



# FAIRHAVEN

CASTLEKNOCK ROAD, CASTLEKNOCK, DUBLIN 15.

Superb New 3 & 4 Bedroom Family Houses beside The Phoenix Park







CASTLEKNOCK ROAD







# Fairhaven, Castleknock

A city is defined by its addresses, and Fairhaven, Castleknock is set to become one of Dublin's very finest. Here on the mature tree-lined Castleknock Road, Flynn and O' Flaherty, one of Ireland's premier builders are creating a development that marries traditional values and contemporary energy efficient construction. Fairhaven is an exceptional development that offers quality family houses in a mature Castleknock setting next to the Phoenix Park and Castleknock Village with excellent proximity to the City Centre.

The amenities and facilities of Castleknock are of the highest order and Fairhaven is perfectly positioned within easy walking distance of restaurants, bars, cafes, boutiques and all the great amenities of this historic village. There are excellent gyms, sports clubs, hobby and interest groups as well as easy access to the amenities of the Phoenix Park and the City Centre beyond, while the local area boasts some of Ireland's best Primary and Secondary schools.



CHARMING CASTLEKNOCK VILLAGE



UNIQUE AMENITIES OF THE PHOENIX PARK



CONVENIENT TO CITY CENTRE





Outstanding finishes inside and out



# Elegance, quality & space to live

Here at Fairhaven, renowned developers Flynn and O'Flaherty have created an ideal setting for family living, elegant three and four bedroom redbrick houses, beautifully presented with granite detailing. Fairhaven homes benefit from excellent energy efficiency and achieve an A3 Building Energy Rating.



FLYNN & O'FLAHERTY

Each home boasts outstanding quality and attention to detail with beautiful hard-wearing finishes throughout. Finishes that include extensive timber panelling, radiator housing, elegant tiling, under-stair cloakroom and storage solutions, there is a large kitchen / dining room that opens to a rear garden where a generous patio provides an elegant extension of living space.

A fine stairway opens at first floor to a spacious landing linking to exquisite bedroom accommodation with large floor to ceiling wardrobes. Bathrooms and ensuites are fully tiled as per showhouse and are of the highest quality.



BER A3








# FAIRHAVEN

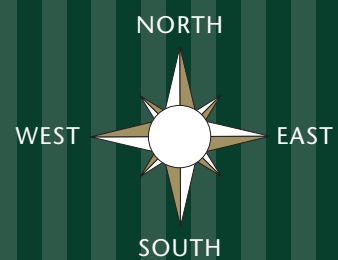
CASTLEKNOCK ROAD, CASTLEKNOCK.



-  3 BEDROOM HOUSE C.103 SQ.M / C.1,108 SQ.FT  
Plans on next page
-  4 BEDROOM HOUSE C.124 SQ.M / C.1,334 SQ.FT  
Plans on next page
-  4 BEDROOM END HOUSE C.130 SQ.M / C.1,399 SQ.FT  
Plans available from Agent

**BER A3**

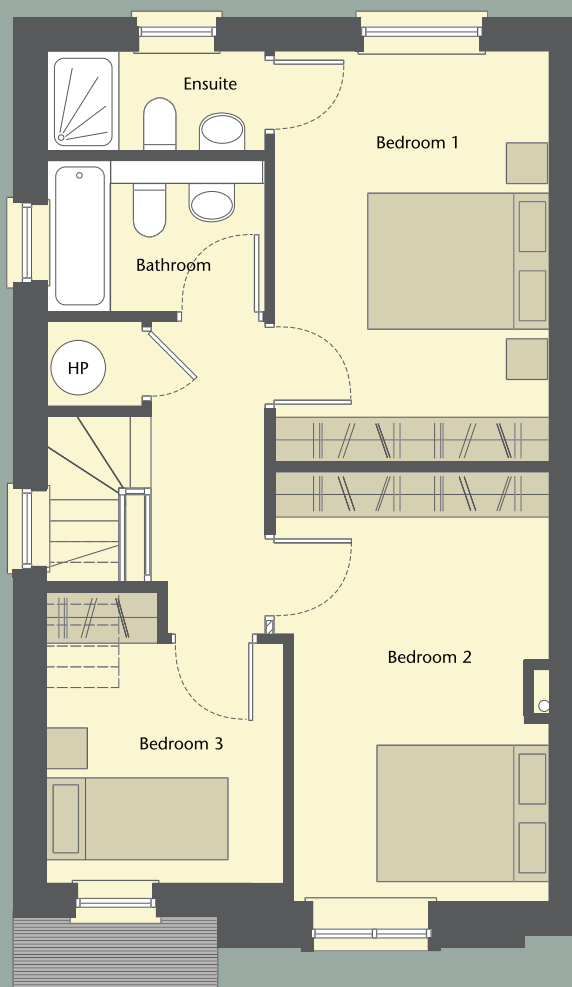
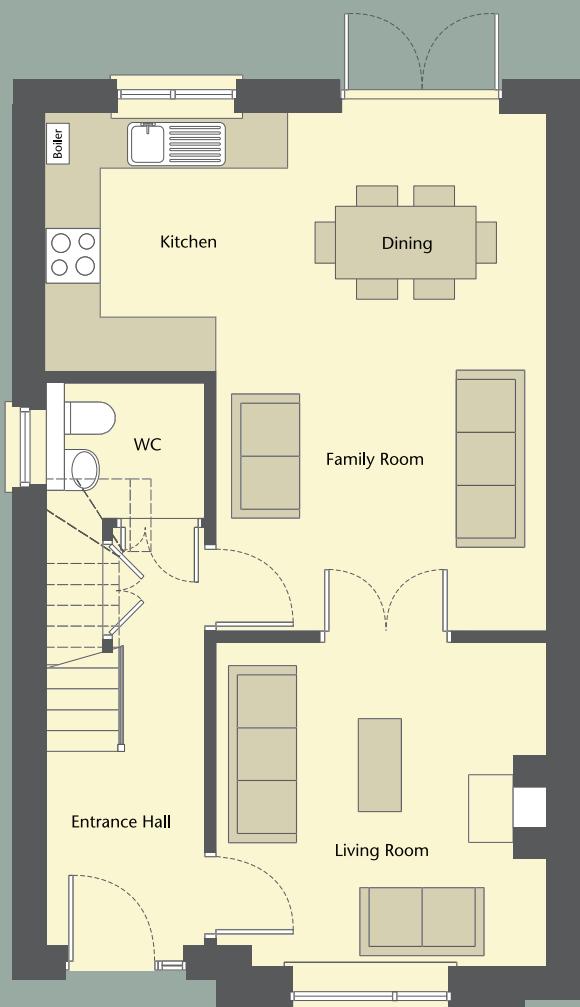
**The Phoenix Park**  
707 hectares (1752 acres) of Parkland amenity



# 3 Bedroom House

c.103 SQ.M - c.1,108 SQ.FT

BER A3



FLYNN & O'FLAHERTY

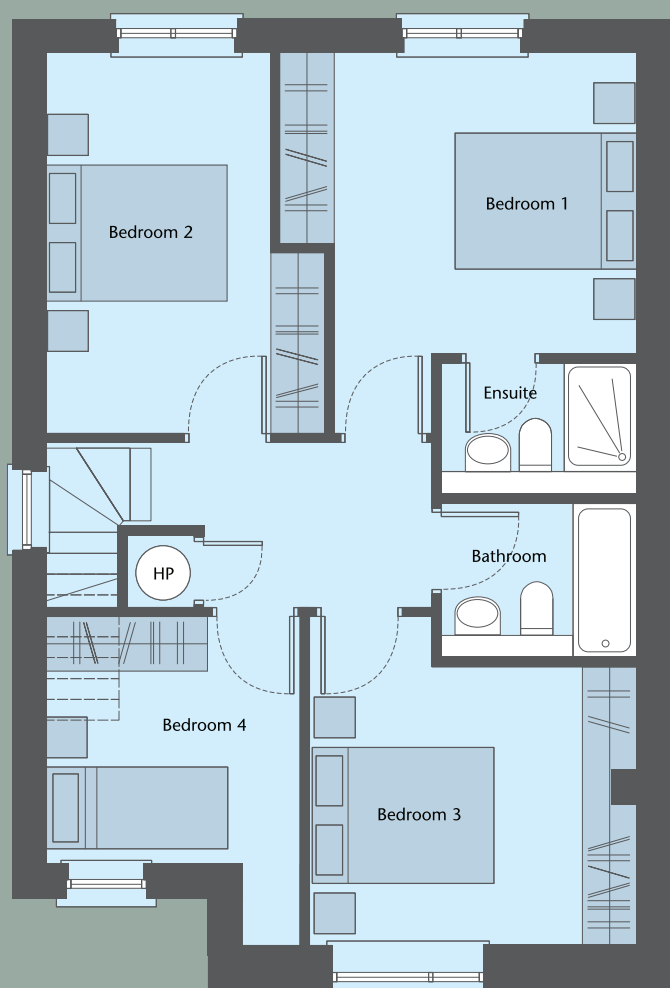
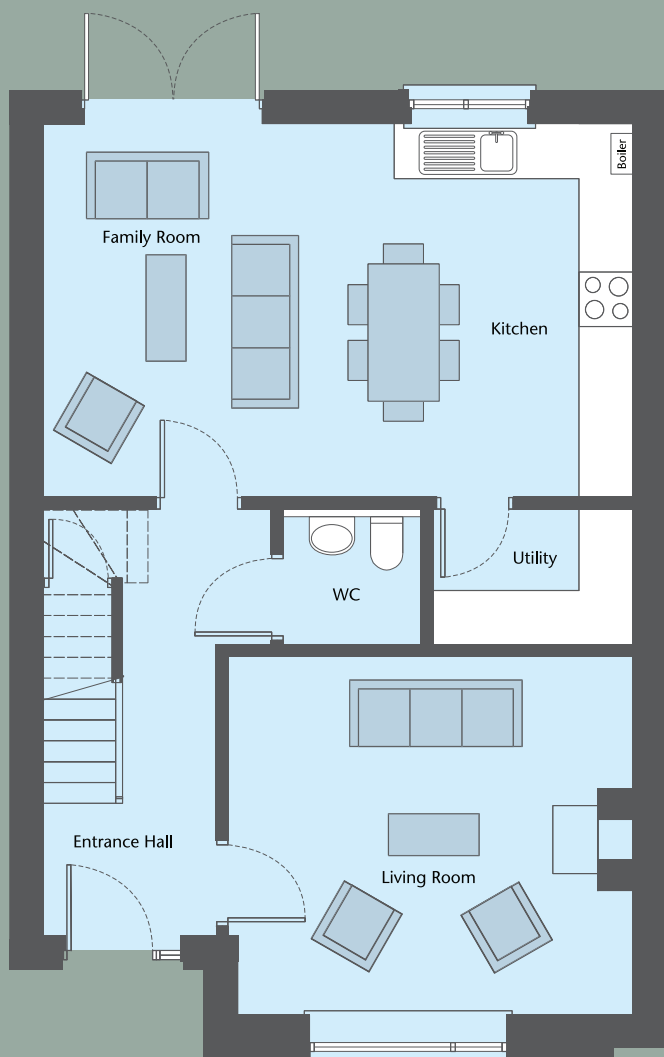
[www.flynnoflaherty.ie](http://www.flynnoflaherty.ie)



# 4 Bedroom House

c.124 SQ.M - c.1,334 SQ.FT

BER A3





# Quality in every detail

## Hall, Stairs and Living Room

- The 3 and 4 bedroom houses have understairs pop-out storage drawers as per showhouses.
- The 4 bedroom houses have decorative wall panelling in the hall and up the stairs as per showhouse.
- Decorative radiator covers in hall and kitchen of 4 bedroom houses.

## Wood Burning Fireplaces

- La Martine sealed wood burning fireplaces in both 3 and 4 bedroom houses.

## Kitchens

- Kitchen presses and worktops by Nolans Kitchens standard as per each showhouse.
- Similar quality floor tiles as per each showhouse.

## Bathrooms and Ensuites

- High quality fittings in bathrooms and ensuites standard as per each showhouse.
- Similar quality floor and wall tiles as per each showhouse.

## Ventilation

- Ventilation system in kitchen, downstairs toilet, main bathroom and ensuite.

## Bedrooms

- Fitted wardrobes by Cawleys as per showhouses.

## Attic

- Pull down stairs for easy access to attic as per showhouse.
- Power point, socket and light in attic.

## External

- Back gardens levelled, seeded and fitted with patio, garden shed and rainwater harvester.
- Front garden cobble locked and landscaped similar to showhouses.
- Low maintenance brick and render finishes.
- Granite finishes to cills and surroundings to front elevation; double glazed windows and doors as per showhouses.
- External power point for back garden.

## Parking

- Each house has two off-street parking spaces.

## Electrical

- Generous light and power points and CAT 5 wiring.

## Security

- Each house is wired for an intruder alarm.

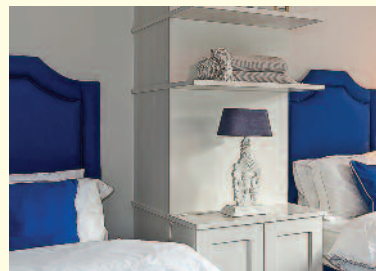
## Guarantee

- Each house is covered by the 10 Year Homebond Guarantee Scheme.



## Energy Rating – BER A3

- Superior energy efficiency ensuring lower energy usage and higher levels of comfort.



## Decades of expertise

The developers of Fairhaven, Flynn & O'Flaherty have carried out many of Dublin's finest residential and commercial developments over the past four decades. Every project they undertake is distinguished by excellence of design, construction, specification, finish and landscaping.

The company and their team take great care in their standard of construction and workmanship. This attention to detail is one of the reasons for the success of their developments and for inevitably achieving above average appreciation over the years.

Flynn O'Flaherty are bringing all their experience and expertise to bear in creating a new level of quality and finish to ensure Fairhaven will be a landmark development. Purchasers can take great comfort in the knowledge that the design of the houses is of the highest quality with spacious innovative layouts and carefully chosen materials inside and out.



CHARLEMONT, GRIFFITH AVENUE.



WAINSFORT MANOR, TERENURE



COLLINSWOOD, DUBLIN 9



PHOENIX PARK RACECOURSE APARTMENTS



FLYNN & O'FLAHERTY

[www.flynnoflaherty.ie](http://www.flynnoflaherty.ie)









#### DEVELOPER



**FLYNN & O'FLAHERTY**

www.flynnoflaherty.ie

#### ARCHITECTS

OMS Green Ltd  
33 Fitzwilliam Place, Dublin 2  
Contact John Smyth, Architect.

#### ENGINEERS

OCSC (O'Connor Sutton Cronin)  
9 Prussia Street, Dublin 7.

#### SOLICITORS

Donal T McAuliffe & Co, Solicitors  
57 Merrion Square, Dublin 2  
Tel: 01-6761283  
Email: info@dtmca.ie



**BER A3**

#### SELLING AGENT



**Hooke & MacDonald**  
118 Lower Baggot Street, Dublin 2.

**Tel: (01) 63 18 402**  
Email: sales@hookemacdonald.ie

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