



Glenveagh
Proby Place

THE PLACE
TO CALL HOME

Proby Place Blackrock

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Glenveagh Homes is delighted to introduce Proby Place, a new development of just 20 stunning, luxurious 4 and 5 bedroom, A Rated, semi-detached homes. A secluded development set within beautiful landscaping, and situated off Carysfort Avenue, Blackrock.

Proby Place is just moments away from the magnificent Carysfort Park, Blackrock Village and the sea; and a short drive to the seaside towns of Monkstown, Dun Laoghaire and Dalkey.

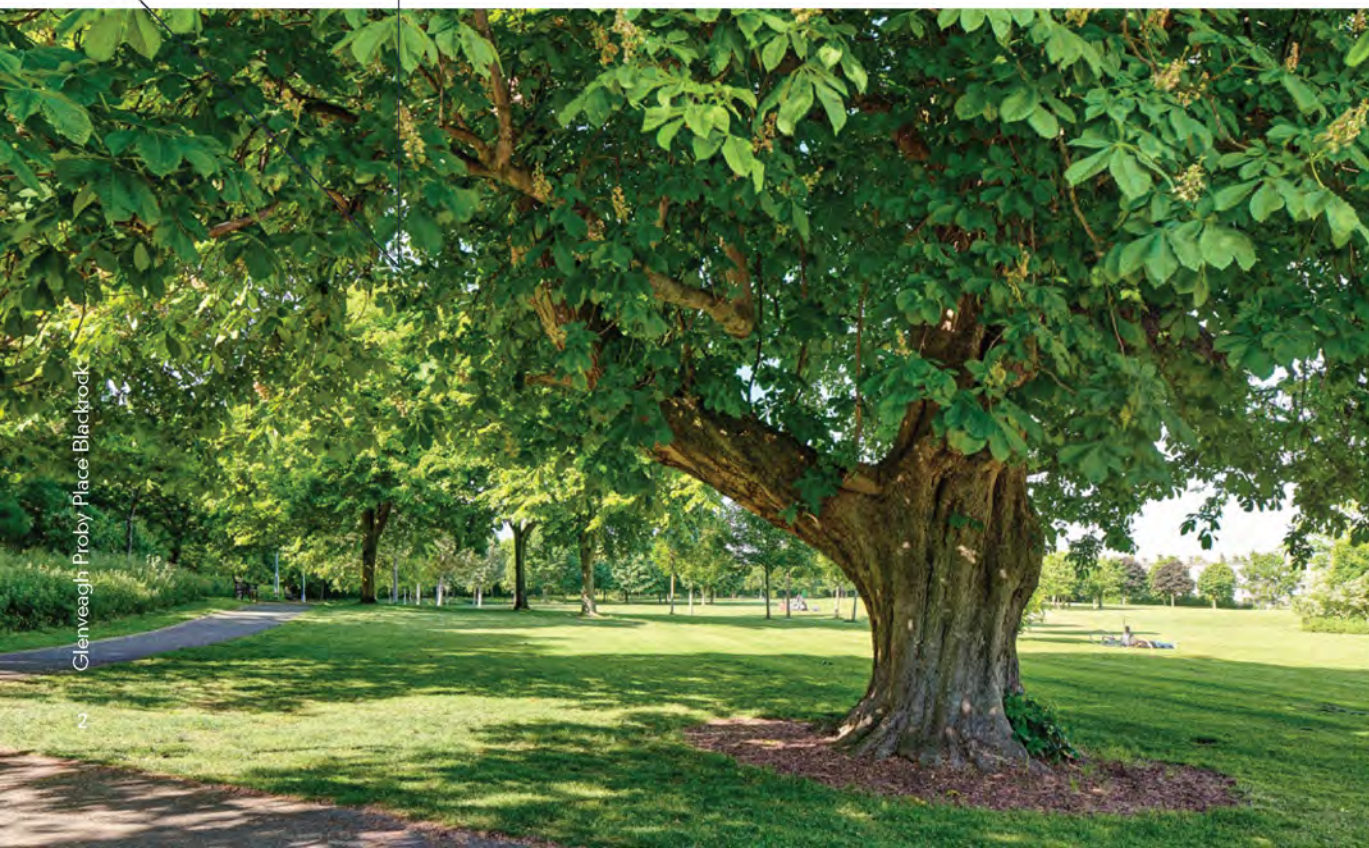


THE PLACE WITH GREAT HISTORY

Since the late 19th Century, Blackrock has been considered one of Dublin's most sought-after addresses. Lord Proby, after whom this development is named, built his home, Grey House, here in 1746.

Lord Proby was looking to escape the busy city lifestyle of the capital and bring his family to a place near the sea.

The original grounds of Grey House featured walled orchards, treelined walkways and an ornamental lake. Happily, these gardens are now the charming Carysfort Park.





YOU CAN SPEND YOUR SPARE
TIME MEANDERING AMONG
BOUTIQUES AND RESTAURANTS



THE PLACE TO ENJOY LIFE



Blackrock Village has everything you might need, with the newly refurbished Frascati and Blackrock Shopping Centres. The village also offers a myriad of amenities including specialist shops and restaurants.

In nearby Monkstown Village, food-lovers will be truly spoilt for choice, with SALT Café at Avoca, FX Buckley Steakhouse, That's Amore, Lobstar, Bresson and more.

Sports facilities in the area include the beautiful Blackrock Bowling & Tennis Club; Carraig Tennis Club; Blackrock Rugby Football Club; and Monkstown Tennis Club.

For walkers, nearby Dun Laoghaire offers the famous West and East Piers with stunning views to Ringsend, Howth and Sandycove.





FROM WALKS IN THE PARK
TO FRESH FRUIT AND VEG
TO FINE WINES, BOOKS
TO ANTIQUES, YOU NEVER
HAVE TO RAMBLE FAR FOR
WHATEVER YOU NEED



THE PLACE NEAR THE CITY

Proby Place is only 9 km from Dublin City Centre. There is a variety of transport options with Blackrock DART station approximately a 10 minute walk away and an abundance of bus routes that pass along the Rock Road and Stillorgan dual carriageway towards the city centre.

TRANSPORT MAP

CITY CENTRE



30
MINS



15
MINS



DALKEY



Map is for illustrative purposes only.

THE PLACE FOR SCHOOLS



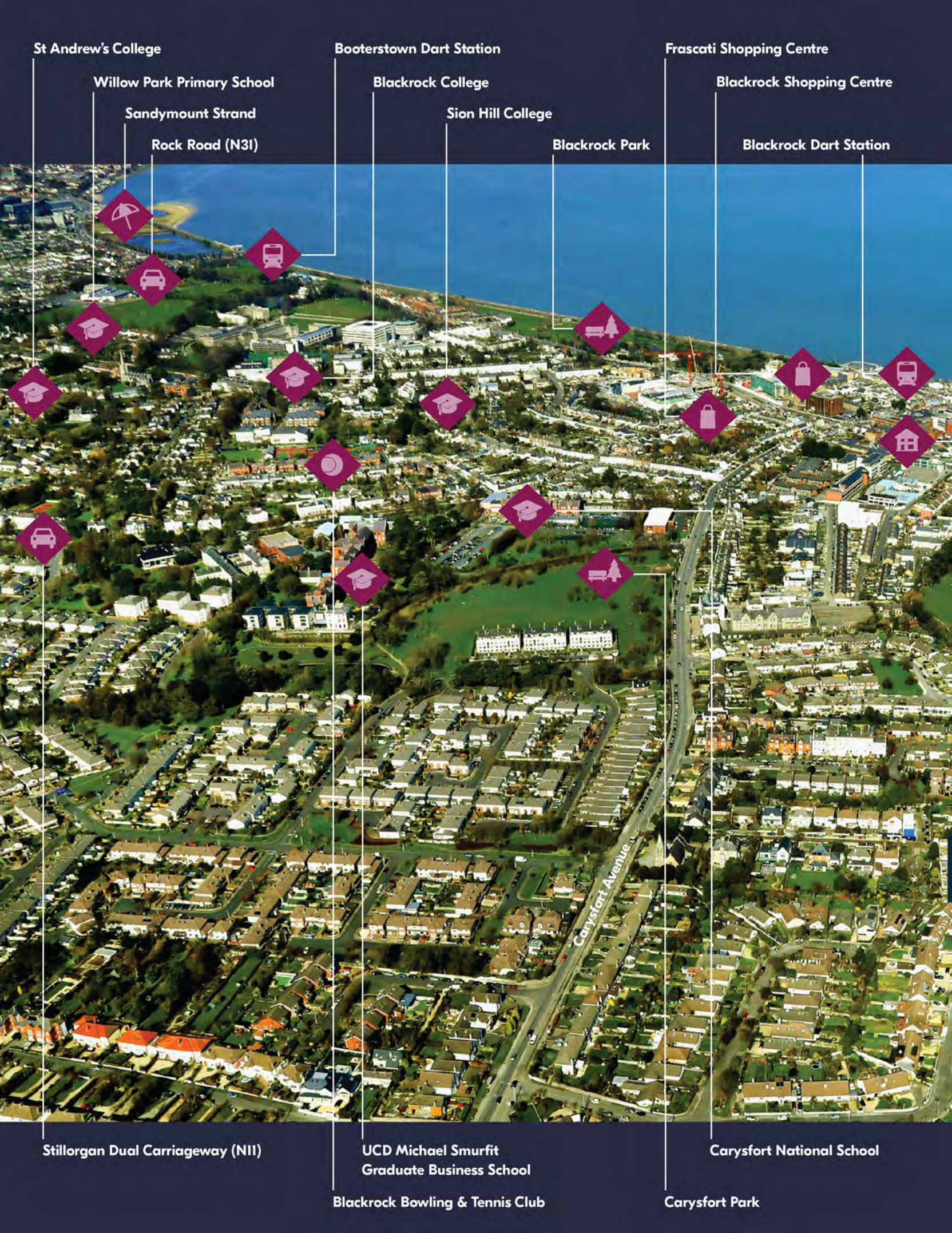
There is an excellent selection of primary and secondary schools close by, including Blackrock College, St. Andrew's College, Carysfort National School and Sion Hill - to name just a few in the immediate area.





THE PLACE FOR FAMILIES





St Andrew's College

Boooterstown Dart Station

Frascati Shopping Centre

Willow Park Primary School

Blackrock College

Blackrock Shopping Centre

Sandymount Strand

Sion Hill College

Rock Road (N31)

Blackrock Park

Blackrock Dart Station

Stillorgan Dual Carriageway (N11)

UCD Michael Smurfit
Graduate Business School

Carysfort National School

Blackrock Bowling & Tennis Club

Carysfort Park



Blackrock Village

Seapoint Dart Station

Monkstown Road

Seapoint Beach

Glenveagh
Proby Place

Carraig Park

Newpark Comprehensive School

Carraig Tennis Club





QUALITY HOMES REAL DISTINCTION



The development of Proby Place has been led by the principle that the quality of your lifestyle depends largely on the quality of the home you live in.

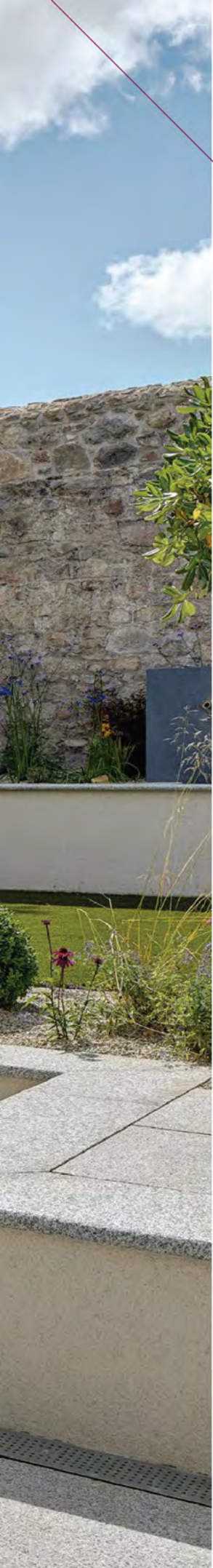
You can have all the shops, amenities and open space you like, but you'll spend most of your family time inside your own four walls.

Glenveagh Homes have been careful to select the best quality in everything, from the planning, to the house design, to the interior finishes. The proportions are generous, walls and floors are solid, gardens are levelled and seeded - to ensure endless years of happy family life.





THE PLACE
YOU'LL BE PROUD
TO CALL HOME



PROBY PLACE SITE MAP



House Types:

- | | | |
|---|---|---|
| <p>The Carysfort
4/5 bed semi-detached,
c 274 sqm / 2,950 sqft</p> | <p>The Avoca
5 bed semi-detached,
c 244 sqm / 2,625 sqft</p> | <p>The Deerpark
4 bed semi-detached,
c 177 sqm / 1,910 sqft</p> |
| <p>The Rockfield
5 bed semi-detached,
c 270 sqm / 2,915 sqft</p> | <p>The Blackrock
5 bed semi-detached,
c 246 sqm / 2,655 sqft</p> | <p>The Carraig
4/5 bed semi-detached,
c 216 sqm / 2,325 sqft</p> |

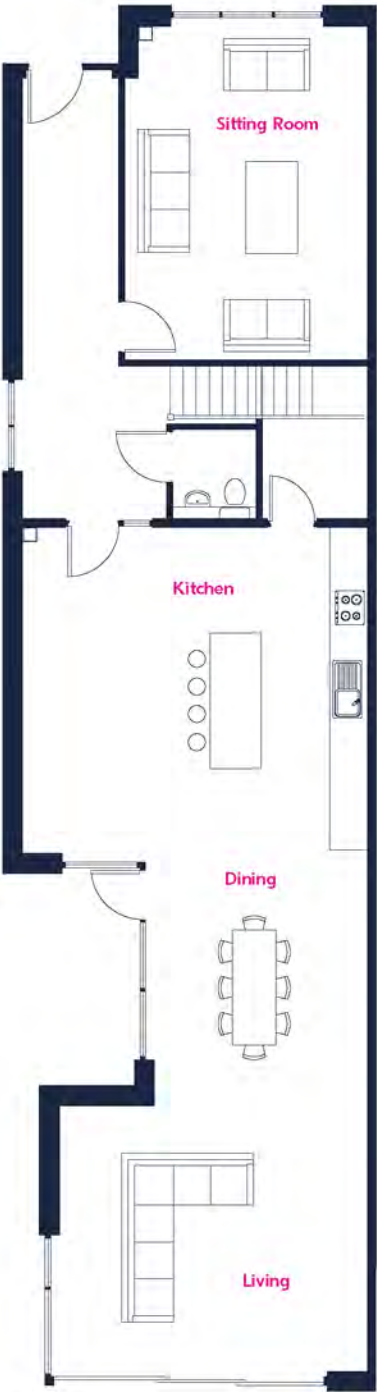


Plans are for illustrative purposes only.

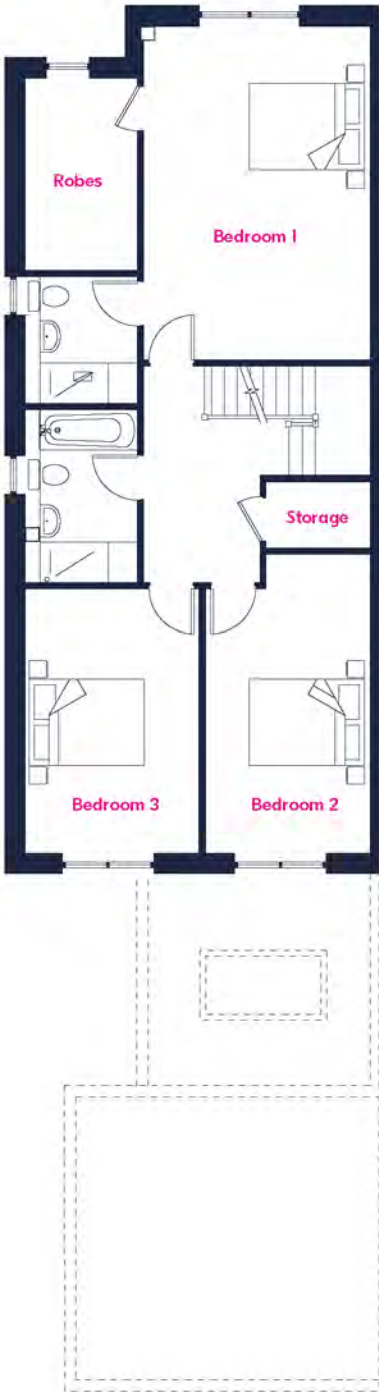
The Carysfort

4/5 bed semi-detached, c 274 sqm / 2,950 sqft

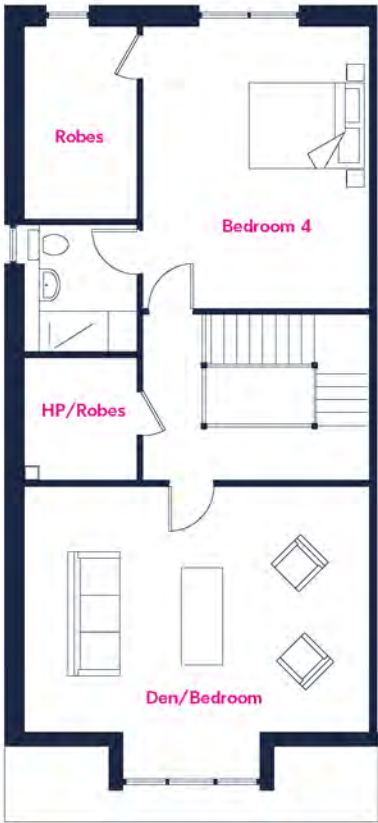
Ground Floor



First Floor



Second Floor



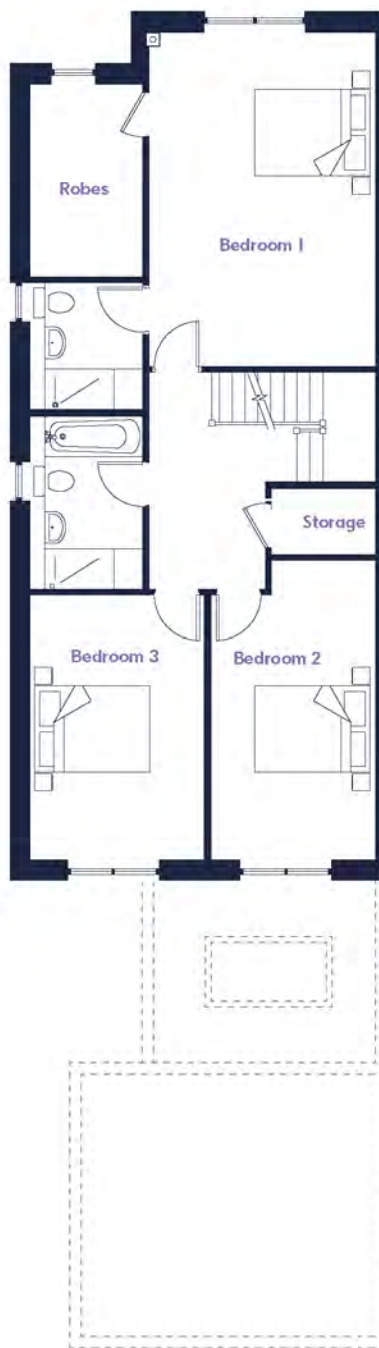
The Rockfield

5 bed semi-detached, c 270 sqm / 2,915 sqft

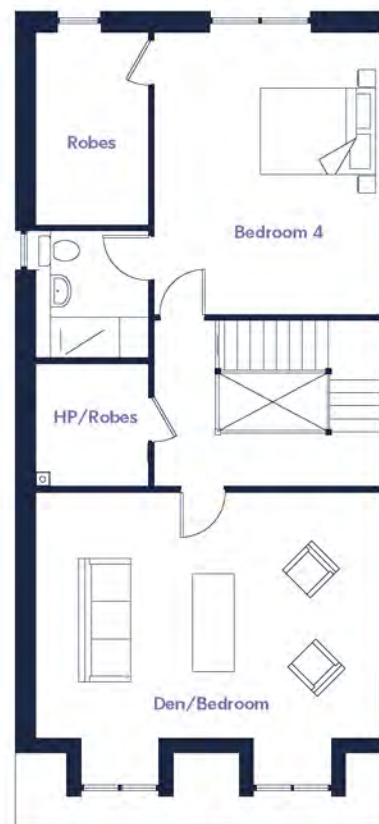
Ground Floor



First Floor



Second Floor



Plans are for illustrative purposes only.

Glenveagh Proby Place Blackrock

The Avoca

5 bed semi-detached, c 244 sqm / 2,625 sqft

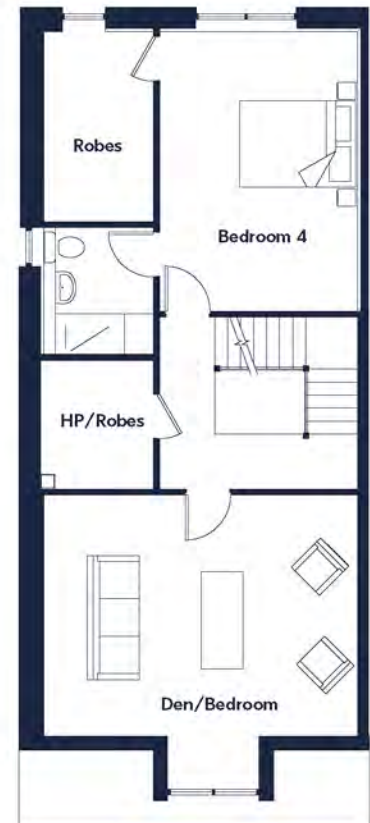
Ground Floor



First Floor



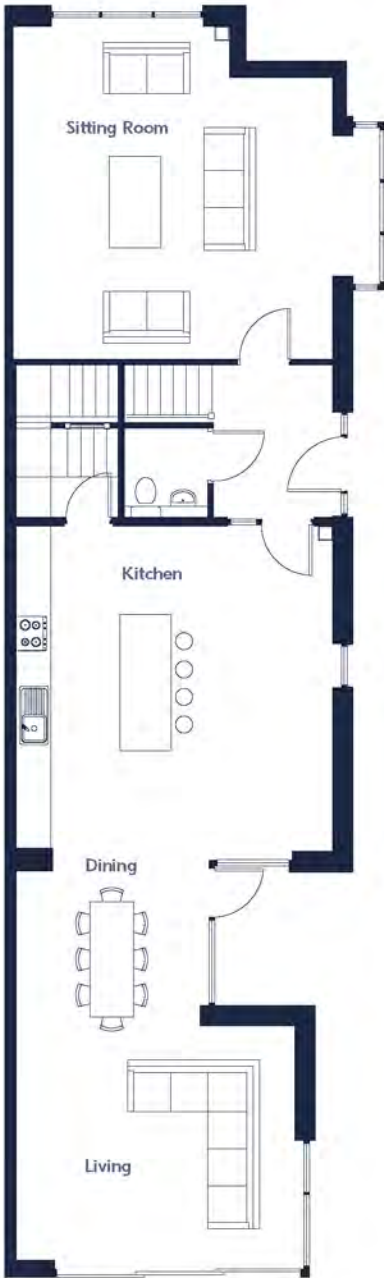
Second Floor



The Blackrock

5 bed semi-detached, c 246 sqm / 2,655 sqft

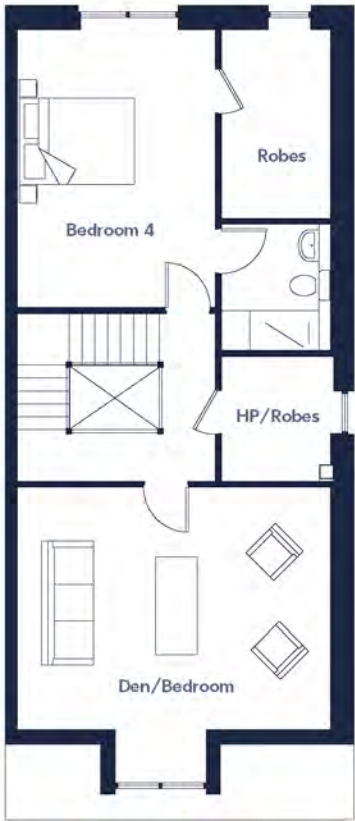
Ground Floor



First Floor



Second Floor



Plans are for illustrative purposes only.

The Carraig

4/5 bed semi-detached, c 216 sqm / 2,325 sqft

Ground Floor



First Floor



Second Floor



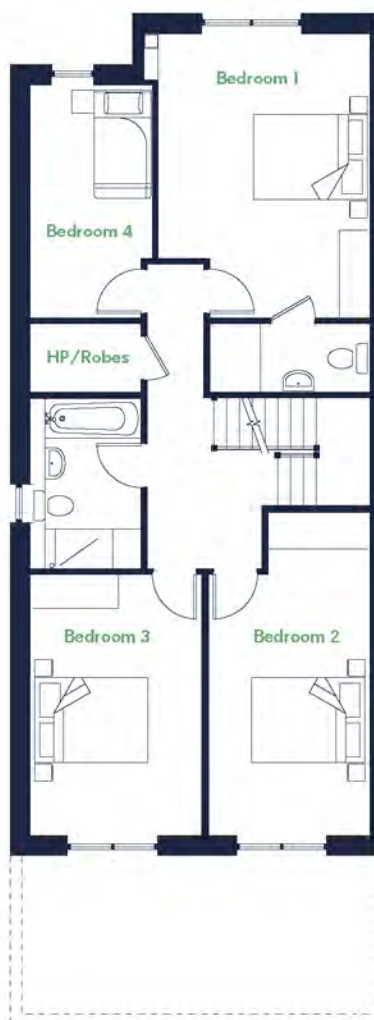
The Deerpark

4 bed semi-detached, c 177 sqm / 1,910 sqft

Ground Floor



First Floor



THE PLACE WHERE THE DETAILS SPEAK VOLUMES



External Features

- › High-performance external walls, providing a U-value of 0.15 W/m²K, are finished with a combination of brick, granite and Parex Monocouche coloured render. All houses feature UPVC fascia, soffit and gutters as standard.
- › Roof constructed of timber trusses insulated with mineral wool insulation. All houses include a pull-down stairs, giving access to attic. Roof tiles are slate effect bullnose tile supplied by Condon Concrete.



Gardens

- › Front gardens are paved and feature soft planting.
- › To the side of the house there is a concrete path.
- › Block walls capped and rendered between units.
- › Most rear gardens are enclosed by the existing walls (stone in places, render elsewhere).



Bathrooms & Ensuite

- › Bathrooms are superbly finished, with Villeroy & Boch sanitary ware used throughout.
- › High-quality porcelain tiles are used in all wet areas and bathroom floors.
- › All showers are pressurised and come fitted with high-quality shower doors throughout.
- › Luxury chrome effect towel radiators in all bathrooms.



Electrical/Heating

- › Energy efficient A-rated Panasonic air source heat pump heating system provided. The heating system is easily customised to the user's needs with multiple heating zones, programmer and thermostatic valve controls to all radiators. Hot water cylinder provides energy-efficient central heating and large capacity of hot water storage.
- › Numerous lighting points supplied throughout including low-energy LED downlighters to bathrooms and kitchens. Pendant lighting is featured in all bedrooms and common areas such as living rooms. Each home is pre-wired for alarm. Generous allocation of sockets provided throughout the house. Smoke/heat detectors fitted as standard.
- › The development will be serviced by Virgin Media and Eir. All houses will be pre-wired for TV, telephone and broadband. Each home will have access to "free to air" and "Saorview" TV services.



Windows and Doors

- › High-performance windows supplied by Rational with 60 years' life expectancy.
- › Double-glazed units with U-value of 1.2W/m²K.
- › The windows are also secured with reinforced fittings as standard and espagnolette with three locking points.
- › Natural granite stone window sills have been incorporated to all front elevations.
- › Shaker-style painted internal doors.
- › All internal door handles are high quality satin nickel.
- › Each house benefits from a high-performance timber front door with multipoint locking system.



Kitchens

- › The kitchen features beautifully handcrafted painted units by Nolan's Kitchens.
- › All bespoke in-frame doors are solid wood with a quartz stone worktop.
- › Modern Siemens appliances include a larder fridge, larder freezer, single oven, combi oven and microwave, large induction hob, extractor, dishwasher and wine fridge.



Internal Finishes

- › All units feature a contemporary timber stairs with oak hardwood handrail.
- › High-density insulation provided under concrete ground floor slab to provide a U-value of 0.15W/m²K.
- › Extra high ceiling height on ground floor.



Energy Efficiency

- › A high-efficiency Heat Recovery Ventilation (HRV) system fitted as standard, designed to provide tempered fresh air to the house all year round. The ventilation is tailored to the occupant's needs, reducing energy consumption and providing superior internal air quality and comfort.
- › All houses are constructed to provide a high level of air tightness to a standard that far exceeds building regulations.



Wardrobes

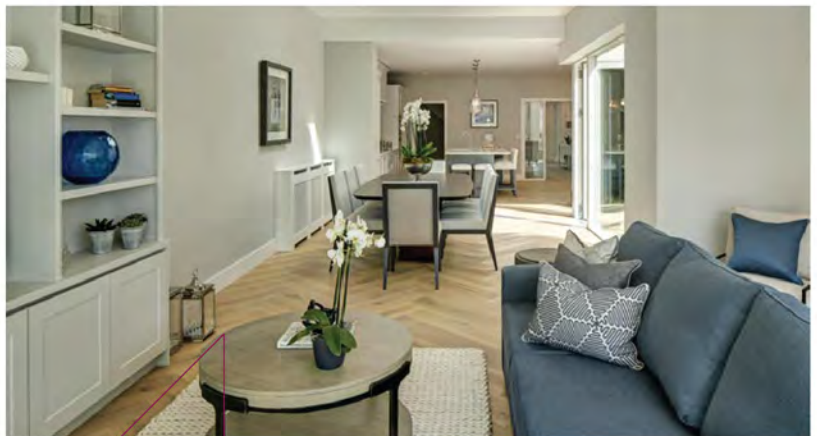
- › Luxury wardrobes with shaker-style doors and washed oak veneer carcasses are supplied by Gallagher Kitchens.



Guarantee

- › All homes are covered by a 10-year Homebond Structural Guarantee.







Glenveagh Homes

At Glenveagh, we understand that buying a home is possibly the biggest decision you'll ever make in your life — but we want to make it your easiest. Whether you are looking for the excitement of urban life or a forever family home, our experience has led us to produce the best homes in the best areas at the best prices. Put simply, our aim is to exceed your expectations in every way possible.

We take a simple approach to our developments. First we select only the best areas with great transport links and superior amenities. Then we design homes that make the most of the surrounding landscape and add to the fabric of an existing community. Our true focus is then on creating homes designed for life today, homes that use the best and most innovative materials and techniques to deliver modern, future-proof housing that is energy efficient, easy and cost-effective to run, thoughtfully laid out, aesthetically pleasing and very well built. And with our vast experience in the property development sector, we are able to produce the most exciting houses at the most reasonable prices.

Choosing a Glenveagh home is easy — but so too is buying one. We aim to make the buying process as easy and pleasurable as possible, offering advice and help at every stage in the process. We are there to help even after you have the keys in your hands. Whether you are a first-time buyer or trading up or down, our aim is to ensure you will always remember with a smile your experience of buying your home with Glenveagh.

Glenveagh Marina Village, Greystones

This enviable location, in the heart of Greystones, means you can enjoy all that modern life has to offer in the surroundings of a peaceful seaside village on the water's edge. The houses are finished to the highest standards and the development boasts several awards.



Glenveagh Cois Glaisin, Navan

Cois Glaisin is a modern development of 2, 3 and 4 bedroom homes in Johnstown Navan. The scheme was designed with modern living in mind. Careful consideration was given to the layouts, storage and optimising space.

Glenveagh Holsteiner Park, Clonee

Glenveagh Holsteiner Park is a development of the highest calibre, offering stunning 4 and 5 bedroom detached homes situated within a private gated development, in the heart of Clonee.



Glenveagh Herbert Hill, Dundrum

Located directly opposite the Dundrum Shopping Centre and just minutes from the village are a range of luxury apartments for all stages of life. The development comprises 1, 2 & 3 bedroom apartments, right beside the Luas, some with fantastic views of the city.



COME HOME TO
PROBY PLACE



A Development By



Glenveagh Homes

Digital Offices | Block B
Maynooth Business Campus
Maynooth | Co. Kildare
www.glenveagh.ie

Selling Agent



PSRA: 002183

01 667 1888

Solicitor



Architect



Interior Designer



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