

SOLICITOR
 John B. O'Connor Solicitors
 37 Mount Street Upper
 Dublin 2

ARCHITECT
 Cross architect
 & building surveyor
 11 an crois allenwood cross
 naas co kildare

INTERIOR DESIGNER
 Inspire Design

DEVELOPER



BUILDER



AGENT



01 846 2752

The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guidance purposes only, are not necessarily comprehensive and may be subject to change. Property Partners Noel Kelly are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination, the purchaser is responsible for making their own enquiries.



Knocksedan Demesne



Knocksedan Demesne

Knocksedan Demesne, a truly beautiful development. As you drive through the entrance of hand built stone walls and pillars, you are greeted with a landscaped grass lawn peppered with tall mature Oak trees and you are immediately aware that this is a very special place. The surrounding area is mainly rich farmland with equestrian centres and golf courses close by. Knocksedan Demesne is situated to the West of Swords Town Centre and set on the R108 between Dublin Airport and Roganstown Golf and Country Club. The 1st phase which is now complete consists of a mix of 4 & 5 bed detached and semi detached luxury homes that really set the tone for the whole development. This new phase of Knocksedan Demesne now being built will have a selection of extra large 3, 4, & 5 bedroom high energy efficient semi detached family homes ranging from c.128 sqm (c.1,377sqft) up to c.185sqm (c.1,991sqft). These superior homes are going to benefit from the very latest technology in home heating and insulation to achieve an outstanding BER rating of A2 that has not yet been seen in any new home development like this in Ireland.

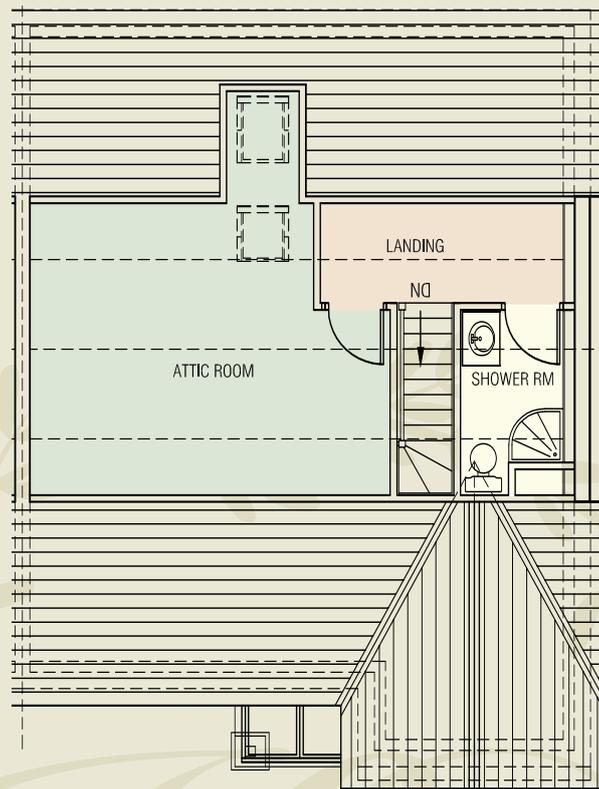


3 AND 4 BEDROOM SEMI DETACHED HOMES

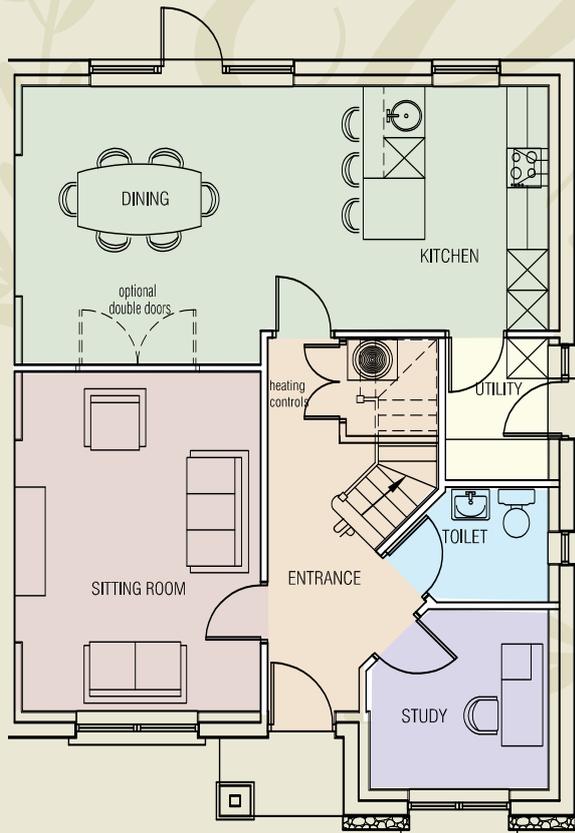
Knocksedan Demesne

Swords, Co Dublin. It is named after "SORD" Cholm Cille. St Colm Cille blessed a local well from which the town derives its name. **Sord means Pure.** A thriving and prosperous town in the heart of Fingal, North County Dublin. Just 4km from Dublin Airport and only 14km North of Dublin City Centre. There are many attractions close by including Swords Castle and Park, Malahide Castle & Beach, Newbridge House and Farm and Roganstown Golf and Country Club Hotel to name a few. The town is vibrant with a good mix of bars, restaurants, schools, sports facilities, shops and of course the Airside Retail Park and Pavilion Shopping Centre with everything that it has to offer.

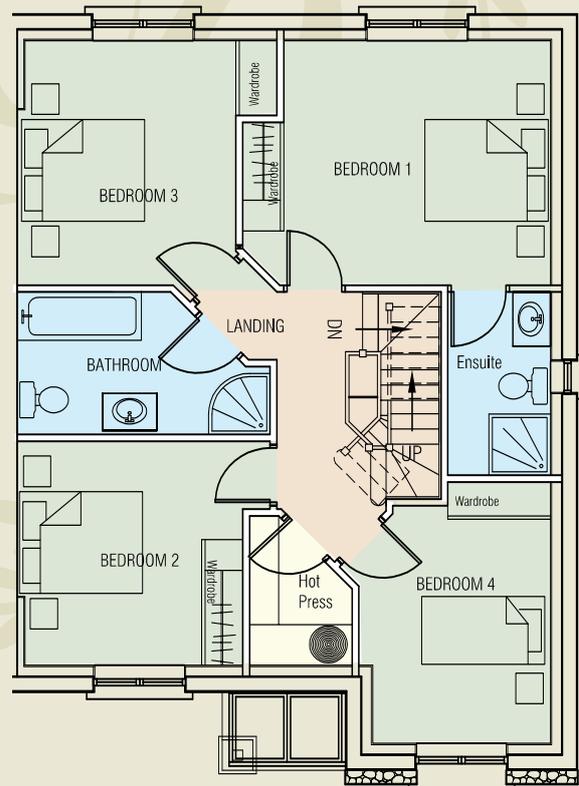




Second Floor



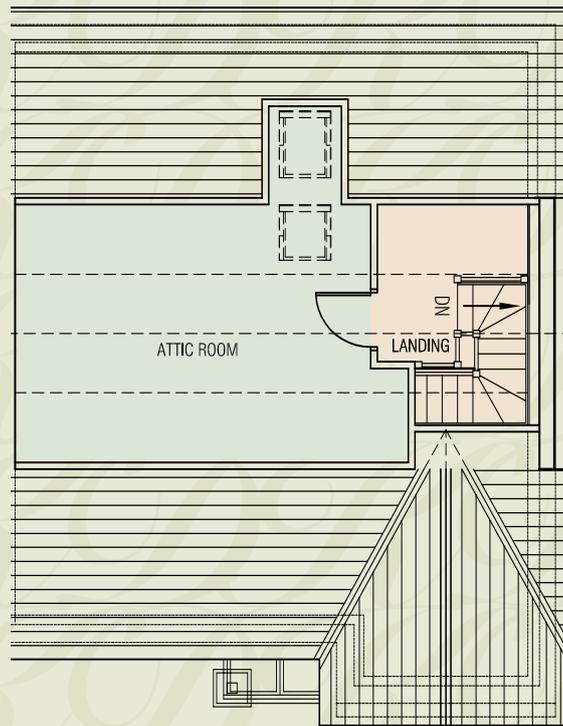
Ground Floor



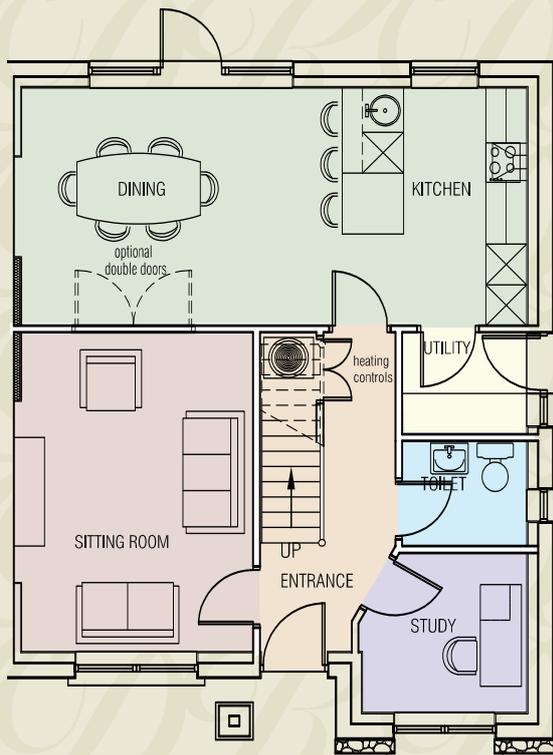
First Floor

The Sycamore - 4 Bedroom semi detached home 148 sq.m, 1593 sq.ft

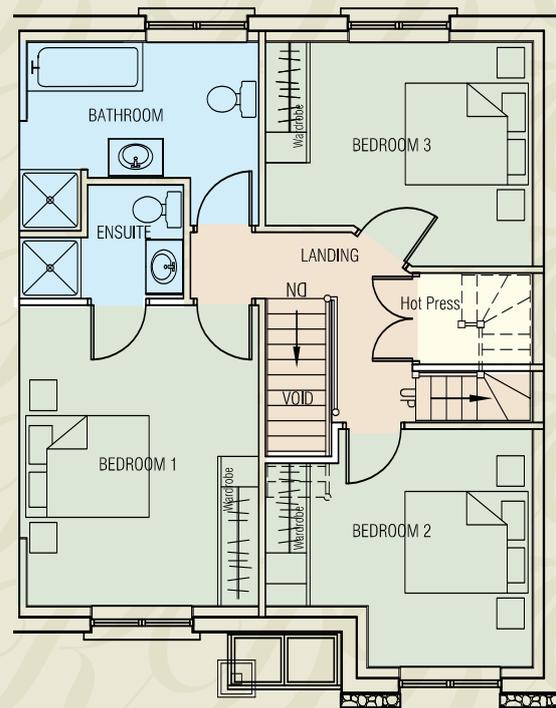
The Maple - 4 Bedroom semi detached home with attic conversion to 5th bedroom 185 sq.m, 1991 sq.ft



Second Floor



Ground Floor



First Floor

- The Oak** - 3 Bedroom semi detached home 128 sq.m, 1377 sq.ft
- The Beech** - 3 Bedroom semi detached home with attic conversion to 4th bedroom 158 sq.m, 1700 sq.ft



HOUSE TYPE	NUMBER OF BEDROOMS	DESCRIPTION	HOUSE SIZE
 THE OAK	3	2 STOREY SEMI DETACHED	128 SQ M 1,377 SQ FT
 THE BEECH	4	3 STOREY SEMI DETACHED	158 SQ M 1,700 SQ FT
 THE SYCAMORE	4	2 STOREY SEMI DETACHED	148 SQ M 1,593 SQ FT
 THE MAPLE	5	3 STOREY SEMI DETACHED	185 SQ M 1,991 SQ FT



Knocksedan Demesne

Standard features

- **STRUCTURE:**
150mm Solids concrete ground floor with 100 floor insulation with 75mm floor screed solid concrete block built house. Air tightness compliant.
- **EXTERNAL FINISHES:**
'Monocouche' self coloured plaster/render, Feature Sandstone part façade
- **EXTERNAL WINDOWS AND DOORS:**
Windows UPVC Passive. Specifically made by Munster Joinery (chalk colour inside and out). Door UPVC Passive as per showhouse.
- **KITCHEN:**
High gloss kitchen with modern worktops and optimum storage solutions, representing the finest in European design and finish. Appliance included as per show houses.
- **BATHROOMS AND ENSUITES:**
Bathrooms and Ensuites are contemporary, the design being based on clean lines. Shower enclosures are as standard. High quality European tiling to wet areas from Doramics.
- **INTERNAL DOORS:**
Oak shaker style doors throughout. Fire doors fitted to common areas to accommodate attic conversion in all house types.
- **WARDROBES:**
A wood effect sliding door from Kube.
- **INTERNAL DECORATION:**
Walls and ceiling skimmed and painted throughout.
- **ELECTRICAL:**
Extensive fitting of all electrical outlets and light points. Wired for all IT as per showhouse.
- **SECURITY:**
Wired for alarm.
- **EXTERNAL AREAS:**
Solid concrete block wall to rear between houses. Feature patio to the rear. Fencing divide to the front boundary. Permeable paving to the front as per showhouse.
- **HEATING:**
Daikin award winning heat pump – Most efficient heat generator, 1 unit of electricity produces about 4 units of heat for home or domestic hot water, works down to minus 20deg C.

Air to water high efficiency system with solar PV Panel 1.6kw. With optional HRV heat recovery system.

Under floor heating to the ground floor giving comfort of even and regulated heat, no radiators obstructing placement of furniture.

Solo radiators in bedrooms - fast response, low temp, safe for kids and elderly. Solar PV panels – Generate your own electricity to offset energy costs – produces heat and hot water for free via heat pump during adequate daylight hours.
- **GUARANTEE:**
Houses are covered by a 10 year HOMEBOND guarantee.
- **RATING:**
A2++ rating