



STEPASIDE PARK

DUBLIN 18



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DUBLIN 18

A STUNNING DEVELOPMENT
IN AN EXCEPTIONAL LOCATION

YOUR LOCATION

NESTLED ON THE EDGE OF THE DUBLIN
MOUNTAINS YET CLOSE TO ALL ACCESS
ROUTES TO THE CITY AND BEYOND

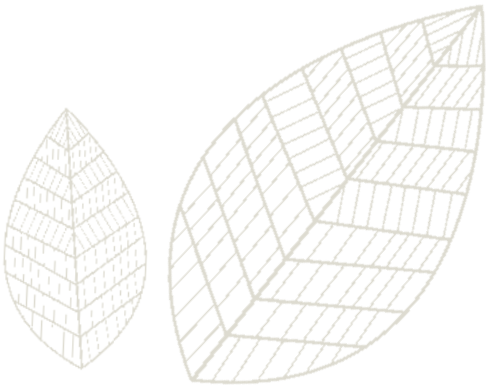
Stepaside Park is situated minutes from the charming village of
Stepaside, located at the foothills of the Dublin Mountains.

This new phase at Stepside Park provides a limited release of
luxury detached new homes in a prime South Dublin location
presented in an established environment with mature trees and
views of Dublin Bay.

STEPASIDE PARK - CLOSE TO A GREAT SELECTION OF LOCAL SCHOOLS

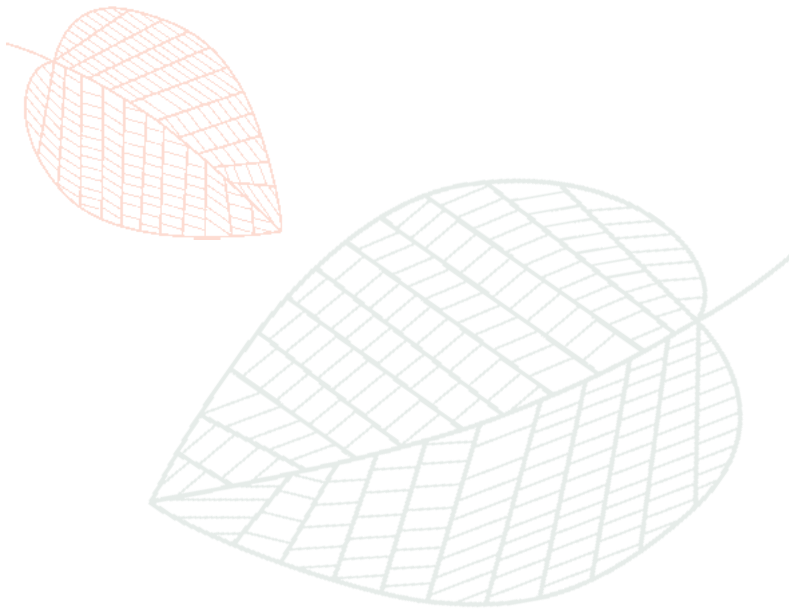
There is an excellent choice of local primary schools in the area
including the local school St. Mary's National School at Lambs
Cross, Gaelscoil Thaobh Na Coille in Belarmine, St. Patrick's
National School in Glencullen and Stepside Educate Together
NS in Ballyogan.

Secondary schools in the locality include Our Lady of the
Wayside in Kilternan, Rosemont, Wesley College, St. Columba's
College, Loreto Foxrock, Loreto Beaufort, St. Raphaela's and
Benildus College.









YOUR STEPASIDE

STEPASIDE - ON THE EDGE OF DUBLIN CITY AT THE FOOTHILLS OF THE MOUNTAINS

Stepaside and the surrounding area has superb recreational amenities including hiking and cycling in the Dublin Mountains and a range of local golf, horse riding, tennis, GAA, football and rugby clubs.

An ideal location for families with its expanding range of neighbourhood services including a number of superb restaurants such as The Step Inn Pub and Restaurant, The Wild Boar and The Box Tree. Further facilities include a local Centra, post office, greengrocers and butchers.

Transport links include 44 & 47 bus route, the LUAS green line at Glencairn and the N11 and M50 motorway are close by. Dundrum Town Centre, Marlay Park, Airfield Farm, The Park at Carrickmines and Sandyford Industrial Estate are also within close proximity.







McGarrell Reilly Group

A REPUTATION THAT COUNTS

Stepaside Park was developed by McGarrell Reilly Group in the late 1990s. Known for their high quality workmanship and attention to detail, McGarrell Reilly Group is responsible for some truly outstanding homes in Ireland and the UK.

One of Ireland's leading house builders who have been constructing quality housing developments for over 30 years. The company have a most enviable pedigree with developments at Malahide Marina Village, Lusk Village, Hansfield, Marlmount and Steeplechase Ratoath.

From unique, smaller developments to the large housing and apartment schemes, each project has one thing in common: The McGarrell Reilly stamp of exceptional quality and value.



Marlmount, Dundalk



Hansfield, Dublin 15



Malahide Marina, Co. Dublin





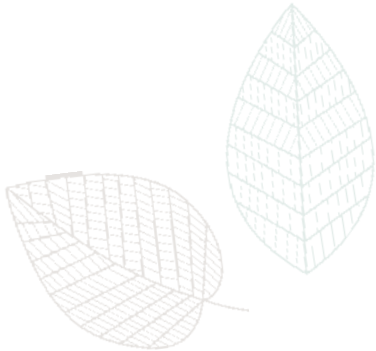
STEPASIDE PARK

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A LUXURIOUS LIFESTYLE AWAITS

The release of new detached houses at Stepside Park presents a rare opportunity to purchase a traditional family home with all the benefits of A-rated efficiencies. The double fronted houses feature an attractive façade in keeping with the existing houses and mature landscaped development. These handsome houses create an imposing first impression with the natural elevation of the site utilising every opportunity to maximise the views.

The detached houses are all 4 and 5 bedroom family homes that extend from 155 to 176 sq m (1,668 – 1,895 sq ft). The interior specification comprises stylish bespoke painted kitchens by Nolan Kitchens, fully fitted modern bathrooms/ 2 en-suites as well as exceptional wardrobe space, which includes a large walk-in closet in the main bedroom.















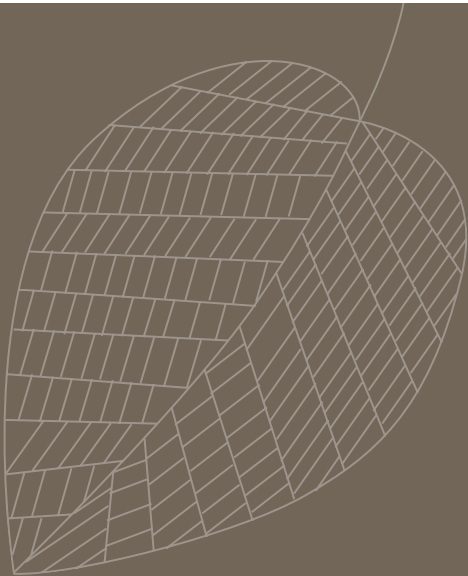




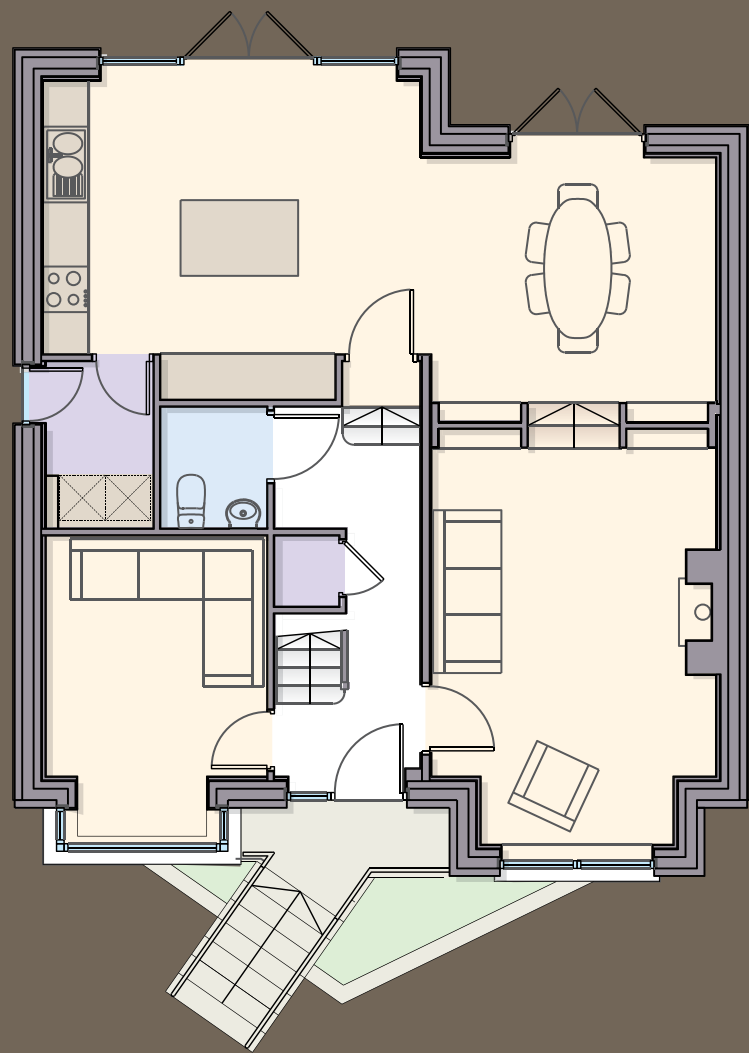


THE WILLOW

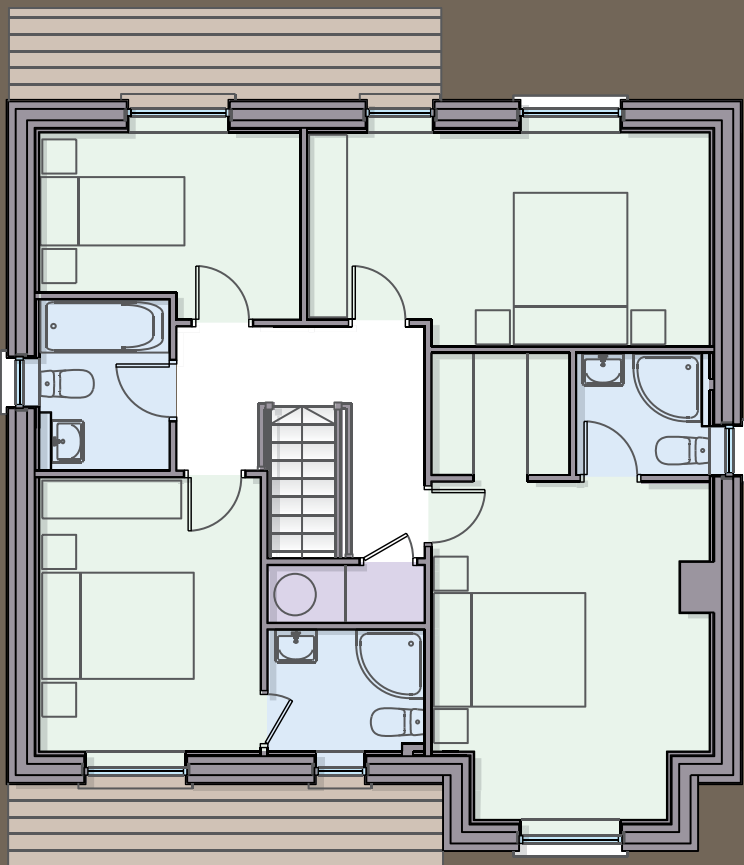
4 BEDROOM | 155 SQ.M | 1,668 SQ.FT



GROUND FLOOR



FIRST FLOOR



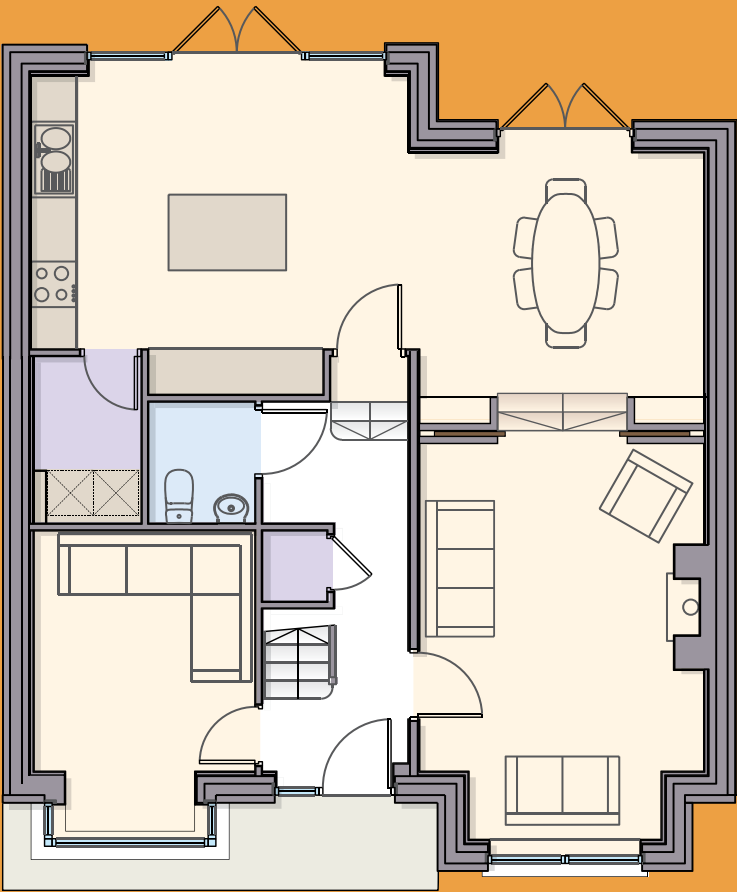


THE BIRCH

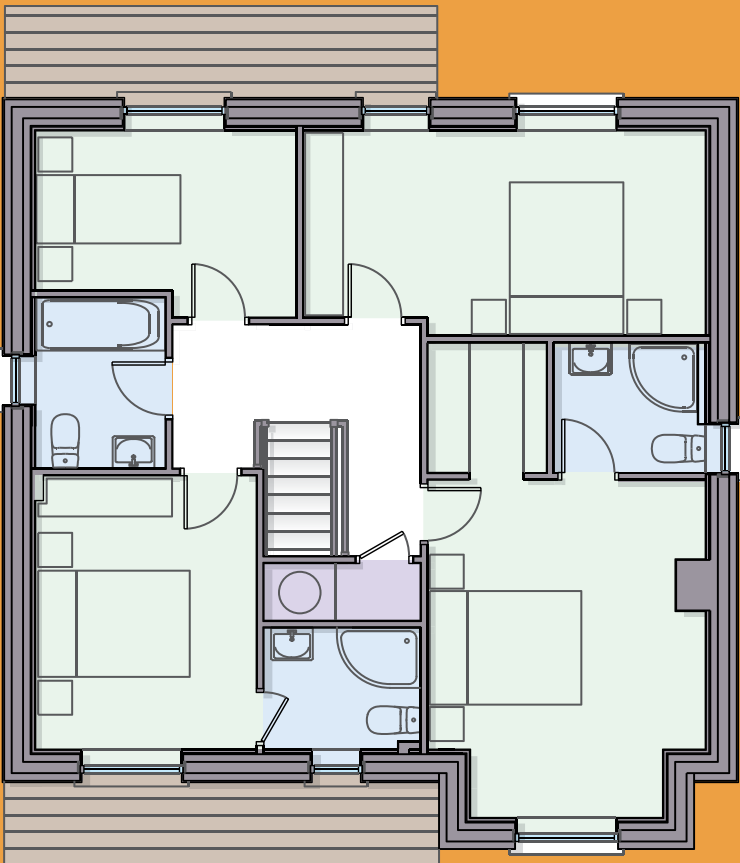
4 BEDROOM | 155 SQ.M | 1,668 SQ.FT



GROUND FLOOR



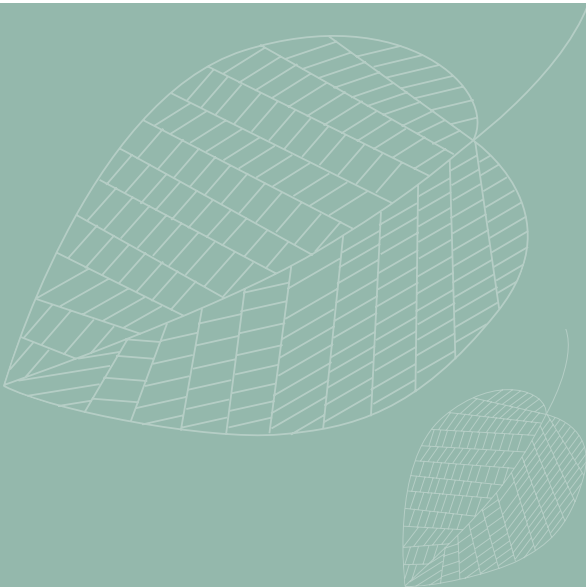
FIRST FLOOR



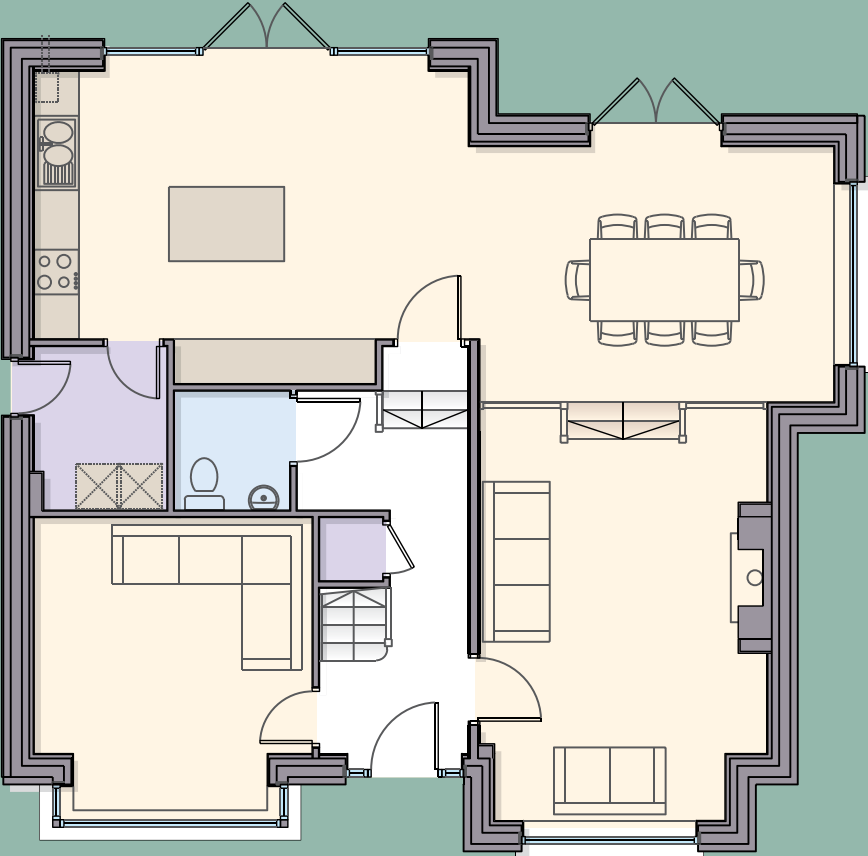


THE OAK

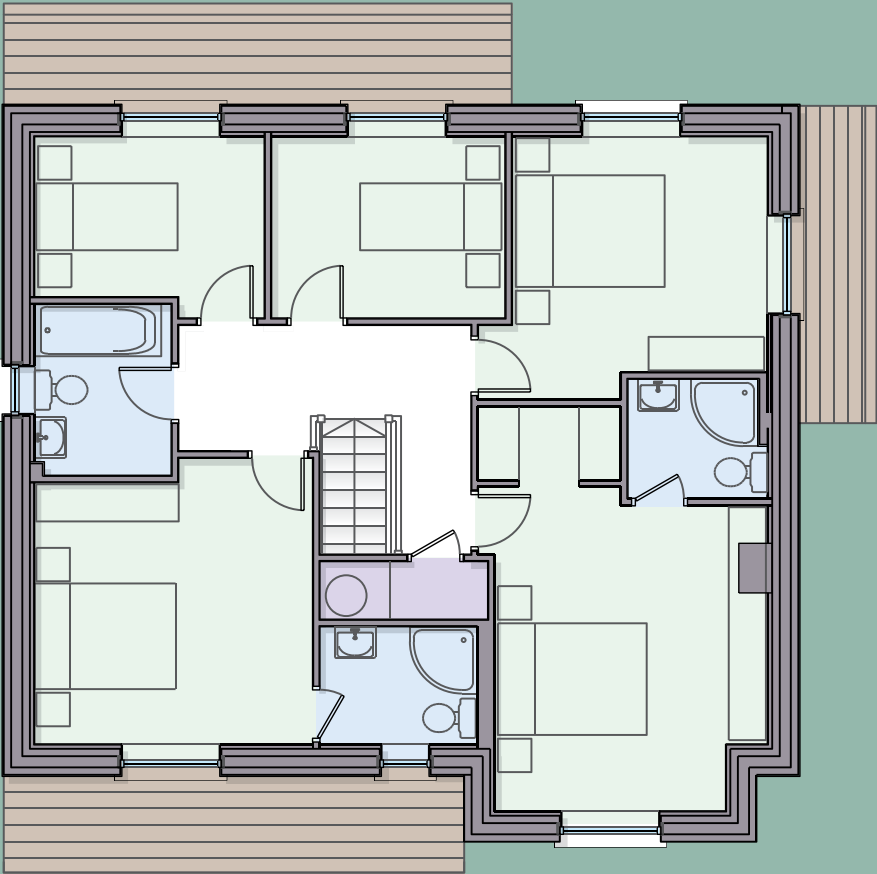
5 BEDROOM | 176 SQ.M | 1,895 SQ.FT



GROUND FLOOR



FIRST FLOOR



SITE PLAN



	THE WILLOW 4 bedroom 155 sq.m 1,668 sq.ft		THE BIRCH 4 bedroom 155 sq.m 1,668 sq.ft		THE OAK 5 bedroom 176 sq.m 1,895 sq.ft
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Indicative layout for illustrative purposes only.

SPECIFICATION

KITCHENS

- Superb quality contemporary and classic styled painted kitchens with quartz worktops and upstands from Nolan Kitchens.
- Kitchen island includes pop-up smart sockets and wine cooler.
- Neff appliances included as per showhouse.
- High quality satin chrome sockets and switches above worktops.

UTILITY

- Complete with worktop and wall mounted units.
- Including washing machine and tumble dryer as per showhouse.

BATHROOMS & ENSUITE

- 2 ensuites in all houses.
- Quality Twyford sanitary ware and vanity units.
- Extensive wall and floor tiling as per showhouse.
- Polished chrome heated towel rail.
- Pumped thermostatically controlled showers.
- Controllable Vent-Axia extractor fans.

BEDROOMS

- Luxurious fitted wardrobes by McCauls Wardrobes.
- Soft close doors and drawers.
- Shaker style wardrobe doors with a colour co-ordinated cambrian oak carcass.

HEATING

- Natural gas fired central heating with high efficiency ‘A’ rated gas condensing boiler. Zone controlled.
- ‘Climote’ remote heating control system - giving flexibility on the control of heating and hot water. This system allows you to remotely control your heating and hot water from your mobile phone.

ELECTRICAL / SECURITY

- Generous electrical specification throughout including chrome sockets and switches to ground floor as per showhouse.
- Wired for TV, telephone data and intruder alarm (Virgin Media and Eir).
- LED downlighters in kitchen and bathrooms.
- External lighting to front and rear gardens.

FIREPLACES

- Stylish gas fire and surround as per relevant showhouse.
- Remote and thermostatically controlled.

ENERGY EFFICIENCY

- BER ‘A3’ energy rating.
- Photovoltaic(PV) solar panels to reduce electricity costs.
- High levels of insulation and air tightness throughout.

WINDOWS & HALL DOOR

- Stylish high performance double glazed A-rated uPVC maintenance free windows and doors by O’Grady Joinery.
- Multi-point and dead locking systems to external doors.

DECORATION & FINISH

- Painted finish to all walls and ceilings (Orchid White on all walls).
- Shaker style solid internal doors with stylish satin chrome ironmongery throughout.
- Attic ladder included as standard.

EXTERNAL / GARDEN LANDSCAPING

- Cobble lock driveway with parking for two cars.
- Natural granite window cills to all front elevations and granite entrance steps as per showhouse.
- Generous patio area paved in Kilsaran shelbourne buff paving slabs.
- Extensive landscaping to front and rear garden with seeded lawn.
- Lockable side gate fitted.
- External Tap.
- External socket.

MANAGEMENT COMPANY

- Management company to ensure the development and landscaping, including front gardens, are maintained to the highest standard.

HomeBond WARRANTY

- Covered by 10 year HomeBond Guarantee scheme.









STEPASIDE PARK

DUBLIN 18

YOUR LUXURIOUS LIFESTYLE AWAITS...

AGENT



All enquiries to

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www.sherryfitz.ie

PSRA Licence No. 002183

A DEVELOPMENT BY



McGarrell Reilly
Group

SOLICITOR



70 Sir John Rogerson's Quay
Dublin 2

ARCHITECT

CONROY CROWE KELLY
Architects & Urban Designers

CONSULTING ENGINEERS



DBFL Consulting Engineers

FUNDER

Activate Capital
Innovative funding with capital strength

HomeBOND



BER



BER Number's available on request

Disclaimer: These particulars and any accompanying documentation are set out as a general outline only and do not constitute any part of an offer, and are strictly on that basis Measurements are approximate and drawings, maps and plans are not to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout. Sherry FitzGerald New Homes. PSRA registration no: 002183.

