STRUAN GLEN
KILTERNAN
www.struanglen.com

HOMES THAT INSPIRE AT THE EDGE OF THE MOUNTAINS

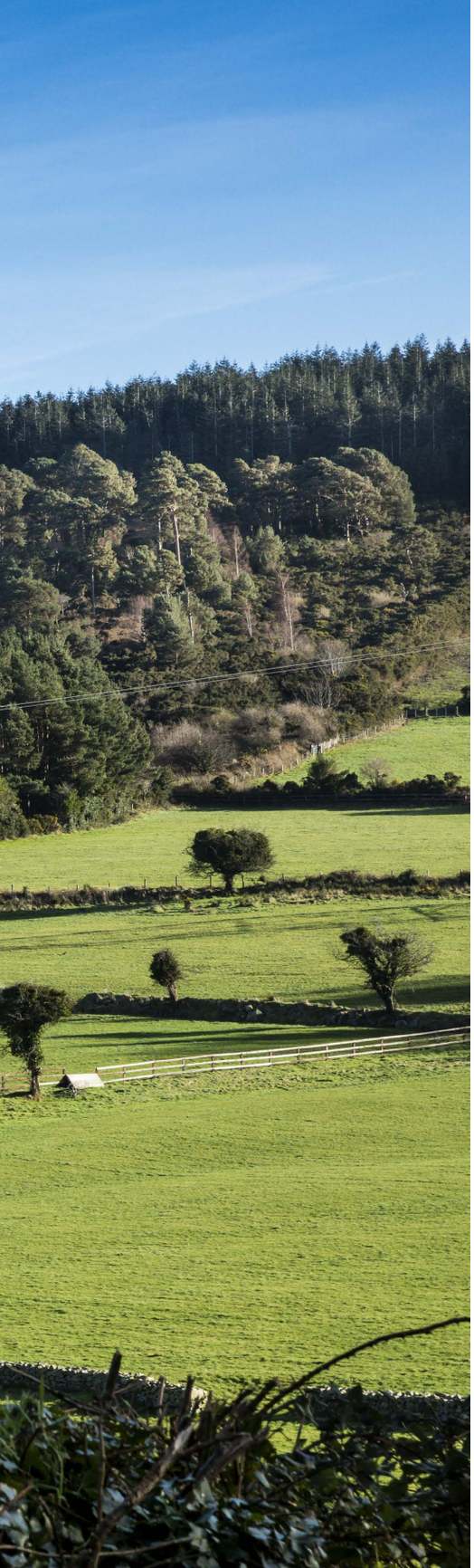
STRUAN GLEN IS A DISTINCTIVE AND UNIQUE DEVELOPMENT OF 11 LARGE INDIVIDUALLY DESIGNED FOUR BEDROOM FAMILY HOMES...

Situated on the Enniskerry Road in Kilternan, this affluent South Dublin suburb is characterised by low density dwellings with large open spaces. Gently rising towards The Scalp in the foothills of the Dublin Mountains, the area is characterised by the chimney of the disused Lead Mines, the ruins of Pucks Castle and the Powerscourt Estate and Waterfalls.

There has been no compromise in the creation of these beautiful homes constructed by Stoneville Developments. These compelling properties offer a myriad of enhanced features including super-economical A2 BER rating, above normal ceiling heights and very generous fittings package.

The accommodation, which has been designed and laid out meticulously, provides extensive living space, very well equipped kitchens and utility rooms, large bedrooms and en-suite bathrooms. The increased focus on high-end finishes and the added interest of ready-made style is the backdrop to an outstanding family home.

A BEAUTIFUL LOCATION



Kilternan is a quasi-rural location at the foothills of the Dublin Mountains, which has managed to retain its unique village charm whilst still providing excellent connectivity and services, with Carrickmines Retail Park located close by and the Luas and M50 within easy reach. The villages of Enniskerry and Stepaside are just a short journey away and offer a host of shops, pubs and restaurants. Families will also appreciate the choice of schools at both primary and secondary level in the area, including Our Lady of The Wayside, Kilternan Church of Ireland Primary School, St Gerard's Bray, Loreto Foxrock, and Wesley College Dundrum. Kilternan is a wonderful location in which to live and rear a family with local horse riding, stunning walks and Ireland's only Dry Ski Slope all on your doorstep.

The stunning Powerscourt Estate and Waterfall, incorporating two golf courses and Powercourt Hotel and Spa, are less than 10 minutes drive from Struan Glen.

FEATURES YOU WILL LOVE

Building Warranty

HomeBond 10 year structural warranty

Kitchens

Contemporary painted kitchen designed and installed to include:

- Soft close doors and drawers
- Under cabinet lighting
- "Silstone" worktop and upstand with grooved drainer and under mount sink
- Stainless steel sink and mixer tap
- Branded Integrated appliances:
    - Dishwasher
    - Fridge/freezer
    - Multi function double oven
    - Microwave
    - Five Burner Gas hob
    - Extractor hood

Utility Room

- Overhead kitchen units and worktop including sink
- Undercounter space including washing machine and dryer installed

Bathroom/En suite

- High quality white glazed sanitaryware and chromed brassware
- Vanity units and mirror cabinets fitted as per showhouse
- Floor and wall tiling standard as per showhouse
- Polished chrome heated towel rail fitted as standard
- Bath screens/shower doors fitted as standard

Interior Finishes

- Smooth finish to all walls and ceilings with painted finish
- All joinery painted throughout
- Contemporary painted doors with ironmongery as per showhouse
- Contemporary grooved skirting and architrave
- Kitchen, utility and entrance hall floor tiling standard as per showhouse
- High ceiling heights at ground and first floor level
- High quality wardrobes fitted to all bedrooms as per showhouse

Exterior Finishes

- High quality low maintenance exterior wall finish by Ceresit which is complimented by classic applied stone panels
- "PassiV uPVC" triple glazed windows by Munster Joinery
- "Ultra Tech" engineered timber heavy duty front door and surround by Munster Joinery
- "EcoClad" aluminiun clad timber triple glazed sliding door set by Munster Joinery
- "Rivendale Slate" by Thrutone to all sloping roofs
- High quality zinc coverings to flat roof areas
- Cast aluminium gutters and downpipes

Heating & Plumbing Installation

- Pressurised hot & cold water supplies to bathrooms & ensuites
- Gravity cold water supplies to WCs to facilitate quiet use at night
- "A-Rated" gas condensing boiler central heating system with high efficiency precise control to three zones. In addition to the heating zones all radiators are fitted with thermostatic valves giving additional room by room control
- Roof mounted solar panels for continuous hot water
- Heat Retention Ventilation System (HRV) ensuring continuous fresh air with no loss of warmth in the home
- Log effect high efficiency room-sealed gas stove fitted in living room standard as per showhouse

Electrical Installation

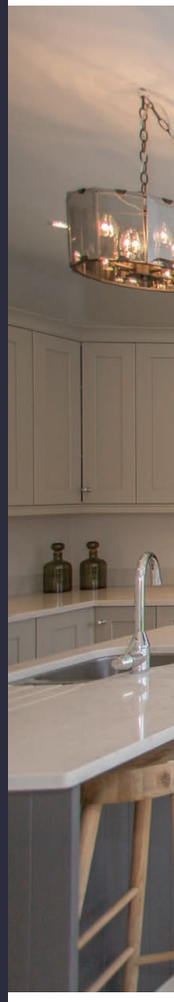
- Recessed LED down lighters to rooms as per showhouse with pendants/ bulkheads to all other areas
- TV, telephone and data points to all living areas and bedrooms
- 5Amp lighting circuits (for table/floor lamps) to both living rooms and master bedroom
- 2-Way switching to bedside in master bedroom

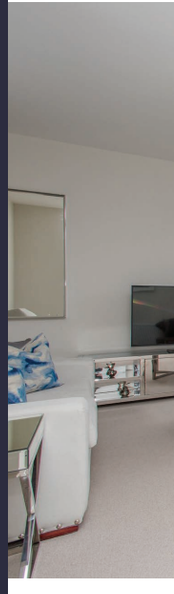
Security & Safety

- Hard wired for security alarm installation
- Mains powered smoke detectors to hallways, living room, kitchen/family room and bedrooms and heat detector to kitchen and living room
- Carbon monoxide detector adjacent to gas boiler and living room

Exterior

- Paved front drive with private parking and planter beds
- Private rear garden with granite paved patio area and laid turf





All homes are extremely energy efficient and will achieve a BER rating of A2 giving rise to enhanced levels of comfort in addition to the lowest possible heating and hot water costs. Struan Glen boasts many distinctive features, such as extra floor to ceiling heights (9ft), windows/doors that span the width of the house allowing for full enjoyment of the back garden, excellent sanitary ware and extremely high end kitchen as standard.

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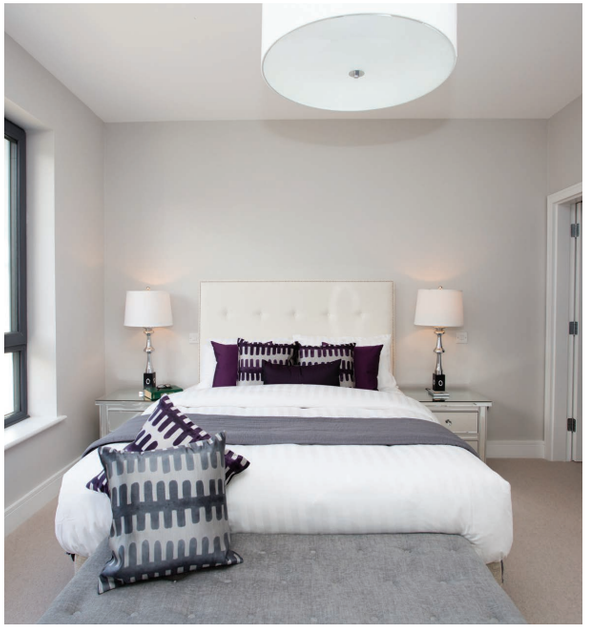

SITE PLAN
HOUSE TYPE F
HOUSE TYPE G
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ENNISKERRY ROAD
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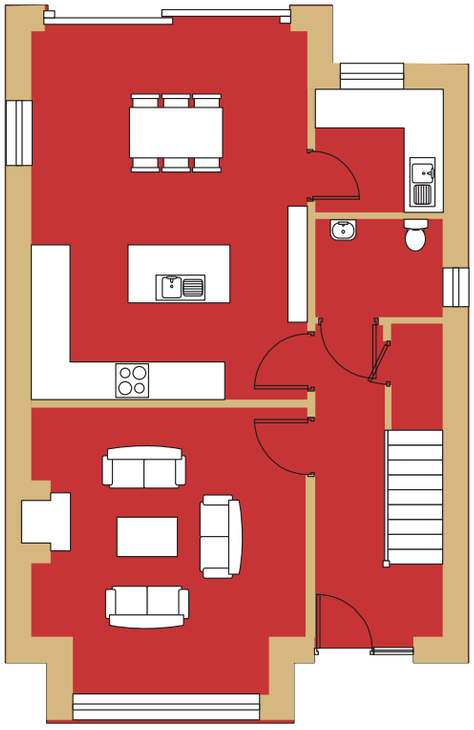
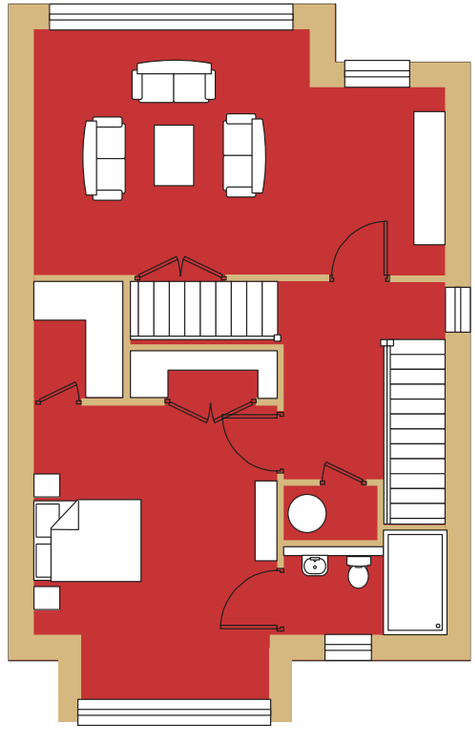
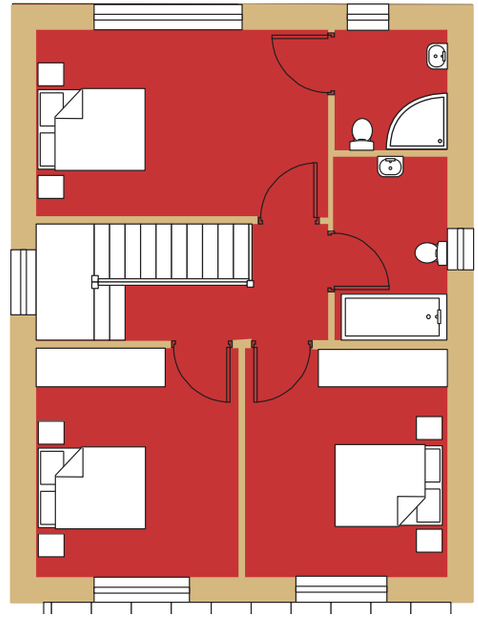


GROUND FLOOR



FIRST FLOOR

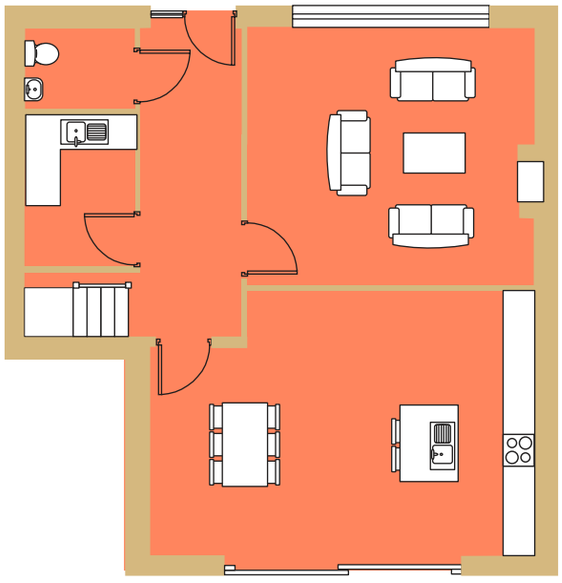


SECOND FLOOR

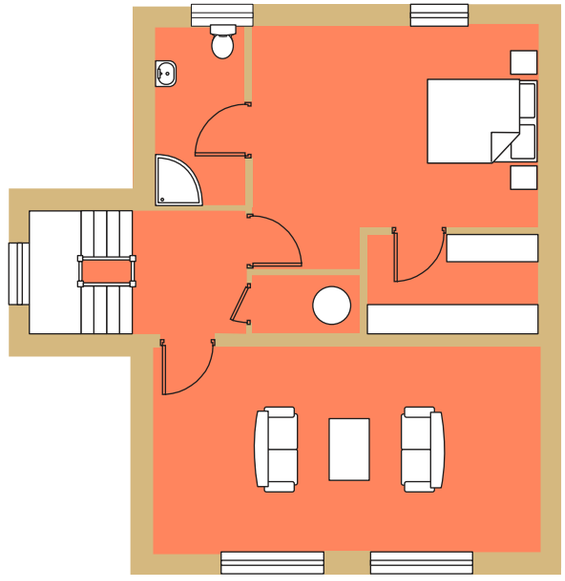
Plans are for illustrative and guideline purposes only and are not necessarily comprehensive and may be subject to change.

HOUSE TYPE F

4 Bedroom Detached
173 Sq M / 1869 Sq Ft



GROUND FLOOR



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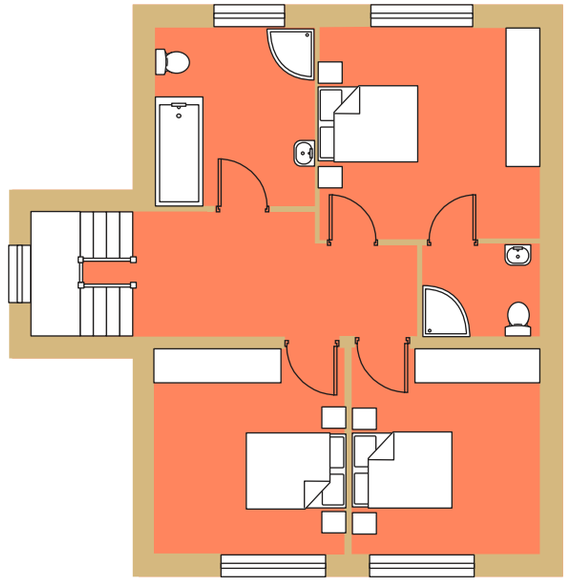

SECOND FLOOR

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HOUSE TYPE G

4 Bedroom Detached
208 Sq M / 2239 Sq Ft

PROFESSIONAL TEAM

Developer
Stoneville Developments
Unit F6 Nutgrove Office Park
Dublin 14
www.stonevilledevelopments.com

Agent
DNG New Homes
30 Leeson Park
Ranelagh
Dublin 6
www.dng.ie

Solicitors
Niamh O'Dwyer
13 Fitzwilliam Square
Dublin 2

Architects
BBA Architecture
Suite 3 Eden Gate Centre
Delgany
Co. Wicklow
www.bba.ie

Interior Designer
Carried out by Developer In House

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Developer

STONEVILLE
DEVELOPMENTS

Agent

DNG
NEW HOMES

01 491 2600

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