

A family of four is walking through a lush green park. The mother, on the left, is wearing a blue t-shirt and white striped pants. The father, on the right, is wearing a white polo shirt and orange shorts. They are holding hands with their two children, a girl in a pink shirt and a boy in a striped shirt. They are all smiling and looking at each other. The background is a blurred green landscape with trees and a blue sky.

BALLYCRONE

— LAWNS —



BALLYCRONE LAWNS

An exceptional development in the heart of Kilcoole where families can flourish and grow.

It has been developed with the buyer in mind and the attention to detail throughout ensures there is a home to meet your requirements.



Nature on your door step in
the beautiful and friendly town
of Kilcoole.



EVERYTHING WITHIN EASY REACH

Kilcoole, close neighbours to Greystones and an excellent location for commuters to many counties such as Dublin, Kildare and Wexford.

The NII and Kilcoole train station is just minutes from Ballycrone Lawns.

Public Transport is a short walk to Dublin bus services running regularly through the day.



NII	4 min
Loughlinstown Hospital	19 min
Dublin City	47 min



Kilcoole Train Station	3 min
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Nearby Bus Routes	84/84x
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KILCOOLE LIVING

SPORT

- 01 Druids Glen Hotel & Golf Resort
- 02 Kilcoole GAA
- 03 Kilcoole Camogie Club

RECREATION

- 04 Sea Swim & Beach Walks
- 05 Little Tern Park Playground
- 06 Bullford Stables
- 07 Glenroe Farm

SCHOOLS

- 08 Kilcoole Primary School
- 09 Coláiste Chraobh Abhann

TRANSPORT

- 10 Kilcoole Train Station
- 11 N11 Motorway



KILCOOLE AMENITIES

A bustling town
with a fine
community spirit.

Sea swims
and gorgeous
beach walks
are an everyday
occurrence
with such close
proximity to the
coast.

Plus, it's only a 10
minute drive to
Greystones with
its abundance of
restaurants, bars,
supermarkets and
local retail outlets.



GREAT FOR SCHOOLS

As a well-established community for families, Kilcoole offers plenty of choice when it comes to schools.

Parents can choose from a full range of both primary and secondary schools.



GREAT FOR LEISURE

Kilcoole is on the doorstep of one of the most prestigious golf clubs in Ireland, Druids Glen Hotel & Golf Resort.

Along with the nearby clubs and gyms to suit the whole family.

Not to mention all the activities that the surrounding countryside has to offer.





BUILT TO A STANDARD YOU CAN TRUST



EXTERNAL FINISHES

- Maintenance-free, tasteful brick with render exteriors.
- PVC fascia, downpipes, and gutters.
- Multi-point locking system on all external doors.

GARDENS

- Seeded gardens with a side gate and secure boundaries to the rear garden.
- Front garden finished in high standard with provision for two car spaces.
- Modern light fittings fitted to front and rear gardens.

INTERNAL FINISHES

- Walls and ceilings painted in a neutral tone.
- High-quality joinery to include painted doors and contemporary skirting with architraves.
- All handrails and stairs painted.
- The ground floor will be a concrete finish. The first floor will be plywood or similar.

ELECTRICAL & HEATING

- Generous lights, sockets, and power points.
- Generous TV/Data points to main rooms.
- Smoke and fire detectors fitted as standard.
- Wired for intruder alarm panel.
- Future proofing for electric car charging point.

WINDOWS & DOORS

- High-performance PVC double-glazed windows.
- Sliding door opens into the rear garden.

BATHROOMS & EN-SUITE

- Stylish bathrooms and en-suites with high-quality sanitary ware.
- Carefully selected tiles for flooring and wet areas.

KITCHENS

- Quality crafted kitchen in matte finish with quartz worktops and upstands.
- All kitchens fitted with white goods - fridge/freezer, oven, microwave, hob, extractor hood and dishwasher.

HEATING

- Air to water heat pump.
- Wall-mounted radiators throughout.
- Pressurised hot and cold water.

ENERGY EFFICIENCY

- A2 Building Energy Rating (BER).
- All homes incorporate sustainable and modern technology that result in lower energy costs.
- Adequate level of insulation incorporated into walls, floors, and roofs.
- High and efficient level of airtightness in each home.

WARDROBES

- Beautifully crafted wardrobes are full height, contemporary style with assorted storage and hanging options.

GUARANTEE

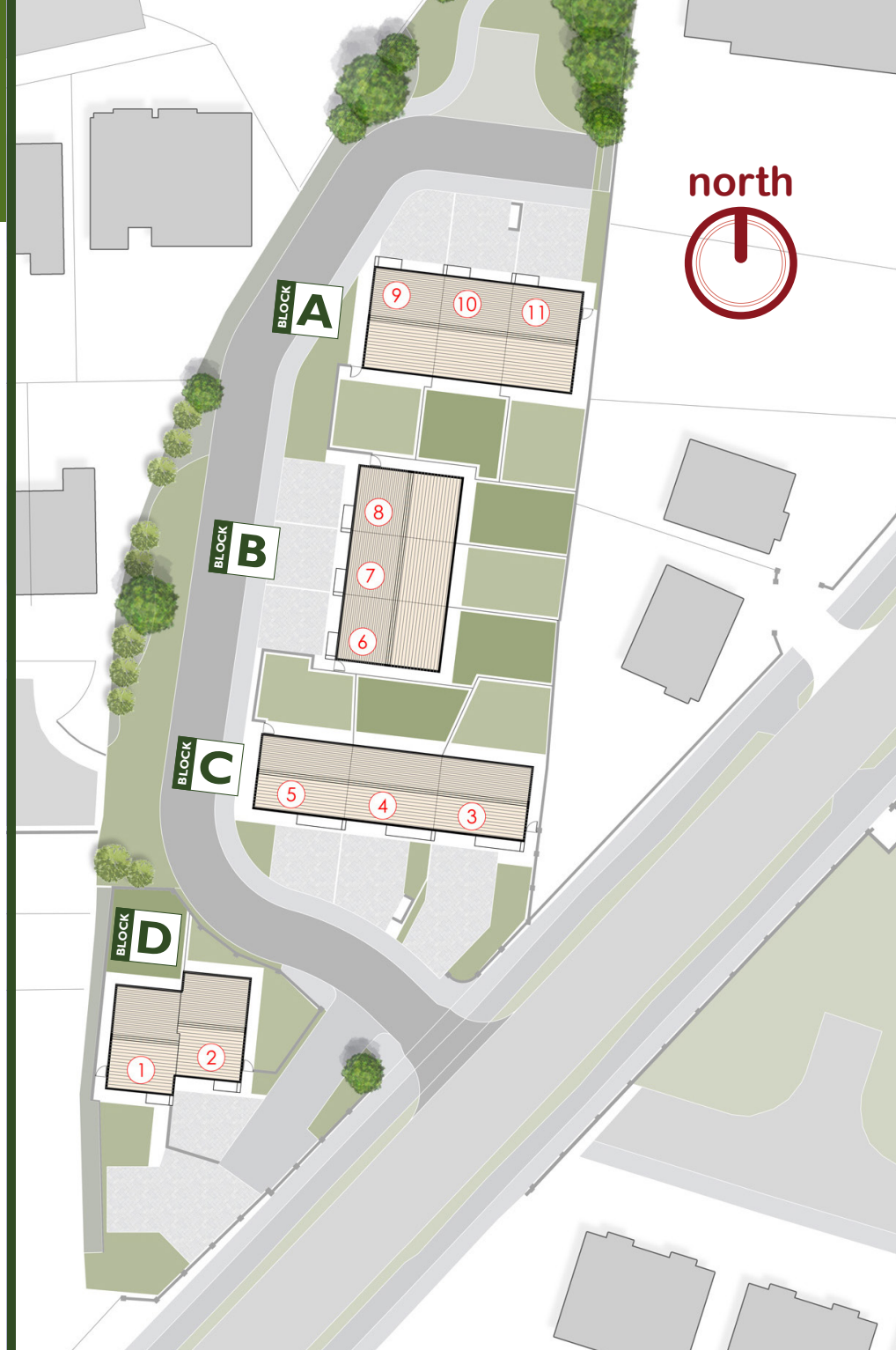
- Each house is covered by a 10-year Homebond Structural Defects Insurance.

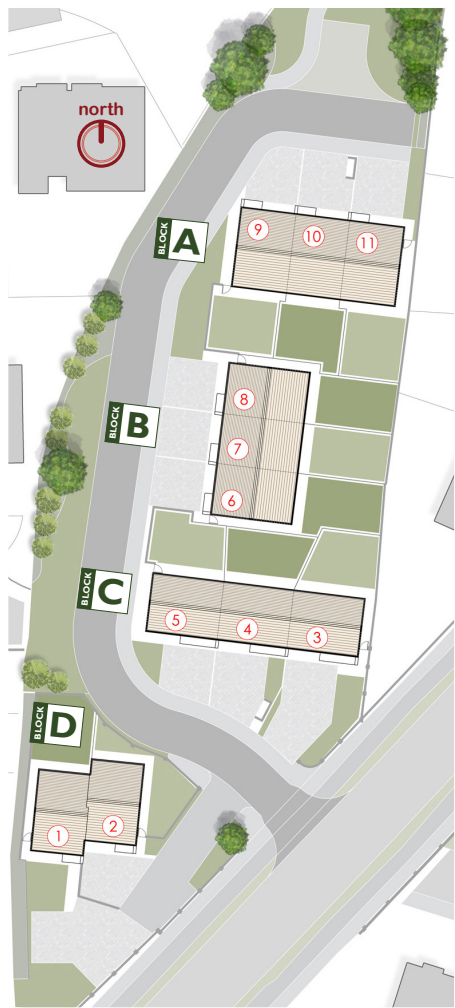
SITE PLAN

BALLYCRONE LAWNS

Block A	House Type	GFA
No 9	3 Bedroom with Study	127.4sqm
No 10	3 Bedroom with Study	127.4sqm
No 11	3 Bedroom with Study	127.4sqm
Block B	House Type	GFA
No 6	3 Bedroom with Study	120sqm
No 7	3 Bedroom with Study	120sqm
No 8	3 Bedroom with Study	120sqm
Block C	House Type	GFA
No 3	3 Bedroom	120sqm
No 4	3 Bedroom	120sqm
No 5	3 Bedroom	120sqm
Block D	House Type	GFA
No 1	3 Bedroom with Study	120sqm
No 2	3 Bedroom with Study	120sqm

Floor plans and dimensions are indicative only and subject to change. Woodfort Group may alter the layout, building style, landscape, and spec without notice. The finished home may therefore vary from the information provided.

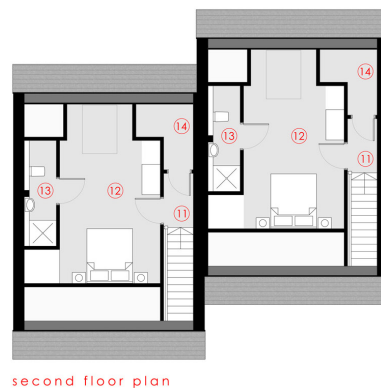
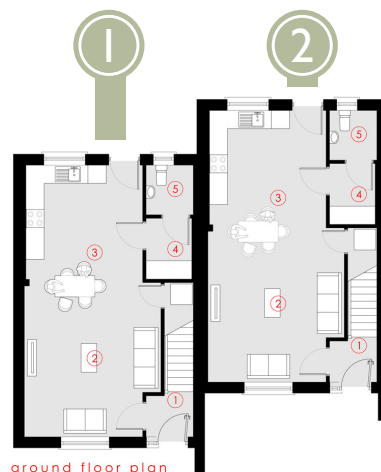




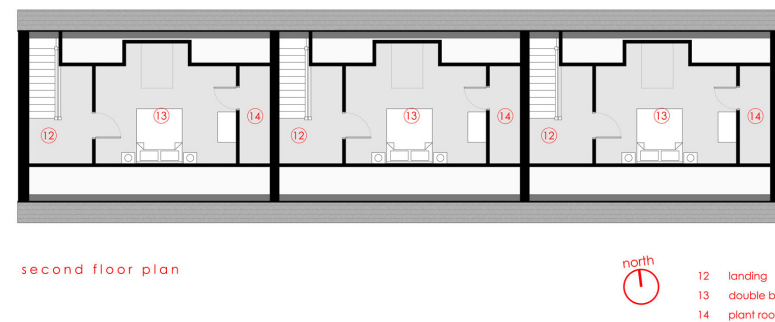
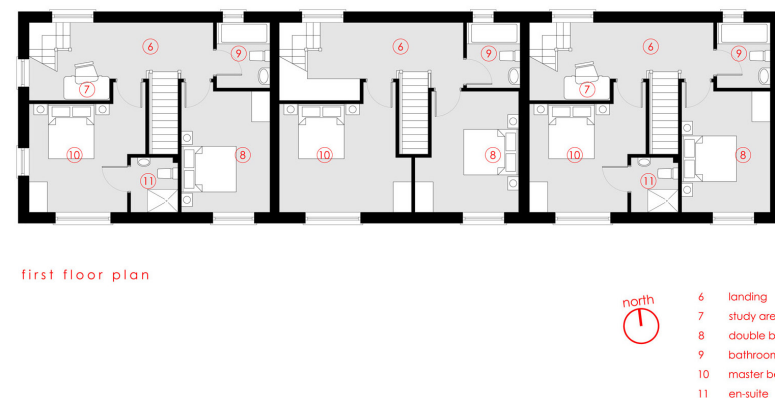
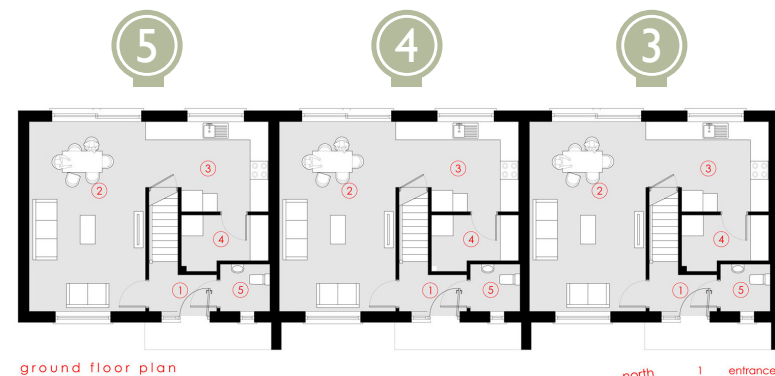
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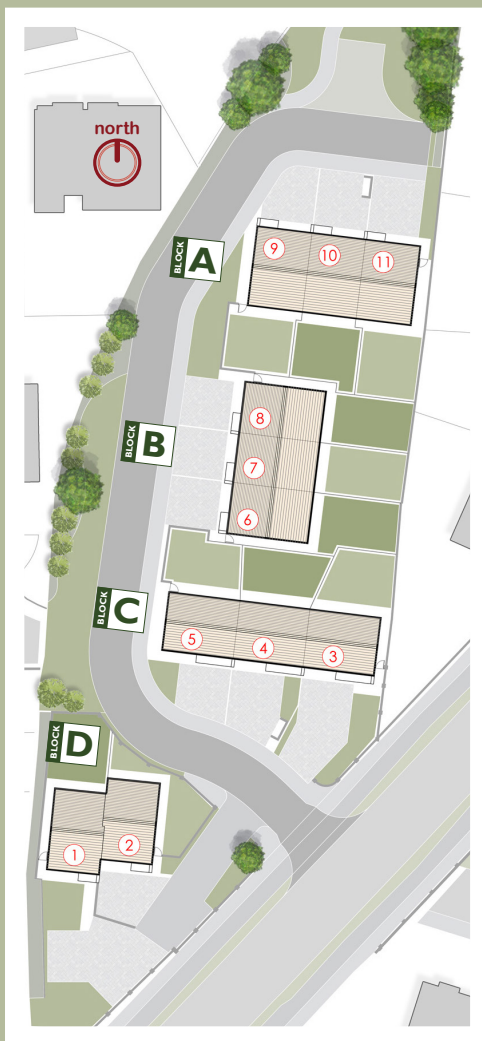
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BLOCK D



BLOCK C

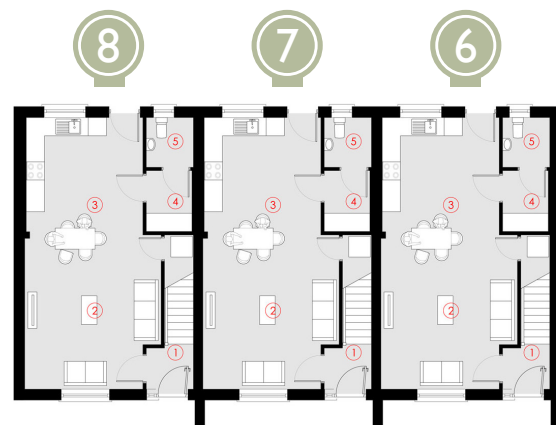




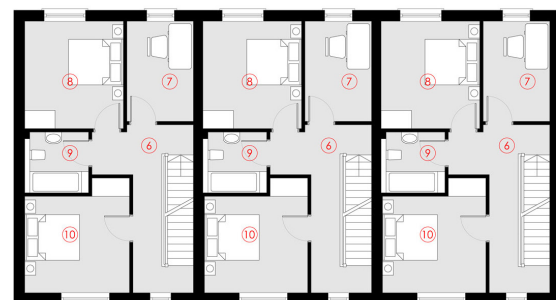
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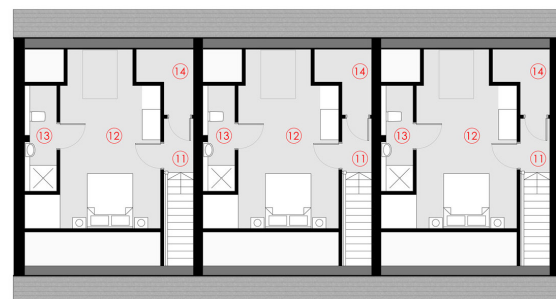
BLOCK B



ground floor plan



first floor plan



second floor plan

- 1 entrance hall
- 2 lounge area
- 3 kitchen & dining
- 4 utility room
- 5 w.c.



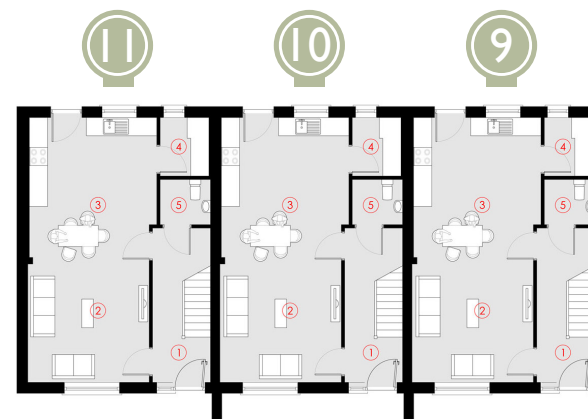
- 6 landing
- 7 study
- 8 double bedroom
- 9 bathroom
- 10 double bedroom



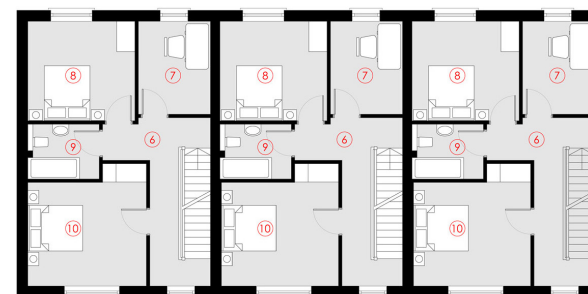
- 11 landing
- 12 master bedroom
- 13 en-suite
- 14 plant room



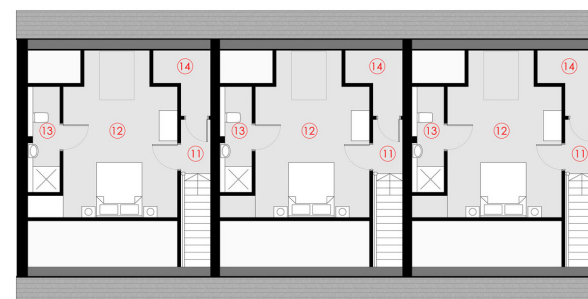
BLOCK A



ground floor plan



first floor plan



second floor plan

- 1 entrance hall
- 2 lounge area
- 3 kitchen & dining
- 4 utility room
- 5 w.c.



- 6 landing
- 7 study
- 8 double bedroom
- 9 bathroom
- 10 double bedroom



- 11 landing
- 12 master bedroom
- 13 en-suite
- 14 plant room



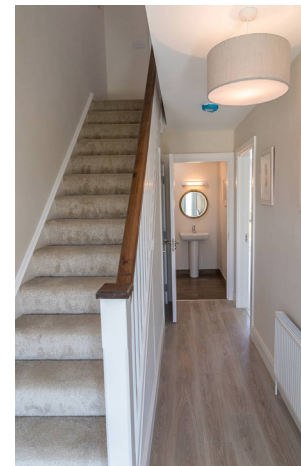
WOODFORT HOMES

MODERN DESIGN

Homes by Woodfort are meticulously designed with the buyer in mind.

Their contemporary configuration has resulted in homes by Woodfort, being forever popular.

Woodfort's team provide excellent attention to detail across every home.



SELLING AGENT



PSRA Licence No: 001875

0404 42828

mcdonnellproperties.com

PROFESSIONAL TEAM

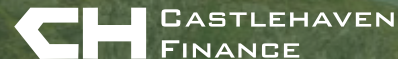
Architect: CMD Architects

Solicitor: Eversheds Sutherland LLP

Engineers: CBA Consulting Engineers

Engineers: Lawler Consulting Engineers

Funded by:



DEVELOPER



DISCLAIMER

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