



HERSILWOOD

KNOCKLYON

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# HERSILWOOD KNOCKLYON



**HERSILWOOD** on the Knocklyon Road in the heart of old Knocklyon has been wisely chosen by Comer Group Ireland as the location for their latest new development of 24 energy efficient A-Rated four bedroom family homes. These luxury houses will appeal to a wide range of purchasers seeking their perfect home. First time buyers and growing families will be attracted by the extensive list of luxury special features all included as standard. **HERSILWOOD** offers terrific value for money with great convenience and style.

Making the most of this superb location, The Comer Group has delivered a development of supreme quality. These superbly designed houses are traditional in style and appearance, including full brick elevations with granite stone reveals, but incorporating an abundance of contemporary features to produce a luxurious modern living environment.

The houses have been designed with great attention to detail, resulting in properties of exceptional elegance and craftsmanship. Purchasers will enjoy the benefits of a brand new high specification house, complete with all the comforts of modern lifestyle design, including large living spaces, high ceilings and private front and rear gardens.



# LOCATION IS EVERYTHING

Knocklyon is a location with everything required for convenient family living. Sitting in South West of Dublin at the foothills of the Dublin Mountains and close to the border with the garden county of Wicklow, Knocklyon has a great deal to offer in the way of a tranquil or fun-packed family life.



ST. COLMCILLE'S  
NATIONAL SCHOOL

GAELSCOIL CHNOC  
LIAMHNA

M50

NATIONAL  
BASKETBALL ARENA

DODDER VALLEY  
PARK

SPAWELL  
LEISURE CENTRE

TYMON  
PARK



KNOCKLYON  
SHOPPING CENTRE

KNOCKLYON UNITED  
FOOTBALL CLUB

BALLYBODEN  
ST. ENDAS GAA

  
 HERSILWOOD

KNOCKLYON  
ROAD

RATHFARNHAM  
SHOPPING CENTRE



# LIFESTYLE

**Knocklyon delivers the perfect balance of modern amenities, scenic relaxed living and plenty of excellent facilities. Sports and keep-fit enthusiasts can enjoy a wide range of clubs, including GAA, soccer, tennis, badminton, hockey, a number of gyms and no less than eight golf clubs within 15 minutes drive.**

Those who enjoy the great outdoors will not be disappointed with a choice of beautiful parks to explore, from Marlay Park and Dodder Valley Park to Bushy Park and Enda's Park on the doorstep. Just a short drive away the stunning Wicklow landscapes and walks are waiting to be enjoyed. For commuters, Knocklyon offers regular bus routes into Dublin and access to the M50 in under 5 minutes, providing easy access to the capital and the rest of the country. Knocklyon also boasts a wide range of local amenities, including Knocklyon Shopping Centre incorporating a flag ship Supervalu store and a host of smaller retailers. Nutgrove Shopping Centre and Dundrum Town Centre are also less than 15 minutes away as

are the villages of Rathfarnham and Templeogue which offer a number of good restaurants, shops and pubs.

For growing families Knocklyon offers a host of excellent primary and secondary schools including Saint Colmcilles Primary and Secondary Schools and Gaelscoil Chnoc Liamhna which are all within a short walk of **HERSILWOOD**.

Terenure College, Templeogue College, Our Lady's Templeogue and Sancta Maria are other local secondary schools located close to Knocklyon

**If you are looking for a lifestyle beyond the ordinary, Knocklyon is the perfect location.**





#### **Building Warranty**

- HomeBond 10 year structural warranty

#### **Kitchens**

- Contemporary hand painted kitchen
- Soft close doors and drawers
- Under cabinet lighting
- Stone/quartz worktop and upstand with grooved drainer and under mount sink
- Brushed stainless steel sockets above worktops
- Stainless steel sink & mixer tap

#### **Branded Integrated Appliances in Kitchens**

- Dishwasher
- Fridge/freezer
- Multi function oven
- Microwave
- Gas hob
- Extractor hood

#### **Utility Room**

- Overhead kitchen units and worktop
- Under-counter space with services for washing machine and tumble dryer

#### **Bathroom/En-suite**

- Villeroy & Boch bath and sanitary ware
- Kludi polished chrome brassware
- Floor and wall tiling standard as per the relevant showhouse
- Polished chrome heated towel rail fitted as standard
- Bath screens/shower doors fitted as standard

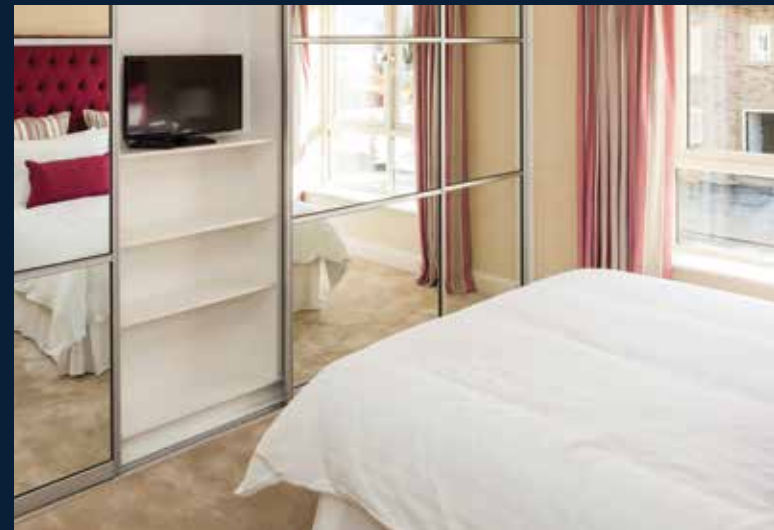
#### **Interior Finishes**

- Smooth finish to all walls and ceilings, painted in emulsion paint
- All joinery painted throughout
- Flush painted doors with satin finish ironmongery
- Contemporary grooved skirting and architrave
- Living room and entrance hall floored in a wide plank washed limed oak flooring
- Kitchen floor tiling standard as per relevant showhouse
- High ceiling heights (approx 2.7m) at ground floor level

#### **Heating System**

- Pressurised hot & cold water supplies to bathrooms & en-suites
- A-Rated" gas condensing boiler central heating system with high efficiency precise control to three zones; ground, first and second floors. In addition to the heating zones all radiators are fitted with thermostatic valves giving additional room by room control.
- Wood burning stove fitted in the living room along with feature log storage unit standard as per showhouse





#### Electrical Fittings

- Recessed LED down lighters to kitchen, livingroom and bathroom/ en-suite as per showhouse
- Pendant fittings to kitchen, living room and bedrooms as per showhouse
- TV points (for UPC) to living room, kitchen and bedrooms
- Telephone points and data cabling (for internet/broadband) to living room, kitchen/familyroom and bedrooms

#### Security & Safety

- Hard wired for security alarm installation
- Mains powered smoke detectors to hallways, living room, kitchen/ family room, bedrooms and heat detector to kitchen and living room
- Carbon monoxide detector adjacent to gas boiler and living room

#### Exterior

- Paved front drive with planter beds
- Private rear garden with paved patio area
- High performance UPVC triple glazed windows and patio doors
- High performance UPVC front door with multi point locking
- Low maintenance brick and render finishes
- Granite finish to cills and surrounds to front elevations

#### Energy Efficiency

- High levels of insulation incorporated into walls, roofs and floors
- Low E Windows are argon filled and feature a microscopically thin high performance, low emissivity coating which reflects heat back into the room
- Heat Recovery Ventilation (HRV). Each house has a heat recovery system which is designed for continuous 24 hour exhaust ventilation of stale moist air from the kitchens, bathrooms and en-suites. As the stale air is extracted, a heat exchanger within the unit transfers up to 90% of the heat and transfers it into the air supply, entering the lounge and the bedrooms. This process saves 90% of the energy that would be otherwise lost
- Improved air tightness works together with the HRV to retain heat reducing heat loss and minimising exposure to external elements
- Thermal Mass is used for passive heat storage
- "A-Rated" Gas Condensing Boiler ensures the heat that is required is produced efficiently reducing energy waste
- Solar Panels generate electricity so that less is needed from the grid
- High Performance Pipe Insulation is used on internal pipework to reduce heat loss



# SITE PLAN

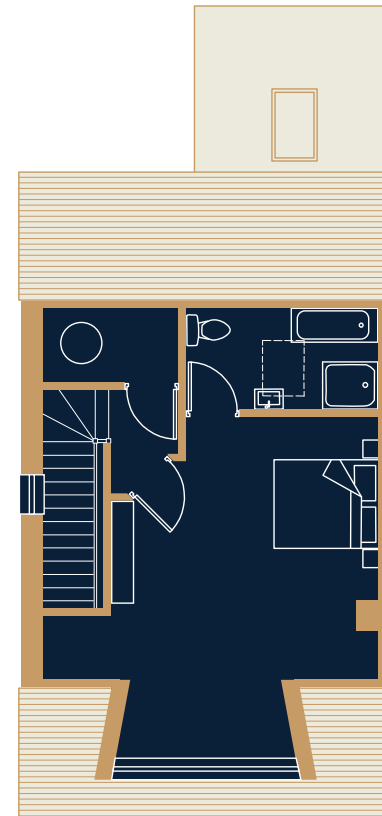
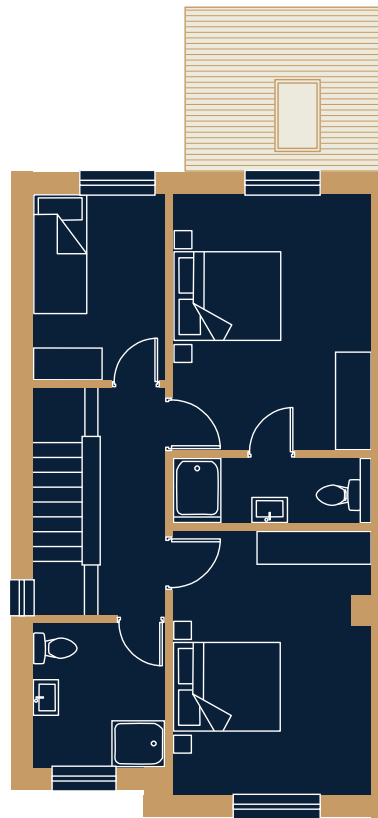
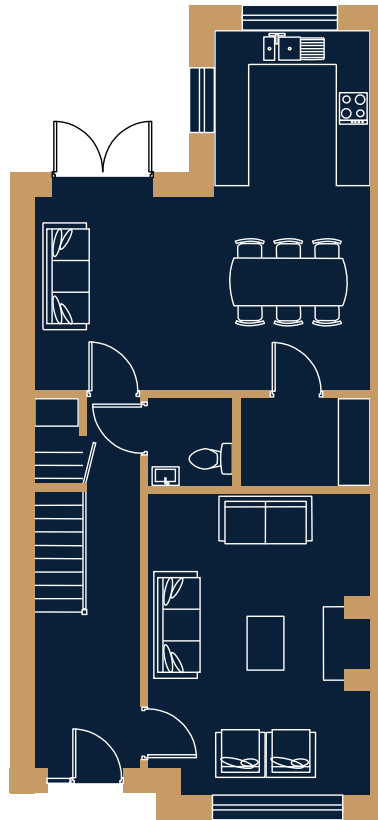


# TYPE A

## 4 BED SEMI DETACHED



159 sqm / 1710 sqft

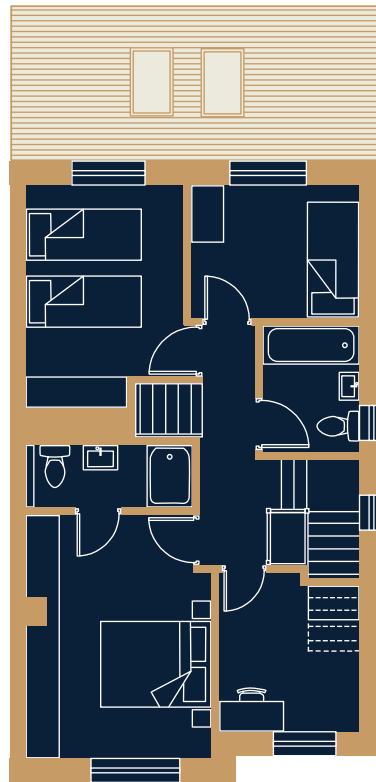
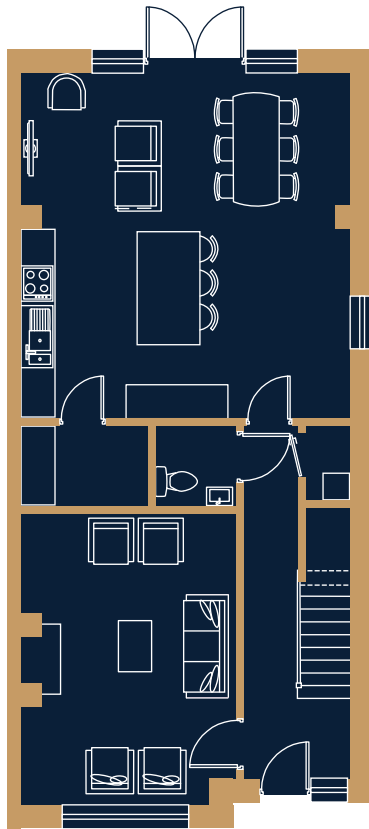


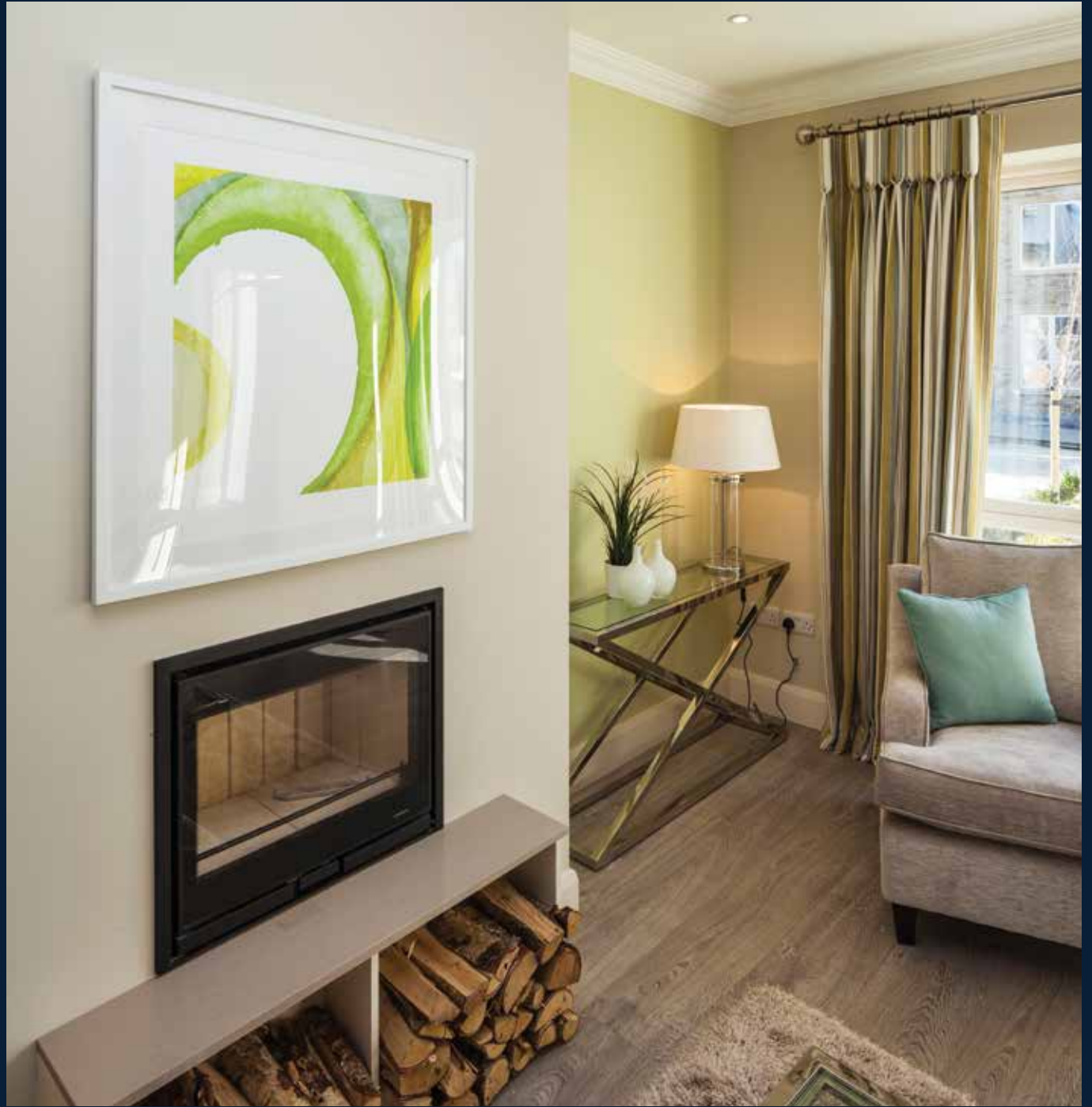
# TYPE B

## 4 BED SEMI DETACHED PLUS STUDY



175 sqm / 1885 sqft





# A LEADING DEVELOPER OF LUXURY HOMES



The Comer Group Ireland is part of The Comer Group International which is a specialist commercial property company and award winning developer of Luxury Homes. It has commercial and residential interests in Ireland, Germany and the UK, and is involved directly from pre-planning all the way through to sales and property management



The current business was established over 30 years ago by brothers, Brian & Luke Comer, originally from Co. Galway, Ireland. After a great deal of tenacity and hard work, the Comers have created a leading property company with substantial development and investment interests in a number of market sectors, including: luxury residential homes, office parks, retail parks, hotels and leisure facilities.



In 2010 Comer Group Ireland became the first major property developer to reenter the Irish market following the down turn. With a substantial land bank and an extensive diversified portfolio, The Comer Group Ireland is continuing its major expansion in a number of property development sectors. In a short

space of time they have become a market leader in quality rented accommodation and have received praise for their rejuvenation of the Palmerstown House Estate.

The Comer Group Ireland is now embarking on developing their prestigious residential brand through a number of exciting developments in Dublin, Galway, Meath and Kildare.

**HERSILWOOD** in Knocklyon, Dublin 16 will be followed by luxury housing and apartment schemes in Ballsbridge, Sandyford, Santry in Dublin, Corrib in Galway, Dunboyne and Navan in Co. Meath and Maynooth in Co. Kildare with many more in the pipeline.





## PROFESSIONAL TEAM

Exclusively Marketed by:  
Guardian New Homes  
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Dublin 4  
[www.guardianproperty.ie](http://www.guardianproperty.ie)

Developer:  
Comer Group Ireland  
Palmerstown House Estate  
Johnstown  
Co. Kildare  
[www.comergroup.com](http://www.comergroup.com)

Architect:  
DDA Architects  
62 Brighton Square  
Terenure  
Dublin 6

Engineer:  
Cronin and Sutton Consulting  
45 Fitzwilliam Place  
Dublin 2

Mechanical and Electrical Engineer:  
Delap and Waller  
Bloomfield House  
Bloomfield  
Dublin 8

Solicitor:  
Niamh O'Dwyer Solicitors  
13 Fitzwilliam Square  
Dublin 2

Interior Designer:  
Ventura Design  
Unit 12 and 13  
Block 8  
Blanchardstown Corporate Park  
Dublin 15

Developer:



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