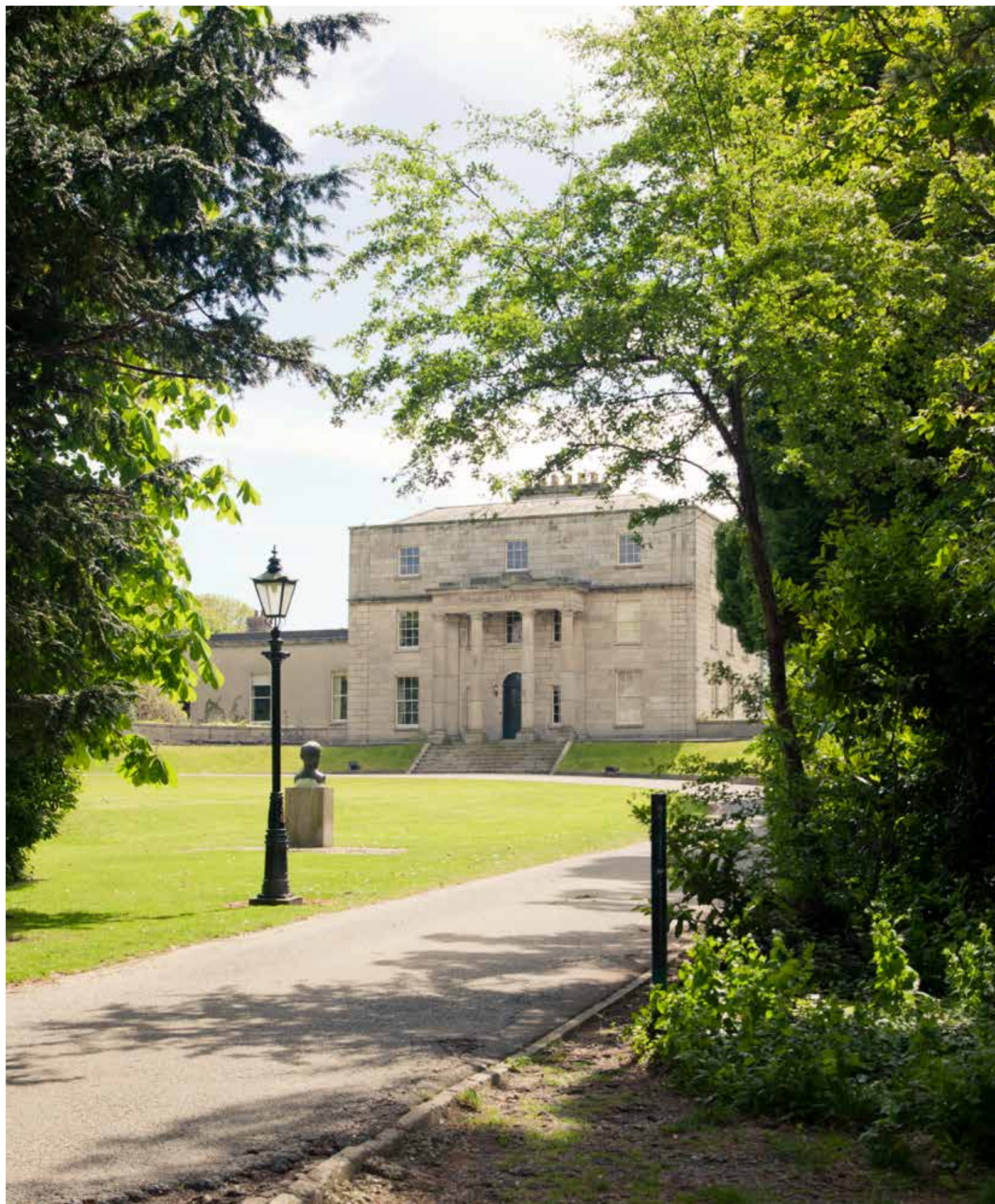




**WATSONPLACE**

RATHFARNHAM, DUBLIN 16





## WATSON PLACE IS SET IN THE LEAFY SUBURB OF RATHFARNHAM



NESTLED AT THE  
FOOTHILLS OF THE  
DUBLIN MOUNTAINS.

This established residential area is a quiet suburban setting designed around family life. Transport, education, recreation and shopping facilities are just some of the local amenities which are sure to cater for family needs.





## HOMELAND HAVE PUSHED THE BOUNDARIES OF MODERN DESIGN WHILE **ALSO KEEPING THE NEEDS OF TODAY'S FAMILY IN MIND**

The contemporary elevations, extensive glazing and modern design of the roof pitch provides Watson Place with the exclusivity the development deserves. The open plan kitchens, family living area and bedrooms have all been generously proportioned.





## THESE A-RATED CONTEMPORARY HOMES HAVE BEEN DESIGNED WITH EXCEPTIONAL ATTENTION TO DETAIL

Watson Place homes also benefit from private gardens and private car parking. The homes are generously proportioned and have been designed to meet a growing family's needs. Purchasers will enjoy the benefits of a brand new high specification house built to exemplary standards, complete with all the comforts of modern design.







## EXCELLENT NEARBY AMENITIES MAKE WATSON PLACE THE IDEAL LOCATION



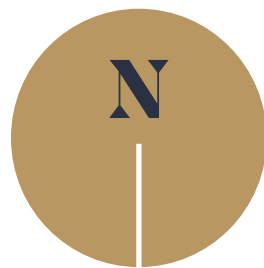
A GOOD CHOICE OF PRIMARY AND SECONDARY SCHOOLS ARE IN THE IMMEDIATE VICINITY WITH BALLYROAN BOYS NATIONAL SCHOOL, COLÁISTE ÉANNA, SCOIL NAOMH PADRAIG, SANCTA MARIA COLLEGE AND LORETO HIGH SCHOOL BEAUFORT ALL LOCATED CLOSE BY.

An excellent choice of sports and entertainment facilities such as Ballyboden St. Endas GAA Club, Bushy Park Tennis and Padel Club, Terenure College Rugby Football Club and Rathfarnham Athletics Club to name but a few are all within easy access of this development. Rathfarnham and Templeogue Villages have a host of local amenities, eateries and bars for local entertainment. Dundrum Town Centre is only 7 kilometres away which boasts over 100 shops, a number of department stores, over 40 restaurants and coffee shops in addition to a cinema, 200 seat theatre and a bar. There are also numerous quality bus corridors in the area which provide regular and reliable services directly into the City Centre.



# AFTER LOCATION





# EXCLUSIVE MODERN HOMES ON A REMARKABLE SITE

<b>B1</b>	<b>3 BED DETACHED</b> 134 sq. m / 1,444 sq ft
<b>B2</b>	<b>3 BED DETACHED</b> 153 sq. m / 1,647 sq ft
<b>B3</b>	<b>4 BED DETACHED</b> 201 sq. m / 2,164 sq ft
<b>B4</b>	<b>4 BED DETACHED</b> 203 sq. m / 2,185 sq ft
<b>B5</b>	<b>4 BED DETACHED</b> 194 sq. m / 2,086 sq ft
<b>C</b>	<b>4 BED END OF TERRACE</b> 204 sq. m / 2,196 sq ft
<b>C1</b>	<b>4 BED MID TERRACE</b> 176 sq. m / 1,894 sq ft
<b>C2</b>	<b>4 BED END OF TERRACE</b> 176 sq. m / 1,894 sq ft
<b>D</b>	<b>2 BED MID TERRACE / END OF TERRACE</b> 80 sq. m / 865 sq ft
<b>McFarland House</b>	<b>4 BED DETACHED</b> 190 sq m / 2,045 sq ft.



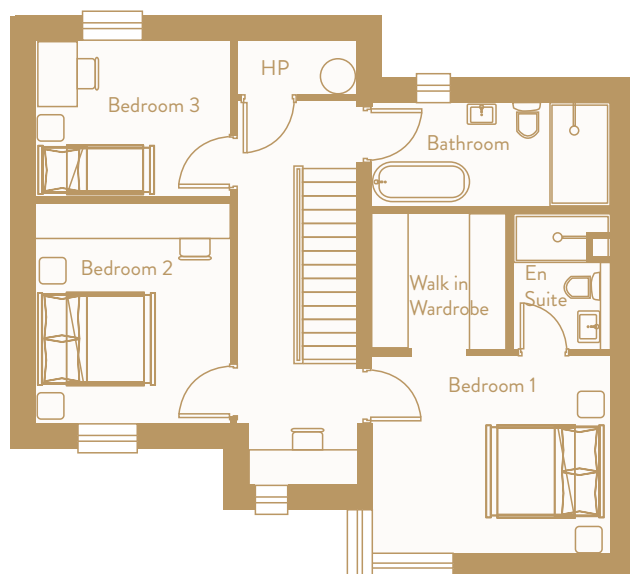




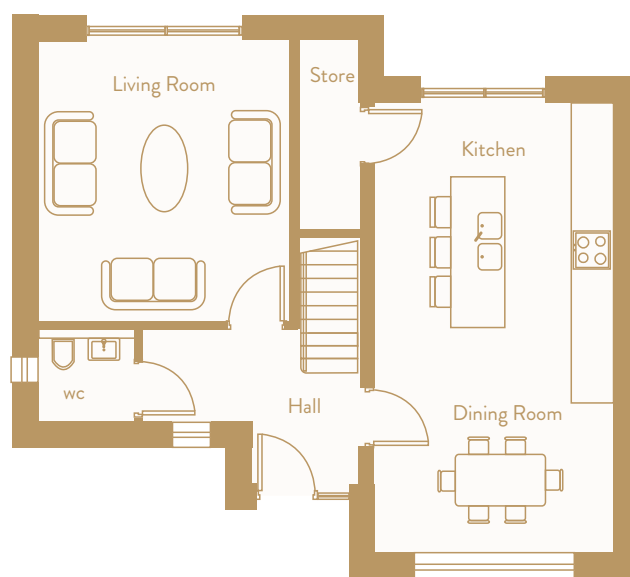


B1

3 BED DETACHED  
134 sq.m / 1,444 sq ft



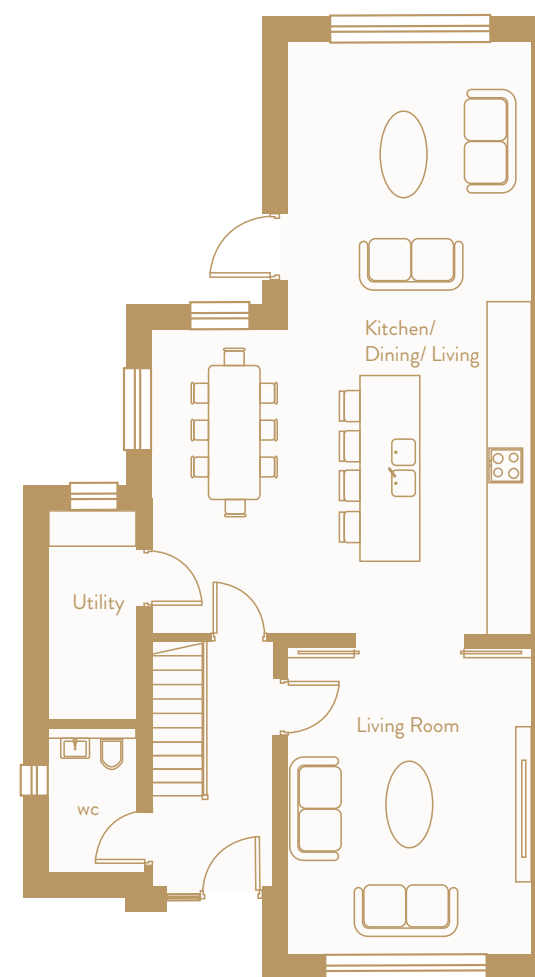
FIRST FLOOR



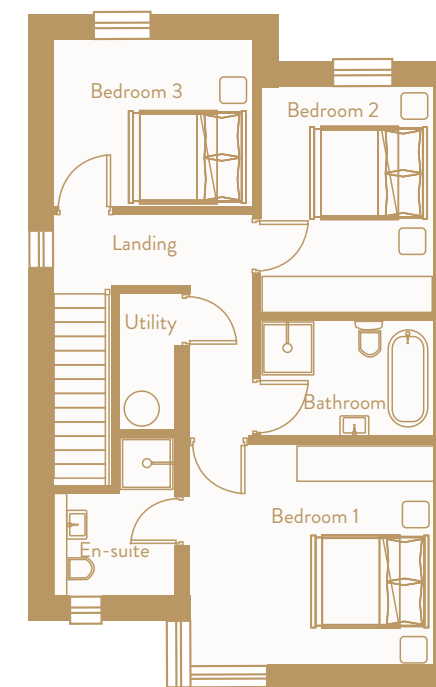
GROUND FLOOR

B2

3 BED DETACHED  
153 sq. m / 1,647 sq ft



GROUND FLOOR

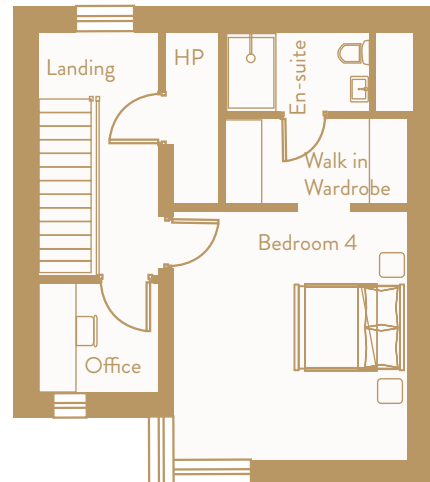


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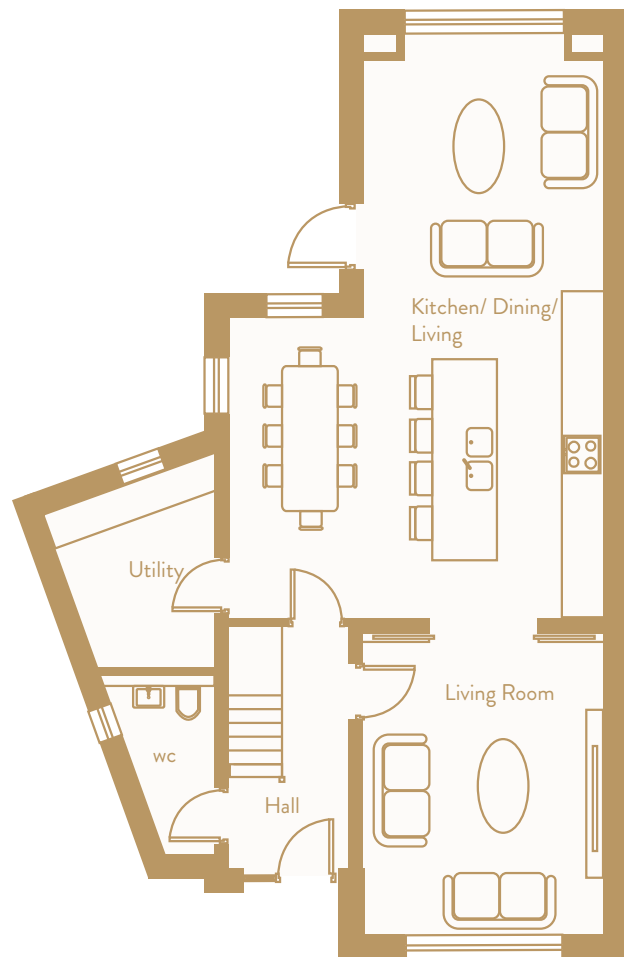


**B3**

**4 BED DETACHED**  
201 sq. m / 2,164 sq ft



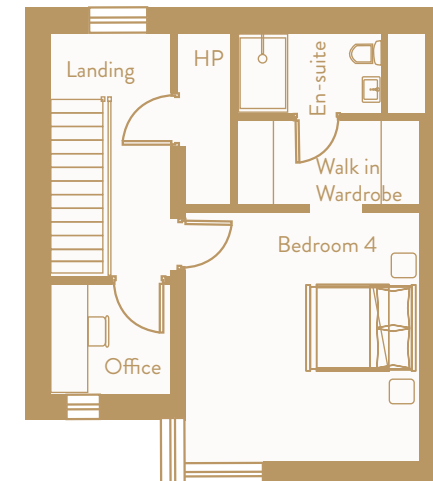
SECOND FLOOR



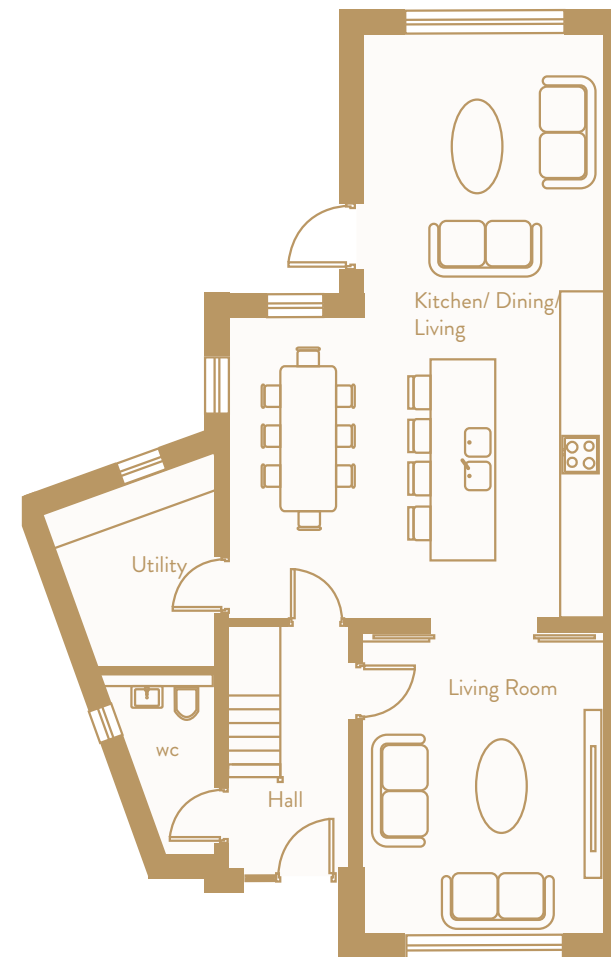
GROUND FLOOR

**B4**

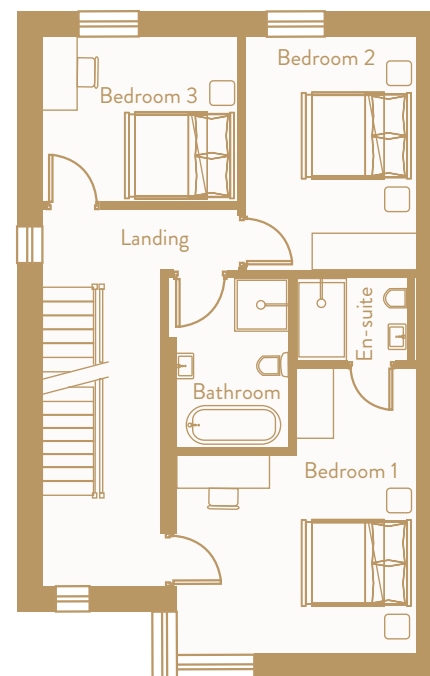
**4 BED DETACHED**  
203 sq. m / 2,185 sq ft



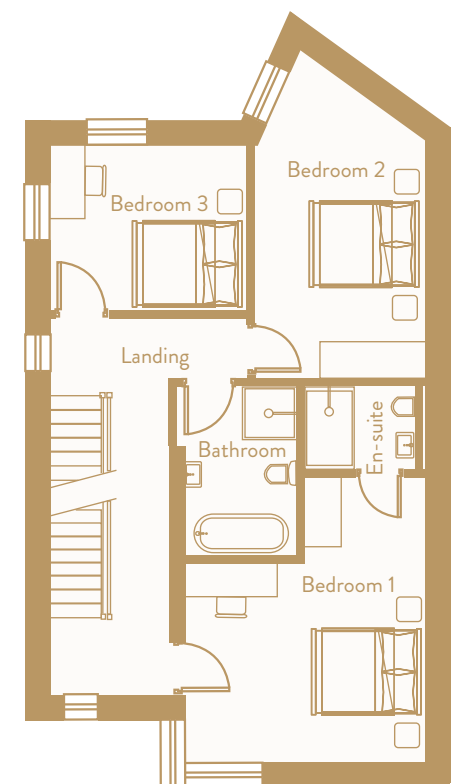
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

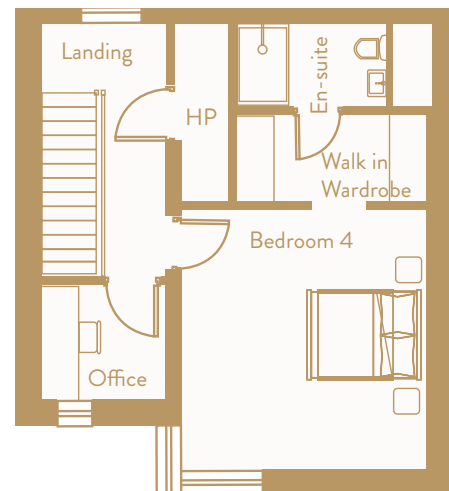


FIRST FLOOR

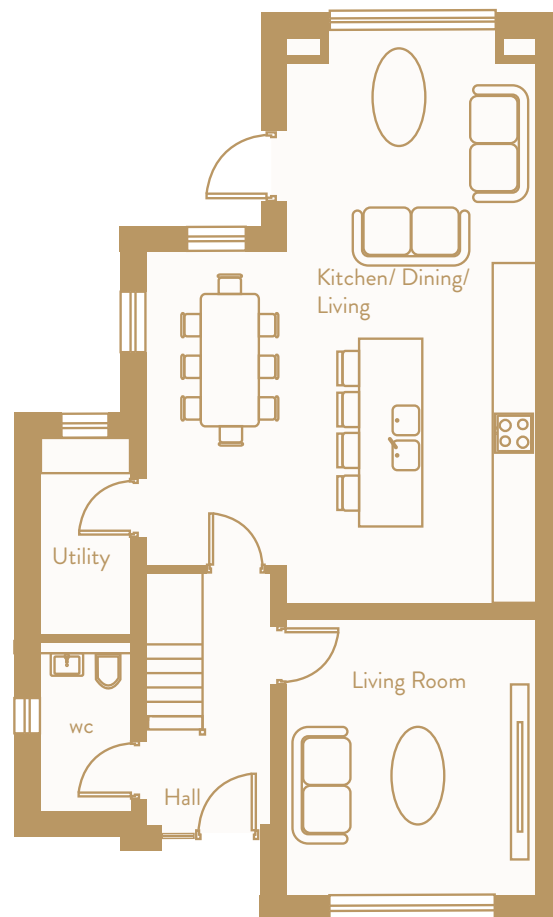


**B5**

**4 BED DETACHED**  
194 sq. m / 2,086 sq ft



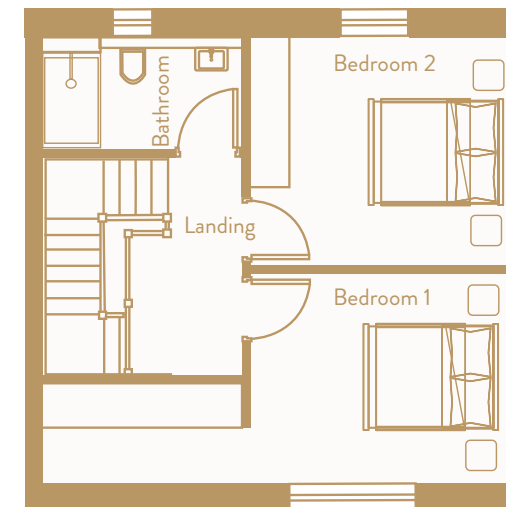
**SECOND FLOOR**



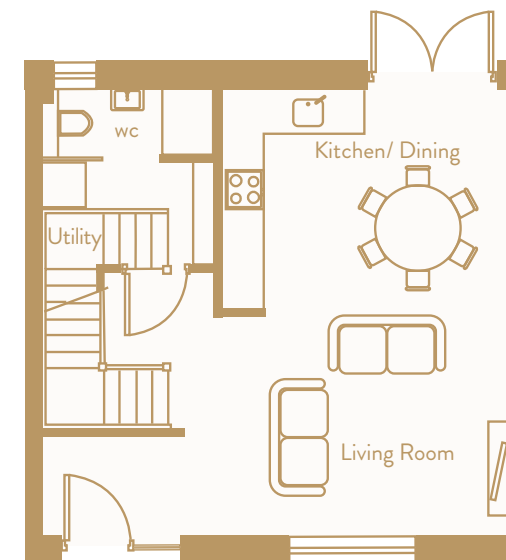
**GROUND FLOOR**

**D**

**2 BED MID TERRACE / END OF TERRACE**  
80 sq. m / 865 sq ft



**FIRST FLOOR**



**GROUND FLOOR**



**C2**

**4 BED END OF TERRACE**

176 sq. m / 1,894 sq ft

**C1**

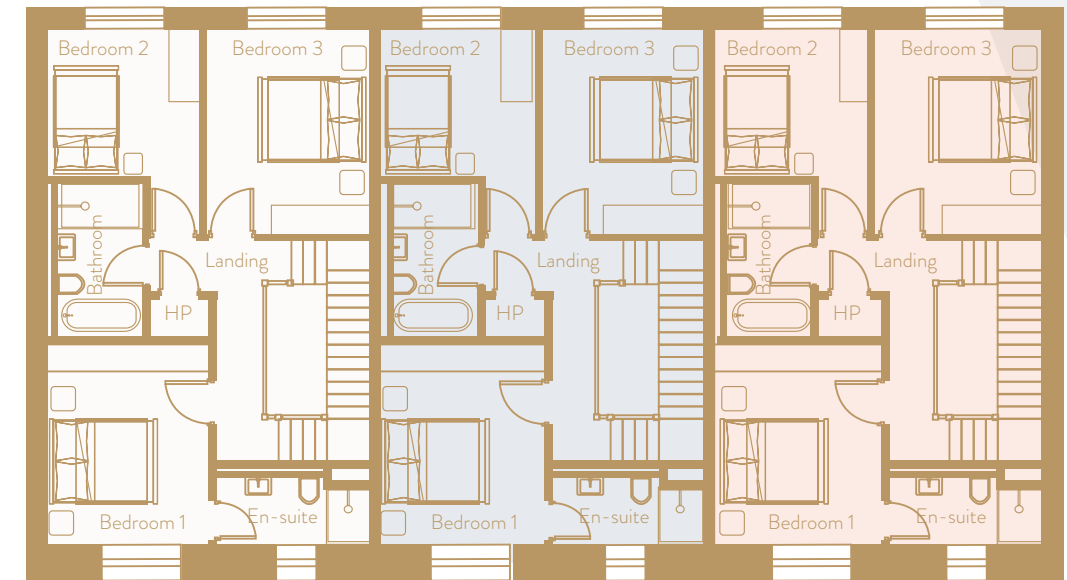
**4 BED MID TERRACE**

176 sq. m / 1,894 sq ft

**C**

**4 BED END OF TERRACE**

204 sq. m / 2,196 sq ft



**C2**

**C1**

**C**

FIRST FLOOR

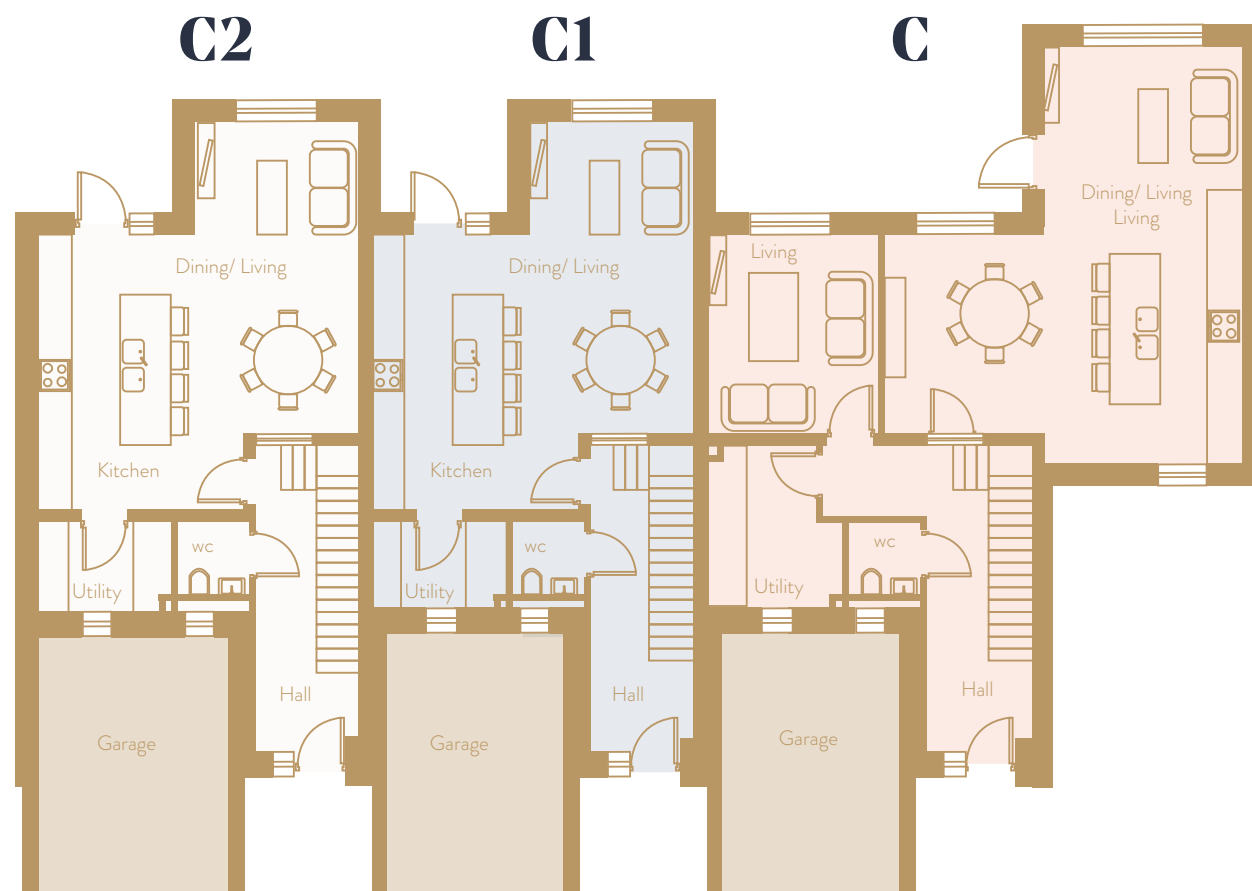


**C2**

**C1**

**C**

SECOND FLOOR

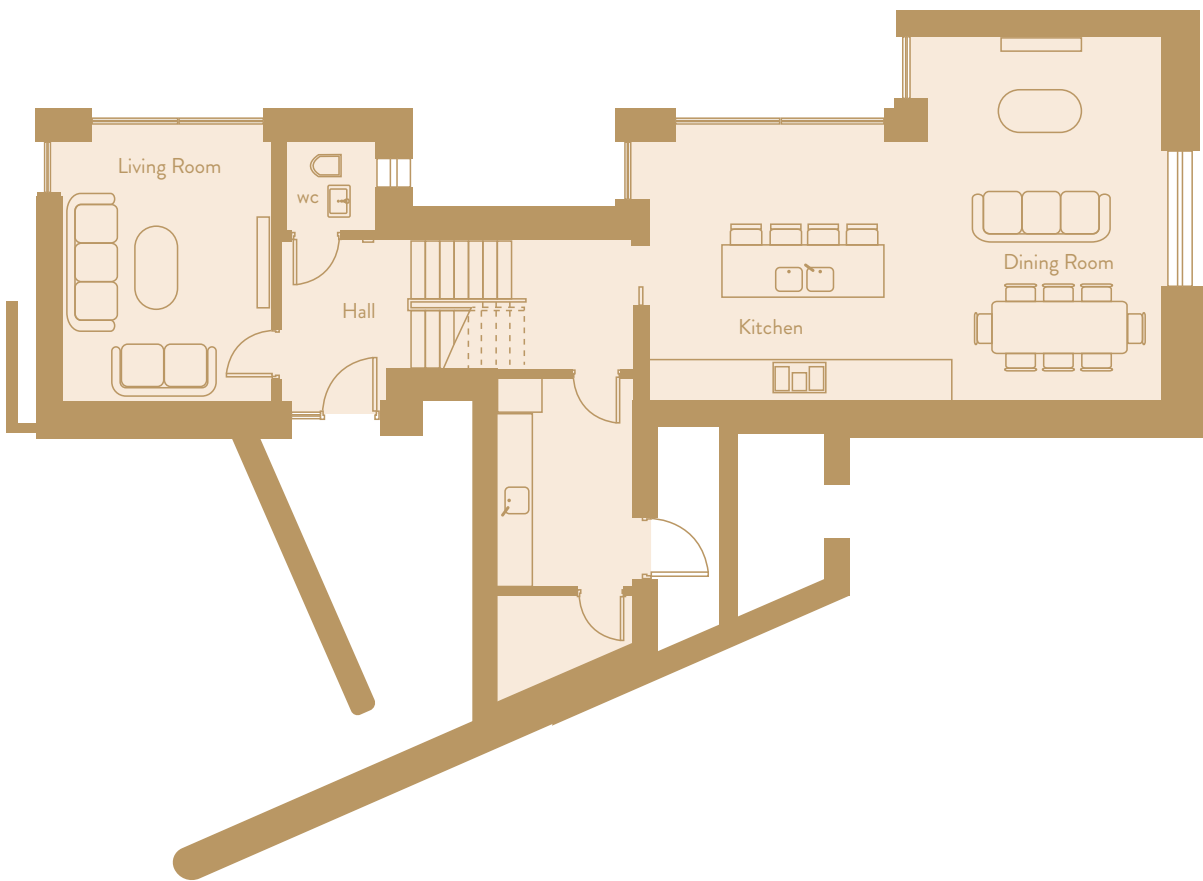


GROUND FLOOR

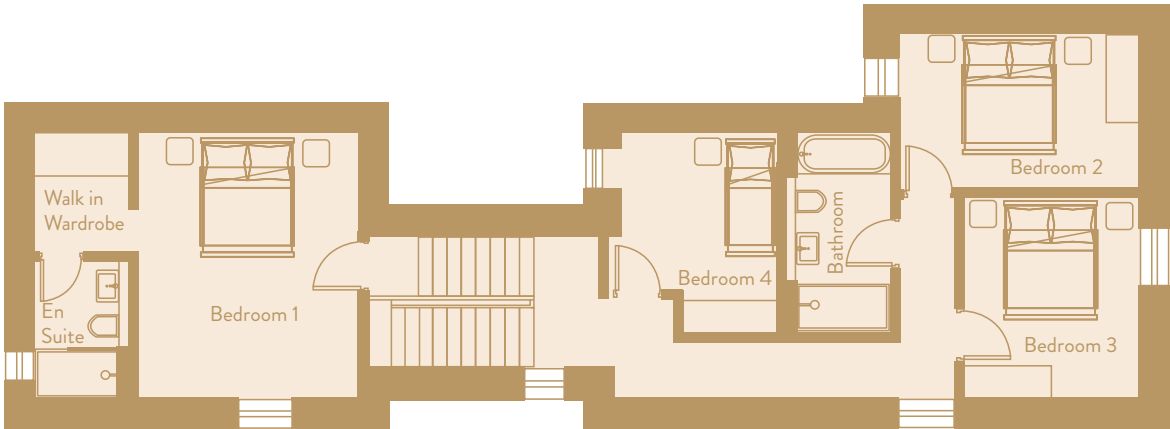


# McFarland House

4 BED DETACHED  
190 sq m / 2,045 sq ft



GROUND FLOOR



FIRST FLOOR





# SPECIAL FEATURES AND SPECIFICATIONS

## EXTERNAL FEATURES

- Impressive, high-quality façades with an exciting combination of materials, accessories and finishes creating a striking development of unique modern homes
- Each house enjoys the benefit of generous private gardens to the rear with paved patio area
- Wall mounted outdoor lights, external sockets and outdoor tap provided
- Power and comms cabling provided to facilitate future installation of garden lighting, shed, home office and electric vehicle charging
- Google Nest battery powered video doors bells provided as standard
- Ample carparking provided for houses and visitors

## PRIMARY FABRIC ELEMENTS

- Ground and intermediate floors consist of solid reinforced concrete with high levels of thermal insulation coupled with liquid screeds providing energy efficient under floor heating throughout all floor levels whilst also providing exceptional noise reduction between floors
- External walls achieve exceptional thermal performance using high efficiency wall insulation
- Walls finished with a mixture of through coloured silicone render or 100% recyclable standing seam aluminium cladding
- Advanced triple glazed aluminium clad timber framed high-performance windows, and doors, with multi-point locking systems and enhanced acoustic and insulation properties
- Stylish aluminium clad timber front doors come with secure multipoint locking system
- Super insulated inverted roofs with pebble surface finish allow for the sustainable management of surface water and exceptional energy efficiency throughout
- Pitched roofs consist of 100% recyclable standing seam aluminium cladding or slate on a super insulated timber structure providing a striking design with modern architectural detailing coupled with long service life and exceptional environmental credentials

## INTERNAL FINISHES AND FEATURES

- Generous high ceilings throughout ground floor provide enhanced spatial quality
- Open plan kitchen, dining and living room arrangement provides generous hub for family and friends
- Smooth plastered walls throughout with high quality matt paint finish
- Solid timber doors with stylish range of modern high-quality ironmongery throughout
- Square profile timber stairs, balustrades, skirting and architraves with high quality satin paint finish enhance the contemporary design aesthetic
- Full height wardrobes with contemporary design provide a range of storage options

## KITCHENS & UTILITY

- Stylish custom designed contemporary kitchens with generous and varied storage solutions including large island with seating
- Quartz countertops and splashbacks provide durable working surfaces
- Quooker taps in all kitchens provide cold, hot and instant boiling water from a single tap
- Fully fitted Neff appliances provided to kitchens.
- Utility rooms fitted with storage and plumbed for washing machine and dryer

## BATHROOMS AND EN-SUITES

- Stylish contemporary bathrooms and en-suites designed with high quality floor and wall tiles creating neutral colour schemes
- Luxury contemporary fixtures and finishes including wet room style showers and a range of minimalist modern sanitaryware
- Pressurised showers with thermostatic valves provided as standard
- Underfloor heating throughout the bathrooms and en-suites providing exceptional underfoot comfort

## SPACE AND WATER HEATING

- An advanced heating system provides hot water and space heating via an air source heat pump with an A++ ErP Energy Rating Label offering reliable, sustainable heating all year round coupled with reduced running costs and lower CO2 emissions.
- Space heating is provided by a thermostatically controlled underfloor heating system which extends to all floor levels throughout the house providing consistent heat distribution, increased energy efficiency, comfortable heating experience, space optimisation, design flexibility and reduced dust circulation.
- The air source heat pump provides a thermostatically controlled continuous pressurised supply of hot water via a dedicated hot water cylinder.
- The system comes with integrated control and monitoring systems whilst maintenance service plans which are available from the manufacturer offer affordable peace of mind.
- A controller app for the heat pump is available for download to any smart device which allows for remote control and performance monitoring of the system.

## ELECTRICAL INSTALLATION

- Generous energy efficient electrical installation throughout incorporating modern, aesthetically pleasing and ergonomically designed fittings throughout.
- All houses hardwired with smoke and fire detection and alarm systems
- Enabled for connection to SIRO's ultra-fast 100% fibre broadband network delivering high speed internet, voice, and television services.
- All houses are enabled to facilitate the installation of electric vehicle charging point

## VENTILATION & AIRTIGHTNESS

- All houses achieve exceptional levels of airtightness throughout which eliminates unwanted draughts and air leakage, which is an essential part of creating a healthy, comfortable, energy efficient living environment.
- Low energy continuous mechanical extract ventilation system in all houses provides a whole dwelling ventilation system that supplies and extracts air continuously at a low rate removing pollutants maintaining good indoor air quality for a healthy living environment

## BUILDING ENERGY RATING (BER):

- The exceptional specifications and construction methods ensure all houses achieve A2 ratings throughout this development.

## GUARANTEE

- Each house is covered by a 10 year Homebond structural guarantee scheme

## OUTDOOR AMENITY

- Generous Landscaped public open space provided within the development
- Sylvian setting adjoining park
- Bicycle stands

## SERVICE CHARGES

- Every homeowner will be a member of the management company with minimal maintenance and upkeep charges paid annually









# ABOUT

HOMELAND IS ONE OF IRELAND'S MOST EXCITING NEXT-GENERATION PROPERTY DEVELOPERS. WE ARE A TEAM OF INDUSTRY INNOVATORS AND LEADERS WITH A FOCUS ON DEVELOPING PRIME RESIDENTIAL SITES ACROSS THE COUNTRY TO DELIVER EXCEPTIONAL HOMES FOR MODERN FAMILIES. OUR MISSION IS TO MAXIMISE THE POTENTIAL OF EACH DEVELOPMENT WITH INNOVATIVE DESIGNS WHILE DELIVERING HIGH-QUALITY HOMES TO THE MARKET.

Modern life is constantly evolving, and so too are the needs of modern homeowners.

Our highly experienced management and development team recognises this and aims to deliver homes that are stylish, innovative, flexible and future-proof. Our team is fully equipped to deliver developments quickly and efficiently, and to add exciting new sites regularly to our portfolio.

## CONNECTION

We believe that a good development should be an exciting addition to an existing neighbourhood. We work closely with local authorities to ensure we have an excellent understanding of what's required at planning stages to maximise the potential of the final development.

## SUSTAINABILITY

Modern homes need to be sustainable and energy efficient; not only are these homes kinder to our environment, but they are also more comfortable and cost-effective to run. We are committed to improving sustainability in our developments as our business grows.

## DETAIL

We have set the highest possible standards for ourselves in every one of our developments. We believe that it's our attention to detail that sets Homeland houses apart from other developments. In short, we are passionate about designing unique, functional homes with that little bit extra.



## Selling Agent

Kelly Walsh  
15 Herbert Street  
Dublin 2  
T: 01 664 5500



PSRA 002885

## Developer



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



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