



# Bridgemount

PHOENIX PARK RACECOURSE, DUBLIN 15.



## PICTURE PERFECT

SUPERB NEW 3 & 4 BEDROOM SEMI-DETACHED HOMES



FLYNN & O'FLAHERTY





## THE PHOENIX PARK, CASTLEKNOCK VILLAGE, THE M50 & CITY CENTRE

A city is defined by its addresses, and Bridgemount at The Phoenix Park Racecourse is one of Dublin's finest. Here on the grounds of the former Phoenix Park Racecourse just off the Navan Road, Flynn & O' Flaherty, one of Ireland's premier builders have created a development that marries traditional and contemporary elegance with the highest standards in energy efficient construction. Bridgemount offers exceptional houses in an outstanding development in a mature Castleknock setting next to the Phoenix Park and close to Castleknock Village, Bus Routes, Navan Road Parkway Rail Station and the M50.

The amenities and facilities of Castleknock are of the highest order and Phoenix Park Racecourse is within easy walking distance of its restaurants, bars, cafes, boutiques and all the great amenities of this historic village. There are excellent gyms, sports clubs, hobby and interest groups as well as easy access to the amenities of the Phoenix Park. The City Centre is a short drive, cycle, bus or train ride away, while the local area boasts some of Ireland's best Primary and Secondary schools. Welcome to Bridgemount.



CHARMING CASTLEKNOCK VILLAGE



UNIQUE AMENITIES OF THE PHOENIX PARK



CONVENIENT TO CITY CENTRE



# ELEGANCE, QUALITY & SPACE TO LIVE

The spacious two storey houses at Bridgemount enjoy an elegant setting adjacent to Fairhaven Park and playground as well as the parklands at Phoenix Park Racecourse with its new playground. Here, yellow and red brick facades with granite detailing rise from the tastefully landscaped grounds where all houses have private off-street cobbled driveways with gated access to rear gardens .

High levels of air-tightness and insulation achieve A2/A3 Building Energy Ratings and all houses are wired for an electric car charging point.

Each house has outstanding quality and attention to detail with beautiful hard-wearing finishes throughout. These include solid timber painted doors, with extra tall doors to ground floor rooms, contemporary architraves and skirting, elegant tiling, and perfectly designed under-stair storage features in most houses.

Large kitchens benefit from a separate utility room in most houses while the dining rooms open to the rear garden where a generous patio provides an elegant extension of living space. Gardens are seeded and are completed with a timber garden shed and have gated access.

Wood stairs with light oak handrails lead up to the spacious landing which links to exquisite bedroom accommodation complete with large floor to ceiling wardrobes. Bathrooms and ensuites are fully tiled as per showhouse and offer the highest standards.



OUTSTANDING FINISHES INSIDE AND OUT





OUTSTANDING FINISHES INSIDE AND OUT

**Navan Road Station**  
 Bus No's. 38, 38a, 38b, 38d, 39, 39N, 39a, 70, 70n

**Ashtown Station**  
 Bus No's. 38, 38a, 38b, 38d, 39, 39N, 39a, 70, 70n

M50

City Centre

N3 / NAVAN ROAD

N3 / NAVAN ROAD



Edmund Rice College School

PARKLANDS

PARK & PLAYGROUND

ENTRANCE

ATHFORD

ORBY

DANEHILL

Phoenix Park Racecourse Neighbourhood Centre

City Centre via Phoenix Park or Navan Road  
 Bus No's. 37, 70n.

FAIRHAVEN

PARK & PLAYGROUND



# THE PHOENIX PARK

The Phoenix Park is Europe's largest city park with c.1,700 acres of parklands that is home to; Dublin Zoo, Playing Fields, Polo Grounds, Cricket Grounds, Ashtown Castle, The Magazine Fort, The People's Garden, The Wellington Monument, Prehistoric Burial Chamber, The Phoenix Monument and the President's Residence.

**Castleknock Village**  
 Bus No's. 37, 70n, 70d



4 Bedroom Showhouse

3 Bedroom Showhouse

- **3 BEDROOM SEMI - DETACHED HOUSE**  
 C.117 SQ.M - C.1,260 SQ.FT  
 FLOOR PLANS ON FOLLOWING PAGE
- **3 BEDROOM SEMI - DETACHED HOUSE**  
 C.125 SQ.M - C.1,346 SQ.FT  
 FLOOR PLANS AVAILABLE FROM AGENTS

- **4 BEDROOM SEMI - DETACHED HOUSE**  
 C.131 SQ.M - C.1,410 SQ.FT  
 FLOOR PLANS ON FOLLOWING PAGE
- **4 BED-SEMI-DETACHED HOUSE**  
 C.157 SQ.M - C.1,690 SQ.FT  
 FLOOR PLANS AVAILABLE FROM AGENTS
- **4 BEDROOM SEMI - DETACHED HOUSE**  
 C.138 SQ.M - C.1,485 SQ.FT  
 FLOOR PLANS AVAILABLE FROM AGENTS

By Train



Ashtown Station to Dublin Connolly in 12/15 mins  
 Links to DART & LUAS to Pearse Station in 20 mins

By Foot



Bus Stop 2 mins  
 Phoenix Park Ashtown Gate 3 mins  
 Castleknock Village 15 mins  
 Ashtown Train Station 12 mins

By Car



Blanchardstown Centre 12 mins  
 M50 5 mins  
 Dame Street 15 mins  
 St Stephen's Green 20 mins

By Bus



City Centre in 15 mins  
 11 Bus route connections on Castleknock Road & Navan Road serving across the city

By Bike



Direct to city **IN 16 MINS**  
 Castleknock Village 3 mins  
 Ashtown Train Station 3 mins

By Air



**20 MINS**  
 via M50 to Dublin International Airport

NOTE: ALL TRAVEL TIMES GIVEN ARE ESTIMATES AND WILL VARY IN PRACTICE



## 3 BEDROOM SEMI-DETACHED HOUSE

117 sq m. / 1,260 sqft

- ENTRANCE HALL
- KITCHEN / DINING / FAMILY AREA
- LIVING ROOM
- STORE / CLOAKROOM
- HALL WC
- MASTER BEDROOM
- ENSUITE
- BEDROOM 2
- BEDROOM 3
- BATHROOM

BER A2/A3

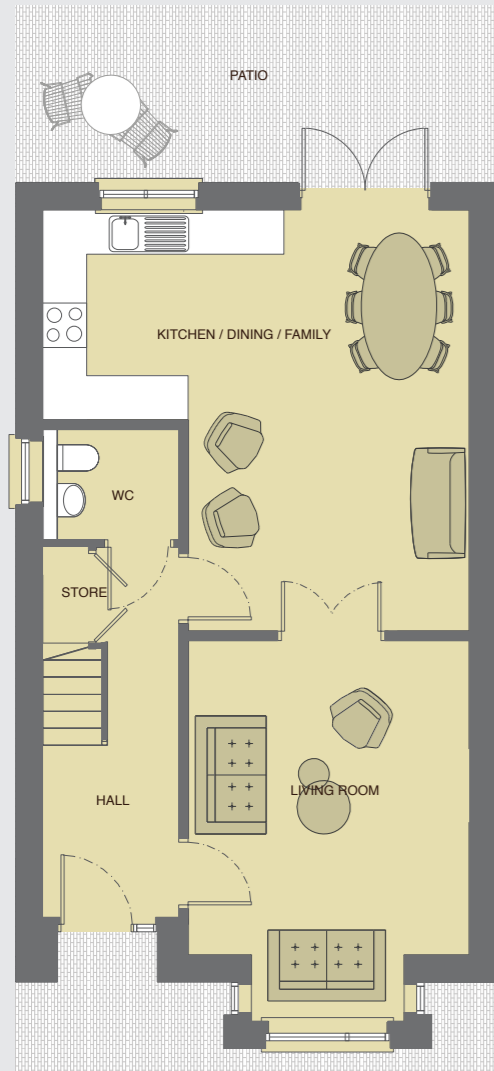


## 4 BEDROOM SEMI-DETACHED HOUSE

131sq m. / 1,410 sqft

- ENTRANCE HALL
- KITCHEN / DINING / FAMILY AREA
- LIVING ROOM
- UTILITY
- STORE / CLOAKROOM
- HALL WC
- MASTER BEDROOM
- ENSUITE
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4
- BATHROOM

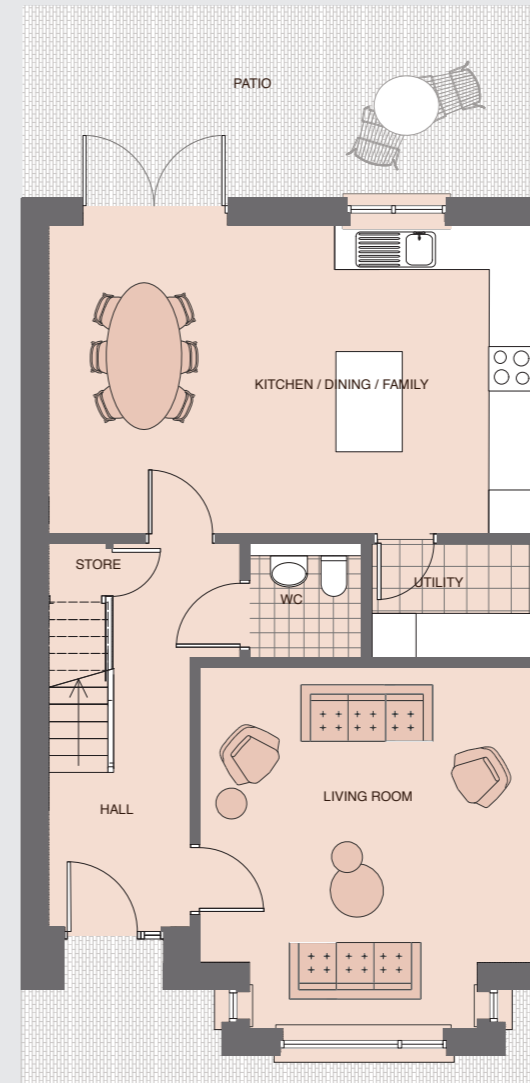
BER A2/A3



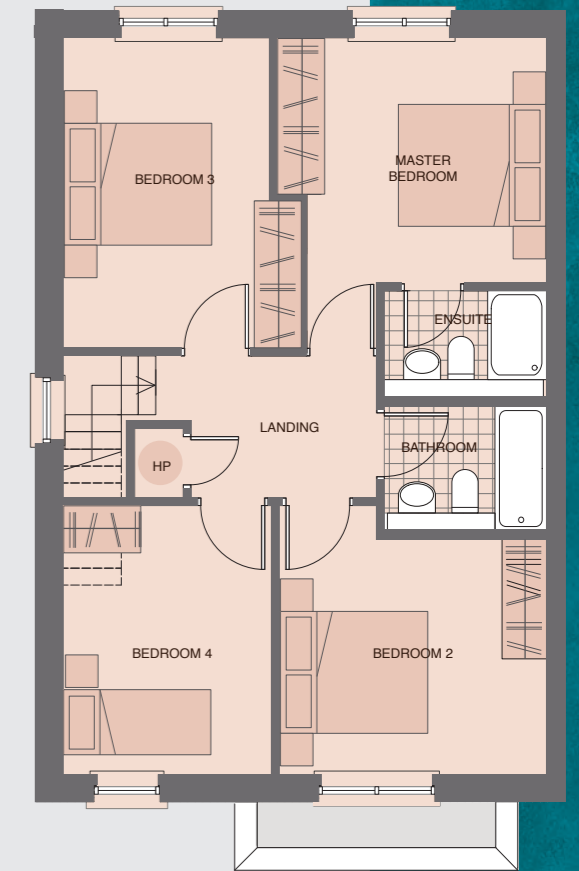
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

# IMMEDIATE CONVENIENCES

The Phoenix Park Racecourse Neighbourhood Centre is anchored by the Londis Racecourse foodhall.

The property comprises a 500 sq.m premises which provides residents with convenient retail amenity including: off-licence, deli and hot food, there is also the Phoenix Park Pharmacy, Nazoo Skin & Beauty who specialise in delivering high quality skincare and beauty services, KB coffee shop and The Hair Room.

Terms have recently been agreed with an expanding creche operator and the creche is due to open this year, along with a veterinary clinic, which will further enhance the offerings available to local residents.



# QUALITY IN EVERY DETAIL

## Hall, Stairs and Living Room

- All standard 3 & 4 Bedroom Houses have understairs pop-out storage drawers as per showhouse.

## Kitchens

- Kitchen presses and worktops by Nolans Kitchens as per showhouse.
- Similar quality floor tiles as per showhouse.

## Bathrooms and Ensuites

- High quality fittings in bathrooms and ensuites standard as per showhouse.
- Similar quality floor and wall tiles as per showhouse.

## Ventilation

- Ventilation system in kitchen, utility room, downstairs toilet, main bathroom and ensuite.

## Bedrooms

- Fitted wardrobes by Cawleys as per showhouse.

## External

- Back gardens levelled, seeded and fitted with patio, and garden shed.
- Front garden cobble locked and landscaped similar to showhouse.
- Low maintenance brick and render finishes.
- Granite finishes to cills at front elevation; double glazed windows and doors as per showhouse.
- External power point for back garden.
- All houses have rear access gates to gardens

## Parking

- Each house has two off-street parking spaces.
- Each house is wired for electric car charging point

## Electrical

Generous light and power points and CAT 5 wiring.

## Heating

Water to Air Heat Pump heating provides sustainable heating to underfloor heating on ground floor and radiators upstairs.

## Security

Each house is wired for an intruder alarm.

## Guarantee

Each house is covered by the 10 Year Homebond Guarantee Scheme.



## Energy Rating – BER A2 / A3

Superior energy efficiency ensuring lower energy usage and higher levels of comfort.



# DECADES OF EXPERTISE

Founded in 1976, Flynn & O'Flaherty is a family run business with fifty years experience delivering New Homes, Property Investments as well as Office & Commercial Developments.

From considered planning to innovative architecture, enhanced community spaces, combined with exceptional hard and soft landscaping, Flynn & O'Flaherty have applied their expertise to deliver an exceptional living environment at Bridgemount, Phoenix Park Racecourse.



FAIRHAVEN, CASTLEKNOCK



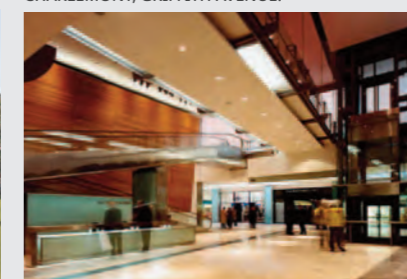
CHARLEMONT, GRIFFITH AVENUE.



WAINSFORT MANOR, TERENCE



CHARLEMONT, GRIFFITH AVE, DUBLIN 9



PAVILIONS SHOPPING CENTRE

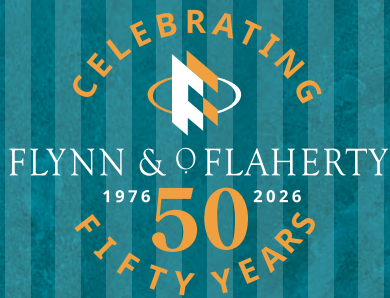


FAIRHAVEN, CASTLEKNOCK





**Bridgemount**



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