



# 55-71 PHOENIX PARK AVENUE

PHOENIX PARK RACECOURSE, DUBLIN 15.



SUPERB NEW 4 BEDROOM FAMILY HOUSES BESIDE THE PHOENIX PARK

BER A2 A3



FLYNN & O'FLAHERTY

FOUR DECADES OF EXPERTISE





PHOENIX PARK AVENUE

# THE PHOENIX PARK, CASTLEKNOCK VILLAGE, THE M50 & CITY CENTRE

A city is defined by its addresses, and Phoenix Park Avenue at The Phoenix Park Racecourse is one of Dublin's finest. Here on the grounds of the former Phoenix Park Racecourse just off the Navan Road, Flynn & O' Flaherty, one of Ireland's premier builders have created a development that marries traditional and contemporary elegance with the highest standards in energy efficient construction. Phoenix Park Avenue offers exceptional houses in an outstanding development in a mature Castleknock setting next to the Phoenix Park and close to Castleknock Village, Bus Routes, Navan Road Parkway Station and the M50.

The amenities and facilities of Castleknock are of the highest order and Phoenix Park Racecourse is within easy walking distance of its 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. The City Centre is a short drive, cycle, bus or train ride away, while the local area boasts some of Ireland's best Primary and Secondary schools. Welcome to Phoenix Park Avenue.



CHARMING CASTLEKNOCK VILLAGE



UNIQUE AMENITIES OF THE PHOENIX PARK



CONVENIENT TO CITY CENTRE





# ELEGANCE, QUALITY & SPACE TO LIVE

The spacious three storey houses at Phoenix Park Avenue enjoy an elegant setting adjacent to Fairhaven Park and playground as well as the parklands at Phoenix Park Racecourse with its new playground. Here, yellow brick facades with granite detailing rise from the tastefully landscaped grounds where all houses have private off-street cobbled driveways.

High levels of air-tightness and insulation achieve an A2/A3 Building Energy Rating and all houses are wired for an electric car charging point.

Each house has outstanding quality and attention to detail with beautiful hard-wearing finishes throughout. These include solid timber painted doors, with extra tall doors to ground floor rooms, contemporary architraves and skirting, elegant tiling, and perfectly designed under-stair storage features.

Large kitchens benefit from a separate utility room while the dining room opens to a rear garden where a generous patio provides an elegant extension of living space. Gardens are seeded and are completed with a timber garden shed.

Wood stairs with light oak handrails lead up to the spacious landing which links to exquisite bedroom accommodation complete with large floor to ceiling wardrobes. Bathrooms and ensuites are tiled as per showhouse and offer the highest standards.

The entire second floor is dedicated to the extensive master suite complete with large bedroom, ensuite, walk-in wardrobe and a store room.



FLYNN & O'FLAHERTY

FOUR DECADES OF EXPERTISE



OUTSTANDING FINISHES INSIDE AND OUT



PHOENIX PARK AVENUE



Navan Road Parkway Station  
Bus No's. 38, 38a, 38b,  
38d, 39, 39N, 39a, 70, 70n

Ashtown Station  
Bus No's. 38, 38a, 38b,  
38d, 39, 39N, 39a, 70, 70n



N3 / NAVAN ROAD

N3 / NAVAN ROAD



Edmund Rice  
College School

Future  
Development

Future  
Development

PARKLANDS

ATHFORD

ORBY

DANEHILL

PARK & PLAYGROUND

ENTRANCE

FAIRHAVEN

PARK & PLAYGROUND

City Centre  
via Phoenix Park  
or Navan Road  
Bus No's. 37, 70n.



# THE PHOENIX PARK

The Phoenix Park is Europe's largest city park with c.1,700 acres of parklands that is home to; Dublin Zoo, Playing Fields, Polo Grounds, Cricket Grounds, Ashtown Castle, The Magazine Fort, The People's Garden, The Wellington Monument, Prehistoric Burial Chamber, The Phoenix Monument and the President's Residence.

Castleknock Village  
Bus No's. 37, 70n, 70d



**By Train**  
Ashtown Station to Dublin Connolly in 12/15 mins  
Links to DART & LUAS to Pearse Station in 20 Mins

**By Bus**  
City Centre in 15 mins  
11 Bus route connections on Castleknock Road & Navan Road serving across the city

**By Foot**  
Bus Stop 2 mins  
Phoenix Park Ashtown Gate 3 mins  
Castleknock Village 15 mins  
Ashtown Train Station 12 mins

**By Bike**  
Direct to city  
**IN 16 MINS**  
Castleknock Village 3 mins  
Ashtown Train Station 3 mins

**By Car**  
Blanchardstown Centre 12 mins  
M50 5 mins  
Dame Street 15 mins  
St Stephen's Green 20 mins

**By Air**  
**20 MINS**  
via M50 to Dublin International Airport

NOTE: ALL TRAVEL TIMES GIVEN ARE ESTIMATES AND WILL VARY IN PRACTICE

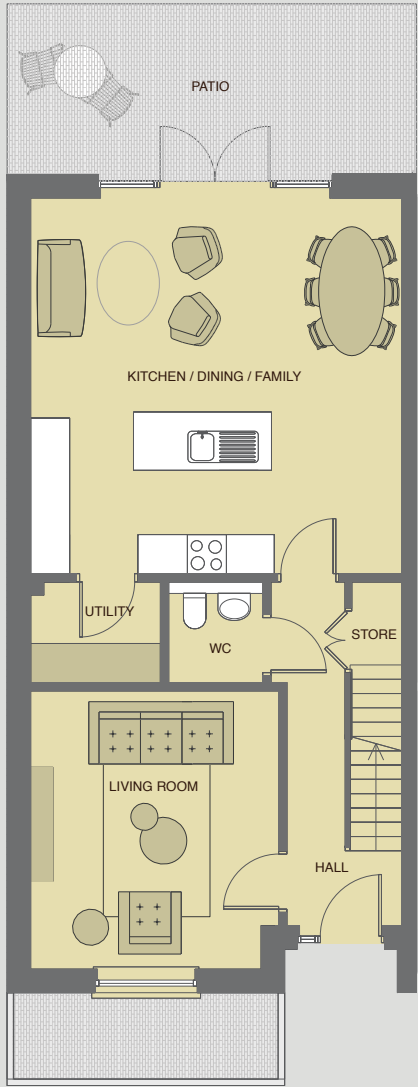


# 4 BEDROOM CLASSIC HOUSE

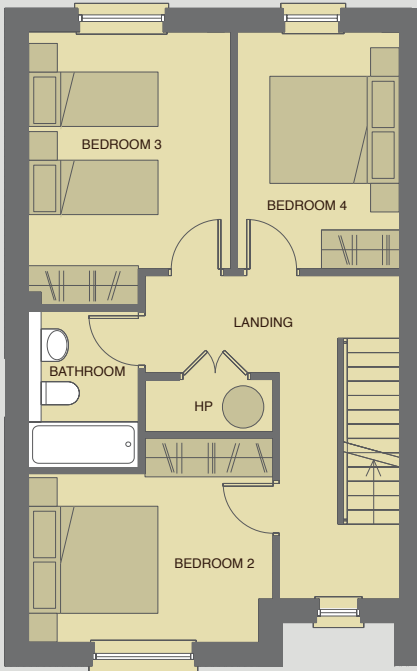
c.156 sq m. / 1,679 sq ft

- ENTRANCE HALL
- KITCHEN / DINING / FAMILY
- UTILITY ROOM
- LIVING ROOM
- STORE / CLOAKROOM
- HALL WC
- MASTER BEDROOM
- ENSUITE & WALK-IN WARDROBE
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM

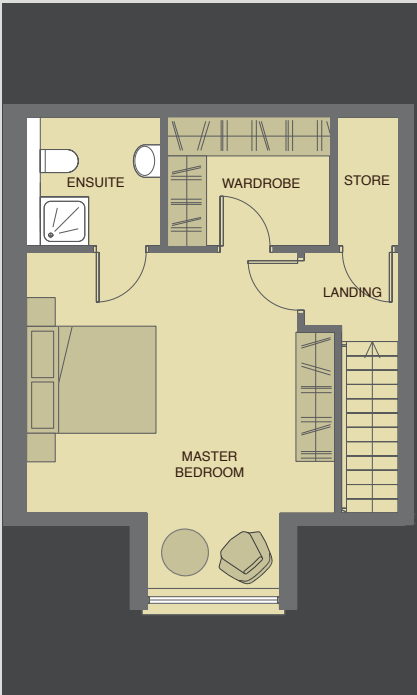
BER A2/A3



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





# QUALITY IN EVERY DETAIL

### Hall, Stairs and Living Room

- All Classic Houses have understairs pop-out storage drawers as per showhouse.

### Kitchens

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

### Bathrooms and Ensuites

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

### Ventilation

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

### Bedrooms

- Fitted wardrobes by Cawleys as per showhouse.

### External

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

### Parking

- Each house has two off-street parking spaces.
- Each house is wired for electric car charging point

### Electrical

Generous light and power points and CAT 5 wiring.

### Heating

Water to Air Heat Pump heating provides sustainable heating to underfloor heating on ground floor and radiators upstairs.

### Security

Each house is wired for an intruder alarm.

### Guarantee

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



### Energy Rating – BER A2 / A3

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

BER A2 A3



## DECADES OF EXPERTISE

Founded in 1976, Flynn & O’Flaherty is a family run business with almost half a century experience delivering New Homes, Property Investments as well as Office & Commercial Developments.

From considered planning to innovative architecture, enhanced community spaces, combined with exceptional hard and soft landscaping, Flynn & O’Flaherty have applied their expertise to deliver an exceptional living environment at Phoenix Park Avenue, Phoenix Park Racecourse.



FLYNN & O’FLAHERTY  
SINCE 1976



FAIRHAVEN, CASTLEKNOCK



CHARLEMONT, GRIFFITH AVENUE.



WAINSFORT MANOR, TERENCE



CHARLEMONT, GRIFFITH AVE, DUBLIN 9



PAVILIONS SHOPPING CENTRE



FAIRHAVEN, CASTLEKNOCK



## ON-SITE CONVENIENCES

The Phoenix Park Racecourse Neighbourhood Centre on site is anchored by Londis Racecourse foodhall.

The property comprises a 500 sq.m premises which provides residents with a convenient retail amenity including; off-licence, deli and hot food. There is also the Phoenix Park Pharmacy, Nazoo Skin & Beauty who specialise in delivering high quality skincare and beauty services, KB Coffee Shop and the Hair Room.

Terms have recently been agreed with an expanding creche operator which will further enhance the offerings available to local residents.



PHOENIX PARK AVENUE





DEVELOPER



**FLYNN & FLAHERTY**

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

SELLING AGENT



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#### ARCHITECTS

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21-22 Grafton Street, Dublin 2.  
Contact John Smyth, Architect.

#### PLANNING CONSULTANTS

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Taney Hall, Eglinton Terrace, Dublin 14.  
Contact Ray Ryan

#### ENGINEERS

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

#### SOLICITORS

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BER **A2/A3**

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