

FORTWILLIAM

BLACKROCK

FORTWILLIAM

Fortwilliam is a new development of just four architect designed family homes located in one of Dublin's most sought after residential locations within minutes of numerous amenities, sport facilities & idyllic recreational activities.

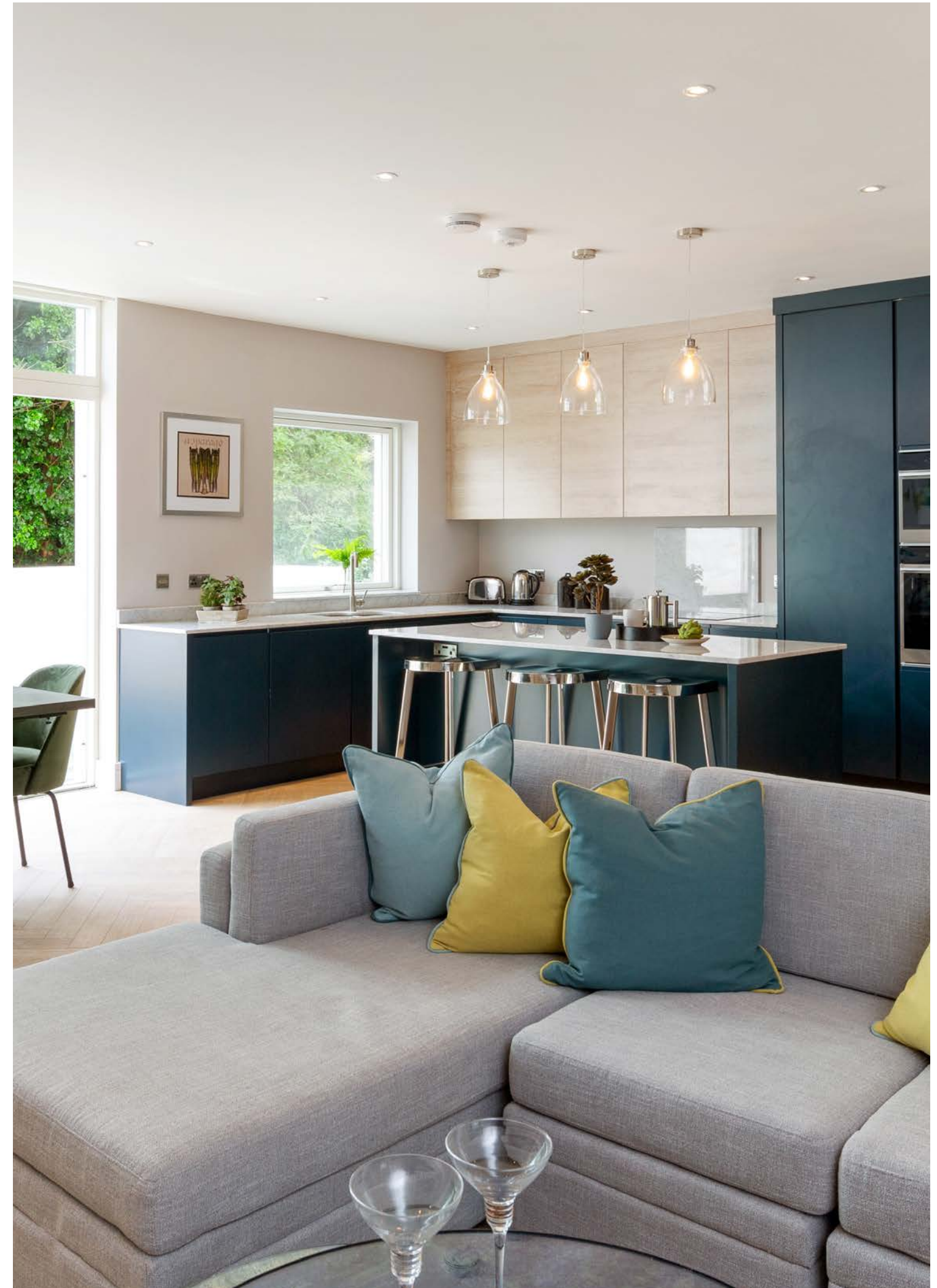
Each home at Fortwilliam is uniquely designed for comfortable modern living and will be completed to an impeccably high specification with light filled rooms, offering the perfect balance of well-appointed living and bedroom accommodation throughout.

Fortwilliam is in close proximity to the village of Blackrock, which is always in very high demand as a residential area due to its proximity to the coast. This location will offer residents a wealth of amenities including some of Dublin's premier schools, fashionable eateries and bars along with its nearby parks and there are numerous walks and cycle ways along the Blackrock and Sandymount beaches to enjoy.



FEATURES

- New Development by EWR Investments
- Designed by TODD Architects
- Luxurious four bedroom semi-detached family homes
- Kitchens & wardrobes supplied by Maplewood Interiors
- Superior level of fittings and finish throughout
- Off street secure parking



LOCAL AREA

Fortwilliam is situated in a prime location on the Stillorgan Road, beside Mount Merrion Avenue. The property has the dual benefit of being located in Blackrock, a highly sought after affluent South Dublin suburb and on the Stillorgan Road, the main arterial route to Dublin city centre from the south. Fortwilliam is only 7 km from St. Stephens Green in Dublin city centre.

Blackrock has a host of amenities including some of Dublin's premier schools, top restaurants and pubs while offering an excellent shopping experience with numerous shopping centres and boutiques all within a short distance of the property.





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variety of uses (S.R.P)
Est. King to approx.
335 Sq. Ft (124 Sq. M)

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LOCATION

An abundance of nearby recreational activities are close by including Blackrock Park, Deer Park, Elm Park Golf & Sports Club and Milltown Golf Course.

There are also a host of other sporting activities in the surrounding area, including rugby, soccer, GAA, hockey, a number of boating, sailing and rowing clubs and a selection of local gyms and yoga studios, not to mention the many superb running, walking and cycling routes.

By Train

Blackrock



13 Minutes

Grand Canal Dock

By Train

Blackrock



9 Minutes

Dun Laoghaire

By Bus

Fortwilliam



38 Minutes

Dublin Airport

By Car

Fortwilliam



30 Minutes

Dublin Airport

By Car

Fortwilliam



23 Minutes

M50

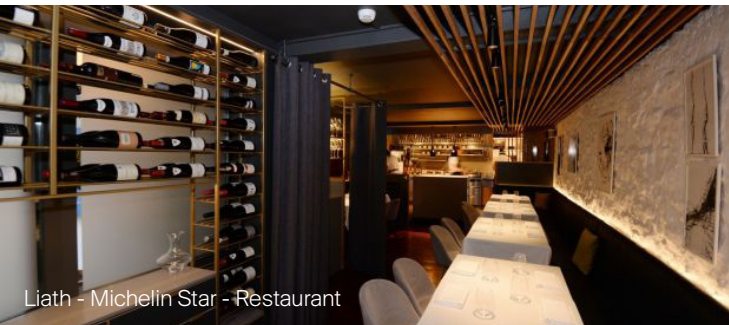
By Bus

Fortwilliam



23 Minutes

City Centre



TRANSPORT

Fortwilliam has excellent public transport access located on the N11 Stillorgan road with numerous bus routes direct to the city centre and beyond on its door step including the frequent 46A and 145 Dublin Bus service and also the Aircoach to Dublin Airport.

Blackrock DART train station is less than 2kms from the property with a pleasant stroll down Mount Merrion Avenue.

St Vincent's University Hospital and Blackrock Clinic are all just a short drive away.

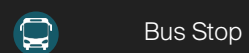
One of Ireland's leading Colleges, University College Dublin is just a 5 minute drive away.

Blackrock College, St Michael's College, Mount Anville Secondary School, St Theresa's National School, Oatlands College, Oatlands National School, Blackrock Further Education Institute and other excellent primary and secondary school are just a short distance away.

Fortwilliam is also close to Frascati and Blackrock shopping centres, which are within walking distance. Stillorgan and Dundrum Shopping centres are only a short drive away catering for every convenience and need.



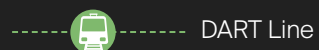
MAP LEGEND



Bus Stop

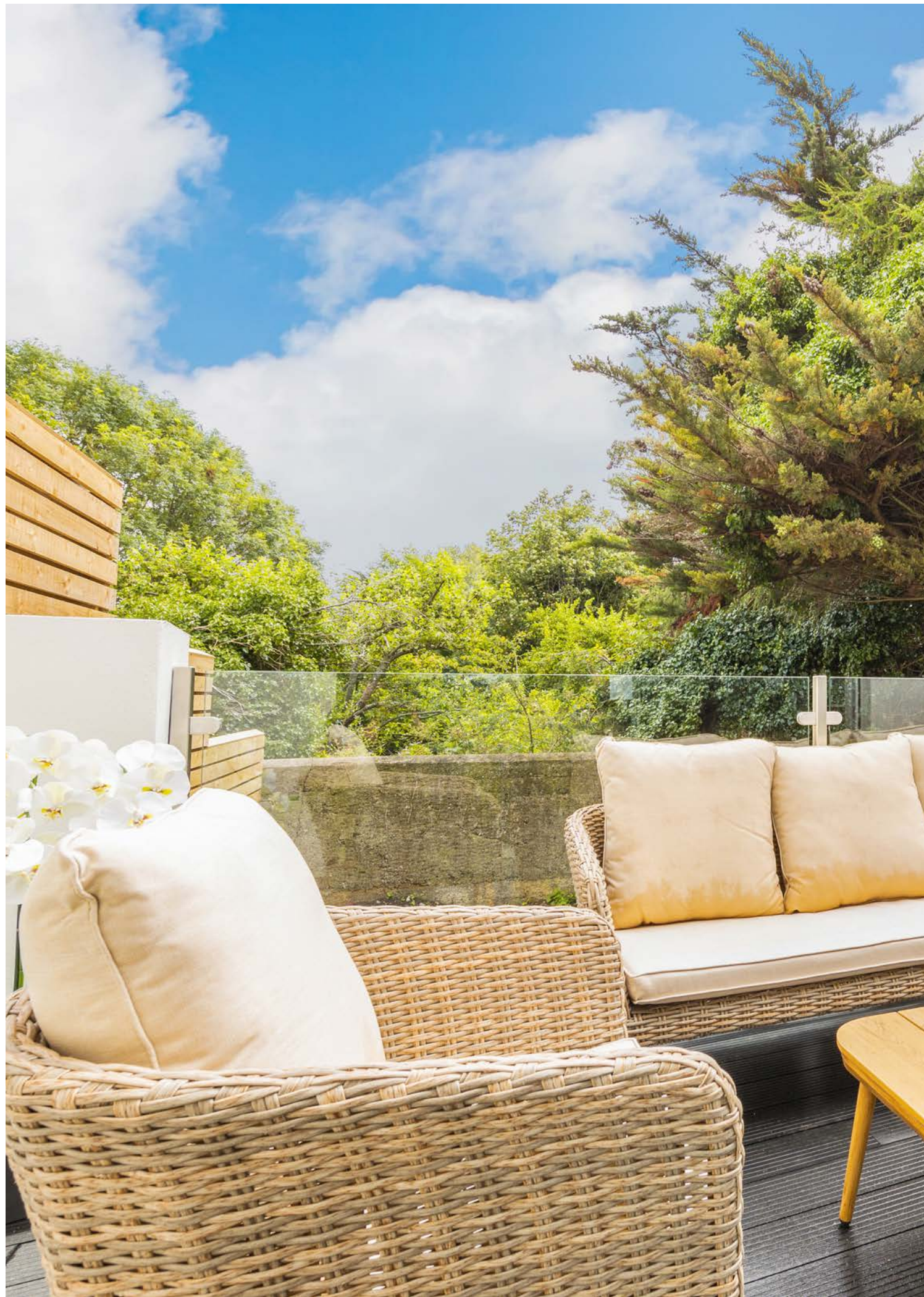


N11



DART Line





SPECIFICATIONS

KITCHENS

- Bespoke Handmade Kitchens by Maplewood Interiors
- Strada Matte finish in grey blue and oak Veneer
- Beautiful Carrera Marble worktops
- Soft close doors and drawers
- LED strip lighting
- Integrated appliances to include oven, microwave, hob, fridge/freezer and extractor hood
- Stainless steel sink
- Brushed stainless steel sockets above worktop

UTILITY ROOM

- Fitted units to match the kitchen
- Stainless steel sink with mixer tap
- Service space for washing machine and tumble dryer

BATHROOMS/EN-SUITE

- Duravit sanitary ware
- LED lighting in all bathrooms
- Vanity units with gloss doors and Quartz Reflection tops
- Floor and wall tiling supplied

HEATING & VENTILATION SYSTEMS

- Pressurised hot & cold water supply to bathrooms and en-suite
- Daiken air to water heat pump heating system with thermostatic zoned heating and hot water control

ENERGY EFFICIENCY

- A2/A3 BER energy rating
- Extensive roof, wall and floor insulation
- Energy-efficient timber triple-glazed windows and external doors

ELECTRICAL, MEDIA & COMMUNICATIONS

- Wired for high speed broadband
- Telephone lines to kitchen, living and master bedroom
- Cat6 wiring to both living room and all bedrooms
- Main infrastructure installed to accommodate EIR & Virgin Media
- Wired for car charging point

SECURITY & SAFETY

- Hard wired for security alarm installation
- Mains powered smoke detectors to hallways, sitting room, family lounge, bedrooms and heat detector to kitchen
- Carbon Monoxide detector

INTERIOR FINISHES

- All walls, ceilings and joinery painted and finished to a high standard
- Solid core doors supplied by Doras Doors
- Wardrobes supplied by Maplewood Interiors to include walk-in wardrobe in master bedroom



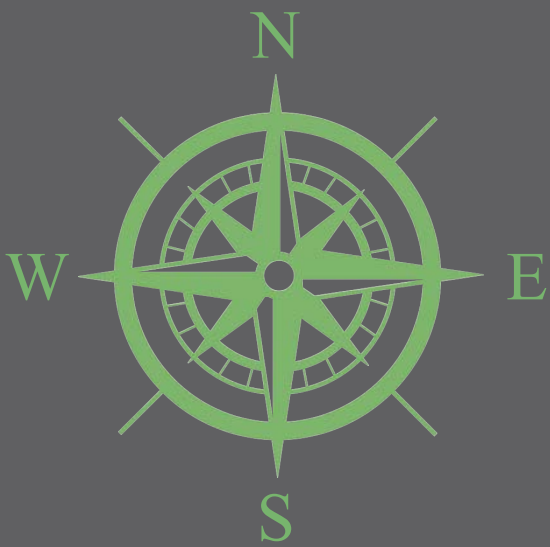
EXTERNAL FINISHES

- Hardwood front entrance door with multi point locking system
- External doors and windows are Rational Triple Glazed Timber Alu-clad Windows and Doors.
- Attractive Zinc, Render and Stone facades
- Maintenance free UPVC gutters and downpipes
- Paved front driveway with parking for two cars
- Paved patio area
- All gardens soiled and seeded

BUILDING WARRANTY

- Each Home is Covered by the 10 year homebond structural guarantee

SITE PLAN



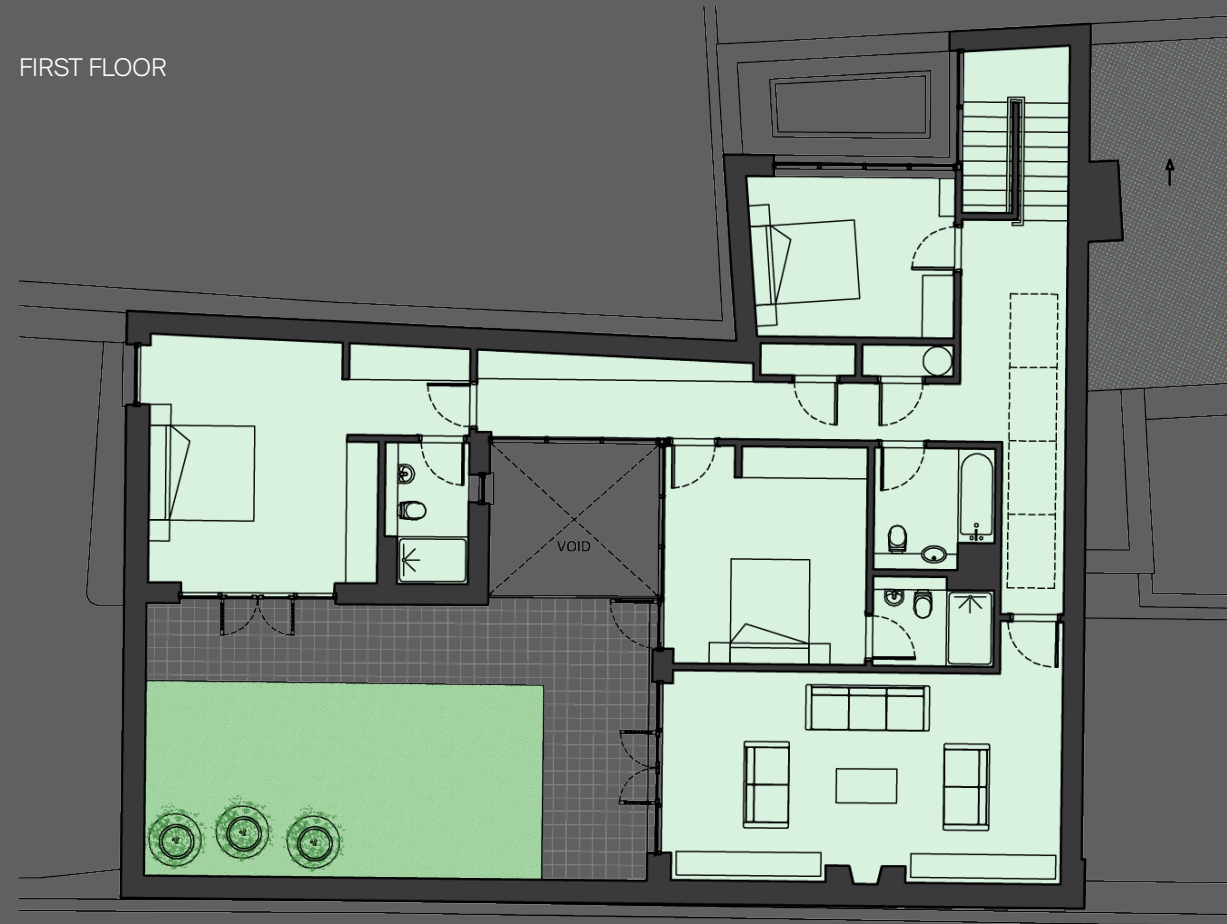
Plans are for illustrative purposes only. Layouts may vary.

NO. 1 - 235 sq.m - 2,530 sq.ft

GROUND FLOOR

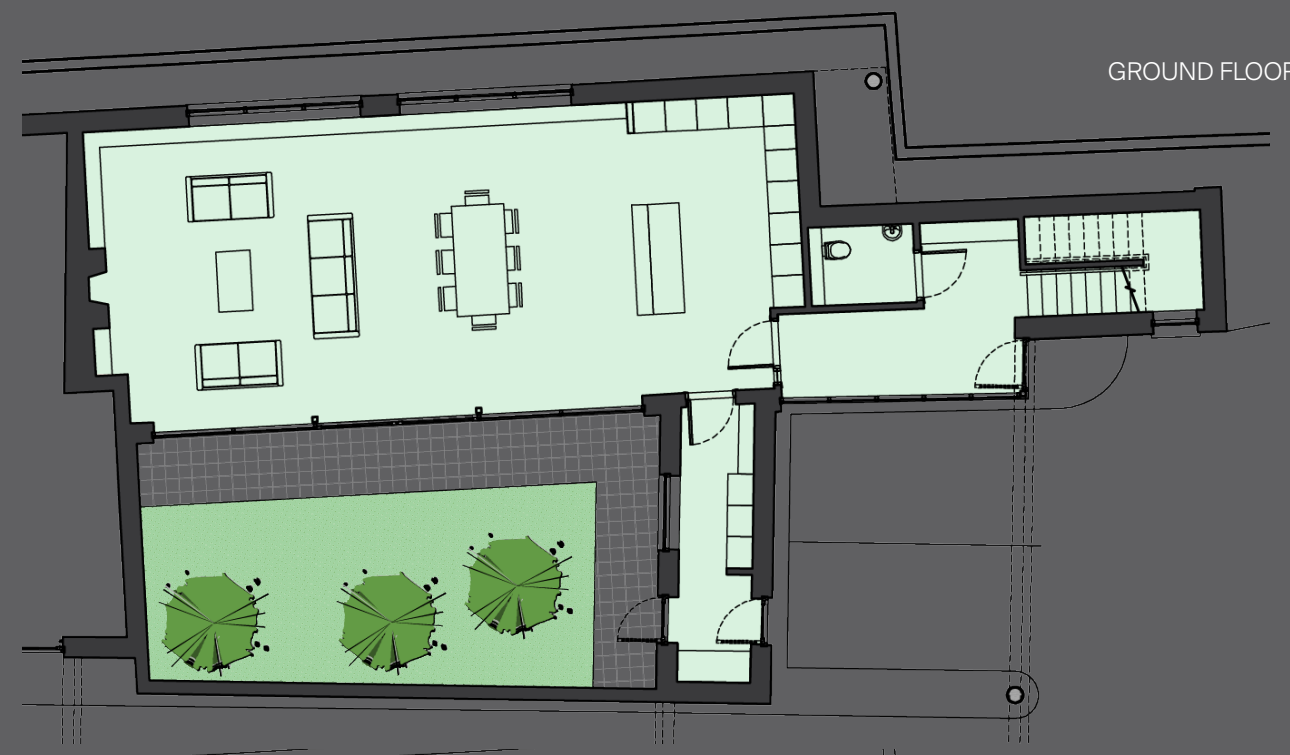


FIRST FLOOR

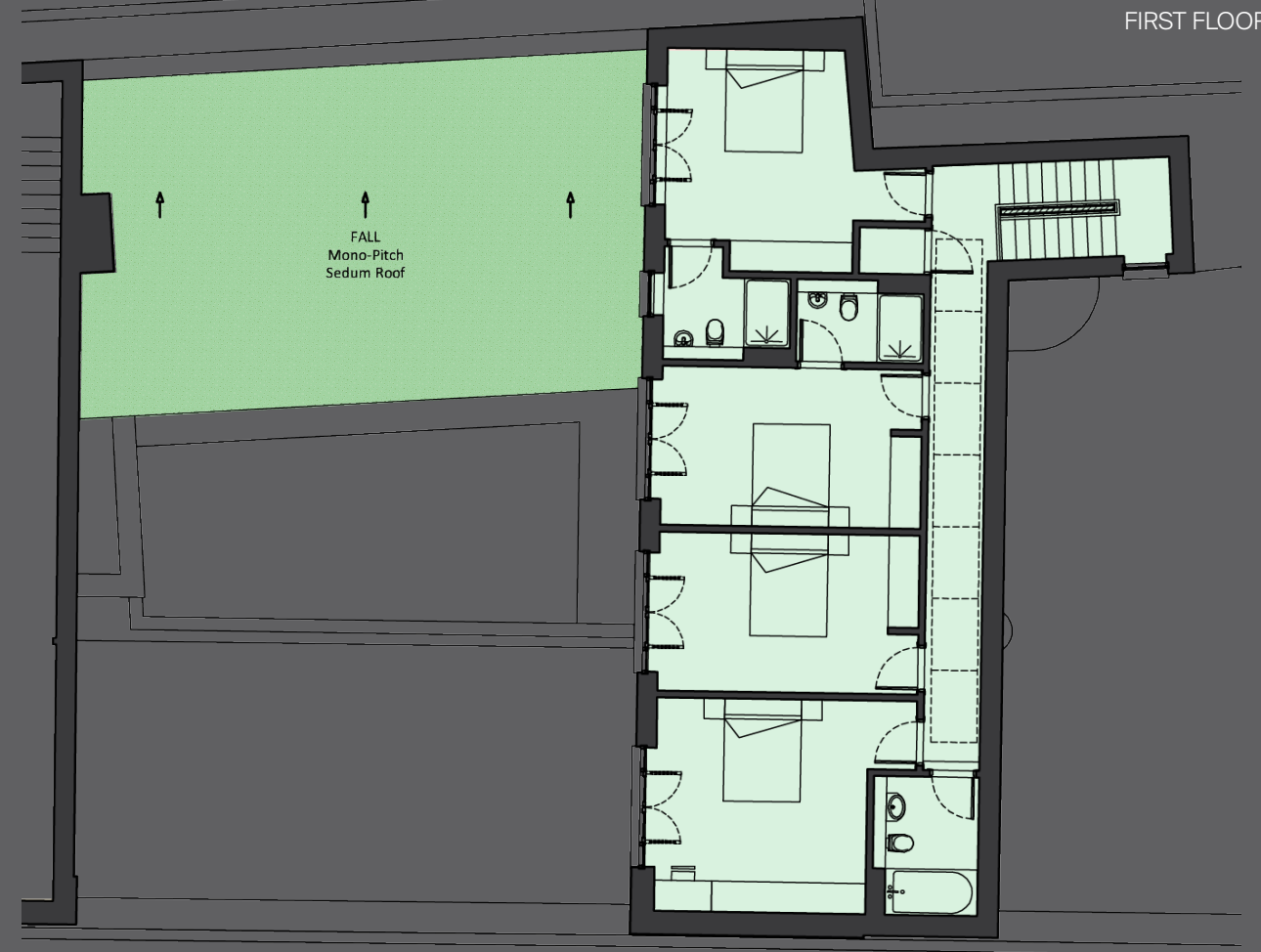


NO. 2 - 214 sq.m - 2,303 sq.ft

GROUND FLOOR

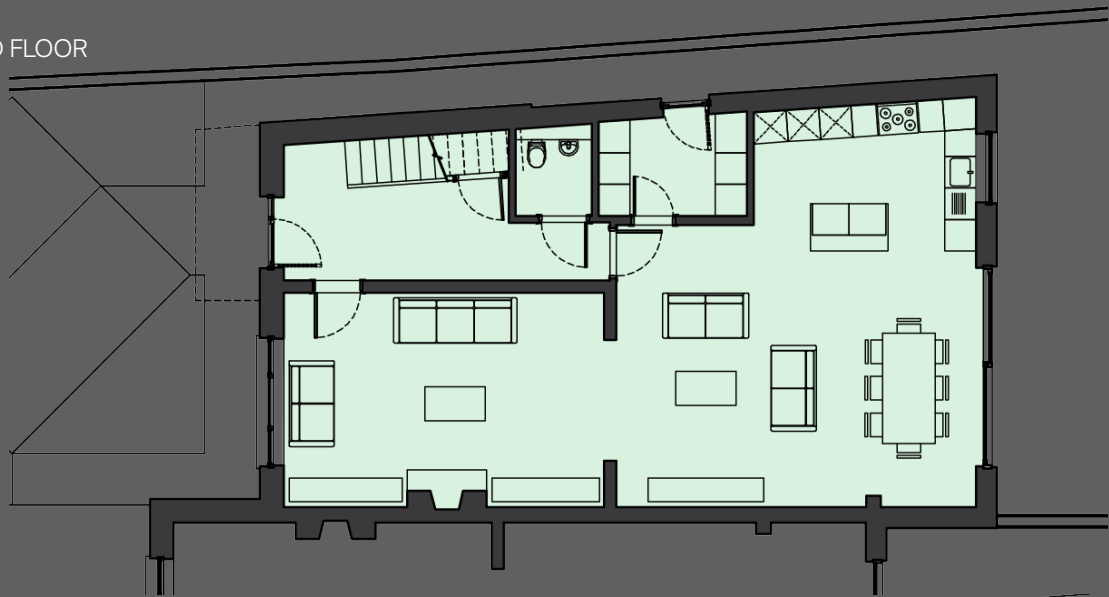


FIRST FLOOR

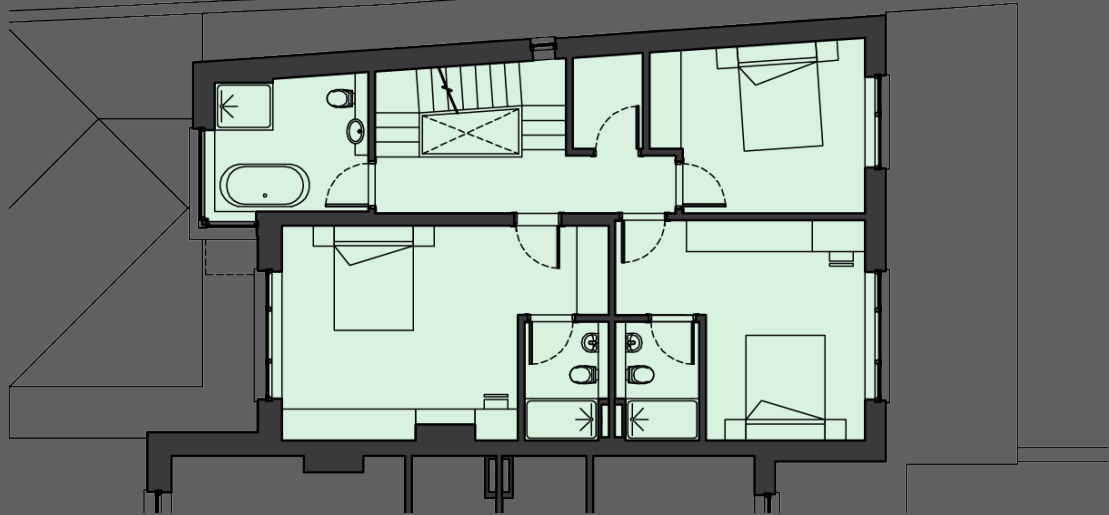


NO. 3 - 234 sq.m - 2,519 sq.ft

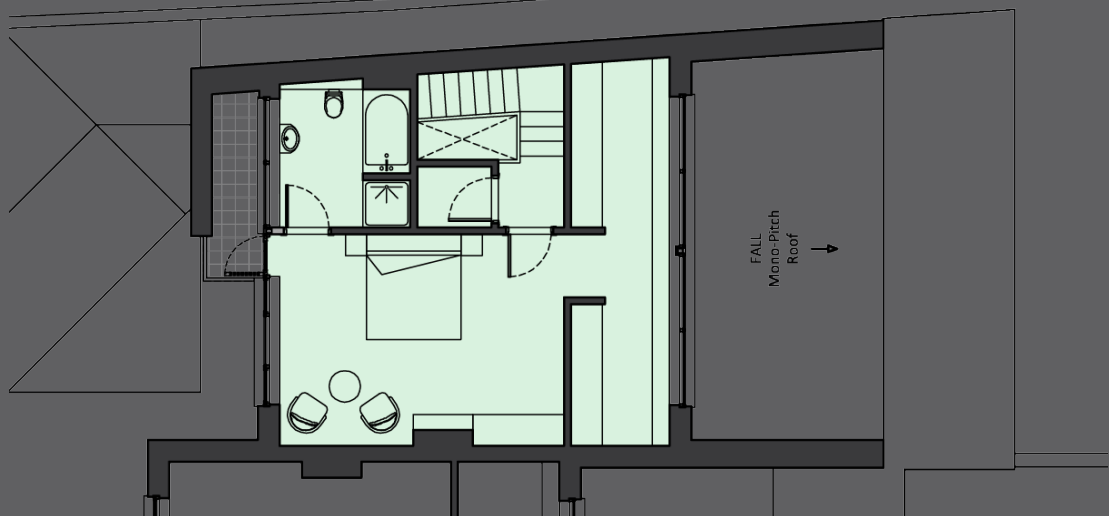
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



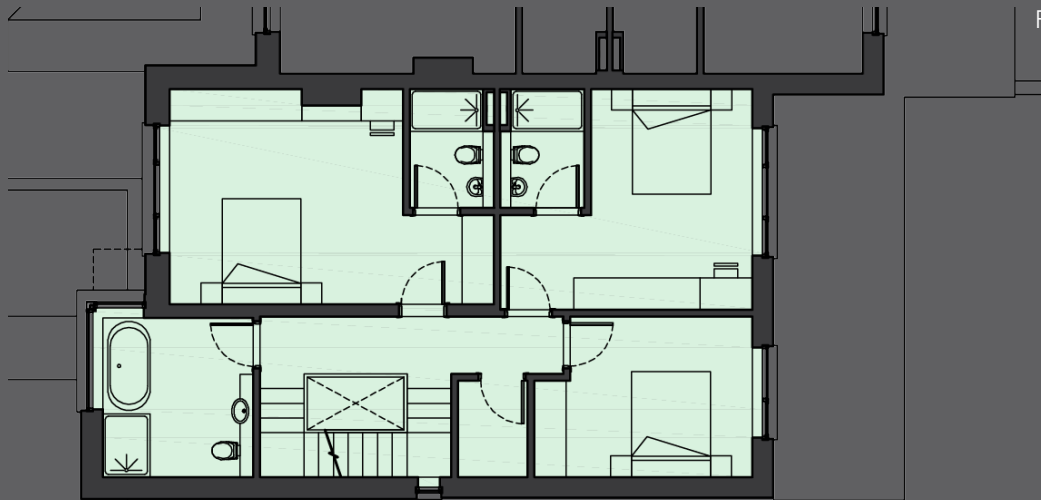
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NO. 4 - 239 sq.m - 2,573 sq.ft

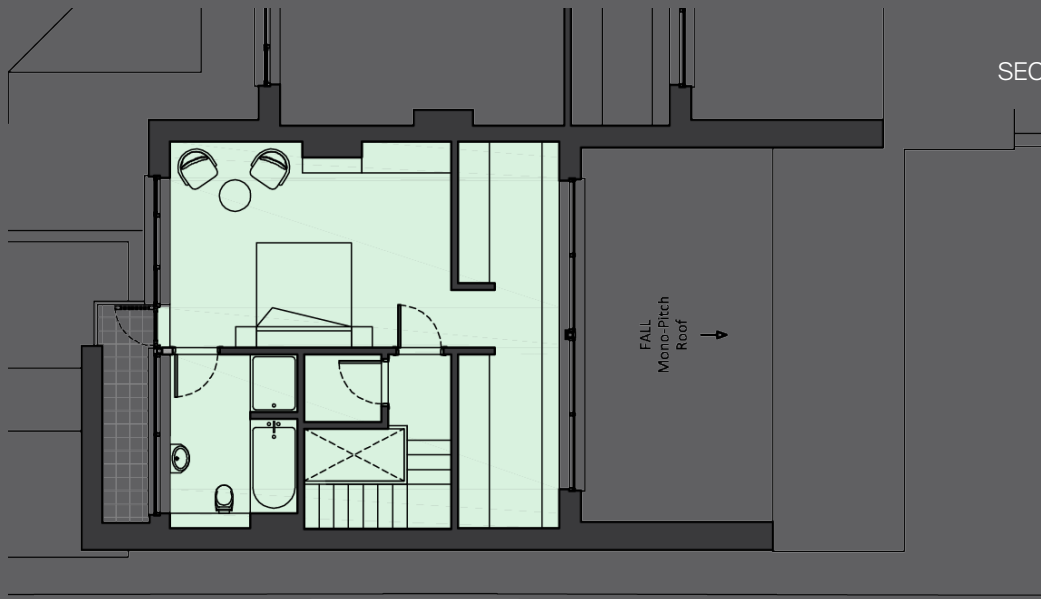
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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PROFESSIONAL TEAM

AGENT



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DEVELOPER



ARCHITECT



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