

# KILTERNAN VILLAGE

DUBLIN 18

## Phase One

*House Floor Plans*





NORTH



Show House



Marketing Suite

# Site Plan Phase One

FOR ILLUSTRATION PURPOSES ONLY. SUBJECT TO CHANGE. NOT TO SCALE.

## TWO BEDROOM HOMES



*House type H1, H2 & H3*

End / Mid Terrace / Semi-Detached House  
964 SQ. FT. • 89.6 SQ.M

## THREE BEDROOM HOMES



*House type C1, C2 & C3*

End / Mid Terrace / Semi-Detached House  
1258 SQ. FT. • 116.9 SQ.M

## FOUR BEDROOM HOMES



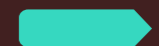
*House type F2*

End / Mid Terrace House  
1696 SQ. FT. • 157.6 SQ.M



*House type F1*

End Terrace House  
1697 SQ. FT. • 157.7 SQ.M



*House type C4*

End Terrace House  
1897 SQ. FT. • 176.2 SQ.M



*House type A1*

Semi-Detached House  
2357 SQ. FT. • 219 SQ.M



*House type A2*

Semi-Detached House  
2357 SQ. FT. • 219 SQ.M

## DUPLEX HOMES



*The Mews*

2 & 3 Bedroom Apartments & Duplexes



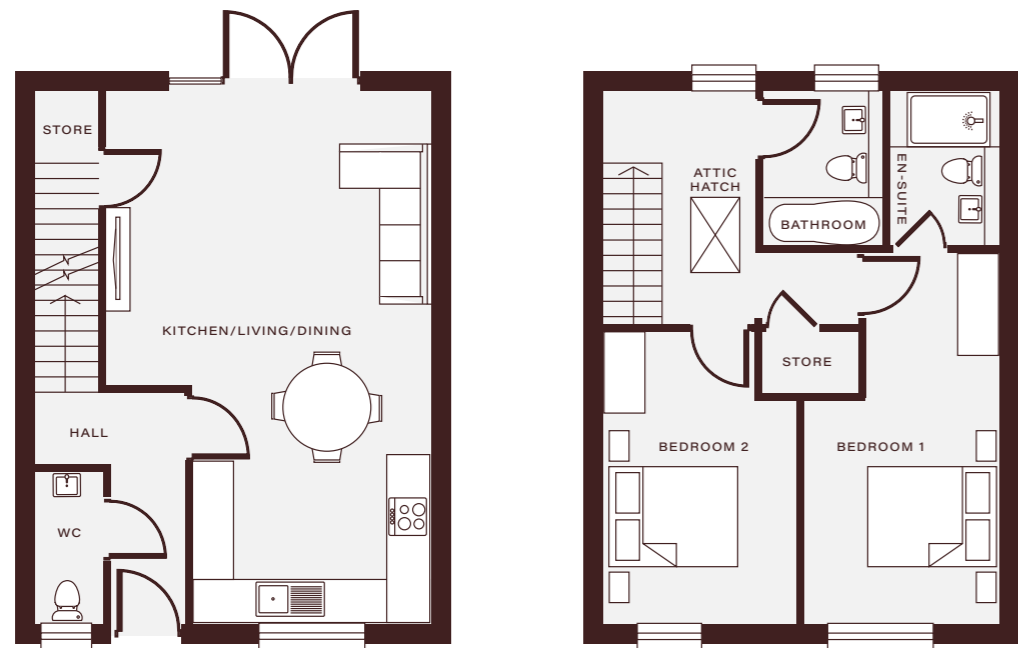
*The Green*

2 & 3 Bedroom Apartments & Duplexes

NEW GLENAMUCK LINK DISTRIBUTION ROAD

# House Type H1, H2

Two Bedroom End / Mid Terrace / Semi-Detached House  
 964 sq. ft. • 89.6 sq.m



GROUND FLOOR

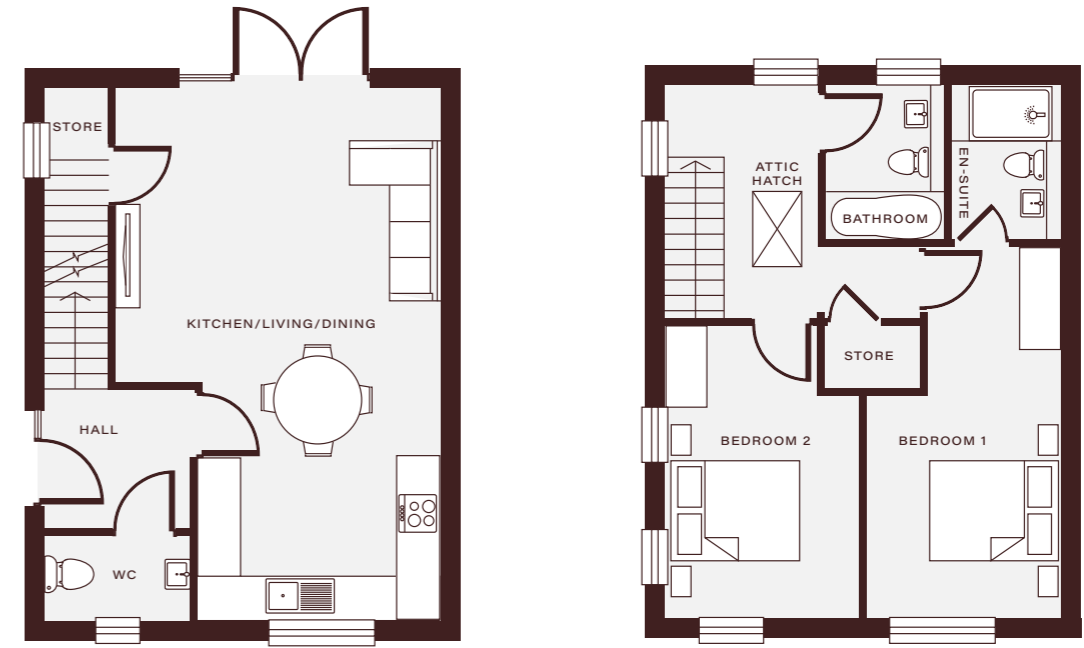
FIRST FLOOR

**PLEASE NOTE**

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# House Type H3

Two Bedroom End / Semi-Detached House  
 964 sq. ft. • 89.6 sq.m



GROUND FLOOR

FIRST FLOOR

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# House Type C1 & C2

Three Bedroom End / Mid Terrace / Semi-Detached House  
 1258 sq. ft. • 116.9 sq.m

# House Type C3

Three Bedroom Semi-Detached House  
 1258 sq. ft. • 116.9 sq.m



For illustration purposes only as a guide to potential attic conversion at a future date. Any conversion works would be subject to planning permission, certificate of compliance and building regulations at that time. Prospective purchasers must satisfy themselves. The Vendor and their Agents provide no guarantee in this regard.

GROUND FLOOR

FIRST FLOOR

POTENTIAL ATTIC CONVERSION



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GROUND FLOOR

FIRST FLOOR

POTENTIAL ATTIC CONVERSION

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# House Type F2

Four Bedroom End / Mid Terrace House  
 1696 sq. ft. • 157.6 sq.m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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# House type F1

Four Bedroom End Terrace House  
 1697 sq. ft. • 157.7 sq.m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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# House Type C4

Four Bedroom End Terrace House  
1897 sq. ft. • 176.2 sq.m



GROUND FLOOR

FIRST FLOOR

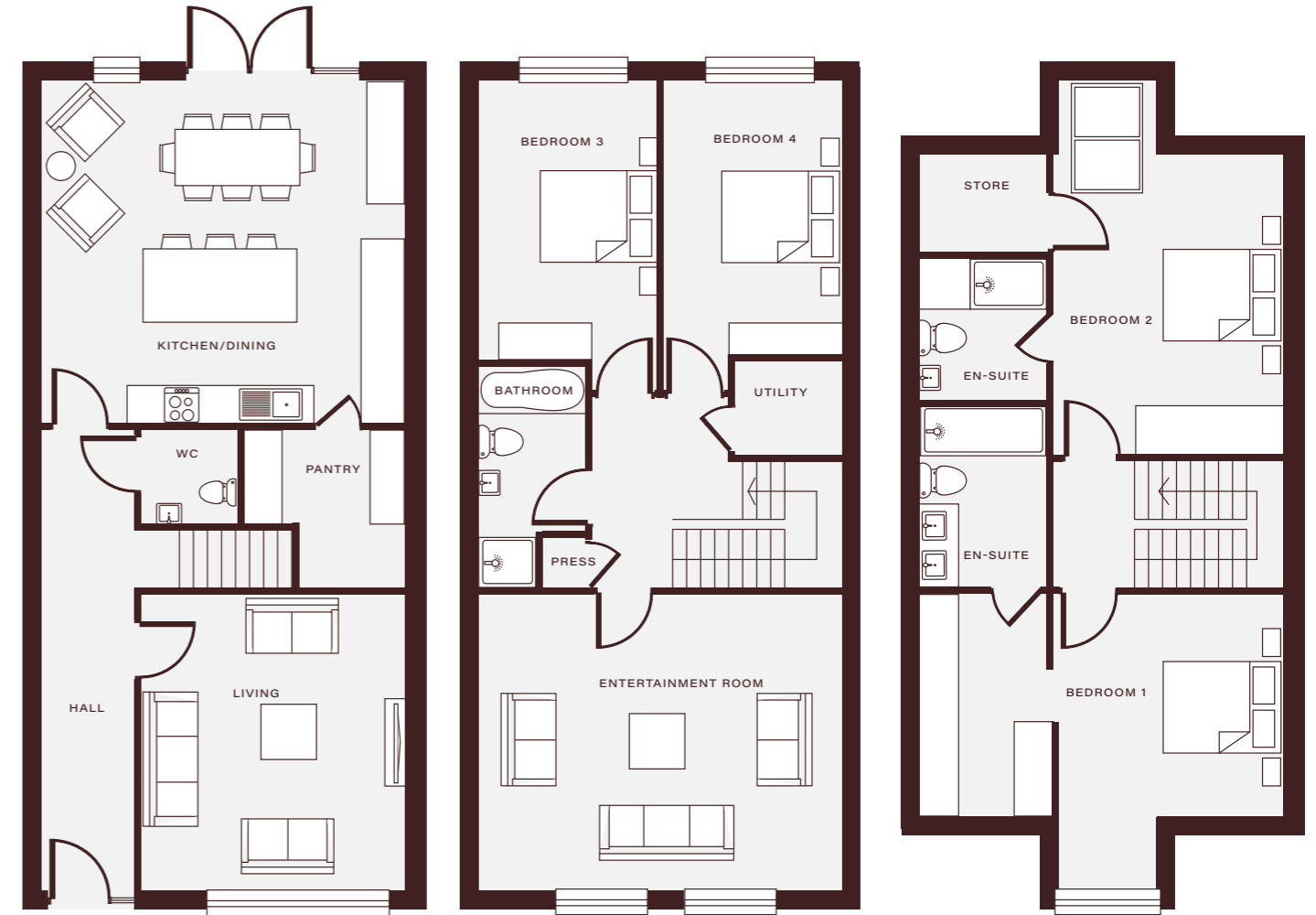
SECOND FLOOR

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# House Type A1

Four Bedroom Semi-Detached House  
2357 sq. ft. • 219 sq.m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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# House Type A2

Four Bedroom Semi-Detached House

2357 sq. ft. • 219 sq.m



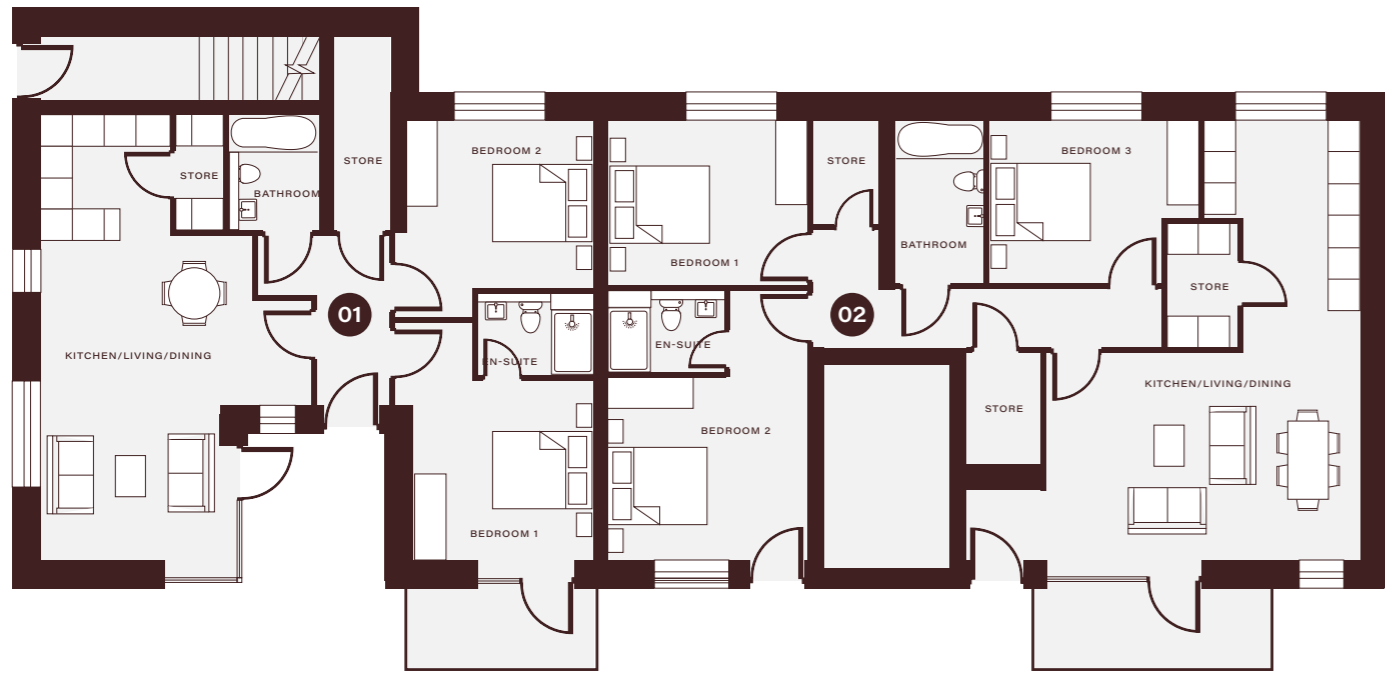
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# The Mews

2 & 3 Bedroom Apartments & Duplexes

## GROUND FLOOR APARTMENTS



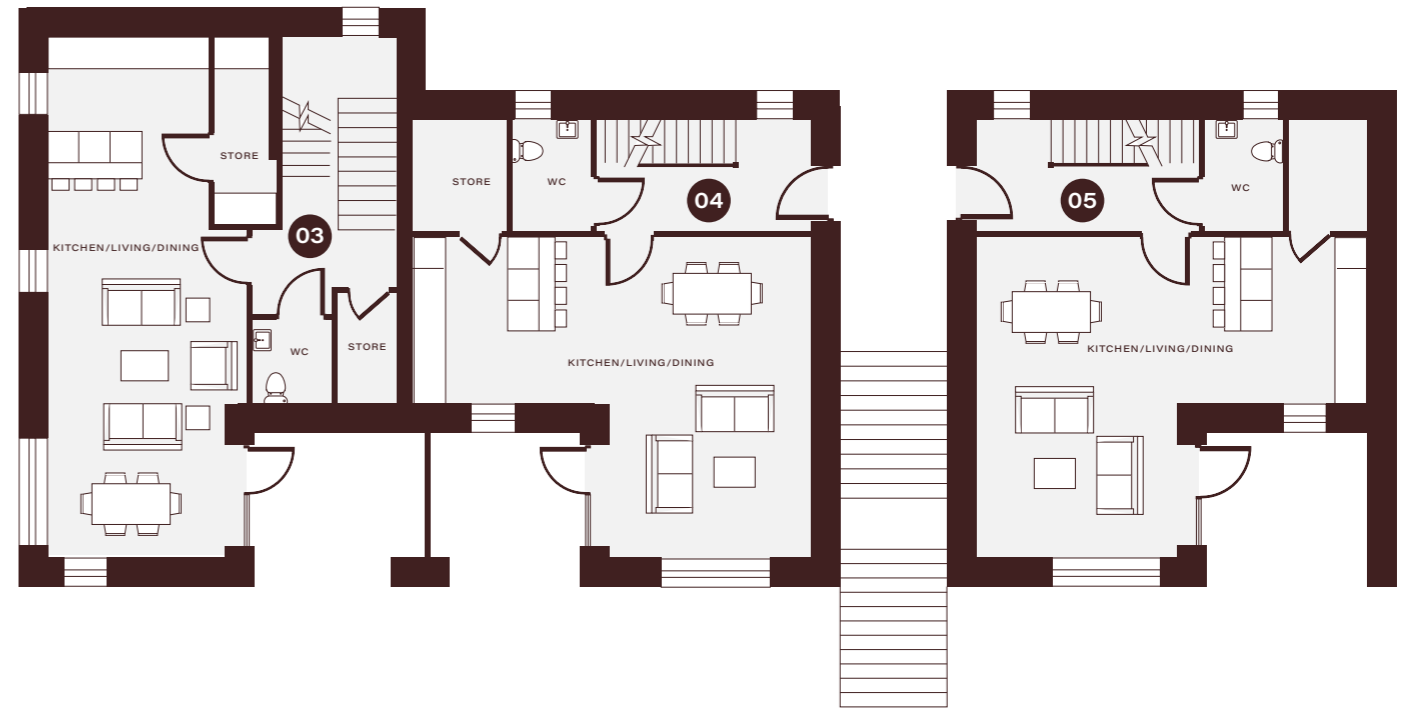
### 01 The Mews

TWO BEDROOM APARTMENT  
839 SQ. FT. • 78 SQ.M

### 02 The Mews

THREE BEDROOM APARTMENT  
1216 SQ. FT. • 113 SQ.M

## FIRST FLOOR DUPLEXES



## SECOND FLOOR DUPLEXES



### 03 The Mews

THREE BEDROOM DUPLEX  
1184 SQ. FT. • 110 SQ.M

### 04 The Mews

TWO BEDROOM DUPLEX  
1162 SQ. FT. • 108 SQ.M

### 05 The Mews

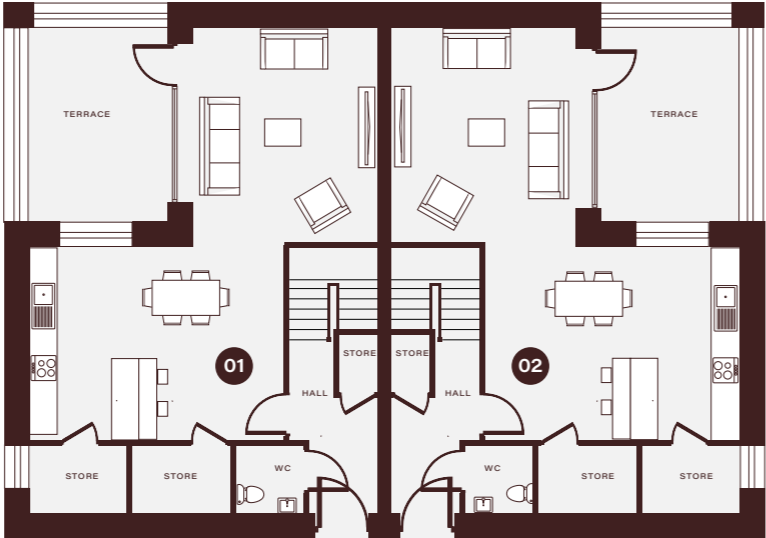
TWO BEDROOM DUPLEX  
1162 SQ. FT. • 108 SQ.M

#### PLEASE NOTE

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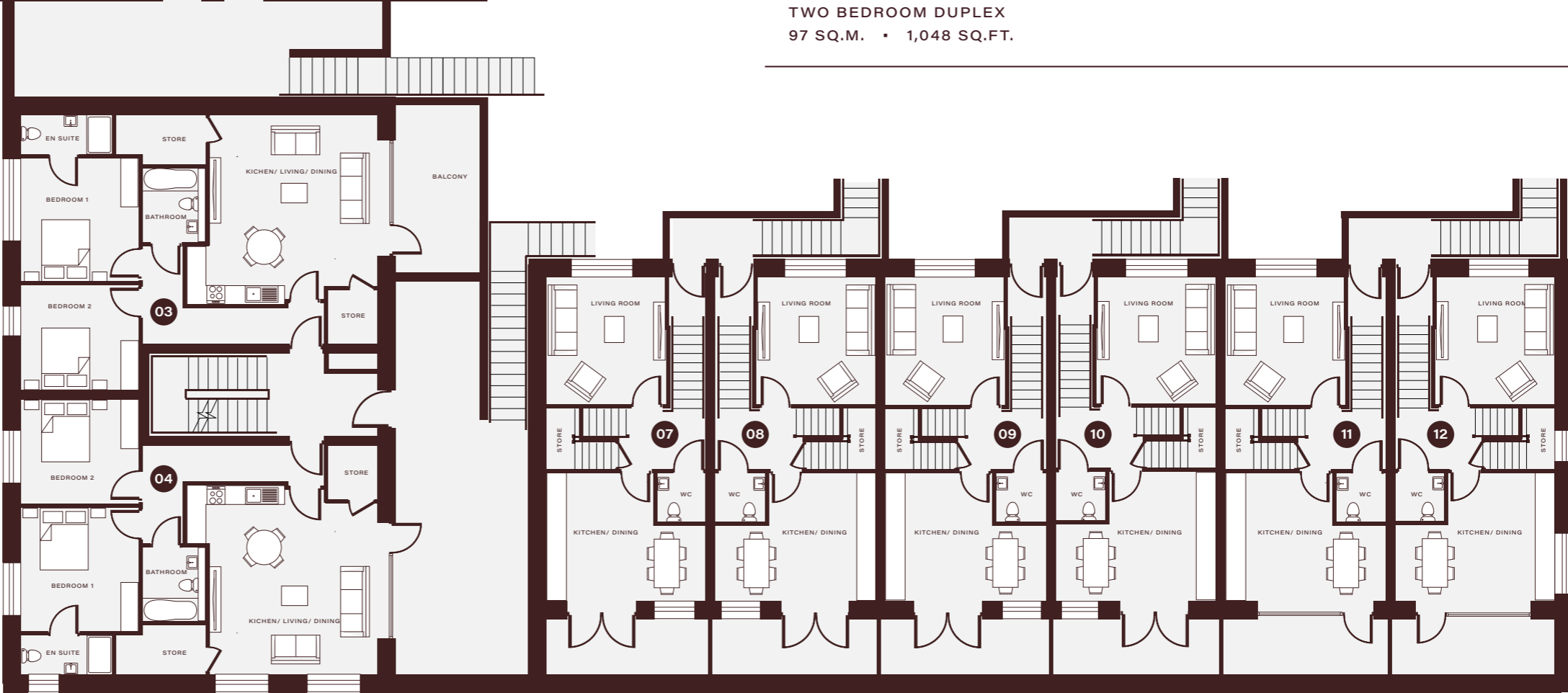
# The Green

2 & 3 Bedroom Apartments & Duplexes



## FIRST FLOOR

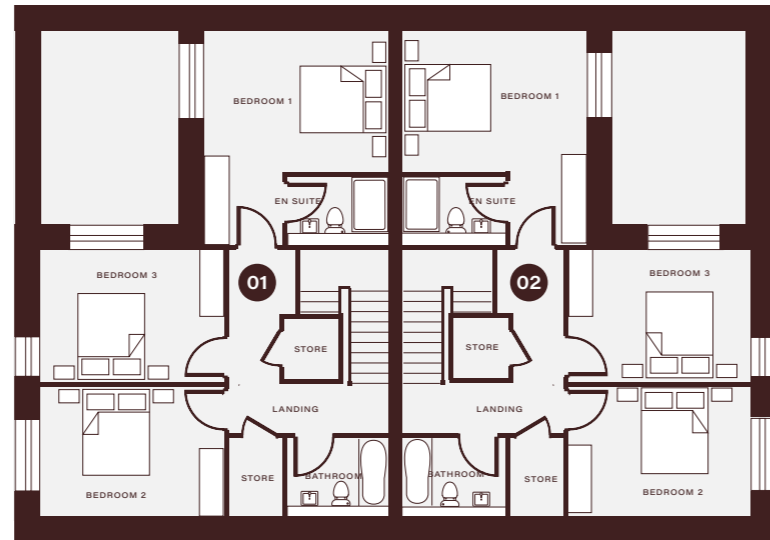
<p><b>01 The Green</b></p> <p>THREE BEDROOM DUPLEX 129 SQ.M. • 1,393 SQ.FT.</p>	<p><b>02 The Green</b></p> <p>THREE BEDROOM DUPLEX 129 SQ.M. • 1,393 SQ.FT.</p>
<p><b>03 The Green</b></p> <p>TWO BEDROOM APARTMENT 80 SQ.M. • 861 SQ.FT.</p>	<p><b>04 The Green</b></p> <p>TWO BEDROOM APARTMENT 80 SQ.M. • 861 SQ.FT.</p>
<p><b>07-12 The Green</b></p> <p>TWO BEDROOM DUPLEX 97 SQ.M. • 1,048 SQ.FT.</p>	



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# The Green

2 & 3 Bedroom Apartments & Duplexes



**SECOND FLOOR**

**01 The Green**

THREE BEDROOM DUPLEX  
129 SQ.M. • 1,393 SQ.FT.

**02 The Green**

THREE BEDROOM DUPLEX  
129 SQ.M. • 1,393 SQ.FT.

**05 The Green**

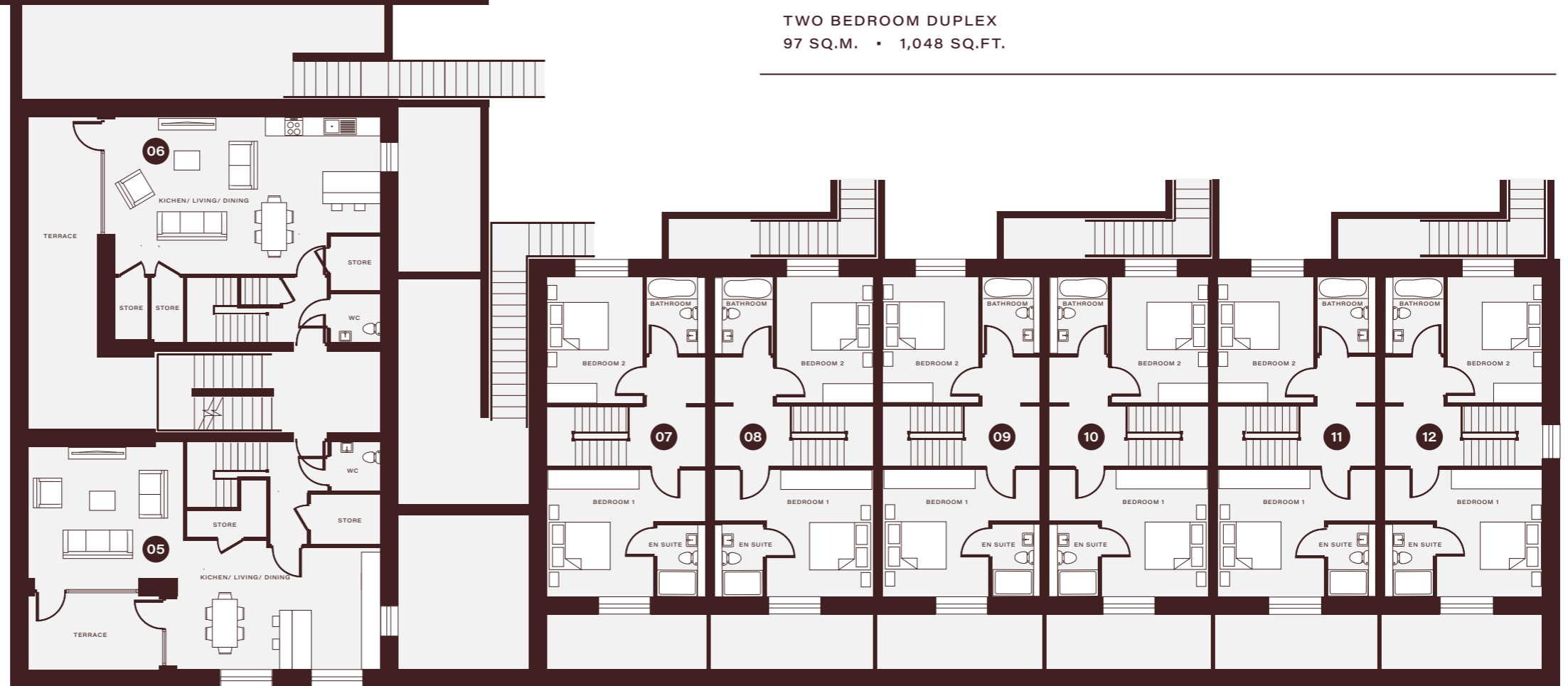
THREE BEDROOM DUPLEX  
124 SQ.M. • 1,335 SQ.FT.

**06 The Green**

THREE BEDROOM DUPLEX  
113 SQ.M. • 1,216 SQ.FT.

**07-12 The Green**

TWO BEDROOM DUPLEX  
97 SQ.M. • 1,048 SQ.FT.

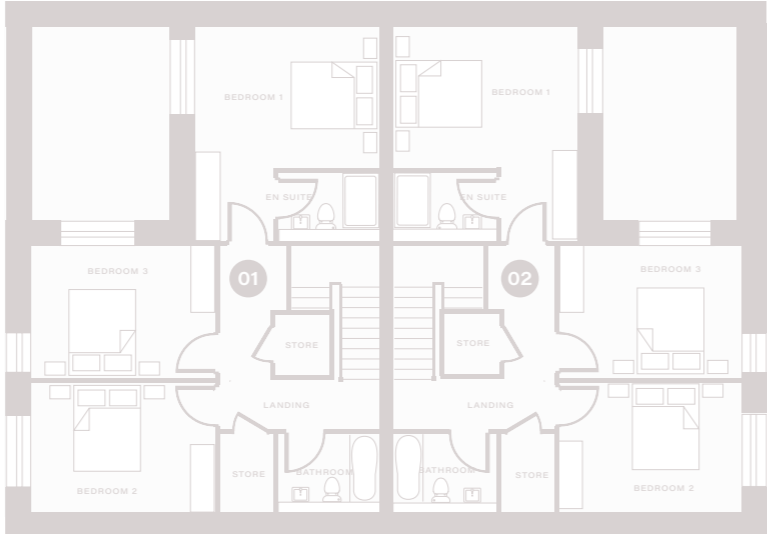


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# The Green

2 & 3 Bedroom Apartments & Duplexes



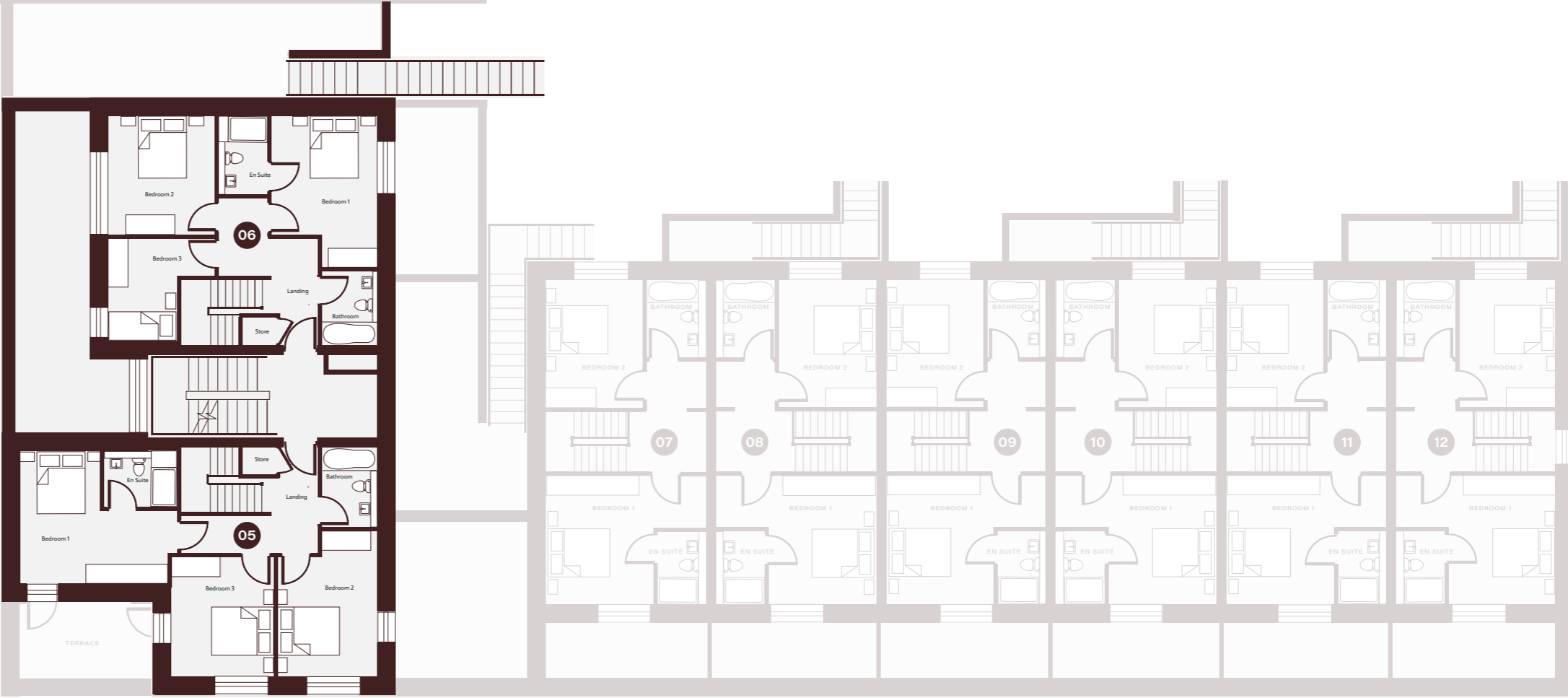
**THIRD FLOOR**

**05 The Green**

THREE BEDROOM DUPLEX  
124 SQ.M. • 1,335 SQ.FT.

**06 The Green**

THREE BEDROOM DUPLEX  
113 SQ.M. • 1,216 SQ.FT.








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# Kiltiernan Village Masterplan

## Key Facts

- 1,250 newly planted trees throughout the development
- A network of landscaped green spaces designed to be enjoyed every day
- Pedestrian routes linking homes, green areas and shared spaces
- A landscape approach that encourages biodiversity and habitat

	Landscaped Green Areas
	Rain Gardens
	Play Areas
	Pedestrian Routes



**NORTH**



# Specifications

## Kitchens

- Each home comes with an elegantly styled and generously fitted Fitzgerald kitchen, to include the following:
- Oven, hob, extractor fan, fridge freezer, dishwasher & concealed bins (depending on house type)
- Stone worktops with splash backs
- Provision for washer/dryer provided under the stairs

## WC, Bathrooms & En-suites

### WC

- The ground floor WC in the houses come fitted with a stylish wall mounted vanity unit as standard along with a wall mounted LED backlit mirror.

### Main Bathroom

- The main bathroom of each house type comes with fitted bath, stand-alone shower, shower screen, toilet pan, cistern and wall mounted vanity unit complete with overhead wall mounted LED backlit mirror. All floors and wet areas are tiled as standard.

### En-suite First Floor

- The en-suite to first floor comes with low profiles shower tray, shower screen, pan, cistern and wall mounted vanity unit with wall mounted backlit mirror. The floor and wet areas are tiled as standard.

### Specification items all property types:

- All shower panels / doors are fitted as standard.
- High quality ceramics are supplied by Niko Bathrooms.
- All bathrooms to include the ensuite, come fitted with thermostatic towel radiators.
- Each shower has a thermostatically controlled rain shower head.

## Internal Finishes

- The walls are painted in Cotton (Paint and Paper Cotton 3) colour paint throughout the houses as standard.
- All ceilings are painted white throughout.
- The internal doors are supplied by Durkin Joinery & Co with stylish bespoke panelled design for Kiltiernan Village.

- High quality brass door handles fitted throughout.
- All doors at ground floor level are painted black as standard.
- All doors to upper levels are painted white as standard.
- All skirtings, architraves and window boards are painted white as standard.
- All houses are fitted with a traditional staircase complete with chamfered design newel and spindles, with hardwood/softwood handrail (varies with house type).

## Wardrobes

- Each home has been styled to maximise the potential for storage with a generous amount of wardrobe space provided. The wardrobe doors where fitted are designed to maximise storage with taller full height doors. Wardrobes are supplied and installed by Fitzgerald Wardrobes.

## Extra Ceiling Height

- One of the most impressive features of Kiltiernan Village are the exceptionally high floor to ceiling heights to all homes with heights of 2.6m ceilings on the ground floor and a height of 2.6m at first floor giving a bright and airy feel.

## Heating & Ventilation

- All properties in Kiltiernan Village are A2/A3 energy rated dependent on house style.
- All homes come fitted with a high efficiency modernised Joule or equivalent Air to Water Heat Pump central heating system with multi zoned controls.
- All homes are fitted with a mechanical ventilation heat recovery system (MVHR), which helps to maximise the efficiency of the heat pump. The MVHR system controls the temperature throughout the house creating an ambient temperature throughout.
- Radiators as standard on the ground and first floor with chrome finish heated towel rails to bathroom and ensuite.
- Thermostatic control valves for all radiators
- Pressurised hot and cold-water system ensuring maximum performances

## Electrical, Communications & Media

- Generous and well-designed lighting and power points with antique brass finished sockets and switches on the ground floor (excluding utility room) of (Types C and E only) with contemporary white switches throughout the rest of the home and all other property types.
- Cat6 data cabling provided to each level, which allows for high-speed broadband.
- Each home is wired for connection of TV, telephone and broadband.
- All homes are pre-wired for Eir & Siro.
- Smoke & heat detectors are fitted as standard.
- All homes are pre-wired to centralised point for intruder security alarm.
- All homes are pre-wired to facilitate electric vehicle charging (fitted by homeowner).
- Each home comes with an external socket to the rear of the property.
- External front/rear lighting fitted as standard (depending on property type).

## External Joinery

- The uPVC windows, patio uPVC double French doors and entrance door are supplied and fitted by Munster Joinery and have selected a high-performance double-glazing system to ensure that they complement the other materials and energy saving features used in the construction of each home.
- All door glazing is toughened safety glass.
- High quality handles are fitted and a multipoint locking system ensures security and smooth operation.

## External Finishes / Feature

- All houses in Kiltiernan Village are structurally solid concrete-built homes using Insulated Concrete Formwork (ICF) supplied by Altherm.
- Each elevation will vary depending on house type with the following materials used: Brick, Render & Stone.
- Decorative permeable cobble lock driveway with feature cobble lock border.
- High quality cobble lock pathways to front door area with paved patio areas to rear.
- All homes are plastered with a Parex designed render system giving a maintenance free exterior.
- All homes are brick finished with Vintage smoked from Likestone, to selected elevations depending on house type.
- All cills are reconstituted supplied by in Granite.
- Maintenance free fascia, soffit, guttering and rainwater downpipes.
- All homes come fitted with an external water tap

## Gardens

- The gardens are levelled and seeding and offer a wonderful extension of the living space and so the planting and shrubbery to the front will vary depending on the size and location of each house.
- All homes come fitted Timber side gates and private rear garden decorative timber fencing as standard
- Note: Rear access is provided to some homes, this will vary depending on location and house type. The concept is to ensure each home has rear access without the need to bring bikes/bins etc through your front door.

## BER Rating

- All homes are constructed to NZEB standards designed for low energy consumption with high efficiency achieving excellent A2/A3 BER rating

## Structural Guarantee

- Each home is covered for 10 years under the Home Bond insurance scheme.

*Developer*

**DURKAN**  
01-278 5000

MAPLE HOUSE  
LOWER KILMACUD ROAD  
STILLORGAN  
DUBLIN



*Sales Agent*

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01-618 1300

33 MOLESWORTH STREET  
DUBLIN 2  
SAVILLS.IE

PSRA: 002233



*Sales Agent*

**KELLY WALSH**  
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KELLYWALSH.IE

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