



STONEBRIDGE WOOD

SHANKILL DUBLIN 18



STONEBRIDGE-WOOD.IE



Welcome to
Stonebridge Wood

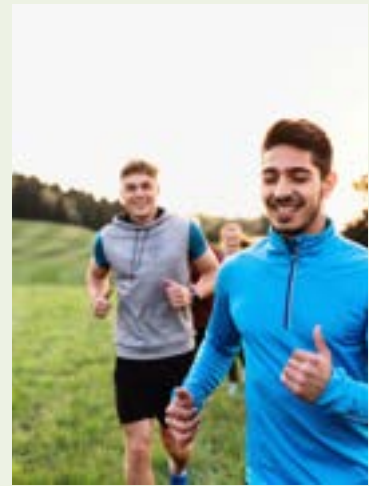


Life is quite simply beautiful at Stonebridge Wood, a new development of spacious homes next to the village of Shankill, ideally set between the Dublin coast and the stunning Wicklow mountains. Comprising 14 large 3 and 4 bed houses and 40 one, two and three bedroom apartments and duplexes, Stonebridge Wood offers a superior standard of living in a fantastic location linking Dublin City with some of the most beautiful spots in Ireland.



A Small Village **With a Big Personality**

Stonebridge Wood is just 500 metres from Shankill Village, a well-established and lively community packed full with excellent schools, local shops, bars, restaurants and cafés. A busy community centre, close to the development, is the hub of the village, offering everything from childcare through to yoga and class facilities. The local GAA club is also situated close to Stonebridge Wood, offering sporting fun for every member of the family.





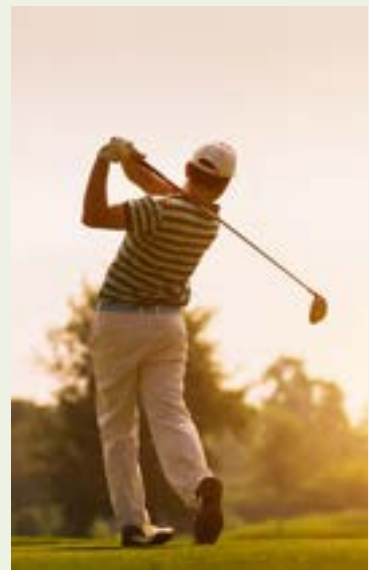
South Dublin's Beautiful Coast Just a Short Stroll Away

The busy village of Shankill is perfectly located between Killiney and Bray, in the heart of South Dublin. Stonebridge Wood residents can enjoy all the wonderful natural attractions in the area, including the stunning South Dublin coastline, which is just a short walk away from the development.

Take an evening stroll by the sea, pack a picnic and take the family for a sun-soaked summer's day at Killiney Beach or take in the breath-taking coastal views from the top of Killiney Hill – all of these and more are within a few minutes of your own front door.

For those who like more of a challenge, Shankill is also close to the idyllic Wicklow Mountains, which is full of beautiful woods and hiking trails suitable for every level of fitness. Even better, take a day trip into the beautiful Co. Wicklow countryside, just a few kilometres from Stonebridge Wood.

Want something closer to home? Shanganagh Park is located close to the development, and includes a dog park and large playground, among other sports facilities. Bowling, tennis, cricket, GAA, baseball, golf and football are also available close to this well-appointed park.



A Peaceful Oasis Close to the City

Shankill's beautiful location between the mountains and the sea is made even more idyllic by its excellent transport links to Dublin City Centre and beyond. Get to the centre of the city in just 30 minutes via the fast, frequent and reliable DART train service from Shankill Dart Station,

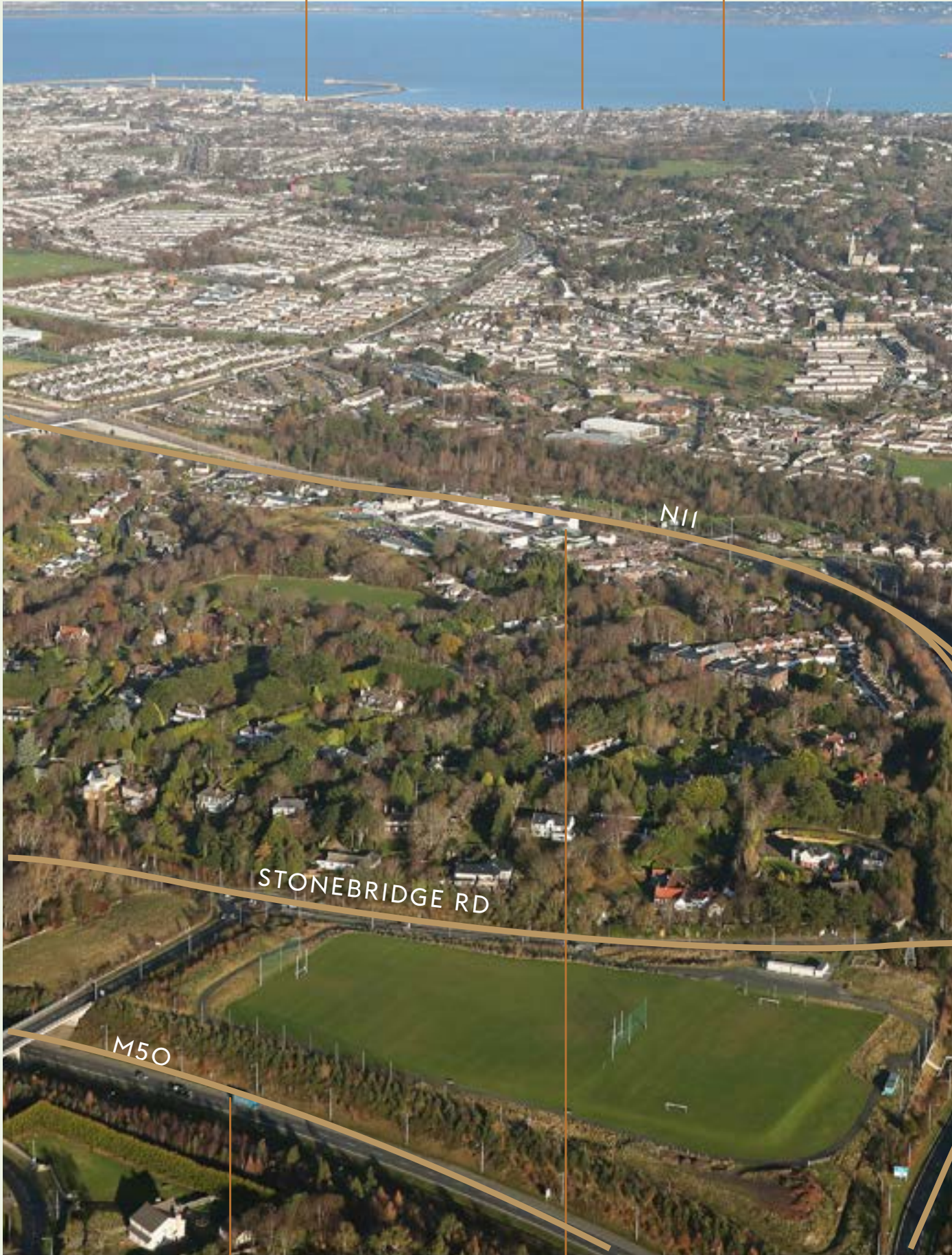
just one kilometre from Stonebridge Wood. Several bus routes service the immediate area, ideal for students and commuters, while the Luas Green Line service can be accessed at Cherrywood, again just a short distance from Shankill.

Dun Laoghaire

Glastule

Sandycove

Howth



M50

Loughlinstown Hospital

N11 T



Kilbogget Park

Killiney

Dalkey

DART LINE



o City / Wexford

Stonebridge Wood

St. Anne's National School

Shankill Village



The Ideal Location
Where Natural Beauty Meets
Perfect Convenience



Well-Appointed Interiors For A Better Lifestyle
Stylish Interiors Carefully Crafted For Modern Life



Every home in Stonebridge Wood is cleverly designed with the rigours of modern family life in mind. Industry-leading energy efficiency ensures that these homes are both comfortable and cost-effective in every season, while an extremely high specification adds to the overall style and quality of these well-appointed homes.

Superior bespoke kitchens are filled with the latest features, combining to create a warm and welcoming space where all the family can gather. Bathrooms are equipped with high-quality sanitary ware and tiling, while bedrooms are packed with storage space to ensure clutter is kept to a minimum. The overall feel is space and luxury, a home perfectly crafted for you and your loved ones.

Specifications

The homes in Stonebridge Wood are carefully designed to offer residents a superior standard of living, with the best of innovative fixtures and fittings.

INTERIORS

- Walls and ceilings are painted throughout, finished with emulsion paint. All joinery and woodwork beautifully finished in satin wood paint.
- Contemporary built in wardrobes from Sharp Designs and Cherrymore.
- Elegant, grooved panelled door sets from Durkin Joinery complete with brushed chrome door handles from Mooney Architectural.
- Featured architraves finish combined with 5" chamfered skirting.
- Contemporary staircases supplied by McQuillan Staircases with stylish balustrades in satin wood paint.
- Stelrad Compact Series, modern and stylish horizontal line radiators.

KITCHEN

- Kitchens supplies by Sharp Kitchens Ltd and Cherrymore.
- All finished with painter style shaker doors with quartz/laminate counter tops.
- All appliances will be supplied subject to unconditionally signed contracts being returned 28 days from issue of same.
- Utilities fully fitted with worktops, power points and cupboards.

BATHROOMS

- Quality contemporary sanitaryware from Ideal Standard.
- Generous tiling supplied by Project Tile.
- Stelrad chrome wall mounted heating towel rails in all bathrooms.

ELECTRICAL

- Wired for high speed broadband, ready for connection by broadband provider.
- Wired for cable tv and satellite, ready for connection.
- Infrastructure for both Eir and Virgin Media installed to each individual unit.
- External lighting to front and rear.
- External waterproofed power outlets.
- Generous provision of power outlets throughout each unit.
- USB charging slots in selected rooms.
- In Houses, PV solar panels are connected directly to the electrical supply to supplement and reduce owner energy costs.

HEATING & VENTILATION

- All units are A (1-2) BER Energy Rated.
- Aereco low-energy demand-driven mechanical extract ventilation system in all wet rooms. Moisture is quietly and efficiently extracted from the air based on humidity levels within those rooms.
- Fresh air introduced to habitable rooms via slot trickle vents in windows to ensure air quality.
- Alfea Extensa Duo AI air-to-water heat pump with 24/7 programmable heating controls allowing full control of timing and temperature in unit.

EXTERNAL FEATURES

- Kingston Burren and Cottage Red external bricks and off-white plaster render.
- A-Rated windows and doors provided by Munster Joinery.
- Reconstituted granite and concrete window sills.
- Binstores

WARDROBES

- Bedrooms fully fitted out with built in wardrobes. Units are finished with a painted shaker style door and polished handles.

ATTIC

- Fully accessible attic space available and is partially floored. The PV inverter for solar panels (houses only) is located within the attic space.

GARDENS

- Front gardens have feature planting with permeable paving and private parking spaces (houses). Rear gardens have large feature patio area, grass and tree planting.

PARKING

- Houses have private parking on driveways.
- Apartments and duplexes have specific, designated parking spots with ducting for the provision of EV charging.
- Sheltered cycle stands and designated disabled parking spaces are also provided.

GUARANTEE

- Each new home in Stonebridge Wood is covered by a 10 year Homebond Latent Defect Insurance policy. Additionally, Mechanical and Electrical Inherent Defect Insurance is also included.

PUBLIC AREAS

- The roads, footpaths, open spaces including services are expected to be taken in charge by Dun Laoghaire-Rathdown County Council.







Site Plan



Rathmichael
National School



HOUSE TYPES

	House Type A. The Hawthorn - <i>Semi-Detached House</i> TOTAL 134 SQ.M (1442 SQ.FT)
	House Type B. The Willow - <i>Detached House</i> TOTAL 162.4 SQ.M (1748 SQ.FT)
	House Type BI. The Ash - <i>Semi Detached House</i> TOTAL 162.4 SQ.M (1748 SQ.FT)
	2-Bed Apartments TOTAL 78.1 SQ.M (840 SQ.FT) TOTAL 81.2 SQ.M (874 SQ.FT) TOTAL 79.7 SQ.M (858 SQ.FT) TOTAL 81.2 SQ.M (874 SQ.FT) TOTAL 79.7 SQ.M (858 SQ.FT) TOTAL 67.5 SQ.M (727 SQ.FT) TOTAL 114.3 SQ.M (1230 SQ.FT) TOTAL 115.6 SQ.M (1244 SQ.FT)
	1-Bed Apartments TOTAL 60.5 SQ.M (651 SQ.FT)
	3-Bed Duplexes TOTAL 103.4 SQ.M (1113 SQ.FT) TOTAL 106.6 SQ.M (1147 SQ.FT) TOTAL 103.4 SQ.M (1113 SQ.FT) TOTAL 103.5 SQ.M (1114 SQ.FT) TOTAL 106.6 SQ.M (1147 SQ.FT)

Library Road

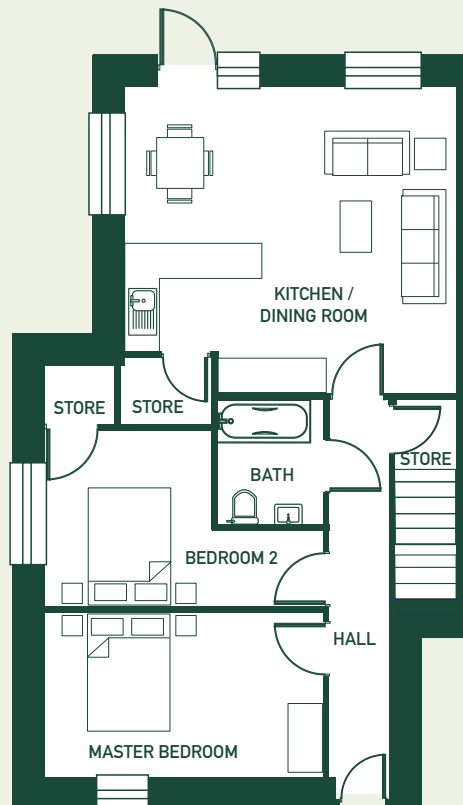
DUBLIN ROAD

SHANKILL VILLAGE 500M

Floor Plans

Block A. The Hazel - *Ground Floor* - Unit 1

TOTAL 78.1 SQ.M (840 SQ.FT)



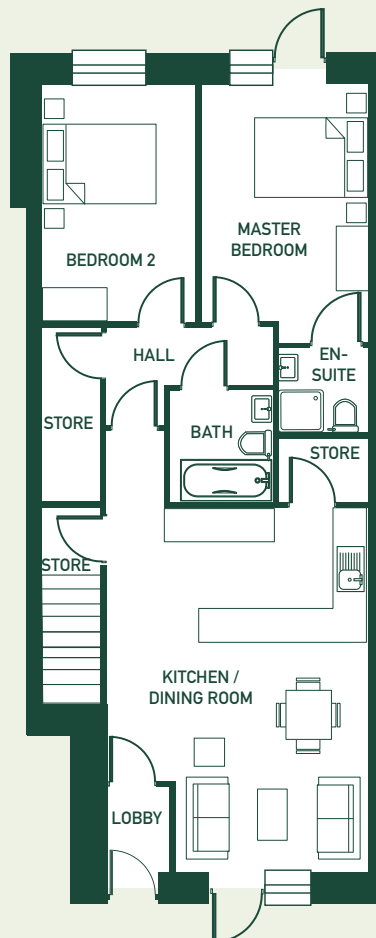
GROUND FLOOR APARTMENT

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block A. The Hazel - *Ground Floor* - Unit 4,5 & 8

TOTAL 81.2 SQ.M (874 SQ.FT)



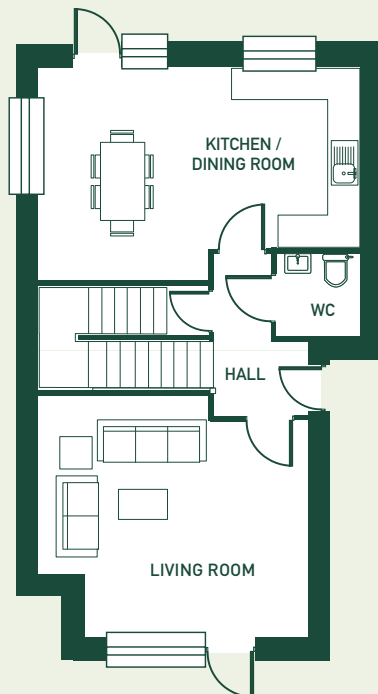
GROUND FLOOR APARTMENT

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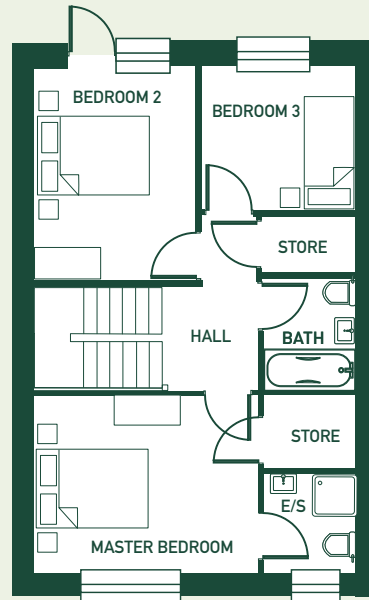
Floor Plans

Block A. The Hazel - *First & Second Floor* - Unit 2

TOTAL 103.4 SQ.M (1113 SQ.FT)



FIRST FLOOR DUPLEX



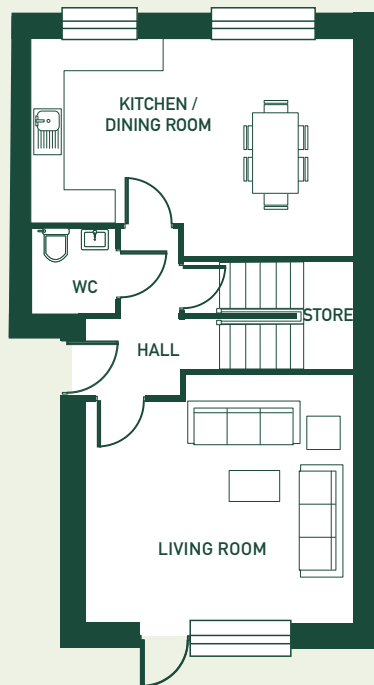
SECOND FLOOR DUPLEX

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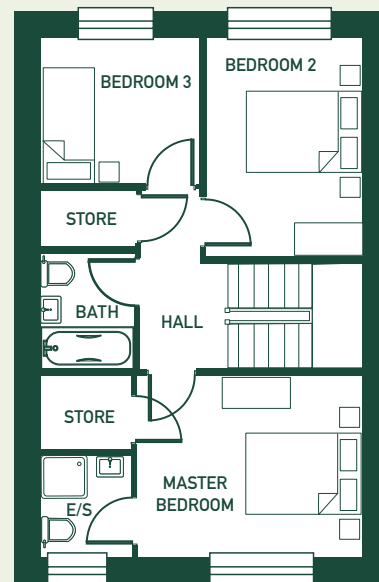
Floor Plans

Block A. The Hazel - *First & Second Floor* - Unit 3 & 6

TOTAL 106.6 SQ.M (1147 SQ.FT)



FIRST FLOOR DUPLEX



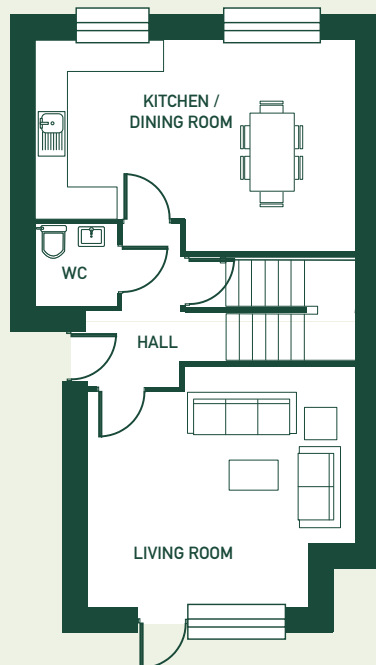
SECOND FLOOR DUPLEX

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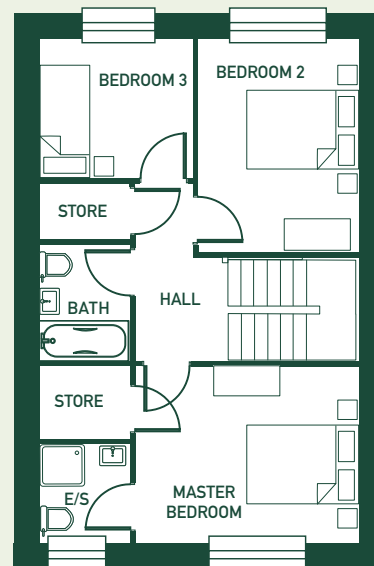
Floor Plans

Block A. The Hazel - *First & Second Floor* - Unit 7

TOTAL 103.4 SQ.M (1113 SQ.FT)



FIRST FLOOR DUPLEX



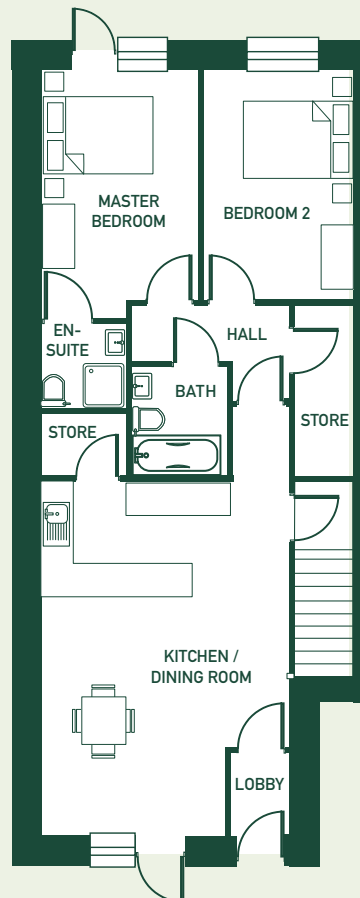
SECOND FLOOR DUPLEX

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block B. The Aspen - *Ground Floor* - Unit 9 & 16

TOTAL 79.7 SQ.M (858 SQ.FT)



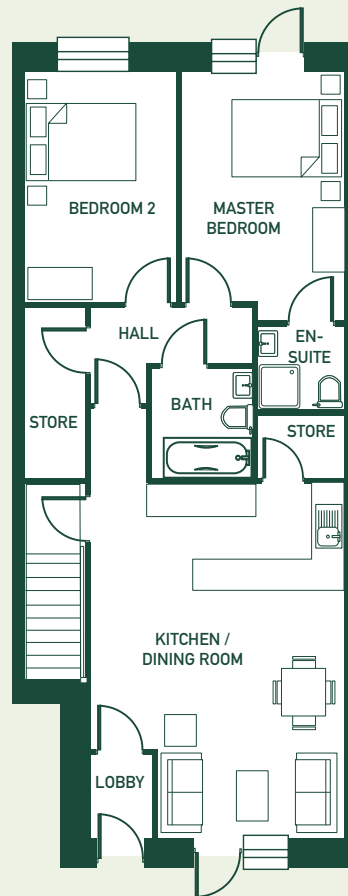
GROUND FLOOR APARTMENT

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block B. The Aspen - *Ground Floor* - Unit 12 & 13

TOTAL 81.2 SQ.M (874 SQ.FT)



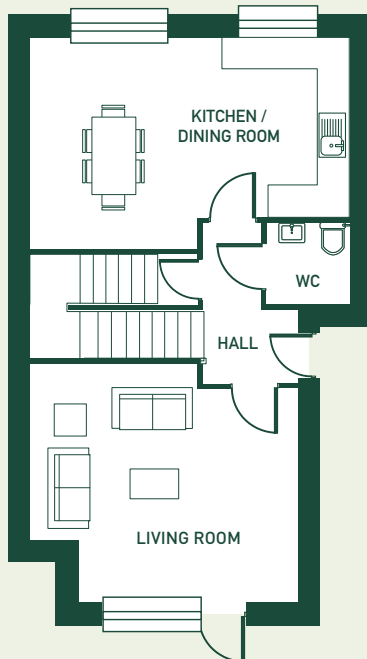
GROUND FLOOR APARTMENT

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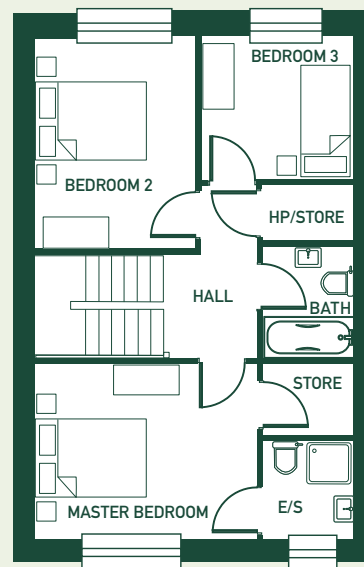
Floor Plans

Block B. The Aspen - *First & Second Floor* - Unit 10 & 15

TOTAL 103.5 SQ.M (1114 SQ.FT)



FIRST FLOOR DUPLEX



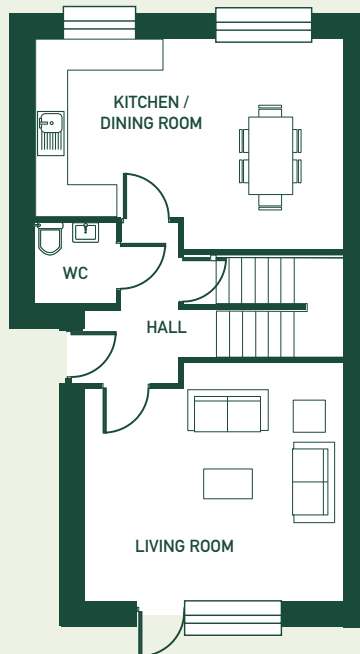
SECOND FLOOR DUPLEX

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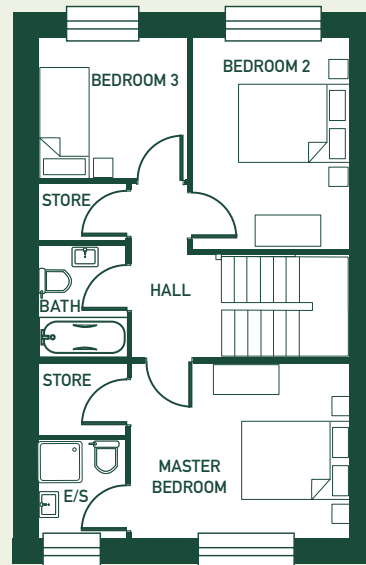
Floor Plans

Block B. The Aspen - *First & Second Floor* - Unit 11 & 14

TOTAL 106.5 SQ.M (1146 SQ.FT)



FIRST FLOOR DUPLEX



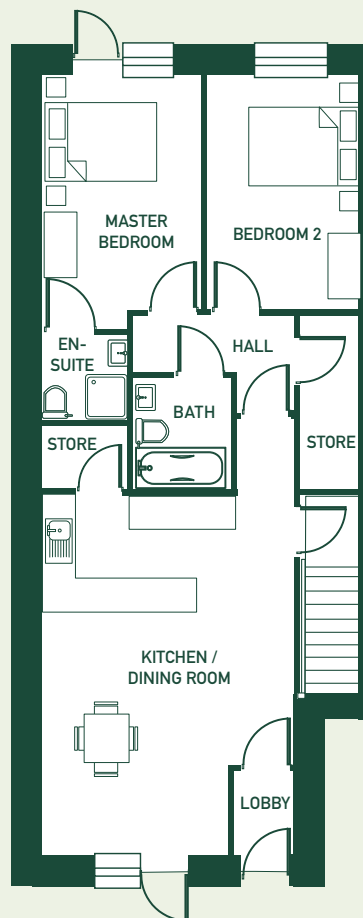
SECOND FLOOR DUPLEX

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block C. The Rowan - *Ground Floor* - Unit 17 & 24

TOTAL 79.7 SQ.M (858 SQ.FT)



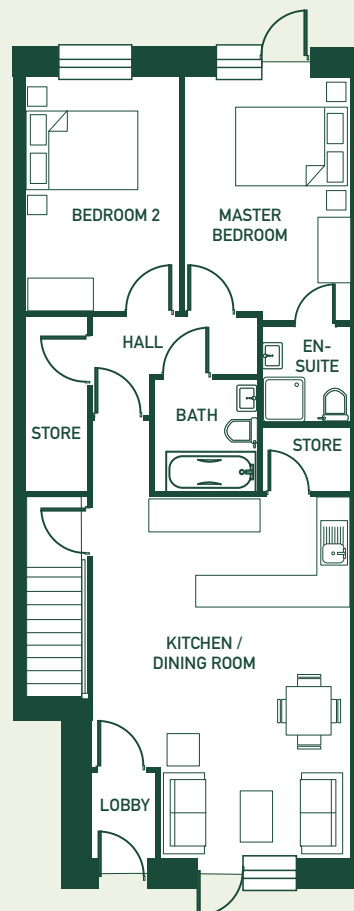
GROUND FLOOR APARTMENT

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block C. The Rowan - *Ground Floor* - Unit 20 & 21

TOTAL 81.2 SQ.M (874 SQ.FT)



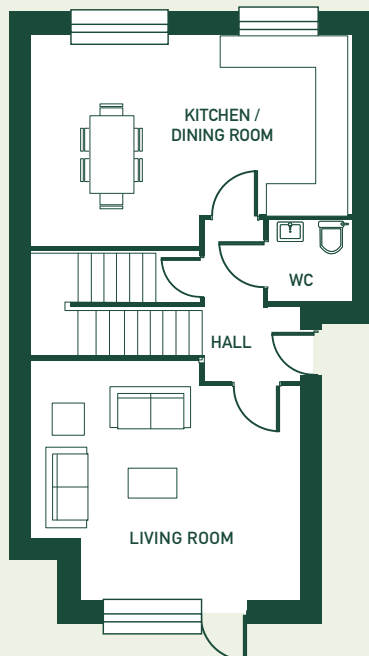
GROUND FLOOR APARTMENT

Floor plans are for illustrative purposes only. Layout may vary.

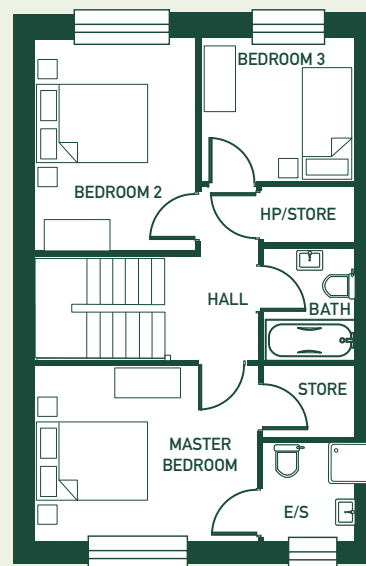
Floor Plans

Block C. The Rowan - *First & Second Floor* - Unit 18 & 23

TOTAL 103.5 SQ.M (1114 SQ.FT)



FIRST FLOOR DUPLEX



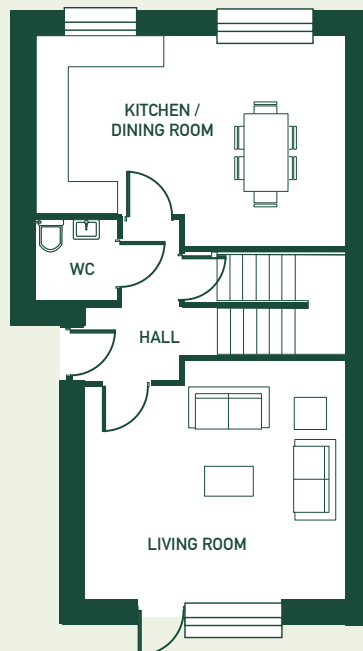
SECOND FLOOR DUPLEX

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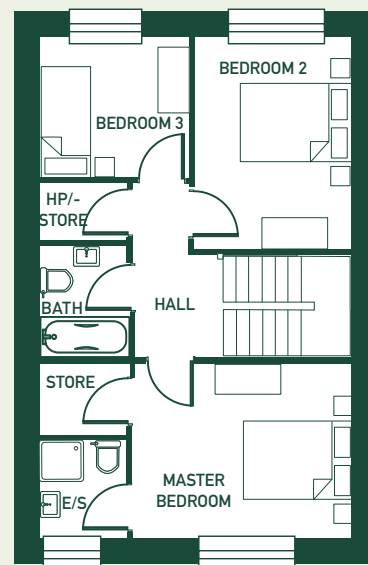
Floor Plans

Block C. The Rowan - *First & Second Floor* - Unit 19 & 22

TOTAL 106.6 SQ.M (1147 SQ.FT)



FIRST FLOOR DUPLEX



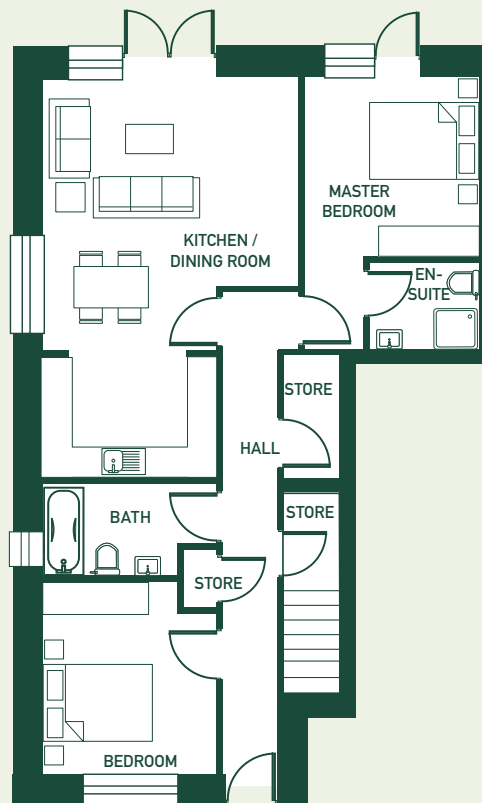
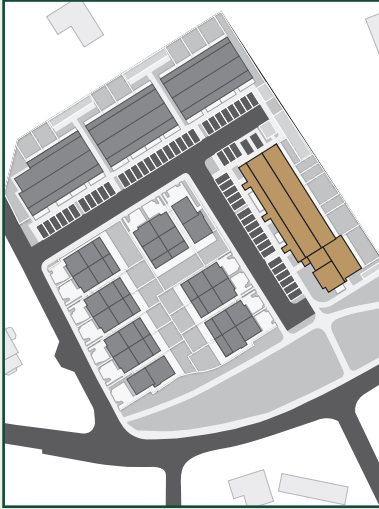
SECOND FLOOR DUPLEX

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block D. The Alder - *Ground Floor* - Unit 25

TOTAL 87.9 SQ.M (946 SQ.FT)



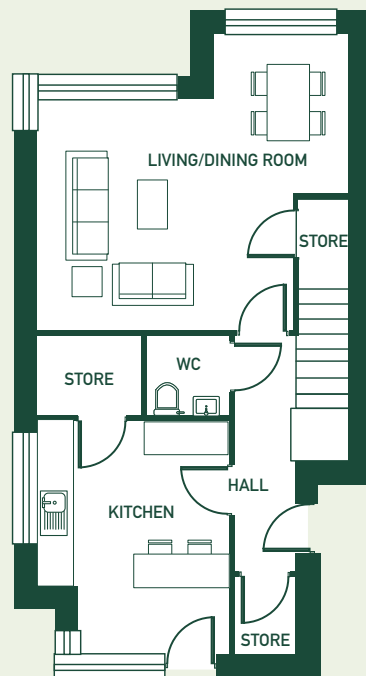
GROUND FLOOR APARTMENT

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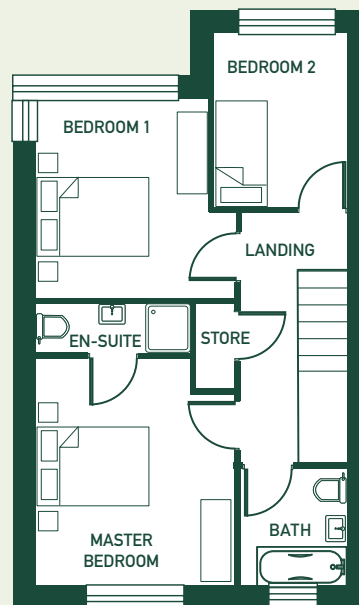
Floor Plans

Block D. The Alder - *First & Second Floor* - Unit 26

TOTAL 109.5 SQ.M (1179 SQ.FT)



FIRST FLOOR DUPLEX



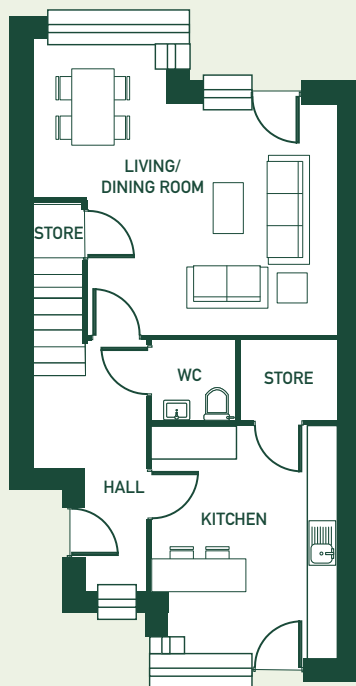
SECOND FLOOR DUPLEX

Floor plans are for illustrative purposes only. Layout may vary.

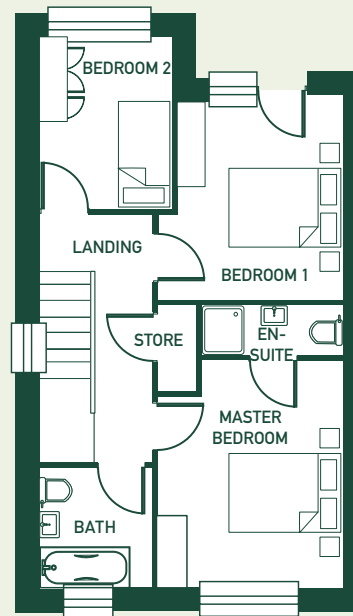
Floor Plans

Block D. The Alder - *First & Second Floor* - Unit 27

TOTAL 108.6 SQ.M (1169 SQ.FT)



FIRST FLOOR DUPLEX



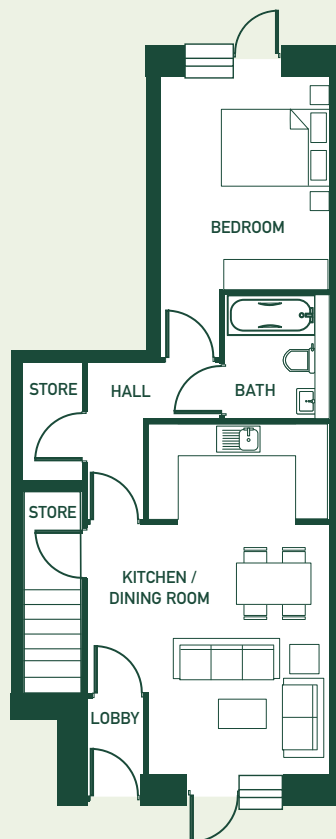
SECOND FLOOR DUPLEX

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block D. The Alder - *Ground Floor* - Unit 28

TOTAL 60.5 SQ.M (651 SQ.FT)



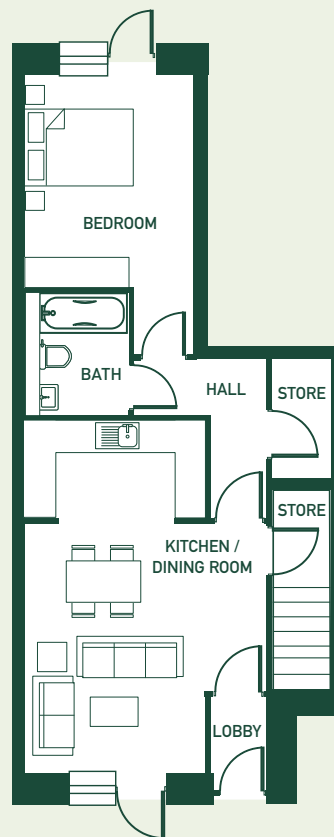
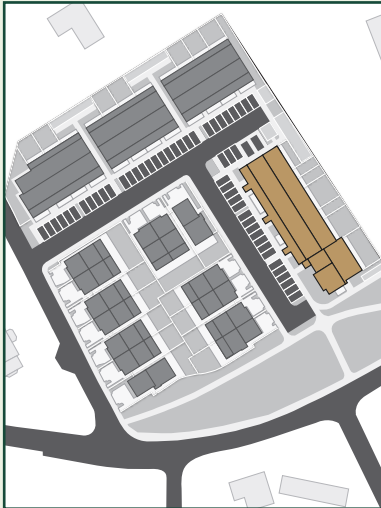
GROUND FLOOR APARTMENT

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block D. The Alder - *Ground Floor* - Unit 29

TOTAL 60.5 SQ.M (651 SQ.FT)



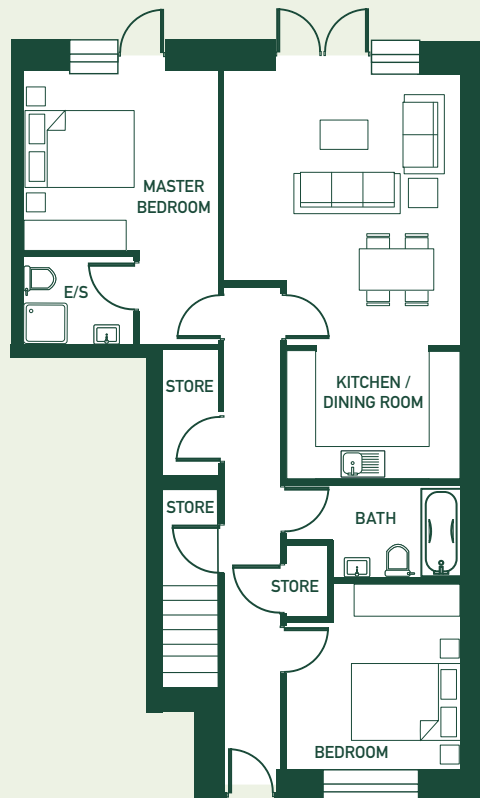
GROUND FLOOR APARTMENT

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block D. The Alder - *Ground Floor* - Unit 32

TOTAL 87.9 SQ.M (946 SQ.FT)



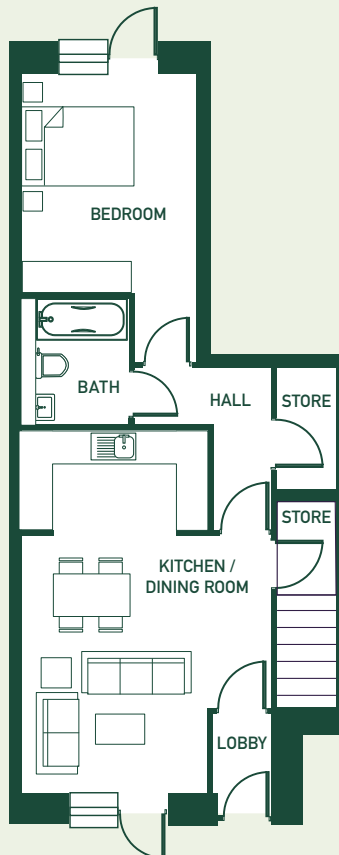
GROUND FLOOR APARTMENT

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block D. The Alder - *Ground Floor* - Unit 33

TOTAL 60.5 SQ.M (651 SQ.FT)



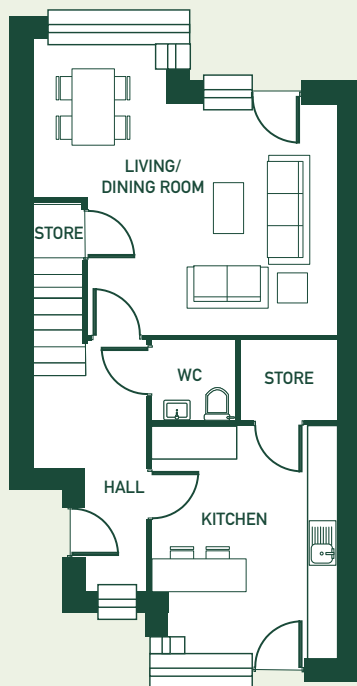
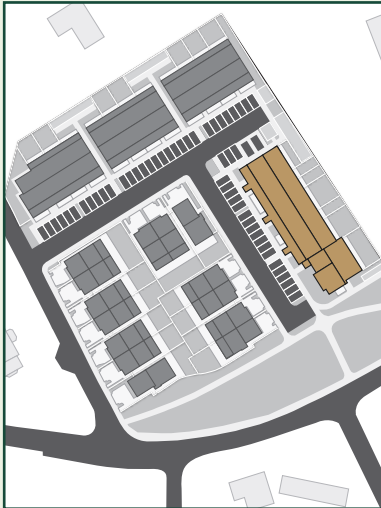
GROUND FLOOR APARTMENT

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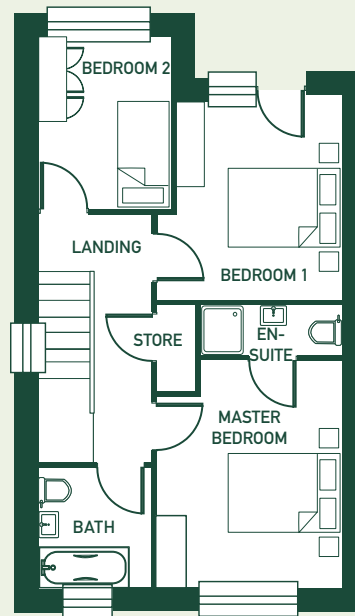
Floor Plans

Block D. The Alder - *First & Second Floor* - Units 30,31,34&35

TOTAL 108.6 SQ.M (1169 SQ.FT)



FIRST FLOOR DUPLEX



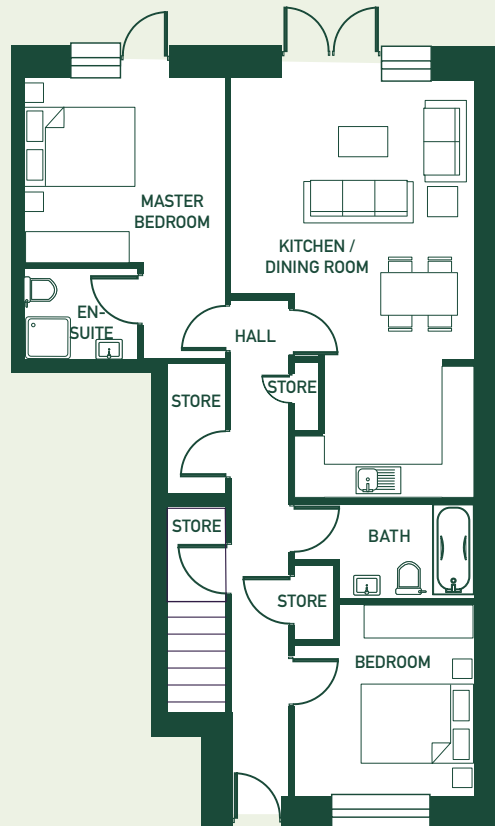
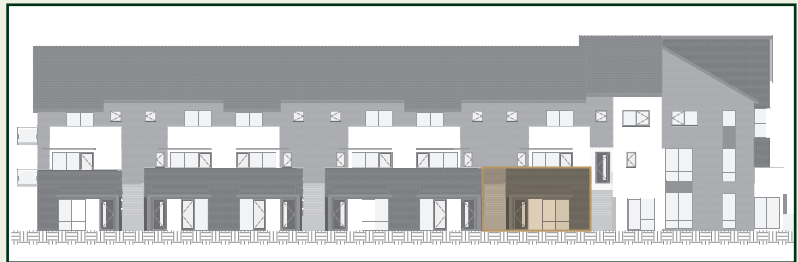
SECOND FLOOR DUPLEX

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block D. The Alder - *Ground Floor* - Unit 36

TOTAL 87.9 SQ.M (946 SQ.FT)



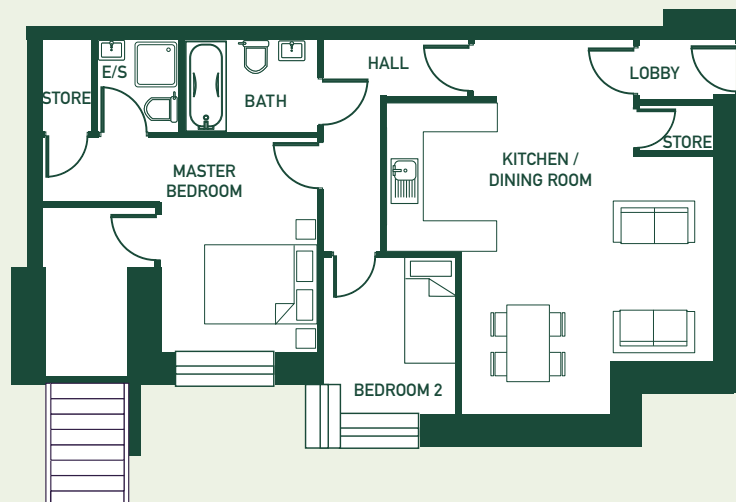
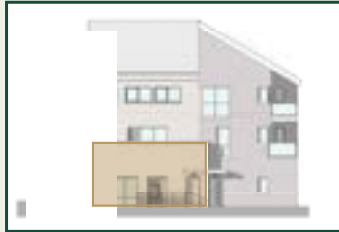
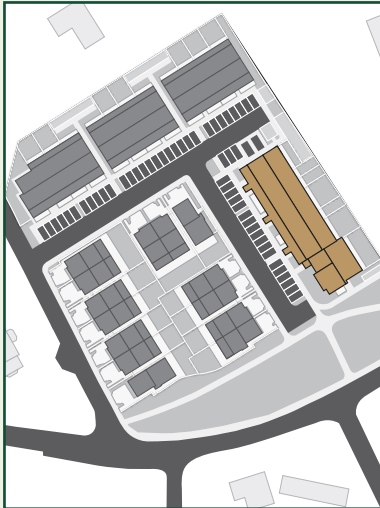
GROUND FLOOR APARTMENT

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block D. The Alder - *Ground Floor* - Unit 37

TOTAL 74.9 SQ.M (806 SQ.FT)



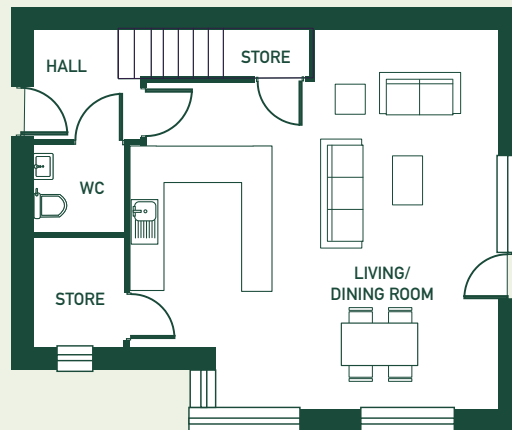
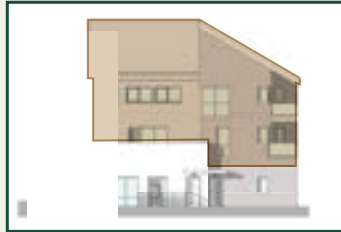
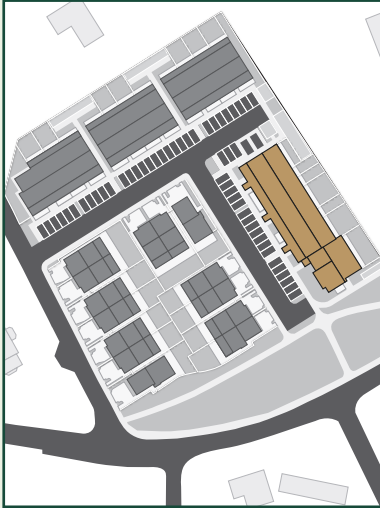
GROUND FLOOR APARTMENT

Floor plans are for illustrative purposes only. Layout may vary.

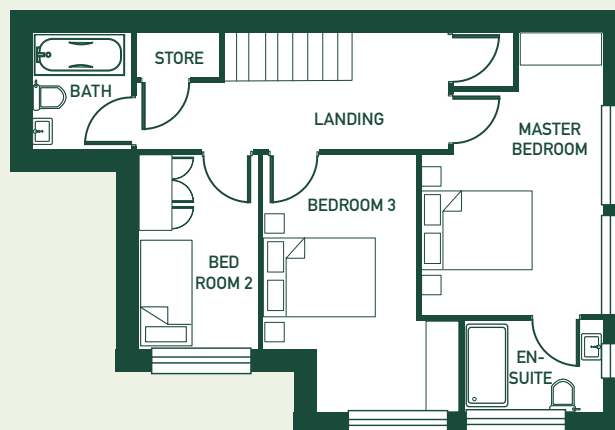
Floor Plans

Block D. The Alder - *First & Second Floor* - Unit 38

TOTAL 114.3 SQ.M (1230 SQ.FT)



FIRST FLOOR DUPLEX



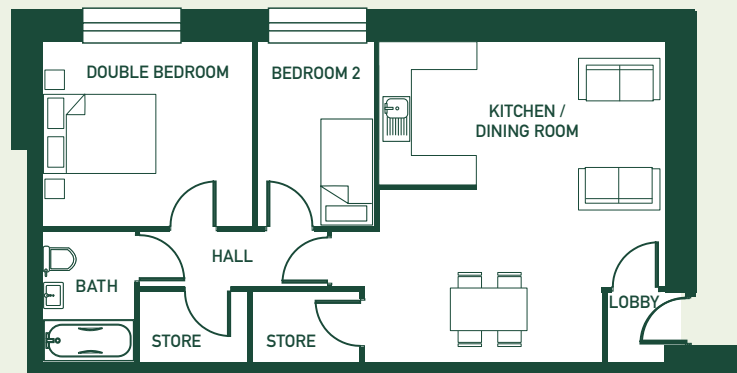
SECOND FLOOR DUPLEX

Floor plans are for illustrative purposes only. Layout may vary.

Floor Plans

Block D. The Alder - *Ground Floor* - Unit 39

TOTAL 67.5 SQ.M (727 SQ.FT)



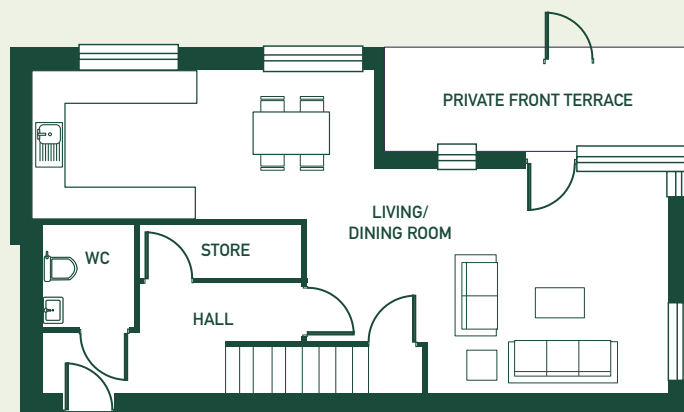
GROUND FLOOR APARTMENT

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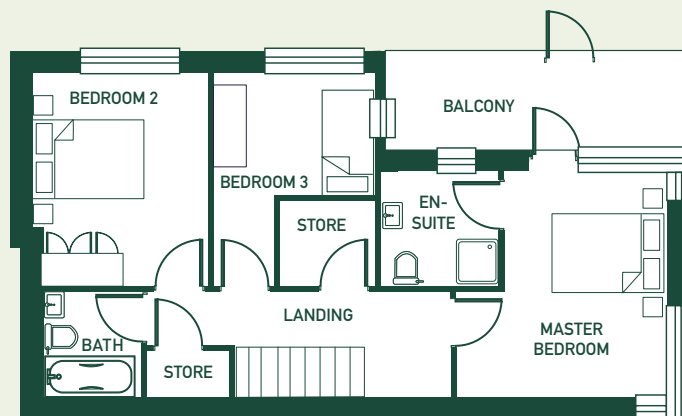
Floor Plans

Block D. The Alder - *First & Second Floor* - Unit 40

TOTAL 115.6 SQ.M (1244 SQ.FT)



FIRST FLOOR DUPLEX



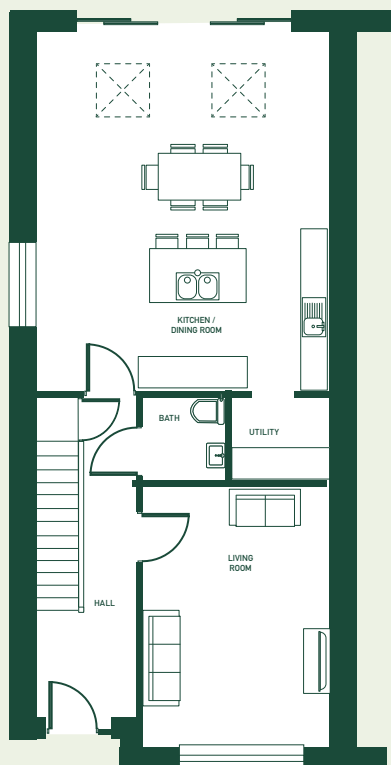
SECOND FLOOR DUPLEX

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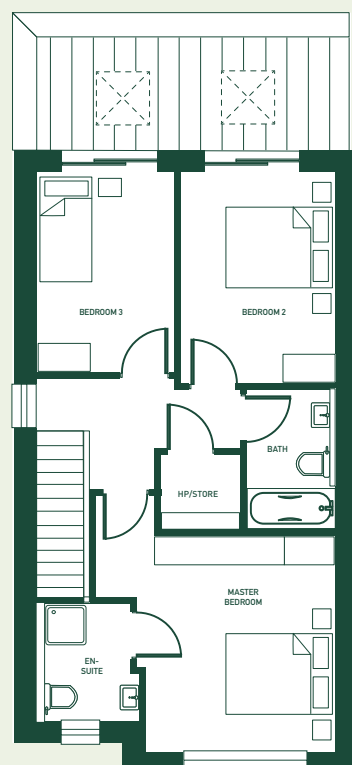
Floor Plans

House Type A. The Hawthorn - *Semi-Detached House*

TOTAL 134 SQ.M (1442 SQ.FT)



GROUND FLOOR



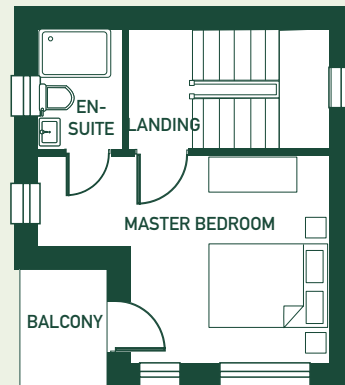
FIRST FLOOR

Floor plans are for illustrative purposes only. Layout may vary.

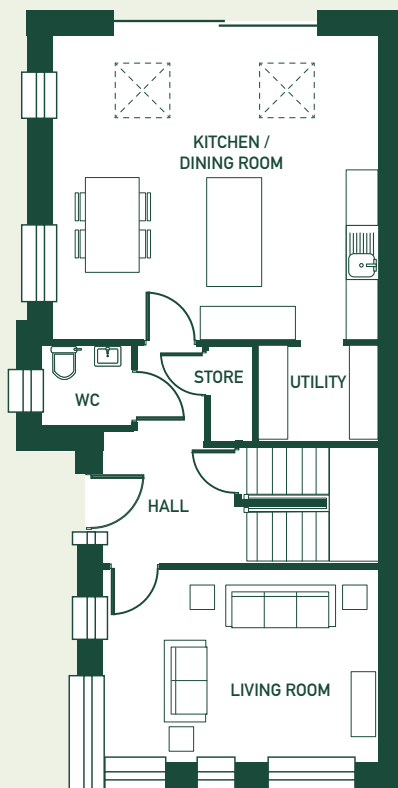
Floor Plans

House Type B. The Willow - *Detached House*

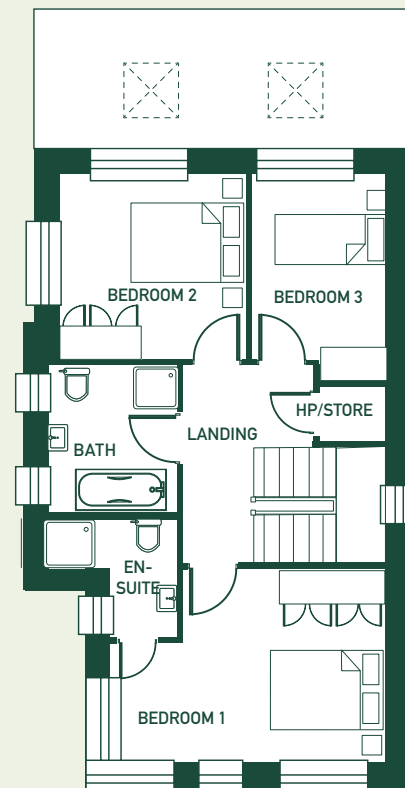
TOTAL 154.4 SQ.M (1662 SQ.FT)



SECOND FLOOR



GROUND FLOOR



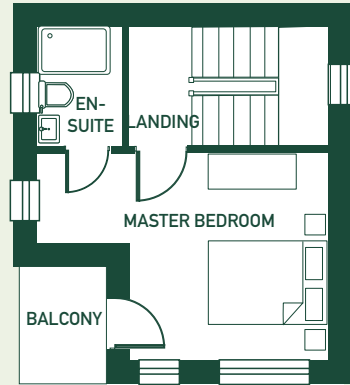
FIRST FLOOR

Floor plans are for illustrative purposes only. Layout may vary.

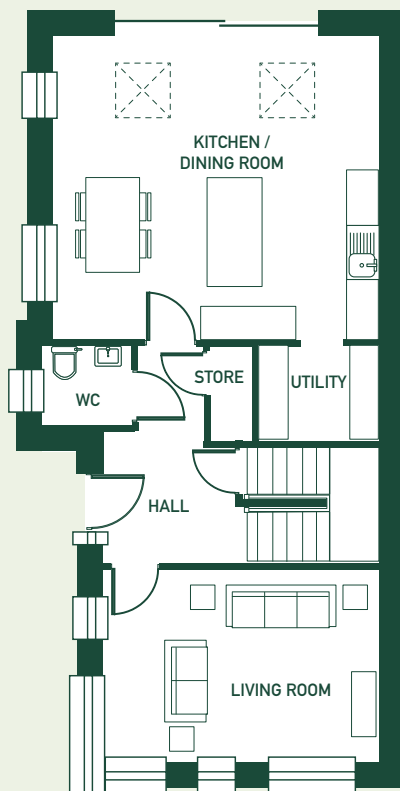
Floor Plans

House Type B1. The Ash - *Semi Detached House*

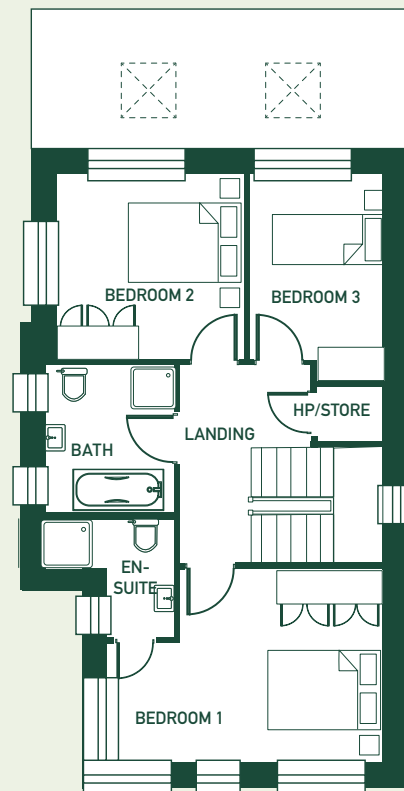
TOTAL 162.4 SQ.M (1748 SQ.FT)



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Floor plans are for illustrative purposes only. Layout may vary.

Professional Team

		
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