicitors: Eversheds
Landscaping: SAP Landscapes
Interior design: House & Garden Furnishings
Brochure design: Fudge Creative

All sales enquiries to Felicity Fox (01) 633 4431 or home@felicityfox.ie



The particulars herein do not constitute, nor constitute part of, any offered contract. Any maps or drawings contained herein are not drawn to scale and are for identification purposes only. Purchasers must satisfy themselves as to the accuracy and correctness of information given to them relating to this development. The developers or their agents shall not be liable for any loss incurred by any person relying on such information. No person in the employment of the developer or its selling agent has the authority to make or give any representations or warranties whatsoever in relation to this development. It is a matter for any perspective purchaser to ensure that any matter of importance is incorporated in any formal contract to purchase.