ROCKVILLE MANOR

KILTERNAN
DUBLIN 18

DURKAN

EASY LIVING IN A STUNNING SETTING

Welcome to Rockville Manor, an exclusive new development next to the peaceful setting of Kilternan, Dublin 18. This boutique development of just 28 units, including 2 & 3 bed houses and 1, 2 & 3 bed apartments and duplexes, blends modern design with convenience, thanks to its excellent connectivity, great local amenities and close proximity to Dublin City and beyond.

ENJOY BEING AT THE CENTRE OF IT ALL

Rockville Manor could not be more convenient for those who like to make the most out of each day. Kilternan's peaceful setting belies its close proximity to some of South Dublin's most vibrant towns and villages. Meet up with friends at one of the famous gastropubs at the foot of the Dublin Mountains, including Kilternan's own Golden Ball, the Step Inn, Blue Light Pub and the world-famous Johnnie Fox's. Alternatively, shop 'til you drop in The Park, Carrickmines – minutes from your front door – or Dundrum Town Centre, Ireland's largest shopping centre.

KEEP FIT & CHILL OUT

Rockville Manor is made for those who thrive on a vibrant, active lifestyle. The development's setting at the foothills of the Dublin Mountains means that some of the best mountain trails on the east coast are just minutes away, perfect for cycling and hiking. Even better, experience the thrills of The Gap in Glencullen, Ireland's largest collection of mountain biking trails.

Water more your scene? Kilternan is a short drive from Dublin's south coast, with sailing, sea swimming, paddle boarding and kayaking all popular among the locals. And if you prefer the camaraderie of a team sport, the area is home to a wide range of clubs, including GAA, rugby and soccer. The area also offers excellent facilities for tennis and golf, a nearby ski slope, and ample opportunities for horse riding.

A GREAT BASE FOR YOUNG FAMILIES

For growing families, local amenities are second to none. There are six primary schools within ten minutes of the development, along with several crèche and childcare facilities. In addition, several secondary school options are in neighbouring towns and villages, including Educate Together options. With excellent public transport options – including the Green Luas line at Carrickmines and regular Dublin Bus services (such as routes 44 and L26) running through Kilternan – the cream of South Dublin's schools are within easy reach.

EXCELLENT TRANSPORT OPTIONS FOR EVERYONE

Kilternan benefits from an incredible range of easy and convenient transport options. Rockville Manor is just minutes away from the M50 motorway, which links onto many of Ireland's main roads, as well as offering a fast route through to Dublin International Airport. The N11 links Kilternan with Dublin City Centre and Ireland's Sunny Southeast. And for an easy, car-free commute, Kilternan is served by several bus routes, with the Luas Green Line just three minutes away and the fast DART service only twelve minutes away in Shankill.

GETTING AROUND...

BY CAR

STEPASIDE >>>>>> **4 MINS**
M50 >>>>>> **3 MINS**
BALLYOGAN LUAS STOP >>>>>> **3 MINS**
THE PARK CARRICKMINES >>>>>> **2 MINS**
ENNISKERRY >>>>>> **11 MINS**
FOXROCK >>>>>> **7 MINS**
DUNDRUM >>>>>> **15 MINS**
LEOPARDSTOWN SC >>>>>> **10 MINS**
ST. STEPHEN'S GREEN >>>>>> **35 MINS**
DUBLIN AIRPORT >>>>>> **35 MINS**

BY LUAS

LEOPARDSTOWN SC >>>>>> **6 MINS**
DUNDRUM >>>>>> **19 MINS**
RANELAGH >>>>>> **27 MINS**
ST. STEPHEN'S GREEN >>>>>> **37 MINS**

BY FOOT

BUS STOP 3280 >>>>>> **1 MIN**
STEPASIDE >>>>>> **30 MINS**
CARRICKMINES PARK >>>>>> **12 MINS**
BALLYOGAN LUAS STOP >>>>>> **20 MINS**

ALL TIMES ARE APPROXIMATE, TIMES MAY VARY.

LOCATION, LOCATION, LOCATION!

RIGHT WHERE YOU NEED TO BE.

SCHOOLS

1. Our Lady of the Wayside NS
2. Kilternan Church of Ireland NS
3. St. Marys NS
4. Gaelscoil Shliabh Rua
5. Stepaside Educate Together
6. Holy Trinity National School
7. Gaelscoil Thaobh na Coille
8. Rosemont School
9. Loreto College Foxrock

CRECHES

1. Dimples Crèche & Montessori
2. Links Childcare Clay Farm
3. Links Childcare Birch Hall
4. Links Childcare Kilternan
5. Kilternan Village Creche
6. Treehouse Montessori
7. Giraffe Childcare Stepaside
8. Daisy Chain Stepaside

FOOD & DRINK

1. The Golden Ball
2. The Pod Coffee
3. Gathering Grounds Coffee
4. Woodruff
5. The Step Inn
6. Rasa Indian Restaurant
7. Fire & Stone
8. Sandyford House
9. Quattro
10. The Blue Light
11. The Vanilla Pod

SPORT & GOLF

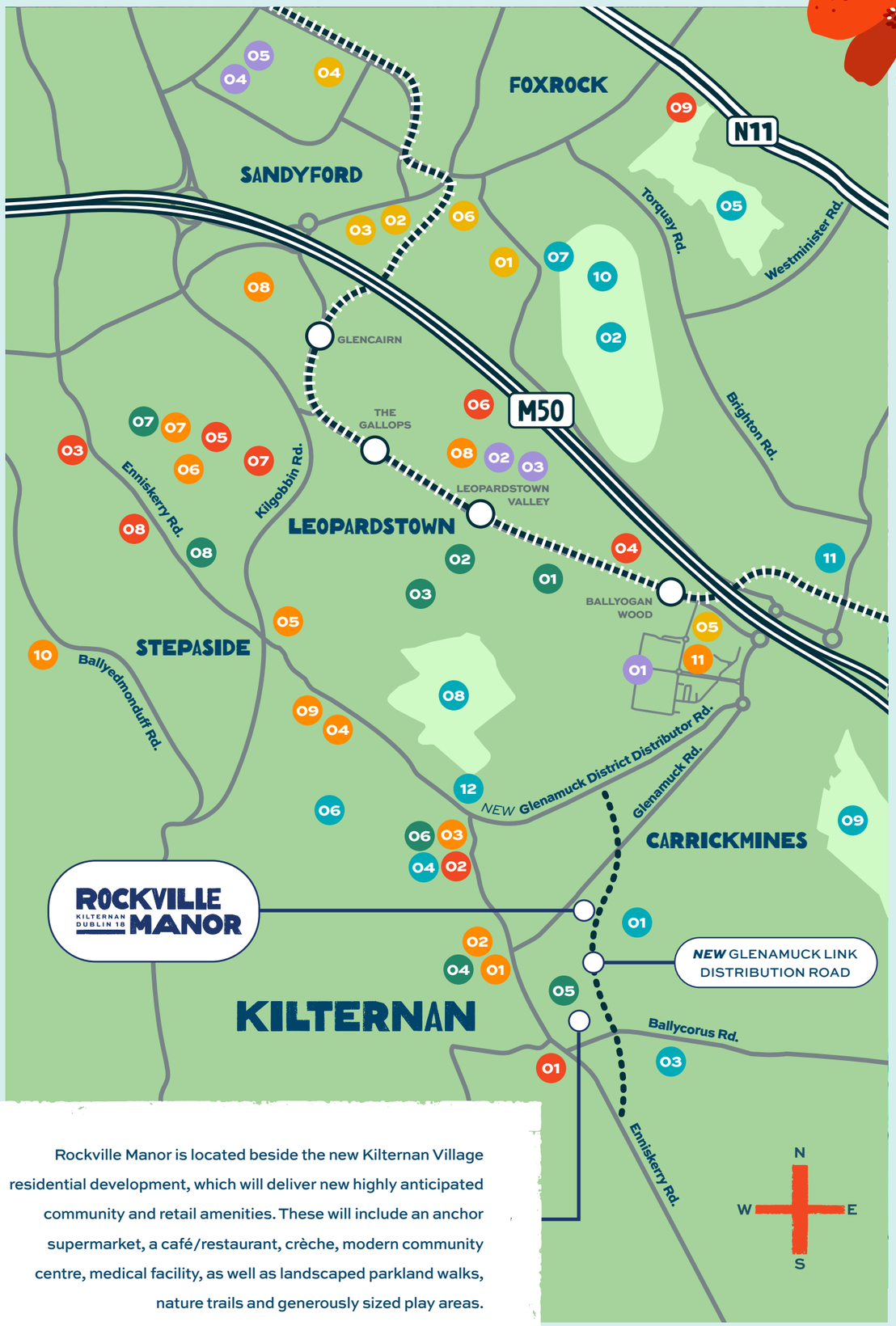
1. Wayside Celtic Football Club
2. Leopardstown Racecourse
3. Old Wesley Rugby Club
4. Kilternan Lawn Tennis Club
5. Foxrock Golf Club
6. Stepaside Driving Range
7. West Wood Club
8. Stepaside Golf Club
9. Carrickmines Golf Club
10. Leopardstown Golf Centre
11. Carrickmines Tennis Club
12. De Le Salle Rugby Club

SHOPPING

1. Carrickmines Retail Park
2. Leopardstown Shopping Centre
3. Dunnes Stores Leopardstown
4. Beacon South Quarter
5. Dunnes Stores Sandyford

COMMERCIAL

1. Microsoft Ireland
2. Vodafone
3. Bank of America
4. Meta Nova Atria
5. VHI Clinic
6. Mastercard



Rockville Manor is located beside the new Kilternan Village residential development, which will deliver new highly anticipated community and retail amenities. These will include an anchor supermarket, a café/restaurant, crèche, modern community centre, medical facility, as well as landscaped parkland walks, nature trails and generously sized play areas.

MODERN, QUALITY HOMES IN THE HEART OF KILTERNAN

SPECIFICATIONS.
HOUSES

EXTERNAL FEATURES
- Pressurised hot and cold water supply to kitchen, bathrooms, en-suites and utility room where present.
- Highly efficient air source heat pumps

ELECTRICAL
- High quality brick and render finishes throughout.
- UPVC high-performance triple glazed to all units on site with low u-value for energy efficiency.
- Large French doors leading to patios.
- Paved patios located within the gardens to maximise sunlight and enjoyment of the space.
- Side passage gates to each end terrace homes.
- Paved front door entrances with designated parking in the development.
- All gardens are generously landscaped to the front and rear.
- Each home comes with fitted external lights at hall doorway and also to the rear patios.

ENERGY EFFICIENCY
- A2 BER rating for all homes.
- High level of insulation and airtightness design.
- All homes come fitted with Mechanical Ventilation Heat Recovery systems (MVHR) – this system gives greater control over the heating within the homes providing fresh air intake and expelling the stail air while maintaining the ambient temperature throughout, reducing the running cost of your home.
- High level of wall, floor and ceiling insulation reducing the heat loss through the fabric of the building.
- All homes come fitted with heat pumps.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED fittings.

SECURITY AND SAFETY
- Smoke detectors fitted throughout (main powered with battery backup).
- Locking system to all external ground floor windows and doors.
- Safety restrictors fitted to upper floor windows.
- Central hub where wireless alarm can be fitted (by homeowner).

MEDIA AND COMMUNICATIONS
- Wired for high-speed broadband (CAT 6).
- Data and TV points to living room.
- Main infrastructure installed to accommodate, Virgin and Siro.

ELECTRICAL
- Generous provision of lighting and power points throughout.
- Brass sockets and switches to living room and kitchen, hallway stairs and landings.
- Spotlighting fitted in front of master bedroom wardrobes in House No.s 3 – 7
- LED lighting strips built into master bedroom wardrobes in House No.s 14 – 20.

BATHROOM AND ENSUITES
- High quality tiling to walls and floors to wet areas within bathroom and ensuite (as per each unit type).
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen in ensuite.
- Bath screens fitted as standard.
- Heated towel rails to all bathrooms.
- High quality sanitaryware.
- LED Mirror fitted over sink.
- Wall mounted vanity unit to main bathrooms and ensuites

HEATING
- Contemporary style steel panel radiators throughout.
- Each home is heated using a heat pump with controlled zones and zone-controlled panel radiators.
- Pressurised hot and cold-water system.

KITCHEN AND UTILITY ROOMS
- Contemporary and professionally designed high quality fitted kitchens complete with stone worktops.
- Fully integrated kitchen appliances (subject to 21-day contract rule).
- Each 3 storey home comes with a separate utility room which is plumbed for washer/dryer.

INTERIOR FINISHES
- Extra floor to ceiling height on all levels.
- High quality painted doors.
- Stylish skirtings and architraves.
- Brass finish ironmongery.
- Internal smooth white painted finish to walls and ceilings throughout.
- All homes are plaster skimmed internally.

WARDROBES AND STORAGE
- Shaker style fitted wardrobes in all rooms.

STRUCTURAL FEATURES
- All homes are built using traditional masonry construction.

WARRANTY AND COVER WITH HOMEBOND
- All homes are covered under the Homebond Structural and Latent Defects Insurance (10 years) and Mechanical and Electrical Defects Insurance (5 years).

SPECIFICATIONS.
APARTMENTS & DUPLEXES

EXTERNAL FEATURES
- High quality brick and render finishes throughout.
- UPVc high performance triple glazed windows with low u-value for energy efficiency.
- Large glazed screen with doors to patios.
- Paved patios to the front and rear of the ground floor apartment (where applicable).
- Each unit comes with fitted external lights at hall doorway and also to the rear patios.
- Balcony units complete with composite decking, glass balustrade and pvc soffit. Terraces come with paving and glass balustrade

ENERGY EFFICIENCY
- BER ratings of A2 / A3 for apartments and duplexes.
- High level of insulation and airtightness design.
- All homes come fitted with Mechanical Ventilation Heat Recovery systems (MVHR) – this system gives greater control over the heating within the homes providing fresh air intake and expelling the stail air while maintaining the ambient temperature throughout, reducing the running cost of your home.
- High level of wall, floor and ceiling insulation reducing the heat loss through the fabric of the building.
- All homes come fitted with heat pumps.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED fittings.

ELECTRICAL
- Generous provision of lighting and power points throughout noting each unit type varies.

SECURITY AND SAFETY
- Smoke detectors fitted throughout (main powered with battery backup).
- Locking system to all external ground floor windows and doors.
- Safety restrictors fitted to upper floor windows.
- Ground floor wired to a central point where wireless alarm can be fitted by homeowner.

MEDIA AND COMMUNICATIONS
- Wired for high speed broadband (CAT 6).
- Data and TV points to main bedroom and living room.
- Main infrastructure installed to accommodate, Virgin and SIRO.

BATHROOM AND ENSUITES
- High quality tiling to walls and floors to wet areas within bathroom and ensuite (as per unit type).
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen in ensuite.
- Bath screens fitted as standard.
- Heated towel rails to all bathrooms.
- High quality sanitaryware.
- LED mirror fitted over wash basins.
- Wall mounted vanity units to bathrooms.

HEATING
- Contemporary style steel panel radiators throughout.
- Each home is heated using a heat pump with controlled zones and zone-controlled panel radiators.
- Pressurised hot and cold water system.

KITCHEN AND UTILITY ROOMS
- Contemporary and professionally designed high quality fitted kitchens complete with stone worktops.
- Fully integrated appliances (subject to 21 day contract rule).

INTERIOR FINISHES
- Extra floor to ceiling height at ground and first floor levels.
- High quality painted solid core doors.
- Stylish skirtings and architraves.
- Brushed satin chrome finish ironmongery.
- Internal smooth white painted finish to walls + ceilings throughout.
- All homes are traditional plaster skimmed internally.

WARDROBES AND STORAGE
- Flush panelled style fitted wardrobes in all rooms with shelving and hanging sections.

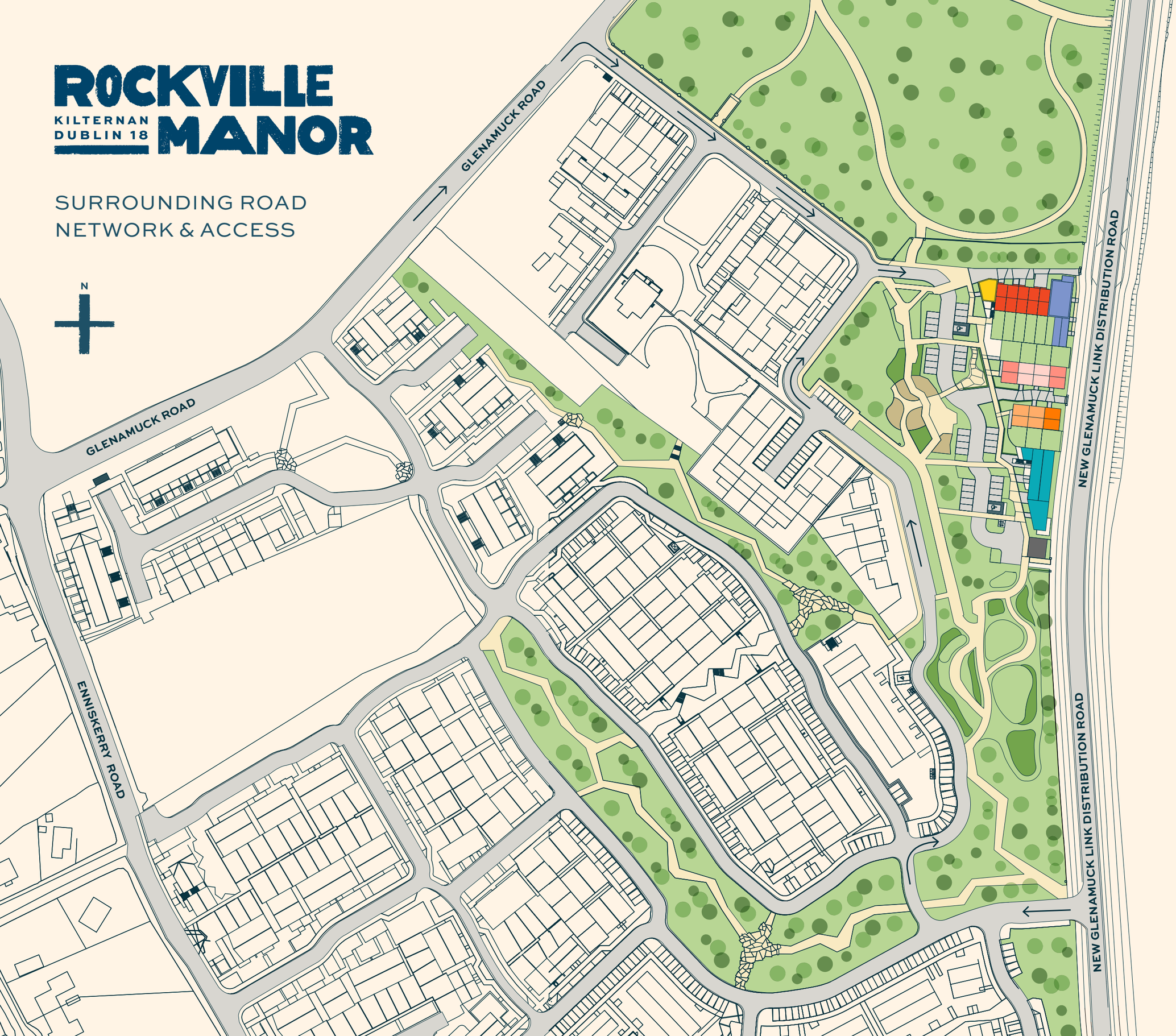
STRUCTURAL FEATURES
- All homes are traditional built with concrete floors.
- Concrete floors to all duplex units with the exception of No. 11 which has timber joists at 2nd floor level.

WARRANTY AND COVER HOMEBOND
- All homes are covered under the Homebond Structural and Latent Defects Insurance (10 years) and Mechanical and Electrical Defects Insurance (5 years).

ROCKVILLE MANOR

KILTERNAN
DUBLIN 18

SURROUNDING ROAD NETWORK & ACCESS



HOUSES

- 2 BEDROOM
- 2 BEDROOM
- 2 BEDROOM
- 3 BEDROOM
- 3 BEDROOM

DUPLEX & APARTMENTS

- BLOCK **A**
- BLOCK **B**
- BLOCK **C**

Rockville Manor is perfectly positioned beside the upcoming Kilternan Village. The development will be accessed directly from the Glenamuck Road and will also benefit from its setting along the new Glenamuck Link Distribution Road, providing improved local connectivity and convenient routes to surrounding areas. With its prime location and strong transport links, Rockville Manor offers an ideal base for modern living in South Dublin.

HOUSES

2 BED MID-TERRACE
81 SQ.M / 872 SQ.FT
NUMBERS 03 - 07

2 BED TERRACE
86 SQ.M / 926 SQ.FT
NUMBERS 15 & 16

2 BED TERRACE/END OF TERRACE
86 SQ.M / 926 SQ.FT
NUMBERS 18 & 19

3 BED END OF TERRACE
129 SQ.M / 1389 SQ.FT
NUMBERS 14 & 17

3 BED END OF TERRACE
129 SQ.M / 1389 SQ.FT
NUMBER 20

DUPLEX & APARTMENTS

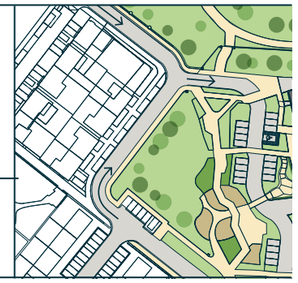
BLOCK A
1, 2 & 3 BED DUPLEX & APARTMENTS
NUMBERS 21 - 28

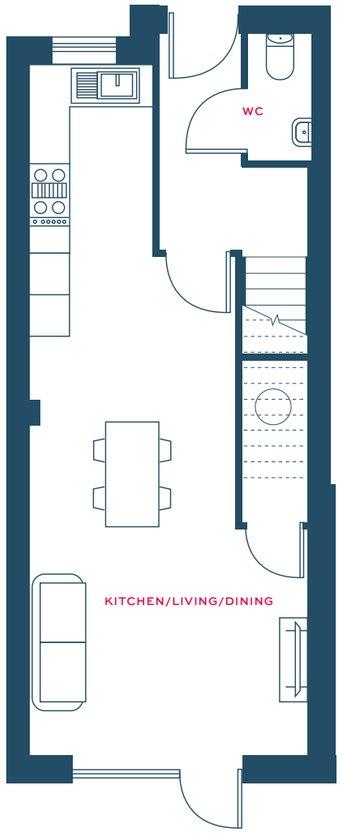
BLOCK B
1 & 2 BED DUPLEX & APARTMENTS
NUMBERS 08 - 13

BLOCK C
1 & 2 BED DUPLEX & APARTMENTS
NUMBERS 01 & 02

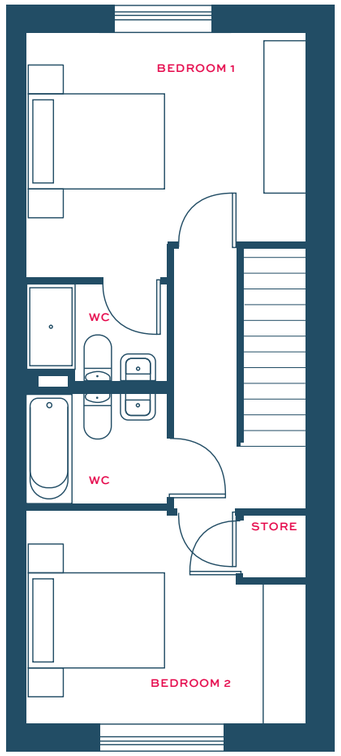
2 BEDROOM MID TERRACED HOME

81 SQ.M / 872 SQ.FT





GROUND FLOOR



FIRST FLOOR

N0. 03 TWO BEDROOM MID-TERRACED HOME **81 SQ.M / 872 SQ.FT**	**N0. 04** TWO BEDROOM MID-TERRACED HOME **81 SQ.M / 872 SQ.FT**	**N0. 05** TWO BEDROOM MID-TERRACED HOME **81 SQ.M / 872 SQ.FT**	**N0. 06** TWO BEDROOM MID-TERRACED HOME **81 SQ.M / 872 SQ.FT**	**N0. 07** TWO BEDROOM MID-TERRACED HOME **81 SQ.M / 872 SQ.FT**

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2 & 3 BEDROOM MID/END TERRACE HOMES

129 SQ.M / 1389 SQ.FT
86 SQ.M / 926 SQ.FT

N0. 14	N0. 15	N0. 16	N0. 17
THREE BEDROOM END-TERRACED HOME	TWO BEDROOM MID-TERRACED HOME	TWO BEDROOM MID-TERRACED HOME	THREE BEDROOM END-TERRACED HOME
129 SQ.M / 1389 SQ.FT	**86 SQ.M / 926 SQ.FT**	**86 SQ.M / 926 SQ.FT**	**129 SQ.M / 1389 SQ.FT**

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2 & 3 BEDROOM MID/END TERRACE HOMES

129 SQ.M / 1389 SQ.FT
86 SQ.M / 926 SQ.FT

N0. 18	N0. 19	N0. 20
TWO BEDROOM END-TERRACED HOME	TWO BEDROOM MID-TERRACED HOME	THREE BEDROOM END-TERRACED HOME
86 SQ.M / 926 SQ.FT	**86 SQ.M / 926 SQ.FT**	**129 SQ.M / 1389 SQ.FT**

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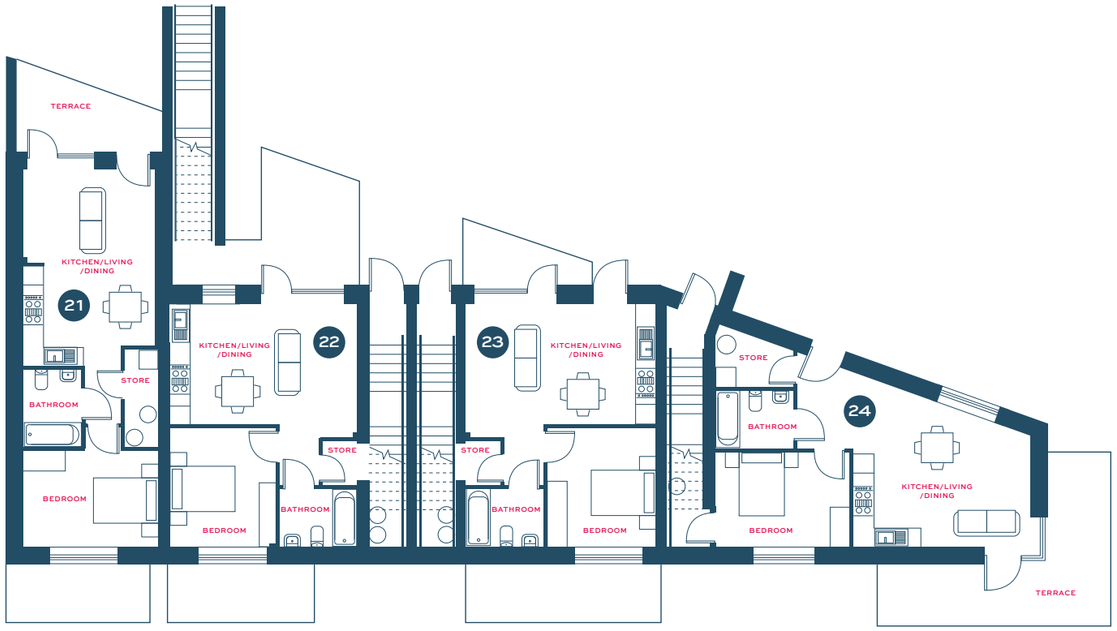
BLOCK A

ONE, TWO & THREE BEDROOM
DUPLEX & APARTMENTS

N0. 21	1 BEDROOM DUPLEX	GROUND FLOOR	49 SQ.M.	531 SQ.FT.
N0. 22	1 BEDROOM DUPLEX	GROUND FLOOR	49 SQ.M.	529 SQ.FT.
N0. 23	1 BEDROOM DUPLEX	GROUND FLOOR	49 SQ.M.	529 SQ.FT.
N0. 24	1 BEDROOM DUPLEX	GROUND FLOOR	54 SQ.M.	580 SQ.FT.
N0. 25	2 BEDROOM DUPLEX	FIRST & SECOND FLOOR	98 SQ.M.	1,055 SQ.FT.
N0. 26	2 BEDROOM DUPLEX	FIRST & SECOND FLOOR	108 SQ.M.	1,163 SQ.FT.
N0. 27	2 BEDROOM DUPLEX	FIRST & SECOND FLOOR	108 SQ.M.	1,163 SQ.FT.
N0. 28	3 BEDROOM DUPLEX	FIRST & SECOND FLOOR	120 SQ.M.	1,292 SQ.FT.



GROUND FLOOR

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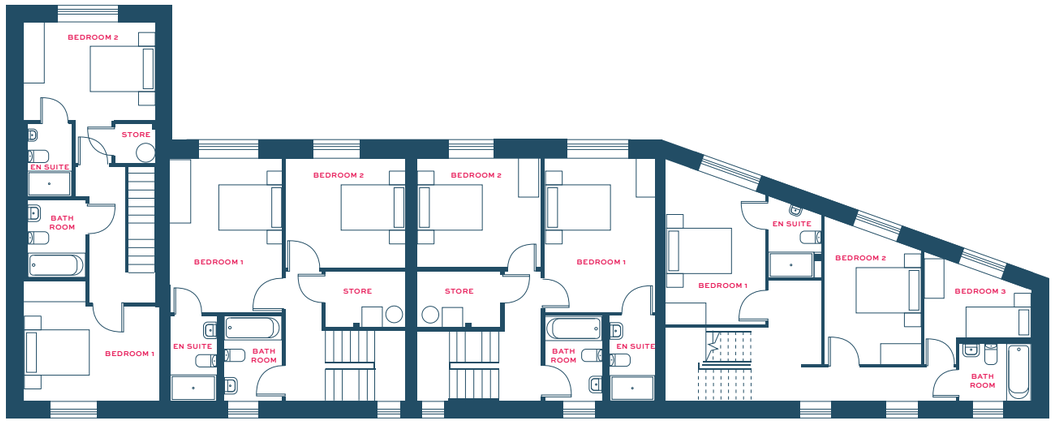
ROCKVILLE MANOR
KILTERNAN DUBLIN 18

FIRST FLOOR



SECOND FLOOR

ROCKVILLE MANOR
KILTERNAN DUBLIN 18

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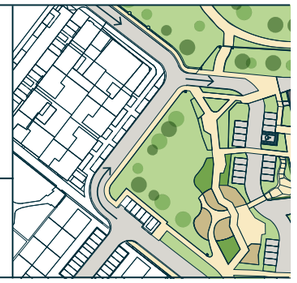
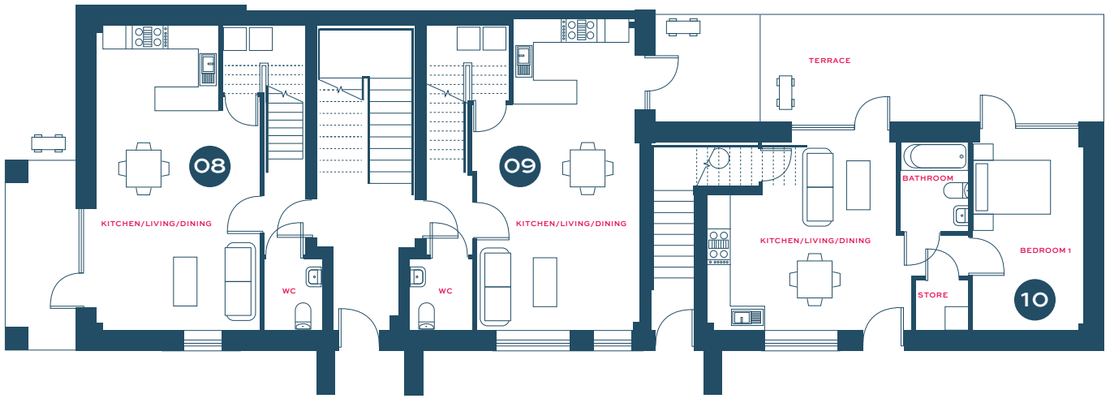
BLOCK B

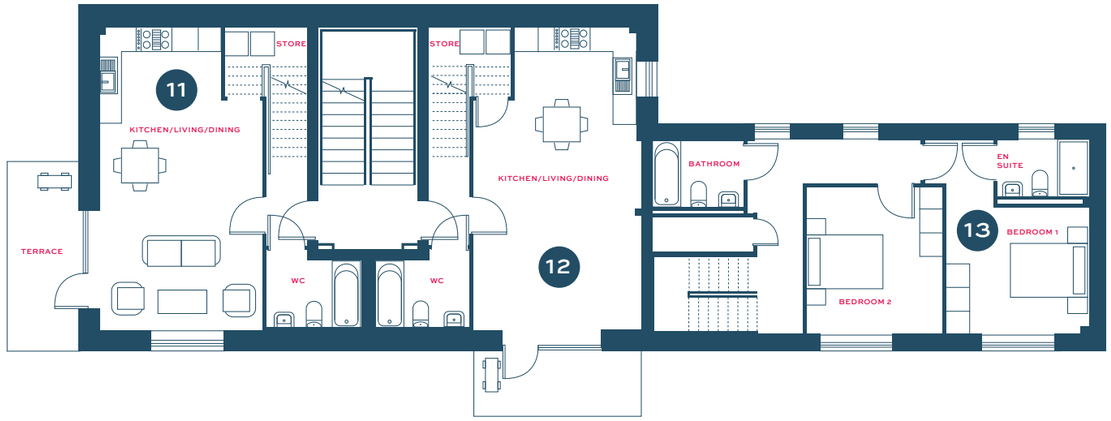
ONE & TWO BEDROOM
DUPLEX & APARTMENTS



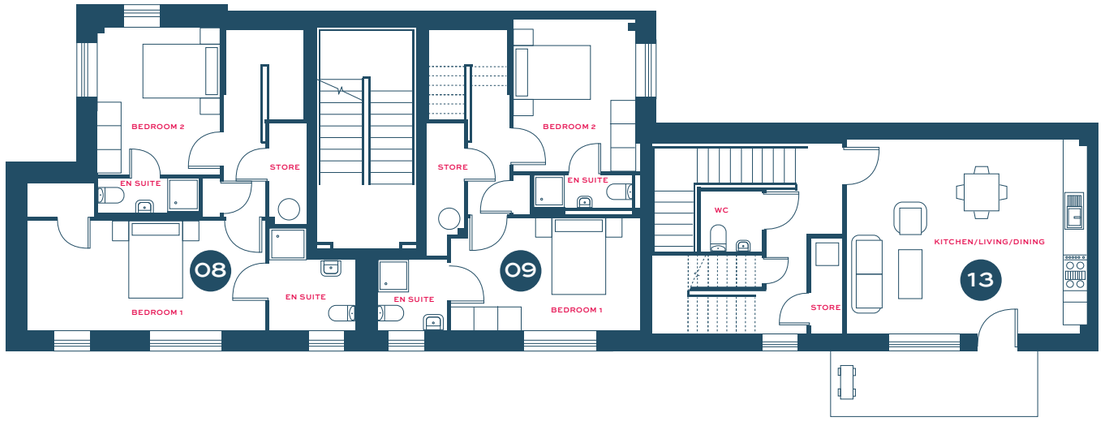
NO. 08	2 BEDROOM DUPLEX	GROUND & FIRST FLOOR	93 SQ.M.	1,000 SQ.FT.
NO. 09	2 BEDROOM DUPLEX	GROUND & FIRST FLOOR	86 SQ.M.	928 SQ.FT.
NO. 10	1 BEDROOM APARTMENT	GROUND FLOOR	48 SQ.M.	517 SQ.FT.
NO. 11	2 BEDROOM DUPLEX	SECOND & THIRD FLOOR	88 SQ.M.	942 SQ.FT.
NO. 12	2 BEDROOM DUPLEX	SECOND & THIRD FLOOR	88 SQ.M.	942 SQ.FT.
NO. 13	2 BEDROOM DUPLEX	FIRST & SECOND FLOOR	104 SQ.M.	1,119 SQ.FT.



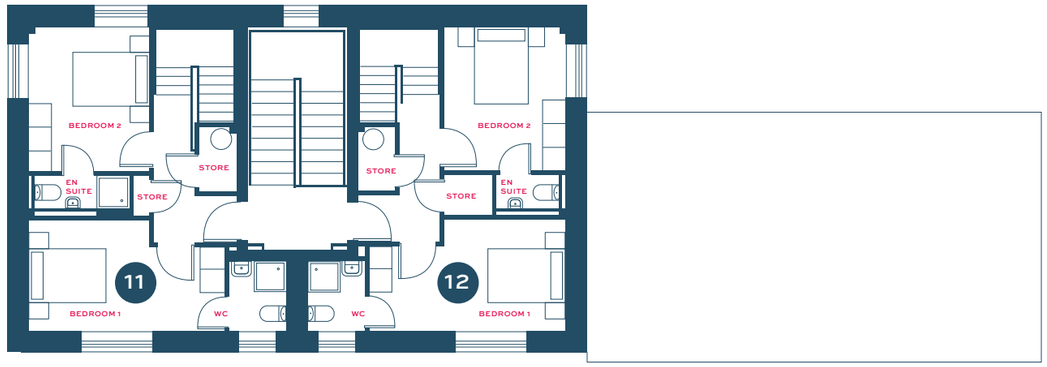
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



THIRD FLOOR

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ROCKVILLE MANOR
KILTERNAN DUBLIN 18

ROCKVILLE MANOR
KILTERNAN DUBLIN 18

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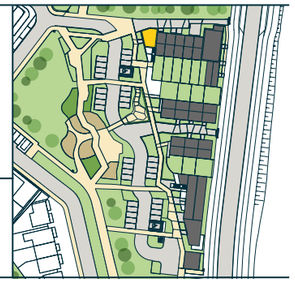
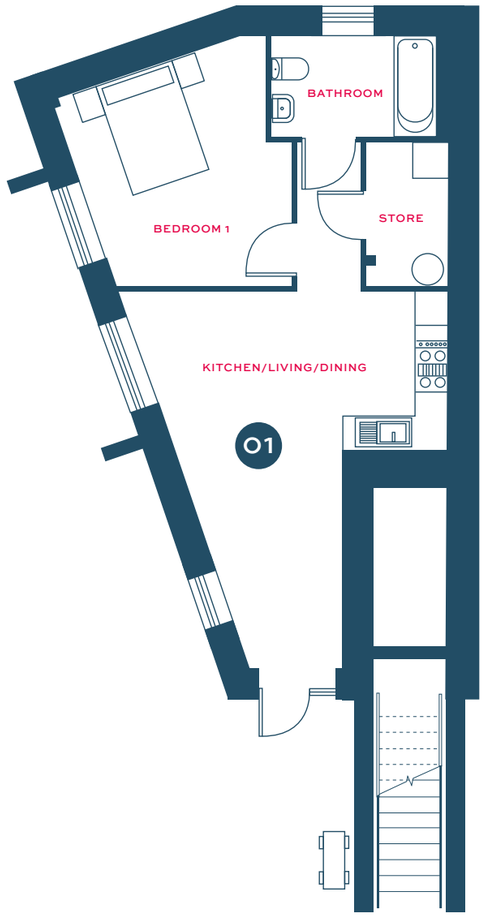
BLOCK C

ONE & TWO BEDROOM
DUPLEX & APARTMENTS

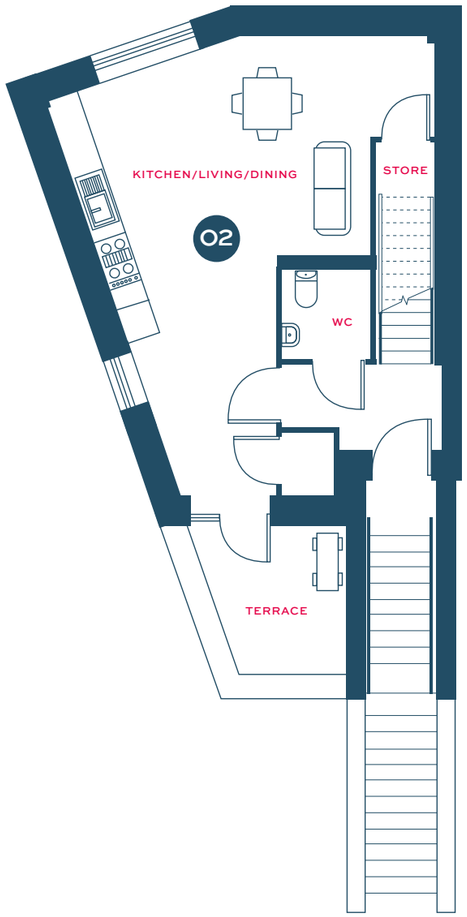


NO. 01	1 BEDROOM DUPLEX	GROUND FLOOR	57 SQ.M.	609 SQ.FT.
NO. 02	2 BEDROOM DUPLEX	FIRST & SECOND FLOOR	87 SQ.M.	936 SQ.FT.

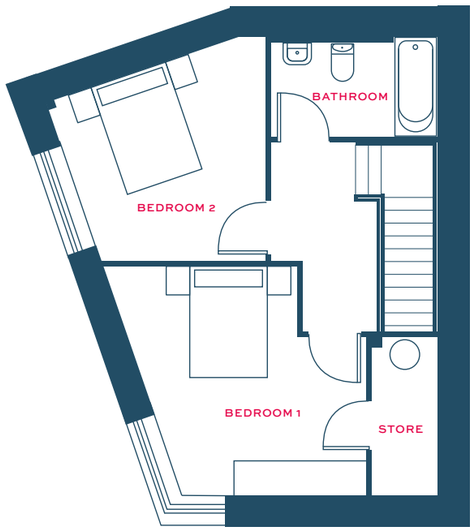
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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KILTERNAN DUBLIN 18

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ABOUT DURKAN

FOR OVER 60 YEARS DURKAN HAVE BEEN AT THE FOREFRONT OF MODERN, QUALITY HOMES WITH A FOCUS ON DESIGN AND FUNCTIONALITY.

DURKAN

HAWKS BAY • CO. WICKLOW

FAIRFIELD • GREYSTONES

BISHOPS GATE • KILTERNAN

THE GROVE • CLONSKEAGH

SILLAN • GREYSTONES

In today's homes, Durkan have added high-specification materials to maximise energy efficiency and cutting-edge technology to deliver passive and certified homes to high standards. Durkan continues to be a family-run business and stays true to its original ethos and character which holds honesty, authenticity, and excellence at its core.

Their mission is 'To safely deliver the most energy-efficient family homes through integrating design, construction techniques and new technologies that ultimately create a dynamic and healthy building environment that is sustainable in every sense.' Examples of Durkan's prestigious work to date include: Sillan, Vartry Wood, Bishops Gate, Hawks Bay, The Grove. and Fairfield.

DURKAN

DEVELOPER

Durkan
Maple House
Lower Kilmacud Road
Stillorgan
Dublin

savills

SALES AGENT

Savillls
01-618 1300

33 Molesworth Street
Dublin 2
savills.ie

PSRA: 002233

KELLY WALSH
property advisors & agents
01.664.5500
www.kellywalsh.ie

PSRA No: 002885

SALES AGENT

Kelly Walsh
01-664 5500

15 Herbert St
Dublin 2
kellywalsh.ie

ARCHITECT

TBC

SOLICITOR

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