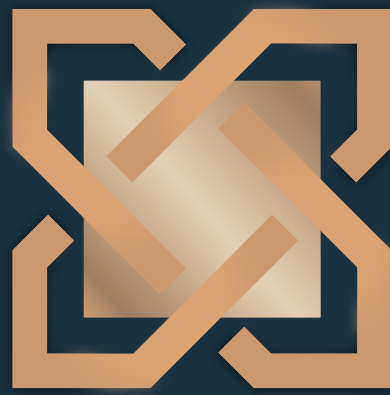


NEW HIGH QUALITY
4 & 5 BEDROOM HOUSES



DUN ÓIR

Kilternan, Dublin 18





Dun Óir at a glance



High quality residential development in a very convenient location in South Dublin



Located approximately 1.3 km south of The Park Carrickmines Retail and Office complex



Within walking distance of Luas and nearby QBC bus corridor



Approximately 1.7km southwest of Junction 15 of the M50 Motorway



Ample Parking



Highly experienced developer B&C Building Contractors with over 40 years experience. Registered under the Home Performance Index.





An idyllic way of life

The Dun Óir houses will create a new standard of living with inspiring home environments that embrace quality, comfort and convenience.

A distinctive new development, bringing together urban design and stunning scenery. Each stylish house puts balance first with spacious interiors, energy efficiency and enviable amenities designed to make daily life a walk in the park.

A welcoming environment to call home in the heart of South Dublin. In the thriving community of Kilternan, this charming development has the advantages of city living in a country setting.

Everyday necessities are instantly accessible with supermarkets, cafés, pharmacies, crèches, butchers, dental clinics and schools right on your doorstep.

Leisure facilities are also readily available, Golf, Tennis, Football clubs and an Equestrian centre all within walking distance.

The appeal of a short commute is equally hard to overlook with business parks such as Sandyford, Cherrywood and The Park Carrickmines within easy reach by car or Luas.



Perfectly placed

Dun Óir is a prime development located off the Glenamuck Road connecting Enniskerry, Kilternan and Stepaside with the M50, Carrickmines, Foxrock, Dundrum and the city centre. This is a very accessible location in a highly sought after area of South Dublin.

An idyllic combination of village life, city living and scenic surroundings, Dun Óir offers excellent transport links, schools, shopping, dining and leisure facilities in abundance.

Transport options include a nearby QBC bus corridor with Aircoach giving easy access to the city centre and airport. Dun Óir is also within walking distance of the LUAS and its park and ride facility, connecting you to the City in 30 minutes.

Ideally situated between Kilternan and Carrickmines and just a short drive from the business centres of Sandyford and Cherrywood. Enjoy a visit to the coast in nearby Dún Laoghaire, Dalkey and Killiney or a day out in the Dublin and Wicklow mountains all just 20 minutes away by car.



Stepaside Golf course



Carrickmines Equestrian Centre

Photo © Anthony Woods



Ticknock



Leopardstown Shopping Centre



Kilternan



Discover a new way of living

Convenience is second to none at Dun Óir. With entrances off the Enniskerry Road and the Glenamuck Road, the development is close to Carrickmines Retail Park (The Park) and M50. Nearby suburbs of Leopardstown and Dundrum offer a wealth of shopping, dining and leisure facilities, whilst excellent public transport, schools and beauty spots are within a stone's throw.

Transport links are excellent here, with the M50, the LUAS green line, numerous fast bus routes and the Carrickmines Park & Ride facility close-by.

Lifestyle essentials within easy reach

Shopping ●

- 1 Carrickmines Retail Park
- 2 IKEA
- 3 Woodies
- 4 Smyths Toys
- 5 Aiken village
- 6 Hedgeroe Home
- 7 Fresh The Good Food Market
- 8 Dundrum
- 9 Leopardstown Shopping Centre
- 10 Alice May Bridal Boutique
- 11 Interiors Project
- 12 Sandyford retail park
- 13 Cornelscourt

Restaurants, bars & cafés ●

- 14 Farmer Browns
- 15 The Golden Ball
- 16 The Step Inn
- 17 Woodruff
- 18 Neels Kitchen
- 19 GRIND101
- 20 Vanilla Pod Eatery
- 21 Johnnie Fox's Pub

Crèches & Preschools ●

- 22 Dun Óir on-site crèche
- 23 Treehouse Preschool & Montessori
- 24 Copperbeech Montessori
- 25 Little Star Preschool
- 26 Giraffe childcare
- 27 Once Upon a Time Nursery & Montessori
- 28 Dimples Crèche & Montessori

Schools ●

- 29 Kilternan School
- 30 Kilternan Church of Ireland National School
- 31 Our Lady of the Wayside National School
- 32 Stepside Educate Together
- 33 Gaelscoil Shliabh Rua
- 34 Rosemont School

Local parks & attractions ●

- 35 Kilternan Cemetery Park
- 36 Bishops Lane Park
- 37 Ballyedmonduff Megalithic Tomb
- 38 Shanganagh Park
- 39 Cabinteely Park
- 40 Fairy Castle
- 41 Fernhill House & Gardens

Leisure facilities ●

- 42 The Carrickmines Golf Club
- 43 Stepside Golf Course & Driving Range
- 44 Purely Yoga
- 45 Prime Performance
- 46 GoQuest
- 47 DLRCoCo All Weather Pitch
- 48 Retro Drive-in Movies Leopardstown
- 49 Ballyogan Concrete skatepark
- 50 Carrickmines Croquet & Lawn Tennis Club
- 51 Carrickmines Equestrian Centre
- 52 Leopardstown Golf Club
- 53 Ski Club Ireland
- 54 Gap Adventure Trails

Key destination times

Drive 🚗

M50	3 mins
Carrickmines Retail Park	3 mins
Carrickmines Park & Ride Luas	4 mins
Leopardstown Valley	6 mins
Cherrywood Business Park	7 mins
Aircoach stop	10 mins
Leopardstown racecourse	11 mins
Bray Seafront	11 mins
Sandyford Business Park	12 mins
Dundrum Town Centre	12 mins
Powerscourt Gardens	17 mins
Dun Laoghaire	22 mins
Dublin Airport	28 mins
Dublin City Centre	30 mins

Luas 🚊

Leopardstown Valley	4 mins
Cherrywood Business Park	8 mins
Sandyford Business Park	18 mins
Dundrum Town Centre	20 mins
UCD	45 mins
Dublin City Centre	32 mins

Bus 🚌

Dublin City Centre	52 mins
Dublin Airport	10 mins
Enniskerry	18 mins
Sandyford Business Park	30 mins

Walk 🚶

Enniskerry Road	4 mins
Kilternan	9 mins
Carrickmines Retail Park	18 mins
Ballyogan Luas	22 mins

Journey times based on Google Maps and are subject to change



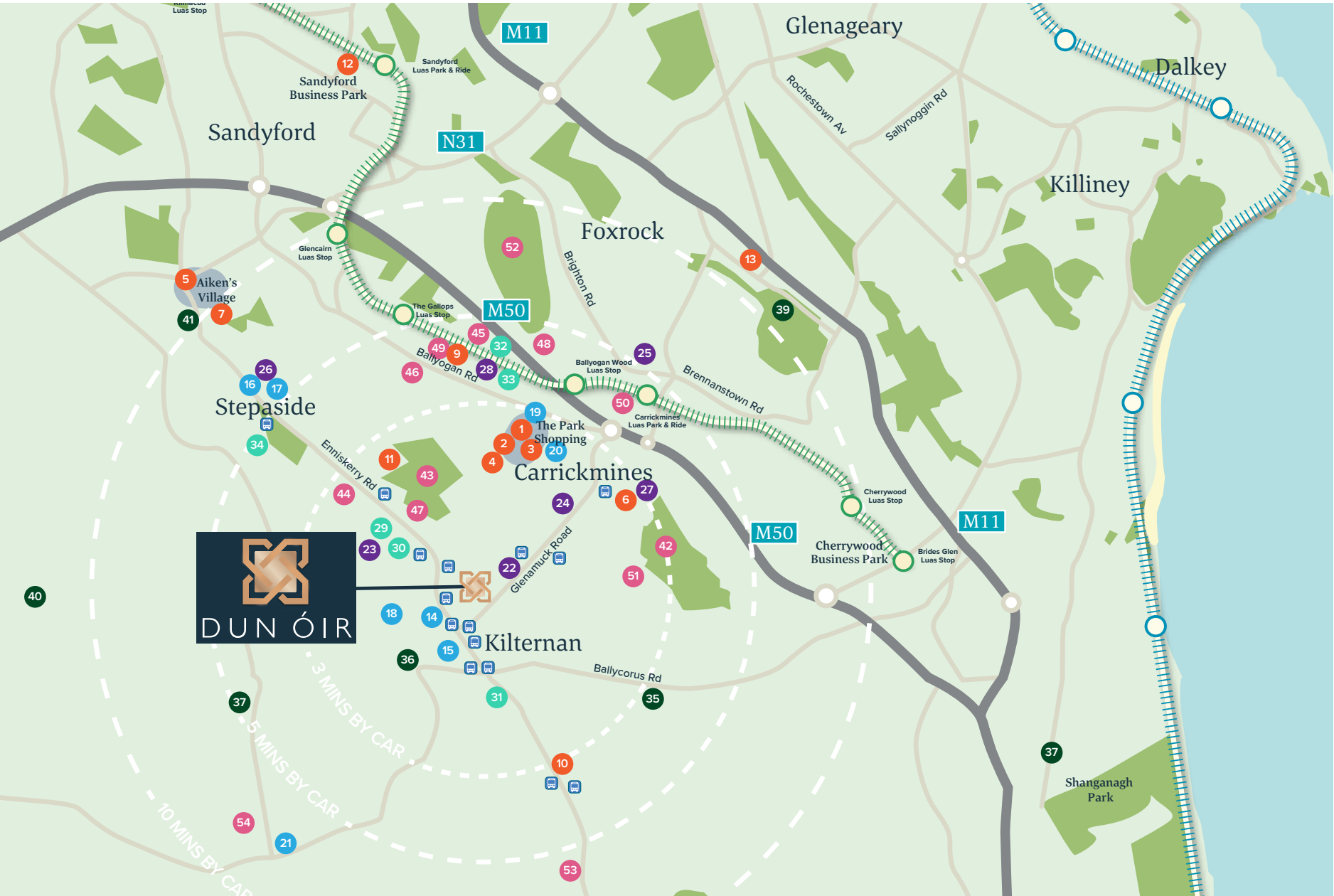
A treasure trove of shops, restaurants, schools and parks to uncover at this highly desired address.



Carrickmines Park & Ride



Woodruff







Dun Óir

Site map key

- House Type A - **The Birch**
- House Type A1 - **The Hawthorn**
- House Type B - **The Sycamore**
- House Type C - **The Redwood**
- House Type D - **The Cedar**

House types

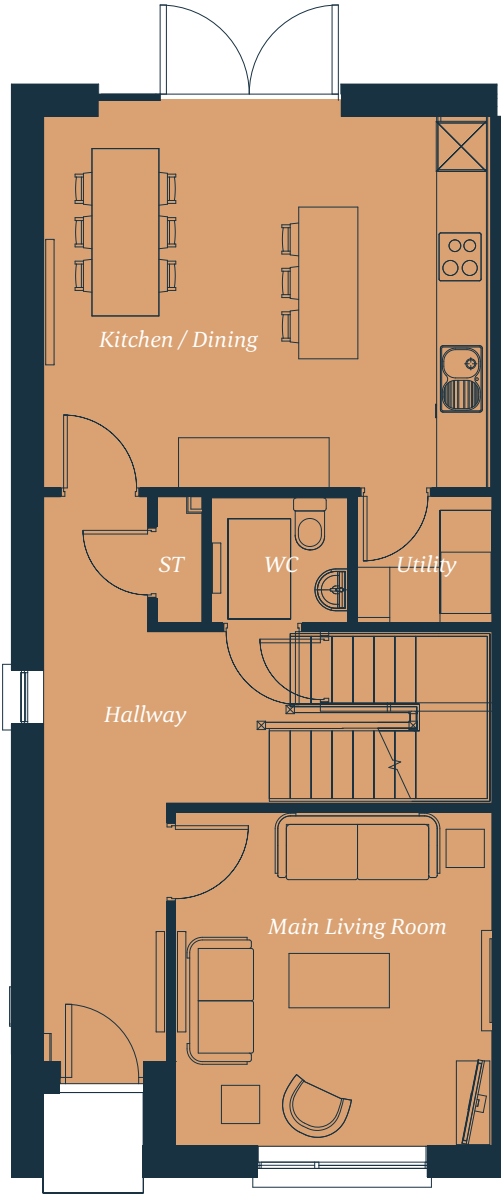
House Name	House Type	Description	Size Sqm	Size Sqft
The Birch	A	5 Bedroom Semi Detached - 3 Storey Houses	198.5	2137
The Hawthorn	A1	4 Bedroom Semi Detached - 3 Storey Houses	198.5	2137
The Sycamore	B	4 Bedroom Semi Detached - 3 Storey Houses	155.8	1677
The Redwood	C	3 Bedroom Semi Detached - 2 Storey Houses	109.7	1181
The Cedar	D	3 Bedroom Middle & End Houses	122.7	1321



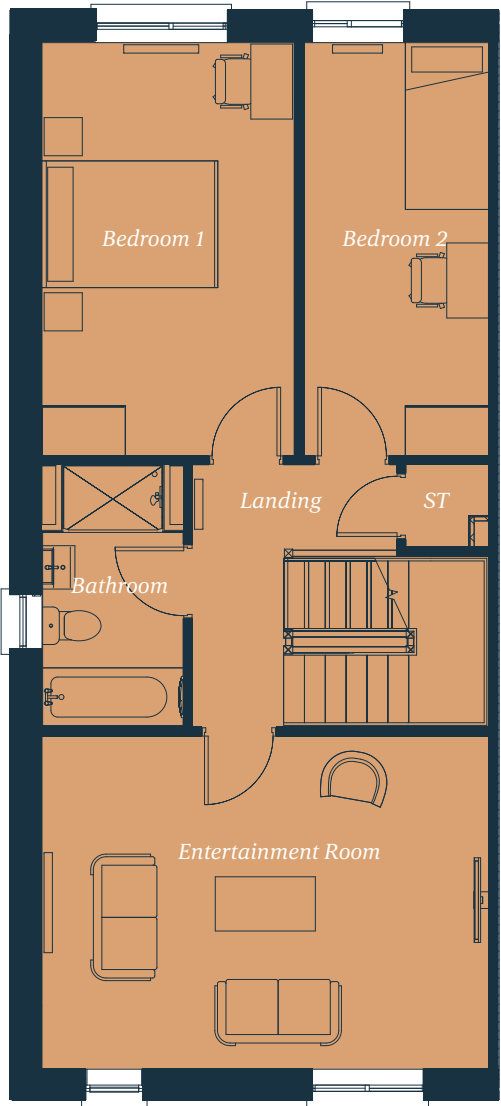


The Birch (Type A)

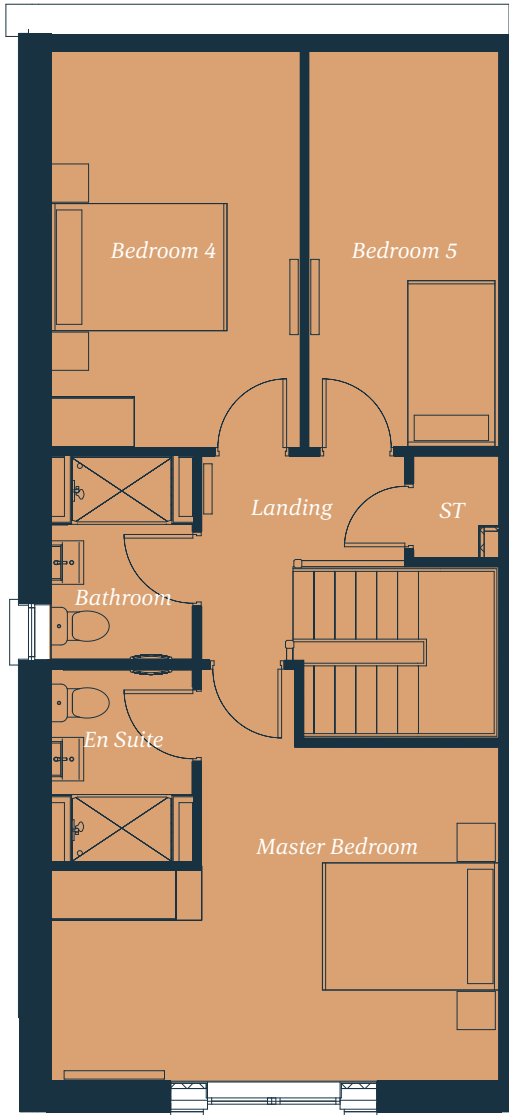
5 Bedroom Semi Detached
3 Storey Houses
198.5 Sq.M / 2137 Sq. ft



Ground Floor



First Floor

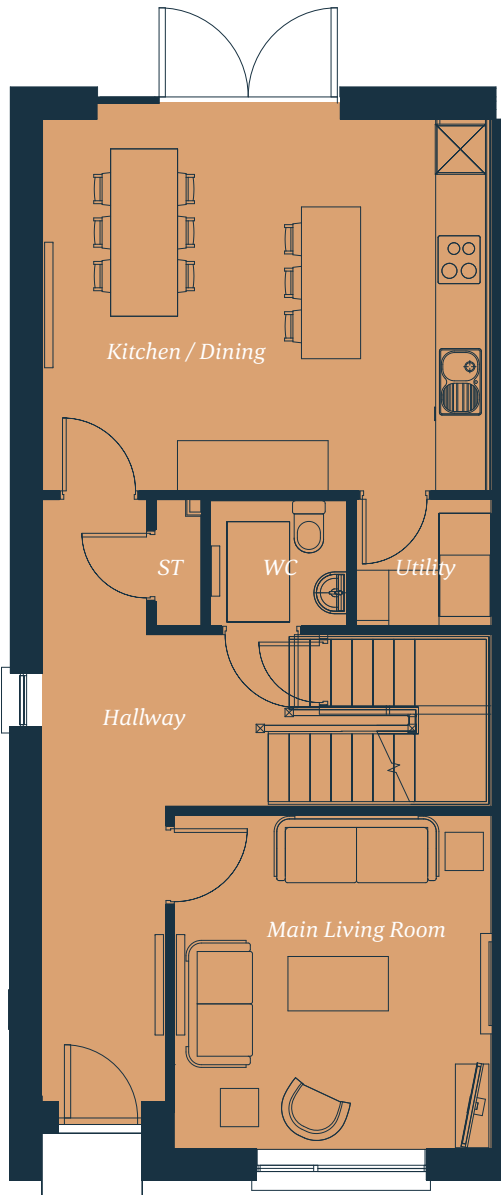


Second Floor

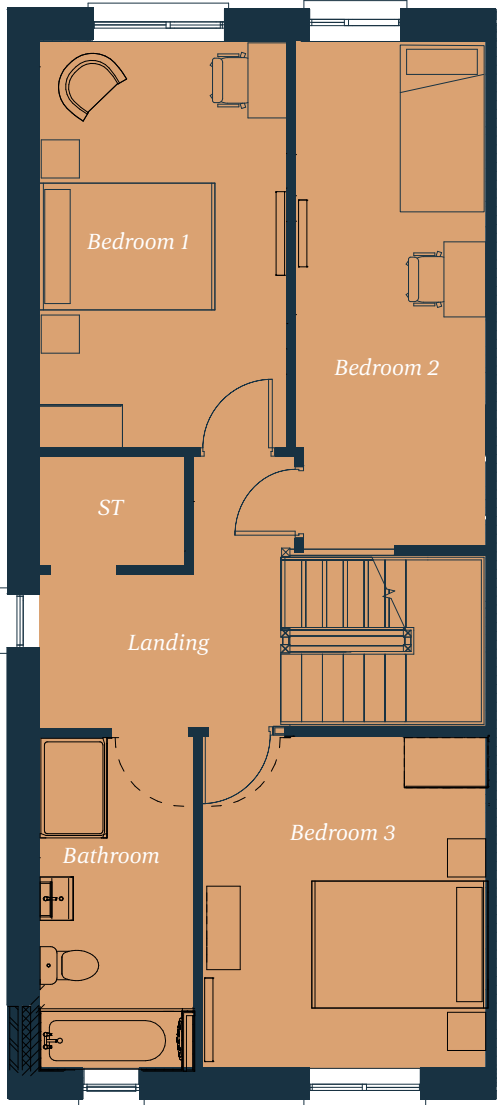


The Hawthorn (Type A1)

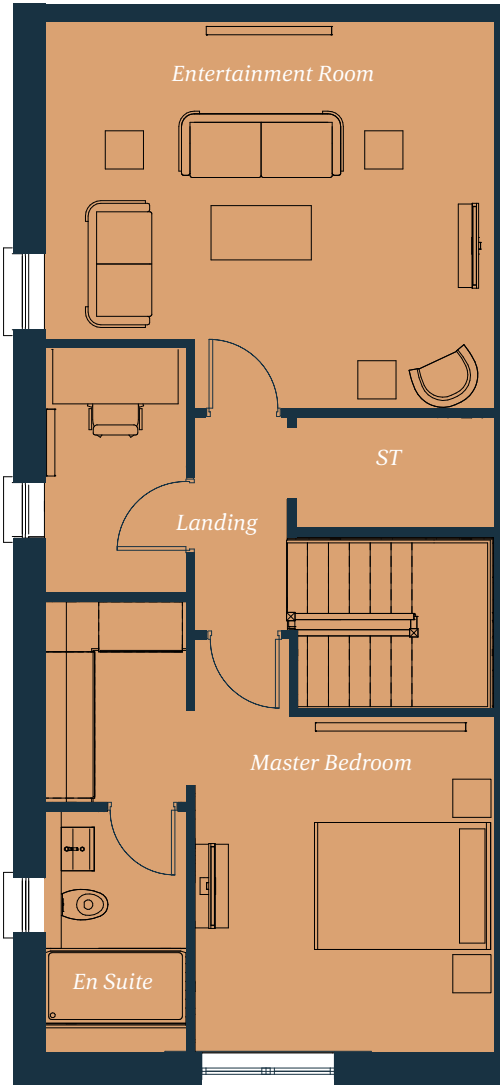
4 Bedroom Semi Detached
3 Storey Houses
198.5 Sq.M / 2137 Sq. ft



Ground Floor



First Floor

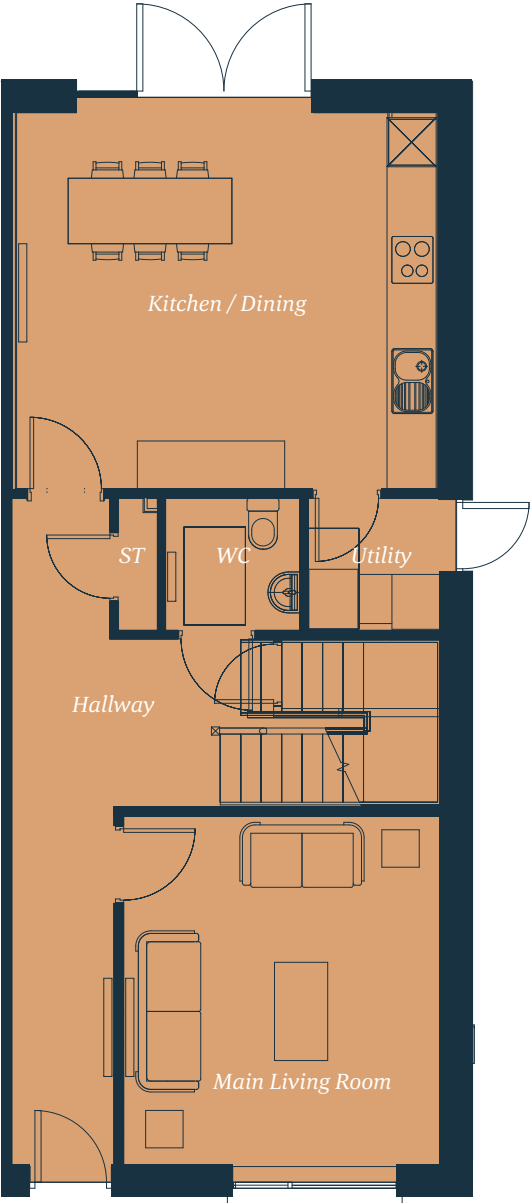


Second Floor

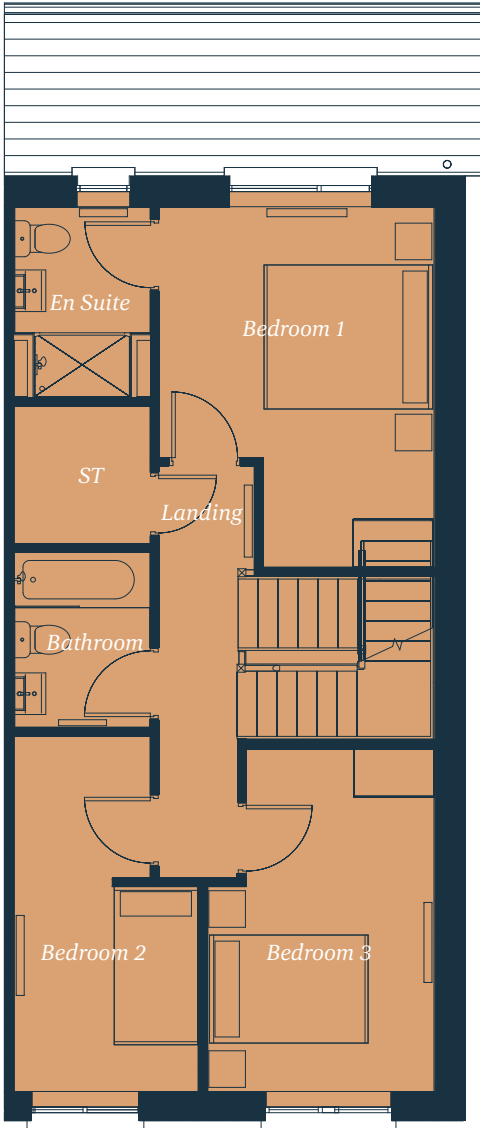


The Sycamore (Type B)

4 Bedroom Semi Detached
3 Storey Houses
155.8 Sq.m / 1677 Sq.Ft



Ground Floor



First Floor



Second Floor



Specification

Every house is designed to deliver a comfortable and sustainable home

External façade finishes

Kilsaran Durarend self-coloured render and Kingscourt Country Manor brick to external cavity walls. Oasen (buff) bricks or westcroft (red). The use of self-coloured render and brick provides a maintenance free exterior to the homeowner.

Windows & external doors

Windows & patio doors are made from high performance German u-PVC profiles sealed with double glazed units throughout, finished with elegant satin silver inline handles. The front doors are a four-panel door designed to enhance the home with traditional hardwood timber good looks, but without the shrinking & twisting flaws of traditional timber doors. All windows and doors are fitted with a Yale multi point locking system.

Mechanical

Each house has been fitted with a high efficiency air to water heat pump system. This generates the space heating, supplying radiators which has multiple heating zones. Hot water generation is also by the heat pump and the system is set up to prioritise hot water delivery. Within the house there is heat recovery ventilation and this ensures the house gets a constant supply and extract air flow that keep the space fresh and controls against humidity build up. The incoming fresh air is heated up by the outgoing discharge air flow.

Electrical

Each house has been fitted out with an extensive electrical services system to deliver power and lighting to all areas. Each house also has a fire alarm detection system fitted to each room, and each bedroom has TV and data services available for media use. Each house

has been future proofed for the installation of a car charger and wireless intruder alarm systems.

Kitchens

Shaker style painted doors; Paint Colour: Purbeck Stone; Hickory Carcass; 20mm Ice Crystal Worktop
NEFF appliances: Ceramic hob
Single oven
Dishwasher
Microwave
Tall freezer
Tall refrigerator
Canopy extractor

Hafele:

Wardrobes

All bedrooms feature generous contemporary, integrated high quality, floor to ceiling wardrobes.
3 bed houses: 3 door - master bedroom
2 door - bedroom 2
4 bed houses: 3 door - master bedroom
2 door - bedrooms 2 and 3
5 bed houses: 3 door - master bedroom
2 door - bedrooms 2, 3 and 4

Internal doors

Seadec hardwood painted timber doors (2 panels with decorative rebate) with high quality Livorno Senelli door handles

Sanitary ware

White ceramic sanitary units by Sonas; Otto (or similar) Floor standing 2 drawer vanity units to main bathroom and ensuites; Otto (or similar) mirror cabinets to main bathroom and ensuites

HPI certification

IGBC Home Performance Index (HPI)
Certification provides a label for quality

sustainable residential development, complementing existing schemes used in the commercial sector such as BREEAM and LEED. HPI provides a high level of transparency with respect to ESG criteria driving lower investment risk. HPI is aligning with the EU Taxonomy, considered important for investors and tailored to the Irish residential sector, with worldwide recognition by GRESB, the WELL building institute and a 5-star rating from the European Commission for good practice and transferability
In summary HPI offers
1. Superior building quality
2. Cheaper to run and healthier homes
3. Alignment with the EU Taxonomy
4. Reduced mortgage default risk
5. Opportunity to issue green bonds
6. Alignment with increasing financial regulatory requirements on climate-risk
7. Reputational benefits

For the homeowner HPI provides home buyers with the assurance that their homes have been designed and constructed with greater care to ensure low running costs, enhance occupant wellbeing and environmental impact is minimised. The HPI certification is based on 54 verifiable indicators that are divided into five categories: Environment, Economic, Health and Wellbeing, Quality Assurance and Sustainable Location. It allows several levels of achievement based on good, better and best practice. The award of a certificate is based on the overall attainment across all categories. The design team is encouraged to work from a very early stage to achieve targets. They provide the evidence requested for each of the indicators. This is then audited for compliance and if successful, certification can be awarded for either Certified @ 45% or Gold @ 65% achieved.

Dun Oir will achieve HPI Certified





About us

Over 40 years of completed projects

B&C Building Contractors, part of the B&C Group was originally established over 45 years ago by Michael McBride Snr. It is now run by his two sons, Jim and Colm McBride and a third generation, Stephen and Michael McBride.

Originating in Co. Monaghan, B&C have offices in both Monaghan and Dublin. They specialise in residential, commercial and industrial projects in Dublin City Centre, County and Nationwide. We pride ourselves in maintaining a consistent and exceptionally professional service. Our team of staff are all accredited and are highly qualified and experienced for all types of projects.



Contact details

HEAD OFFICE
Church street, Carrickmacross,
Co. Monaghan

DUBLIN OFFICE
Airport Business Park, Swords Road. Santry,
Co. Dublin



Castle Court, Sandymount, Dublin 4

The development comprises of a collection of 3 bedroom houses, 2 bedroom own door ground floor apartments and 4 bedroom duplexes. These elegant new homes have been thoughtfully designed to provide luxurious accommodation, with above average ceiling heights, extensive glazing providing naturally bright homes. You will also note the impressive attention to detail with the carefully selected finishes throughout.

Photo © Ben Ryan



Stocking Vale North, Rathfarnham, Dublin 16
Construction of 175 family homes which were delivered to a very high specification.



Cottonwood, Castleknock, Dublin 15
Development of 7 detached five bedroom houses which have been finished to a very high standard.



Professional team

B&C Contractors have selected a highly experienced professional team to ensure that every aspect of the development is delivered to the highest of standards:

Contractor

Glassford Developments (a B&C Contractors company)



Landscape architect

Mitchell & Associates

Mitchell + Associates

Planning

IMG Planning



Safety & access consultant

WarringtonFire



Architects

Coady Architects



Engineers

McElligott Consulting



Donnachadh O'Brien & Associates



Garland Consulting Engineers



Selling agent

Hooke & MacDonald



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Legal advisors

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Conditions to be noted:

Subject to Contract / Contract Denied. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or is its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.



Additional Information

Warranties and Latent Defects Insurance

10 Year HomeBond warranties cover provided.



(BER) Certification

All the proposed apartments will have a minimum A2/A3 certification.



Registered under HPI

Home Performance Index Certification is Ireland's national certification for new homes. Similar to certification for commercial development like LEED and BREEAM, except that it's specifically designed for residential development and aligns to Irish building regulations, EU CEN standards and international WELL certification for communities. The certification was awarded 5 out of 5 for best practice and transparency by the European Construction Sector Observatory.

The Home Performance Index stamp of approval provides a robust and nationally tailored green home label, that is aligned with the EU Sustainable Finance Taxonomy and also with Level(s), the new EU sustainable buildings assessment and reporting framework. It is a readymade solution for finance providers seeking third party assurance that eligibility criteria for new "green" homes are met.





DUN ÓIR

Kilternan, Dublin 18



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