



INGLENOOK WOOD

CARRICKMINES



*Exclusive Luxury Living*

IN THE HEART OF CARRICKMINES

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



# Location

*New high quality residential development by Westin Homes in one of the most popular locations in South Dublin close to a multitude of amenities and within easy reach of the city centre.*

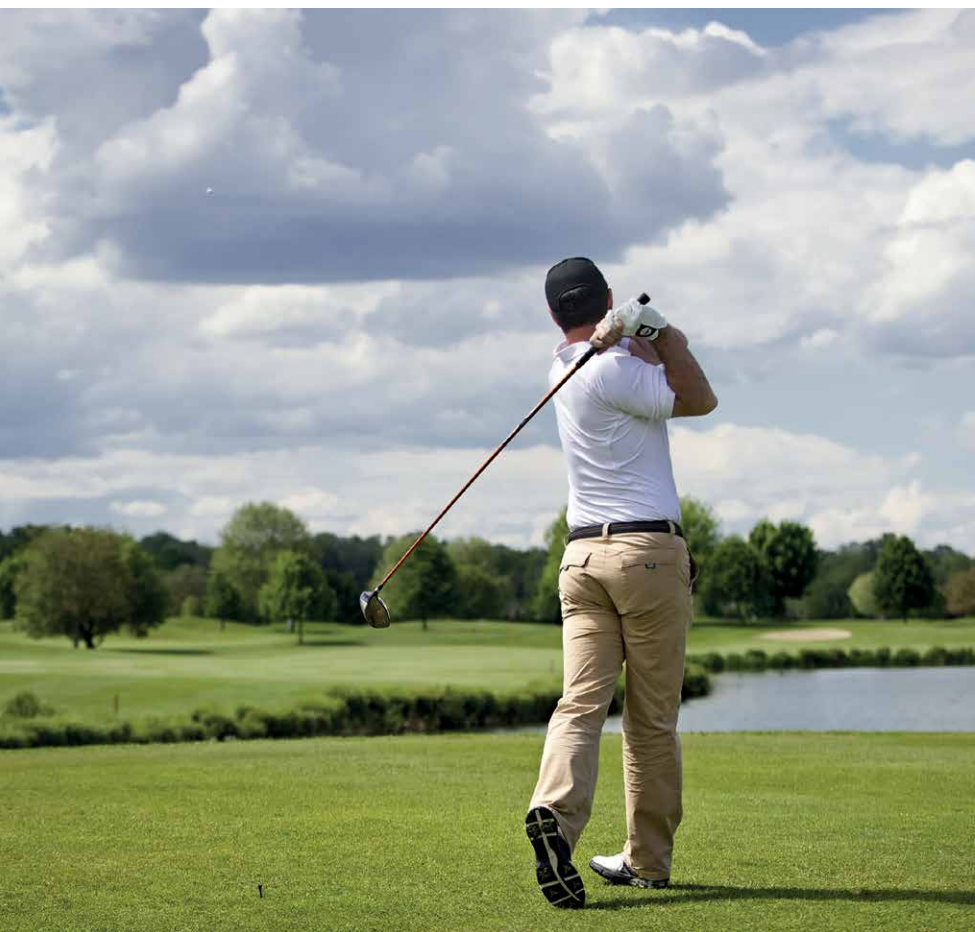
The new homes are within walking distance of Carrickmines Village and the Carrickmines Luas stop and are also convenient to Foxrock, Cabinteely and Stepside Villages, while access to the M50 Motorway is less than a 1 km drive away. This is an excellent opportunity to acquire a superior quality “A” rated home built to the highest specification in one of the best and most prestigious locations in Dublin, where there is a significant demand for high quality properties such as these.

Nearby Foxrock Village is in a picturesque setting nestled beside Foxrock Golf Club, Leopardstown Golf Complex and Racecourse and the leafy tree-lined Brighton Road and Westminster Road. The village itself is bustling with activity and contains a fine selection of boutique shops, popular restaurants, landscaping and seated area.

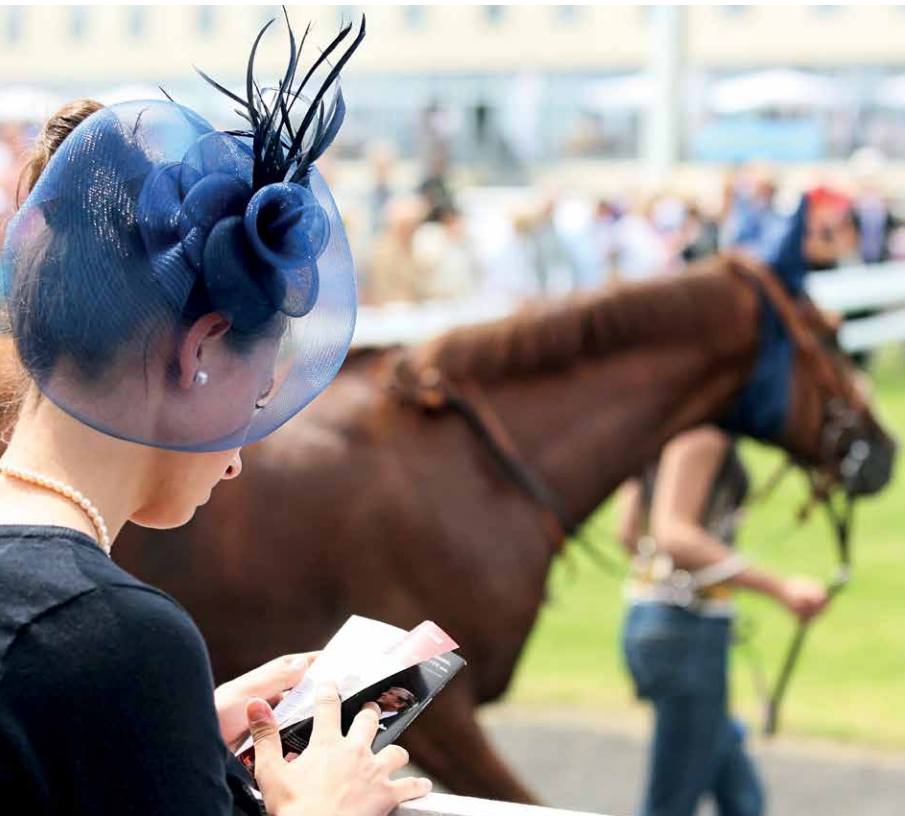
Carrickmines has retained its old world character and charm with its tree-lined roads and period houses as has the Foxrock suburb which was developed in the middle of the nineteenth century and is also comprised mainly of impressive large residences.

These houses at Inglenook Wood are convenient to shops, restaurants, the Luas, bus routes, sports and leisure facilities, Leopardstown Racecourse, business and office hubs, schools, colleges and the UCD campus at Belfield and the M50.









## *Carrickmine's elegant new address*

Inglenook Wood is a new development of 16 large four bedroom semi-detached houses and 12 large one, two and three bedroom apartments located in a popular and mature residential location with a host of exceptional amenities.

These distinctively designed houses feature tasteful brick facades with elegant bay windows and exceptional landscaping throughout. Built by Westin Homes Ltd, each property is finished to the very highest standard with an excellent specification inside and out.

Inglenook Wood is convenient to a multitude of amenities including excellent primary and secondary schools, colleges and UCD campus at Belfield; Loreto Convent, Blackrock College, St. Andrew's and many more.

Foxrock Village is convenient and Inglenook Wood is within walking distance of main bus routes and Luas stop at Carrickmines. Shops and shopping centres, such as The Park, Carrickmines, Blackrock, Stillorgan and Dundrum are within easy reach. There are great local restaurants, cafés and quality hotels such as

St. Helen's Radisson Blu. Sports and leisure facilities are of the highest order with Carrickmines, Foxrock and Leopardstown golf courses, Leopardstown racecourse, gymnasiums, tennis, football, gaelic and rugby clubs all nearby.





The proposed new distributor road will greatly enhance the environment of Inglenook Wood. The Glenamuck Road will cease to have through traffic except for buses, pedestrians and bicycles.

Inglenook Wood offers large high quality "A" rated family homes in a superb setting close to all the amenities that the popular neighbourhood has to offer.







# Building Specification

## Foundations & Block work

- All blockwork materials and construction shall be in accordance with the recommendations of IS 20, ID 325, 1520 and 5368.

## Floors

- All ground preparation and floor beds in accordance with requirements of TGD C: 1997 Site Preparation and Resistance to Moisture. Excavation.
- Primary and secondary Radon protection systems installed in compliance with the requirements of TGD C
- The completed floor installation shall achieve a U-value in accordance with the requirements of TGD L: 2011 Conservation of Fuel & Energy- Dwellings

## Blocklaying

- Concrete blocks: Complying with I.S. EN 771-3: 2011 Specification for masonry units Part 3: Aggregate concrete masonry units (Dense and light-weight aggregates).

## Roof

- Cut roofs to all units, included area for storage on upper level
- Manufactured tiles laid to a pitch

## Windows & Doors

- All windows and doors are by Carlson and shall be of durable timber. Glazing shall be Argon filled double glazed units
- Window boards shall be moisture-resistant MDF .
- Internal doors shall be as per show house.
- Skirtings & architraves ex 150mm x 20mm MDF profiles.

## Ceilings

- All ceilings to be covered with Gypsum Gyproc wall board or equivalent each slab nailed along the edge and centre and joints of 3 to 5mm to be fitted, the angles scrimmed, the joints filled with Gyplath or equivalent bonding plaster floated 8mm thick with Gyplath bonding plaster ruled to an even surface, lightly scratched to form key, finished in Gypolite finish plaster to a thickness of 2mm.

## Stairs and Railings

- Stairs – newels & spindles to be custom detailed to compliment house style.

## Wall Finishes – External

- Ashdown Bexhill Red Brick from to front elevations
- Parex render finish to balance of all blockwork walls.













# Superior Low Energy Design

- 'A2/A3' BER rating energy efficient homes.
- Low energy, low carbon houses.
- Very high levels of insulation incorporated in floors, walls and roofs.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-value windows and external doors.
- Low emission argon-filled windows which reflect heat back into the room.
- Air-to-water heat pumps with radiators throughout for ultra-efficient heating and hot water.
- Thermostatically controlled radiators throughout.
- Heat Recovery Ventilation system throughout house.



These Quality Homes are covered by the HomeBond 10 Year Guarantee Scheme.







# Internal & External Finishes

## Kitchen & Wardrobes:

- Bespoke Kitchens & Wardrobes by Cawleys
- Elegant high-quality fitted kitchens and wardrobes as per show house.
- Fitted storage units to utility room and window seating to kitchen areas as per show house.

## Bathrooms & En-suites:

- Stylish bathrooms with attractive high quality sanitary ware as per showhouse.
- Kitchen, utility, WC, bathroom and en-suite wet areas tiled or an allowance of € 2,000.00.

## Internal Finishes:

- Internal walls plastered and painted as per show house.
- Smoke, heat and CO2 detectors fitted as standard.
- Wired for intruder alarm and cable television throughout.
- CAT 6 cable wiring for data and telephone points for high speed broadband connection.
- Standard light fittings and attractive power points.

## Fireplaces

- Fireplace surrounds and wood burning stoves by Lamartine Fireplaces as per showhouse or an allowance of €1500

## External Finishes:

- Low maintenance, attractive brick and render finishes.
- Sandstone window surrounds, silver granite paviors to footpaths with silver granite paving slabs to rear patio as per show house
- All rear gardens have concrete block walls, capped and plastered

## Gardens:

- Gardens are topsoiled and seeded with grass.
- Side gates as per showhouse included.
- 600mm x 300mm silver granite paving to patio areas to the rear of each house.



*The attention to both finish and detail is evident in every part of each home, from the luxury fitted kitchen, elegant wardrobes, and those special touches like quality sanitary ware, to the beautiful granite paving outside in your landscaped garden.*







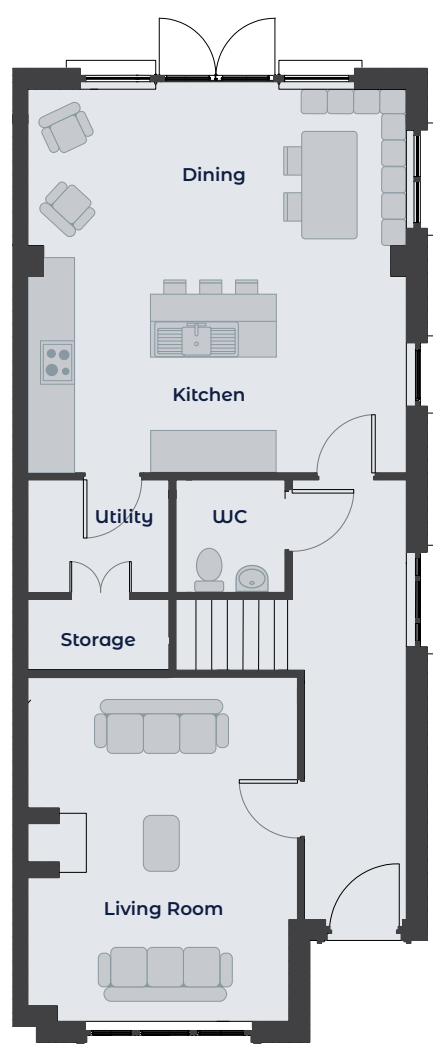




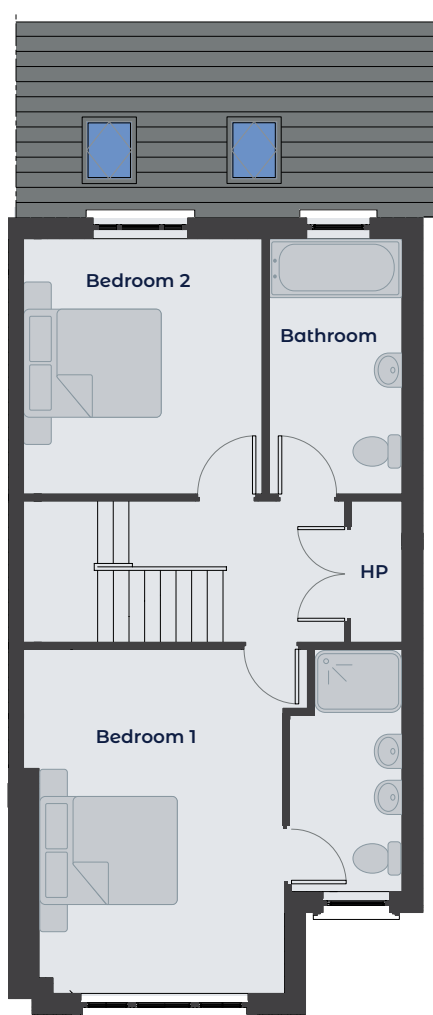


# Floor Plans

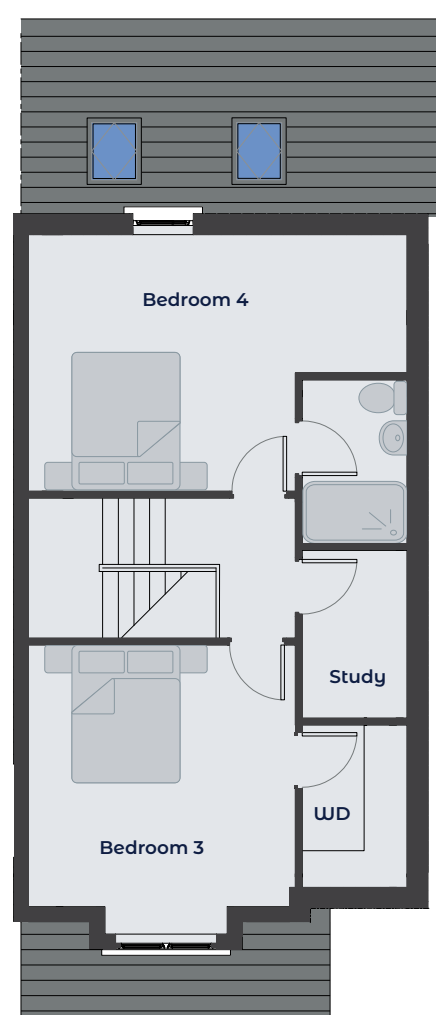
1,891 sq/ft. / 176 sq/m



Ground Floor



First Floor



Second Floor

Floor plans are indicative only and subject to change.  
In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specifications at anytime without notice.



# Site Layout







# INGLEBROOK WOOD

CARRICKMINES



## SALES AGENT

Hooke & MacDonald,  
118 Lower Baggot Street  
Dublin 2

Tel: 01 631 8402

Email: [sales@hookemacdonald.ie](mailto:sales@hookemacdonald.ie)  
[www.hookemacdonald.ie](http://www.hookemacdonald.ie)

## DEVELOPED BY:

Westin Homes Ltd.  
Greenfield,  
Maynooth,  
Co. Kildare

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

## SOLICITOR:

Amoss Solicitors  
Warrington House,  
Mount St Crescent,  
Grand Canal Dock,  
Dublin 2

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

## RECENT DEVELOPMENTS BY WESTIN HOMES:

Hayfield  
Straffan Road  
Maynooth  
Co Kildare

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

Oldtown Walk  
Sallins Road  
Naas  
Co Kildare

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

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