
SOUTH
COAST
WOODBROOK
Castlethorn

a new way of life on the horizon

Welcome to South Coast, the next chapter in Castlethorn's landmark Woodbrook development, an exciting new neighbourhood nestled between the coast and the mountains in Shankill, South County Dublin. Comprising 3 and 4 bed houses, as well as apartments and duplexes, South Coast continues Woodbrook's reputation for high-quality A-rated homes, with something to suit every buyer.

At South Coast, everything you need is right on your doorstep. Enjoy the convenience of a local neighbourhood centre, crèche, local golf club, Shankill Village and the M11 – all very close by, making everyday life easier.

Plus, with the brand-new Woodbrook DART Station, you will benefit from fast, frequent connections to Dublin City Centre and beyond — perfect for work, leisure, and everything in between.

Killiney Strand

contemporary architecture meets greener living





meticulous design & high-quality finishes with every home.

Designed by award-winning architects O'Mahony Pike, the homes at South Coast offer the perfect mix between eye-catching modern design and practical features for busy families. Thoughtful use of colour and materials help these beautiful new homes fit into the existing neighbourhood and stunning natural surroundings.

Discover a greener way of living at South Coast. Every home is A-rated for energy efficiency, with a design vision inspired by Passive House standards—meaning lower energy bills and a more comfortable home all year round. Nearby, enjoy the convenience of communal EV charging points, generous bicycle parking, and eco-conscious design features that reflect Castlethorn's commitment to a more sustainable future—for you and for the planet.

wander winding trails & scenic terrain



South Coast is located in one of South Dublin's most beautiful areas, with plenty of opportunities to keep fit & enjoy nature at its finest.





Challenge yourself with a hike along the Dublin Mountains Way, a 42.6 km national trail that begins just a few minutes from your new front door. Enjoy a day out at Powerscourt Waterfall, a short drive from South Coast. Enjoy the spectacular views of both city and coast from Killiney Hill, a popular spot for locals and tourists alike.

a look towards

the city centre



seaside tranquility



Sea swims, sunset coastal walks and fun in the sun, all on your doorstep



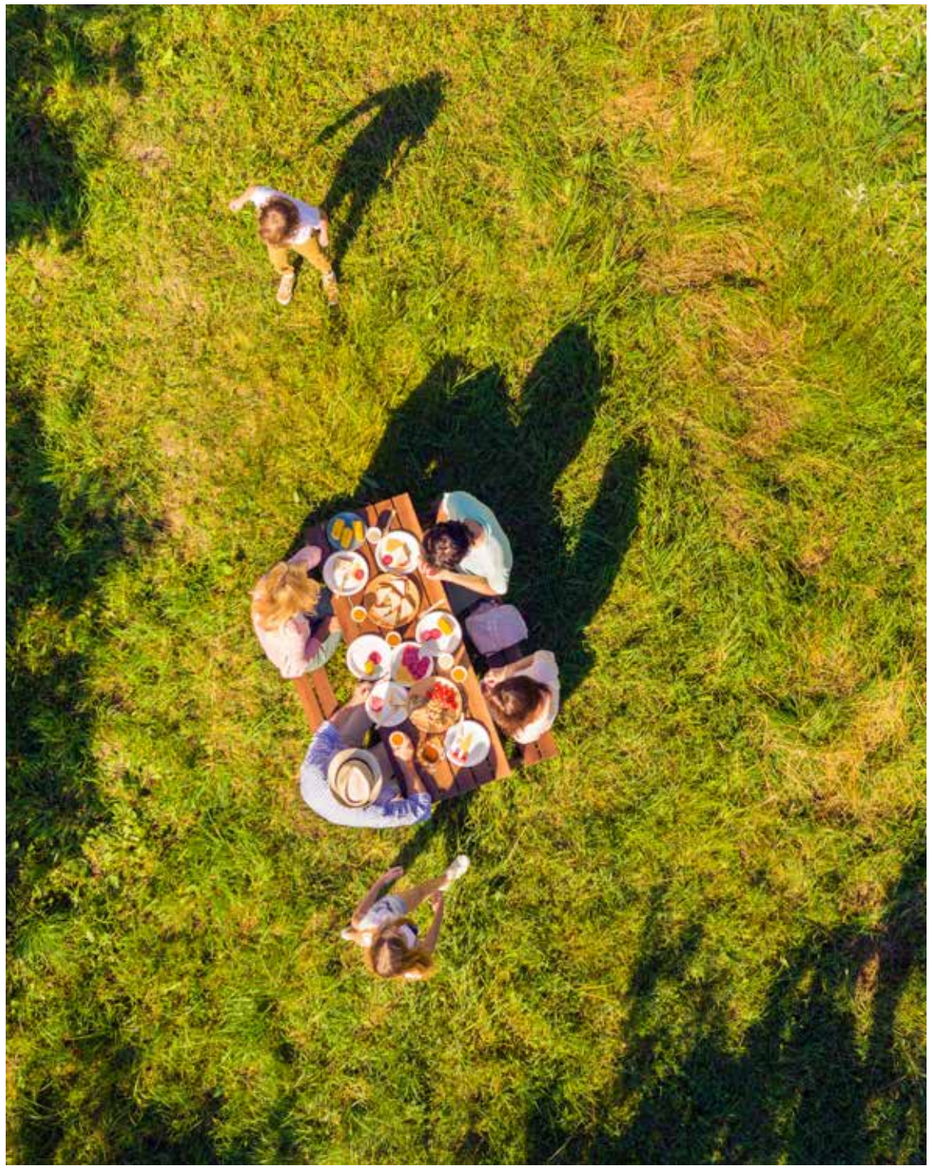


South Coast residents can enjoy the best that coastal living has to offer and is just metres from the coast. From Shankill you can walk north to Killiney beach, through Dalkey and finish with a dip at the Forty Foot in Sandycove. Or venture south to Bray, you'll never tire of that fresh sea air.





a charming suburban
community













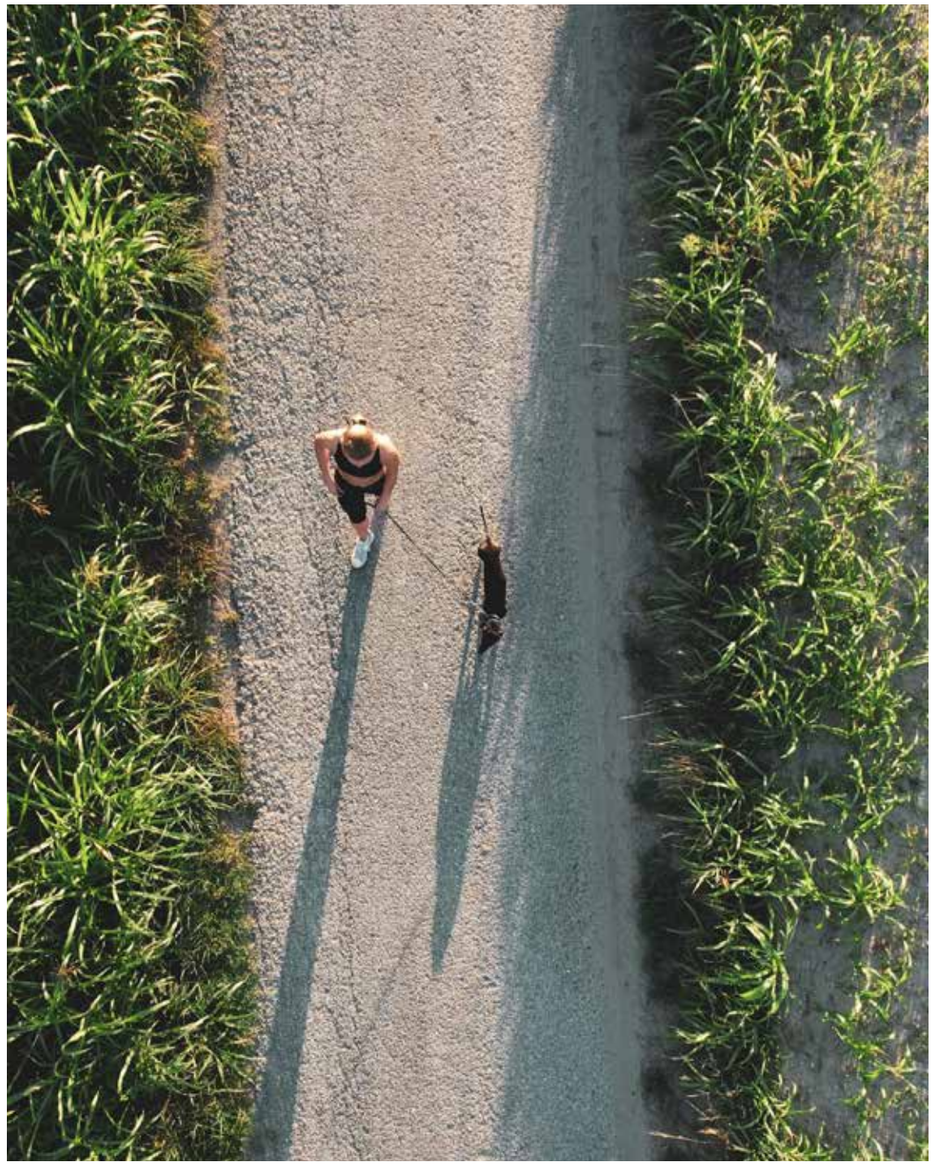
Catch up with friends or family in one of the many local parks or cafes.

a look towards Bray, Greystones & the

garden county



sporting amenities for every
generation





From golf, to football and everything in between, Shankill is perfect for an active lifestyle





South Coast is packed full of amenities for every member of the family. The Woodbrook development is adjacent to the historic Woodbrook Golf Club, which celebrates its centenary year in 2026.

- **Woodbrook Golf Club**.
- **Shankill FC**.
  Shanganagh Park, Shankill, Co Dublin
- **Old Conna Golf Club**.
  Ferndale Road, Bray, Co. Wicklow
- **Shankill Tennis Club**.
  Quinn's Road, Shankill, Dublin 18
- **Shanganagh Park Run**.
  Shanganagh Park. Shankill. Dublin 18
- **Bray Emmets GAA Club**.
  Old Connaught Avenue, Bray, Co. Wicklow
- **Shankill GAA Club**.
  Stonebridge Road, Shankill, Co Dublin



Ultimate Convenience

Woodbrook DART Station on your doorstep









Excellent connectivity via bus, train and road



getting around

Woodbrook Dart Station	01 min
Shankill Village	05 mins
Bray Main Street	10 mins
Cornelscourt	13 mins
Dalkey	15 mins
Greystones	15 mins
Sandyford	12 mins
Carrickmines	10 mins
Blackrock	20 mins
Dundrum	18 mins
Wicklow Town	30 mins
St Stephen's Green	40 mins

*all driving times are approximate



unrivalled, convenient connectivity

BY FOOT



DART STATION	SHANKILL BEACH	WOODBROOK GOLF
03 MINUTES	06 MINUTES	13 MINUTES

BY BIKE



SHANKILL BEACH	SHANKILL VILLAGE	BRAY TOWN
04 MINUTES	07 MINUTES	10 MINUTES

BY CAR



SHANKILL VILLAGE	CHERRYWOOD	BRAY TOWN
05 MINUTES	10 MINUTES	10 MINUTES

BY DART



*from Woodbrook station

BRAY	KILLINEY	GRAND CANAL DOCK
05 MINUTES	05 MINUTES	36 MINUTES

BY LUAS*



*from Cherrywood station

CARRICKMINES	STILLORGAN	DUNDRUM
08 MINUTES	17 MINUTES	25 MINUTES

SHANKILL VILLAGE	KILLINEY BEACH	LOUGHLINSTOWN
25 MINUTES	53 MINUTES	60 MINUTES

KILLINEY BEACH	LOUGHLINSTOWN	KILLINEY VILLAGE
13 MINUTES	15 MINUTES	25 MINUTES

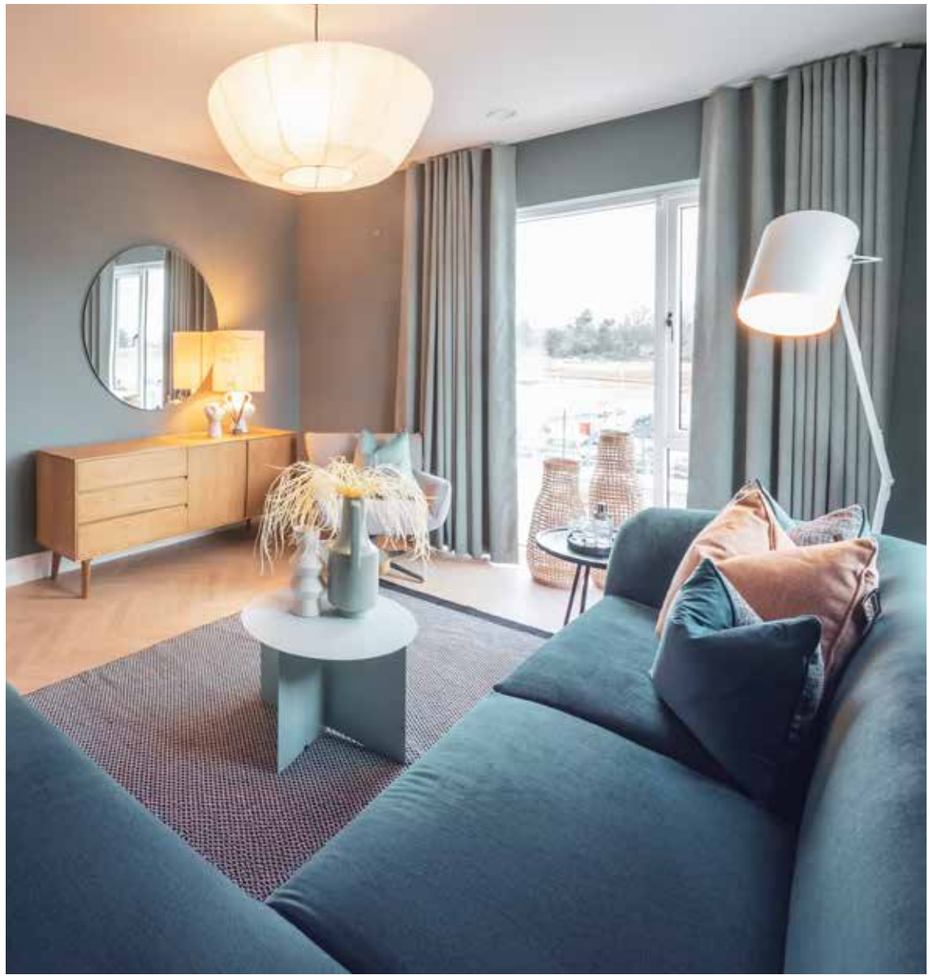
KILLINEY VILLAGE	DALKEY	CITY CENTRE
10 MINUTES	16 MINUTES	35 MINUTES

PEARSE STATION	TARA STREET	CONNOLLY STATION
40 MINUTES	42 MINUTES	45 MINUTES

RANELAGH	CITY CENTRE	O'CONNELL STREET
34 MINUTES	37 MINUTES	55 MINUTES

sophisticated

craftsmanship



Photos are indicative only and are of previous house styles at Woodbrook by Castlethorn

External Finishes

- High quality low-maintenance external finishes
- Low-maintenance uPVC fascia, soffits, gutters and downpipes
- All rear gardens are seeded
- Hit and miss timber panel fencing to all rear gardens

Internal Finishes

- All walls and ceilings will be plaster skimmed and painted
- Insulated air tight trap door and pull down ladder fitted for easy access to attic in all houses
- All houses fitted with painted skirting boards
- Mahogany hardwood handrail varnished and painted balustrades in all homes

Doors and Ironmongery

- All homes fitted with single panel internal doors and architraves and quality chrome ironmongery

Windows

- Homes are fitted with high performance, double glazed windows from Munster Joinery

Wardrobes

- Luxurious fitted wardrobes by Mountlodge Furniture to all double bedrooms

Bathrooms & En-suites

- All bathrooms and en-suites are fitted with high-quality Sonas sanitary ware throughout
- Wet-room style low profile shower trays
- Shower doors are fitted to all en-suites
- Thermostatically-controlled shower in en-suite
- Heated LED Mirror in main bathroom and en-suites.
- Luxury baths with thermostatic controlled bath shower mixer and handset
- Tiles supplied by Tile Style to wall and floors in bathroom and en-suite
- Heated towel rails fitted in main bath and en-suite

Kitchens

3 BEDROOM HOMES

- Micro shaker door with soft close hinges and doors
- Carrara Quartz worktop, with upstand and splash-back behind the hobs

4 BEDROOM HOMES

- Hartford painted matt shaker style doors with soft close hinges and drawers
- Carrara Quartz worktop, with upstand and splash-back behind the hob

Appliances

- Kitchens will be fitted with the following appliances; integrated fridge freezer, electric oven, induction hob, integrated dishwasher, Combi washer / dryer and extractor fan (subject to signing contracts within 21 days)

Electrical

- Smoke and heat detectors fitted as standard
- Wired for intruder alarm
- Future connection for Virgin Media, Eir and Siro high speed broadband
- Ample number of sockets throughout including USB integrated ports in the kitchen living and main bedroom
- Chrome sockets over worktops in kitchen areas
- Outdoor electrical socket provided

Efficient Low-Energy Design

- The houses at South Coast enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production

Air-Tightness & Insulation

- Air-tightness membranes and other features have been incorporated to ensure that these homes are draft free and that heat loss is minimised to provide a comfortable living environment
- All of our houses are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs

Electrical Car Charging Points

- Houses with garages and on curtilage car parking are pre wired for EV charging. In addition, communal EV charging points will be provided throughout the development.

Heating & Ventilation

- Firebird air source heat pump in all houses with 24/7 programmable heating controls allowing full control of timing and temperature in houses
- As these homes are highly insulated and airtight, mechanical heat recovery ventilation has been incorporated
- The benefits of this system are managed ventilation, reduced heat loss, and less dust and pollutants as the fresh air is filtered
- All homes are compliant with NZEB (nearly zero energy building standard) standards and have a BER rating of A2

BER A2

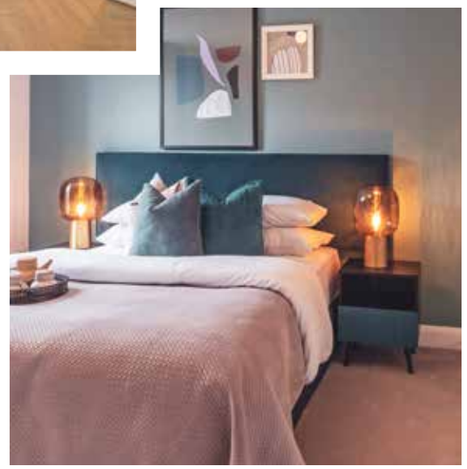
Note: These features apply to the houses at South Coast, Woodbrook. Apartments and duplexes have a different spec list

immaculate
interiors









Woodbrook has already gained a fine reputation for carefully designed interior layouts that are both attractive and practical. South Coast continues this standard, with elegant, bright rooms that are ideal for families of all sizes and ages. Kitchens filled with natural light are the hub of the home, while spacious living areas, peaceful bedrooms and meticulously finished bathrooms complete these beautiful new A-rated homes.





Photos are indicative only and are of previous house styles at Woodbrook by Castlethorn





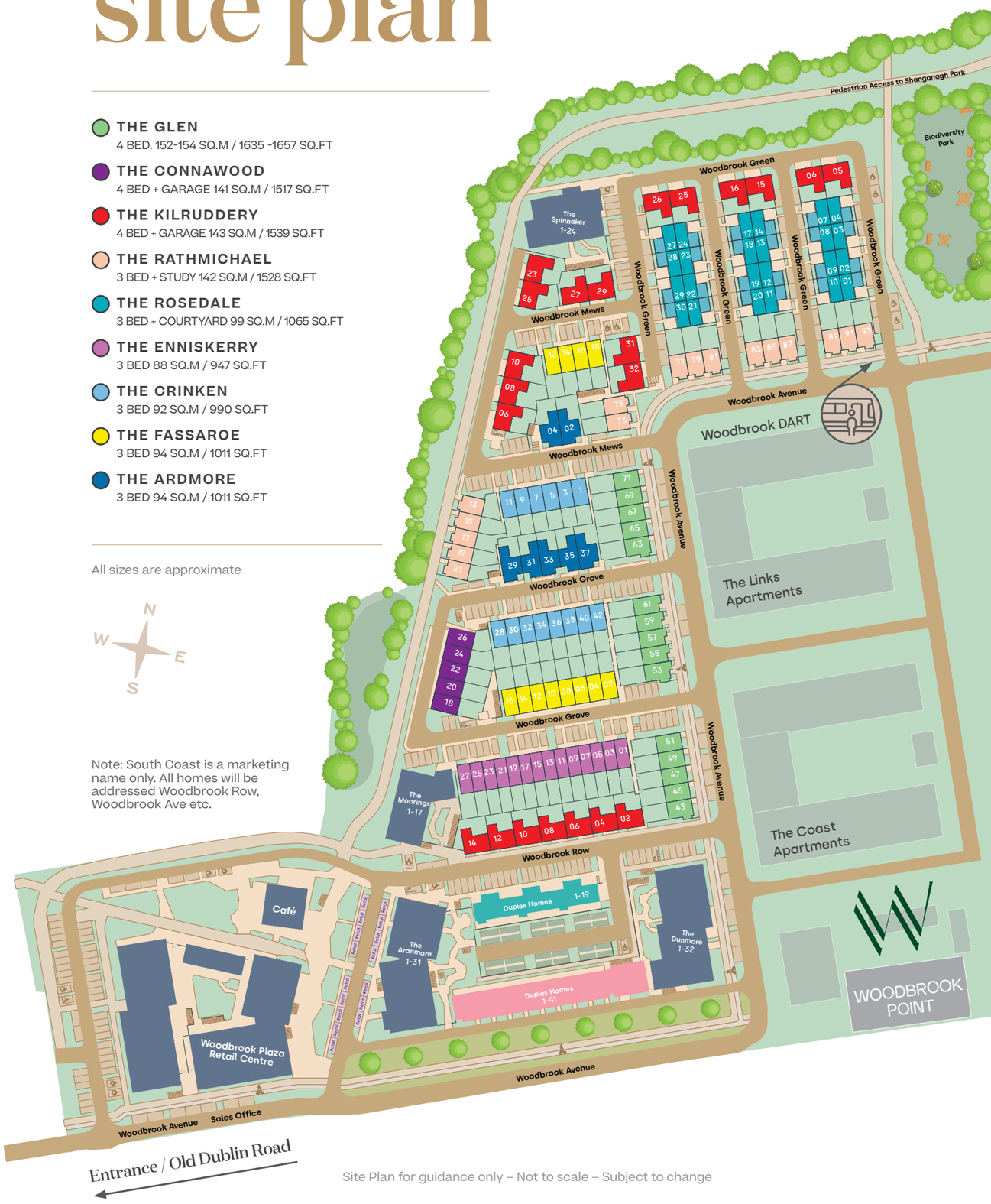
site plan

- **THE GLEN**
  4 BED. 152-154 SQ.M / 1635 -1657 SQ.FT
- **THE CONNAWOOD**
  4 BED + GARAGE 141 SQ.M / 1517 SQ.FT
- **THE KILRUDDERY**
  4 BED + GARAGE 143 SQ.M / 1539 SQ.FT
- **THE RATHMICHAEL**
  3 BED + STUDY 142 SQ.M / 1528 SQ.FT
- **THE ROSEDALE**
  3 BED + COURTYARD 99 SQ.M / 1065 SQ.FT
- **THE ENNISKERRY**
  3 BED 88 SQ.M / 947 SQ.FT
- **THE CRINKEN**
  3 BED 92 SQ.M / 990 SQ.FT
- **THE FASSAROE**
  3 BED 94 SQ.M / 1011 SQ.FT
- **THE ARDMORE**
  3 BED 94 SQ.M / 1011 SQ.FT

All sizes are approximate

N W E S

Note: South Coast is a marketing name only. All homes will be addressed Woodbrook Row, Woodbrook Ave etc.



Site Plan for guidance only – Not to scale – Subject to change

woodbrook masterplan

Castlethorn

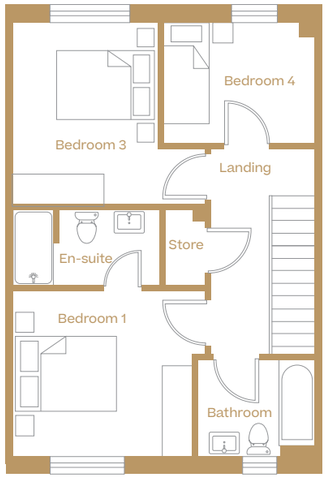
SOUTH COAST WOODBROOK



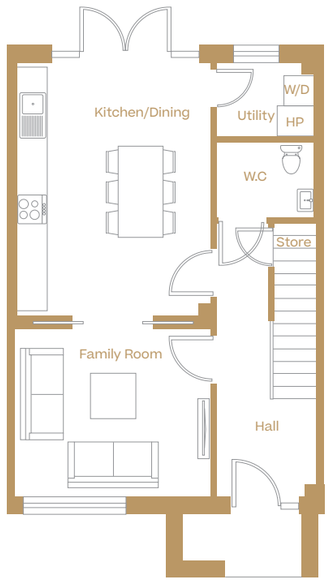
THE GLEN

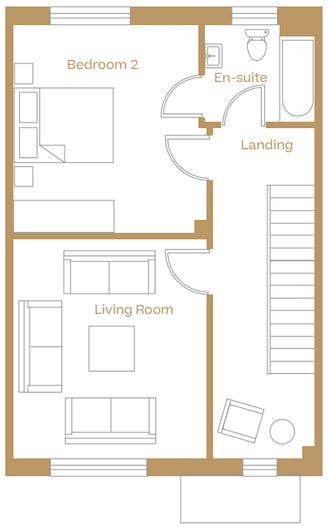
Large 4 Bed House with a Second Living Area at First Floor.
Approx 152-154 Sq.M / 1635-1657 Sq.Ft





SECOND FLOOR





GROUND FLOOR

FIRST FLOOR

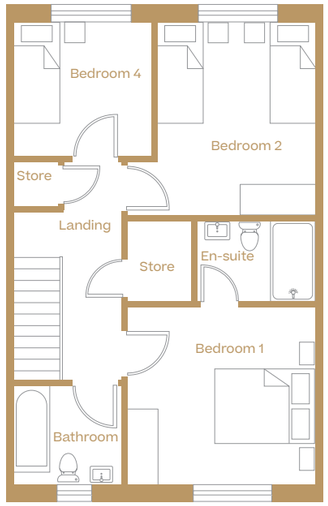
W/D Washer Dryer. HP Heat Pump. Note detail can change.

Layout subject to change. Houses may be “handed”. All floor areas are approximate.
Note patio detail can change – please consult sales agent

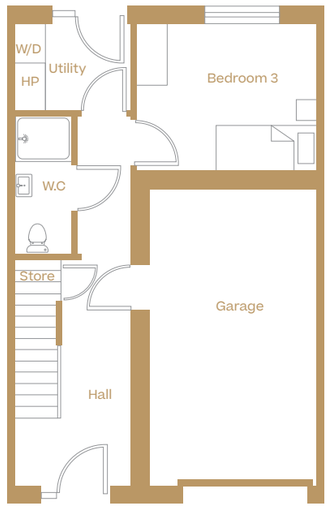
THE CONNAWOOD

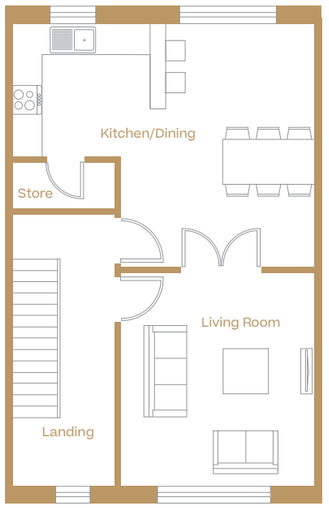
4 Bed House with garage Mid/End Terrace.
Approx. 141 Sq.M / 1517 Sq.Ft





SECOND FLOOR





GROUND FLOOR

FIRST FLOOR

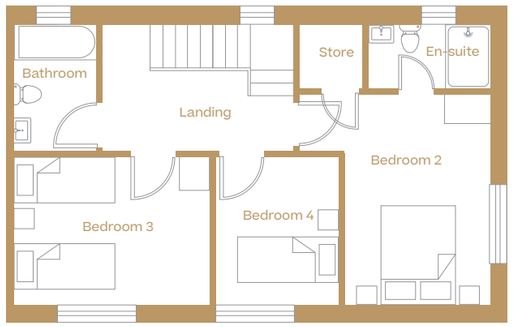
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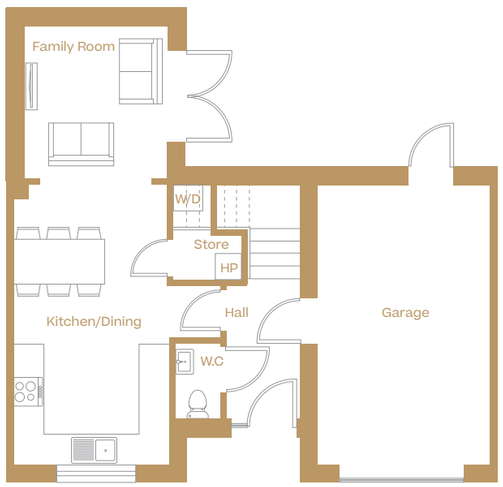
THE KILRUDDERY

4 Bed House with garage. Semi-detached / Mid/End Terrace.
Approx. 143 Sq.M / 1539 Sq.Ft

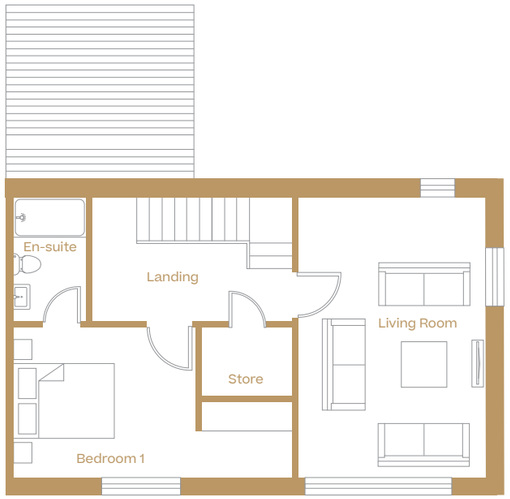




SECOND FLOOR



GROUND FLOOR



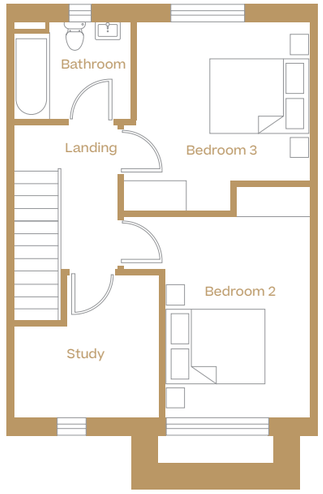
FIRST FLOOR

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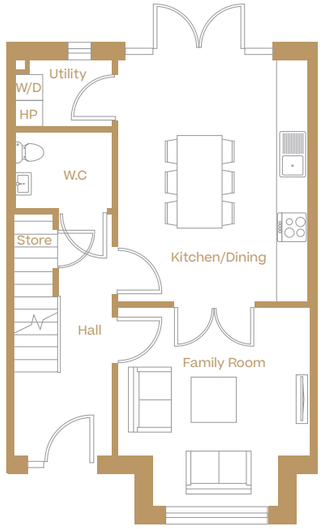
THE RATHMICHAEL

3 Bed House with Study. Semi-detached / Mid/End Terrace.
Approx. 142 Sq.M / 1528 Sq.Ft

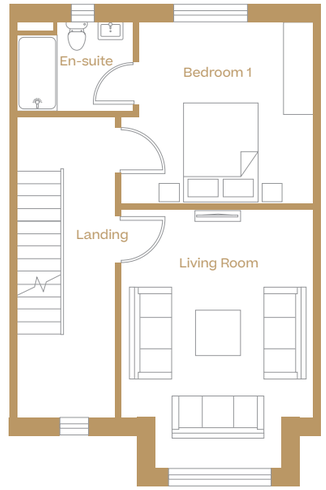




SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

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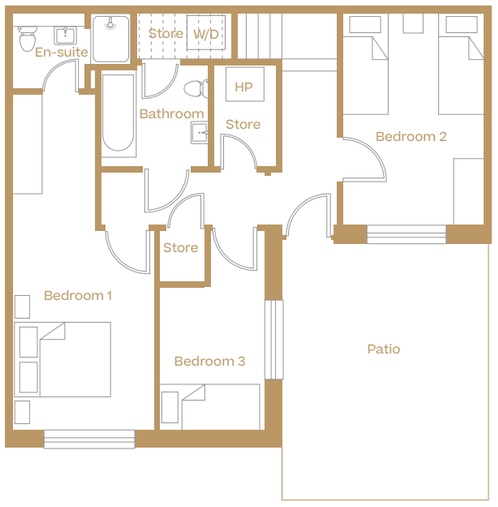
THE ROSEDALE

3 Bed Courtyard House with Patio and Large First Floor Terrace.
Approx. 99 Sq.M / 1065 Sq.Ft





FIRST FLOOR



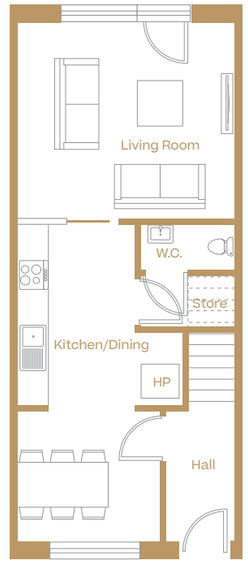
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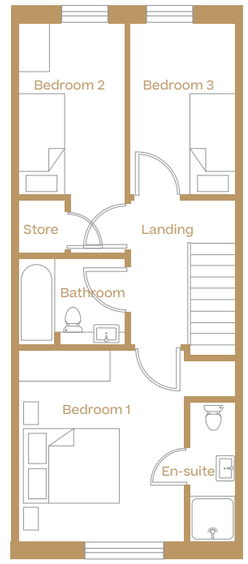
THE ENNISKERRY

3 Bed House Mid/End Terrace.
Approx 88 Sq.M / 947 Sq.Ft





GROUND FLOOR



FIRST FLOOR

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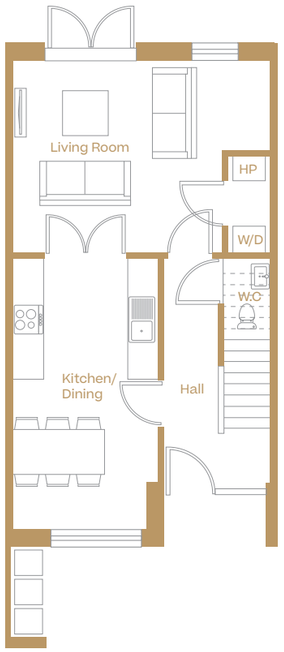
FLOOR PLANS

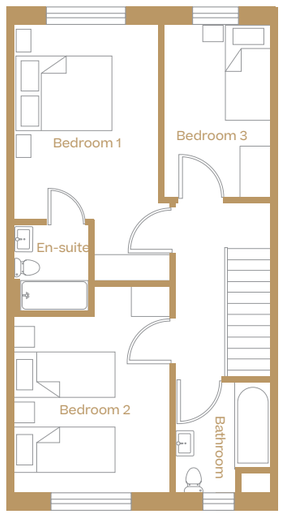
SOUTH COAST WOODBROOK

THE CRINKEN

3 Bed House Mid/End Terrace.
Approx 92 Sq.M / 990 Sq.Ft







GROUND FLOOR

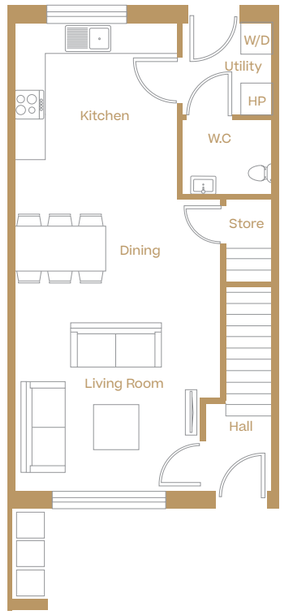
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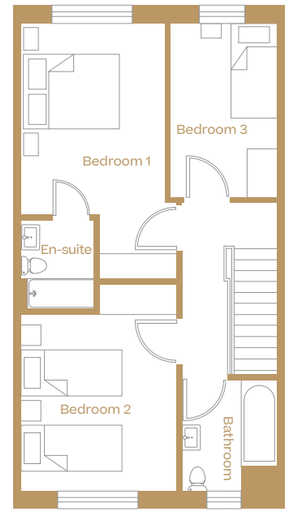
W/D Washer Dryer. HP Heat Pump. Note detail can change.
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THE FASSAROE

3 Bed House Mid / End Terraced.
Approx. 94 Sq.M / 1011 Sq.Ft







GROUND FLOOR

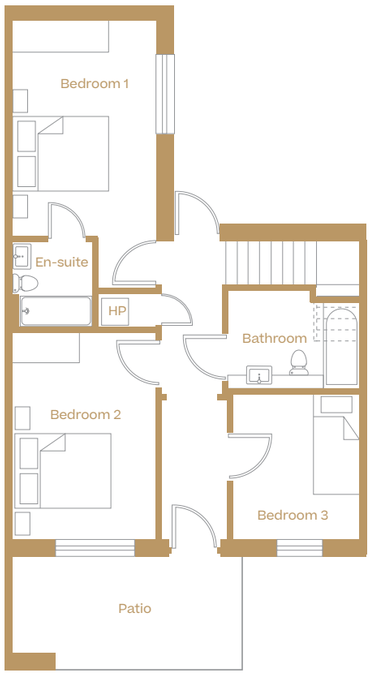
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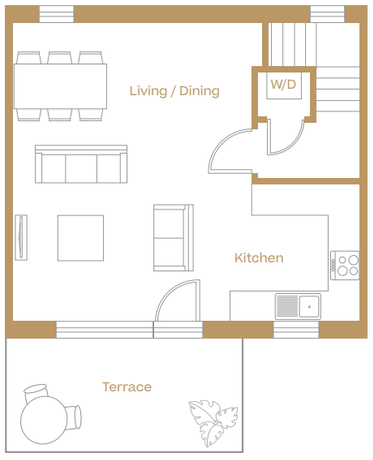
THE ARDMORE

3 Bed Extended Mid / End Terraced House with a Large Balcony off the Living / Dining Area. Approx 94 Sq.M / 1011 Sq.Ft





GROUND FLOOR



FIRST FLOOR

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Castlethorn

Since 1991, Castlethorn is renowned for creating great places to live in Dublin and the surrounding counties, with a strong track record of delivering quality New Homes in areas with a broad range of amenities, proximity to schools, shopping and transport networks.


Woodbrook


Belarmine

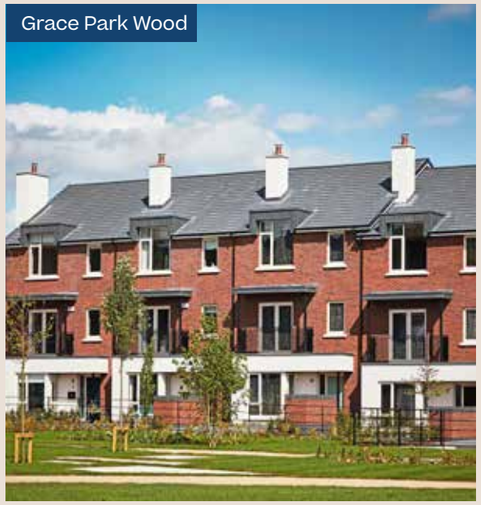
Continuing to shape and contribute to the vibrant communities where we build is always at the forefront of Castlethorn's mind. We look forward to extending Castlethorn's high standards in build quality and site planning to even more families in South Coast, Woodbrook ensuring we create a community our residents will be proud to call home.


St. Joseph's


Dún Ríoga


Brighton Wood


Ballymakenny Park


Grace Park Wood

Castlethorn is committed to continuing their contribution to Ireland's built environment, following their successful past projects such as;

- Woodbrook, Shankill
- Brighton Wood, Foxrock
- Holmwood, Cabinteely
- Avoca Park, Blackrock
- Carysfort Park, Blackrock
- Belarmine, Stepaside
- Somerton, Lucan
- Grace Park Wood, Drumcondra
- Killeen Castle, Dunsany, Co. Meath
- Rathborne Village, Ashtown
- Ballymakenny Park, Drogheda, Co. Louth
- Riverwood Square, Castleknock
- St. Joseph's, Clonsilla
- Dún Ríoga, Dunshaughlin, Co. Meath

professional team.

meet our team of experts

Castlethorn

Sherry FitzGerald
NEW HOMES
PSRA 002183

Developer **Castlethorn** Overend House Dundrum Town Centre Sandyford Road Dundrum, D16 A4W6.	**Agent** **Sherry FitzGerald New Homes** 176 Pembroke Rd Ballsbridge Dublin 4	**Funder** **Activate Capital** 62 Fitzwilliam Square N Dublin 2 D02 FH21
Architect **O'Mahony Pike** The Chapel Milltown Ave Dublin 6	**Solicitor** **Byrne Wallace Shields** 88 Harcourt St Saint Kevin's Dublin 2	BER A2

Disclaimer: These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from internal wall to internal wall excluding internal finishes. This is the industry norm and variations can occur.




further information at
south-coast.ie
Castlethorn