



SANDYFORD GREEN

Sandyford Village, Dublin 18

Small exclusive development of fifteen luxury family homes

TurkingtonRock
HOMES WITH SOUL



SANDYFORD GREEN

Sandyford Village, Dublin 18

Sandyford Green is the latest offering from Turkington Rock comprising a small enclave of 15 homes nestled in the heart of Sandyford Village. These exceptionally appointed energy efficient homes meet all modern living standards. The 3, 4 and 5 bedroom homes within Sandyford Green are all detached properties with a limited number of own door 2 and 3 bedroom apartments/duplex's on offer. All of the detached homes have their own driveway for at least two cars and private rear gardens. The landscaped common areas within the development will complement the overall high level of finish. Sandyford Green is "a must" for intending purchasers seeking quality homes in an exclusive South Dublin location.



Sandyford Green, Sandyford Village is located within easy reach of the M50 (J13), flyover at Sandyford which leads directly into nearby Dundrum and Sandyford Industrial Estate, frequent Dublin Bus service (44) into the city centre and a 15 minute walk to the Glencairn Green Line Luas stop located on Murphystown Road.

The development comprises a private enclave of new family homes and apartments 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 open plan design living.



A QUIET SUBURBAN SETTING FOR FAMILY LIFE



Located in the centre of Sandyford Village the property is convenient to many local amenities with Dundrum and its abundance of amenities only a short drive away. It 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.

Other local amenities include Leopardstown Racecourse, Golf Clubs, the attractions of Powerscourt House, Ballyogan Shopping Centre, Health Clubs at Westwood, Beacon Court Hotel and Beacon Hospital. The renowned Holy Trinity Primary School is close-by along with many other primary and post primary schools.

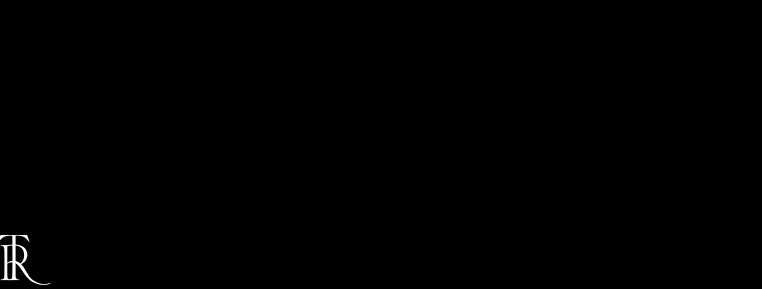
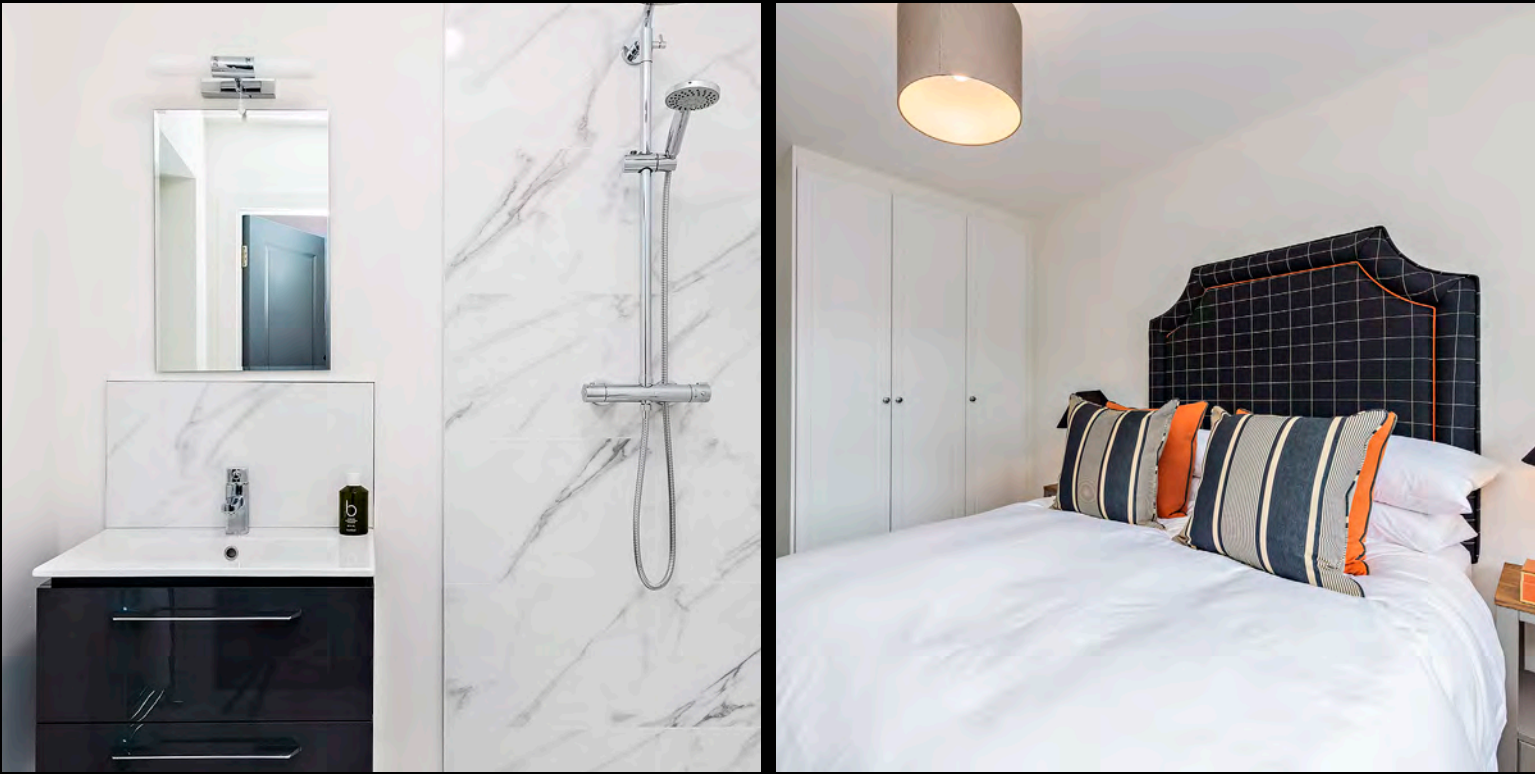




As part of the Turkington Rock collaboration the internal layout and finish of each home will be individually designed by Helen Turkington Interiors.

Previous developments by Turkington Rock





Specifications

Kitchens

- Contemporary kitchens with quartz countertops by Terry Smith Kitchens
- Generous appliance package included in 3, 4 and 5 bedroom houses.* This is subject to the return of signed contracts within 21 days

Utility Room

- Large utility room is fitted with a sink, cupboards and worktop space

Bathrooms and Ensuities

- Stylish bathrooms and ensuities with contemporary style bathroom suites, all fitted with chrome fittings
- Chrome heated towel rails provided in main bathroom and master ensuite
- Pressurised shower systems fitted in ensuities with mixer tap and hose to bath in main bathroom
- High-quality tiles fitted to floor and shower areas as standard

Wardrobes

- Classic built-in wardrobes with shaker-door finishes and chrome door knobs by Terry Smith

Electrical

- Generous and well-designed electrical and lighting specification
- Each home pre-wired for intruder alarm, multiple TV/broadband providers and free-to-air with multiple points provided to each home

Extra Ceiling Height

- Houses have been built with a nine-foot floor-to-ceiling height at ground floor level

Internal Finishes

- All walls and ceilings are painted throughout as standard
- High-quality joinery and ironmongery specification throughout
- Excellent levels of insulation to walls, floors and roof
- Skirting boards to be tacked for completion. Final fixing & finishing by purchaser
- Low Energy Design - BER A2-A3

Heating System

- Innovative Samsung 'A'-Class air-to-water heating system, providing energy-efficient central heating and hot water, at proven reduced energy cost against current market alternatives
- Heating system to each floor is thermostatically controlled with underfloor heating on the ground floor
- Wall-mounted electronic heating system controller

Gardens

- All gardens are landscaped to the front of the houses to a high standard together with cobblelock driveway
- Generous gardens with favourable orientations
- Each house will be raked and seeded with a paved Granite patio area
- Side gate included where there is an external passage

External Finishes/Features

- Low-maintenance and high-quality external finish with a mix of attractive brick, stone, render and uPVC
- Maintenance free uPVC fascia, soffit and rainwater goods
- High-quality future proof double-glazed windows with safety catches
- High-quality hardwood front door with threepoint locking system

Structural Guarantee

- Each home is covered for ten years under the HomeBond Structural Guarantee Scheme

* Please note appliance package is not included in the sale of apartments and duplex units.



For illustration purposes only

UNIT TYPES

- 5 BED DETACHED HOME
- 4 BED BUNGALOW
- 3 BED BUNGALOW
- GROUND FLOOR - 2 BED APARTMENT
FIRST FLOOR - 3 BED DUPLEX





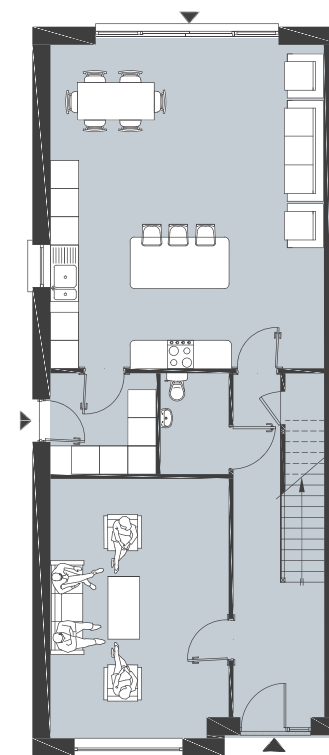
SANDYFORD GREEN

Sandyford Village, Dublin 18

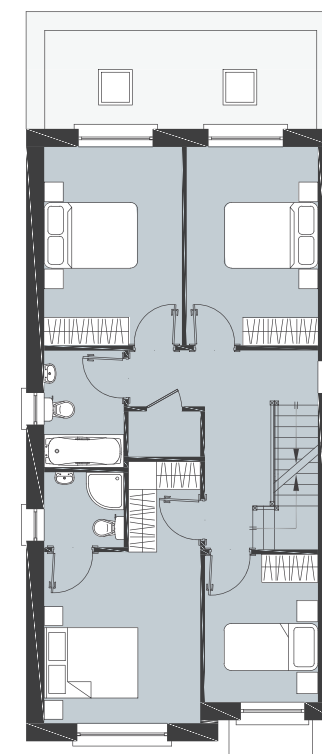
FLOOR PLANS

5 BED DETACHED HOME

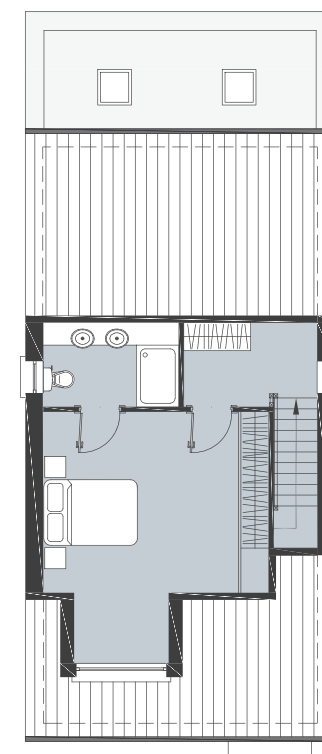
Size: 1,900 - 2,057 sq ft
176.5 - 191.1 sq mt



Ground Floor



First Floor

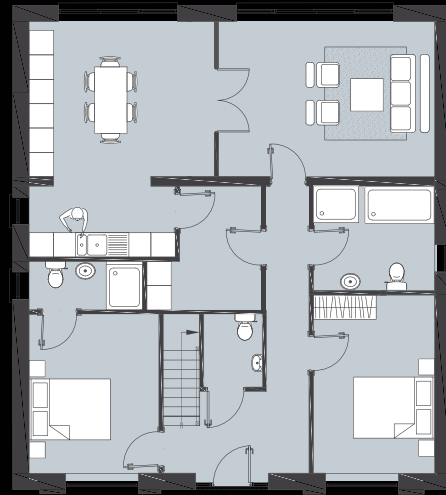


Second Floor

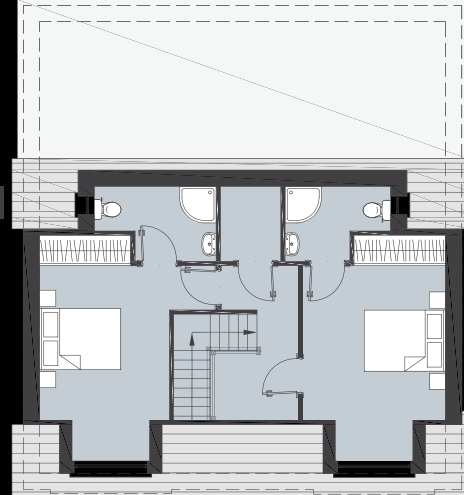
Not to scale. For illustrative purposes only.



4 BED BUNGALOW
Size: 1,819 sq ft - 169 sq m

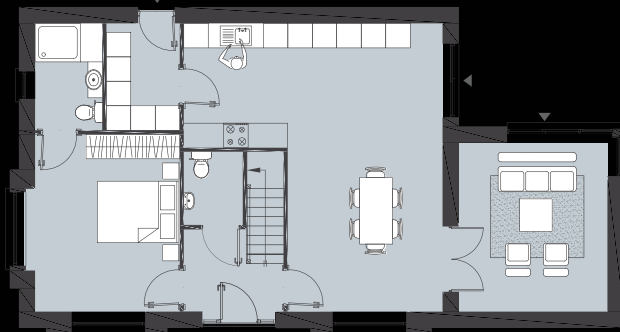


Ground Floor

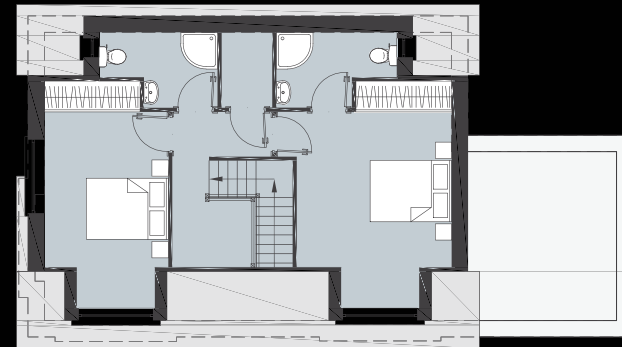


First Floor

3 BED BUNGALOW
Size: 1,509 sq ft - 140.2 sq mt



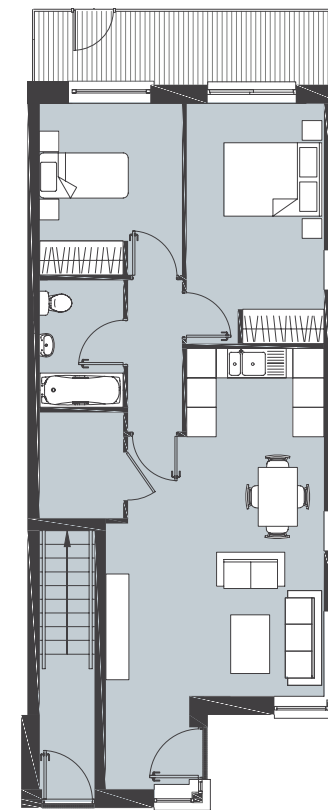
Ground Floor



First Floor

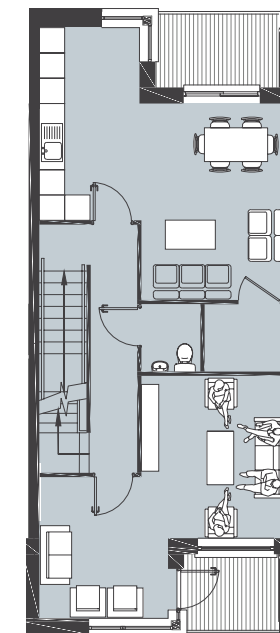


**GROUND FLOOR
2 BED APARTMENT**
Size: 797 sq ft - 74 sq mt

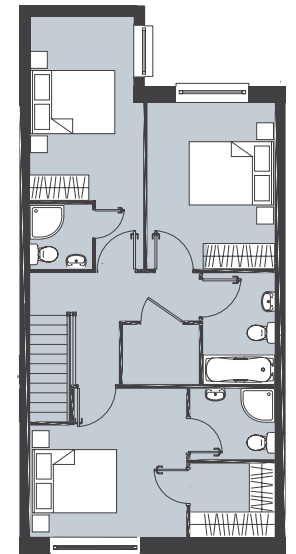


Ground Floor

**FIRST FLOOR
3 BED DUPLEX**
Size: 1,518 sq ft - 141 sq mt



First Floor



Second Floor

Not to scale. For illustrative purposes only.



TURKINGTON ROCK

Turkington Rock is a collaboration between Helen Turkington and Red Rock Developments to create Ireland's first interior design led, luxury residential property developer.

Helen Turkington is Ireland's leading Interior Designer and has worked on some of the most exclusive homes in Ireland and across Europe. Red Rock Developments, led by Keith Craddock, is a boutique property development company that has built a reputation for creating exquisite family homes.

Together, Turkington Rock has assembled a unique collection of development sites in South Dublin to create the most exceptional newly built family homes in the Country. Their developments are in sought after locations such as Rathgar, Mount Merrion, Dun Laoghaire, Sandyford, Glenageary and Stepside.

BUILT BY



FINANCED BY



DEVELOPED BY

TurkingtonRock
HOMES WITH SOUL



EXCLUSIVELY MARKETING BY



01.664.5500

www.kellywalsh.ie

PSRA Licence No: 002885

These particulars are issued by Kelly Walsh on the understanding that any negotiations relating to the property are conducted through them. While every care is taken in preparing them, Kelly Walsh, for themselves and for the vendor/lessor whose agents they are, give notice that: (i) The particulars are set out as a general outline for guiding potential purchasers/tenants and do not constitute any part of an offer or contract. (ii) Any representation including descriptions, dimensions, references to condition, permissions or licences for uses or occupation, access and any other detail are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness. (iii) Neither Kelly Walsh nor any of its employees have any authority to make or give any representations or warranty in relation to the property.