



FAIRWAYS

CUALANOR

UPPER GLENAGEARY ROAD, DÚN LAOGHAIRE



EXCEPTIONAL LARGE 4/5 BEDROOM FAMILY HOUSES

South Dublin's vibrant new address in a seaside town with city access



Perfectly Positioned...



DART
SALTHILL / MONKSTOWN

Dún Laoghaire Motor Yacht Club



De Vesci Gardens

Dún Laoghaire Sea Scouts

St. Michael's Rowing Club



Dún Laoghaire Marina

Royal Irish Yacht Club



Royal St. George Yacht Club

DART
DÚN LAOGHAIRE

Pavilion Theatre

Royal Marine Hotel

National Maritime Museum of Ireland

National Yacht Club



Queens Road



People's Park

DART
SANDY COVE



Monkstown Tennis Club

Dún Laoghaire Bowling Club

Pedestrian Access

Tivoli Road

Pedestrian Access

PARK AMENITY
C. 6.5 ACRES

CUALANOR



KILL AVENUE

Tesco

UPPER GLENAGEARY ROAD

Costa

ParkPointe
Neighbourhood Centre

Boots Pharmacy

ENTRANCE

HONEYPARK

UPPER GLENAGEARY ROAD

LOWER GLENAGEARY ROAD



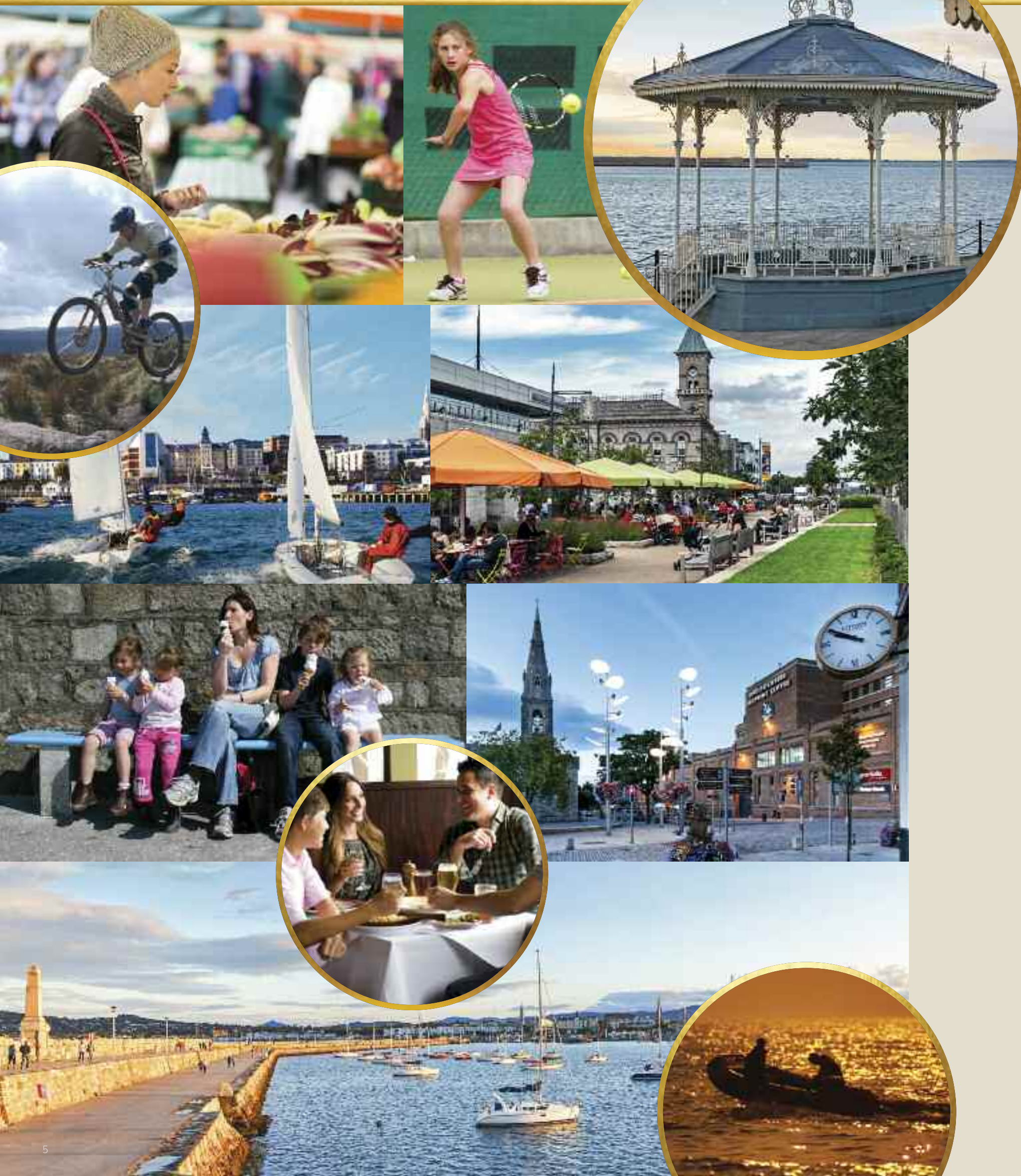
Welcome to Fairways, Cualanor

On the grounds of the former Dún Laoghaire Golf Club Cualanor is situated right in the heart of Dún Laoghaire, where Cosgraves are creating outstanding quality homes in an exceptional landscaped setting.

The pursuit of perfection has always been a pre-occupation of the Cosgrave Team, from the overall vision guiding the creation of a great new neighbourhood to the choice of door handles, it is all carefully planned to deliver the finest homes possible. Fairways represents the culmination of decades of experience, perfectly resolved living spaces, high quality specifications, sustainable construction and relentless quality controls to deliver reliable and perfectly efficient homes, while outside superb hard and soft landscaping makes the most of this splendid location on the grounds of the former Dún Laoghaire Golf Club.



EGLINTON HOUSE, Cualanor.
Sold for €1,750,000



A jewel in South Dublin

South Dublin's cosmopolitan seaside town, offers a vibrant lifestyle and easy access to Dublin City

Fairways at Cualanor offers large family homes nestled in the exceptional landscaped grounds of the former Dún Laoghaire Golf Club in a superb location with easy access to all the great amenities of Dún Laoghaire, Glenageary and Monkstown.

Located directly off Upper Glenageary Road with pedestrian access to Tivoli Road via Eglington Park, Fairways, benefits from easy access to all the great local amenities in one of South Dublin's most established neighbourhoods.

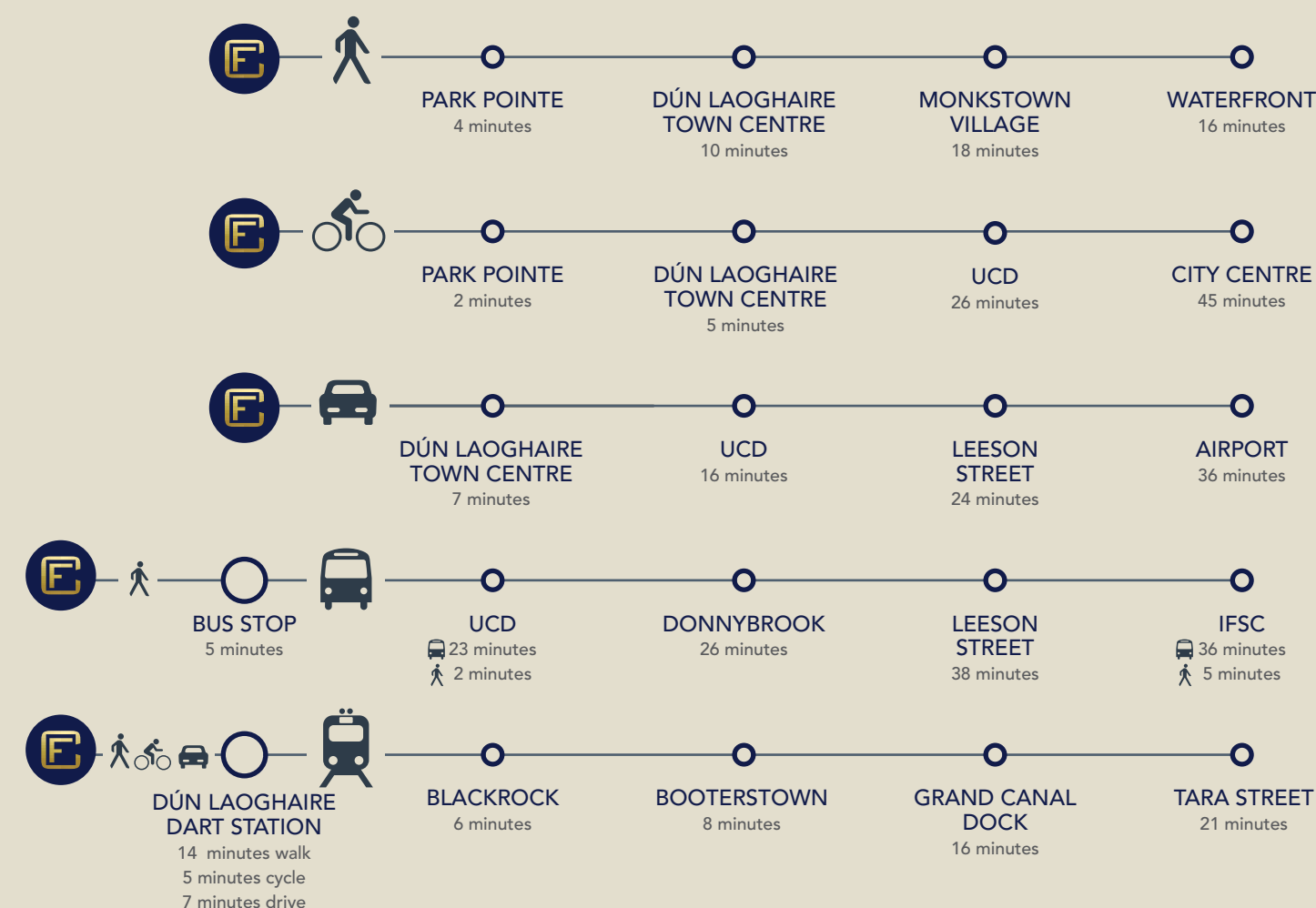
The vibrant waterfront is home to Dublin's favourite pier, markets, Martello Towers, charming cafes, restaurants, shops, salons and boutiques, it's all part of an awe inspiring backdrop to life.

There are splendid local primary and second level schools and a host of excellent civic amenities, while an abundance of sports and leisure activities awaits with fine local sports clubs, including Dún Laoghaire Bowling Club which is adjacent to Fairways, Monkstown Tennis Club is a short walk as is the seafront with its splendid Yacht Clubs and outstanding coastal walks.

Fairways presents a rare opportunity to purchase a large new energy efficient family house particularly close to both Dún Laoghaire town centre and Monkstown Village in a superb landscaped setting that benefits from excellent public transport links.

Welcome to South Dublin's Vibrant new address.

In a parkland setting, a short stroll to the waterfront, Fairways is a great place to start your day.



NOTE: Travel times vary and the above details are indicative and for guidance only



A Cosgrave Specification



Fairways offers the pinnacle of sustainable living with a quality specification both inside and out. A Cosgrave specification is about delivering quality in every detail, design, materials, construction, low maintenance finishes and energy efficiency.



Kitchens

Contemporary solid timber kitchen in painted "haze" finish with Victoria Quartz worktops from Nolan Kitchen's, including all fitted kitchen appliances as per showhouse.



Utility

The utility room comes with a worktop, sink and cupboards and is fitted with a washing machine and tumble dryer as per showhouse.



Wardrobes

Wardrobes are contemporary Curragh Deluxe Range fitted with light grey design doors, cambrian oak interiors all by Cawleys Furniture.



Internal Doors

High quality Clermont painted panelled doors are fitted with attractive polished lever handles.



Bathrooms & Ensuites

Stylish Bathrooms and Ensuites are designed around contemporary clean lines to offer excellent quality throughout. Shower enclosures and heated towel rails are included as standard as per showhouse. There is high quality tiling to wet areas.



Internal Finishes

Walls and ceilings are painted throughout. Floor and wall tiling is standard as per showhouse.



Services Enclosure

The boiler, water booster pump and water tank are arranged in a specially designed Service Enclosure located outside the house. This feature saves space inside the house, externalises any pump noise and in the unlikely event of a leak at the tank the house is not in danger of water damage. With the enclosure located conveniently outside, works to it can be done without entering the house. The services enclosures also facilitates the easy integration of future technologies should the need arise.



Pressurised Water

The internal water supply is pressurised and the cold water tank and pump are located outside the house.



Heating

The "A-Rated" Gas Condensing Boiler Central Heating System delivers high efficiency precise control to three zones; ground, first and second floors. In addition to the heating zones all radiators are fitted with thermostatic valves giving additional room by room control.



Ventilation System

The Heat Recovery Ventilation system supplies a constant stream of fresh air, reduces condensation and dust while recovering 90% of the heat energy from the air expelled from the house saving on heating costs.



Photovoltaic Solar Panel

Photovoltaic Solar Panels generate electricity on site.



Electrical

Generous light and power points, Cat 5 wiring & contemporary switches and sockets throughout.

SPECIFICATION CONTINUED OVER LEAF





Experience Cosgrave quality in every detail, inside and out...



SPECIFICATION CONTINUED FROM PREVIOUS PAGE



Media & Communications

Each house is wired and ready for connection of Telephone, Broadband as well as Satellite or Cable TV.



USB Points

Each house has numerous USB charging points.



Security

Each home is wired for intruder alarm, including CCTV.



Safety

All Cosgraves houses are fitted with Carbon Monoxide Monitors and a fire alarm system.



Gardens

The gardens at Fairways offer an elegant extension of living space. Each garden comes landscaped and features a stylish patio directly off the living area which overlooks the fully planted garden. Gardens are finished with a garden house that is fitted with light and sockets, a service enclosure and a lockable access gate.



Parking

Each house has two car parking spaces.



Car Charging Point

Each house is wired for a car charging point.



External Finishes

Low maintenance red brick and render finishes. Windows and doors are low U-value high performance double glazed uPVC. Granite finish to cills and surrounds to front elevations. Windows & Doors as per showhouse.



Guarantee

Each Cualanor home is covered by 10 year HomeBond Insurance.



Management Company

Wyse Property Management agents have been appointed to Cualanor where each home owner will become a member of the management company.



Parkland Amenity

Cualanor benefits from Cosgrave's unrivalled level of landscaping throughout and their commitment to the provision of the best amenities possible for residents. The centrepiece is a splendid c.6.5 acre park that provides a truly exceptional amenity for residents. Working with The Curlew Trust Charity, Cosgraves have incorporated measures to attract and support wildlife at Cualanor and at neighbouring Honeypark. Cualanor includes large areas of parklands, play areas, walkways, and various other feature areas.



Pedestrian links to Town Centre and ParkPointe Neighbourhood Centre

There is a pedestrian link to Tivoli Road leading to all the amenities of the town centre, seafront and DART. While local Shops at ParkPointe Neighbourhood Centre include: Tesco, Costa Coffee, Boots Pharmacy, Base Pizza, L'Ombre Hair & Beauty as well as Pattersons Kitchens and TC Matthews Carpets, in addition there is a GoCar service as well as electric vehicle charge points.

BER

The Building Energy Rating at Fairways is A2 / A3. For more on energy efficiency see pages 17 & 18.

BER A2 A3



CUALANOR Site plan

- THE ALDER 205 sq.m / 2,206 sq.ft
4/5 BEDROOM HOUSE WITH STUDY
- THE BIRCH 227.5 sq.m / 2,448 sq.ft
5 BEDROOM HOUSE

Car charge point provision to all Fairways houses

FAIRWAYS
CUALANOR

POTENTIAL PEDESTRIAN
ACCESS & CYCLE LINK

PROPOSED PEDESTRIAN
ACCESS & CYCLE LINK

PROPOSED SCHOOL ACCESS
SCHOOL SET DOWN

Bus Routes on York Road
46A 63 75 **DART**

TO TIVOLI ROAD
Access to Town Centre, Harbour,
Bus Routes and DART Station.

PEDESTRIAN
& CYCLE LINK

DÚN LAOGHAIRE
BOWLING CLUB

ROSELAND
LAWN

Roseland

EUSTACE COURT

CUALANOR

Park amenity
c. 6.5 Acres

PEDESTRIAN
& CYCLE LINK

THE BIRCH
SHOWHOUSE

THE ALDER
SHOWHOUSE

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

ABBOT COURT

ENTRANCE

Bus Stop

Bus Stop

PARK POINTE
NEIGHBOURHOOD CENTRE



THE BIRCH



LARGE NEW 5 BEDROOM HOUSE

c.227.5 sq.m - c.2,448 sq.ft

An exercise in excellence, The Birch is perfectly designed to provide optimal spaces for family living. The heart of the home is the large kitchen incorporating family and dining spaces that opens to a patio that provides an elegant extension of living space. There are two additional reception rooms; the living room at ground floor and the entertainment room at first floor, these superb spaces provide choices for families at different stages with different needs, for example a parents lounge and teenagers breakout space.

As well as providing for the sleeping function, the five large double bedrooms are designed to provide private space for family members to enjoy. There are two family bathrooms, one with bath and one with shower while the master bedroom is ensuite.

Rest assured that each house offers exceptional energy efficiency throughout the fabric of the house and all external finishes are selected to stand the test of time.

BER A2/A3



KITCHEN / FAMILY / DINING ROOM
19'8" x 19'4" (6.0m x 5.9m)



UTILITY ROOM
Fitted with washing machine & tumble dryer, countertop, sink & cupboards



LIVING ROOM
19'4" x 13'9" (5.9m x 4.2m)



ENTERTAINMENT ROOM
19'4" x 13'9" (5.9m x 4.2m)



TWO BATHROOMS
First Floor Family Bathroom with bath and shower
Second Floor Family Bathroom with shower



ENSUITE
The Master Bedroom is ensuite with bath and shower



GROUND FLOOR WC
Large downstairs WC



5 BEDROOMS
MASTER BEDROOM 16'1" x 13'5" (4.9m x 4.1m)
BEDROOM 2 22'0" x 9'6" (6.7m x 2.9m)
BEDROOM 3 18'0" x 9'6" (5.5m x 2.9m)
BEDROOM 4 18'4" x 9'6" (5.6m x 2.9m)
BEDROOM 5 16'5" x 9'2" (5.0m x 2.8m)

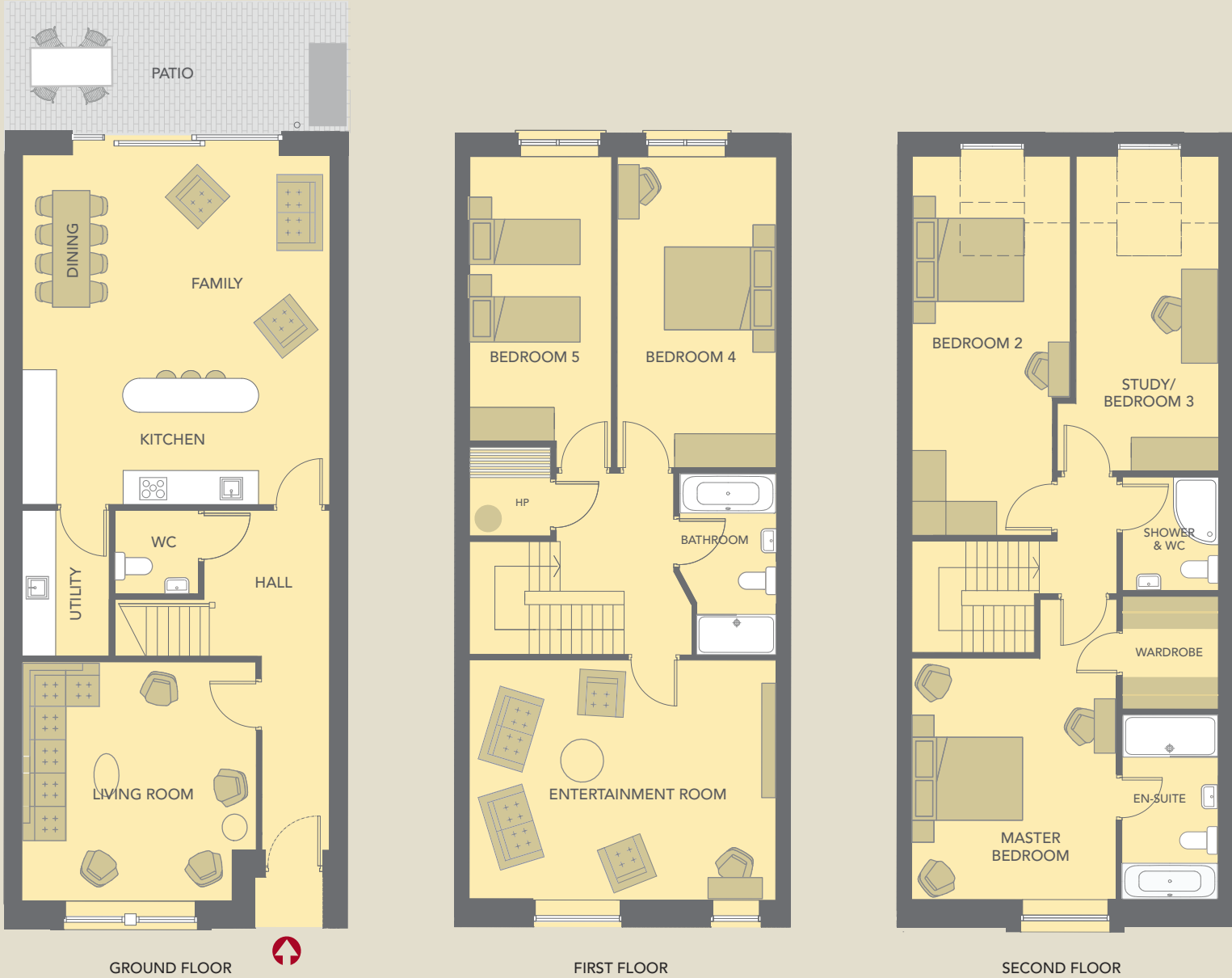


PATIO & GARDEN
Sliding Patio Door opens to an outdoor living space



THE BIRCH Kitchen, family, dining room with sliding door to Patio

THE ALDER



LARGE NEW 4 / 5 BEDROOM HOUSE PLUS STUDY
c.205 sq.m - c.2,206 sq.ft

An exercise in excellence, The Alder is perfectly designed to provide optimal spaces for family living. The heart of the home is the large kitchen incorporating family and dining spaces that open to a patio that provides an elegant extension of living space. There are two additional reception rooms; the living room at ground floor and the entertainment room at first floor, these superb spaces provide choices for families at different stages with different needs, for example a parents lounge and teenagers breakout space.

As well as providing for the sleeping function, the four large double bedrooms are designed to provide private space for family members to enjoy. While the fifth bedroom is also suitable for home office or study use. There are two family bathrooms, one with bath and one with shower while the master bedroom is ensuite.

Rest assured that each house offers exceptional energy efficiency throughout the fabric of the house and all external finishes are selected to stand the test of time

BER A2/A3



- KITCHEN / FAMILY / DINING ROOM**
19'8" x 19'4" (6.0m x 5.9m)
- UTILITY ROOM**
Fitted with washing machine & tumble dryer, countertop, sink & cupboards
- LIVING ROOM**
13'9" x 13'5" (4.2m x 4.1m)
- ENTERTAINMENT ROOM**
17'9" x 13'9" (5.4m x 4.2m)
- TWO BATHROOMS**
First Floor Family Bathroom with bath and shower
Second Floor Family Bathroom with shower
- ENSUITE**
The Master Bedroom is ensuite
- GROUND FLOOR WC**
Large downstairs WC
- 5 BEDROOMS**

MASTER BEDROOM	16'1" x 11'10"	(4.9m x 3.6m)
BEDROOM 2	22'0" x 9'2"	(6.7m x 2.8m)
STUDY OR BEDROOM 3	18'0" x 8'2"	(5.5m x 2.5m)
BEDROOM 4	18'0" x 9'2"	(5.5m x 2.8m)
BEDROOM 5	15'9" x 8'2"	(4.8m x 2.5m)
- PATIO & GARDEN**
Sliding Patio Door opens to an outdoor living space



THE ALDER Living Room



Leaders in Energy Efficiency



Guided by Passive House principles, Cosgrave houses are designed to use less energy, the team's commitment to energy efficiency and sustainable design is recognised at the highest national level..

Pioneers of the green agenda, Cosgraves continue to develop homes that exceed the requirements of regulations. The energy efficiency of a Cosgrave home cannot be measured just by a BER Rating, it is deeper than that, it is in every detail of the fabric of the building and is validated through a series of quality control measures that ensure every Cosgrave built house really is a superior energy efficient home.

Guided by Passive House Principles the Team at Cosgraves invest in the fabric of the house to ensure it delivers sustainable living in terms of lower energy usage, improved comfort and reduced life time running costs.

Cosgraves have been recognised as the best of the best when the **Sustainable Energy Authority of Ireland** awarded them the **Overall Environment Award** for outstanding leadership in the field of energy efficiency. This is a very significant achievement as the award is open to all sectors and has never before been awarded to a house builder and is a highly valued endorsement of Cosgrave's higher standards in energy efficiency.



Cosgrave Energy Efficiency

Design to use less energy

Cosgraves first priority is to create homes that require less energy to operate. Investing in improvements to the fabric of the house the energy requirement is minimised, products and systems are installed to reduce energy waste and finally energy is recycled, particularly from the warm air leaving the house. The Photovoltaic Solar Panels then supply some of the reduced energy need decreasing even further the draw on the grid.

Highly insulated air-tight design

The passive house principles adopted by Cosgraves improve comfort while reducing the energy demand of the house. Superior insulation, increased levels of air-tightness, improved Low E argon filled windows and careful detailing to cut out thermal bridging combine to contribute to both reduced heat loss and solar gain.

Heat Recovery

Using a Heat Recovery Ventilation system Cosgraves use 90% of the heat energy that would otherwise be lost to the home while maintaining a constant flow of fresh air to the house and significantly reducing utility costs.

Reduced draw on grid

Having primarily reduced the energy requirement by maximising energy efficiencies and minimising wasted energy, Cosgraves then introduce features to more efficiently supply the reduced need, including an "A-Rated" condensing boiler unit and Photovoltaic Solar Panel system.



Sustainable comfort 24/7

By using heat gains from the sun, lights, appliances and even occupants, the houses work all year round to provide comfortable temperatures and excellent air quality with minimal need to use the heating system.

Exceptional air quality is maintained 24/7 where excess humidity is removed and pollen is reduced with a Heat Recovery Ventilation (HRV) system that constantly pulls the indoor air down to 500 parts per million of carbon dioxide and saves 90% of heat that would otherwise be lost to the house.

The high quality insulation and argon filled glazing helps keep the heat in during the winter while during warmer months the bypass feature of the HRV allows the system to assist in cooling the air.

Practically passive

Using passive principles Cosgraves have developed their own set of construction details and standards which are expected to outperform the standards from the Dept. of Housing. Cosgrave houses are designed and constructed to deliver a "practical passive" ambience within the house customised to suit the temperate Irish climate.

Insulated beyond the level of diminishing returns the houses feature best in class energy saving features. Based on the SEAI DEAP software the houses are estimated to use 11 kWh/m2yr, this is less than the 1.5 litres of oil per m2 used to define a passive unit. Considering this, it is estimated a house in Cualanor will use 20% less energy than a passive dwelling in continental Europe.

Sustainable cars

Sustainable homes now with provision for sustainable cars

The Cosgrave Team are committed to creating sustainable communities for residents, and now in addition to exceptional homes built on passive house principles the team has added a provision for electric car charging. It's about making sustainable choices that bit easier, imagine streets without engine noises, with no need to queue at petrol stations, simply plug in your car just like your smartphone when it is parked at your home and enjoy clean electric motoring everyday.





Achieving Excellence

Cosgraves represent the pinnacle of a vision of user focused, quality homes in elegant, dynamic and sustainable communities. Every Cosgrave development is guided by the “Five Pillars of Excellence” a series of interlinked programmes based on decades of experience as a premier builder.

Five Pillars. One Cosgraves.



Quality



Sustainability



Low Maintenance



Focused Design



Community Benefit

1. Quality - in design, specification and construction

At Cosgraves, the design and build programme is punctuated by a series of quality checks developed to ensure every home meets the Cosgrave standard. Standards built on an outstanding specification, and rest assured nothing makes it onto the Cosgrave Specification unless it has proved its quality in use and over time. By designing quality spaces, investing in the fabric of buildings, specifying quality components and rigorously controlling standards the Cosgrave Team not only delivers quality buildings but the added peace of mind that comes with the reliability and assurance associated with the term “Cosgrave Built”.

2. Sustainability - energy efficient living

Cosgraves were early adaptors of the sustainable agenda and remain the only house builder to have received the prestigious SEAI Overall Sustainability Award. “The best Fuel is the fuel we don’t need”, is a popular mantra at Cosgraves and has led to significant research, testing and focused investment in the fabric of each home, the result is reduced energy needs at Cosgrave built homes. Cosgraves have adopted a combination of; Building Regulations, Passive House Principles, Near Zero Design details and Controlled Energy Saving Mechanisms to vastly improve comfort and efficiently while helping to significantly reduce carbon footprint and running costs.

3. Low Maintenance - reliable, long term solutions

Maintaining a property can be difficult or easy, expensive or cheap and should not be left to chance. That's why maintenance is a central consideration in the design and specification criteria of every new Cosgrave home. It's about building-in the robust reliability that helps deliver greater value over the lifetime of the property, by actively working to minimise any inconvenience associated with running or maintaining your home.

4. User Focused Design - homes for people to enjoy

Why do we like to use some things while others frustrate or annoy us? The answer is simple, the ones we like are designed around us, serving our needs, desires and aspirations, and so at Cosgrave's every home is dedicated to how we live, understanding what works and feels best and delivering it. The Cosgrave Team always place the needs of the user at the centre of every decision. Their needs are at the heart of the process and success is measured by the quality of life that a Cosgrave built property delivers.

5. Community Benefit - a stage for living

It's about the experience of living outside your door. The goal is to deliver an environment where dwellings, landscape and surroundings deliver the maximum benefit for residents. This is achieved by actively enhancing the environment that surrounds and flows through all Cosgrave developments. The team identifies and pursues opportunities to create: safe play areas, landscape features, parklands, walkways, sports areas, jogging paths, transport links, access to leisure amenities and facilities and the inclusion of various bespoke feature areas to ensure a Cosgrave development always delivers a great stage for residents enjoyment.



Rest Assured, it's Cosgrave Built.

Built by Cosgraves, the multi-award winning team that has delivered many of Dublin's best communities, Fairways at Cualanor boasts the finest pedigree in Irish home building.

Since 1979 Cosgraves have been committed to the pursuit of excellence and have built many of the most exceptional living environments in Dublin and surrounding areas.

Guided by a deep-rooted appreciation of the long term value of elegance and quality, the team has earned an undisputed reputation for excellence and the term "Cosgrave Built" is perhaps the greatest assurance of pedigree when it comes to your home.

Over 39 years as a premier builder, Cosgraves have created many of Dublin's finest addresses such as: Ardilea Wood in Clonskeagh, Bracken Park and Chesterfield in Castleknock, Honeypark and Clearwater Cove in Dún Laoghaire, Salthill in Monkstown, The Sweepstakes, Shrewsbury and Simmons Court Square all in Ballsbridge, Belleville, Donnybrook Manor and Morehampton Square in Dublin 4, as well as Temple Manor in Celbridge, Eden Gate in Delgany as well as Howth Lodge and Thormanby Hill in Howth. Every Cosgrave development stands testimony to the long term value of their commitment to the highest standards of quality and elegance inside and out.

Leaders in Energy Efficient Design, Cosgrave's Lansdowne Gate development (2006) pioneered sustainable buildings in Ireland, far exceeding the requirements of regulations, while in 2013 Honeypark in Dún Laoghaire was selected overall winner of the SEAI Environment Award, Ireland's most prestigious sustainability award open to all sectors and never before awarded to a housebuilder.

In 2015 Cosgraves development at the old Dun Laoghaire golf Club was also recognised by The Property Excellence Awards for their achievements in providing better community amenities and enhanced spaces, with the Community Benefit Project of the Year Award.

Cosgraves have always been relentless in creating better built environments for residents and their achievements are evident in their previous developments in a career punctuated by numerous awards.

So rest assured Fairways, is the pinnacle of almost forty years of building excellence and offer homes of the finest pedigree.



EGLINTON HOUSE, Cualanor.
Sold for €1,750,000



BRACKEN PARK
Castleknock, Dublin 15



HONEYPARK
Dún Laoghaire, Co. Dublin



ARDILEA WOOD
Clonskeagh



CHESTERFIELD
Castleknock, Dublin 15



SHREWSBURY
Donnybrook, Dublin 4



ROSELAND
Cualanor, Dún Laoghaire



THE SWEEPSTAKES
Ballsbridge, Dublin 4

THORMANBY HILL
Howth, Co Dublin

A reputation built on excellence.



EDEN GATE
Delgany, Co Wicklow



HOWTH LODGE
Howth, Co Dublin



SIMMONSCOURT SQUARE
Ballsbridge, Dublin 4



ORDNANCE SURVEY LICENCE NO. AU0009510 ORDNANCE SURVEY IRELAND & GOVERNMENT OF IRELAND

Professional Team

Architect

Mc Crossan O'Rourke Manning

Civil Engineer

Waterman Moylan

Structural Engineer

DBFL Consulting Engineers

Mechanical & Electrical Engineer

McElligott Consulting Engineers

Design Consultant

Archimedium

Landscape Architect

Mitchell & Associates

Interior Design

Brian S Nolan

Solicitors

Sheehan & Company

This development is supported by the National Asset Management Agency



National Asset Management Agency

www.cualanor.ie



Cosgrave

SINCE 1979



Sustainable Energy Awards
Winner 2013 - 2016

EnviroCom
Winner 2014 - 2016



PROPERTY INDUSTRY EXCELLENCE AWARDS
Design Project of the Year
FINALIST 2016

PROPERTY INDUSTRY EXCELLENCE AWARDS
Community Benefit Project of the Year
WINNER



Cualanor is covered by 10 year HomeBond Insurance

BER A2 A3

SELLING AGENT



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PSRA No: 001651

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