

WELCOME TO



GLENSIDE

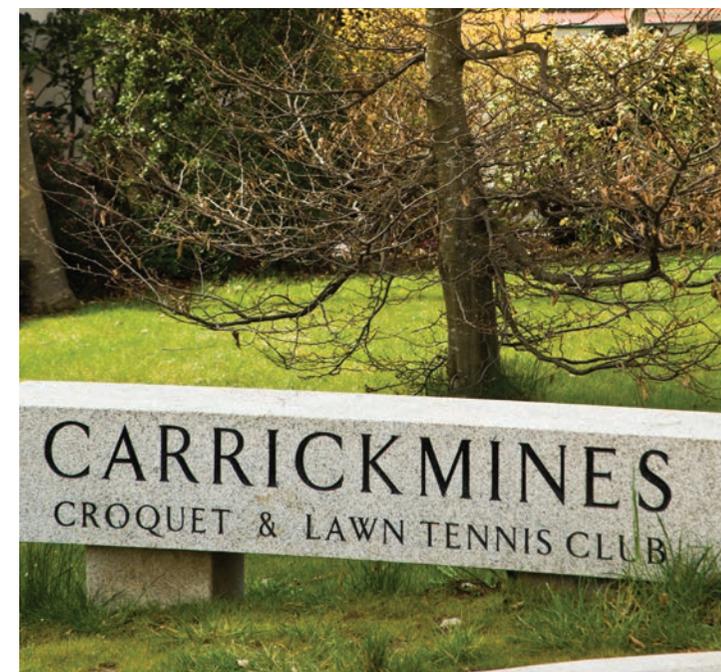


Glenside at Carrickmines Green is an exclusive development of A-Rated 3, 4 and 5 bedroom family homes enjoying a landmark setting at the foot of the Dublin Mountains.

Carrickmines Green is located adjacent to Carrickmines Retail Park which is one of south Dublin's favoured shopping venues with a fantastic choice of shops and cafés including IKEA, TK Maxx, Smyths, Costa Coffee and the Vanilla Pod Eatery to name just a few. Leopardstown Shopping Centre is also close by with a vibrant mix of amenities, including supermarkets, butchers and hairdressers.

Ireland's leading shopping destination, the Dundrum Town Shopping Centre, offers a huge array of high-end retail and eateries and is located minutes away by car. Also within a short drive is the village of Foxrock, which exudes a charm and quaintness of a bygone era and boasts an alluring selection of boutiques, bistros, and shops.

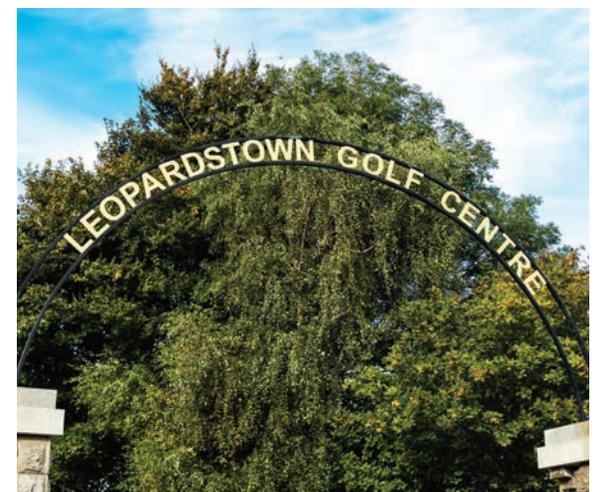




A picturesque, rural setting with magnificent views of the Dublin Mountains combined with easy access to the city centre and the convenience of modern living, Glenside, Carrickmines Green is without doubt a veritable address to be reckoned with.

- Accessible to both the leisure amenities of the Dublin Mountains, the Wicklow Mountains, Marley Park and Cabinteely Park are all located close by
- Within walking distance to the Ballyogan and Carrickmines Luas Stops
- Located close to Carrickmines Golf Club and numerous golf clubs in the area, as well as Leopardstown Race Course. For those who lead an active lifestyle, the Carrickmines Equestrian Centre, Carrickmines Croquet and Lawn Tennis Club and Westwood Health and Fitness Club are all on your doorstep
- Walking distance to New Sliabh Rua GaeilScoil. Close proximity to St. Brigid's Girls National School in Cabinteely, St. Brigid's Boys National School in Foxrock, Cabinteely Community School and Loreto Secondary School in Foxrock







An outstanding feature of Glenside, Carrickmines Green is its superb location, just off exit 15 on the M50 offering easy access to Dublin Airport, Dun Laoghaire and all main routes nationwide.

Dublin City Centre is easily accessible within just half an hour via the N11/M11 and the LUAS Green Line extension is within walking distance. The area is also well-served by Dublin Bus routes 63 and 44.





THE LUAS GREEN LINE EXTENSION IS WITHIN WALKING DISTANCE



Times are approximate. Arrival times may vary.



SPECIAL FEATURES

KITCHEN

- Superb quality kitchens by Kitchen Elegance are installed in all houses
- Under counter LED lighting in some kitchens
- Silestone worktops and island units are in all houses
- High quality branded kitchen appliances are included subject to signing contracts within 21 days
- Generous utility rooms include worktops, storage units and are plumbed for washing machine

WARDROBES

- Each bedroom benefits from generous wardrobe space with soft close hinges supplied by Bedroom Elegance

BATHROOMS & EN-SUITE

- En-suite bathrooms in all houses
- Generous contemporary floor and wet area surround tiling to bathroom and en-suite
- High quality sanitary ware in all bathrooms
- Heated towel rails to main bathroom and en-suite
- Velstone storage shelf detail as per show house

TILING

- Top quality tiling throughout the bathroom and en-suites as per the show house

INTERNAL FINISHES

- Walls are skimmed and painted in a neutral colour throughout
- Contemporary style internal doors
- Quality ironmongery and architraves

WINDOWS & DOORS

- NSAI certified A-rated uPvc Munster Joinery double glazed windows

ELECTRICS

- Wired for TV, telephone and broadband
- Wired for an intruder alarm
- Generous electrical specification

HEATING

- An "A"-rated gas condensing boiler and multi zone controls ensure that heat is produced efficiently with accurate room conditions, therefore limiting energy wastage
- Electric Optiflame fire supplied by Dimplex in the 4 & 5 bedroom houses.
- Heatmiser technology allows you to control your home heating and hot water from anywhere.

EXTERNAL FINISHES & GARDEN

- Private rear gardens enclosed with timber panels and concrete post fencing
- Low maintenance elegant brick and render finish
- Side entrance gate where applicable





ENERGY RATING

- The houses at Glenside, Carrickmines Green benefit from an A3 BER Rating. “A rated” homes are the most energy efficient houses available and these houses benefit from reduced energy costs
- Timber frame construction with insulation levels which exceed industry standards, reducing heat loss through floors, walls and roof
- Improved air tightness works together with the Heat Recovery Ventilation system to retain heat and minimises exposure to external elements
- Roof mounted solar thermal panels provide hot water to the occupier
- High performance low maintenance double glazed windows



VENTILATION

- The Heat Recovery Ventilation System is designed for 24 hour exhaust ventilation of stale moist air from the kitchens, bathrooms and en-suites. As the air is extracted a heat exchanger within the system transfers the majority of the heat into the fresh air supply entering the living room and bedrooms. The benefits of this system are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air is filtered



HOME BOND

- 10 year HomeBond guarantee

BER

- Certificates can be viewed with agent on request









SITE PLAN

GLENAMUCK ROAD SOUTH ROUNDABOUT

CARRICKMINES GREEN RETAIL CENTRE



MAIN ENTRANCE

- House Type C
- House Type E
- House Type F

SHOW UNITS

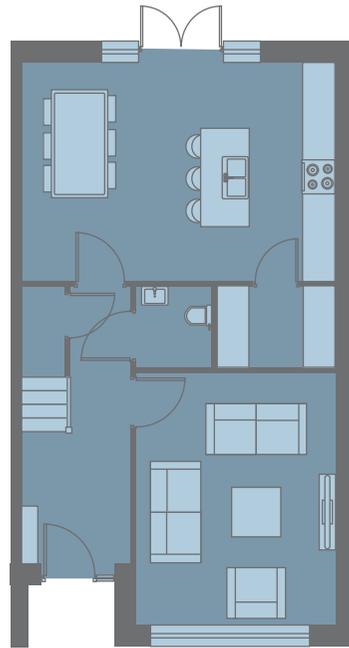
SHOW UNIT



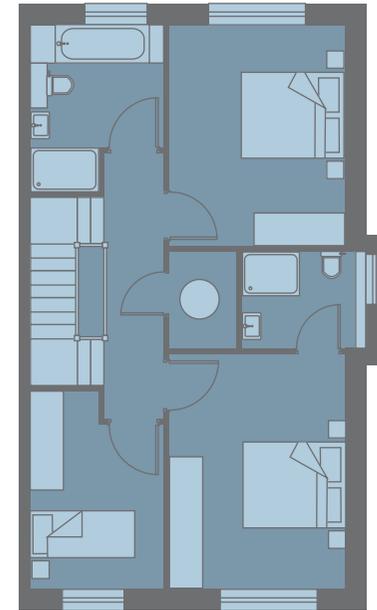
Site Plan is for illustrative purposes. The layout may vary.

HOUSE TYPE C

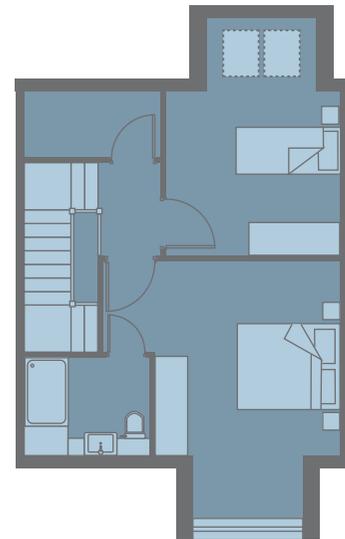
5 Bedroom End of Terrace
1,743 Sq.ft / 162 Sq.m



Ground Floor



First Floor

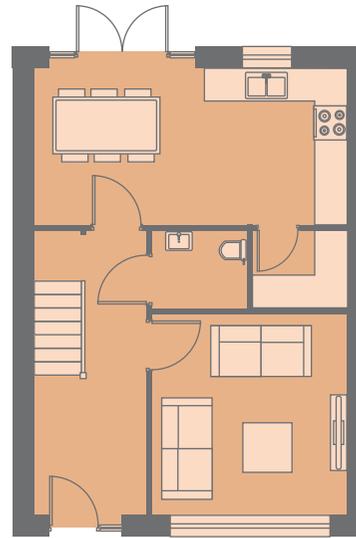


Second Floor

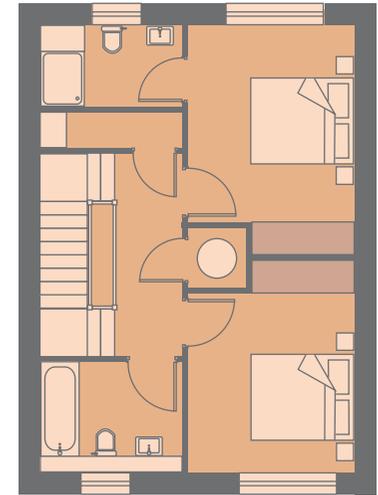
Plans are for illustrative purposes. House layouts may vary.

HOUSE TYPE E

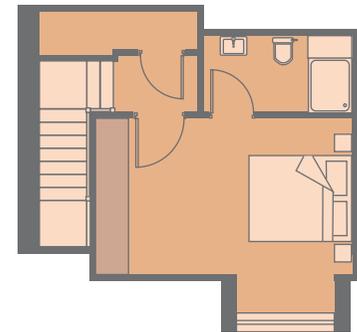
3 Bedroom Mid / End of Terrace
1,313 Sq. Ft / 122 Sq. M.



Ground Floor



First Floor



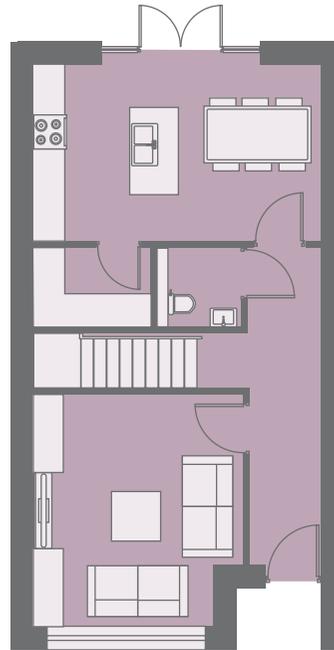
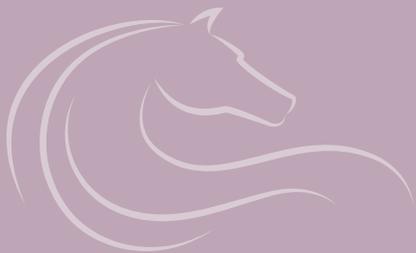
Second Floor

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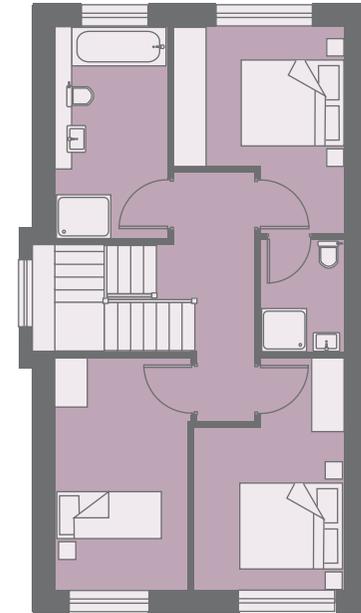
HOUSE TYPE F

4 Bedroom Semi-Detached

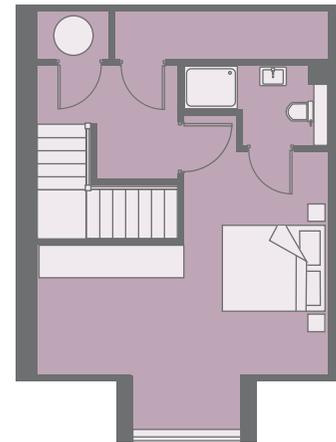
1,577-1,620 Sq. Ft / 147- 150 Sq. M.



Ground Floor



First Floor



Second Floor

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Selling Agent



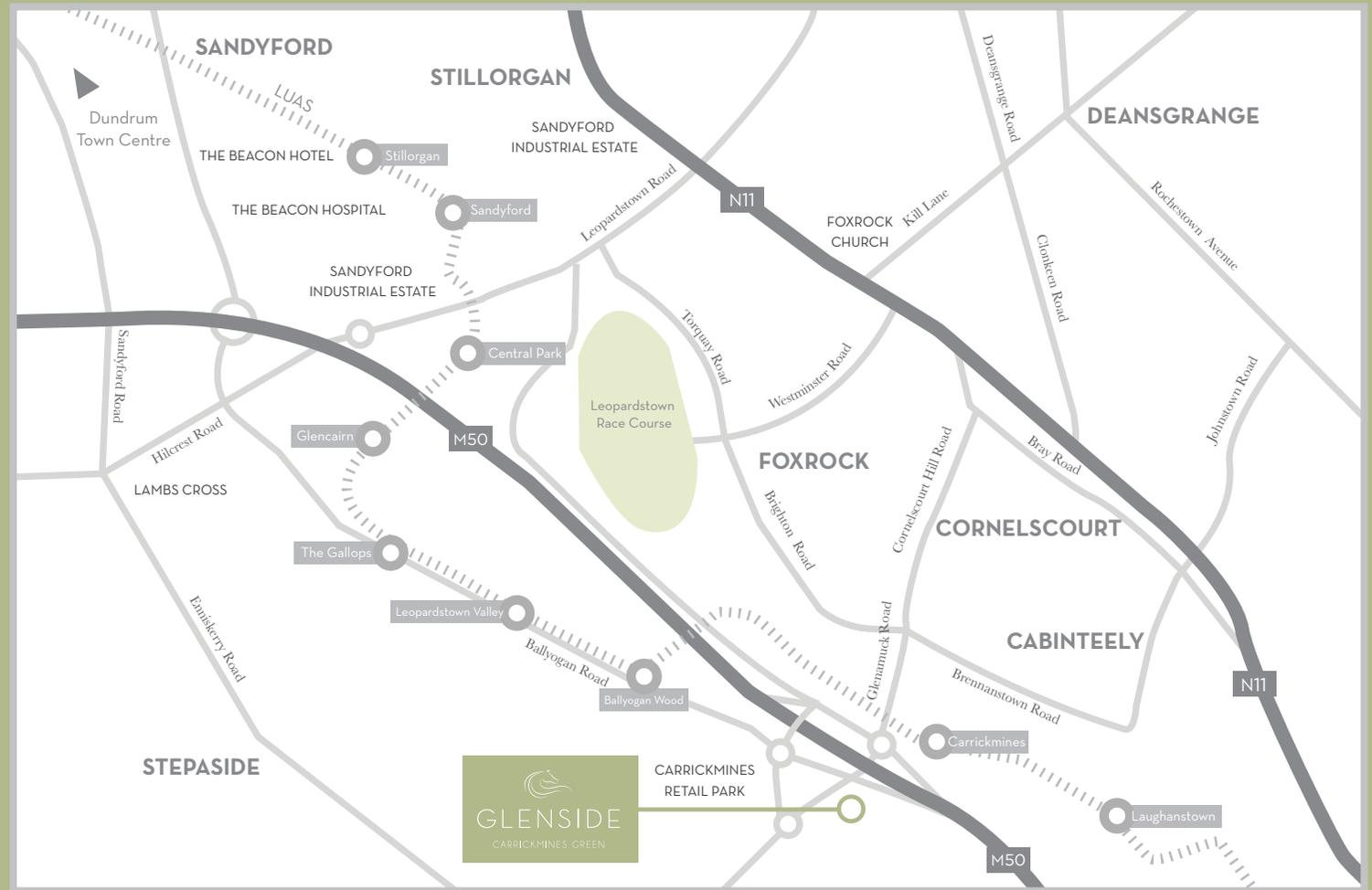
Receiver



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