Apartments & Duplex Homes
in the heart of Woodbrook

The Dunmore Collection

SOUTH COAST

WOODBROOK

Castlethorn



The Dunmore Apartments

spacious and elegant family sized apartments and duplex homes

Castlethorn welcomes you to The Dunmore Collection at Woodbrook. The Dunmore building itself comprises some of the largest apartments in the entire Woodbrook project and is strategically located on a corner position off Woodbrook Avenue. Adjacent is an elegant linear building of duplex homes and apartments facing directly onto Woodbrook Avenue and the public open space area. A private courtyard and parking area is situated to the rear, and a smaller duplex building is accessed off Woodbrook Row. Within this area are a selection of extremely spacious family sized 2 and 3-bedroom duplex homes and apartments and a small number of 1-bedroom apartments.

The Dunmore comprises 32 apartments over 5 floors with 26 large 3-bedroom apartments and 6 x 1-bedroom apartments.

The Duplex Homes on Woodbrook Avenue comprise 9 townhouse style 3-bedroom duplex homes at ground and first floor with street level access, 9 x 2-bedroom duplex homes on second and third floor with lift access and south facing balconies and three very special corner 3-bedroom apartments on first, second and third floors.

The Duplex Homes on Woodbrook Row comprise 3 very large ground floor 3-bedroom apartments and 6 large 2-bedroom duplex homes on first and second floor with external staircase access.

contemporary architecture meets greener living

Woodbrook is now very advanced with well over 300 families now living in the development. Throughout, there is a huge variety of houses, apartments and duplex-style homes. All are designed and built to the highest standards and achieve exceptional building energy ratings. The main spine road leading from Old Dublin Road to Woodbrook DART Station is Woodbrook Avenue, where The Dunmore Collection is situated.

Woodbrook Plaza, where the neighbourhood shopping area and Cafe are located is under construction. A site has been reserved for a future school and pedestrian access is available from Woodbrook to Shanganagh Park and on to Shankill beach.



The Dunmore Apartments – looking from Woodbrook Avenue



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

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 will never tire of that fresh sea air. South Coast is packed full of amenities for every member of the family. The Woodbrook development is adjacent to the historic Woodbrook Golf Club.





a look towards Bray, Greystones & the

garden county





The Duplexes on Woodbrook Avenue.



The Duplexes on Woodbrook Avenue – View from Courtyard Parking.

specifications

Internal Finishes

- All walls and ceilings plaster skimmed and painted
- All homes fitted with 5” painted square edge skirting boards

Doors And Ironmongery

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

Wardrobes

- Luxurious fitted wardrobes by Mountlodge Furniture to selected bedrooms

Bathrooms / En-Suites

- All bathrooms and en-suites are fitted with high-quality Sonas sanitary ware throughout
- Shower doors are fitted to all en-suites
- Thermostatic valve shower in master en-suite
- Luxury baths with thermostatic controlled bath and shower mixer, handset and bath screen
- High quality porcelain tiles to walls and floors in bathrooms and en-suites
- Heated towel rail fitted in main bathroom and en-suite

Kitchens

- High quality and contemporary fitted kitchen units by Mountlodge Furniture
- 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, washing machine/ dryer and extractor fan (subject to signing contracts within 21 days)

Efficient Low-Energy Design

- The Apartments and Duplexes at The Dunmore enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production

Air-Tightness

- Air-tightness membranes and other features have been incorporated to ensure that these homes are draft free and that heat loss is minimal to provide a comfortable living environment.

Electrical

- Smoke and heat detectors fitted as standard
- Provision for Virgin Media, eir and Siro high speed broadband
- Ample amount of sockets throughout including USB integrated ports in the kitchen, living and main bedroom
- Chrome sockets over worktops in the kitchen areas
- Individual time and temperature controlled electrical panel heaters

Parking

- Some homes have dedicated parking spaces
- Large bicycle stores provided throughout the development

Insulation

- All of the apartments are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through the building fabric

Access

- Lift access to all upper floor units in the apartment buildings and upper floor duplexes on Woodbrook Avenue. The upper floor units on Woodbrook Row have external stair access to their hall door.
- Key /Fob access to all apartments and upper floor duplexes on Woodbrook Avenue

Heat Pump

- Domestic hot water heat pump. The heat pump is designed to operate at lower temperatures ensuring efficiency and energy saving

Windows

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

NZEB (Nearly Zero Energy Building) Standards

- All homes are compliant with NZEB standards and have an A-Rating BER

BER A



CGI – 3 Bedroom interior in The Dunmore Apartments



CGI – 3 Bedroom interior in The Dunmore Apartments

site plan

The Dunmore Apartments



The Duplexes at Woodbrook Ave



Woodbrook Point



WOODBROOK
DART

TOWARDS DUBLIN

SHANKILL BEACH

WOODBROOK GOLF CLUB

TOWARDS BRAY

Pedestrian access to Shanganagh Park

Pedestrian access to Shanganagh Park

The Spinnaker

Woodbrook Grove

Woodbrook Mews

Woodbrook Avenue

The Links

Linear Park

The Coast

Woodbrook Avenue

Woodbrook Grove

The Moorings

Playground

SITE RESERVED FOR SCHOOL

Woodbrook Row

Café

Duplex Homes 1-19 Woodbrook Row

The Aranmore

The Dunmore Apartments 1-32

Duplex Homes & Apts 1-41 Woodbrook Avenue

Public Open Space

Woodbrook Point

Woodbrook Plaza

Woodbrook Plaza Retail Centre & Apartments

Crèche (Links Childcare)

Woodbrook Avenue

OLD DUBLIN RD

ENTRANCE

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WOODBROOK PHASE 1 – NOW COMPLETED

The Dunmore
Ground Floor

- 1 Bed Apartments
- 3 Bed Apartments

01 The Dunmore | 1 Bed | 57 Sq.M | 613 Sq.Ft
02 The Dunmore | 3 Bed | 99 Sq.M | 1066 Sq.Ft
03 The Dunmore | 3 Bed | 97 Sq.M | 1044 Sq.Ft
04 The Dunmore | 1 Bed | 53 Sq.M | 570 Sq.Ft



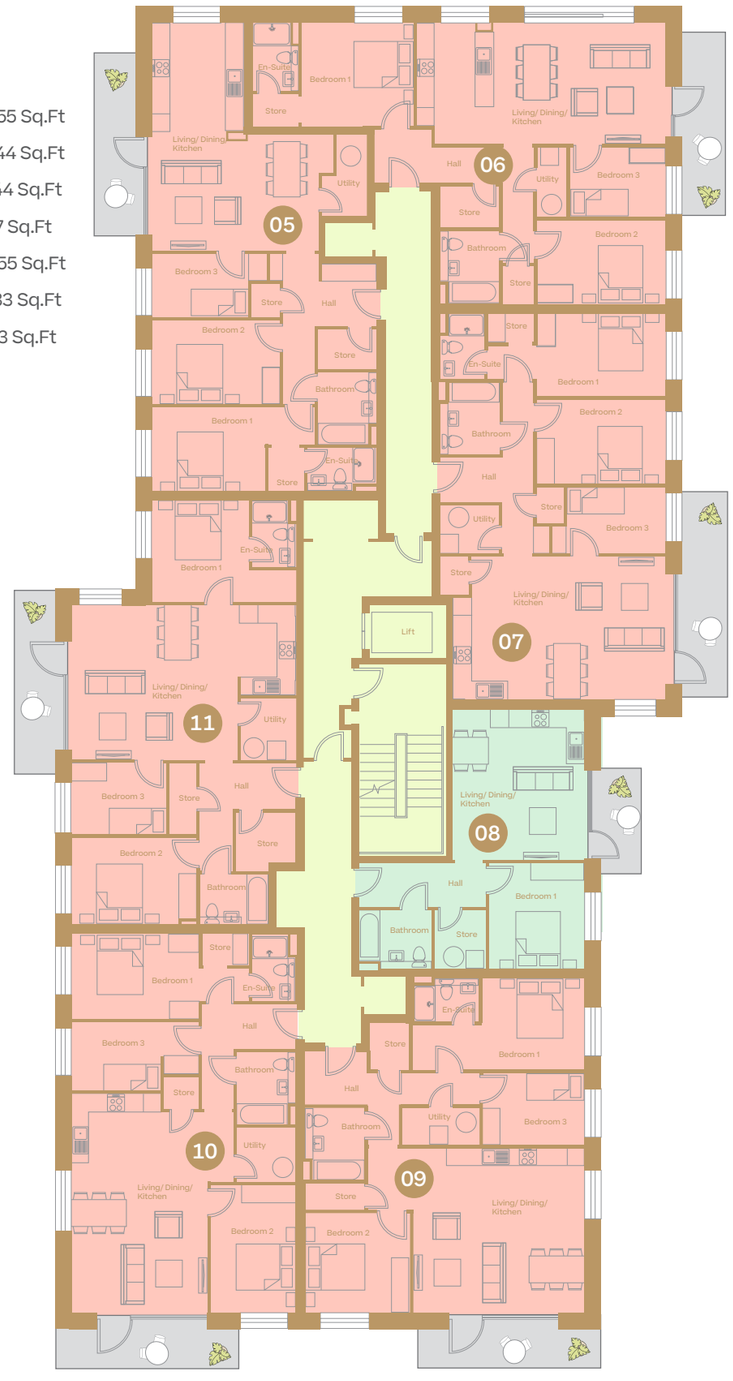
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Layout subject to change. All floor areas are approximate. Note patio detail can change – please consult sales agent

The Dunmore
First Floor

- 1 Bed Apartments
- 3 Bed Apartments

05 The Dunmore | 3 Bed | 98 Sq.M | 1055 Sq.Ft
06 The Dunmore | 3 Bed | 97 Sq.M | 1044 Sq.Ft
07 The Dunmore | 3 Bed | 97 Sq.M | 1044 Sq.Ft
08 The Dunmore | 1 Bed | 49 Sq.M | 527 Sq.Ft
09 The Dunmore | 3 Bed | 98 Sq.M | 1055 Sq.Ft
10 The Dunmore | 3 Bed | 96 Sq.M | 1033 Sq.Ft
11 The Dunmore | 3 Bed | 96 Sq.M | 1033 Sq.Ft



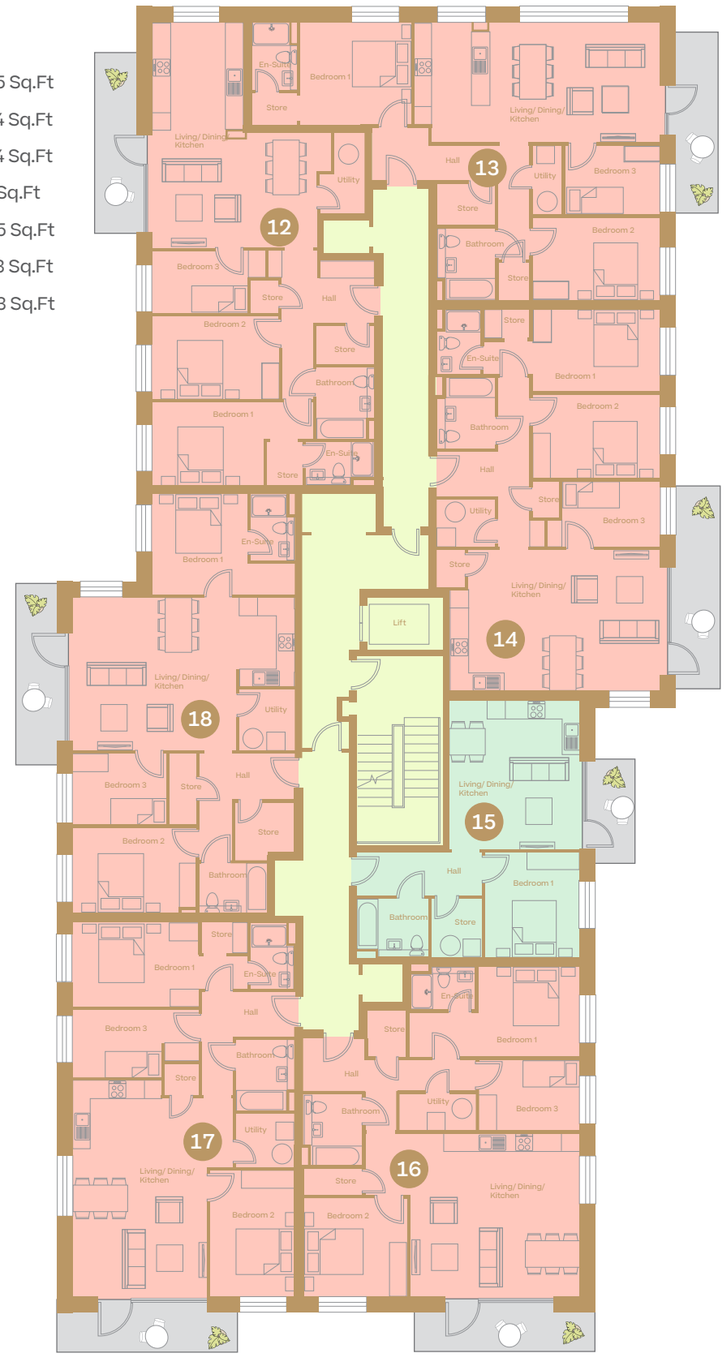
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Layout subject to change. All floor areas are approximate. Note patio detail can change – please consult sales agent

The Dunmore
Second Floor

- 1 Bed Apartments
- 3 Bed Apartments

12 The Dunmore | 3 Bed | 98 Sq.M | 1055 Sq.Ft
13 The Dunmore | 3 Bed | 97 Sq.M | 1044 Sq.Ft
14 The Dunmore | 3 Bed | 97 Sq.M | 1044 Sq.Ft
15 The Dunmore | 1 Bed | 49 Sq.M | 527 Sq.Ft
16 The Dunmore | 3 Bed | 98 Sq.M | 1055 Sq.Ft
17 The Dunmore | 3 Bed | 96 Sq.M | 1033 Sq.Ft
18 The Dunmore | 3 Bed | 96 Sq.M | 1033 Sq.Ft



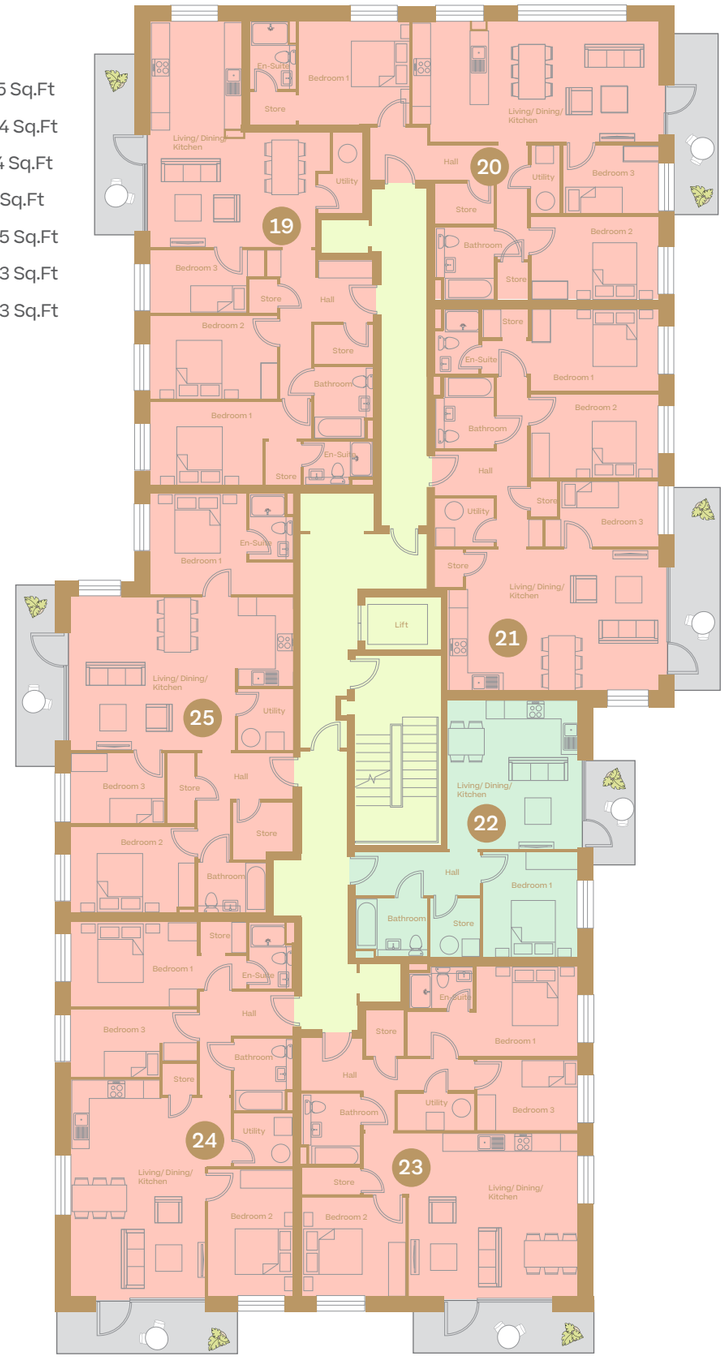


Layout subject to change. All floor areas are approximate. Note patio detail can change – please consult sales agent

The Dunmore
Third Floor

- 1 Bed Apartments
- 3 Bed Apartments

19 The Dunmore | 3 Bed | 98 Sq.M | 1055 Sq.Ft
20 The Dunmore | 3 Bed | 97 Sq.M | 1044 Sq.Ft
21 The Dunmore | 3 Bed | 97 Sq.M | 1044 Sq.Ft
22 The Dunmore | 1 Bed | 49 Sq.M | 527 Sq.Ft
23 The Dunmore | 3 Bed | 98 Sq.M | 1055 Sq.Ft
24 The Dunmore | 3 Bed | 96 Sq.M | 1033 Sq.Ft
25 The Dunmore | 3 Bed | 96 Sq.M | 1033 Sq.Ft





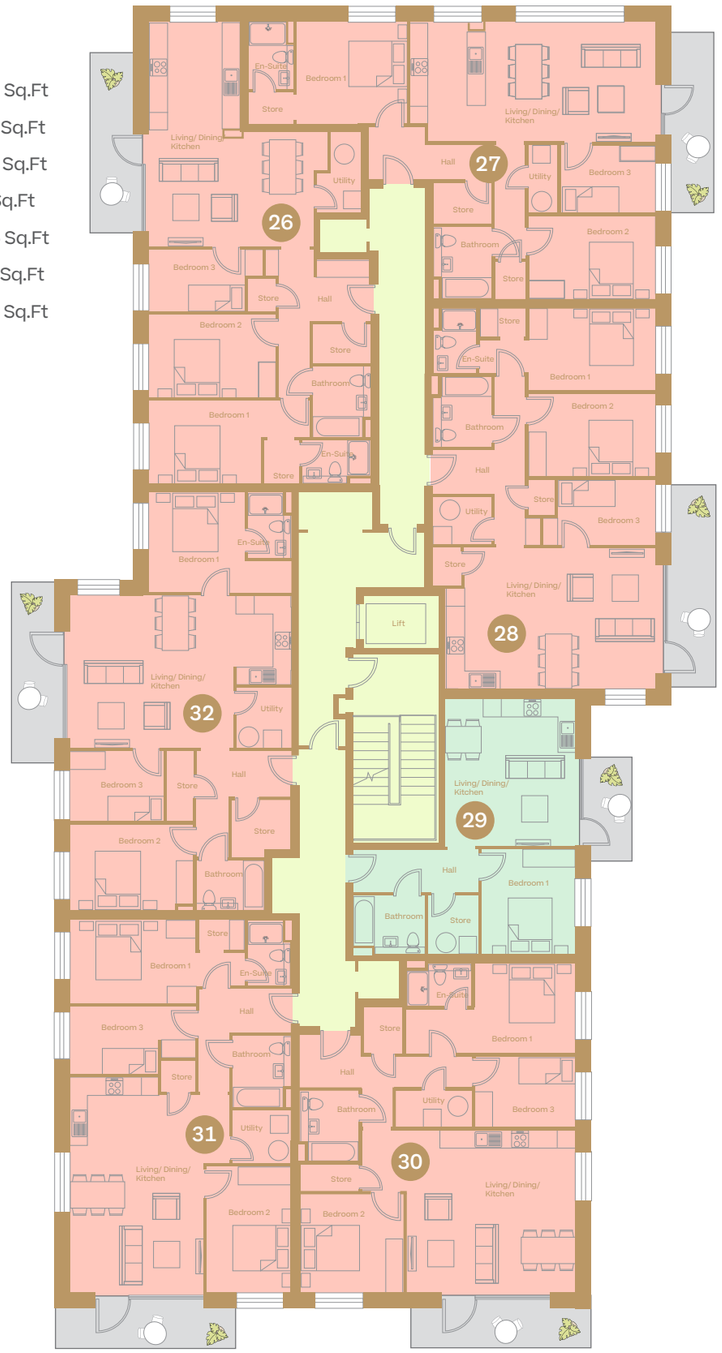
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The Dunmore

Fourth Floor

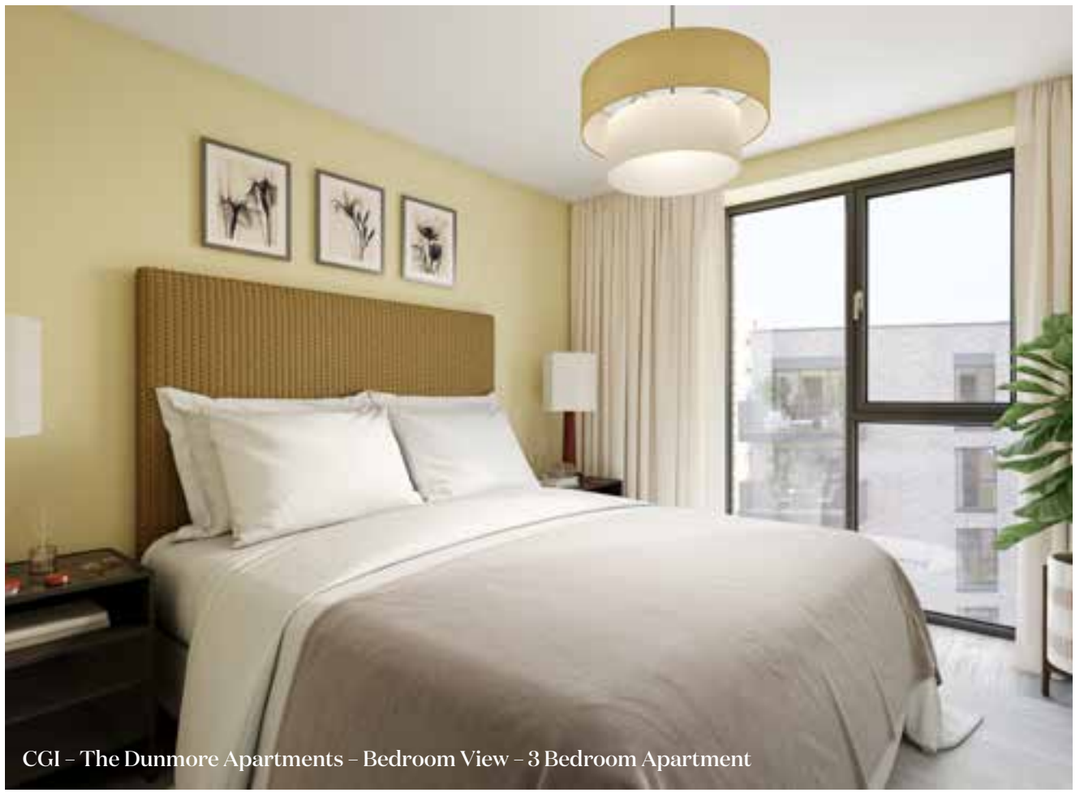
- 1 Bed Apartments
- 3 Bed Apartments

26 The Dunmore | 3 Bed | 98 Sq.M | 1055 Sq.Ft
27 The Dunmore | 3 Bed | 97 Sq.M | 1044 Sq.Ft
28 The Dunmore | 3 Bed | 97 Sq.M | 1044 Sq.Ft
29 The Dunmore | 1 Bed | 49 Sq.M | 527 Sq.Ft
30 The Dunmore | 3 Bed | 98 Sq.M | 1055 Sq.Ft
31 The Dunmore | 3 Bed | 96 Sq.M | 1033 Sq.Ft
32 The Dunmore | 3 Bed | 96 Sq.M | 1033 Sq.Ft





CGI – View from The Dunmore – 3 Bed Apt facing Woodbrook Avenue to South East



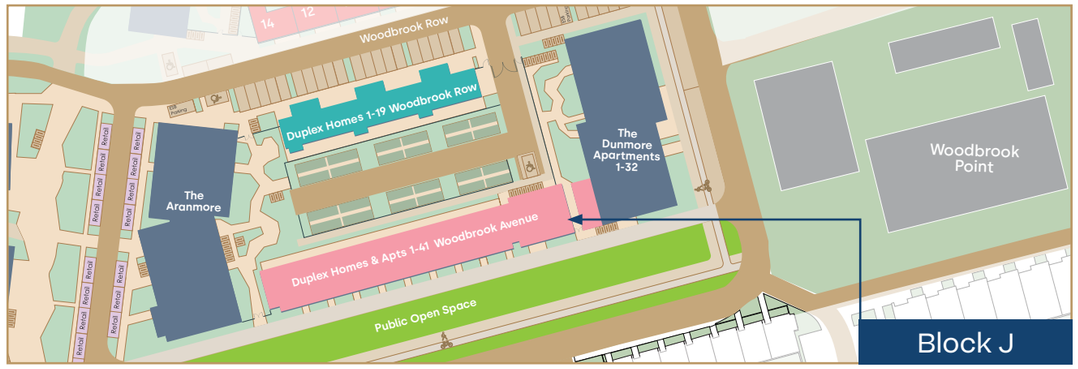
CGI – The Dunmore Apartments – Bedroom View – 3 Bedroom Apartment

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The Dunmore Duplexes. Woodbrook Avenue (Block J)

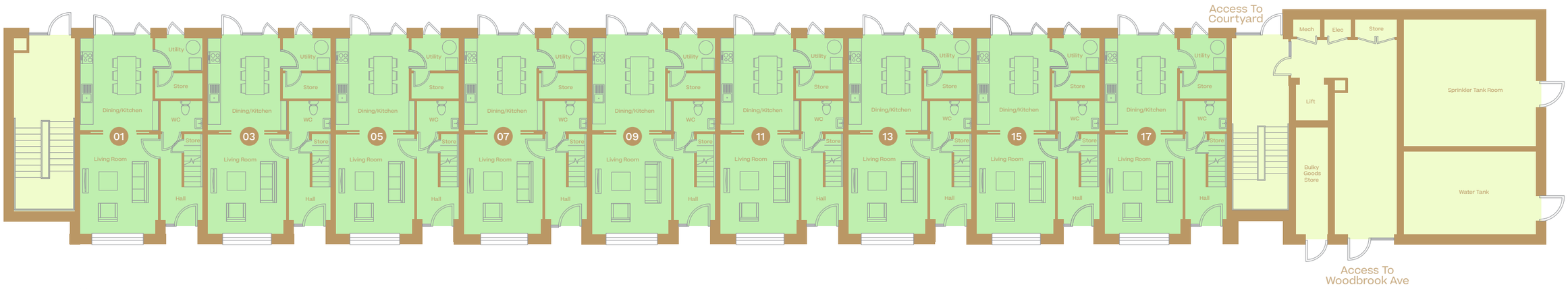
Ground & First Floors

- 3 Bedroom Duplex Homes – Ground & First Floor Aprx. 109 Sq.M / 1173 Sq.Ft
- 2 Bedroom Duplex Homes – Second & Third Floor Aprx. 78 Sq.M / 839 Sq.Ft
- 3 Bedroom Apts – First, Second & Third Floors Aprx 109 Sq.M / 1173 Sq.Ft

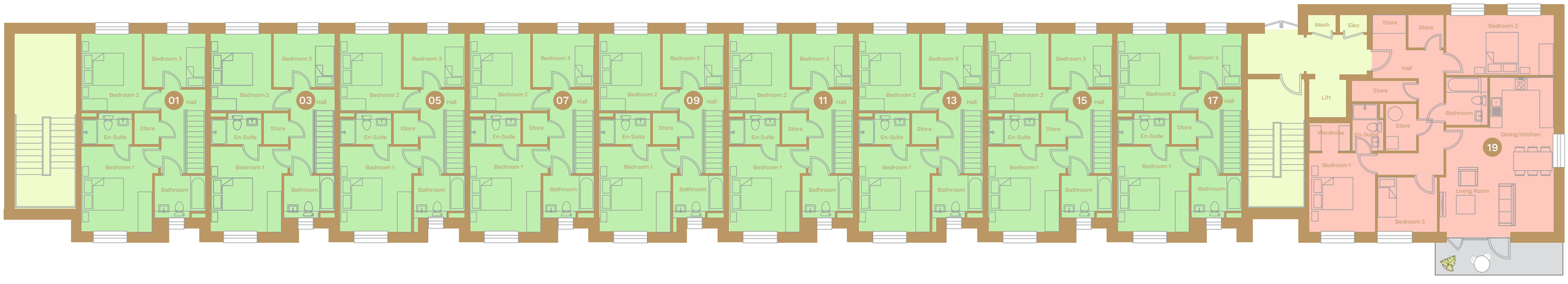


FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



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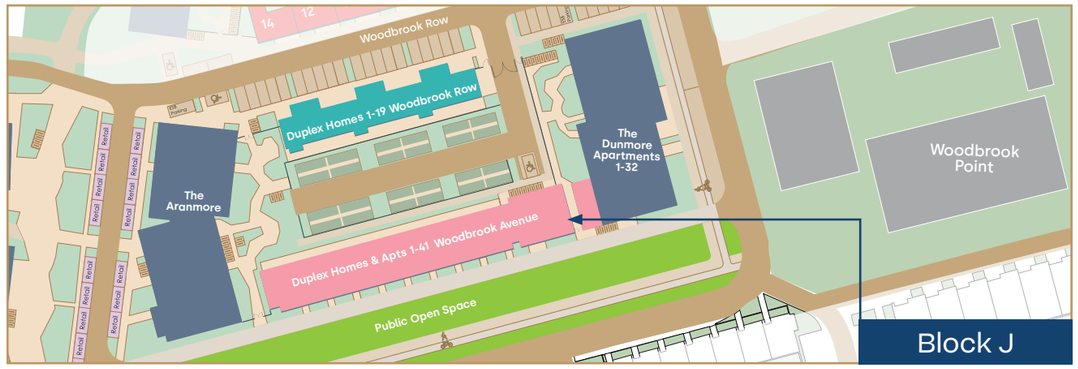
Floor plans not to scale. For guidance purposes only. Measurements approximate. Subject to contract / contract denied

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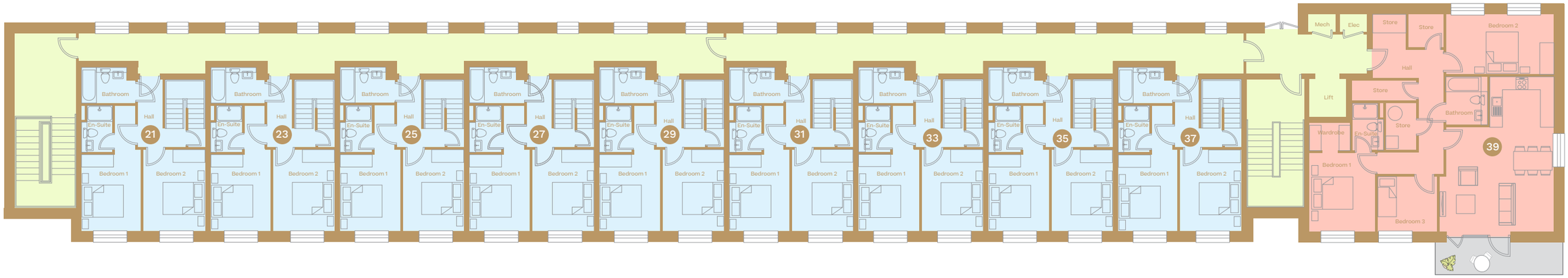
The Dunmore Duplexes. Woodbrook Avenue (Block J)

Second & Third Floors

- 3 Bedroom Duplex Homes – Ground & First Floor Aprx. 109 Sq.M / 1173 Sq.Ft
- 2 Bedroom Duplex Homes – Second & Third Floor Aprx. 78 Sq.M / 839 Sq.Ft
- 3 Bedroom Apts – First, Second & Third Floors Aprx 109 Sq.M / 1173 Sq.Ft



SECOND FLOOR



THIRD FLOOR



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Floor plans not to scale. For guidance purposes only. Measurements approximate. Subject to contract / contract denied

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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

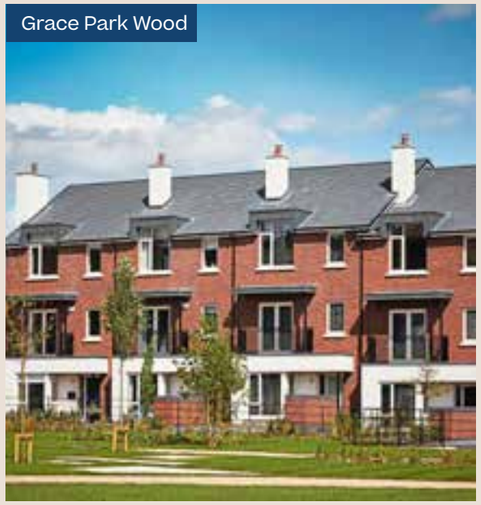
Continuing to shape and contribute to the vibrant communities where we build is always at the forefront of Castlethorn's mind. We look forward to extending Castlethorn's high standards in build quality and site planning to even more families in South Coast, Woodbrook ensuring we create a community our 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
- Canal Gardens, Luttrellstown
- 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 A

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.



The Duplexes on Woodbrook Avenue.



The Duplexes on Woodbrook Avenue – View from Courtyard Parking.


further information at
south-coast.ie
Castlethorn