



Stockwell

DUNDRUM | DUBLIN 16

A DEVELOPMENT BY



Large New Homes in Dundrum

An exclusive development of one, two and three-bedroom homes in the highly sought after location of Dundrum.

Comprising just 8 spacious and well-appointed apartments and duplexes, Stockwell is situated in a quiet enclave just off the Sandyford Road, affording residents a surprising level of privacy in this bustling neighbourhood.



Local Amenities



Amenities

Airfield Estate, located just a few minutes from Stockwell, is a beautiful working farm which features an excellent restaurant and café, perfect for catching up with friends and family. Ballawley Park and Marley Park are located with ease of access to Stockwell and the Dublin Mountains are located just a short drive across the M50, where a host of scenic hill and mountain trails are ideal for walking, running and cycling. Both Dundrum Town Centre and the Luas are a 5 minute walk away.

Schools

Some of South Dublin's best and most exclusive schools are located around Dundrum. Choose from a wide range of pre-schools and primary schools, including Holy Cross, Taney Parish National School and Educate Together options in neighbouring Rathfarnham and Ballinteer. Wesley College, Mount Anville, The High School, Ashfield College, Notre Dame and Rosemont are great options for secondary school.

Dundrum has maintained its village feeling despite the growth of available amenities, schools and transport links in the area

Location



It's all about location at Stockwell, which is ideally situated just five minutes from Dundrum Town Centre and Ballaly LUAS stop.

Dundrum Town Centre is widely regarded as Dublin's premier shopping centre, hosting a wide range of international retail brands and top restaurants.

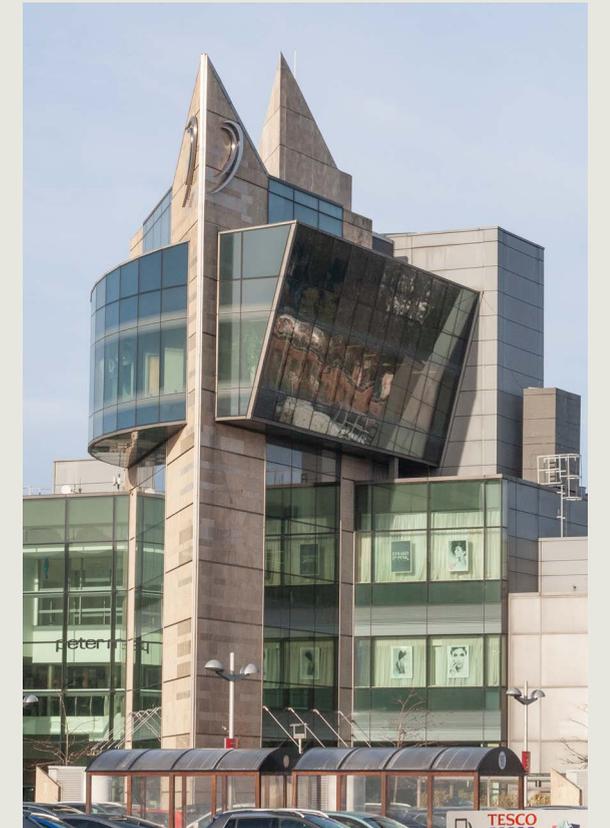
In addition, Dundrum village is an established suburban centre, featuring all the amenities you could want, from doctors, dentists and vets to supermarkets and convenience stores, libraries and cafés, bars and cinemas.

Transport options for commuters are abundant, including the fast and frequent LUAS green-line service, which is just a five minute walk from Stockwell and a 20 minute ride to St. Stephens Green.

Several Dublin Bus routes also service Dundrum, including the 14,44, 75, 61 and 116. The 44 which stops outside the development, is a 25 minute ride to St Stephens Green.

Junction 13 at the M50 is only a few minutes away allowing access to any corner of Ireland easily and efficiently.

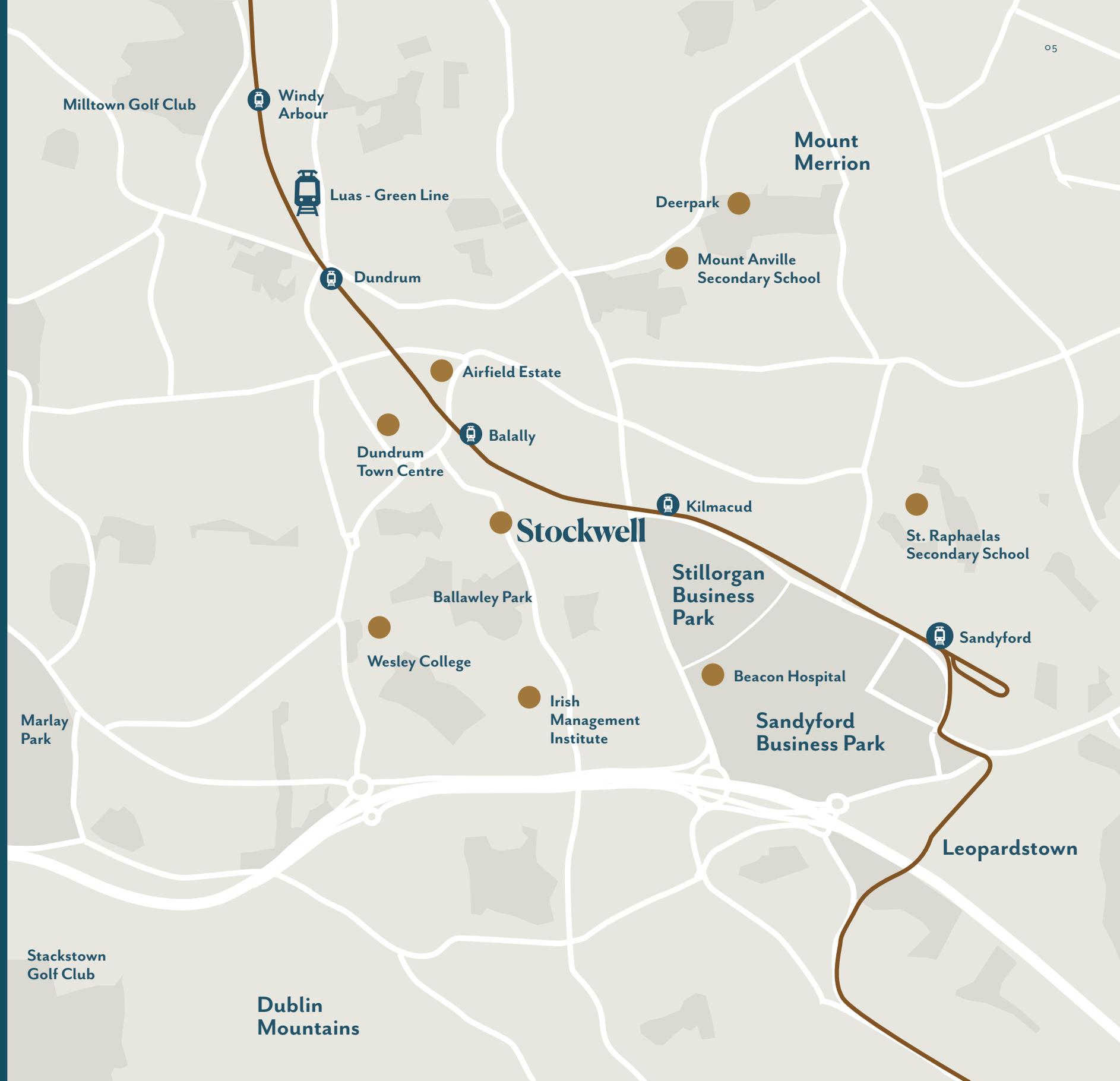




Parks are dotted around the development with the Ballawley Park entrance only 300m away and Marlay Park a 5 minute drive away.

Local schools include Mount Anville Primary and Secondary School , Wesley College, Ballinteer and St. Tiernan's Community School and St. Attracta's and Scoile Naithí National Schools.

Medical facilities in the area include VHI Swiftcare Dundrum and The Beacon Hospital, Sandyford.



The Residence

All apartments are large own door units offering an added level of privacy.

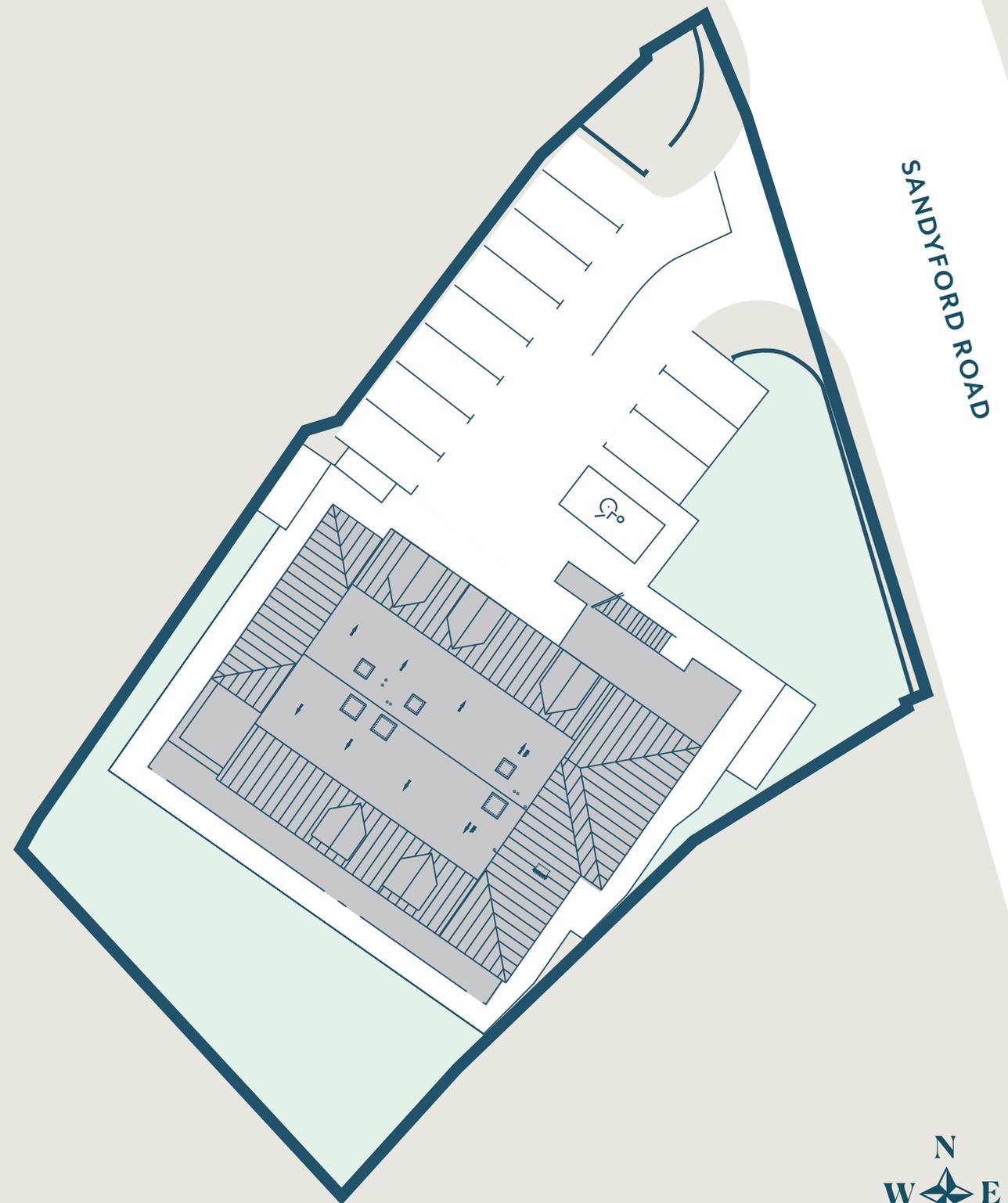
This exclusive development of just eight homes at Stockwell offers buyers both privacy and style. The homes are large and well proportioned throughout as the customer has been kept at the heart of the design process.

The options comprise of the following homes for buyers:

The positive car parking arrangement of the development, with 12 spaces in total, affords the buyers great parking as well.

Externally there is excellent recreational open space both to the front and back of the building. The building also has a general excellent south westerly orientation.

| | Unit | Description | Beds | Baths | Size sqm | Size sqft |
|------------------------|------|-------------|------|-------|----------|-----------|
| Ground | 1 | Apartment | 1 | 1 | 55 | 592 |
| Ground | 2 | Apartment | 1 | 1 | 59.7 | 642 |
| Ground | 3 | Apartment | 1 | 1 | 59.7 | 642 |
| Ground | 4 | Apartment | 2 | 2 | 84.8 | 912 |
| 1st floor | 5 | Apartment | 1 | 1 | 57.9 | 623 |
| 1st + 2nd floor | 6 | Duplex | 2 | 2 | 103.3 | 1,112 |
| 1st + 2nd floor | 7 | Duplex | 2 | 2 | 103.3 | 1,112 |
| 1st + 2nd floor | 8 | Duplex | 3 | 3 | 112 | 1,205 |



SANDYFORD ROAD





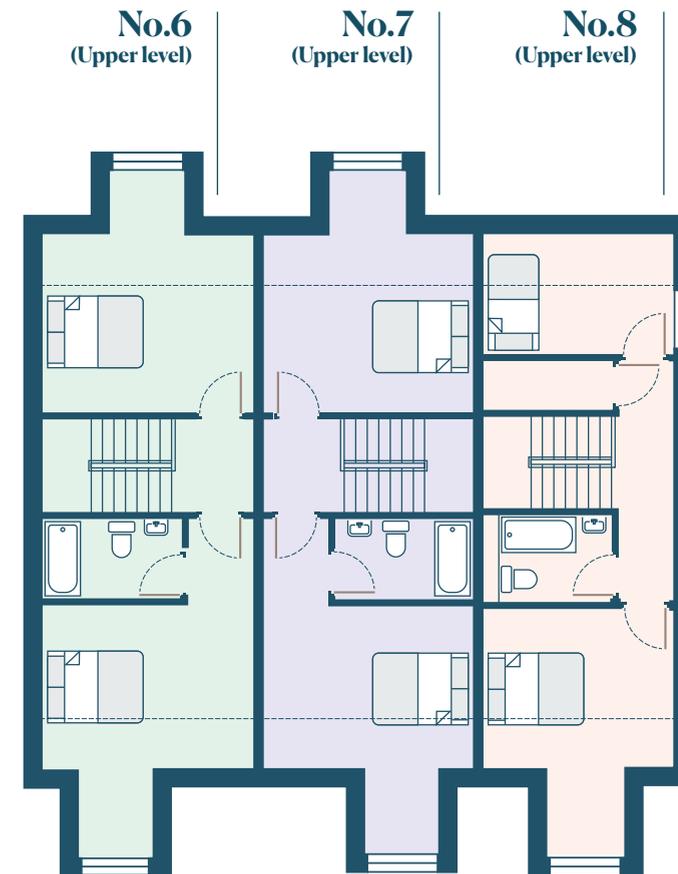
Ground Floor



First floor

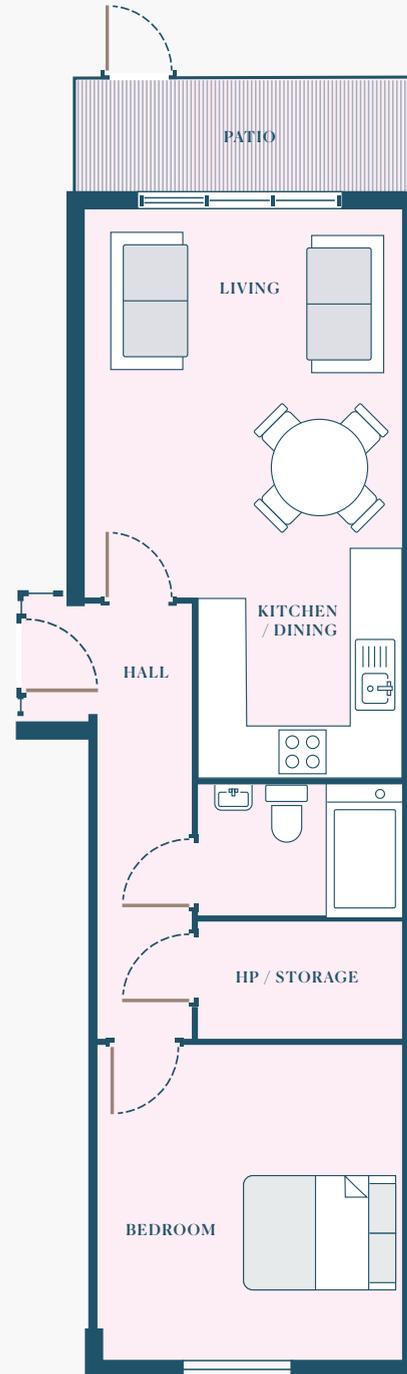


Second floor



Number 1

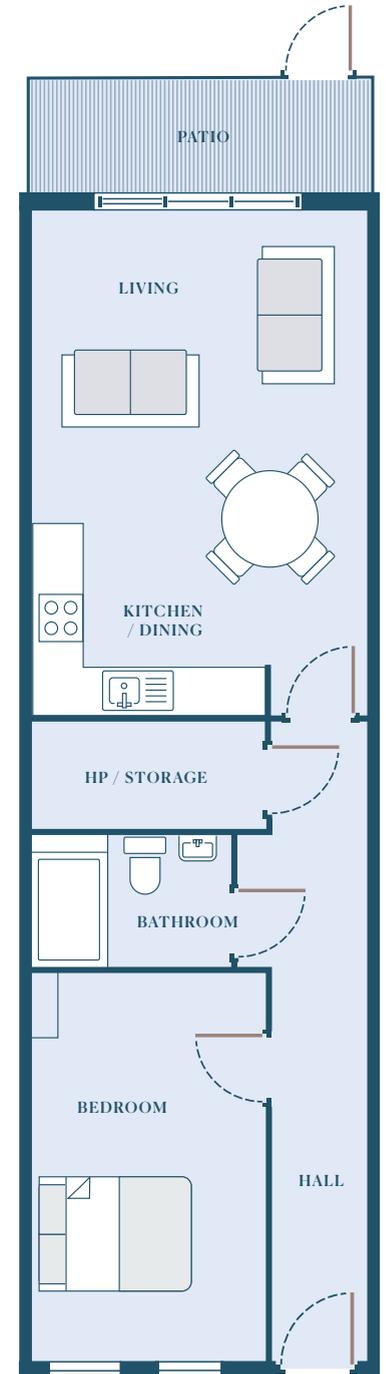
55 sqm / 592 sqft



1 Bedroom Apartment
1 Bathroom
Ground floor

Number 2

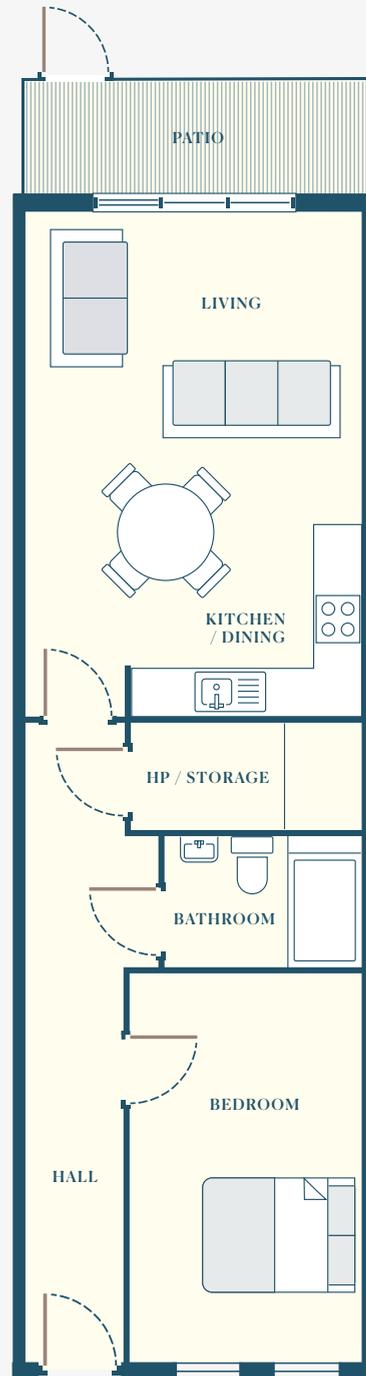
59.7 sqm / 642 sqft



1 Bedroom Apartment
1 Bathroom
Ground floor

Number 3

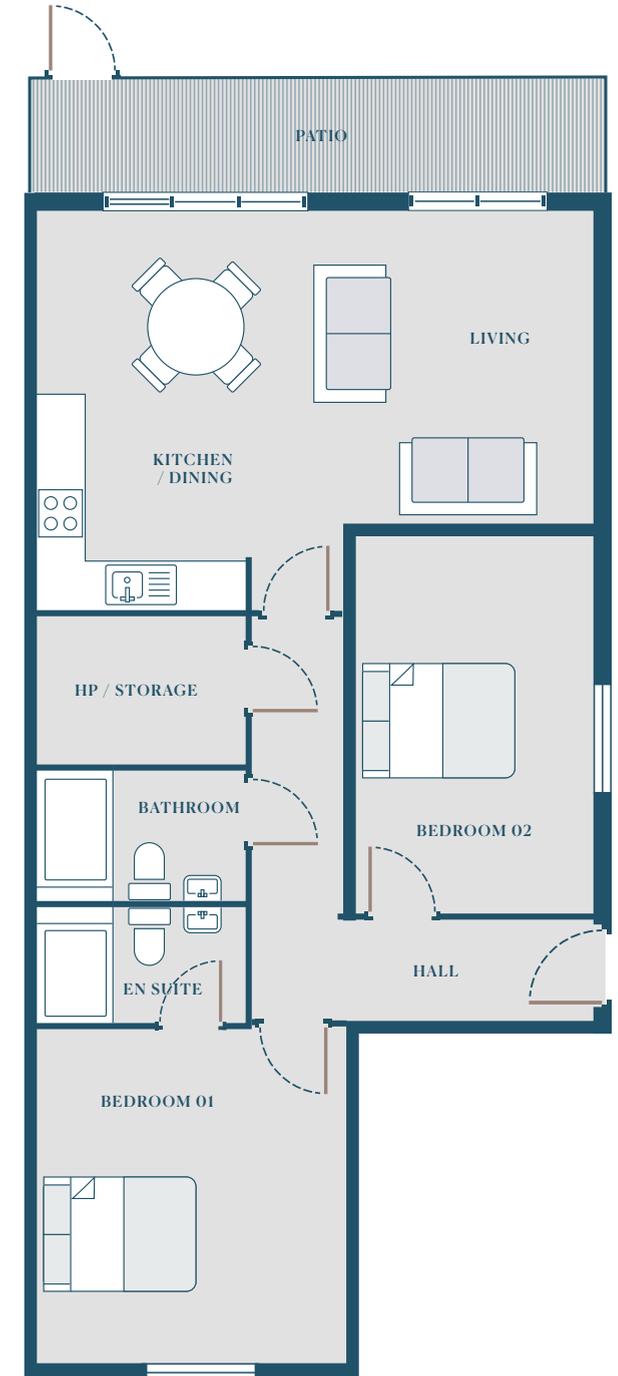
59.7 sqm / 642 sqft



1 Bedroom Apartment
1 Bathroom
Ground floor

Number 4

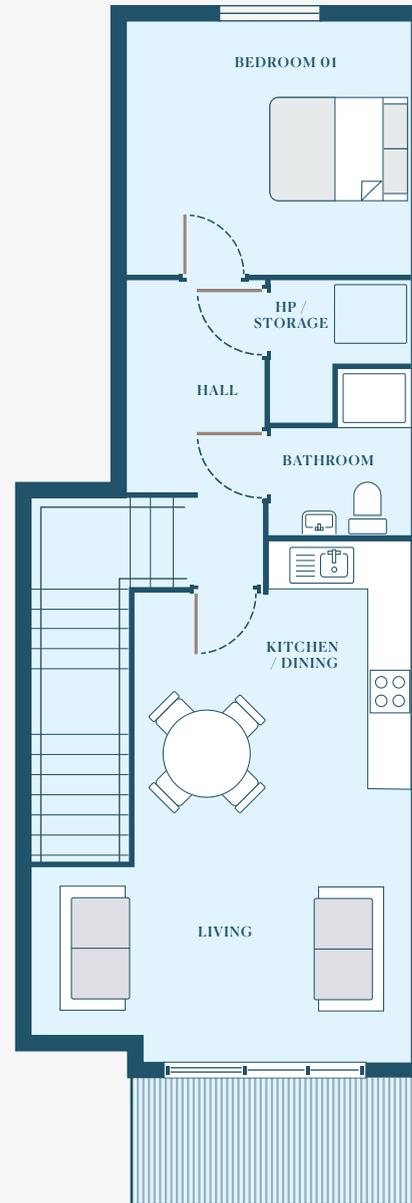
84.8 sqm / 912 sqft



2 Bedroom Apartment
2 Bathrooms
Ground floor

Number 5

57.9 sqm / 623 sqft

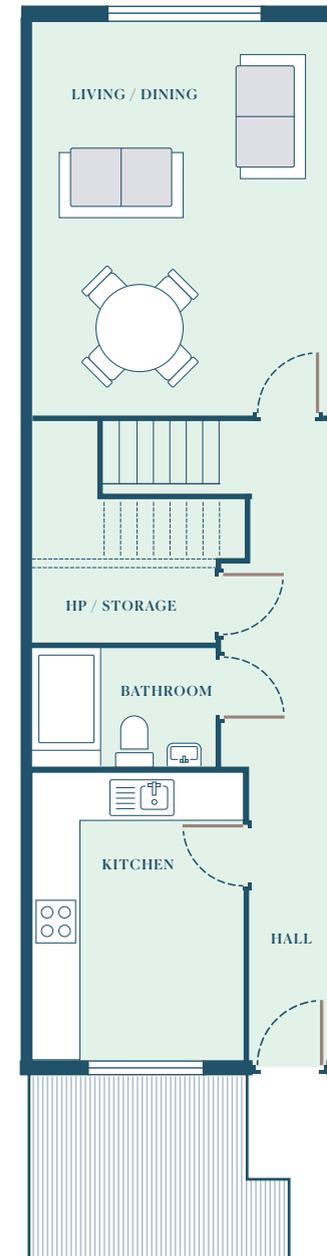


1 Bedroom Apartment
1 Bathroom
First floor

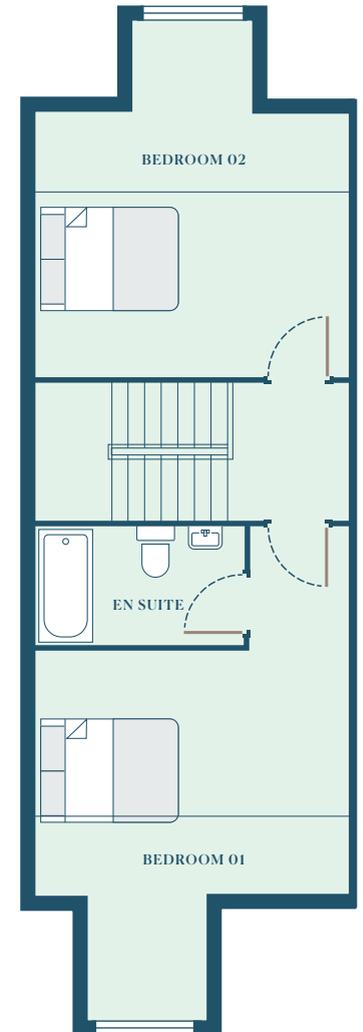
Number 6

103.3 sqm / 1,112 sqft

1ST FLOOR



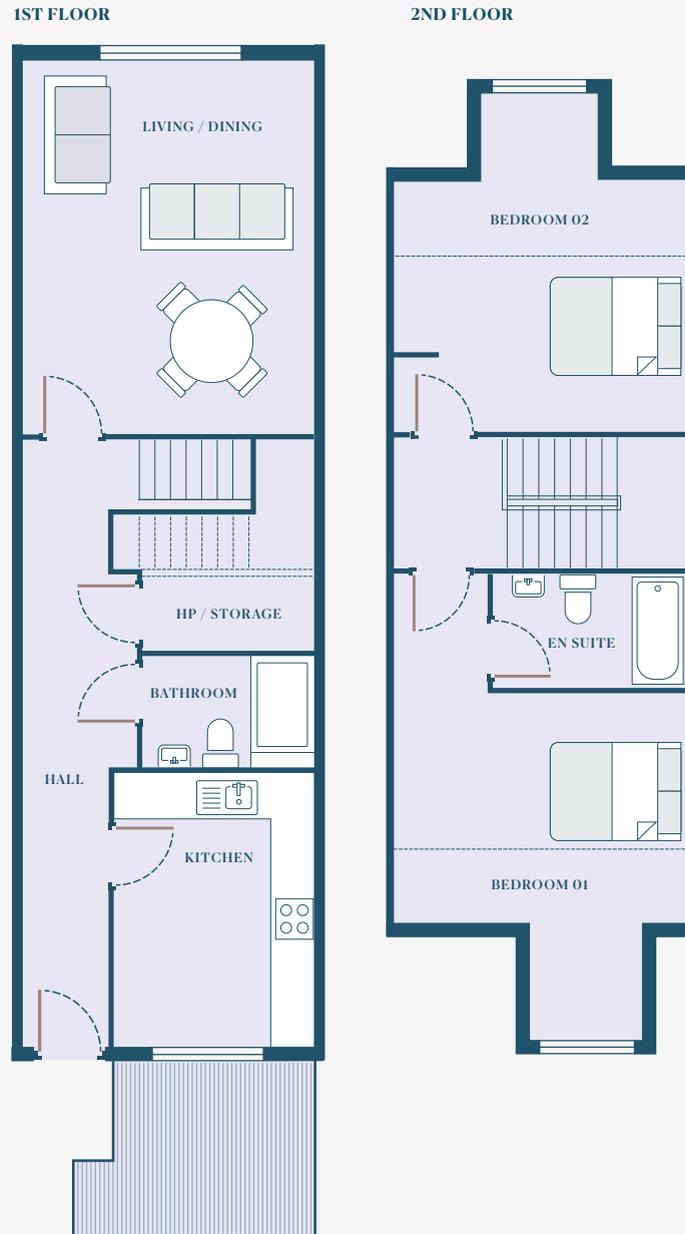
2ND FLOOR



2 Bedroom Duplex
2 Bathrooms
1st & 2nd Floor

Number 7

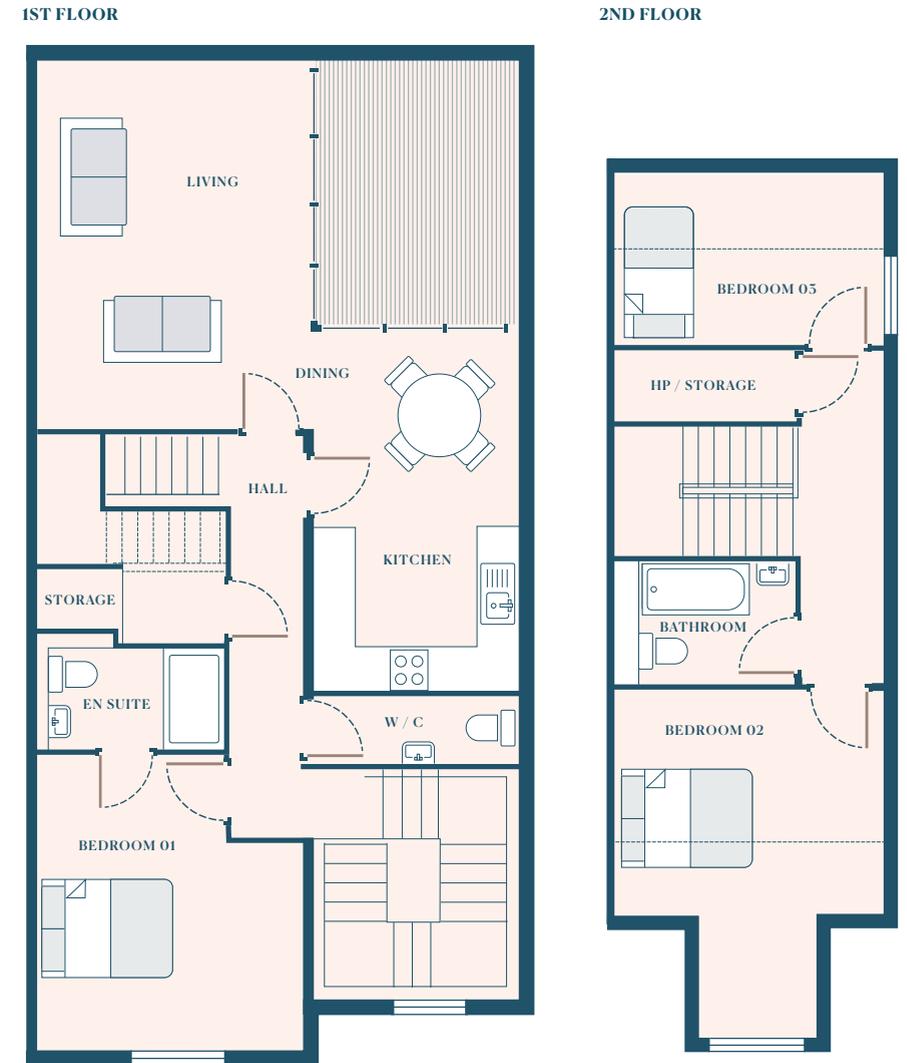
103.3 sqm / 1,112 sqft



2 Bedroom Duplex
2 Bathrooms
1st & 2nd Floor

Number 8

112 sqm / 1,205 sqft



3 Bedroom Duplex
3 Bathrooms
1st & 2nd Floor

Specification

Electrical, Media & Communications

- Wired for high-speed broadband
- Telephone lines to living room/kitchen
- Data points and digital TV connection to living room and main bedroom
- Main infrastructure installed to accommodate EIR & Virgin Media
- Generous lighting and power points

Heating & Water Services

- New ComfortZone Exhaust Air Heat Pump
- Fully pressurised hot & cold water system

Security & Safety

- Top-quality smoke detectors fitted throughout
- Carbon monoxide detection system fitted as standard
- Hardwired for security alarm
- Secure multipoint locking system on windows & doors

Kitchens

- High-quality solid painted shaker Kitchen doors
- Solid quartz countertops with upstands & backsplash, soft-close hinges and drawers
- Efficient built-in telescopic extractor fan

Bathrooms & En-Suites

- Quality sanitary ware
- Concealed cisterns and vanity units to main bathroom
- Beautiful chrome-plated taps and thermostatically controlled power showers
- Spanish tiles

Energy Efficiency

- A1 /A2 BER energy rating, NZEB Compliant
- Wall and floor insulation and air tightness throughout
- Energy-efficient PVC windows & doors

Internal Finishes

- All walls, ceilings and joinery painted and finished to a high standard
- High-quality solid core doors throughout
- High acoustic performance concrete floors and solid concrete blockwork party walls between apartments

External Finishes

- Attractive yellow brick and white render facades
- Striking dark grey zinc roof
- Maintenance-free UPVC fascia soffits and downpipes colourmatched with windows and roof
- Beautifully designed open green spaces with extensive landscaping
- Spacious balconies and outdoor space

Parking & Services

- Surface car parking to front of apartment block
- Cycle parking at car park level
- Communal waste bin store located at the front

General

- Each apartment is covered by Homebond Structural Guarantee
- Management Company set up to maintain external common areas

Energy efficiency

The homes at Stockwell have been built with sustainability at the heart of their design. The levels of energy efficiency far exceed traditional residential developments with a BER rating of A1-A2 and Nearly Zero Energy Building (NZEB) compliant.

Each home has built in features that assist in reducing its energy requirements including modern highly efficient heat pumps, mechanical ventilation and heat recovery, double glazing and thermostatically controlled radiators. This modern specification ensures lower energy usage and higher levels of comfort.



The Developer

CPF (Cross Project Finance Limited) is a property development and investment business focused on delivering a diverse range of projects across Ireland for our growing and dynamic economy.



Our Philosophy

Our customers are at the heart of everything we do, from the location and design of our buildings to the service we strive to deliver.

We take great pride in knowing that our homes will stand the test of time and hold its value for our customers.

Our History

Our team has significant hands-on experience in the residential and commercial development sector in Ireland and the UK.

The CPF Management Team has a proven track record of delivering high-quality property developments and construction projects, with over 1,000 residential units developed in Ireland.

Through in-house capabilities and partnerships, we have a professional team of industry leading experts to execute on our pipeline and deliver projects successfully.

Homes in Dublin brought to you by:

Development By

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Solicitor

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Saint Kevin's, Dublin 2
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Co. Dublin
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Stillorgan Business Park,
Co. Dublin
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Mechanical & Electrical Engineer

Fallon Design
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Arklow,
Co. Wicklow
www.fallondesign.ie

Fire Safety Engineer

Ryan & Associates
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Dublin 2
www.ryanconsulting.ie

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A DEVELOPMENT BY



SELLING AGENT



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