



KINGSWOOD MEWS

For illustration purposes only

**SPACIOUS 3 & 4
BEDROOM FAMILY
HOMES**





KINGSWOOD MEWS

Your Beautiful New Home

Kingswood Mews is a small development of 15 spacious new three and four bedroom homes by Jackie Greene Construction Ltd. Each home boasts an A rating with top quality insulation and high performance windows and doors. A wide variety of features such as a highly efficient heat pump all combine to achieve the A-rating. This contributes to a significant reduction in the cost of heating your home.

Painted kitchen units complemented by quartz worktops, spectacular appointed bathrooms and luxurious wardrobes are all standard features at Kingswood Mews.

KM
KINGSWOOD
MEWS





KINGSWOOD, DUBLIN 24

Your Neighbourhood, Your Community

Kingswood Mews is located off the old Ballymount Road adjoining the well-established and mature development of Kingswood Castle. Access to the nearest Luas Red Line is just ten minutes walk. This offers fast and frequent Luas services to Dublin City Centre, Citywest and the Docklands.

The wonderful Ballymount Park is only a few minutes walk away and residents of Kingswood Mews will benefit from the new cycle/pedestrian path linking this super green parkland amenity. Local GAA, Soccer and Walking clubs are also located in the park surrounding a very scenic lake.

There are also plenty of schools in this mature and settled area with St Killian's Primary School and Kingswood Community College both within walking distance of Kingswood Mews. Access to the M50 is just minutes away by car as well as local shopping options, Newlands Golf Club and the University Hospital Tallaght.

KM
KINGSWOOD
M E W S



For illustration purposes only

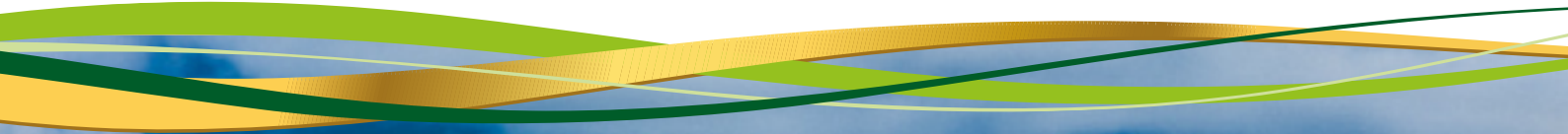




JACKIE GREENE CONSTRUCTION LTD.

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, Turnberry in Baldoyle and most recently Wilkins Court, Limekiln Lane, Dublin 12.



Wilkins Court



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 one neutral colour throughout.

DOORS & IRONMONGERY

- Quality painted internal doors.
- 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, separate washing machine and dryer.
- Kitchen and utility room floors tiled to select areas.

BATHROOM & EN-SUITES

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

WARDROBES

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

WINDOWS

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

HEATING AND ELECTRICAL

- Innovative Heat Pump, providing energy efficient central heating and hot water.
- 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.

GARDENS

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

SUSTAINABILITY & ENERGY EFFICIENCY

By investing in new technologies and making improvements to the fabric of the houses at Kingswood Mews, 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:

A3 BER Rating

- The houses at Kingswood Mews 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 reduce heat loss through floors, walls and roofs.
- High performance pipe insulation is used on all internal pipework to reduce heat loss.

Air Tightness

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

Guarantee

- 10-year HomeBond structural guarantee.

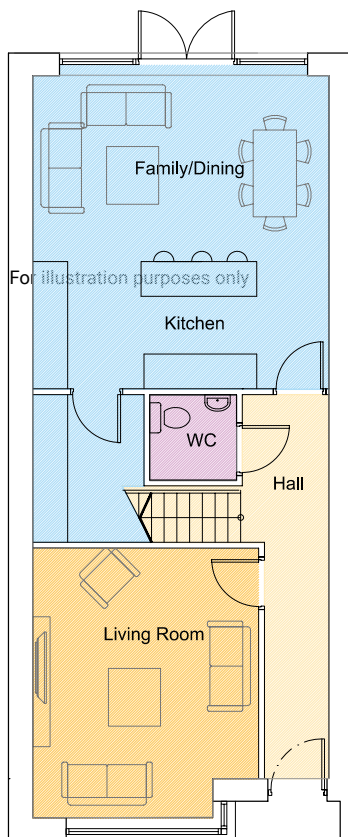


Kingswood Castle

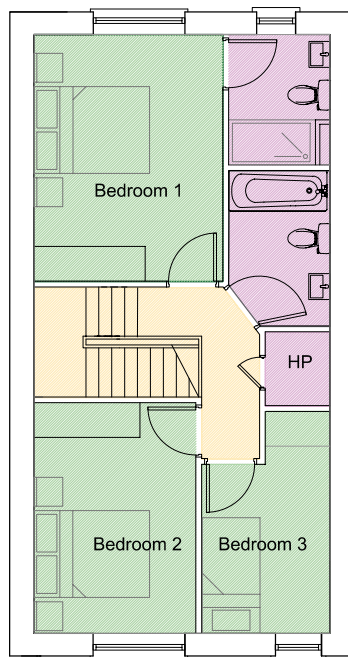
- House Type B - 3 Bed - Mid of Terrace
- House Type B1 - 3 Bed - End of Terrace / Semi-D
- House Type B2 - 3 Bed - End of Terrace
- House Type B3 - 3 Bed - Semi-D
- House Type D - 4 Bed - Detached
- House Type D1 - 4 Bed - Detached

NOT TO SCALE

Old Ballymount Road



GROUND FLOOR



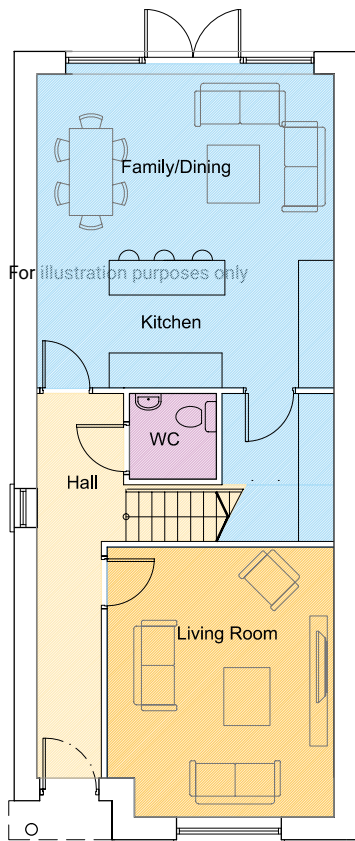
FIRST FLOOR



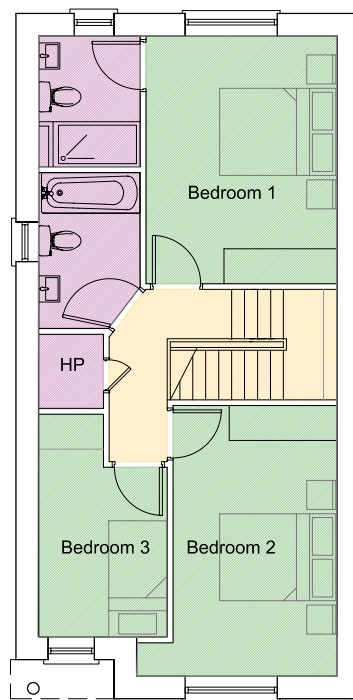
HOUSE TYPE B

3 Bedroom Mid Terrace

Total Area (B): 117.1m² / 1260.4 sq.ft.



GROUND FLOOR



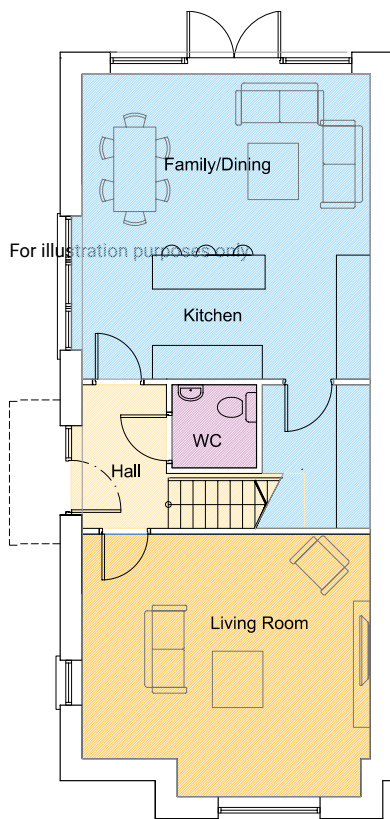
FIRST FLOOR



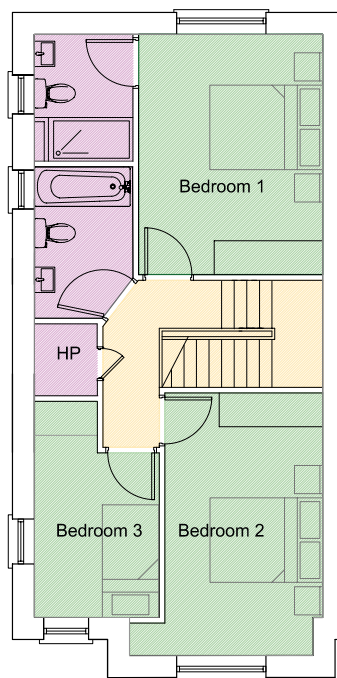
HOUSE TYPE B1

3 Bedroom End of Terrace / Semi Detached

Total Area (B1): 119.5m² / 1286.2 sq.ft.



GROUND FLOOR



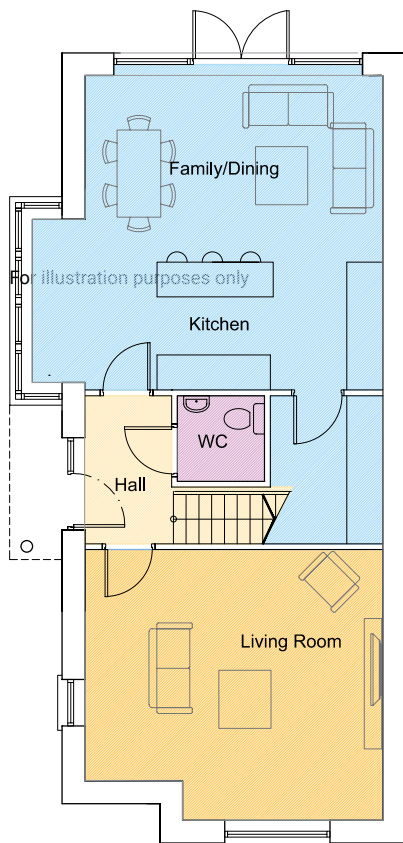
FIRST FLOOR



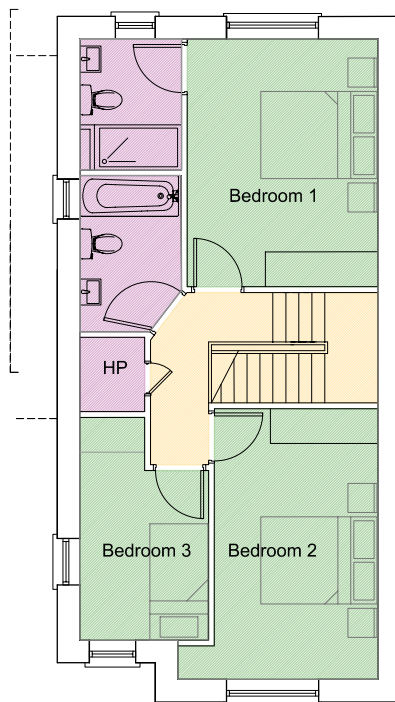
HOUSE TYPE B2

3 Bedroom End of Terrace

Total Area (B2): 119.4 m² / 1285 sq.ft.



GROUND FLOOR



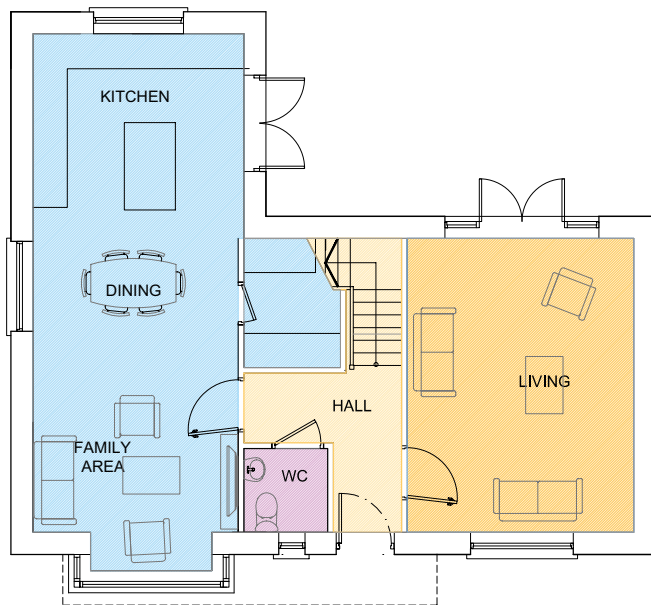
FIRST FLOOR



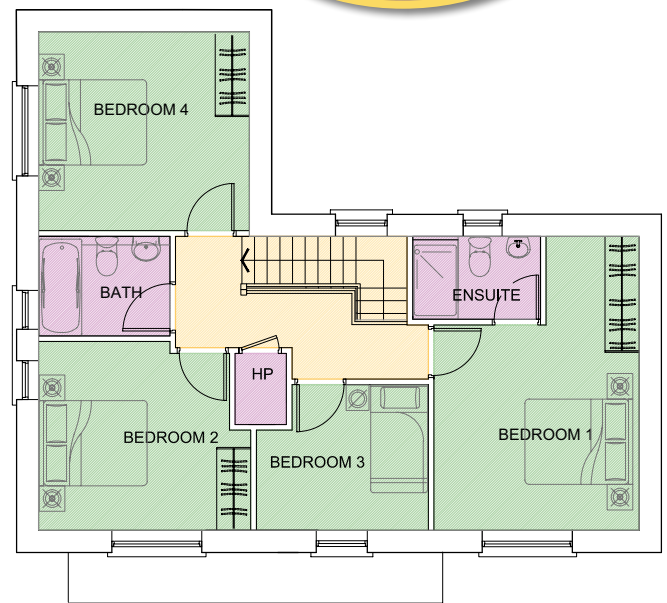
HOUSE TYPE B3

3 Bedroom Semi Detached

Total Area (B3): 122.6m² / 1319.6 sq.ft.



GROUND FLOOR

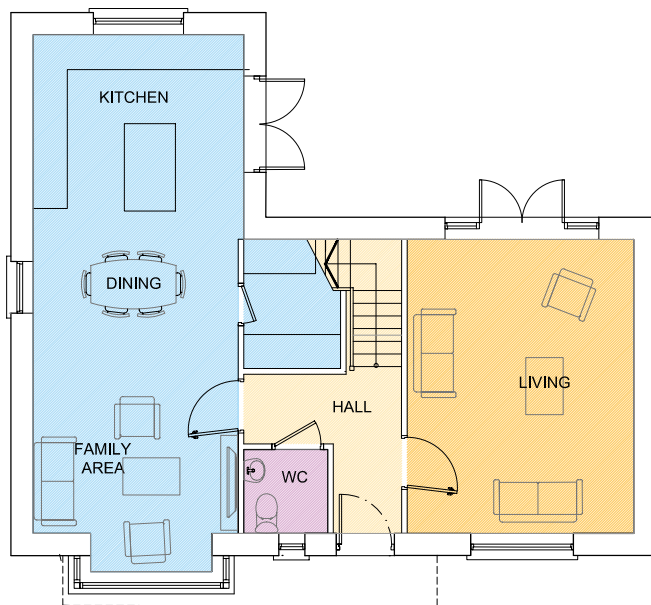


FIRST FLOOR

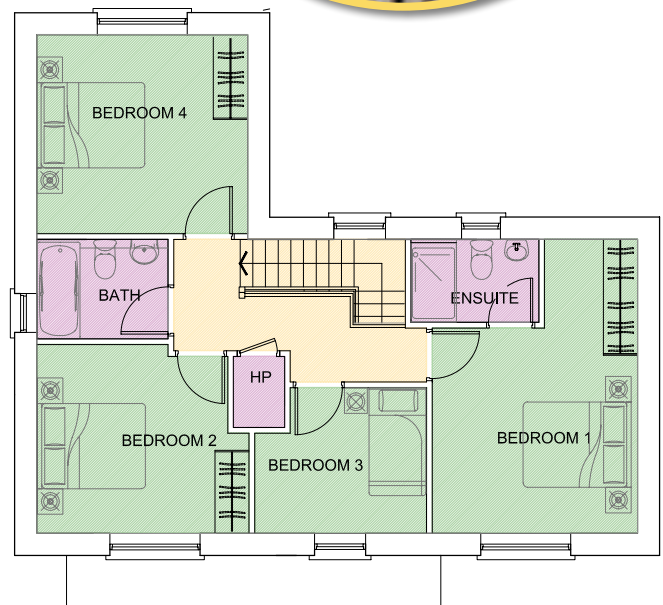
HOUSE TYPE D

4 Bedroom Detached

Total Area (D): 137.5m² / 1480 sq.ft.



GROUND FLOOR



FIRST FLOOR

HOUSE TYPE D1

4 Bedroom Detached

Total Area (D1): 137.5m² / 1480 sq.ft.

KINGSWOOD MEWS

LOCATION MAP



Developers

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



PRSA Licence No: 001848

Selling Agent

Lisney New Homes
+353 1 638 2700
newhomes@lisney.com

Architect

McCrosson O'Rourke Manning
Albert Place West,
Harcourt Lane,
Dublin 2.

Solicitor

Philip Lee Solicitors
7/8 Wilton Terrace,
Dublin 2, D02 KC57

Booking Arrangements:

An initial booking deposit of €7,000 is payable to **Philip Lee Solicitors** and 10% on exchange of contract 28 days later.

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.