



# CAIRNFORT GREEN

Stepaside • County Dublin

Exclusive development of luxury family homes

TurkingtonRock  
HOMES WITH SOUL



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Stepaside • County Dublin

An exclusive residential development of six contemporary homes with every modern convenience on the doorstep ...



Cairnfort Green, is a secluded development of just six newly built luxury 'A' rated houses in the charming South Dublin village of Stepaside. These high specification family homes have been developed by Turkington Rock who are synonymous with building homes with soul.

Situated in an exclusive enclave of upmarket homes at the entrance to the well-established and sought after Cairnfort development, these A3 rated homes are luxuriously appointed and epitomise quality and master craftsmanship throughout. Designed with the modern family in mind, purchasers will enjoy superior quality contemporary finishes both inside and out together with bright airy accommodation. Sure to appeal to a wide spectrum of buyers, these homes are sensitively built and offer a lasting legacy.

Stepaside Village boasts a plentiful supply of shops, bars and restaurants and the development is within walking distance of public transport

including the LUAS and the 47 & 63 bus routes. Gaelscoil Thaobh na Coille, St. Mary's National School, Our Lady of the Wayside, Rosemont Girls School and Stepaside Educate Together are all in the immediate vicinity.

The M50 and city centre are easily accessible while the nearby Sandycove Business Park with more than 1,000 companies and 25,000 people working in the park offers a vibrant atmosphere and is home to major global corporations. Notably Dundrum Town Centre, Dublin's premier shopping venue and home to leading and designer brands and stylish stores, is a short distance away.





As part of the Turkington Rock collaboration each house will be personally finished by Helen Turkington Interiors.



Previous developments by Turkington Rock

# Specifications

## Kitchens

- Classic-painted kitchens with a choice of colours, quartz worktops and chrome handle finishes
- Generous appliance package included as standard to kitchen area with integrated doors on the basis that contracts are signed within 21 days
- Tiling and high-quality designer flooring, fitted to kitchen area as standard

## Utility Room

- Large utility room is fitted with a sink, cupboards and worktop space including washing machine and tumble dryer, with tiling to floors

## Bathrooms and Ensuites

- Stylish bathrooms and ensuites with contemporary style bathroom suites, all fitted with chrome fittings
- Chrome heated towel rails provided in main bathroom and master ensuite
- Pressurised shower systems fitted in ensuites with mixer tap and hose to bath in main bathroom
- High-quality tiles fitted to floor and shower areas as standard

## Wardrobes

- Classic built-in wardrobes with shaker-door finishes and chrome door knobs

## Electrical

- Generous and well-designed electrical and lighting specification
- Each home pre-wired for intruder alarm, multiple TV/broadband providers and free-to-air with multiple points provided to each home

## Extra Ceiling Height

- Houses have been built with a nine-foot floor-to-ceiling height at ground floor level

## Internal Finishes

- All walls and ceilings are painted throughout as standard
- Plaster-cornicing detail to living room, hallway and kitchen
- High-quality joinery and ironmongery specification throughout
- Excellent levels of insulation to walls, floors and roof
- Low Energy Design - BER A3

## Heating System

- Innovative 'A'-Class air-to-water heating system, providing energy-efficient central heating and hot water, at proven reduced energy cost against current market alternatives
- Heating system to each floor is thermostatically controlled with underfloor heating on the ground floor
- Wall-mounted electronic heating system controller

## Gardens

- All gardens are landscaped to the front of the houses to a high standard together with cobblelock driveway
- Large rear south east facing gardens, some up to 60 feet in length
- Each house will be raked and seeded with a paved patio area

## External Finishes/Features

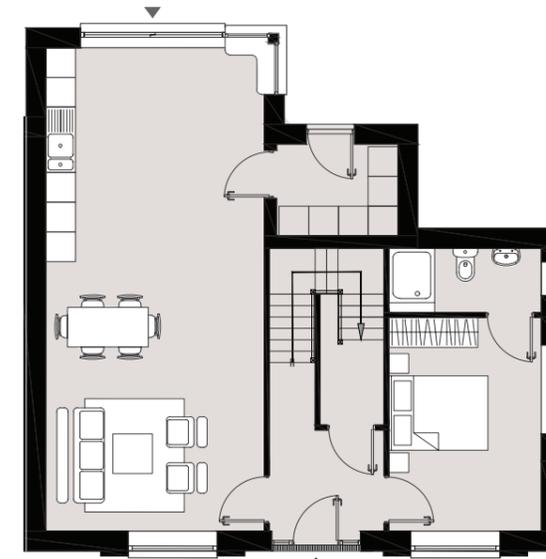
- Low-maintenance and high-quality external finish with a mix of attractive brick, stone, render and uPVC
- Maintenance free uPVC fascia, soffit and rainwater goods
- High-quality future proof double-glazed windows with safety catches
- High-quality hardwood front door with threepoint locking system

## Structural Guarantee

- Each home is covered for ten years under the HomeBond Structural Guarantee Scheme

# 3 Bedroom Semi-detached Home

Size: 144 q m / 1,546 sq ft



Ground Floor

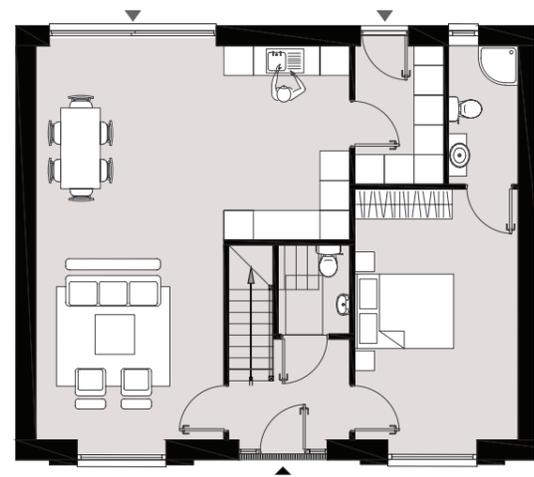
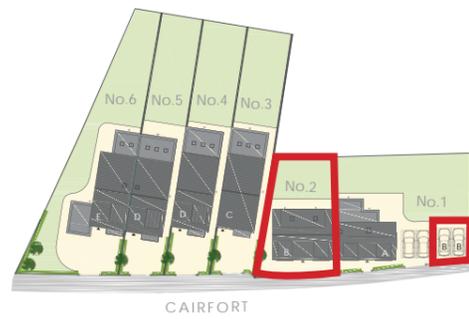


First Floor

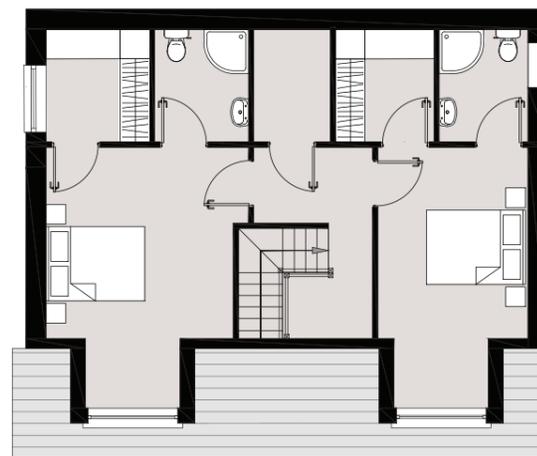
Not to scale. For illustrative purposes only.

## 3 Bedroom Semi-detached Home

Size: 126 sq m / 1,361 sq ft



Ground Floor

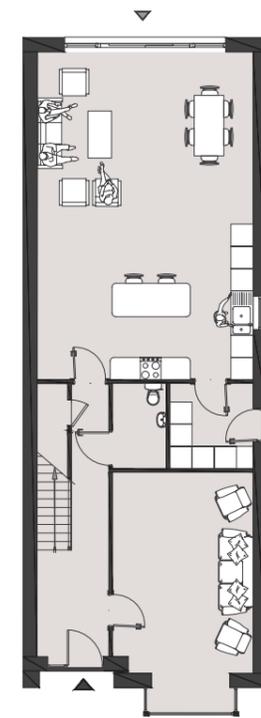


First Floor

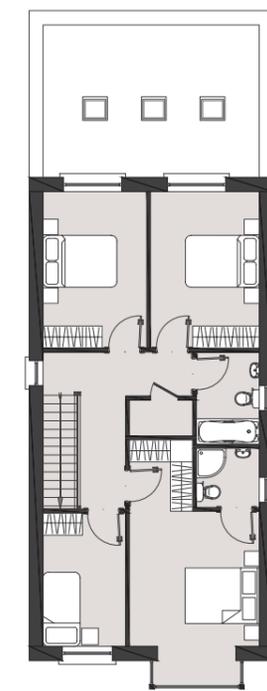


## 4 Bedroom Detached Home

Size: 174 sq m / 1,873 sq ft



Ground Floor



First Floor



Not to scale. For illustrative purposes only.

## 5 Bedroom 3 storey

- Detached Size: 206 sq m / 2,216 sq ft
- Semi-detached Size: 203 sq m / 2,118 sq ft



Ground Floor

First Floor

Second Floor



## 5 Bedroom 3 Storey Semi-detached Home

Size: 212 sq m / 2,286 sq ft



Ground Floor

First Floor

Second Floor



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## TURKINGTON ROCK

Turkington Rock is a collaboration between Helen Turkington and Red Rock Developments to create Ireland's first interior design led, luxury residential property developer.

Helen Turkington is Ireland's leading Interior Designer and has worked on some of the most exclusive homes in Ireland and across Europe. Red Rock Developments, led by Keith Craddock, is a boutique property development company that has built a reputation for creating exquisite family homes.

Together, Turkington Rock has assembled a unique collection of development sites in South Dublin to create the most exceptional newly built family homes in the Country. Their developments are in sought after locations such as Rathgar, Mount Merrion, Dun Laoghaire, Sandyford, Glenageary and Stepaside.

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**TurkingtonRock**  
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