



# Citywest Park

— DUBLIN 24 —

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

Surrounding scenic  
countryside in an incredibly  
convenient location









## Spacious homes in the heart of Citywest

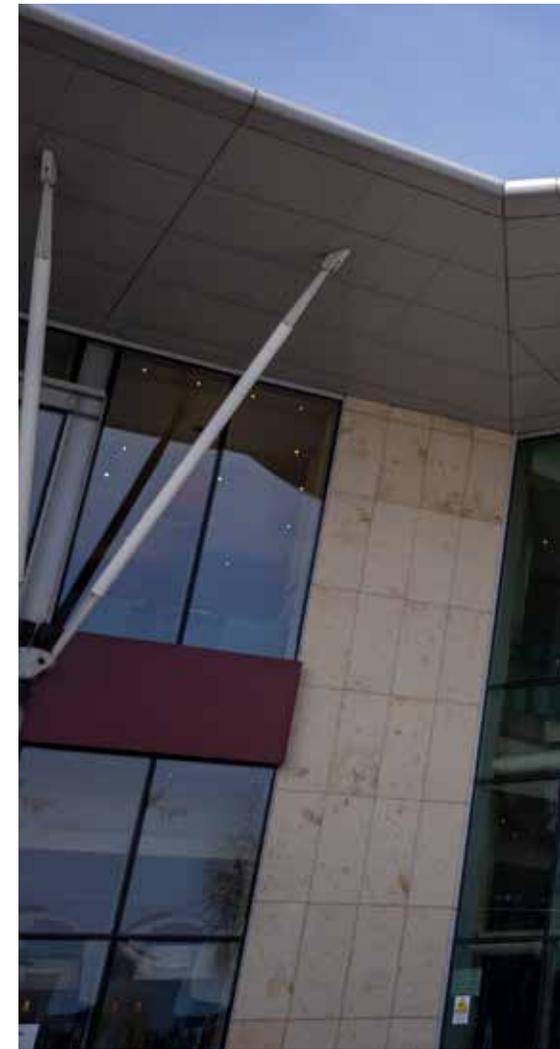
Welcome to Citywest Park, a new development of high-quality 2, 3 and 4 bedroom homes next to the excellent amenities and travel links of Citywest, Dublin 24. Built to the high standards and build quality synonymous with Kingscroft Developments, Citywest Park offers a wide variety of detached, semi-detached and terraced homes, as well as apartments, in a beautiful location at the foot of the Dublin Mountains.

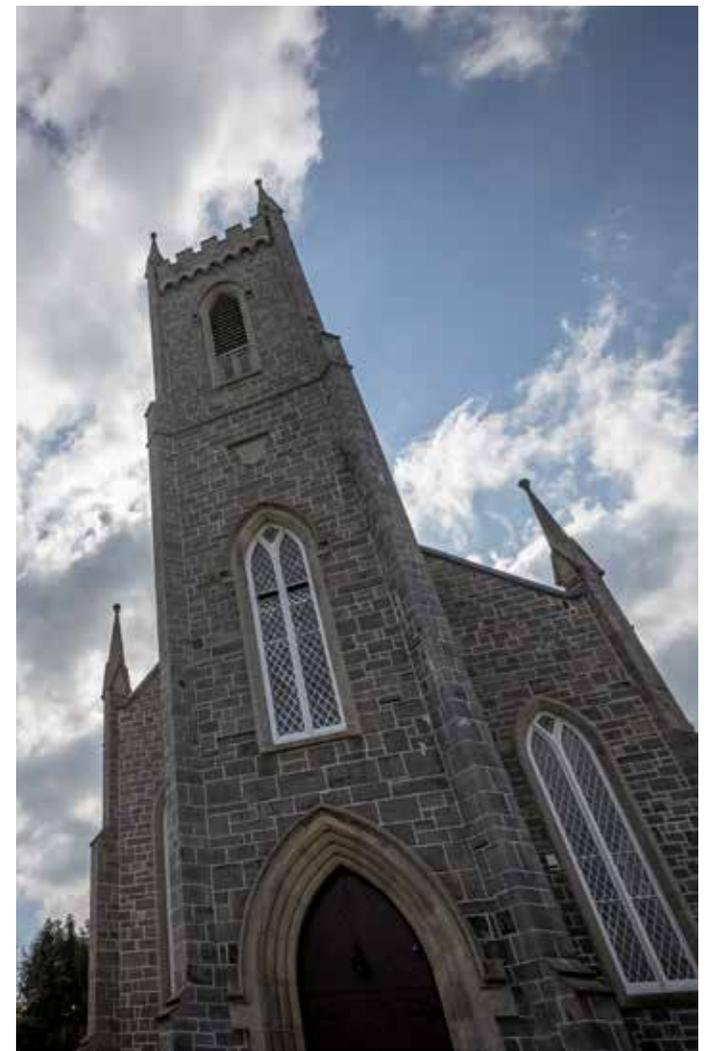
Families and individuals in Citywest Park can enjoy all the space and attractions of the surrounding scenic countryside in an incredibly convenient location close to Dublin City. Within walking distance are a wide range of local amenities, including a variety of well-established primary and secondary schools, childcare facilities, sports clubs and retail outlets, including Citywest Shopping Centre.











Modern homes designed  
for busy growing families





# EXCELLENT TRANSPORT LINKS

Residents in Citywest Park can choose from a wide variety of excellent transport links. The M50 motorway is just five minutes away, allowing motorists to access Dublin City, Dublin Airport and Ireland's national road network quickly and easily. Alternatively, Citywest Park is close to the Luas Red Line, which offers a fast and frequent commute into the heart of Dublin City Centre.

## GETTING AROUND

M50  
5 mins

Dublin City  
30 mins

Dublin Airport  
25 mins

Citywest Hotel  
3 mins

Saggart Village  
5 mins

Avoca, Rathcoole  
5 mins

Tallaght Hospital  
10 mins

Dublin Mountains  
10 mins

Times are approximate.  
Arrival times may vary.





## QUICK TIMES



**3**

MINUTES TO  
LUAS STATION



**30**

MINUTES TO  
DUBLIN CITY CENTRE



**25**

MINUTES TO  
DUBLIN AIRPORT



Times are approximate. Arrival times may vary.





# SPECIAL FEATURES

## **BUILDING ENERGY RATING**

Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve a minimum of an A2 Building Energy Rating.

## **HEATING**

High efficiency electric, Air to Water Heat Pump.

## **HEATING RETENTION**

uPVC windows fitted with low emissivity argon filled glass, improved air tightness together with high levels of ground floor and wall insulation improve energy efficiency by reducing heat loss.

## **KITCHEN**

Contemporary custom fitted kitchen units and cupboards as per the relevant show home.

## **MAINTENANCE FREE EXTERIORS**

Selected brick and render finishes, uPVC window frames, uPVC Gutters and soffits combine to provide low maintenance exteriors.

## **GUARANTEE**

The Citywest Park homes are covered by HomeBond's 10 year guarantee scheme.

## **STORAGE**

Homes benefit from an ample amount of storage space to include custom fitted wardrobes as per relevant show home.

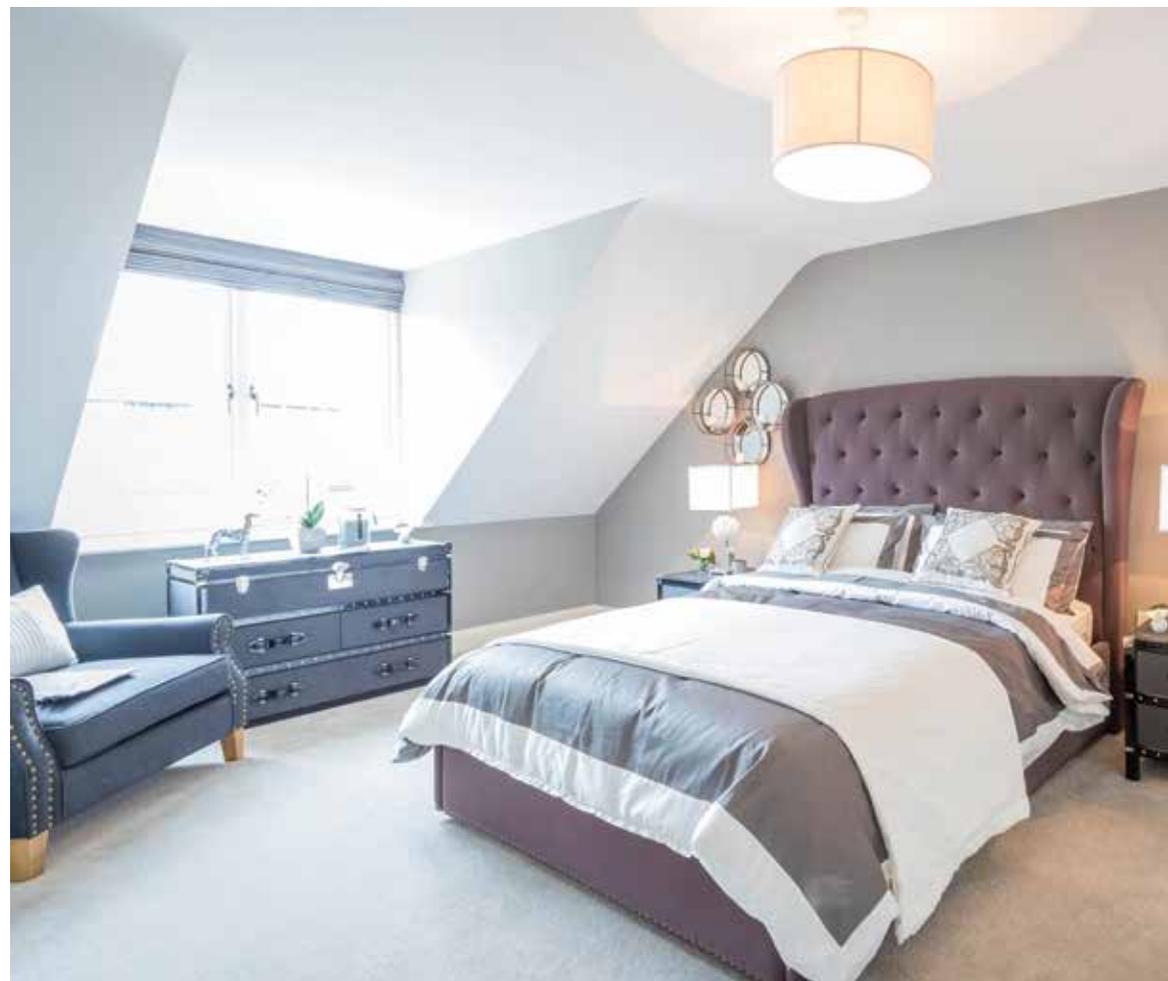
## **BATHROOMS & EN-SUITES**

Quality sanitary ware in the main bathroom, en-suites and downstairs WC with coordinated wall tiling.

## **ELECTRICAL SPECIFICATION**

All homes come with a generous electrical specification to include data and TV points in all Bedrooms, Kitchen and Living Room, pre-wiring for an intruder alarm and the provision of an outside electrical socket and Electric vehicle charge cable.





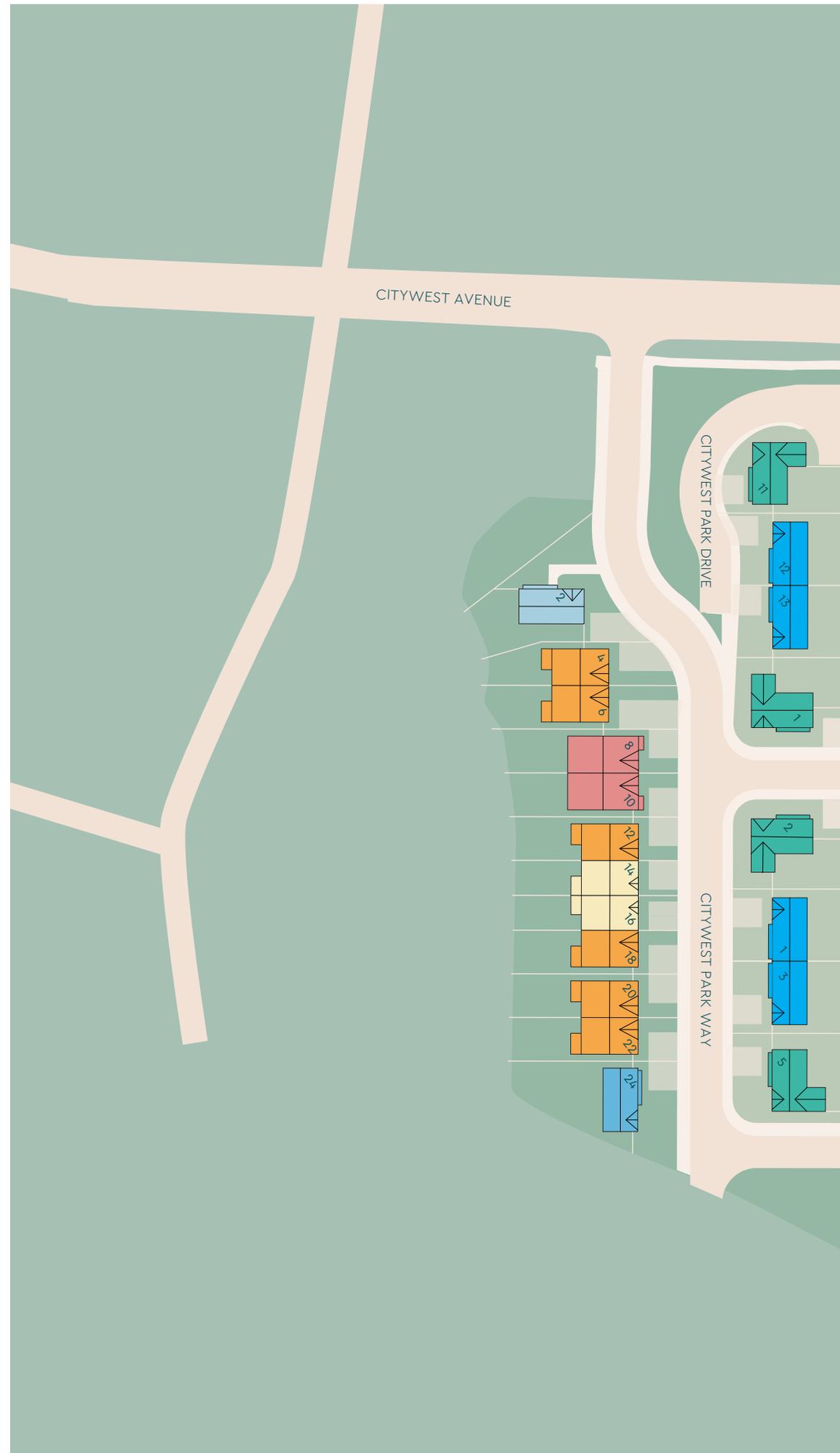


Images are for indicative purposes only. They are from previous Kingscroft projects.



# SITE MAP

-  **HOUSE TYPE A**  
4 BED SEMI-DETACHED  
Approx 134 Sq.m. / 1,441.84Sq. ft.
-  **HOUSE TYPE A1**  
4 BED DETACHED  
Approx 134 Sq.m. / 1,441.84 Sq. ft.
-  **HOUSE TYPE B**  
3 BED SEMI-DETACHED | END TERRACE  
Approx 109 Sq.m. / 1,173 Sq. ft.
-  **HOUSE TYPE B1**  
3 BED TERRACED  
Approx 108 Sq.m. / 1,162 Sq. ft.
-  **HOUSE TYPE B2**  
3 BED SEMI-DETACHED  
Approx 109 Sq.m. / 1,173 Sq. ft.
-  **HOUSE TYPE C**  
3 BED SEMI-DETACHED  
Approx 111 Sq.m. / 1,194 Sq. ft.
-  **HOUSE TYPE C1**  
3 BED DETACHED  
Approx 111 Sq.m. / 1,194Sq. ft.
-  **HOUSE TYPE C2**  
3 BED DETACHED  
Approx 111 Sq.m. / 1,194 Sq. ft.
-  **HOUSE TYPE D**  
4 BED SEMI-DETACHED  
Approx 129 Sq.m. / 1,388 Sq. ft.
-  **HOUSE TYPE D1**  
4 BED DETACHED  
Approx 129 Sq.m. / 1,388 Sq. ft.





CIRCLE K

GARTER AVENUE

CITYWEST PARK DRIVE

CITYWEST PARK LAWN

CITYWEST PARK WALK

21 APARTMENTS

CITYWEST PARK AVENUE

CITYWEST PARK GROVE

CITYWEST ROAD N82

CITYWEST PARK WALK

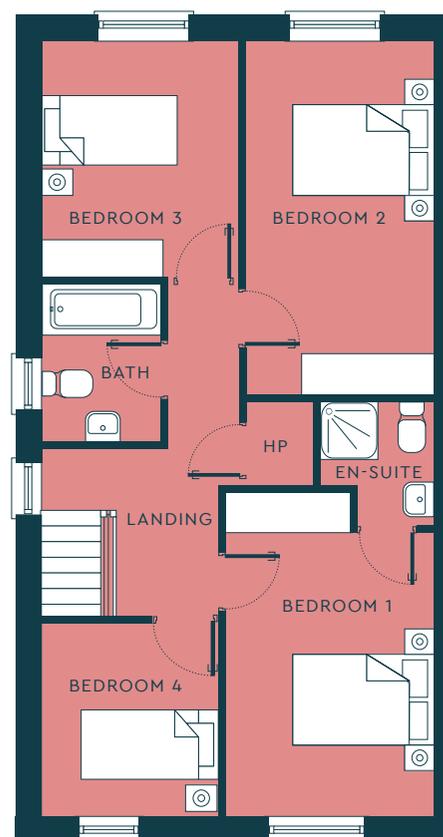
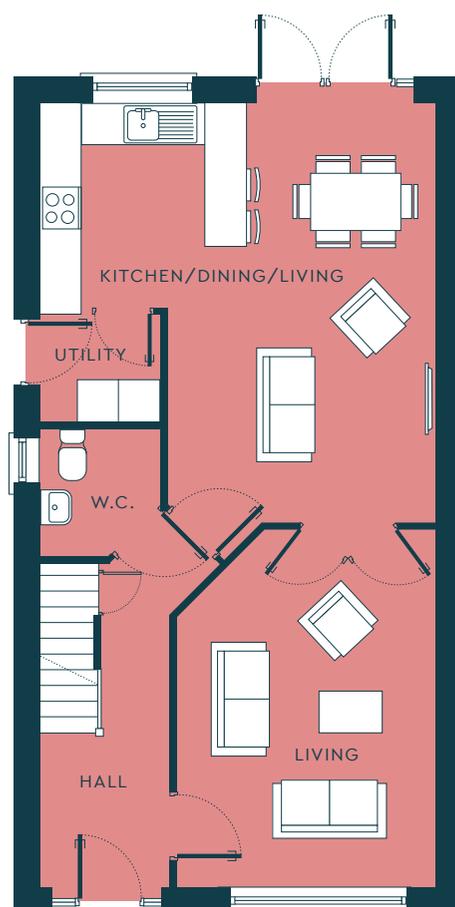
CITYWEST PARK GREEN



# HOUSE TYPE A

4 Bedroom Semi-Detached

Approx 134 Sq.m. / 1,441.84Sq. ft.



GROUND FLOOR

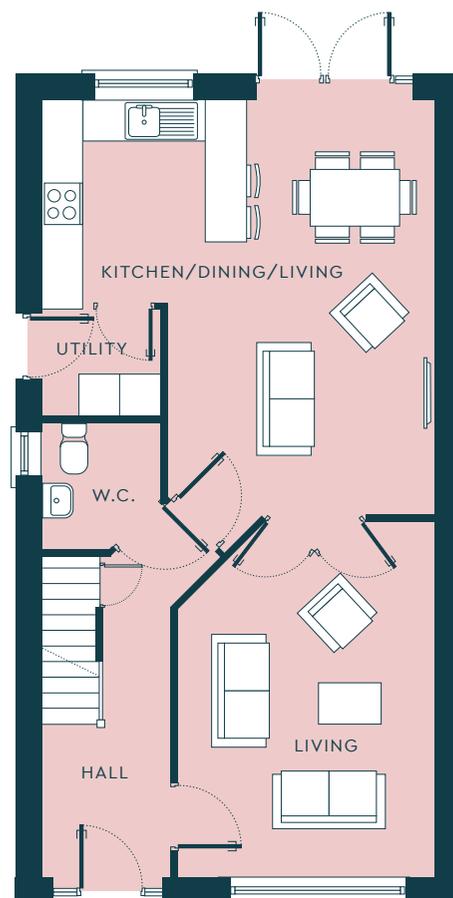
FIRST FLOOR

Plans are for illustrative purposes only. Layouts may vary. Floor sizes are approximate.

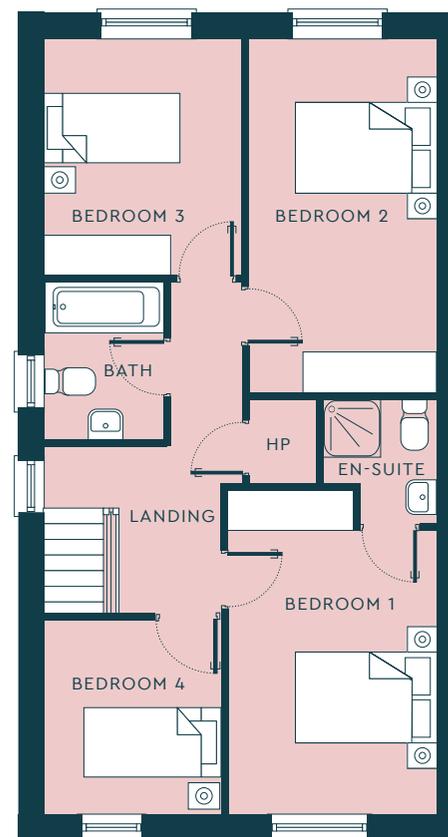
# HOUSE TYPE A1

4 Bedroom Detached

Approx 134 Sq.m. / 1,441.84 Sq. ft.



GROUND FLOOR

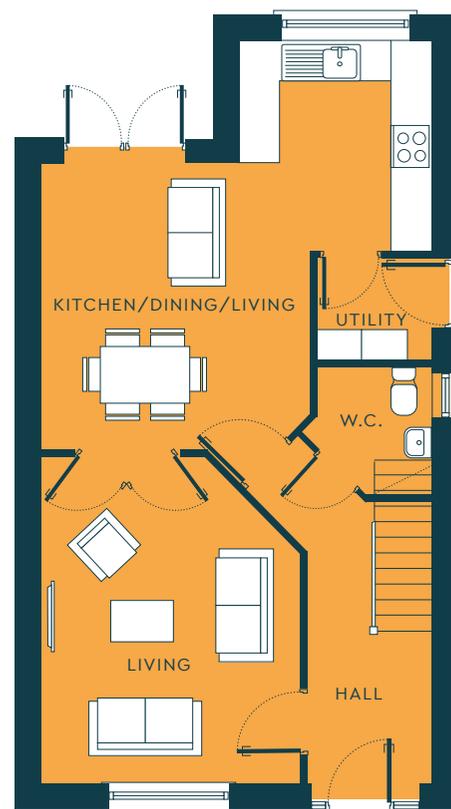


FIRST FLOOR

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# HOUSE TYPE B

3 Bedroom Semi-Detached | End Terrace  
Approx 109 Sq.m. / 1,173 Sq. ft.



GROUND FLOOR

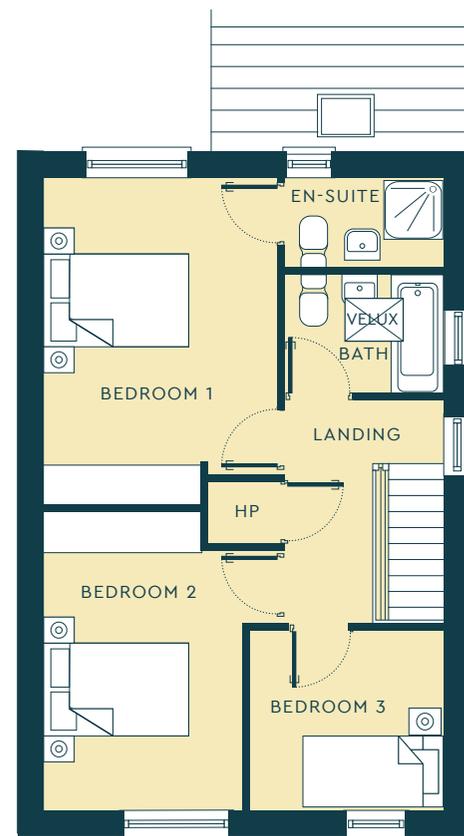
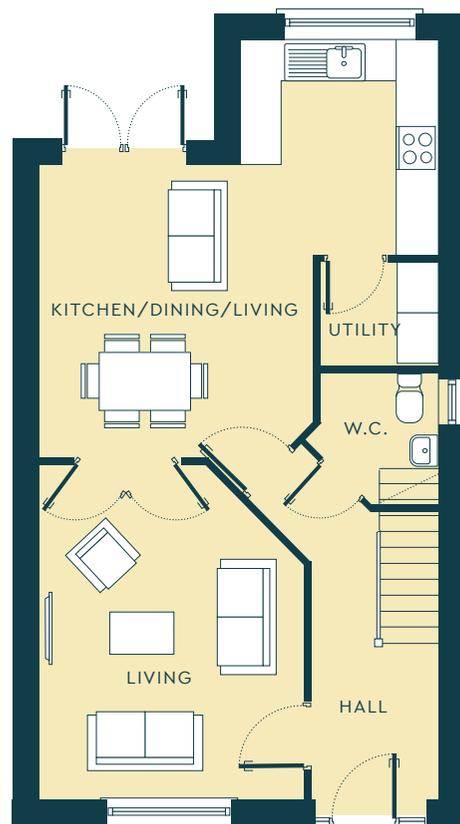
FIRST FLOOR

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# HOUSE TYPE B1

3 Bedroom Terraced

Approx 108 Sq.m. / 1,162 Sq. ft.



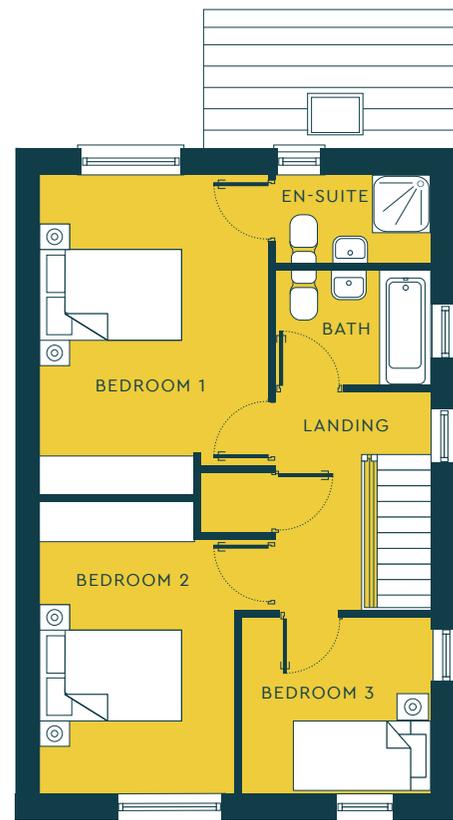
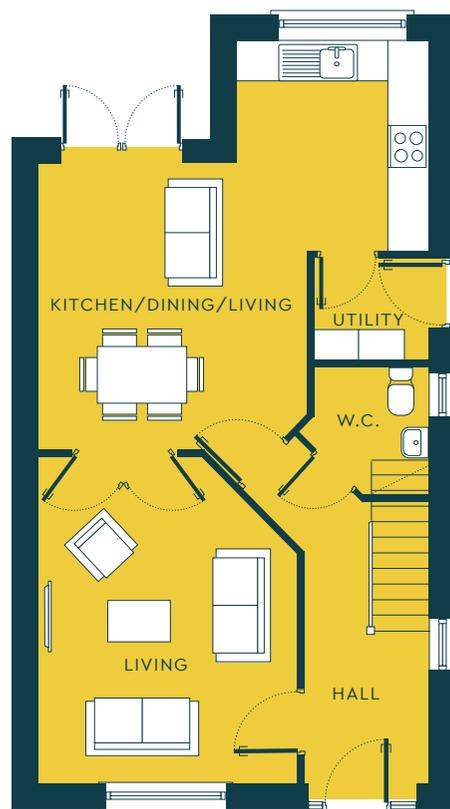
GROUND FLOOR

FIRST FLOOR

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# HOUSE TYPE B2

3 Bedroom Semi-Detached  
Approx 109 Sq.m. / 1,173 Sq. ft.



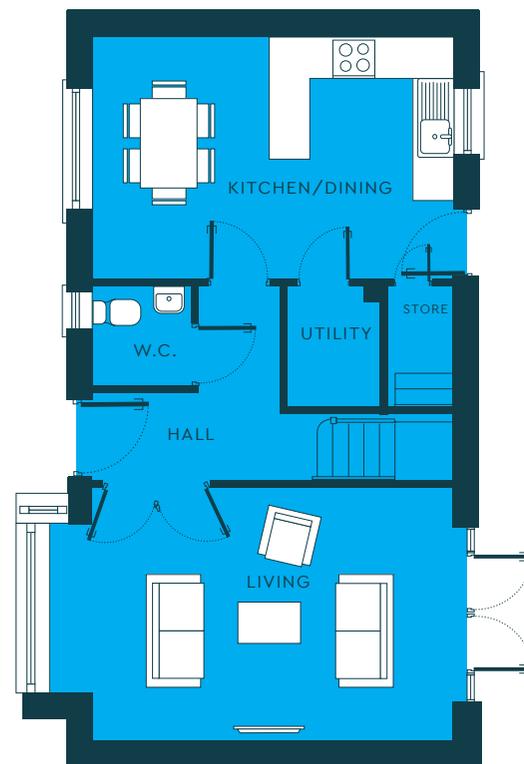
GROUND FLOOR

FIRST FLOOR

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# HOUSE TYPE C

3 Bedroom Semi-Detached  
Approx 111 Sq.m. / 1,194 Sq. ft.



GROUND FLOOR

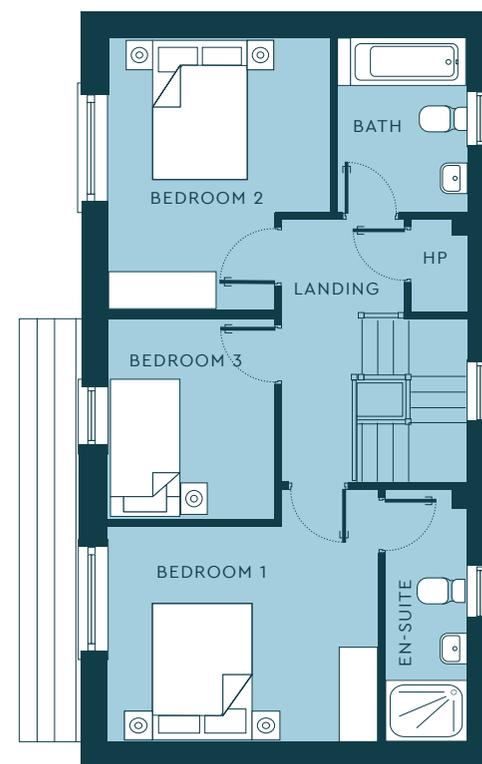
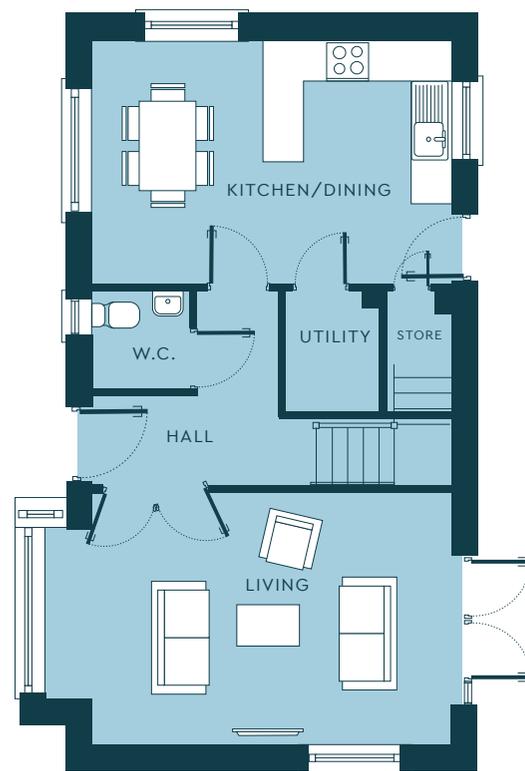
FIRST FLOOR

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# HOUSE TYPE C1

3 Bedroom Detached

Approx 111 Sq.m. / 1,194Sq. ft.



GROUND FLOOR

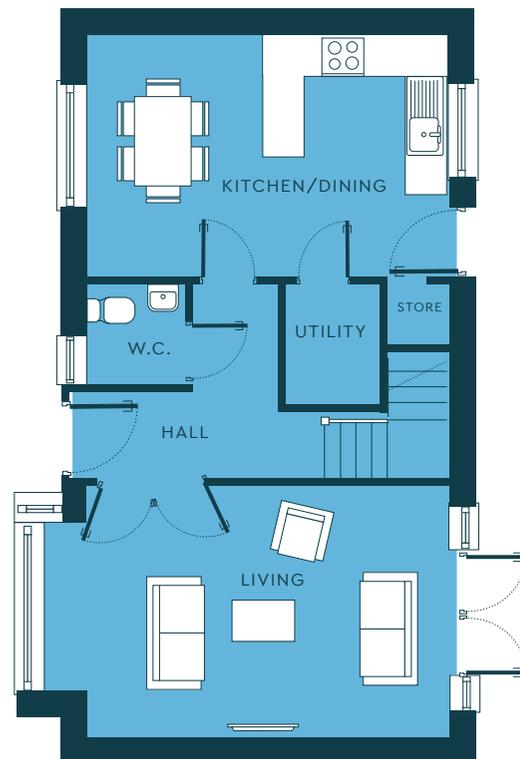
FIRST FLOOR

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# HOUSE TYPE C2

3 Bedroom Detached

Approx 111 Sq.m. / 1,194 Sq. ft.



GROUND FLOOR

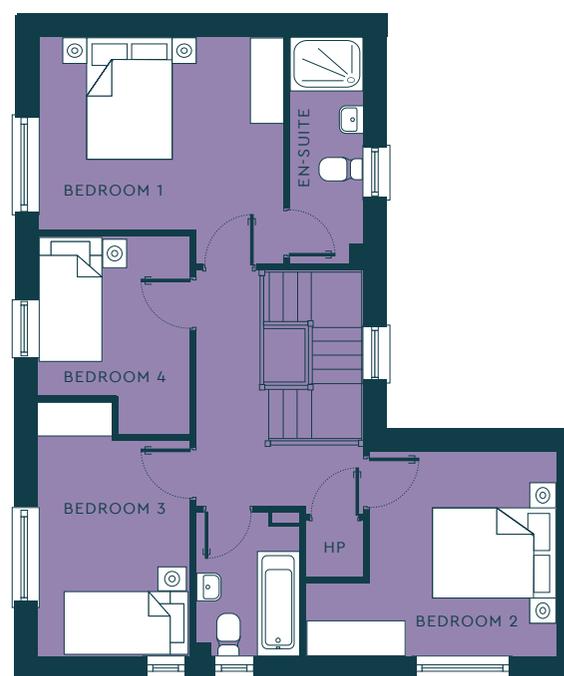
FIRST FLOOR

Plans are for illustrative purposes only. Layouts may vary. Floor sizes are approximate.

# HOUSE TYPE D

4 Bedroom Semi-Detached

Approx 129 Sq.m. / 1,388 Sq. ft.



GROUND FLOOR

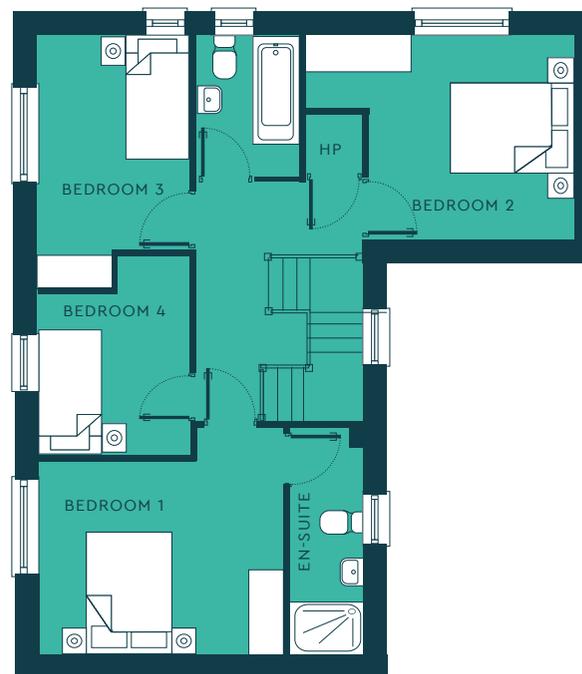
FIRST FLOOR

Plans are for illustrative purposes only. Layouts may vary. Floor sizes are approximate.

# HOUSE TYPE D1

4 Bedroom Detached

Approx 129 Sq.m. / 1,388 Sq. ft.



GROUND FLOOR

FIRST FLOOR

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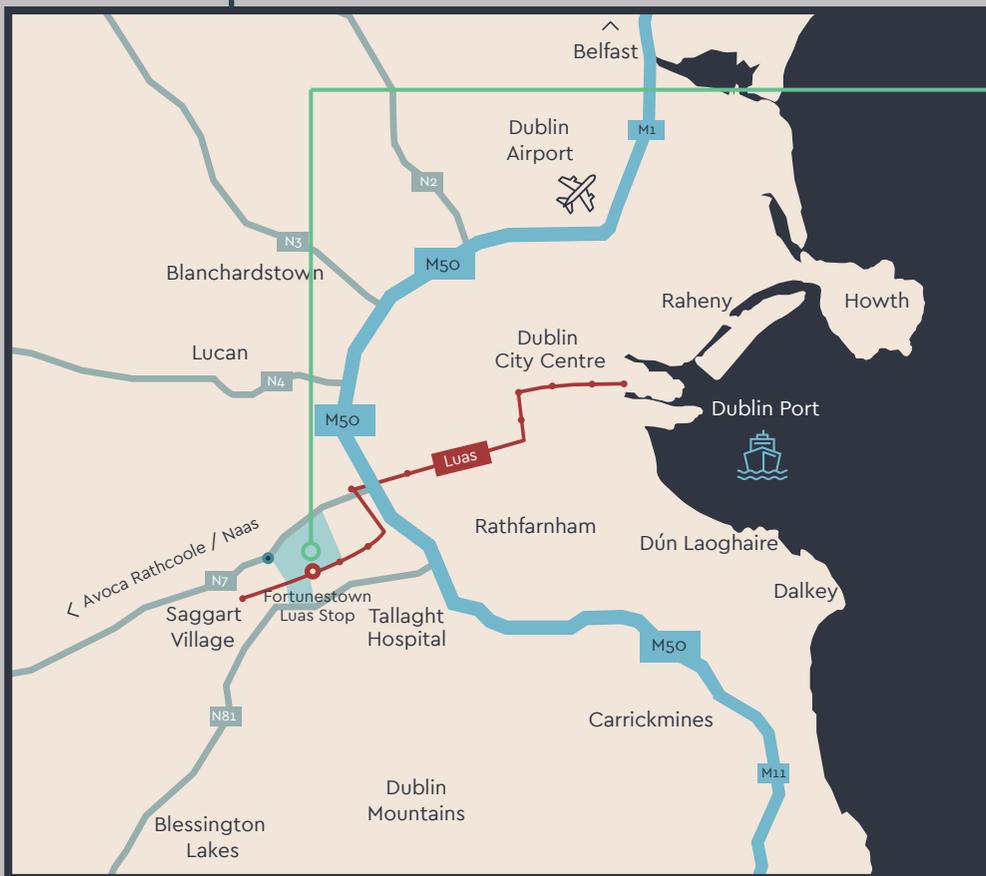
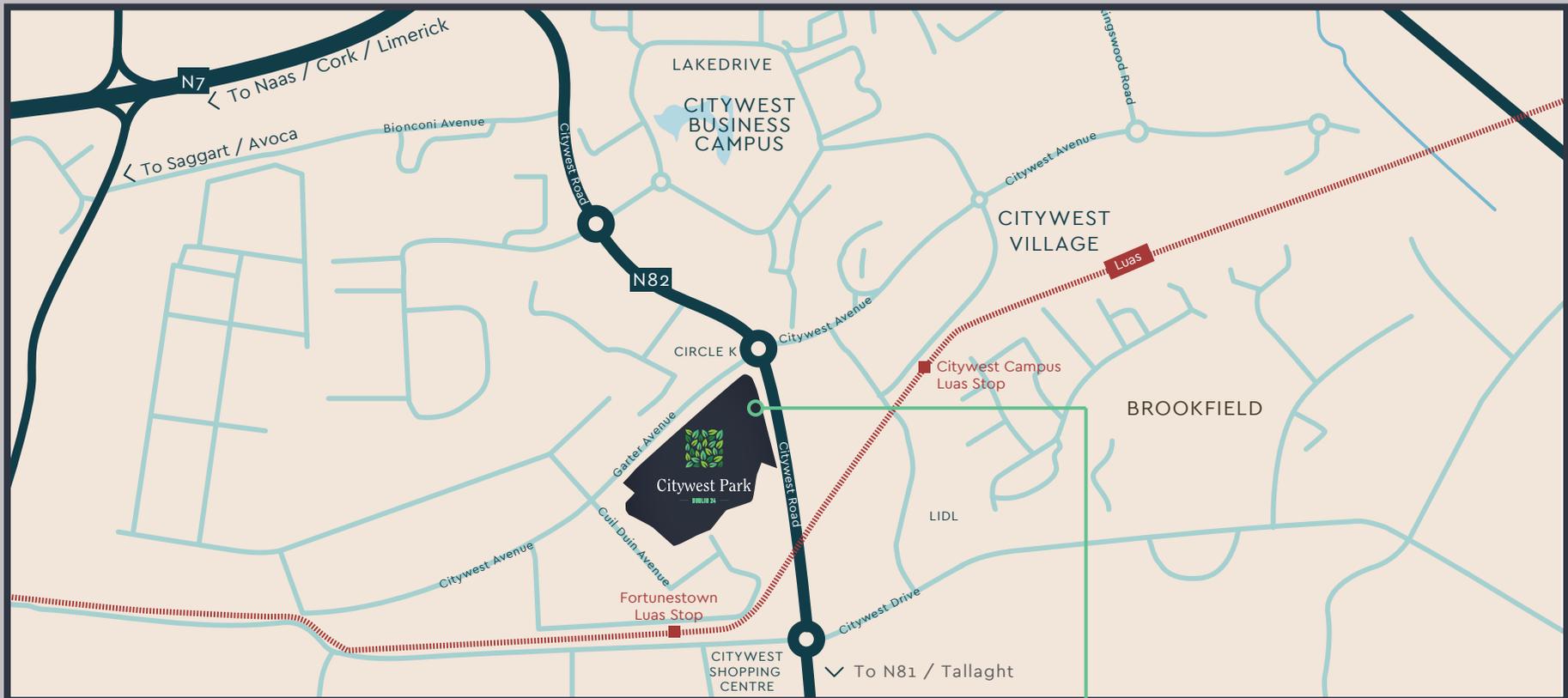
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Kingscroft Developments continues to develop up to date, quality homes with a value-for-money price tag.

We develop new housing estates in areas that are located close to major cities and towns and that enjoy easy access to surrounding towns through the road and / or transport network. This makes our homes an ideal choice for individuals and families who want to enjoy value-for-money together with wide ranging amenities, whilst providing fast and easy commuting opportunities.

At Kingscroft Developments we have built a solid reputation as one of Ireland's leading housebuilders. This is based on delivering superb homes at a number of locations in the greater Dublin area, along the East coast and in counties Galway, Kildare, Laois, Meath and Wicklow.



FOR SALES INFORMATION CONTACT:



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