



FAIRWAYS  
CARRICKMINES MANOR



The background of the entire page is a high-resolution image of white marble with intricate, flowing grey and beige veins. The texture is organic and elegant, typical of Carrickmines marble.

# FAIRWAYS

CARRICKMINES MANOR

CHANGING PERSPECTIVES  
[WWW.FAIRWAYSARRICKMINES.COM](http://WWW.FAIRWAYSARRICKMINES.COM)





## HOMES OF THE FUTURE

Fairways Carrickmines Manor is an exciting new development of A1 rated 3 & 4 bedroom family homes situated at the foothills of the Dublin mountains in the heart of Dublin 18. Located off the Glenamuck Road, Fairways is part of the Carrickmines Manor development and benefits from a wonderful rural setting whilst just minutes from the M50 making it accessible to Dublin Airport and all main routes nationwide.

Designed for economical living with the maximum A1 BER rating, these homes have been built to the highest of standards with many of them offering the potential to convert the attic space into an additional room in the future, undoubtedly appealing to the growing family.

# CLOSE TO EVERYTHING

Located close to Carrickmines Retail Park, one of Dublin's premier shopping outlets, it boasts a wide range of shops including TK Maxx, Smyths, Harvey Norman, Currys PC World and Ikea along with a number of cafes and restaurants including the Vanilla Pod, Costa coffee, KFC to name but a few. Leopardstown Shopping Centre is also within easy reach with Dunnes Stores being the primary retail unit there and Dundrum Town Centre is also only a short drive away for all your extra shopping needs. Furthermore, the quaint and leafy villages of Foxrock and Stepaside are just minutes away with their own myriad of boutiques, bistros and shops to enjoy.

For the sporting enthusiast, Carrickmines Equestrian Centre, Westwood Gym & Health Club and Carrickmines Tennis Club are on your doorstep while a number of golf courses including Carrickmines, Leopardstown and Foxrock are within easy reach. If a punt on the horses is something you enjoy, Leopardstown racecourse is only a stone's throw away too!





Discover some of the most stunning walking trails that Dublin has to offer in the nearby Dublin Mountains and relax and unwind afterwards in one of the local pubs or eateries. Cabinteely Park closeby offers approximately 45 hectares of parkland with winding woodland trails, a children's playground, a dog park and a café.

Families will have an abundance of schools to choose from in the area: Primary - St Brigids Girls N.S. Cabinteely, St Brigids Boys N.S. Foxrock, Our Lady of the Wayside N.S. Kiltarnan, Kiltarnan N.S., Stepside Educate Together and Shliabh Rua Gaelscoil. Secondary – Loreto Foxrock, Cabinteely Community School, Wesley College Dundrum and the new Nord Anglia International School in Leopardstown.

# A HIGHLY CONNECTED LOCATION

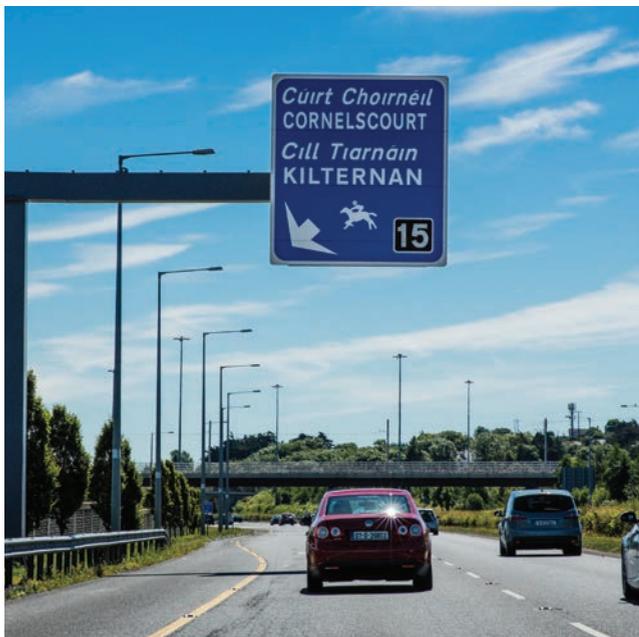


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# LOCATION, LOCATION, LOCATION

An outstanding feature of Fairways, Carrickmines Manor is its superb location, just off exit 15 on the M50 offering easy access to Dublin Airport, Dun Laoghaire and all main routes nationwide.

Dublin City Centre is accessible within just half an hour via the N11/M11 and the LUAS Green Line at Carrickmines and Ballyogan Wood are within walking distance. The area is also well-served by Dublin Bus routes 63 and 44.



# SPECIAL FEATURES

## KITCHEN by QK Living

- Strada handleless Matte Finish in Graphite and Brilliant White.
- Beautiful quartz reflection counter tops (with upstands and splashback)
- Soft close doors and drawers
- Under cabinet lighting
- Branded integrated appliances to include Oven, Microwave, Ceramic Hob, Fridge/ freezer and Extractor hood
- Stainless steel sink
- Brushed stainless steel sockets above worktop

## UTILITY ROOM

- Alabaster white flush doors and Xenon grey worktops
- Space with services for washing machine and tumble dryer
- Tiling - Kafal Gris tiling to floor
- Brushed stainless steel sockets above worktop

## BATHROOMS / EN-SUITES

- Sanitary ware by Sonas
- Vanity Units with gloss doors and Quartz Reflection tops.
- Polished chrome heated towel rail
- Kafal Marfil tiling to floor and wall as per showhouse.

## SECURITY & SAFETY

- Hard wired for security alarm installation ready for home owner to complete with a system of their own choice.
- Mains powered smoke detectors in hallways, kitchen, dining room, living room, bedrooms and heat detector in kitchen.

## INTERIOR FINISHES

- All walls, ceilings and joinery painted and finished to a high standard
- Solid core doors supplied by Carnehill Doors

- Wardrobes supplied by QK Living
- Extensive attic storage with pull down ladder access in the majority of homes

## EXTERNAL FINISHES

- Attractive brick and render facades
- Maintenance free UPVC fascia soffits and downpipes.
- Paved front driveway with parking for 2 cars to most houses. The remainder of houses have allocated parking for 2 cars. All parking spaces to be supplied with the option for the home owner to install a car-charger point within their parking space.
- All gardens levelled and seeded.
- Scandinavian solid wood front entrance door with multi point locking.

## BUILDING WARRANTY

- Each home is covered by Homebond 10 year Structural Warranty



# HOMES OF THE FUTURE-A1 RATED

## HEATING, VENTILATION AND WATER SYSTEMS

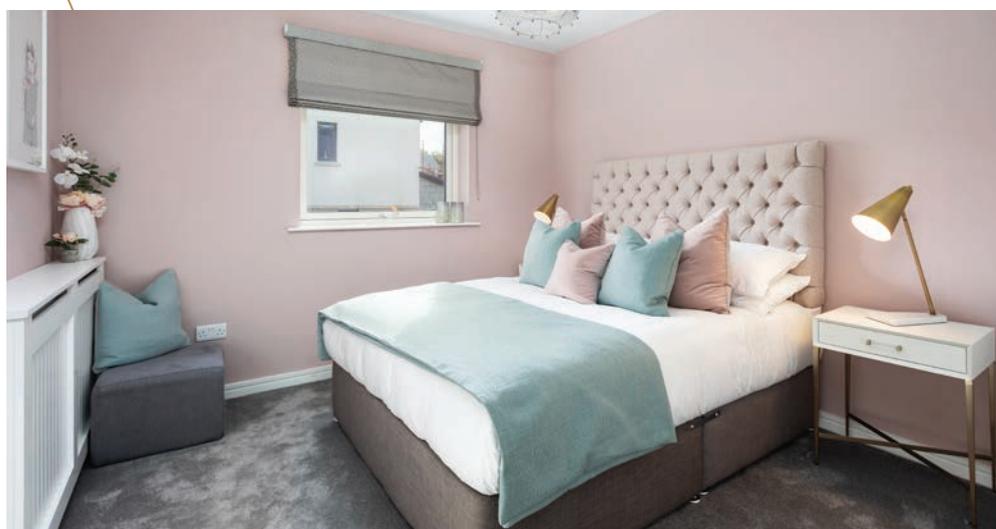
- Pressurised hot & cold water supplies to kitchen, utility room, bathrooms and en-suites.
- Central balanced, demand control mechanical ventilation system with heat recovery & humidity control.
- Highly efficient air source heat pump serving central heating system with thermostatic zoned heating control for each floor, thermostatic radiator valves and individual hot water control.

## MAXIMUM ENERGY EFFICIENCY

- A1 Building Energy Rating ensuring maximum energy efficiency and lower utility bills.
- Extensive roof, wall and floor insulation.
- Energy efficient light fittings installed throughout the house.
- Energy-efficient Scandinavian alu-clad double/triple glazed windows and solid wood external doors.
- Photo voltaic (PV) panels installed on roof providing up to 2kW of renewable energy directly in to the house consumer unit (depending upon the size of the house).
- Air tightness, ability to convert attic & maintain A1 rating

## ELECTRICAL, MEDIA & COMMUNICATIONS

- Wired for high speed broadband with numerous options which include Virgin Media, Eir. Also, by utilizing the SIRO infrastructure, the home owner has the option to get Vodafone, Sky, Digiweb, etc.
- Telephone lines to dining room, living room and master bedroom.
- Data points and digital TV connection to dining room, living room and main bedrooms.
- Generous quantity of lighting with 5A lighting sockets in living room, dining room and main bedrooms.
- Recessed fire-rated LED down lighters to kitchen, dining room, living room, master bedroom and bathrooms/en- suites.
- Brushed stainless steel socket points throughout the ground floor with built-in USB chargers in various locations.
- External weatherproof socket installed in patio areas.
- House fully wired for intruder alarm system (devices can be installed by home owner)
- Ducting in place to allow easy installation of electric car charging points.



# HOUSE TYPE

- HOUSE TYPE A  
3 BED SEMI DETACHED APPROX 1,283 SQ FT. / 119 SQ.M

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- HOUSE TYPE B  
3 BED END TERRACE APPROX 1,283 SQ FT. / 119 SQ.M

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- HOUSE TYPE C  
3 BED END TERRACE APPROX 1,283 SQ FT. / 119 SQ.M

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- HOUSE TYPE D  
3 BED MID TERRACE APPROX 1,283 SQ FT. / 119 SQ.M

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- HOUSE TYPE E  
3 BED END TERRACE APPROX 1,283 SQ FT. / 119 SQ.M

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- HOUSE TYPE F  
3 BED SEMI DETACHED APPROX 1,264 SQ FT. / 117 SQ.M

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- HOUSE TYPE G  
3 BED SEMI DETACHED APPROX 1,296 SQ FT. / 120 SQ.M

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- HOUSE TYPE H  
3 BED SEMI DETACHED APPROX 1,264 SQ FT. / 117 SQ.M

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- HOUSE TYPE I  
4 BED DETACHED APPROX 1,692 SQ FT. / 157 SQ.M

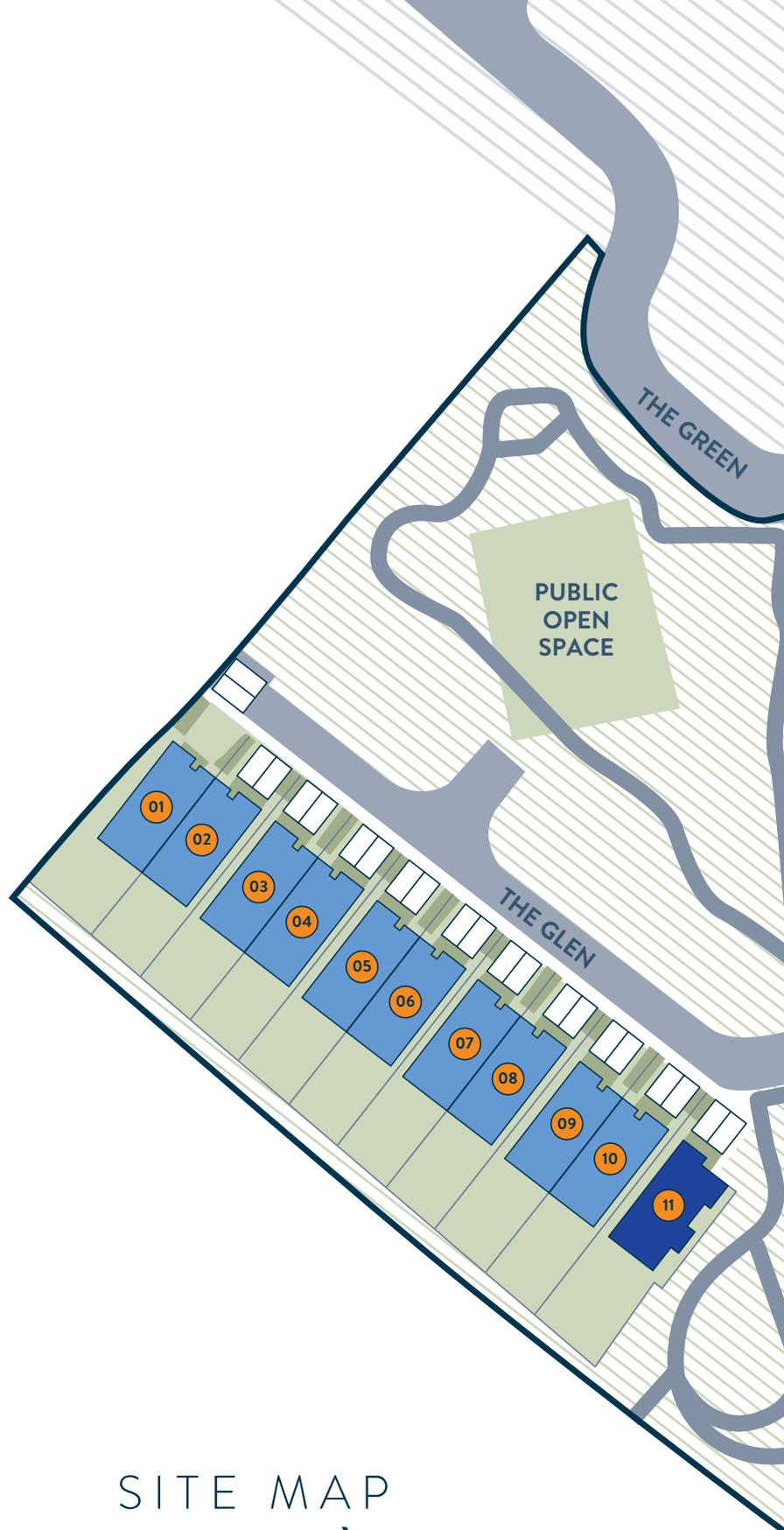
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- HOUSE TYPE J  
4 BED END TERRACE / SEMI DETACHED APPROX 1,610 SQ FT. / 149 SQ.M

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- HOUSE TYPE K  
3 BED MID TERRACE APPROX 1,583 SQ FT. / 147 SQ.M

- Attic window included
- Attic window not included
- No attic conversion potential



## SITE MAP

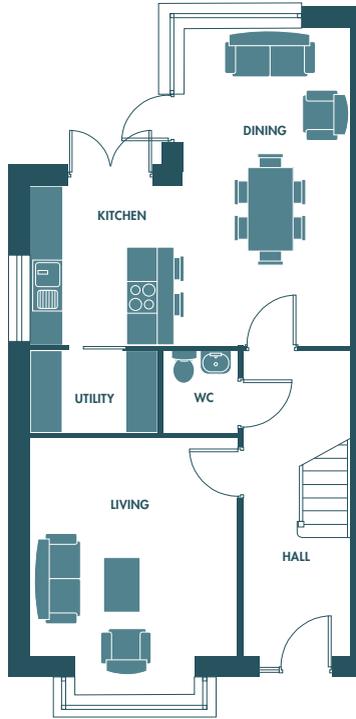
# FAIRWAYS

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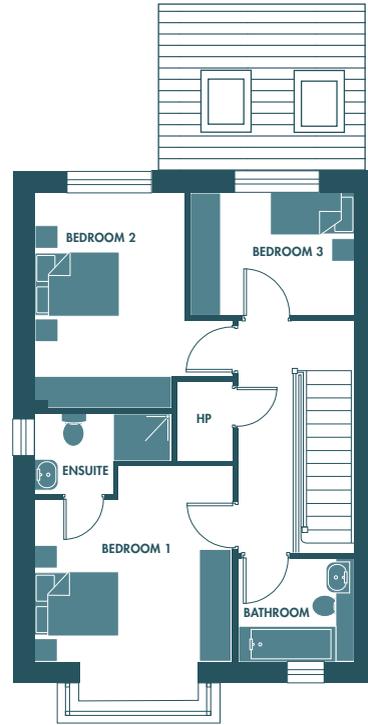
# CARRICKMINES MANOR COMPLETED DEVELOPMENT



Site Plan is for illustrative purposes. The layout may vary.



GROUND FLOOR

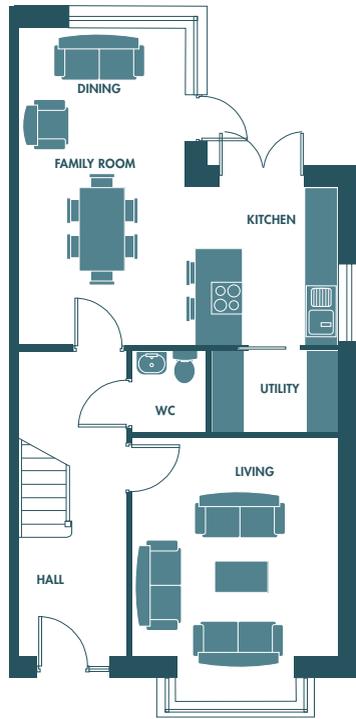


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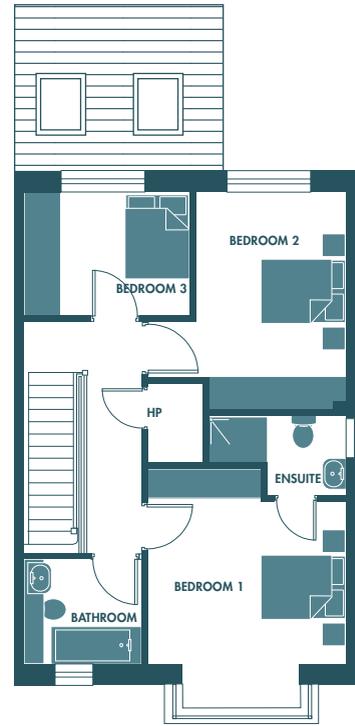
# HOUSE TYPE A 3 BED SEMI DETACHED FLOORPLAN

1,283 Sq.ft / 119 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.



GROUND FLOOR

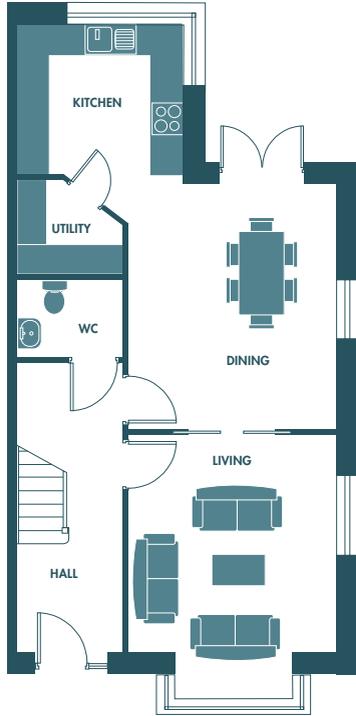


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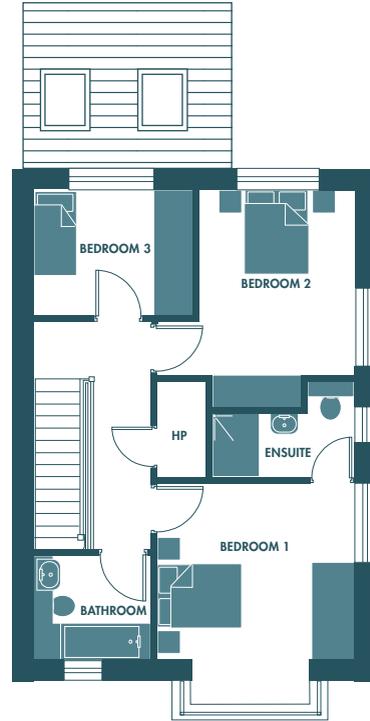
# HOUSE TYPE B 3 BED END TERRACE FLOORPLAN

1,283 Sq.ft / 119 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.



GROUND FLOOR

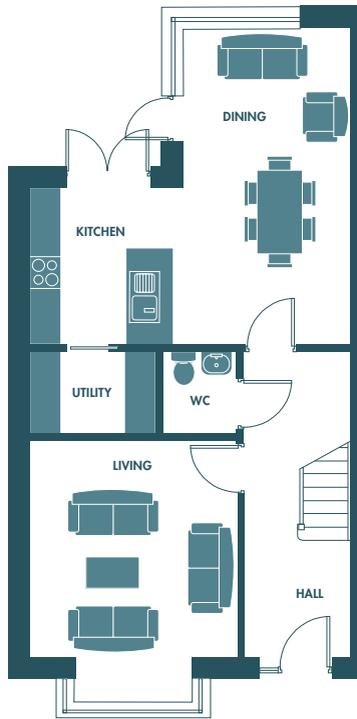


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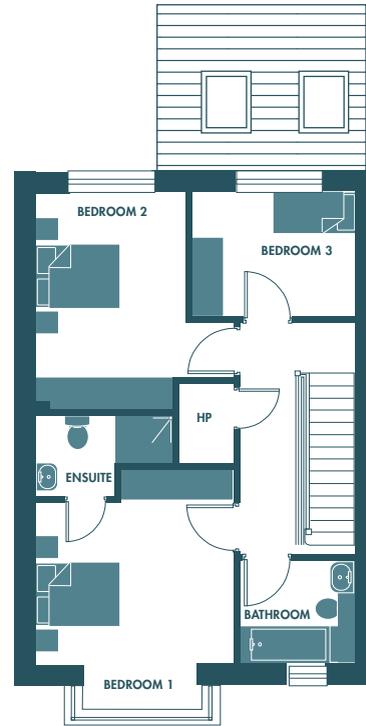
# HOUSE TYPE C 3 BED END TERRACE FLOORPLAN

1,283 Sq.ft / 119 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.



GROUND FLOOR

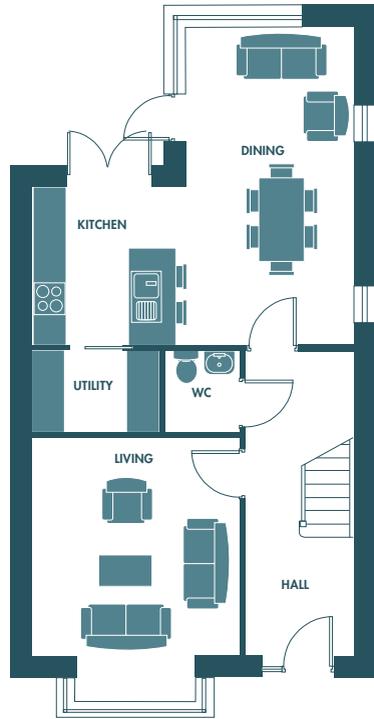


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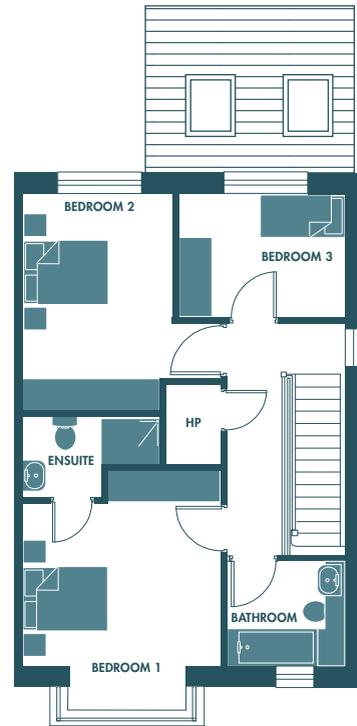
# HOUSE TYPE D 3 BED MID TERRACE FLOORPLAN

1,283 Sq.ft / 119 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.



GROUND FLOOR

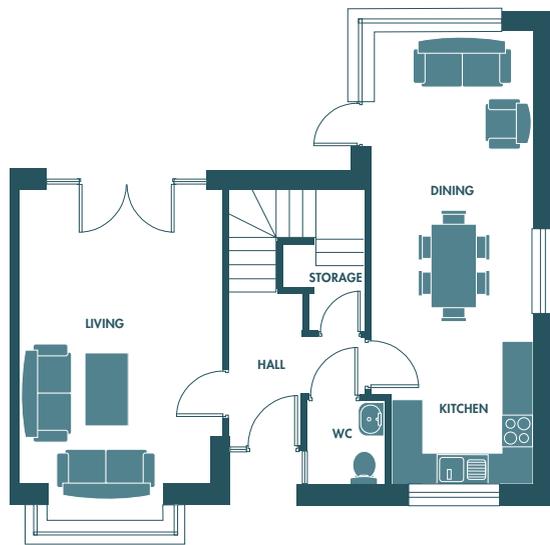


FIRST FLOOR

# HOUSE TYPE E 3 BED END TERRACE FLOORPLAN

1,283 Sq.ft / 119 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.



GROUND FLOOR

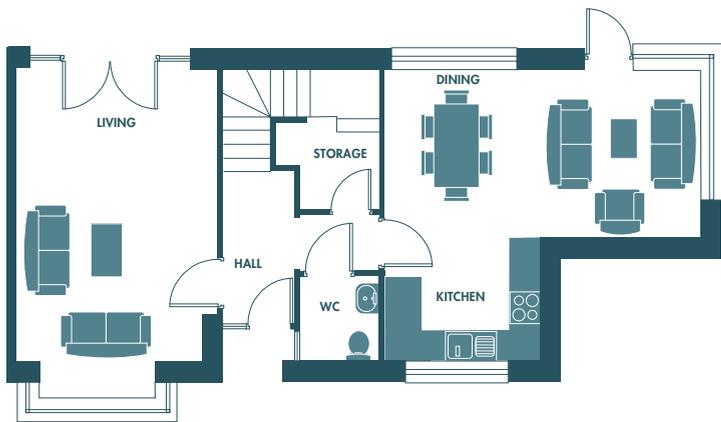


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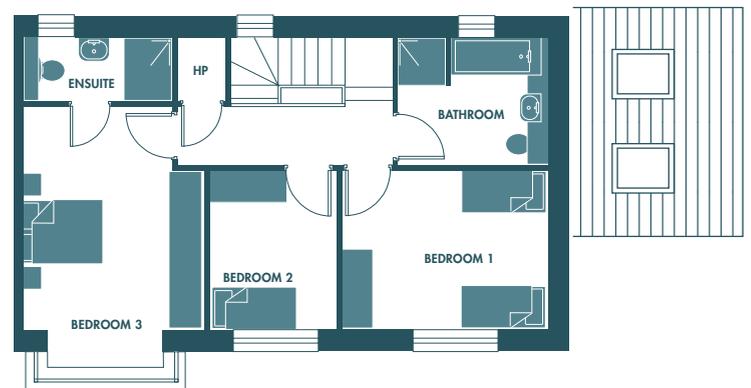
# HOUSE TYPE F 3 BED SEMI DETACHED FLOORPLAN

1,264 Sq.ft / 117 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.



GROUND FLOOR

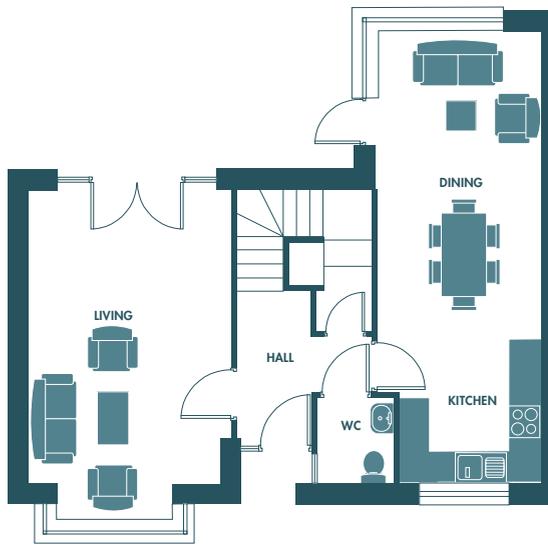


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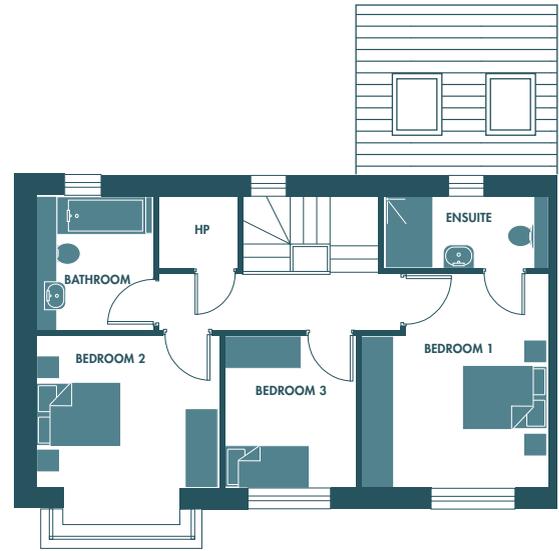
# HOUSE TYPE G 3 BED SEMI DETACHED FLOORPLAN

1,296 Sq.ft / 120 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.



GROUND FLOOR

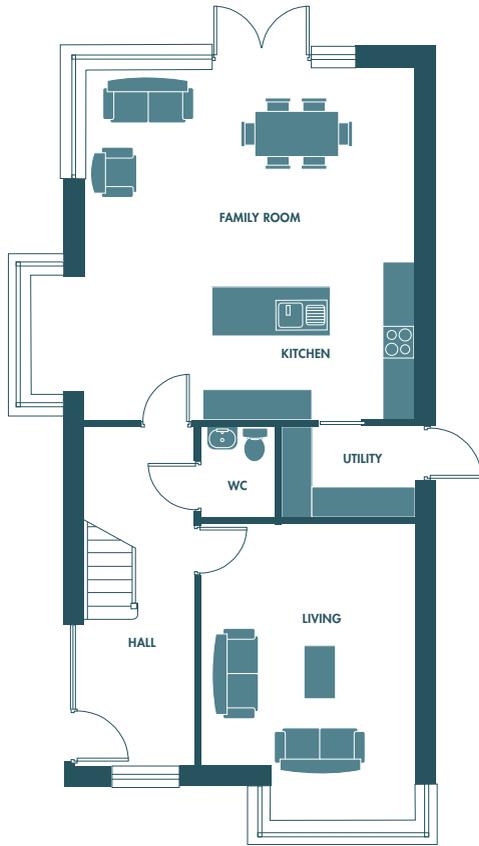


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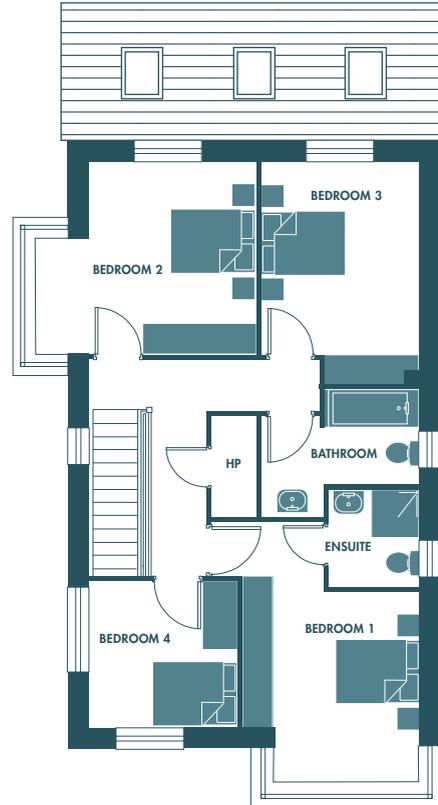
# HOUSE TYPE H 3 BED SEMI DETACHED FLOORPLAN

1,264 Sq.ft / 117 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.



GROUND FLOOR

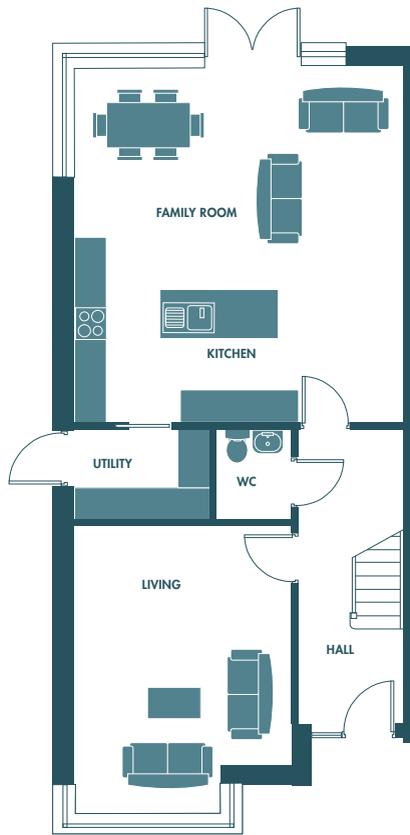


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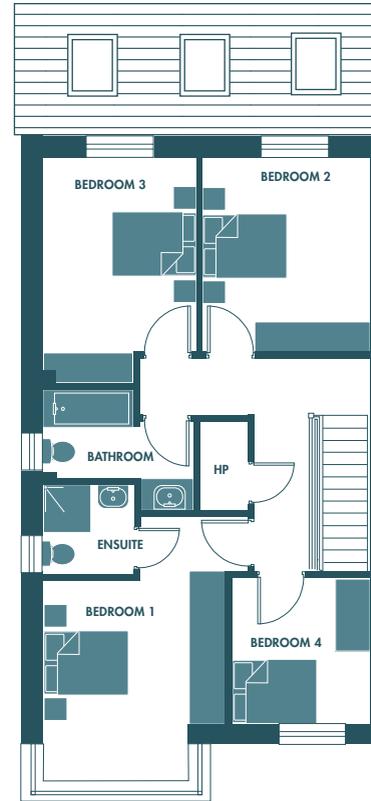
# HOUSE TYPE 1 4 BED DETACHED FLOORPLAN

1,692 Sq.ft / 157 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.



GROUND FLOOR



FIRST FLOOR

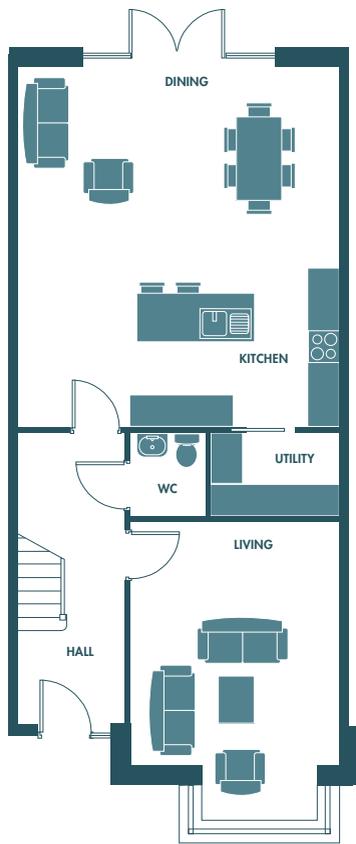
# HOUSE TYPE J

## 4 BED SEMI DETACHED/ END TERRACE

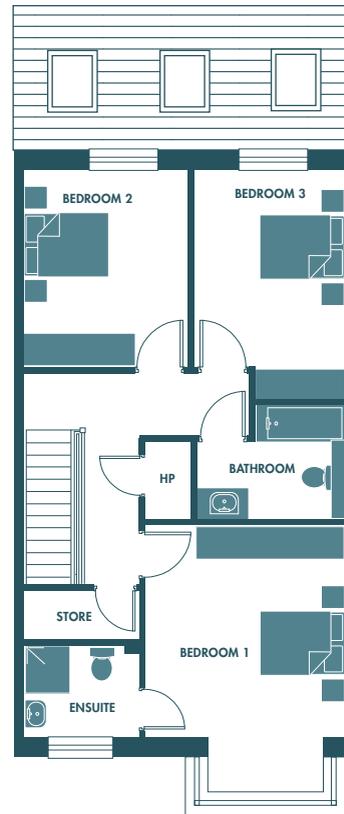
### FLOORPLAN

1,610 Sq.ft / 149 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.



GROUND FLOOR



FIRST FLOOR

# HOUSE TYPE K 3 BED MID TERRACE FLOORPLAN

1,583 Sq.ft / 147 Sq.m

Approximate floor area, subject to final measurements.  
Plans not to scale.





# PROFESSIONAL TEAM

THIS DEVELOPMENT IS SUPPORTED BY:



RECEIVER:



DEVELOPMENT MANAGER:



SELLING AGENT:



[Knightfrank.ie](http://Knightfrank.ie)



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