



WILKIN'S COURT

LIMEKILN LANE
DUBLIN 12

WWW.WILKINCOURT.IE



WILKIN'S COURT

FAMILY HOMES

Wilkin's Court is a brand new development of spacious, high quality A-Rated homes by Jackie Greene Construction. Located on Limekiln Lane, just off Greentrees Road, beside the Church of The Holy Spirit, Wilkin's Court offers quality homes in a mature, settled location with an excellent range of amenities immediately at hand.

All of the homes at Wilkin's Court 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.





WILKIN'S COURT



Wilkin's Court is a brand new development of spacious 2, 3 and 4 bedroom, high quality A-Rated homes.



LOCAL AMENITIES

Wilkin's Court is accessed off Limekiln Lane which runs from Whitehall Road West through to the entrance to the development, in Walkinstown, 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.

The area is very accessible to the city centre and M50 and is served by Dublin Bus.







JACKIE GREENE CONSTRUCTION

Jackie Greene are one of Ireland's longest established house-builders. Formed in 1976. The company has completed many projects in this immediate area, including Wilkin's View, Rathfarnham Mill, Grange Wood, Fortfield Square, St. Anne's, Hazel Park and 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 skimmed and painted one neutral colour throughout.

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 Wilkin's Court, 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 Wilkin's Court 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 the 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.



WILKIN'S COURT
www.wilkinscourt.ie

SITE PLAN

- HOUSE TYPE A - 4 Bed - End of terrace
- HOUSE TYPE A1 - 4 Bed - End of terrace
- HOUSE TYPE B - 3 Bed - Mid terrace
- HOUSE TYPE B1 - 3 Bed - Mid terrace
- HOUSE TYPE B2 - 3 Bed - Semi - detached / End of terrace
- HOUSE TYPE B3 - 3 Bed - Semi - detached
- HOUSE TYPE D - 3 Bed - Semi - detached
- HOUSE TYPE E - 4 Bed - Semi - detached
- DUPLEX TYPE G - 2 Bed Apartment
- DUPLEX TYPE G1 - 3 Bed Duplex



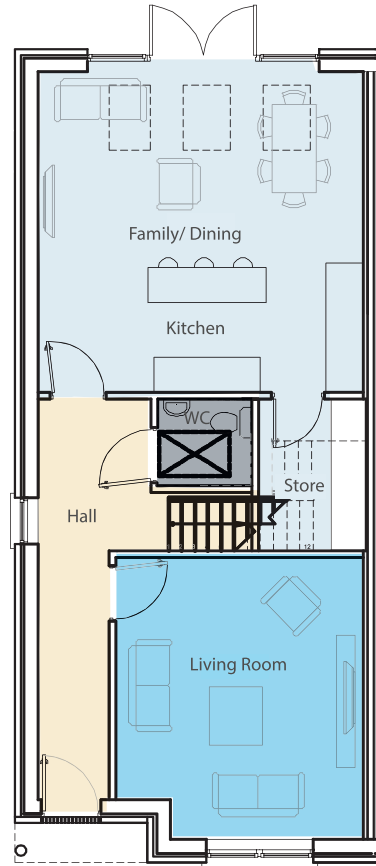
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SCHOOL

NOT TO SCALE

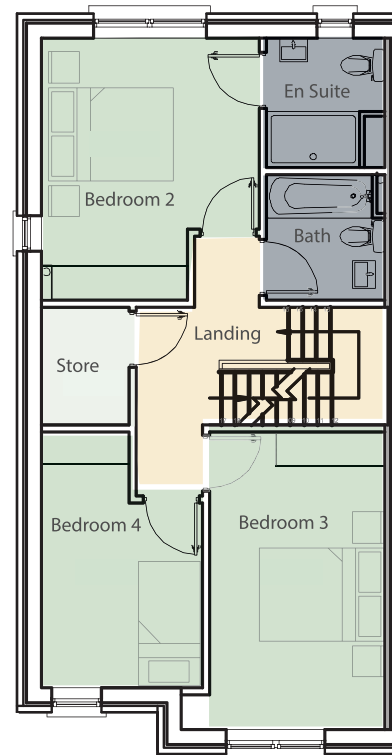


HOUSE TYPE A: 4 BEDROOM END TERRACE.
APPROX 180 SQ.M / 1,935 SQ.FT.

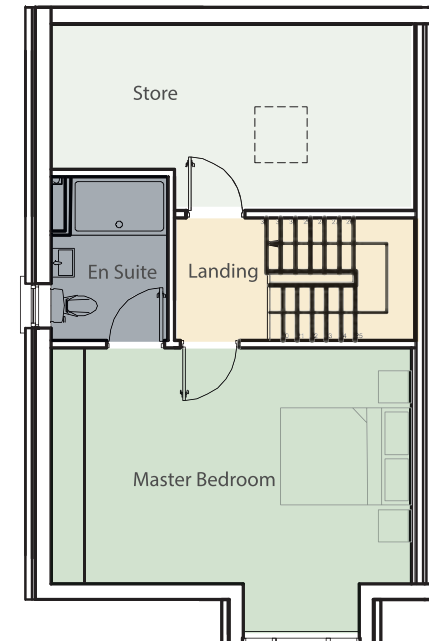
Spacious 4 bedroom family home laid out over 3 levels.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

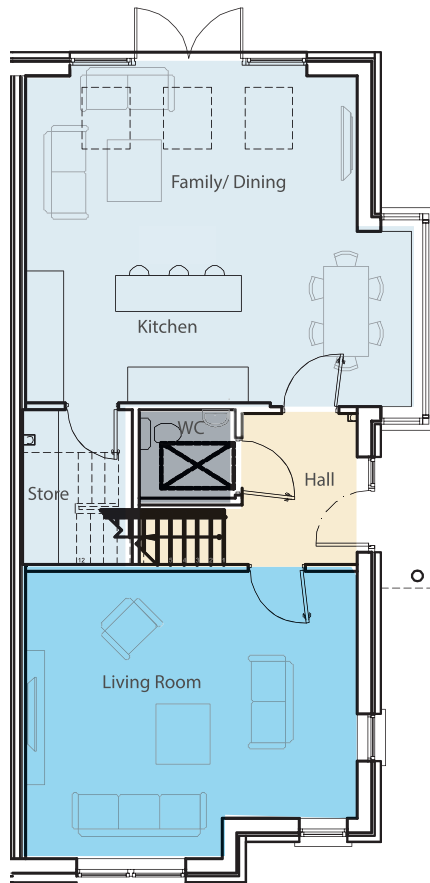


SECOND FLOOR PLAN

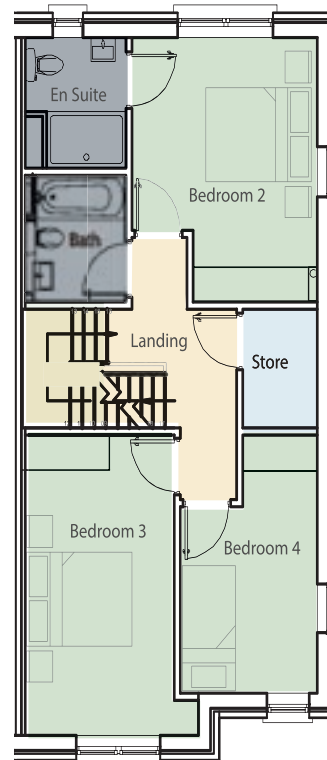


HOUSE TYPE A1: 4 BEDROOM END TERRACE. APPROX 182 SQ.M / 1,960 SQ.FT.

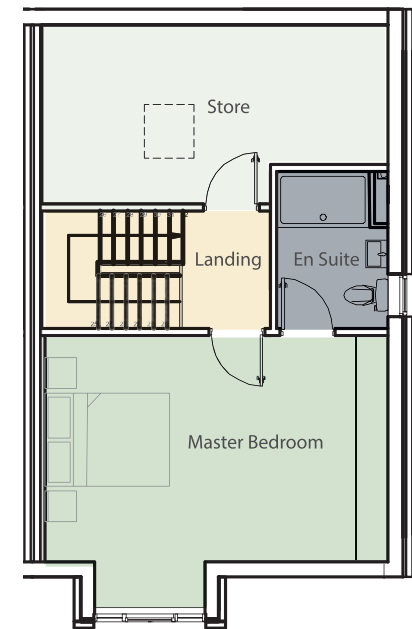
Spacious 4 bedroom family home laid out over 3 levels,
with gable access.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

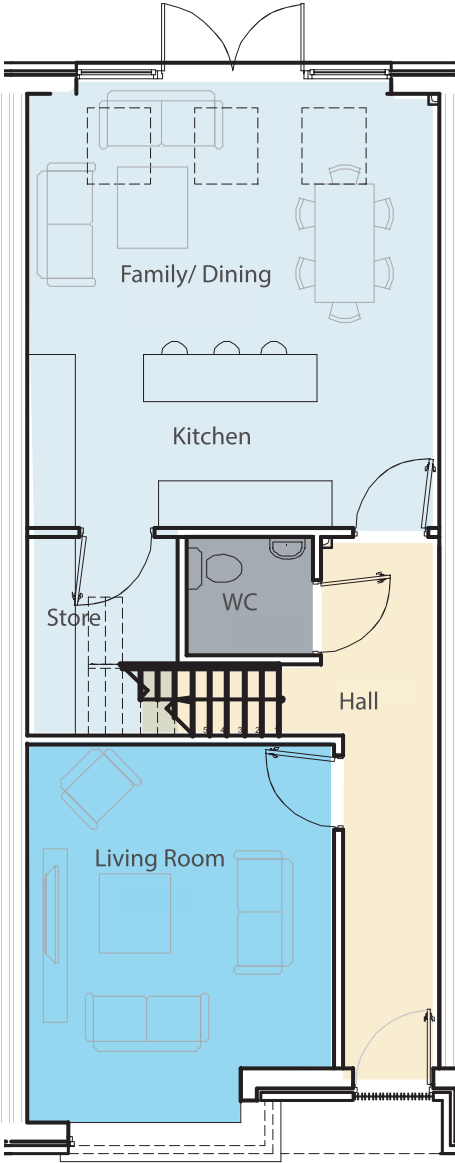


SECOND FLOOR PLAN

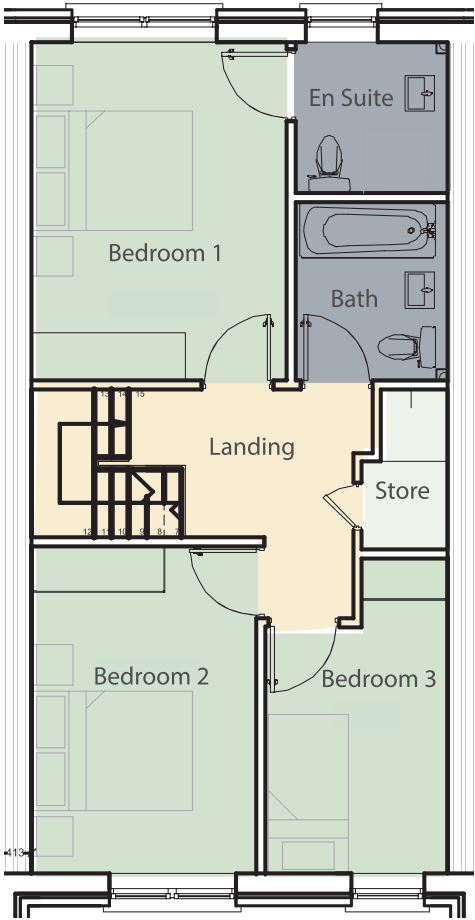


HOUSE TYPE B: 3 BEDROOM TOWNHOUSE.
APPROX. 120 SQ.M / 1,290 SQ.FT.

A spacious three bedroom family home.



GROUND FLOOR PLAN

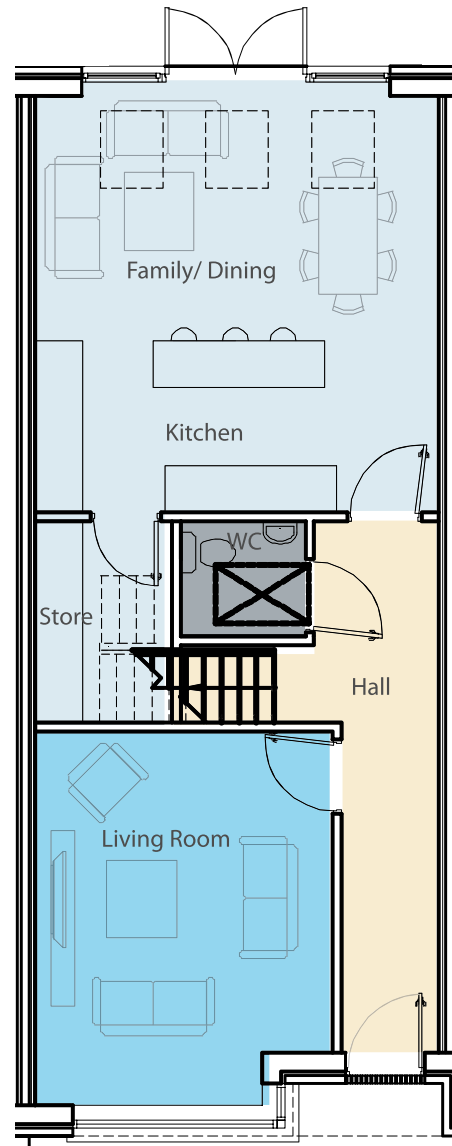


FIRST FLOOR PLAN

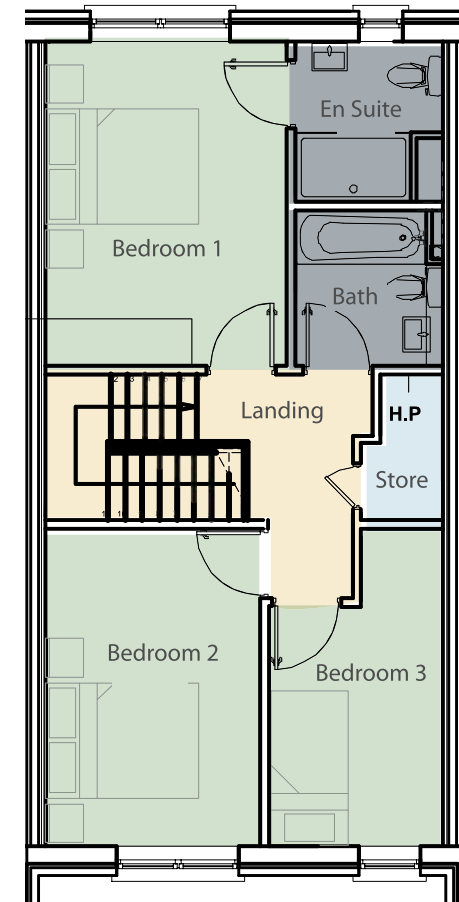


HOUSE TYPE B1: 3 BEDROOM TOWNHOUSE.
APPROX. 119 SQ.M / 1280 SQ.FT.

A spacious three bedroom family home



GROUND FLOOR PLAN

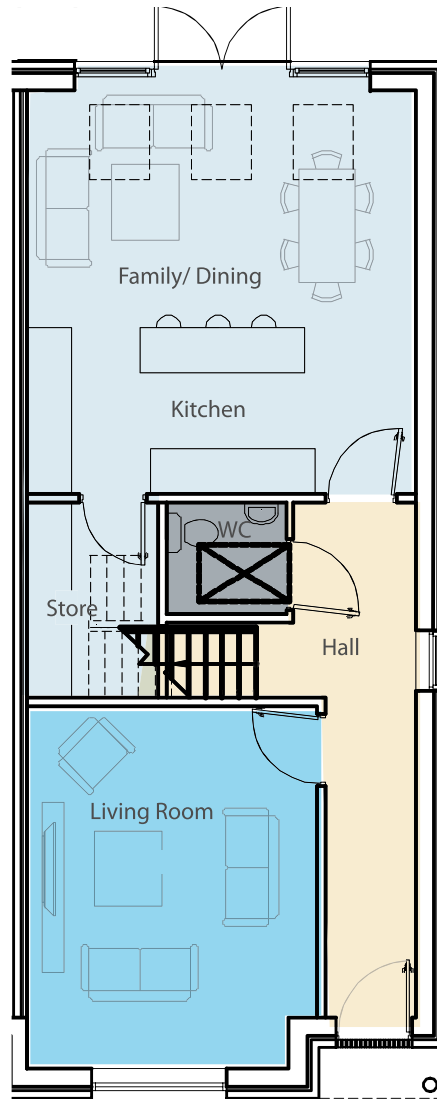


FIRST FLOOR PLAN

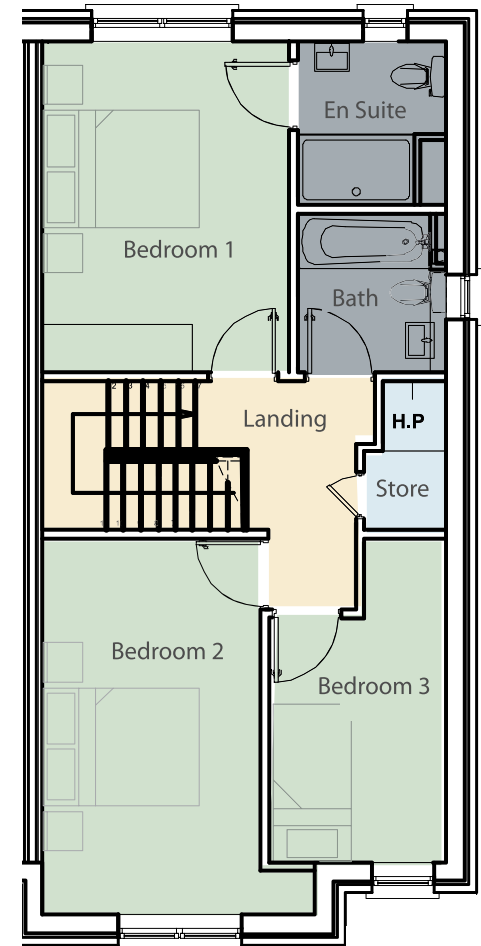


HOUSE TYPE B2: 3 BEDROOM
SEMI-DETACHED / END TERRACE.
APPROX. 122 SQ.M / 1310 SQ.FT

A spacious three bedroom family home



GROUND FLOOR PLAN

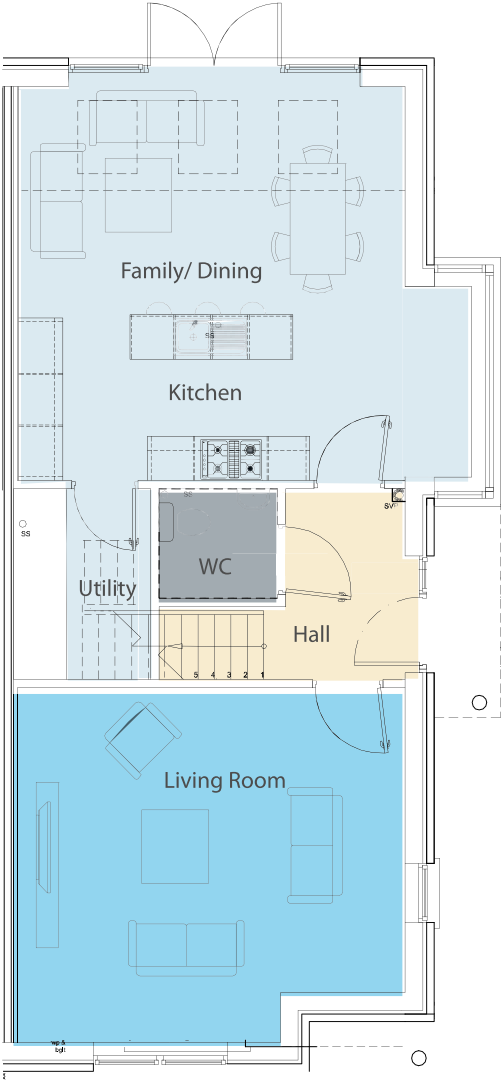


FIRST FLOOR PLAN



HOUSE TYPE B3:
3 BEDROOM SEMI-DETACHED
APPROX. 126.3 SQ.M / 1359 SQ.F

A spacious three bedroom family home



GROUND FLOOR PLAN

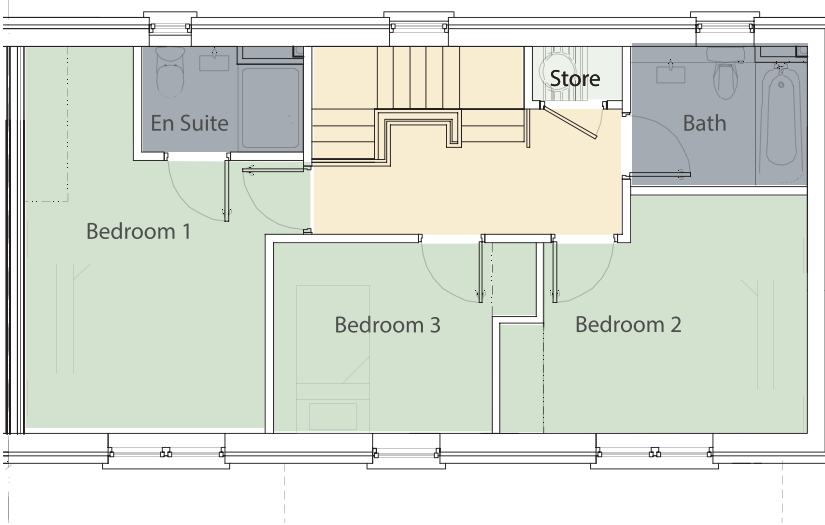


FIRST FLOOR PLAN

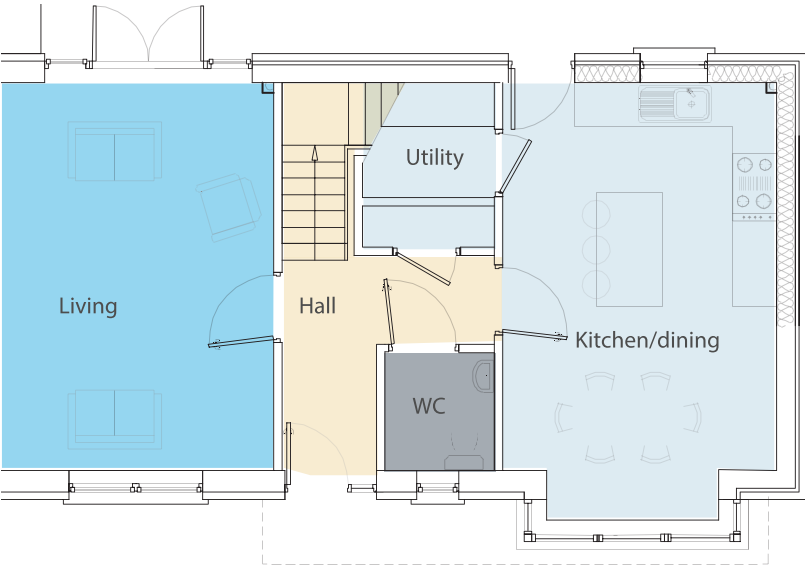


HOUSE TYPE D: 3 BEDROOM SEMI DETACHED.
APPROX. 114 SQ.M / 1,226 SQ.FT.

A spacious three bedroom family home.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

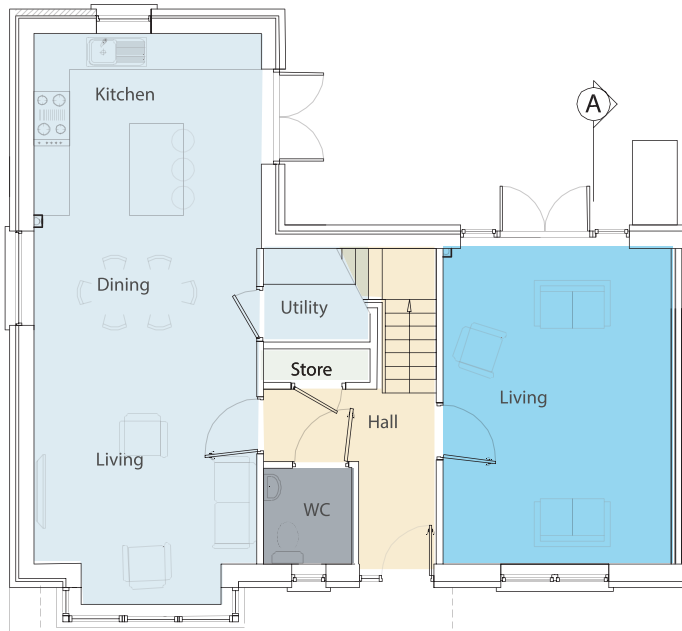


HOUSE TYPE E: 4 BEDROOM SEMI-DETACHED.
APPROX. 141 SQ.M / 1,516 SQ.FT.

A spacious four bedroom family home.



FIRST FLOOR PLAN



GROUND FLOOR PLAN

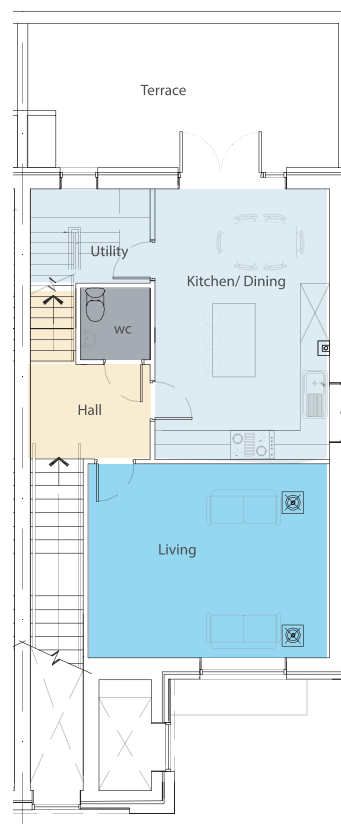


DUPLEX TYPE G: 2 BEDROOM GROUND FLOOR APARTMENT
APPROX. 78 SQ.M / 858 SQ.FT.

DUPLEX TYPE G1: 3 BEDROOM DUPLEX
APPROX. 121 SQ.M / 1,302 SQ.FT.



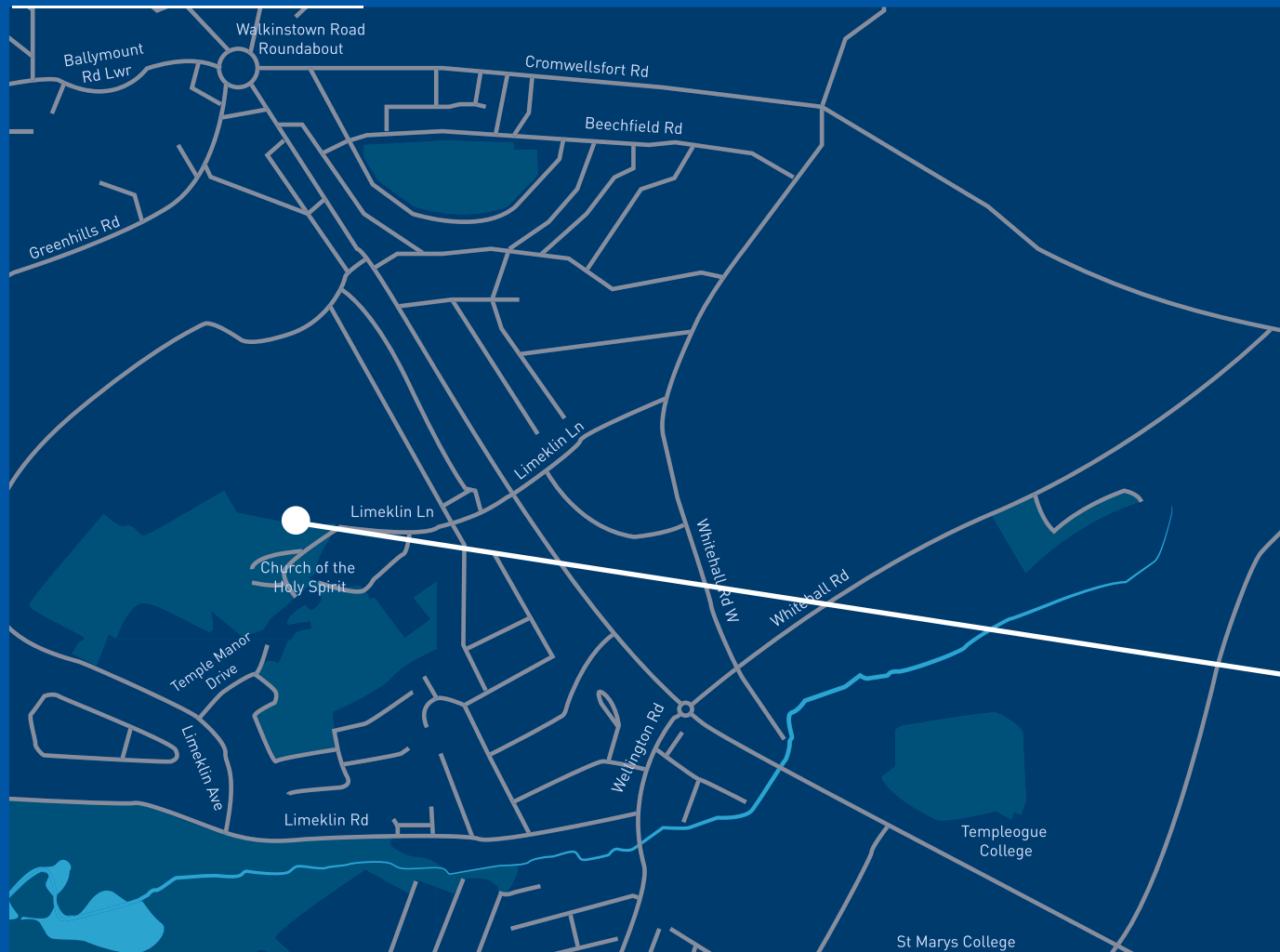
TYPE G: GROUND FLOOR PLAN



TYPE G1: FIRST AND SECOND FLOOR PLAN



LOCATION MAP



PROFESSIONAL TEAM



www.jgreeneconstruction.ie



PRSA Licence No. 002183



WILKIN'S COURT
www.wilkinscourt.ie



BER No's and EPI ranges
available from Sherry FitzGerald
New Homes

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.

Booking arrangements:

An initial booking deposit of €7,000 is payable on reservation, payable to Sherry FitzGerald New Homes. Balance up to 10% of the purchase price payable on signing of contracts.
Balance on completion.

Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. The particulars contained in this document were prepared from preliminary plans and specifications and are not intended as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plan are for guideline only, are not necessarily comprehensive and may be subject to change. The Agent(s) are not authorised to make or give any representation or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.