



WILKIN'S VIEW

LIMEKILN, DUBLIN 12

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WILKINS VIEW

FAMILY HOMES

Wilkin's View is a brand new development of spacious, high quality A-Rated homes by Jackie Greene Construction Ltd. Situated in a quiet cul-de-sac environment, off Temple Manor, Limekiln Avenue, Wilkin's View offers quality homes in a mature, settled location with an excellent range of amenities immediately at hand.

All of the homes at Wilkin's View have an A BER Rating making them extremely energy efficient. The levels of insulation and technologies used will ensure that the homes will be extremely economic to heat.

A wide variety of features such as Photovoltaic Solar Panels, modern highly efficient boilers, mechanical ventilation, intensive insulation, heat recovery and ventilation and highly efficient windows all combine to achieve the A-rating. This means that these will be some of the most energy efficient homes available to ensure maximum comfort and minimum energy bills.





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Wilkin's View is a brand new development of spacious 3 and 4 bedroom, high quality A-Rated homes.



LOCAL AMENITIES

Wilkin's View is accessed off Temple Manor Grove, off Limekiln Avenue, Dublin 12. This mature residential area offers excellent convenience and access to the City and an abundance of local amenities. Neighbourhood shopping, sports clubs, schools and parks are immediately at hand. St Paul's Secondary School immediately adjoins the development. Wilkin's View is just 5 miles from Dublin City Centre, 3 miles from Dundrum Town Centre and just over a mile from the M50.

The area is also very accessible to the M50 and is served by numerous Dublin Bus routes.







JACKIE GREENE CONSTRUCTION LIMITED

Jackie Greene Construction Ltd. are one of Ireland's longest established house-builders. Formed in 1976, the company has an excellent reputation for quality workmanship and attention to detail. The company has completed many projects in this immediate area, including Rathfarnham Mill, Grange Wood also in Rathfarnham, Fortfield Square, St Anne's and Hazel Park in Terenure plus other schemes such as Woodbrook Glen in Bray, Glasnevin Woods and Turnberry in Baldoyle.





FEATURES AND SPECIFICATIONS

External Finishes

- Elegant, quality elevations comprising brickwork and low maintenance rendered finishes.
- Quality paving to the front of each house
- uPVC fascia, soffits and gutters.

Internal Finishes

- Walls and ceilings are skimmed and painted in a neutral colour.

Doors & Ironmongery

- Quality painted internal doors with recessed trim
- Chrome ironmongery throughout.

Kitchens / Utility

- Fitted kitchens to include quartz counter tops, under cabinet lighting, integrated appliances comprising an oven, hob, extractor hood, fridge freezer and dishwasher.
- The utility room features fitted kitchen units, shelving and a combined washer/dryer.
- Kitchen and utility room floors tiled to select areas.

Bathroom and En -Suites

- Attractive bathrooms and en-suites with wall and floor tiling to selected areas, thermostatically controlled showers, quality sanitary ware and screens come as standard.
- Heated towel rails are fitted in the main bathroom and en-suite.

Wardrobes

- Built in wardrobes with hanging rails and shelving to main bedrooms.

Windows/ External Doors

- High performance, low maintenance UPvc Double glazed windows and timber hall doors.

Heating and Electrical

- Gas fired central heating with modern, condensing boilers and thermostatically controlled radiators
- Smoke, heat and carbon monoxide detectors fitted as standard.
- Recessed LED down lighters to the bathrooms and en-suites.
- Pre-wired for a security alarm.
- Pre-wired for UPC, Sky and Eircom.

Gardens

- Rear gardens are fenced, levelled and seeded. Wired for external light.
- External power socket in the back garden of each house.

Sustainability and Energy Efficiency

By investing in new technologies and making improvements to the fabric of the houses at Wilkins View, Jackie Greene Construction Ltd. have constructed houses which are more sustainable, comfortable and energy efficient than those produced in previous decades. The following features combine to create a greener home with superior levels of comfort:

BER A3 Rating

- The houses at Wilkins View boast a high A3 BER rating. This should contribute to a significant reduction in the cost of heating the houses.

Improved Insulation

- Houses completed with insulation levels which reduces heat loss through floors, walls and roofs.
- High performance pipe insulation is used on all internal pipework to reduce heat loss.

Heat Recovery Ventilation (HRV)

- Heat Recovery and Ventilation System. The benefits of this systems are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air is filtered.

Air Tightness

- Improved air tightness works together with the HRV to retain heat, reducing heat loss and minimises exposure to external elements.

Solar Panels

- Solar/ PV Panels.

Guarantee

- 10-year HomeBond structural guarantee.



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- TYPE A – 4 BEDROOM SEMI-DETACHED
- TYPE A1 – 4 BEDROOM SEMI-DETACHED (GABLE HOUSE)
- TYPE B – 3 BEDROOM TOWNHOUSE
- TYPE B1 – 3 BEDROOM TOWNHOUSE
- TYPE B2 – 3 BEDROOM SEMI-DETACHED & END OF TERRACE
- TYPE F – 3 BEDROOM DETACHED



**St Pauls
Secondary School**

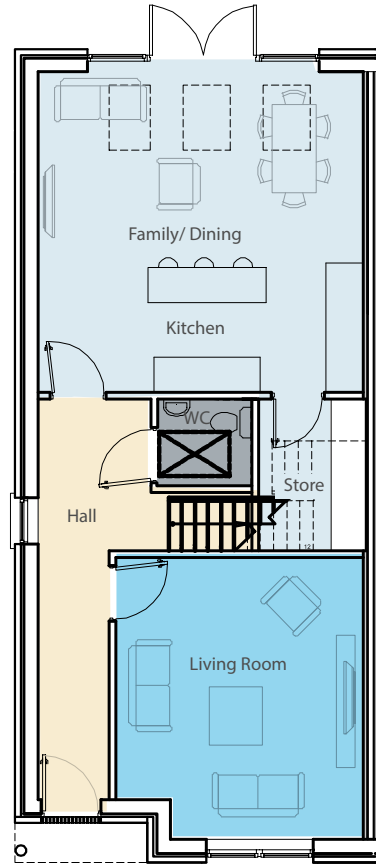
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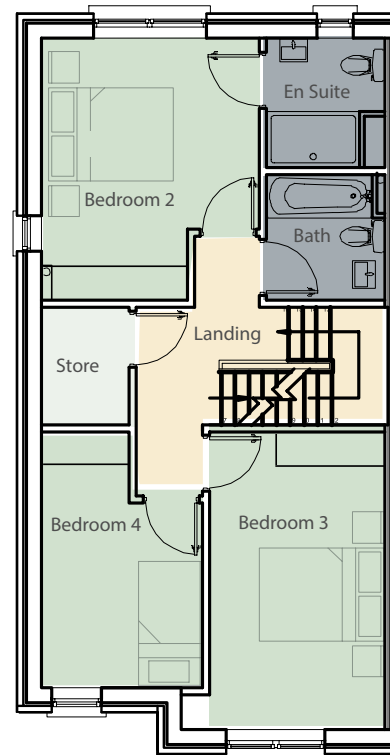


HOUSE TYPE A: 4 BEDROOM SEMI-DETACHED. APPROX 180 SQ.M / 1,935 SQ.FT.

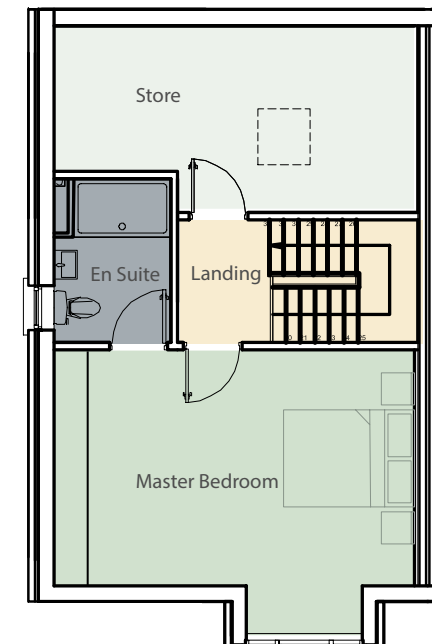
A very spacious 4 bedroom Semi-Detached Family Home
laid out over 3 levels.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

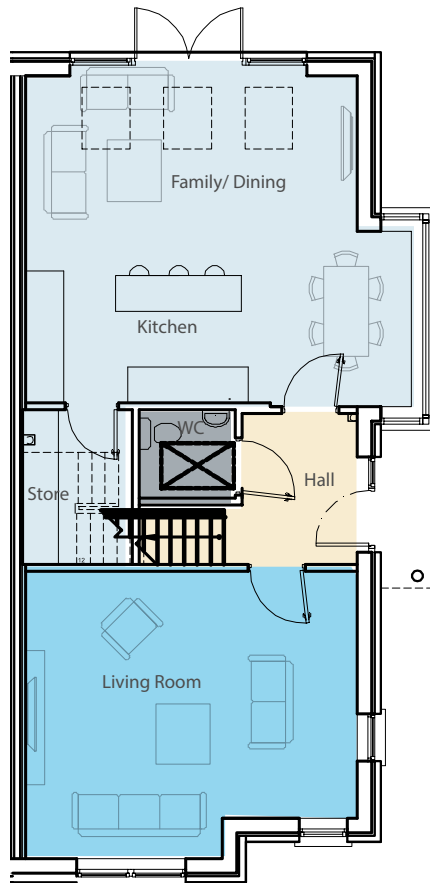


SECOND FLOOR PLAN

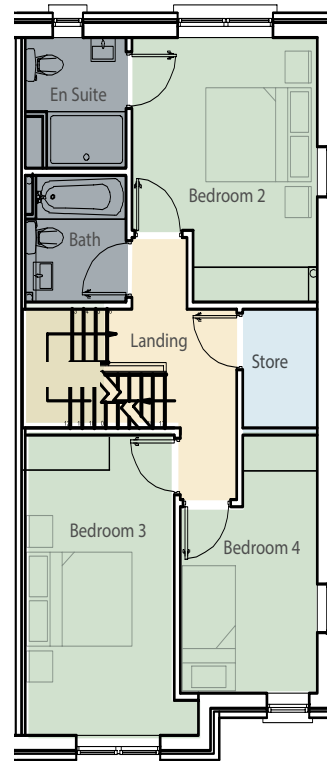


HOUSE TYPE A1: 4 BEDROOM SEMI-DETACHED. APPROX 182 SQ.M / 1,960 SQ.FT.

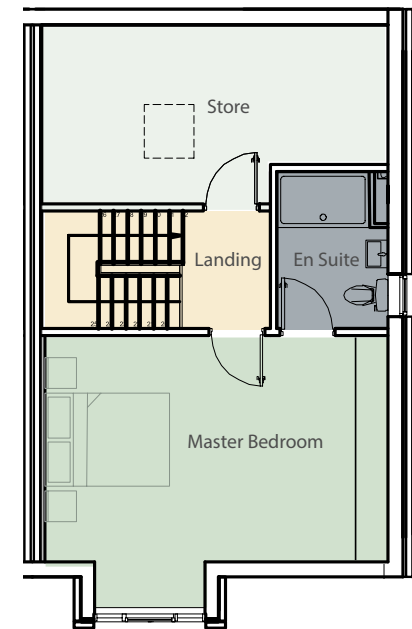
A very spacious 4 bedroom Semi-Detached Family Home laid out over 3 levels, with gable access.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

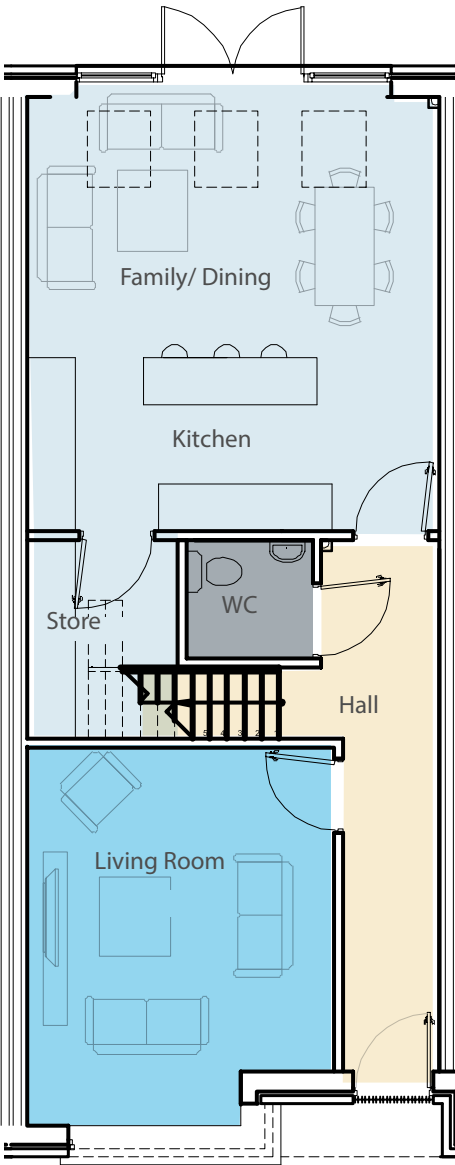


SECOND FLOOR PLAN

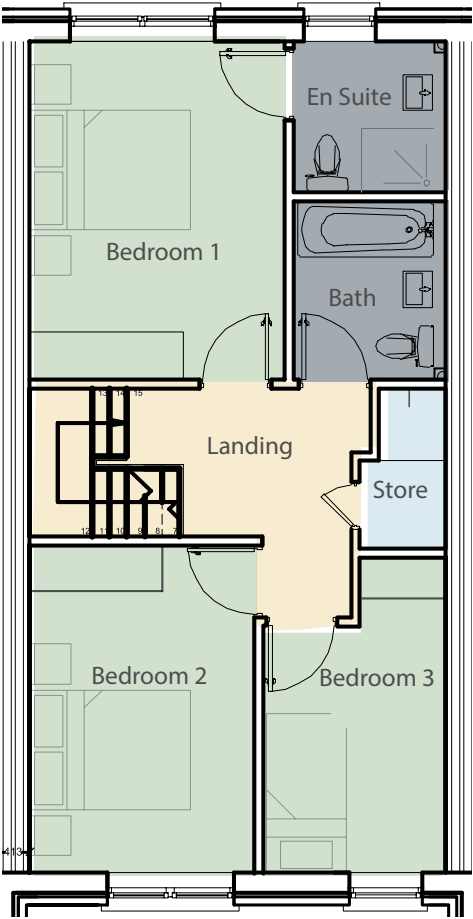


HOUSE TYPE B: 3 BEDROOM TOWNHOUSE.
APPROX. 120 SQ.M / 1,290 SQ.FT.

A spacious three bedroom family home.



GROUND FLOOR PLAN

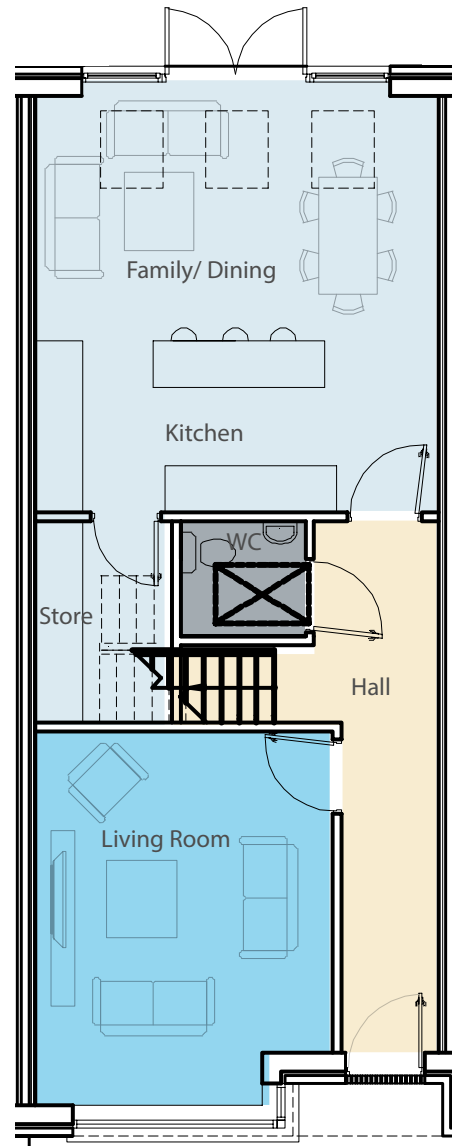


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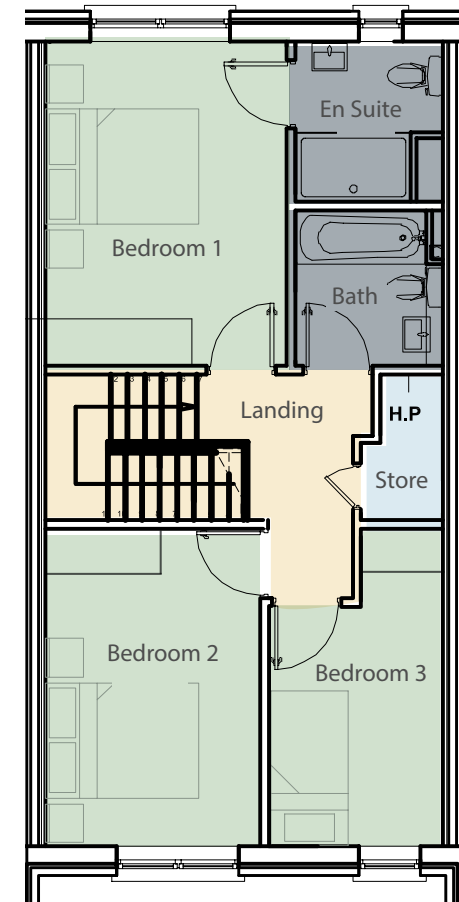


HOUSE TYPE B1: 3 BED MID TERRACE.
APPROX. 119 SQ.M / 1,280 SQ.FT.

A spacious three bedroom family home.



GROUND FLOOR PLAN

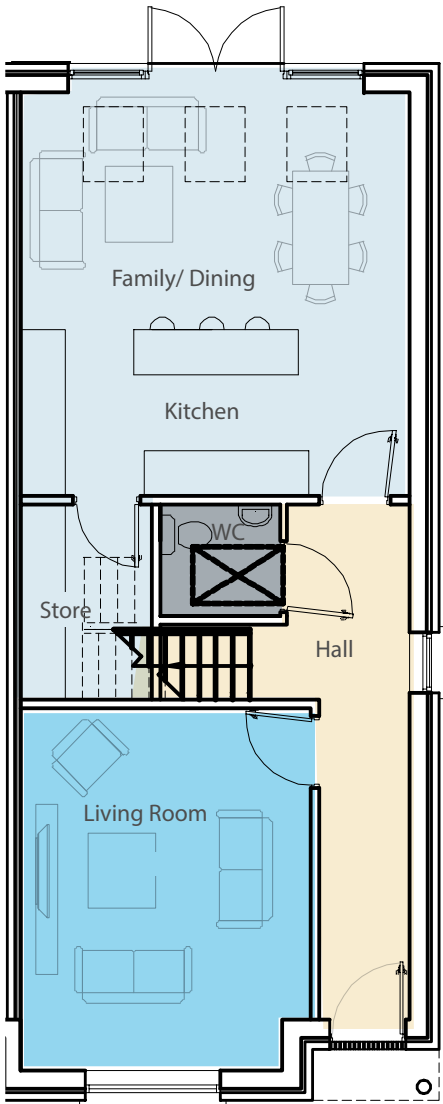


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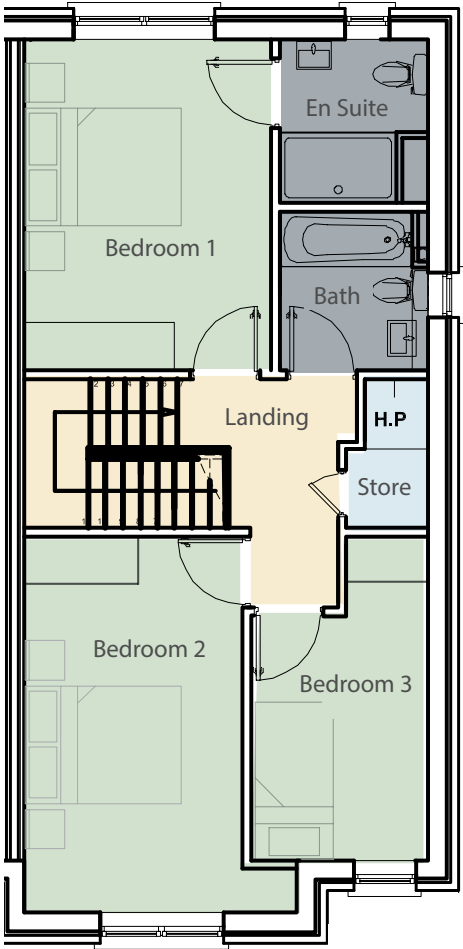


HOUSE TYPE B2: 3 BEDROOM
SEMI-DETACHED / END TERRACE.
APPROX. 124 SQ.M / 1,330 SQ.FT.

A spacious three bedroom family home.



GROUND FLOOR PLAN

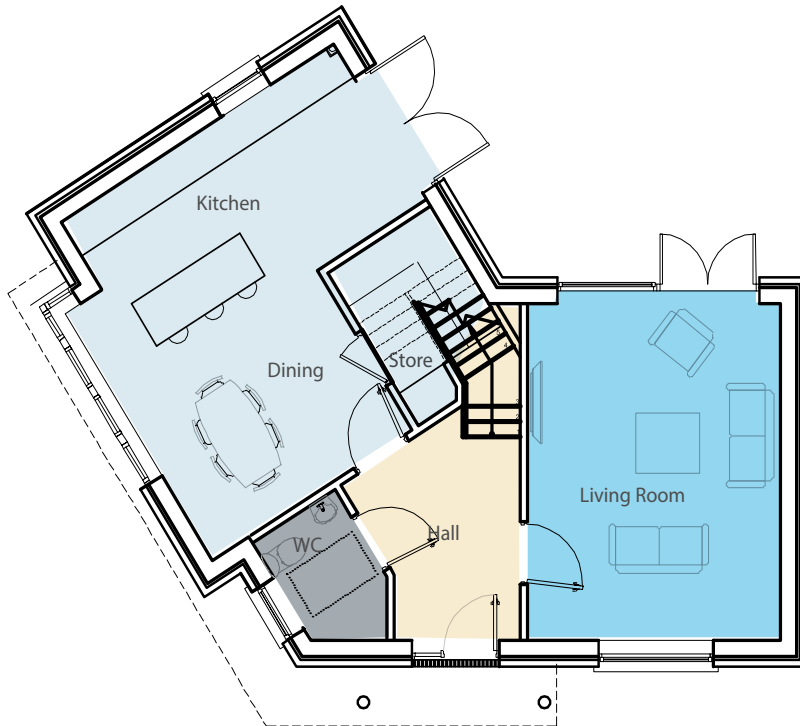


FIRST FLOOR PLAN

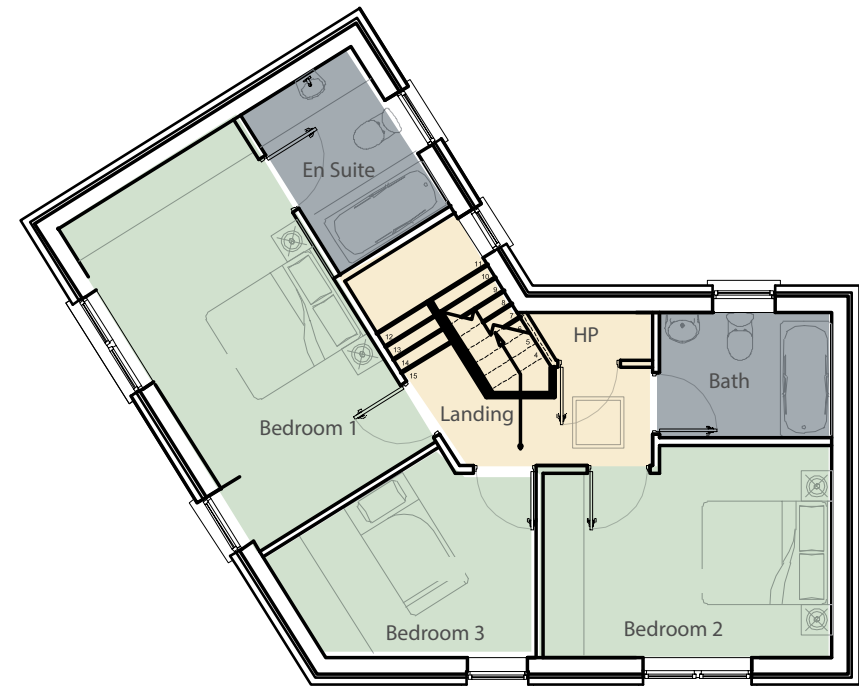


HOUSE TYPE F: 3 BEDROOM DETACHED APPROX. 122 SQ.M / 1,310 SQ.FT.

A spacious three bedroom double fronted family home.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

LOCATION MAP



PROFESSIONAL TEAM



Developers:

Jackie Greene Construction
Verdant House
Fortfield Square
College Drive
Terenure
Dublin 6W



Selling Agent

Sherry FitzGerald New Homes
164 Shelbourne Road
Dublin 4
T 01 6671888
E newhomes@sherryfitz.ie

Architect:

Mc Crosson O'Rourke Manning
Albert Place West
Harcourt Lane
Dublin 2

Solicitors:

Eugene F. Collins
Temple Chambers
3 Burlington Road
Dublin 4.



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Booking arrangements:

An initial booking deposit of €5,000 is payable to Sherry FitzGerald on reservation. Balance up to 10% of the purchase price payable on signing of contracts. Balance on completion.

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details 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 himself/herself by inspection or otherwise as to the correctness of each of them. The agent shall not be required to give any warranty or covenant in respect of the Property. While the agent is familiar with the appearance and lay out of the Property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. It shall be a matter entirely for the purchaser or any intended purchaser to be satisfied as to the adequacy of all such documents. It shall be a matter for a purchaser to satisfy itself as to the availability of services to the Property both in respect of its existing use and any intended use and no warranties are given by the agent or representation made. Neither the vendor nor the agent shall be required to define boundaries, fences, ditches, hedges or walls - nor to ascertain which, (if any) might be of a party nature. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.