



Wilson Road

MOUNT MERRION | CO. DUBLIN



EXCLUSIVE BOUTIQUE LIVING IN MOUNT MERRION

Experience refined living at Wilson Road, an exclusive boutique development nestled in the heart of Mount Merrion, South County Dublin. This rare collection of just four luxurious semi-detached homes combine contemporary design with timeless elegance. Each residence features four spacious bedrooms, a versatile additional living area and a generous south-facing balcony, ideal for families seeking sophistication, space and comfort.

It's no exaggeration to say that new homes rarely become available in such a prestigious neighbourhood. Mount Merrion has long been one of Dublin's most sought-after addresses, loved by families of all sizes for its excellent amenities, superb transport links and close proximity to the city centre.

THE DEVELOPMENT

Nestled beside the leafy 32-acre Deerpark is Wilson Road. This exclusive enclave of homes offers tranquillity just moments from the vibrancy of city life. Residents can enjoy picturesque walking trails, tennis courts, a children’s playground, football pitches and a dedicated dog park, all right on your doorstep.

These architecturally designed homes exude timeless elegance, with top-tier finishes, generous proportions and layouts that effortlessly blend luxury with everyday functionality.

From the moment you arrive, you’re welcomed by a private cobble-lock driveway framed with rendered walls and granite cappings. Step inside to a bright, spacious light filled hallway with bespoke understairs storage, thoughtfully crafted by Michael Cox. A large WC features elegant Villeroy & Boch sanitary ware, a luxury found throughout all bathrooms and en-suites.

The entrance hallway flows seamlessly into the heart of the home: an open-plan kitchen, dining and living area bathed in dual-aspect natural light. Standard pocket doors offer the flexibility of open-plan living or defined spaces. Each kitchen features bespoke Michael Cox cabinetry, exquisite Calacatta Gold worktops, a Belfast sink and a built-in pantry with soft contemporary LED mood lighting.

A separate utility room, complete with matching Calacatta Gold surfaces, undermounted sink and space for washer and dryer, includes direct access to the patio. All windows and doors, including the generous kitchen sliding doors are supplied by Nordan, seamlessly connecting the interior to a granite-flagged patio ideal for entertaining.

Rear gardens feature premium AstroTurf for year-round greenery with minimal maintenance. A mix of block and contemporary slatted fencing ensures privacy and a sleek, modern finish. Every outdoor space is landscaped, creating a warm, refined ambiance.

Upstairs, three spacious bedrooms include a stunning primary suite with a walk-in wardrobe and luxurious en-suite. A beautifully appointed family bathroom completes the first floor. The top floor boasts a fourth bedroom and bathroom, plus an additional living space that opens to a private, south-facing terrace, the perfect setting for relaxed evenings or morning coffee.

Boutique Elegance in a Prestigious Neighbourhood





UNRIVALLED LOCATION

At the Centre of It All

Tucked away in a mature, tree-lined enclave, Wilson Road offers a rare combination of suburban serenity and urban convenience. This prestigious Mount Merrion address places residents within easy reach of the thriving centres of Stillorgan, Blackrock and Dundrum, while maintaining a calm, residential character. Directly across from a cluster of local shops and everyday essentials — including a pharmacy, dentist, GP, butcher and café — the development is aslo a stone’s throw from both Stillorgan and Blackrock Villages. These well-established neighbourhoods offer a wide array of boutiques, restaurants, gyms and retail destinations such as Frascati Centre, Blackrock Shopping Centre and Dundrum Town Centre.

- Residents of Wilson Road benefit from exceptional transport connectivity:
- Immediate access to the N11, with seamless links to the R138 and M50, enabling swift travel across the capital and beyond
 - A 10-minute walk to the Quality Bus Corridor (QBC), offering frequent services to Dublin City Centre, Bray and Dublin Airport
 - Proximity to Booterstown DART Station and the Stillorgan LUAS Park & Ride, ensuring comprehensive rail connectivity
 - Convenient access to the Aircoach service via Stillorgan Village, providing a direct route to Dublin Airport through the city centre



Whether commuting, shopping or simply enjoying the outdoors, Wilson Road offers a lifestyle of ease and exceptional balance.



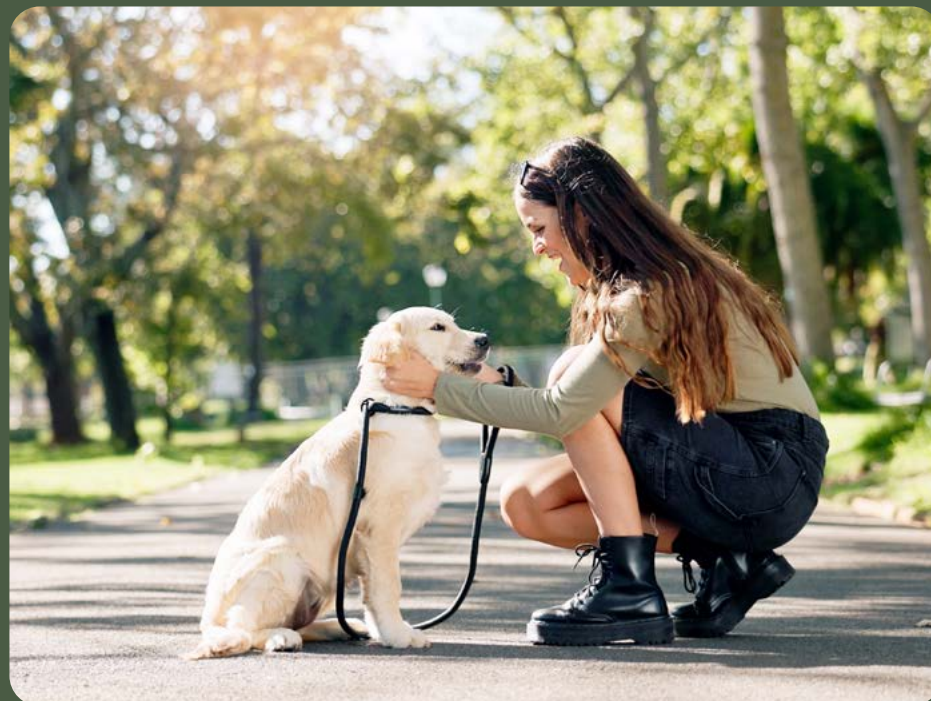
SPORTING & RECREATIONAL AMENITIES

Residents of Mount Merrion benefit from an impressive range of sporting and recreational facilities suited to all ages and interests. From peaceful coastal walks to organised competitive sports, this community offers a balanced and active lifestyle. Just moments from Wilson Road lies Deerpark, a cherished 32-acre public park that serves as the green heart of the neighbourhood. With panoramic views over Dublin Bay and the city skyline, Deerpark features woodland trails, football pitches, tennis courts, a dedicated dog park and a children's playground, making it a popular year-round destination for families, joggers and nature enthusiasts alike.

For those who enjoy the coast, the nearby seafront provides scenic walking routes and access to the marine and sailing activities at Dún Laoghaire Harbour, a celebrated Dublin waterfront.

Sporting clubs abound in the area, encompassing tennis, soccer and GAA clubs, with the renowned Kilmacud Crokes GAA Club just a short walk away. The club welcomes participants across all age groups and abilities, reinforcing the community spirit through sport. Indoor fitness options are also plentiful with UCD Sport & Fitness, located minutes from Mount Merrion, which features spacious contemporary gym facilities and a 50-metre Olympic swimming pool. Their extensive Les Mills fitness classes provide options for those seeking group workouts or personal training in a professional setting. In addition, Flyefit Stillorgan and West Wood Club Leopardstown offer modern gyms, swimming pools and a variety of classes catering to diverse fitness goals.

Whether enjoying a leisurely stroll, a family outing, or rigorous training, Mount Merrion's diverse recreational amenities support a healthy, vibrant lifestyle within a well-connected community.



SCHOOLS

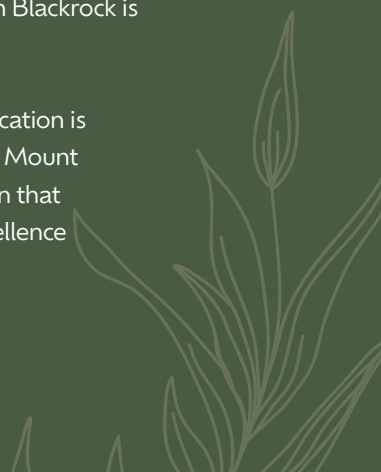
A Hub of Educational Excellence in Mount Merrion

Mount Merrion continues to stand out not only for its leafy charm and community atmosphere but also for its exceptional access to education at all levels. The area is home to a wide range of highly regarded primary and secondary schools, making it particularly attractive to families seeking quality education within easy reach.

Local options include Scoil San Treasa, Oatlands Primary School, Gaelscoil Laighean, Mount Anville Primary School, Willow Park and Carysfort National School. At secondary level, prestigious institutions such as Mount Anville, Blackrock College, Coláiste Eoin, Coláiste Íosagáin and St. Andrew's College are all nearby. Parents will also welcome the availability of an Educate Together primary option, reflecting the area's educational diversity.

Third-level opportunities are equally strong. University College Dublin's Belfield Campus, just 2km away, offers a vast array of academic and extracurricular resources, while the UCD Michael Smurfit Graduate Business School in Blackrock is internationally recognised.

In a city where access to quality education is a top priority for many households, Mount Merrion remains a standout location that seamlessly combines academic excellence with residential appeal.



MODERN LIVING REDEFINED

Every Detail Considered

These exceptional homes offer
c. 201 sq.m / 2,164 sq. ft. of
beautifully designed space,
featuring:



Generous open-plan layouts



Private gardens and terraces
perfect for al fresco dining



Elegant kitchens with
premium appliances



Bright, spacious bedrooms
with built-in wardrobes

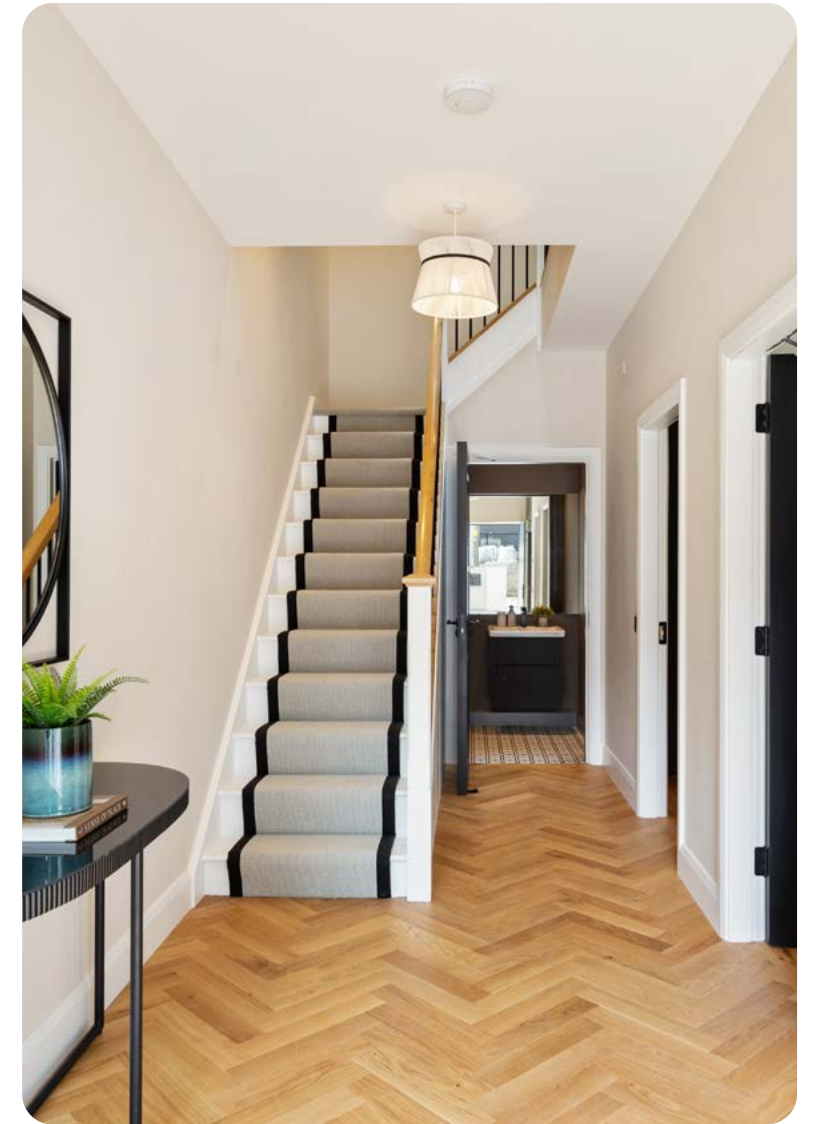


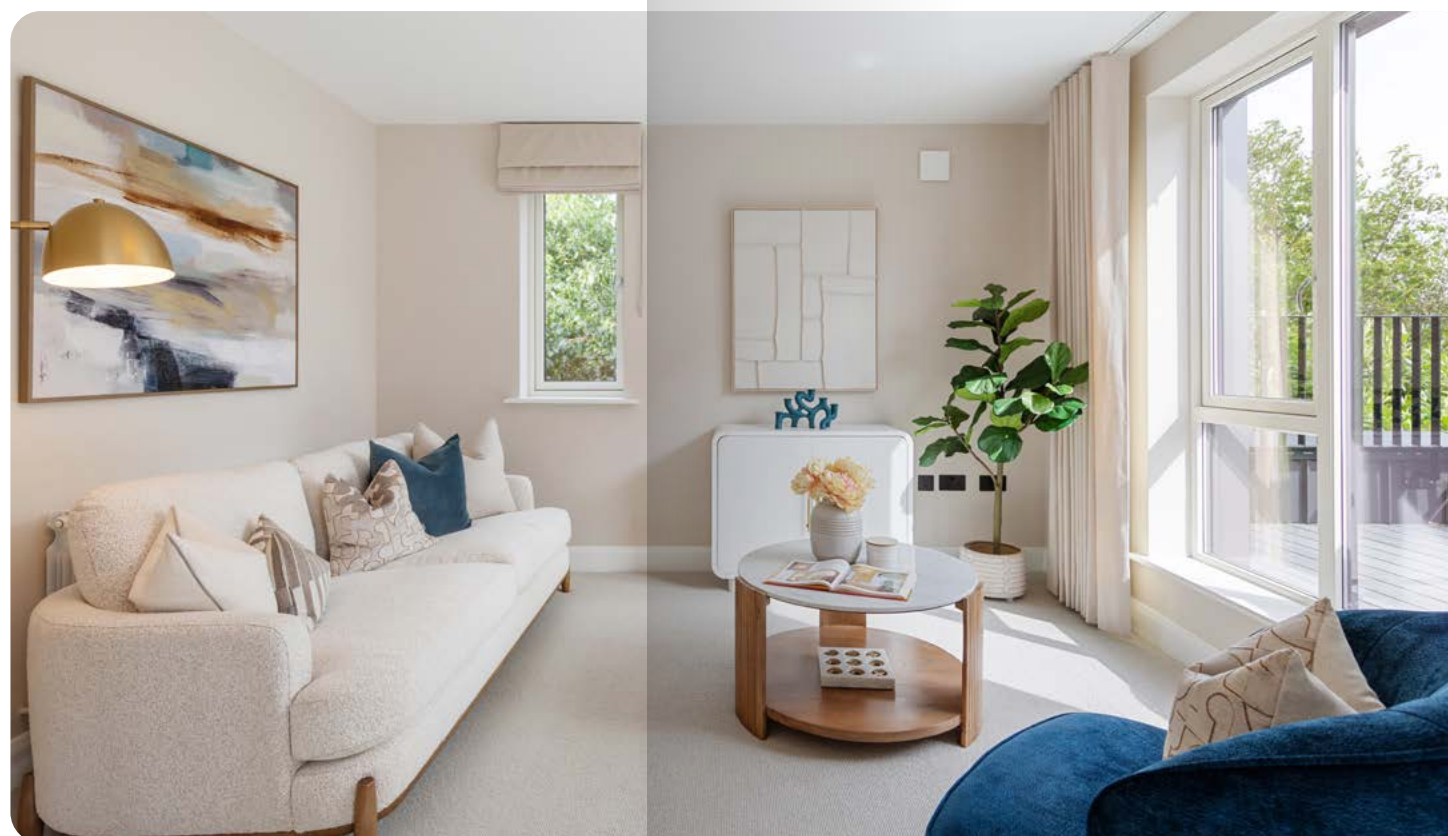
Luxurious bathrooms and
ensuites



Private driveway parking to
the front of each home

Each home is a masterpiece
of modern architecture, filled
with natural light and finished
to the highest standards. Large
windows, contemporary finishes
and thoughtful storage make
these homes a sanctuary of
comfort and style.





THE LIFESTYLE YOU DESERVE

Luxury, Nature
and Community in
Perfect Harmony

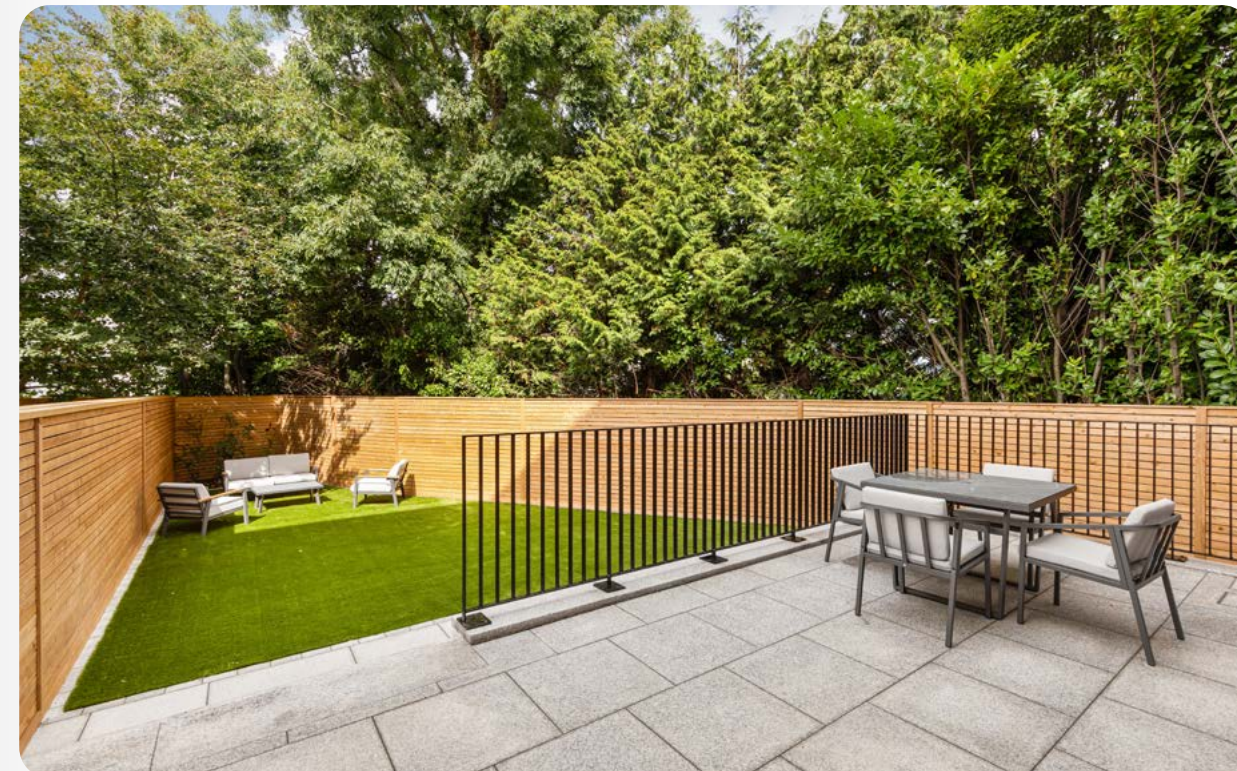
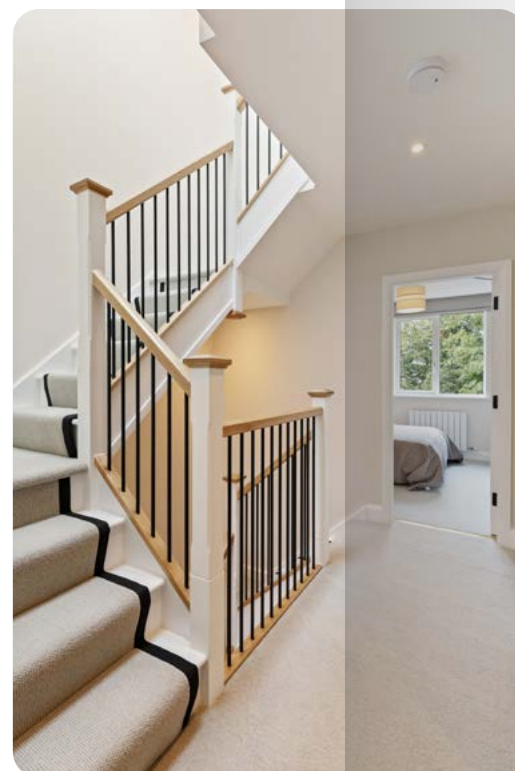
Wilson Road offers more than just a home, it's a lifestyle. Set at approximately 60m above sea level, the site boasts sweeping views of Dublin Bay and the city skyline. Surrounded by mature trees and open parkland, residents enjoy peaceful living within a warm and vibrant community.

Whether you're enjoying a quiet evening on your private terrace, a family walk through Deerpark, or a morning coffee in Stillorgan Village, Wilson Road delivers everyday luxury with lasting value.

Wilson Road,
Mount Merrion
Elevate your lifestyle.
Embrace elegant living.



LUXURIOUS LIVING
in the heart of
Mount Merrion



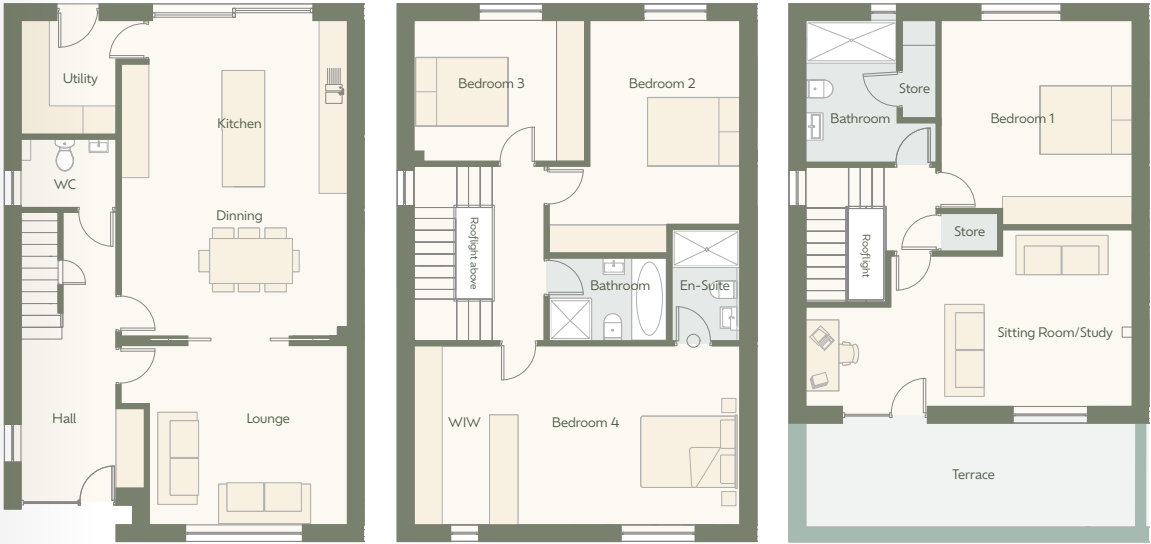
Site Plan



Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Oakwood Group reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

House 55 / 57

4 bedroom plus study | c. 201 sq.m / 2,164 sq. ft



Ground Floor First Floor Second Floor

House 56 / 58

4 bedroom plus study | c. 201 sq.m / 2,164 sq. ft



Ground Floor First Floor Second Floor

Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.

SPECIFICATIONS

STRUCTURAL FEATURES

All homes at Wilson Road are constructed using Insulated Concrete Formwork (ICF) — a cutting-edge construction method that delivers superior durability, energy efficiency and sustainability. This unique approach ensures that all walls are solid concrete, setting these homes apart from the majority of new developments on the market today. Oakwood Group has embraced innovation by utilising ICF at Wilson Road. This method allows for efficient and streamlined construction: once the walls are erected, the walls can be poured with concrete in a single day, facilitating rapid progress on-site. Additionally, the process is not weather-dependent, reducing delays and enhancing the overall project timeline. ICF blocks are designed with integrated wall ties that hold the inner and outer leaves together, creating space for reinforced steel bars to be inserted before the concrete is poured. This advanced technique not only strengthens the structure but also ensures long-term resilience and stability. Oakwood Group is proud to bring this innovative approach to Wilson Road. This exciting development has provided a unique opportunity to combine modern construction methods with exceptional design, creating a landmark offering for discerning buyers in the heart of Mount Merrion.

EXTERNAL FEATURES

- ICF construction.
- High-quality façades featuring Marziale brickwork complemented by aluminium cladding on the second floor for a contemporary finish.
- NorDan Alu-Clad windows in all living areas to maximise natural light and energy efficiency.
- VELUX rooflight with solar technology and integrated rain sensor which automatically closes the window if it rains.
- South-facing balconies with composite decking, accessed via double doors from the living area, offering seamless indoor-outdoor living.
- Driveway parking for two cars.
- External lighting, power socket and tap fitted to every house for added convenience.

- Astro turf installed in all rear gardens, providing year-round greenery with minimal upkeep.
- Flagstone granite patio.
- Combination of block and slatted contemporary fencing to rear gardens ensures privacy and a clean modern aesthetic.
- All exterior areas are fully landscaped to a high standard, creating a welcoming environment.
- Ducting installed for future Electric Vehicle (EV) charging point at the front of each house.

HEATING / ENERGY EFFICIENCY

- All homes are designed with a low energy footprint and will achieve an A2-rated Building Energy Rating (BER).
- Demand Control Ventilation (DCV) ensures a healthy indoor environment with continuous, intelligent air management day-in day-out.
- A-rated air-to-water heat pump system from leading brand Samsung by Joule, offering exceptional energy efficiency, reliability and year-round comfort.
- Thermostatically controlled heating zones provide tailored comfort and increased energy savings.
- All houses are fitted with energy-saving LED light fixtures throughout.
- Underfloor heating installed on the ground floor, with high-efficiency radiators on the first and second floors.
- Superior Air Tightness to exceed building regulation standards, ensuring minimal heat loss and reduced energy consumption.
- High-performance insulation in walls, floors and roof structures for enhanced thermal efficiency.

INTERNAL FINISHES

- Extra-high ceiling height of 2.7 meters on the ground floors in all homes, enhancing spaciousness and natural light.
- Stylish moulded panel doors throughout, complemented by matching skirtings and architraves, all finished with elegant matte black fittings.

- Bespoke understairs joinery to all houses.
- Sleek pocket sliding doors with glass panels separating the living room and kitchen/dining area, offering a modern and open feel.
- Beautifully crafted timber staircase that adds warmth and character to the home.
- All walls and ceilings are professionally skimmed and painted throughout as standard, providing a flawless finish.

KITCHEN

- Custom-designed kitchens by Michael Cox, featuring hand-painted cabinetry with a combination of handleless and black smoked handles for a sleek modern aesthetic.
- Calacatta gold quartz worktops, including full matching splashbacks, complemented by energy-efficient LED lighting.
- Fully integrated appliances including fridge, separate freezer, dishwasher and wine cooler.
- Integrated multi-bin system enhances kitchen organisation.
- All homes include a kitchen island as standard, providing additional workspace and seating.
- Classic Belfast sink fitted as standard, paired with sleek matte black mixer taps for a stylish, contemporary touch.

UTILITY ROOM

- Utility room fitted with countertop, sink and cupboards for convenience and plumbed for a washing machine and dryer.

BATHROOMS

- Elegant Villeroy & Boch sanitary ware throughout all bathrooms and en-suites.
- Built-in wall niches with integrated lighting in main bathrooms and en-suites for added functionality and style.
- High-performance pressurised shower systems, featuring matte black fixtures, large rain head showers and low-profile trays in en-suites.

- Slimline shower doors and screens for a sleek, modern finish.
- Matte black heated towel rails fitted as standard in all family bathrooms and en-suites.
- Bathrooms completed with premium porcelain tiling to floors and wet areas.
- Contemporary matte black wall-mounted taps add a stylish and minimalist touch.

WARDROBES & STORAGE

- High-quality wardrobes by Michael Cox are fitted in each bedroom, incorporating smart storage solutions designed to enhance everyday family living.
- Walk-in wardrobes are included in primary bedroom.
- Wardrobes feature painted, handleless doors paired with an oak-finished carcass, offering a sleek finish and a mix of hanging space, shelving and internal drawers for optimal organisation.

LIGHTING & ELECTRICAL SPECIFICATIONS

- A generous and thoughtfully designed electrical and lighting specification, including a balanced mix of pendant fittings and recessed downlights to optimise functionality and ambiance.
- Matte black sockets provided in kitchens, living rooms and hallways for a sleek, modern finish.
- Provision for multiple TV and broadband providers.
- CAT 6 cabling included to support high-speed data and smart home integration.
- Smoke, heat and carbon monoxide detectors installed as standard for safety and peace of mind.
- USB charging points in kitchen areas for added convenience.

WARRANTY COVER UNDER HOMEBOND

- 10-year Structural Insurance.
- 5-year Defects Insurance.



ABOUT YOUR DEVELOPER



OAKWOOD GROUP IS A FAMILY-RUN DEVELOPMENT COMPANY DEDICATED EXCLUSIVELY TO BUILDING HIGH-QUALITY, A-RATED HOMES THAT COMBINE MODERN LUXURY LIVING WITH DESIGN EXCELLENCE.

Specialising in boutique developments, Oakwood takes a highly focused approach, ensuring each home receives meticulous attention to detail from concept to completion.

With an unwavering commitment to outstanding craftsmanship, Oakwood homes are built using premium materials and the expertise of skilled tradesman. Every element, from structural design to final finishes is thoughtfully considered and executed to the highest standard, creating homes that are not only beautiful but built to last.

Oakwood combines traditional craftsmanship with advanced construction technologies, delivering homes that stand apart in today's residential landscape. This approach enables the delivery of homes that are not only built to last, but also designed to perform. The result is energy efficient, architecturally stylish residences that meet the needs of contemporary living, today and well into the future.



FOXROCK



MONKSTOWN



DUNDRUM



Wilson Road

MOUNT MERRION | CO. DUBLIN

A DEVELOPMENT BY



SELLING AGENT



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