

















THE ELMS

This phase will comprise 12 four-bedroom houses, 32 three-bedroom townhouses and 9 two-bedroom townhouses.

Following on from our previous phase of The Cedars, MKN Property Group are delighted to introduce the latest phase of houses which will be called The Elms.

This phase will comprise 12 four-bedroom houses, 32 three-bedroom townhouses, and 9 two-bedroom townhouses.

The houses range in size from 1,324 sq ft for the four-bed house, 1,076 sq ft to 1,110 sq ft for a three-bed townhouse and 883 sq ft for a two-bed townhouse.

As with previous phases in Ridgewood the designs are innovative and are geared towards ease of movement for modern living. Designer kitchens provide ample storage and are complimented with quality floor and wall tiling. The bedrooms are fitted with elegant wardrobes and the three and four bedroom houses have a stylish en-suite*. The attention to detail by MKN Property Group is admirable and ensures that these homes will be in strong demand

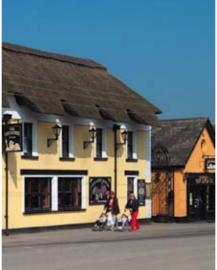
both now and in the future. The Ridgewood development is laid out in an attractive manner and enjoys the benefit of extensive landscaped gardens and open space, 2 children's playgrounds and 7 GAA / soccer playing pitches with changing facilities

Ridgewood is located on the Forest Road between Swords Village and Forrest Little Golf Club. For those living in Ridgewood there is also an added benefit of having a Tesco Express store, McCabes Pharmacy & Medical Centre and Bright Horizons Crèche located at the entrance to the development. So whether it's a loaf of bread or a cold remedy, it's all there on your doorstep.



^{*} Per showhouse type







SWORDS

Swords has an excellent range of amenities for residents with fine schools both primary and post-primary, churches and services.

Swords village has been extensively redeveloped in recent years and in addition to new homes being constructed, industrial and office development is progressing at unprecedented levels with Fingal County Council having their headquarters on Main Street. Swords has an excellent range of amenities for residents with fine schools both primary and post-primary, churches and services.

The Pavilions Shopping Centre has become a true location for today's shopper with two major supermarkets, various high street store names, ample parking and an 11-screen cinema, Movies @ Swords. The Main Street has also become very popular with a wide range of restaurants and cafes and Airside Retail Park is within a few minutes drive. There are also a wide variety of recreational facilities close by with Swords and Malahide on your doorstep.

Swords is a great place for the young at heart with over a dozen golf courses nearby. Join up with one of the numerous sports clubs in Swords from basketball and badminton to the various martial arts. Sea and freshwater fishing are available in the local area along with some of Dublin's best beaches, made for an early morning walk or evening jog.

The nightlife in Swords is excellent with its abundance of bars and well known restaurants both on Main Street and in nearby Malahide.

Few locations in Dublin can boast such a wonderful location, so close to these superb amenities. Location is the key factor in selecting your home and The Elms is perfectly situated to avail of these wonderful surrounding amenities.

Access to the city centre is easy from The Elms. The development is served by a bus route on the Rathingle Road in Rivervalley which will take you directly to the city centre in minutes via bus corridors and is also located near the proposed Metro North Line from Stephens Green to the airport and onto Swords. The popular Swords express route is also within walking distance.

With the M1 and the M50 close by all parts of Dublin and Ireland are easily accessed from Swords, and to make those trips abroad Dublin Airport is conveniently located just five minutes away.

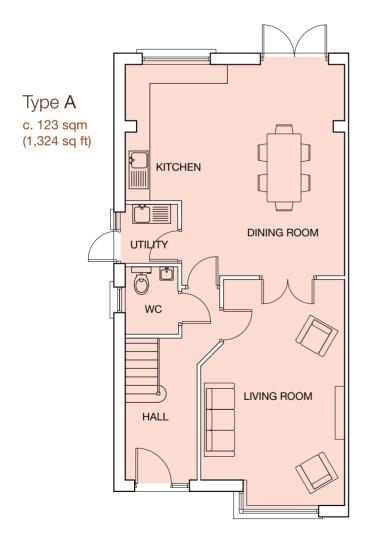


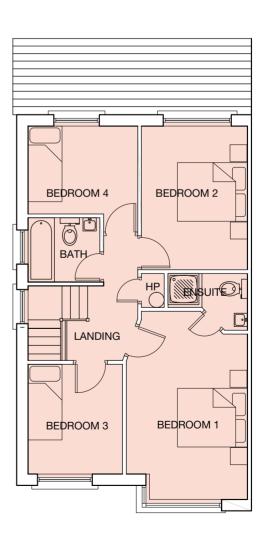




FLOOR PLANS

4 BEDROOM SEMI DETACHED HOUSE

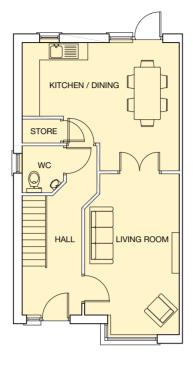




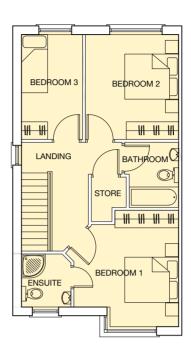


3 BEDROOM FRONT ENTRANCE TOWNHOUSE (END OF TERRACE)

Type B c. 103 sqm (1,110 sq ft)







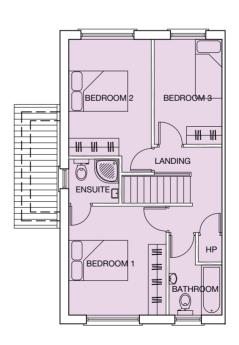
First Floor Plan

3 BEDROOM SIDE ENTRANCE TOWNHOUSE

Type **C** c. 100 sqm (1,076 sq ft)



Ground Floor Plan

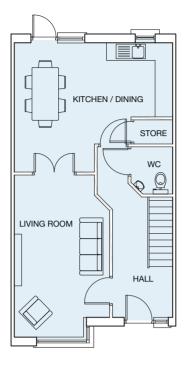


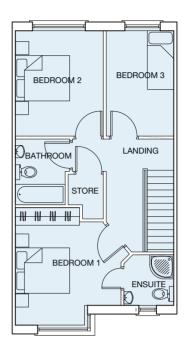
First Floor Plan



3 BEDROOM FRONT ENTRANCE TOWNHOUSE (MID TERRACE)

Type **D** c. 103 sqm (1,110 sq ft)



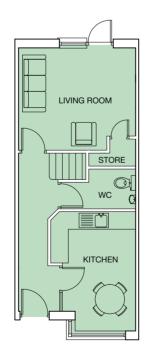


Ground Floor Plan

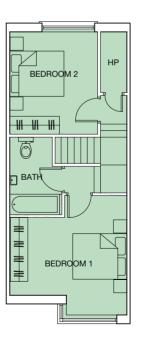
First Floor Plan

2 BEDROOM MID TERRACE TOWNHOUSE

Type E c. 82 sqm (883 sq ft)



Ground Floor Plan



First Floor Plan







ENERGY EFFICIENCY

The ultimate sustainable living package

The houses in The Elms are classified as low-energy / low CO2 homes with BER ratings of A3. They include an innovative heating system which combines quality construction methods and high levels of insulation with clever use of renewable energy to provide maximum comfort in all seasons.

This air to water heat pump system is the product of many years of research and development by Dimplex Renewables* and represents the best heating technologies available. Heat pumps extract the sun's energy stored in the environment and raises it to a temperature suitable for heating and hot water purposes.

The principle behind reducing energy demand in our homes is simple:

- 1. Take in as much free energy through the renewable energy collectors as is available
- 2. Store it effectively in the highly insulated home

The free energy captured by the solar PV collectors will produce electricity. Solar PV panels provide energy from daylight rather than solar radiation meaning that energy is produced even on cloudy days. This can significantly reduce your home fuel bill for both heating and hot water. You can view an explanatory video from Dimplex Renewables on how the system works on the following link www.dimplexrenewables.com/brand/dimplex-heatpumps

* Part of Glen Dimplex Ireland









SPECIAL FEATURES

- Dimplex Renewables heatpump and solar PV panel heating system
- Maintenance free exterior (i.e. all facia boards, soffits, gutters are PVC)
- Wall and floor tiling standard in kitchen as per show house type
- Wall and floor tiling standard in bathrooms and en-suite as per show house type
- High quality Shires sanitary ware
- Downstairs WC
- Painted front doors and frame with 3-point security locking standard in all houses

- Painted throughout in Dulux Ivory White
- 6" skirting boards throughout
- Fireplace as per show house type
- Brushed chrome LED downlighters standard in kitchen / dining / living room
- Zanussi Appliances as per show house type*
- Excellent standard of insulation in floors, walls and roofs
- BER rating of A3
- Wired for telephone, TV and burglar alarm
- Exterior wall lights standard
- Covered by HomeBond warranty scheme

House Types A – 4 Bed Semi Detached House

- Premium cashmere gloss kitchen with acrylic worktop and stainless steel hood by Nolan Kitchens and utility room plumbed for washing machine
- High quality ivory wardrobes with walnut interior by Cawleys in Bedrooms 1, 2 & 3
- Marfil stone fireplace

House Types B, C & D – 3 Bed Townhouse

- Premium cashmere gloss kitchen with acrylic worktop and integrated hood by Nolan Kitchens
- High quality ivory wardrobes with walnut interior by Cawleys
- Marfil stone fireplace

House Type E – 2 Bed Townhouse

- Premium cashmere gloss kitchen with acrylic worktop and integrated hood by Nolan Kitchens
- High quality ivory wardrobes with cherry-wood interior by Cawleys



^{*} Subject to terms and conditions

THE DEVELOPER

At The Elms purchasers can be satisfied that they are getting the benefit of both the experience and the reputation of a company of the calibre of MKN Property Group. MKN have a proud tradition in building top quality homes in the Dublin area since 1996 and have won the following prestigious awards for their developments:

- Fingal Cleaner Communities Awards 2010 '1st Place, Best Presented Apartment Complex'
- Fingal Business Awards 2007 'Outstanding Residential Development Award' awarded to our Ridgewood development
- 'Development of the Year 2002' UK & Ireland Britannia National Homebuilder Design Awards in the UK and Ireland
- The 2002 Royal Institute of Architects of Ireland (RIAI) 'Best Housing Project'
- Plan Expo Opus Building Awards 2001 'Best Housing Award 2001'

MKN Residential Developments include:

- 1. No. 150 Howth Road, Clontarf, Dublin 3
- 2. Ridgewood, Forest Road, Swords, Co. Dublin
- 3. Cedar Grove, Ridgewood, Forest Road, Swords, Co.Dublin
- 4. Sutton Castle, Dublin 13
- 5. Auburn, 118 Howth Road, Clontarf, Dublin 3
- 6. Manor House View, Raheny, Dublin 5











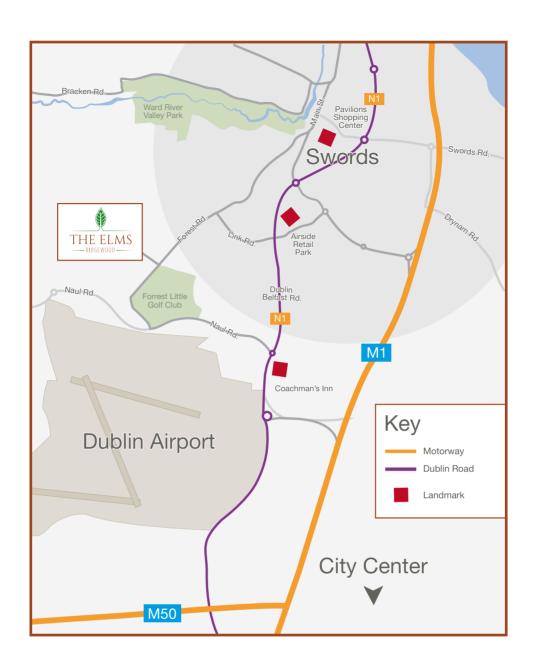








NOTE: These particulars are issued strictly on the understanding that they do not form part of any contract and are provided, without liability, as a general guide only to what is being offered subject to contract and availability. They are not to be construed as containing any representation of fact upon which any interested party is entitled to rely. Any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to accuracy of these particulars. The vendor or lessor do not make, give or imply nor is Morton & Flanagan or their staff authorised to make, give or imply any representation or warranty whatsoever in respect of this property.





Developers
MKN Property Group
The Seapoint Building
44/45 Clontarf Road
Dublin 3

Solicitors LK Shields Solicitors 39/40 Upper Mount St Dublin 2

Architects
Fenton & Associates
6-7 Camden Place
Dublin 2

Consulting Engineers
DBFL
22-23 Holles Street
Dublin 2

BOOKING ARRANGEMENTS

Booking deposit €3,000; contract deposit €7,000 payable within 3 weeks of signing contracts. Balance due on sale closure.

SELLING AGENT

MKN are members of:







