



LYNDHURST





THE DEVELOPMENT

LYNDHURST IS A STUNNING NEW DEVELOPMENT BY KNOCKREE PROPERTIES COMPRISING A FANTASTIC MIX OF 3 & 4 BEDROOM HOMES BUILT TO EXCEPTIONAL STANDARDS.

A small exclusive development of just 26 exceptionally spacious A-rated homes, designed to maximise the use of space and light throughout.

Detailing and finishes are well above the norm, from the beautiful brick fronted façade, incorporating high quality double glazed timber windows in a contemporary matt grey finish to the smaller details like 5 Amp cabling and extensive data point wiring.





THE GARDEN OF IRELAND

LOCATION

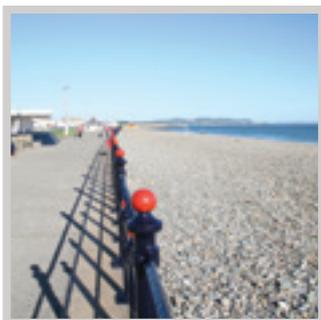
NESTLED IN A QUIET ENCLAVE OFF THE HERBERT ROAD
SITS THIS PRESTIGIOUS NEW DEVELOPMENT

Less than a twenty minute walk from Bray town centre with its magnificent beach and coastline, Lyndhurst is ideally located within easy reach of the pretty villages of Enniskerry, Delgany and Greystones. The area benefits from an attractive countryside feel with uninterrupted views from some of the homes towards the Sugarloaf and beyond.

Well served by train and bus links, the N11 motorway is just moments away allowing for an easy 20km commute to Dublin City Centre. Also within the immediate vicinity are the renowned Ardmore Studios, and the stately Kilbride Hill residence, home to the Danish ambassador. A post office, hairdresser, pharmacy and newsagents are located within a short walk with Bray town offering a host of well-established amenities.

There are a wide variety of both primary and secondary schools in the area to choose from, with crèches and day-care facilities well catered for. Leisure and recreational facilities nearby include swimming, sailing, golf & tennis to name but a few. Bray's seafront is also within easy reach boasting a host of bars and restaurants including the trendy Platform Pizza, Campo de Fiori, the renowned Harbour Bar and the Porterhouse.

Bray also offers a gateway to some of the largest employers with pharmaceutical, cosmetic and IT industries located in this attractive coastal town.

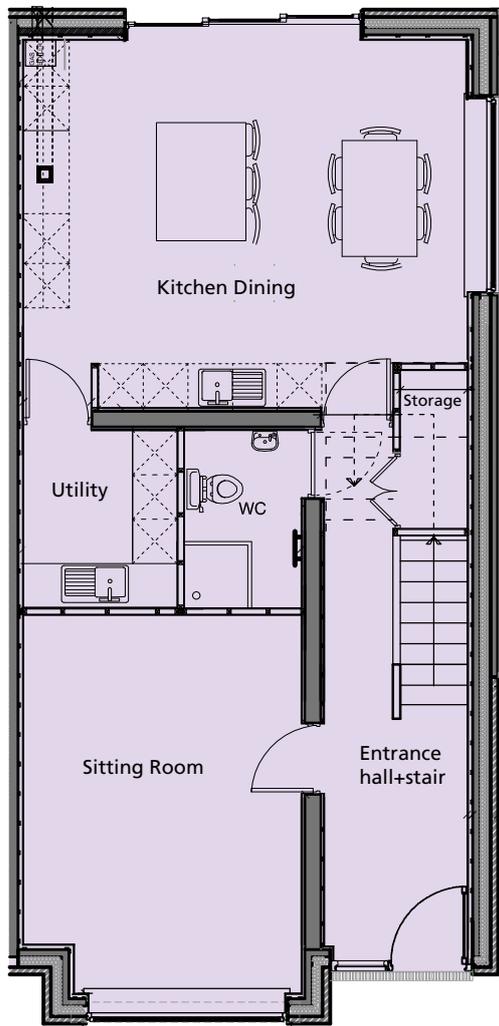




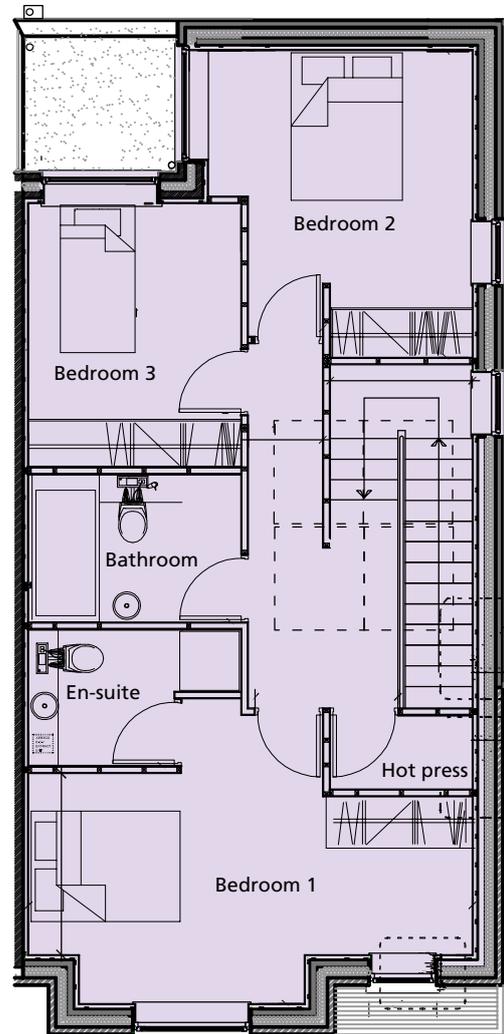
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TYPICAL 3 BEDROOM SEMI-DETACHED HOME

HOUSE TYPE 2B
EXCEPTIONALLY SPACIOUS,
A-RATED HOUSES,
APPROX. 146 SQM / 1,572 SQ FT



type 2B - ground floor



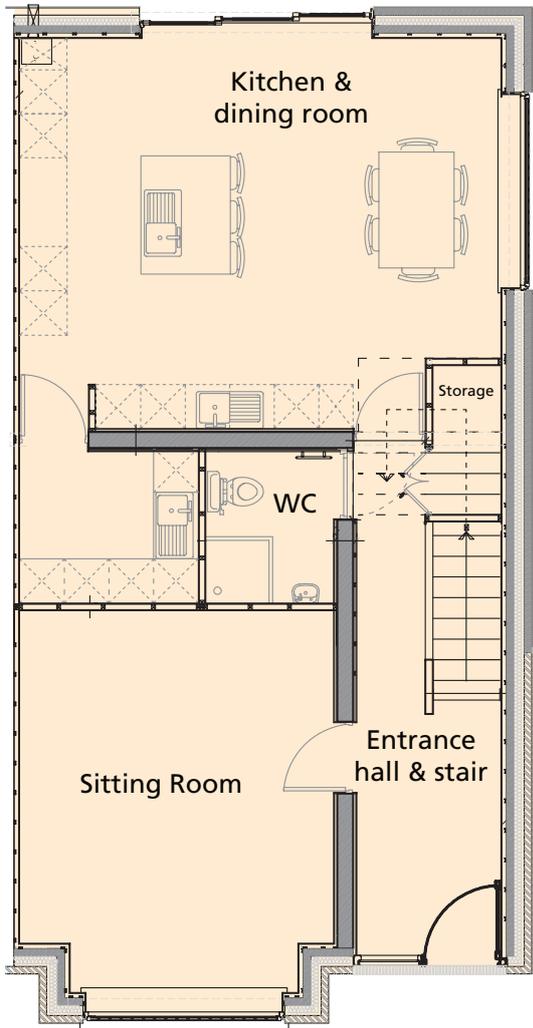
type 2B - first floor



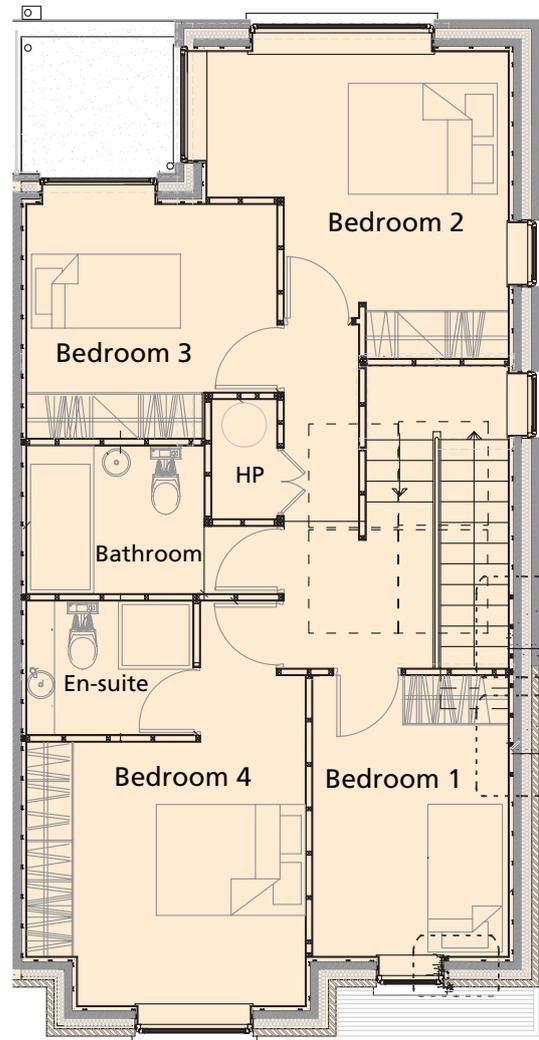
*Please note that plans are for guidance only and there are some variations to this unit type

TYPICAL 4 BEDROOM SEMI-DETACHED HOME

HOUSE TYPE 1
EXCEPTIONALLY SPACIOUS,
A-RATED HOUSES
APPROX. 158.2 SQM / 1,702 SQ FT



type 1 - ground floor



type 1 - first floor



Please note that plans are for guideline only
and there are some variations to this unit type



SITE MAP





QUALITY DESIGN

STRUCTURE:

Houses are concrete built of block construction with a red brick façade by Country Manor Bricks. Roof tiles are a flat black pan tile with dry verges.

FLOORING:

High quality tiling is standard in kitchen and utility with comprehensive floor and wall tiling in all bathrooms (As per show units).

INTERNAL FINISHES:

Walls are solid masonry walls at ground floor level with stud partition at first floor level. Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satinwood paint. Houses are fitted with built in wardrobes as standard as per showhouse.

WINDOWS:

All windows and doors are A-rated low μ value high performance "Carlson" Double Glazed timber ('Cement Grey' colour) with granite finish window cills to the front elevations.

KITCHENS:

Kitchens are supplied by Kerwood kitchens including handle-less cabinets including Dimplex/Belling appliances (Oven, Hob, Extractor Fan, Integrated Dishwasher and Fridge Freezer). A generous allowance of €8,000 is also available.

ELECTRICAL:

Generous lighting and power points throughout including ample data points and 5 amp plugs. Downlighters are installed in the kitchen with pendant lighting throughout the rest of the house. Fire Alarm and Carbon Monoxide detectors as standard.

SECURITY:

Each home has been wired for an intruder alarm.

PARKING:

Each home has two off street parking spaces including brick paving.

HEATING & HOT WATER:

Each house is fitted with an energy efficient Dimplex heat pump to the rear of the property which will reduce running costs and increase sustainability. All homes will benefit from underfloor heating at ground floor level and radiators and heated towel rails at first floor. The system will be controlled by Smart Technology Controls. (See <http://www.dimplexrenewables.com/brand/DIMPLEX-HEAT-PUMPS>)

BATHROOM & ENSUITE

Stylish bathrooms and ensuites are fitted as standard, sanitary ware has been supplied by Sonas.

ATTICS:

All attics accessible by 'STIRA' stair ladders as standard.

GARDENS:

The gardens offer a wonderful extension of the living space at each property. Each home features a stylish stone patio and seeded lawn area to the rear. Boundaries will be high quality treated timber fencing with concrete support posts. A well finished wall will also separate houses.

LOW ENERGY DESIGN:

High levels of insulation have been incorporated in the walls, floors and roofs to ensure a comfortable living environment and lower energy bills.

BUILDING ENERGY RATING:

BER A3

EXTERNAL COMMON AREAS:

Substantial communal green space with both hard and soft landscaping, well positioned to the front of the properties. The area boasts magnificent views of the mountainous backdrop including the famous "Sugar Loaf" Mountain.

GUARANTEE:

Each home in "Lyndhurst" is covered by a 10 year Homebond Guarantee.



LOCATION







LOCAL AMENITIES

EATING OUT LOCALLY:

Campo di Fiori
Platform Pizza
El Greco
Dockyard No. 8
Ocean Bar & Grill
Avoca

SHOPPING:

Southern Cross Retail Park 2.2km (6 Mins)
Carrickmines "The Park" 10.5km (16 Mins)
Dundrum Town Centre 15.7km (23 Mins)
Cherrywood 8.5km (14 Mins) *Future Urban Centre*

SCHOOLS:

St Gerrards, Bray
Loreto College, Bray
Presentation College, Bray
St Andrews
St Cronins
Greystones National School
Kilmacanogue National School
Educate Together, Greystones

GOLF CLUBS:

Bray Golf Club
Woodbrook
Glen of the Downs
Old Conna
Powerscourt
Greystones
Charlesland
Dun Laoghaire

FITNESS & WELLBEING:

Shoreline Fitness
Merril Leisure centre
Crossfit Gym FSM & Bray
Glenview Leisure Centre

TRAVEL & CONNECT:

Herbert Road to St Stephens Green
Journey Time 55 mins (Every 10 mins) – 145 Bus
Bray to Pearse Station
Journey Time 45 mins (Every 15 mins) – Dart
Herbert Road to Airport.
Journey Time 36 mins – Car

SHOPPING IN BRAY

SuperValu
Tesco
Aldi
Lidl



Developer
Knockree Properties Ltd

Builder
Eamonn Holmes
Carrowlyn Ltd

Architects
SBA Architects
www.sbaarchitects.ie

Savills New Homes
33 Molesworth Street
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