



BISHOPS GATE

---

Kilternan

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





**WELCOME  
TO  
BISHOPS  
GATE  
KILTERNAN**

*A Traditional new  
development of Family  
Homes at the Foot of the  
Dublin mountains.*







# A QUIET SUBURBAN SETTING FOR FAMILY LIFE

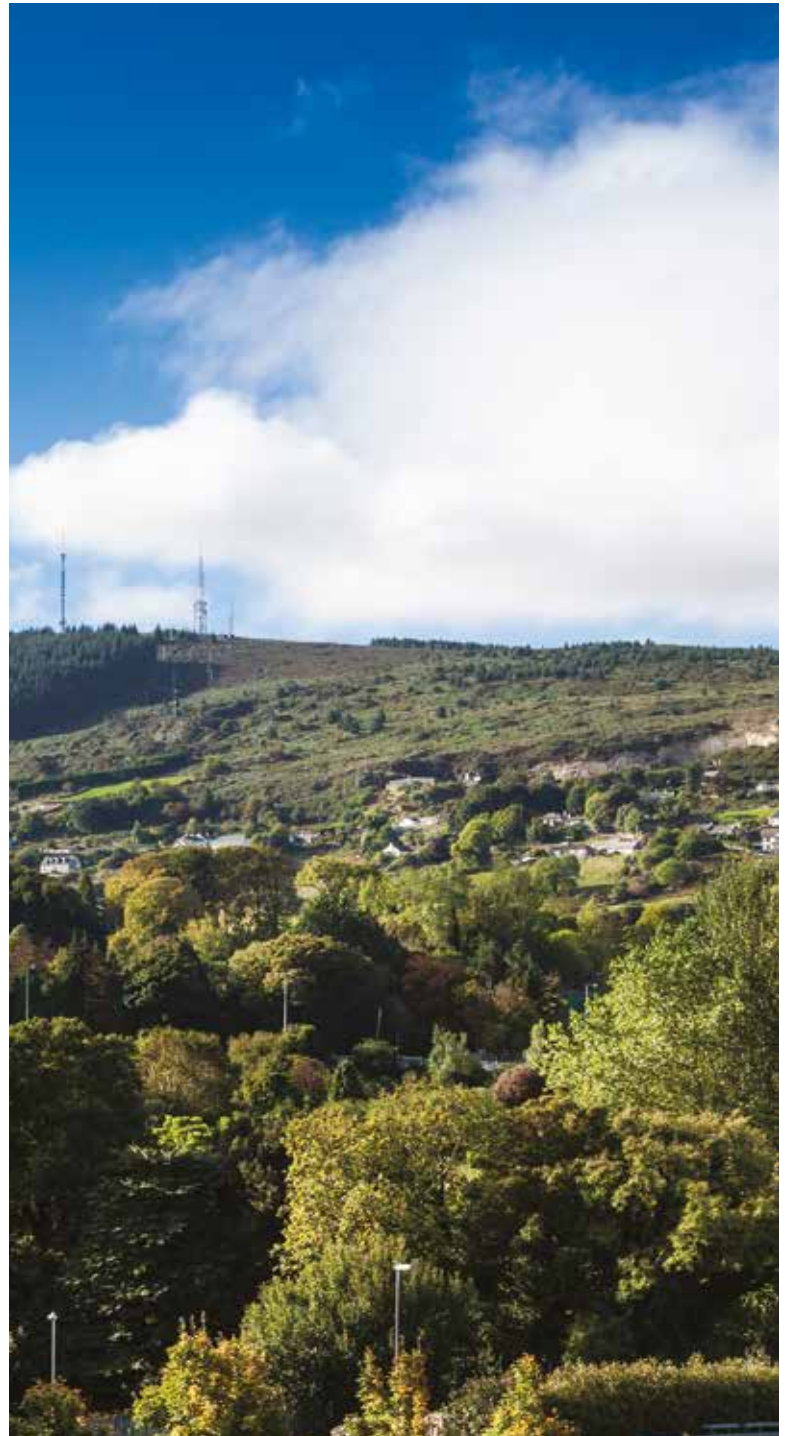
Bishops Gate is a traditional development of new three and four bedroom family homes nestled in the quiet suburban setting of Kilternan in South County Dublin.

The development comprises family homes in a location designed around family life. Transport, education, sporting, recreation and shopping facilities are just some of the local amenities which are sure to cater for family needs.

These A-Rated traditional masonry-built homes have been designed with exceptional attention to detail and also benefit from private gardens and private car parking. The homes are generously proportioned and have been designed with today's family in mind.

Purchasers will enjoy the benefits of a brand new high specification house built to exemplary standards, complete with all the comforts of modern design.
















# LOCATED NEAR AN ABUNDANCE OF AMENITIES

---

The Park, Carrickmines and the Beacon South Quarter are both located less than 4 kilometres from Bishops Gate and have an abundance of eateries, health and fitness outlets and shopping facilities to choose from.

Dundrum Town Centre is only 6.5 kilometres away which boasts over 100 shops, a number of department stores, over 40 restaurants and coffee shops in addition to a cinema, 200 seat theatre and a bar.

An excellent choice of sports and entertainment facilities such as Wayside Celtic FC, Palmerstown RFC and Old Wesley RFC, the Leopardstown Race Course, the state of the art Westwood Gym, Stepside Golf Course, Leopardstown Golf Course and Leopardstown Tennis Club are all within easy access of this

development. The Ski Club of Ireland is also based in Kiltarnan, where it operates the National Snowsports Centre for Ireland.

A good choice of primary and secondary schools are in the immediate vicinity with Our Lady of Wayside National School, Kiltarnan Church of Ireland National School and at Stepside Rosemount Secondary School and an Educate Together Secondary School all located close by. Plans are also in place for new state of the art primary schools in Stepside.

Transport links are second to none with both the Carrickmines Park and Ride and The Gallops LUAS stops located only a short distance away. There are numerous quality bus corridors which provide regular and reliable services directly into the City Centre.

## KITCHENS

The three bedroom houses all come with a Nolan Hampton Haze style Kitchen units with quartz stone worktops with under mounted kitchen sink. The four bedroom houses come fitted with generous Nolan Hampton Storm style Kitchen units with quartz stone worktops with under mounted kitchen sink.

Integrated bin system with pull-out storage units. Hob area as standard plumbed for gas and electric supply.

## UTILITY ROOM

The utility room in the three bedroom houses come plumbed for washer and dryer with generous storage under and over the stairs. The four bedroom houses come fitted with a worktop and under counter sink, complete with a quartz worktop a broom cupboard and is plumbed for a washing machine.

## WARDROBES

Wardrobes are Classic Shaker style door in Dove Grey with the exception of the master bedroom in the four bedroom house which comes in a Stone Grey colour, all by QK Living.

## INTERNAL DOORS

Solid core Shaker style doors by Carroll Joinery from the Lineal Collection range fitted with high quality brushed chrome handles.

## BATHROOMS & EN-SUITES

The bathrooms and en-suites are all tiled to a

high quality to all wet areas as standard. A solid shower screen is fitted to all en-suites.

## INTERNAL FINISHES

All walls and ceilings are painted white throughout. All walls and ceilings are traditionally plastered, with skim finish throughout as standard. Moulded skirting's and architraves. Softwood handrail to stairs.

## FUTURE PROOF DESIGN FOR FURTHER EXPANSION

All houses (with the exception of The Lily & The Rose) have been designed and built with attic trusses to facilitate conversion for habitable use of the attic.

## EXTRA CEILING HEIGHT

All houses have been built with a 2.65 metre floor to ceiling height at ground floor which exceeds the standard Offered by other new homes in the marketplace today.

## HEATING

The "A" rated Gas Condensing Boiler Central Heating System deliver a higher efficiency than most other modern homes, delivering up to 92% efficiency where most other boilers offer up to 90%. There has been careful thought given to the design of the heating system with three separate zones, 1. Ground Floor 2. First Floor & 3. Hot water system. In addition to this there are two thermostatic controls one at ground floor and the second at first floor plus there are individual

thermostatic valves fitted to each radiator giving the homeowner the flexibility and ultimate control of the heat settings within the home on a room by room basis if desired. System is complete with user friendly 3 channel 7 day time clock for ultimate control.

## VENTILATION SYSTEM

The Heat Recovery Ventilation system supplies a constant stream of fresh air, reduces condensation and dust while recovering in excess of 85% of the heat energy from the air expelled from the house saving substantially on annual heating costs.

## GARDENS

All gardens are landscaped to the front of the houses to a very high standard. The rear garden of each house is raked and seeded and comes with one tree planted and a planter bed with a patio area directly accessed off the kitchen/living area.

## ELECTRICAL

There are a generous number of light and power points throughout including light point in attic and over front and rear doors. CAT 5 wiring throughout All wiring for low energy lighting. All sockets and switches are contemporary in design with chrome finish to ground floor level.

## SECURITY

Each home is wired for an intruder alarm as standard.



## FIRE SAFETY FEATURES

Each home comes with added fire protection measures which exceed the current building standards, such as; Smoke detectors fitted to all bedrooms, living room & hallways. Heat detector to kitchen. Carbon Monoxide alarm to kitchen area and landing.

## TV & TELEPHONE

Each home is wired for connection of TV, Telephone, Broadband and UPC.

## EXTERNAL FINISHES / FEATURES

Concrete block built houses with attractive front elevations with variation of yellow brick fronts and recon-granite stone finish cills and feature string course. Maintenance free self-coloured rendering to rear and sides. Maintenance free uPVC fascia, soffit and rainwater downpipes. Maintenance free uPVC double glazed windows and composite steel/timber front door with multi point locking system for added security. Timber side gates and private rear garden fencing as standard.

## EXTERNAL JOINERY

The windows and doors are supplied and fitted by Munster Joinery. LD & ND Ltd. have selected a high-performance glazing system for each house to ensure that they complement the other materials and energy saving features used in the construction of each home. The windows are the Prestige uPVC range double glazed

with 24mm double glazed units. The glazing are Argon filled and use soft coat low emissivity glass and warm edge spacer bar. The windows are thermally efficient with a U-value of 1.2W/m<sup>2</sup>K. The entrance door is an Ultra-tech door from Munster Joinery's Prestige Hardwood Door range. The door is an engineered timber door incorporating layers of insulation for thermal performance. It is a very strong heavy duty 56mm door. Brushed Chrome handles are fitted and a multipoint locking system ensures security and smooth operation. The Double doorsets supplied are from our Ecotherm 58+ range. This is a thermally broken aluminium door with the durability, low maintenance and robustness of metal frames but with the thermal performance provided by an insulating polyurethane foam filled core. The doors are double glazed with 24mm double glazed units. The glazing units are Argon filled and use soft coat low emissivity glass and warm edge spacer bar. The doors are thermally efficient with a U-value of 1.4W/m<sup>2</sup>K. All door glazing is toughened safety glass to ensure safety in case of accidental impact.

## STRUCTURAL GUARANTEE

Each home is covered for 10 years under the HomeBond Guarantee Scheme.

# ALL THE COMFORTS OF MODERN DESIGN











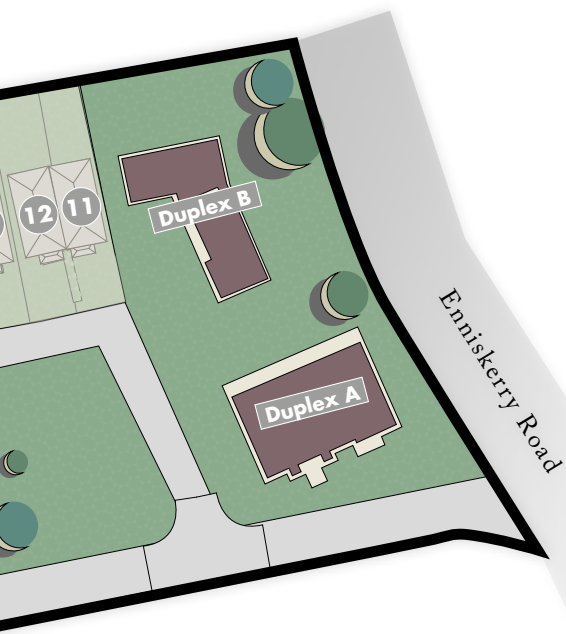








The site plan has been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



North



---

## The Lily

4 Bed Semi-Detached  
125 sq.m/1,345 sq.ft

---

## The Lavender

4 Bed Semi-Detached  
134 sq.m/1,442 sq.ft

---

## The Orchid

- A** 3 Bed Semi-Detached  
115 sq.m/1,238 sq.ft
  - B** 3 Bed Semi-Detached  
113 sq.m/1,216 sq.ft
  - C** 3 Bed Townhouse  
111 sq.m/1,195 sq.ft
- 

## The Rose

3 Bed Semi-Detached  
108 sq.m/1,163 sq.ft

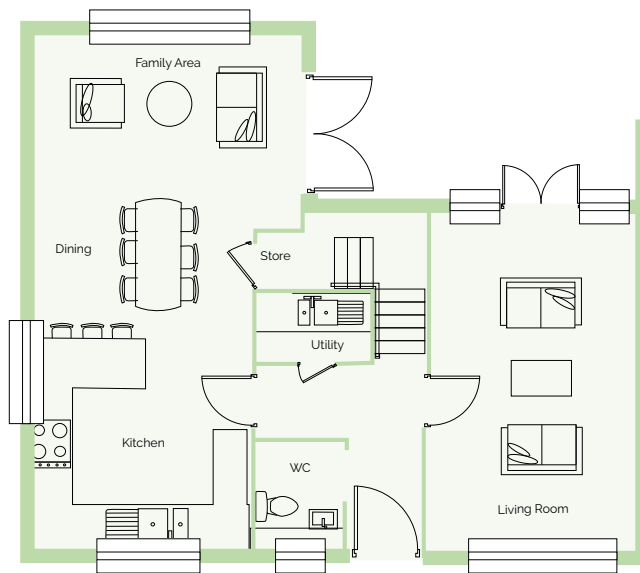
---



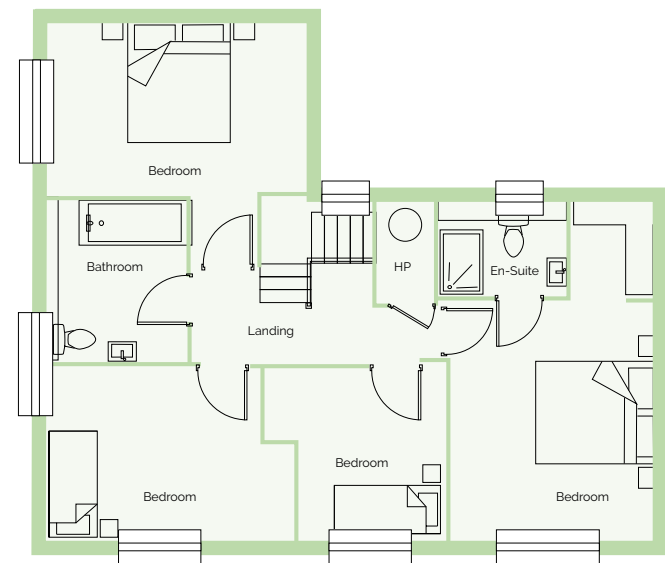
# The Lily

4 Bed Semi-Detached

125 sq.m/1,345 sq.ft



Ground Floor



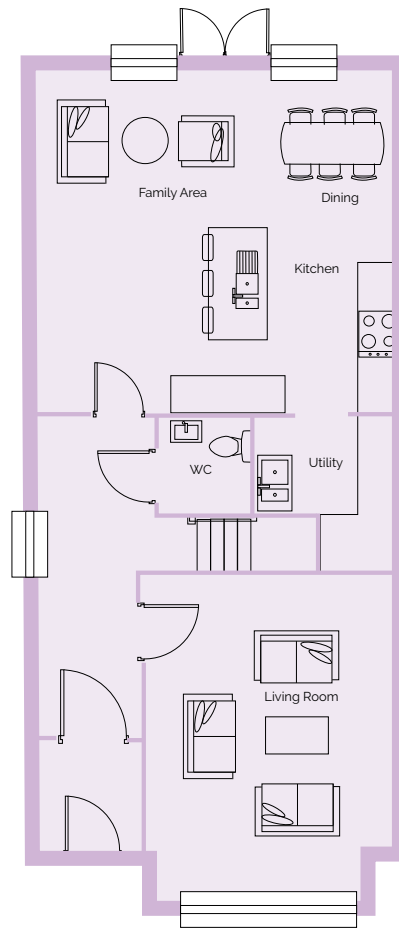
First Floor

The floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

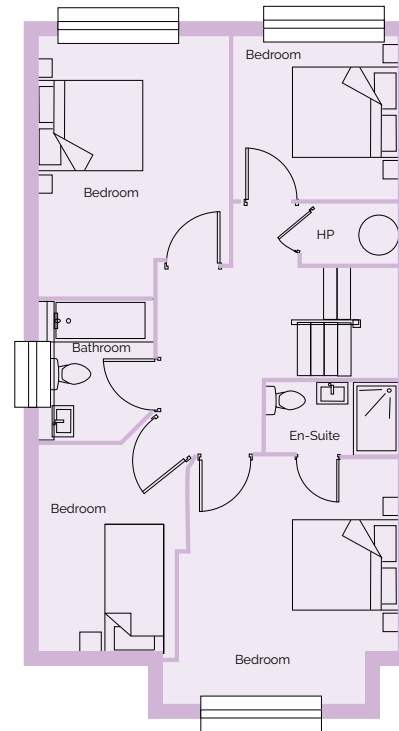
# The Lavender

4 Bed Semi-Detached

134 sq.m/1,442 sq.ft



Ground Floor



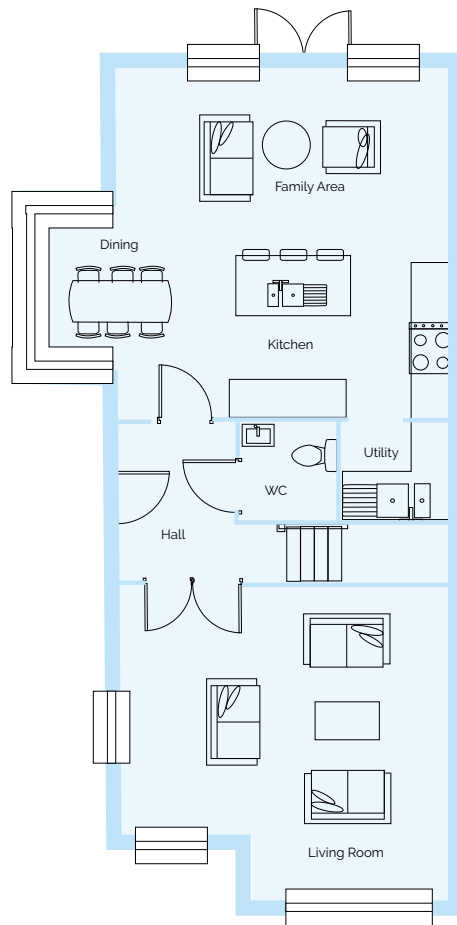
First Floor

The floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

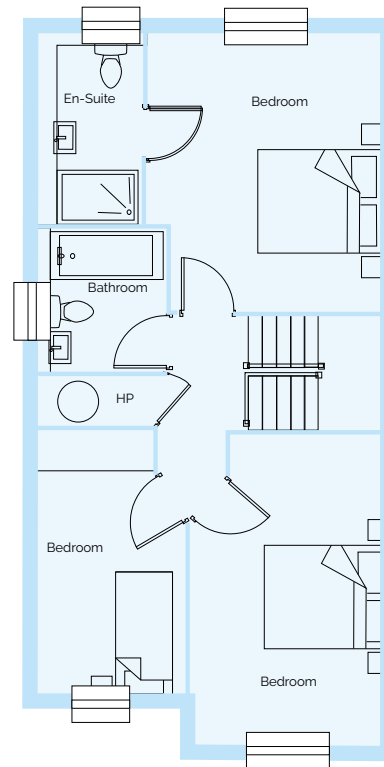
# The Orchid A

3 Bed Semi-Detached

115 sq.m/1,238 sq.ft



Ground Floor



First Floor

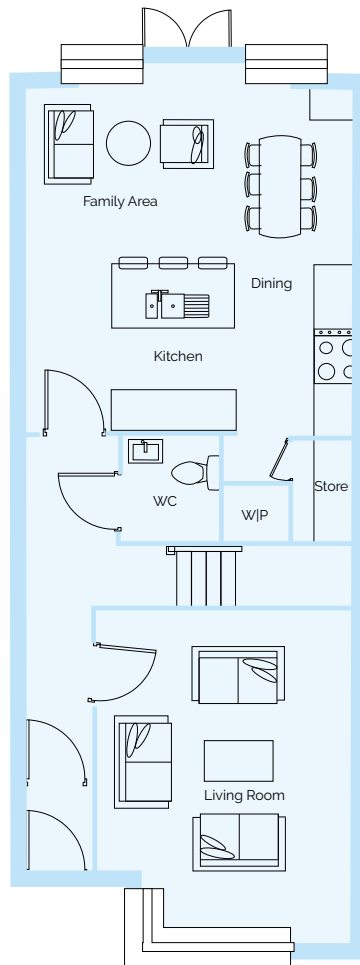
The floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



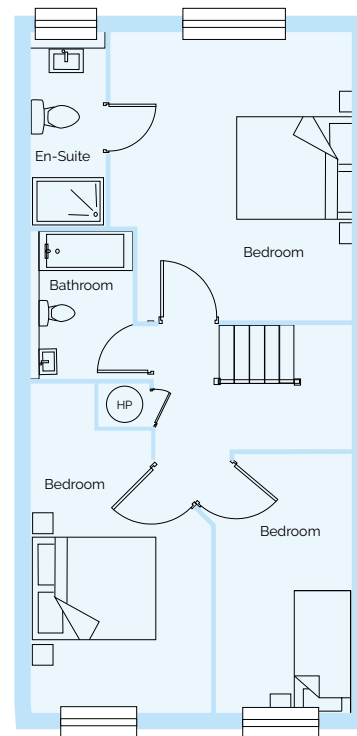
# The Orchid B

3 Bed Semi-Detached

113 sq.m/1,216 sq.ft



Ground Floor



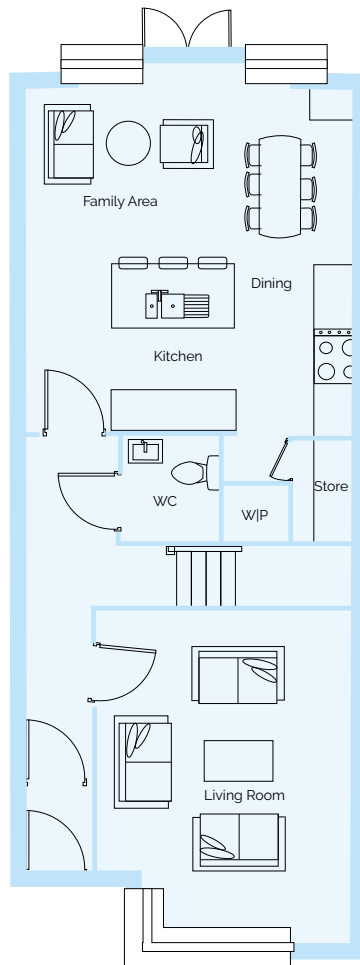
First Floor

The floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

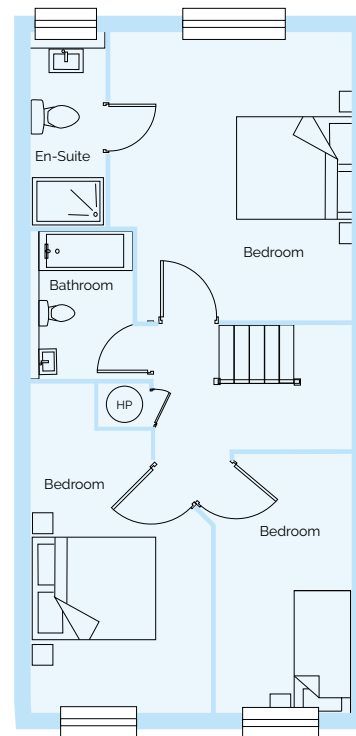
# The Orchid C

3 Bed Townhouse

111 sq.m/1,195 sq.ft



Ground Floor



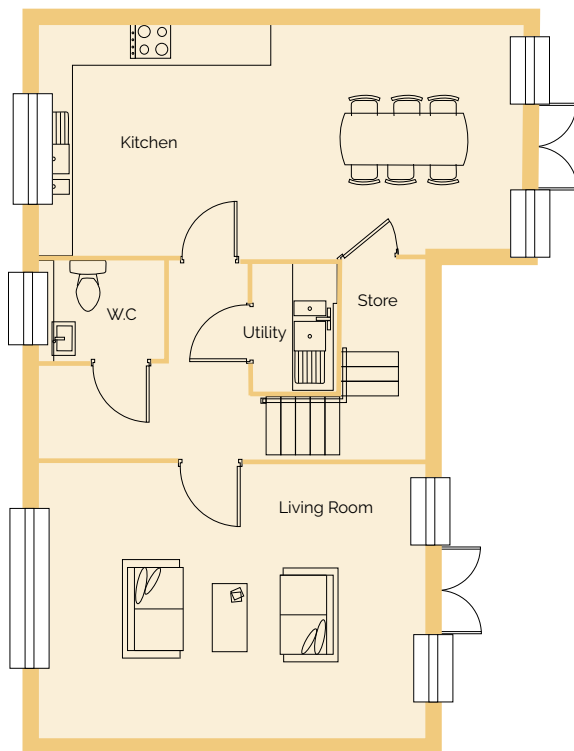
First Floor

The floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

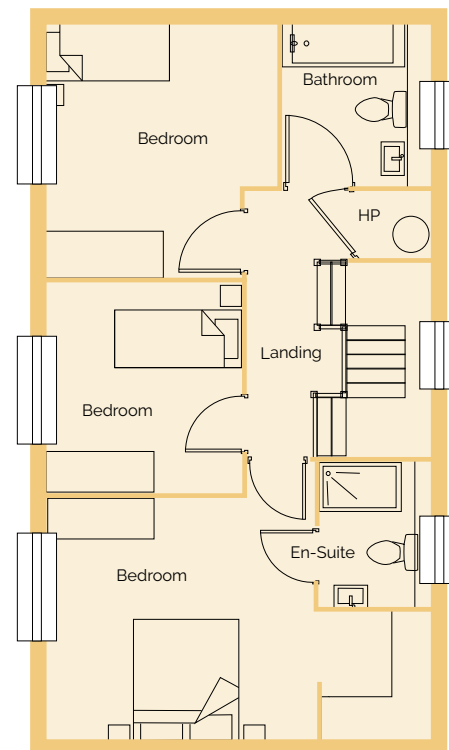
# The Rose

3 Bed Semi-Detached

108 sq.m/1,163 sq.ft



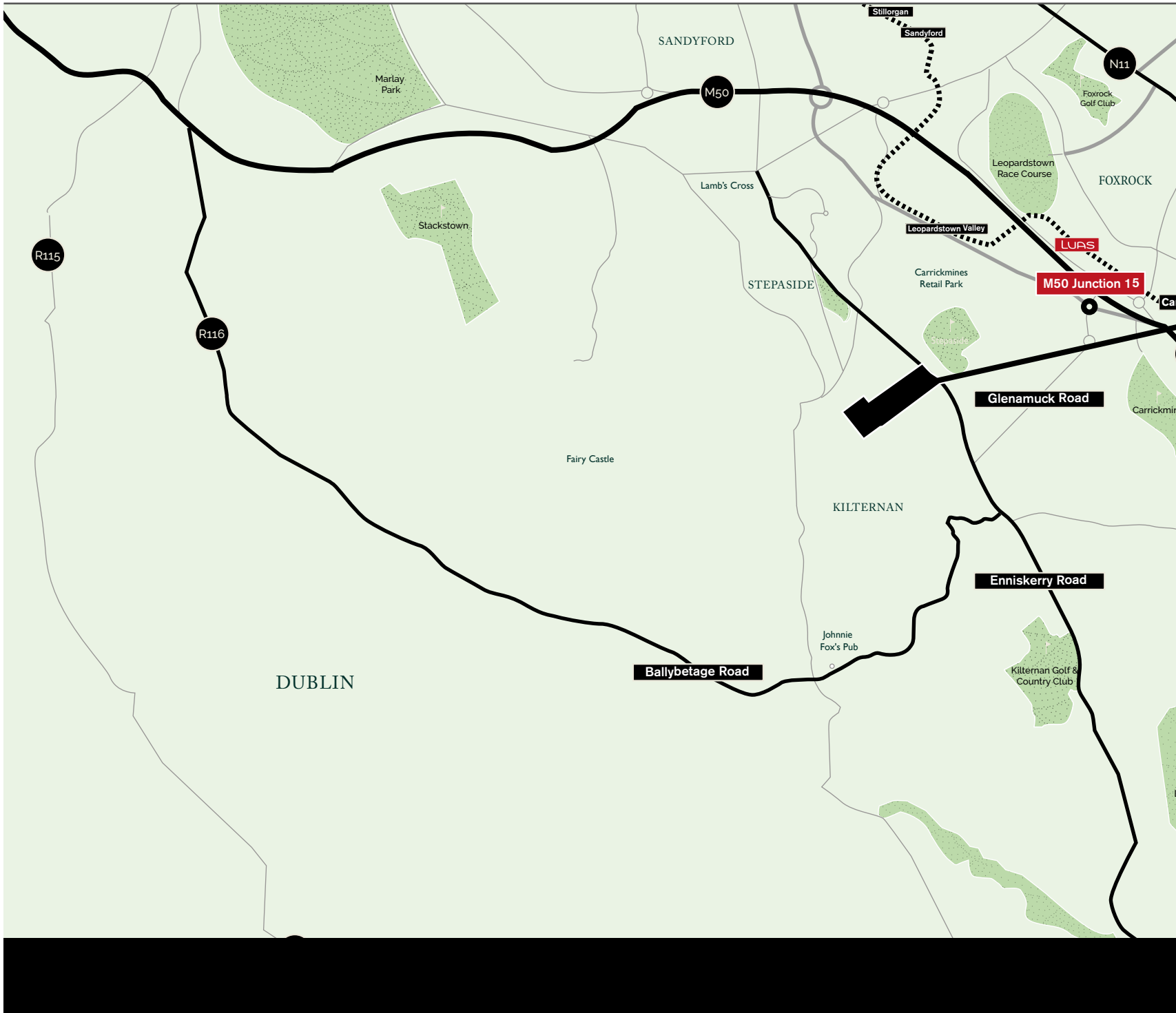
Ground Floor

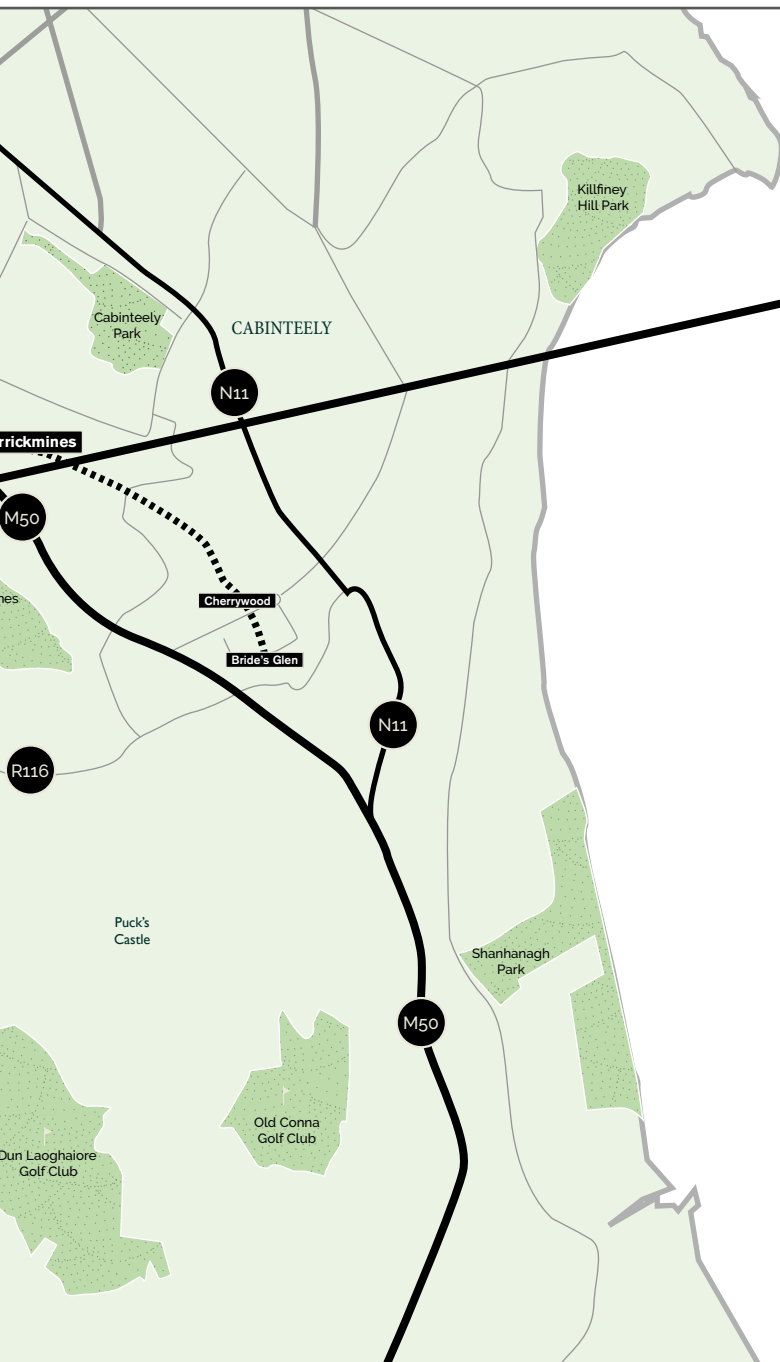


First Floor

The floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.







BISHOPS GATE

Kiltarnan



St. Stephens Green

28 mins via Luas



Dublin City Centre

39 mins via M50



Dublin City Centre

49 mins via Bus



Dublin Airport

43 mins via M50



# Professional Team

---

## Developer

Durkan  
Linden Court  
The Plaza  
Stillorgan  
Co. Dublin



## Selling Agent

Kelly Walsh  
15 Herbert Street  
Dublin 2  
**T: 01 664 5500**



## Architects

McCrossan O'Rourke  
Manning Architects  
1 Albert Place West  
Harcourt Lane  
Dublin 2



## Solicitors

Cannons Solicitors  
Linden Court  
The Plaza  
Stillorgan  
Co. Dublin



Disclaimer: These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The developer reserves the right to make alterations to the design, specification and layout. Kelly Walsh PSRA Registration Number 002885



