



# CANAL GARDENS

LUTTRELLSTOWN

 Castlethorn



# Rooted in Nature. Connected by Water.

With over three decades of experience in creating homes and communities, Castlethorn is delighted to continue the growth of the thriving Dublin 15 area with a new addition, Canal Gardens. This exciting new development includes a variety of house types, all built to the highest standards and reflects Castlethorn's existing neighbouring developments in Dublin 15, which include Riverwood, Fernleigh, Annfield, and Woodbrook. We look forward to bringing more exciting new developments to the Dublin 15 community over the coming years.

# Stunning, Contemporary Architecture





# Timeless, Elegant Interiors with a Contemporary Edge

Perfect convenience meets a stunning waterside setting at Canal Gardens, a collection of spacious 3 & 4 bed family homes nestled between Luttrellstown Castle Estate and Dublin's Royal Canal in Dublin 15. Each home is thoughtfully built and designed for modern families, and reflect Castlethorn's mission to continually improve its building standards.





## Beautiful Natural Amenities, **Right On Your Doorstep**

Canal Gardens takes its name from the neighbouring Royal Canal, a historic waterway with a hiking and cycling trail that stretches 146.3 km which is just a stroll from your new front door. In addition there are plenty of other opportunities to enjoy the great outdoors, from acclaimed local golf clubs to Dublin's best and biggest parks.

## Connectivity

Canal Gardens is well connected to Dublin City Centre via bus and rail.

Perhaps Canal Gardens' best feature is its connectivity to Dublin City Centre and the rest of the country. Motorists have easy access to both the N3 and N4 main roads, which serve both the city centre and the M50. Dublin Airport is less than 20 minutes away, while O'Connell Bridge is only 15km away. Canal Gardens is also served by several regular Dublin Bus routes – great for students and commuters alike – while Coolmine train station is just a short stroll away, offering a rail option as well.

## Driving Times

Coolmine Train Station	05 MINS
Blanchardstown Centre	10 MINS
Phoenix Park	10 MINS
M50 Motorway	10 MINS
Liffey Valley	20 MINS
Heuston Station	20 MINS
Connolly Station	35 MINS
Dublin City Centre	40 MINS
Port Tunnel	20 MINS
Dublin Airport	20 MINS



## School & Education

As a well-established and family-focused neighbourhood, residents in Canal Gardens can choose from a range of schools to suit every age group.

Whether you're looking for a Montessori, primary school, educate together, gaelscoil or secondary school, your children won't have to travel far to find the best in education.

### SCHOOLS & COLLEGES

- Scoil Choilm Community N.S
- St. Mochta's N.S
- Mount Sackville Secondary School
- Luttrellstown Community College
- Castleknock Community College
- Setanta ETSS
- St. Vincent's Castleknock College
- Technological University Dublin, Blanchardstown

## Sports & Leisure

As well as close proximity to three of Dublin's best outdoor facilities – the Royal Canal Way, Phoenix Park and Luttrellstown Castle Estate – Canal Gardens is surrounded by great amenities for every member of the family.

Explore the array of sporting facilities and specialist shops in Castleknock village or shop 'till you drop in Blanchardstown Shopping Centre, just a short drive away.

### SPORTS

- St. Mochtas FC
- Castleknock GAA
- Castleknock Celtic FC
- Castleknock Cricket Club
- Westmanstown Gaels GAA
- Coolmine RFC
- Luttrellstown Golf Club
- Castleknock Golf Club
- Westwood Gym

### LEISURE

- Porterstown Park
- National Aquatic Centre
- National Sports Centre
- Fort Lucan Adventure Centre
- Junction 6 Leisure
- Tonic Health Club
- Leisureplex



# Phoenix Park

Situated just minutes from your new front door is Europe's biggest city park, the Phoenix Park. As well as an incredible 1,750 acres of pathways, woodland and trails, the Park is home to some of Dublin's most popular amenities.

Take the kids to discover the animals at Dublin Zoo, explore the Victorian Flower Gardens or take a break at the Phoenix Park Café and Tea Rooms – it's all on your doorstep. Or take some time out to meet the Park's residents, the large herd of wild fallow deer who still live in the park.

## Amenities

- Dublin Zoo
- Áras an Uachtaráin
- Victorian Tea Rooms
- Visitor Centre
- Cafes
- Bike Rental
- Playgrounds
- Polo Grounds
- 27 Sports Grounds
- 16km of Walking/Running Trails



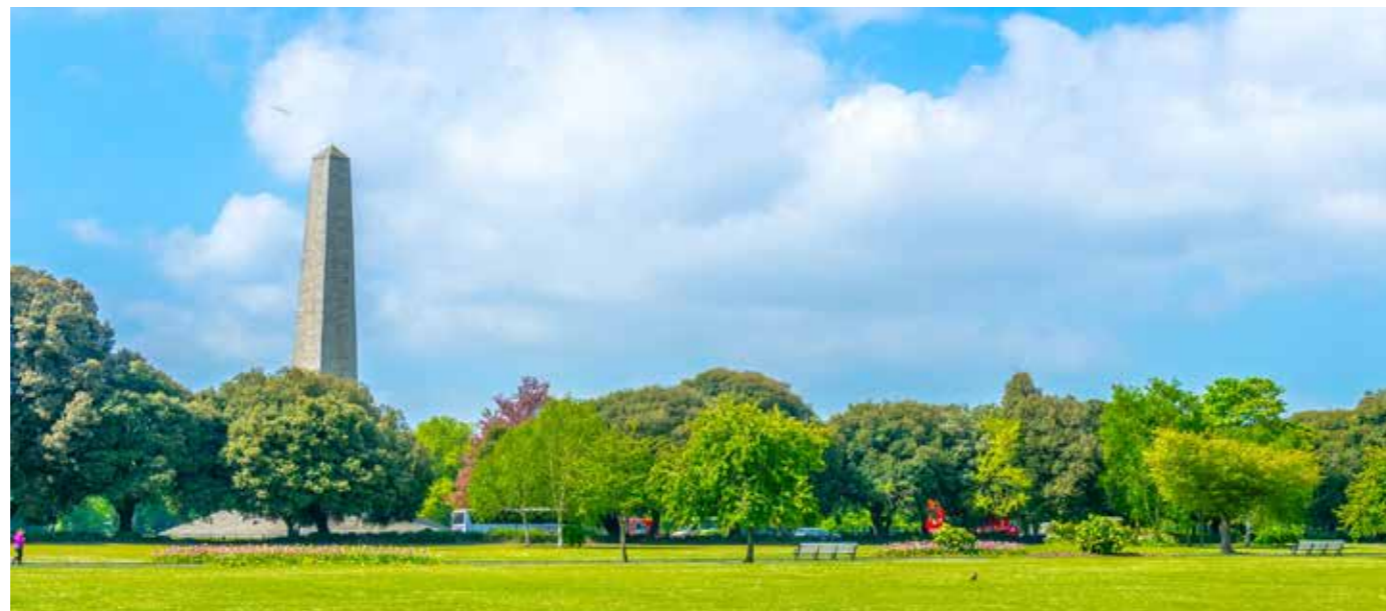
# Food & Drink

There are plenty of excellent gastro pubs and restaurants in the immediate area too, including Myo's Castleknock and Wrights Anglers Rest – ideal for treating family or catching up with friends.

Locals gather at The Carpenter Gastropub for modern Irish dishes and a warm atmosphere, while for Asian flavours, Okra Green offers vibrant small plates and cocktails, and nearby bars, Myo's or 22 Bar & Restaurant at Castleknock Hotel provide atmospheric settings for relaxed drinks.

## Restaurants & Bars

- Wrights Anglers Rest
- D One 5
- Hole in the Wall
- Earth & Vine Restaurant
- The Halfway House
- Myo's
- Cumiskeys Bar and Restaurant
- The Carpenter
- Kavanaghs of Castleknock
- Wongs, Castleknock
- Eden Café & Wine Bar



## Surrounded by Nature, Only Minutes From The City

A well-connected and amenity-rich area, Canal Gardens is also surrounded by nature. As well as the aforementioned Royal Canal Way, residents have easy access to the huge Luttrellstown Castle estate, 567 acres of stunning gardens, glens and woodlands. Kids will enjoy playing in a choice of local parks, which include Porterstown Park, Tir na nÓg and Millennium Park. And, of course, there's plenty of walking, hiking and sporting fun to be had on the River Liffey.

# get out & explore



# AN IDEAL LOCATION



## AMENITIES

- |                            |                                    |                             |
|----------------------------|------------------------------------|-----------------------------|
| 1. Fort Lucan              | 7. Fonthill Retail Park            | 13. Connolly Hospital       |
| 2. Westmanstown Golf Club  | 8. Liffey Valley Shopping Centre   | 14. Coolmine Train Station  |
| 3. Westwood Gym            | 9. Farmleigh Estate                | 15. Millennium Park         |
| 4. Luttrellstown Golf Club | 10. Angler's Rest Pub / Restaurant | 16. Blanchardstown Centre   |
| 5. Hermitage Golf Club     | 11. Phoenix Park                   | 17. Clonsilla Train Station |
| 6. Castleknock Hotel       | 12. Route To Heuston Station       |                             |



WELCOME TO THE  
NEIGHBOURHOOD



# FEATURES & SPECIFICATIONS

## Exteriors

- All homes finished with low-maintenance brick and off-white render. Marziale brick on all 2-storey houses. Chailey stock & Finnieston brick on all 3-storey houses. Elevation finishes may vary – check with sales agent for further details.
- Low-maintenance uPVC fascia, soffits, gutters and downpipes fitted.
- All rear gardens are levelled and seeded.
- Hit and miss timber fencing with concrete plinth.

## Interiors

- All walls and ceilings are skimmed, plastered and painted in neutral tones.
- Lincoln doors from Carroll Joinery with satin chrome handles.
- Staircases supplied by Carroll Joinery with varnished solid oak handrails and painted balustrades.
- Featured 5" painted skirting boards fitted.

## Wardrobes

- Contemporary cashmere shaker style built in wardrobes by Mountlodge furniture. Certain 4-Bedroom homes will have wardrobes in three bedrooms. Certain 3-Bedroom homes will have wardrobes in 2 bedrooms.

## Windows

- Homes are fitted with high performance, double glazed windows from Grady Joinery.

## Bathrooms

- All bathrooms and en-suites are fitted with high quality sanitaryware supplied by Sonas.
- Generous tiling to walls and floors in all wet areas. Supplied by Tilespex.
- Wall mounted chrome heating towel rail in all upstairs bathrooms and en-suites.
- Shaving light fitted in all upstairs bathrooms.

## Kitchens

- Mussel shaker style kitchen with soft close doors and drawers in all 3-bedroom houses.
- Taupe shaker style kitchen with soft close doors and drawers in all 4-bedroom houses.
- Carrara quartz countertops and backsplashes in all house types.
- Featured island in certain 4-bed house types.
- Kitchens will be fitted with the following appliances; integrated fridge freezer, electric oven, induction hob, integrated dishwasher, combi washer/dryer and extractor fan. (Subject to contracts being signed within 21 days)

## Electrical

- Smoke and heat detectors fitted as standard in all houses.
- Provision for both SIRO & Virgin media high speed broadband connection.
- Cable tv wired and ready for connection.
- An ample number of sockets throughout all houses with usb ports in selected rooms.
- External lighting to front and rear in all houses.
- External weatherproof power outlets to rear.
- Electric Vehicle connection is prewired to on curtilage parking spaces. Electric Vehicle chargers will be available throughout the development for public use.

## Heating & Ventilation

- All units are BER A2 rated.
- High tech demand control ventilation system supplied by Lindab ensuring excellent indoor air quality, resulting in saving and energy reducing costs.
- Firebird air source heat pump in all houses with 24/7 programmable heating controls allowing full control of timing and temperature in houses.







# Master Site Plan

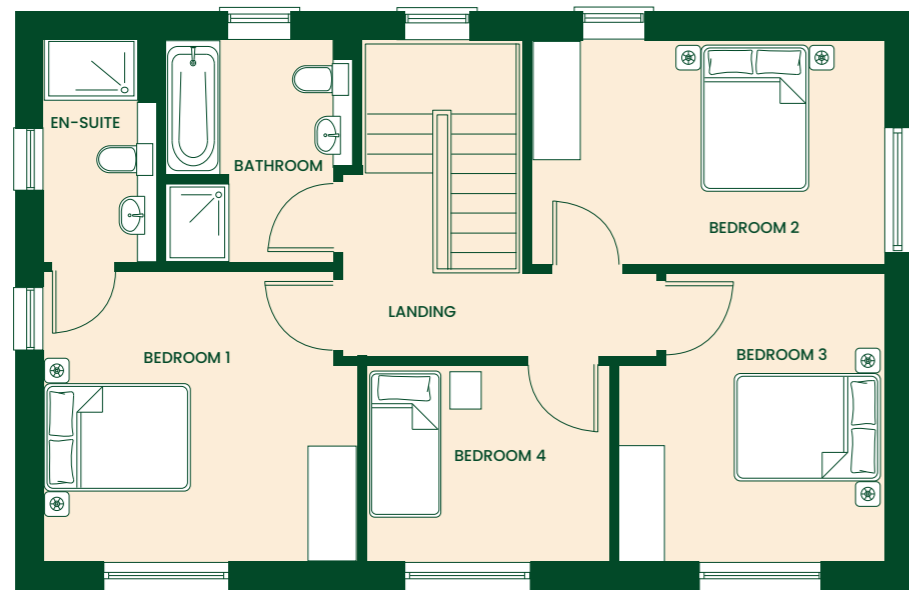


## HOUSE TYPES

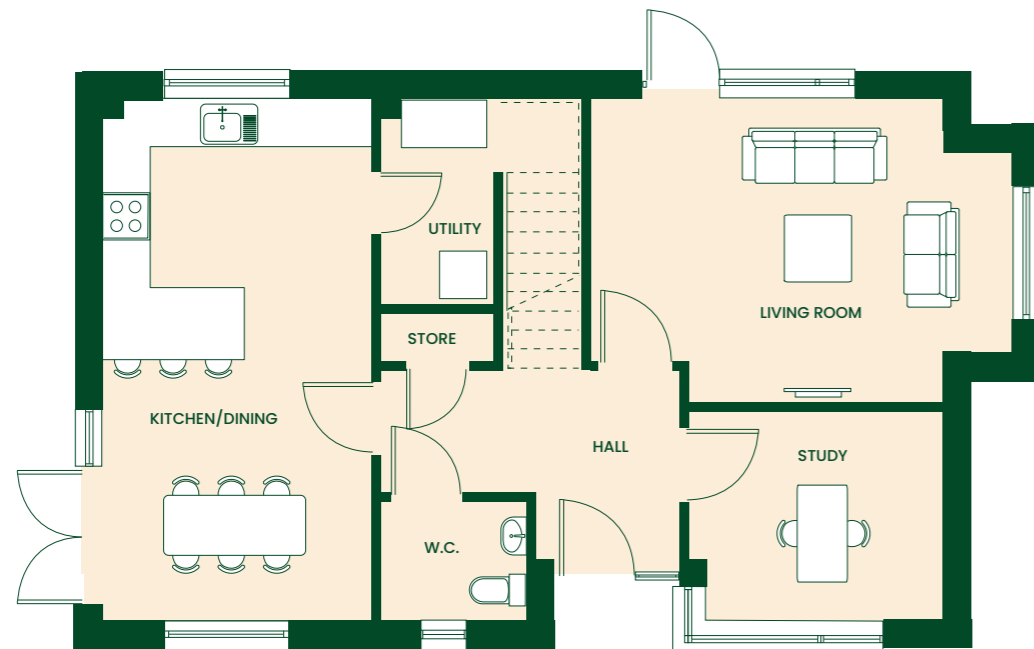
-  The Kestrel  
4-Bedroom Detached. 147 Sq.m / 1,582 Sq.ft
-  The Heron  
4-Bedroom Semi-Detached. 149 Sq.m / 1,603 Sq.ft
-  The Teal  
4-Bedroom Semi-Detached. 146 Sq.m / 1,571 Sq.ft
-  The Moorhen  
3-Bedroom End/Semi. 112 Sq.m / 1,205 Sq.ft
-  The Buzzard  
3-Bedroom End-Terrace. 107 Sq.m / 1,151 Sq.ft
-  The Mallard  
3-Bedroom. End/Semi. 107 Sq.m / 1,151 Sq.ft
-  The Wren  
3-Bedroom. Mid. 104 Sq.m / 1,119 Sq.ft
-  The Coot  
3-Bedroom. Mid/Semi. 104 Sq.m / 1,119 Sq.ft
-  The Robin  
3-Bedroom. Mid/End. 92 Sq.m / 990 Sq.ft

# The Kestrel

4-BEDROOM DETACHED  
APPROX 147 SQ.M / 1,582 SQ.FT



FIRST FLOOR

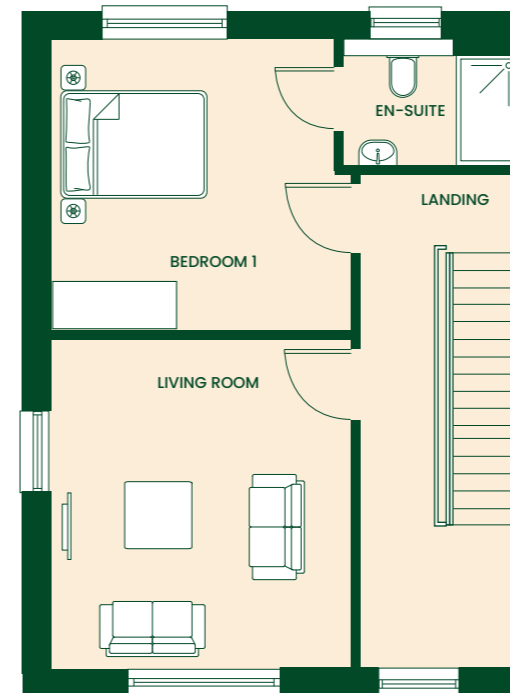


GROUND FLOOR

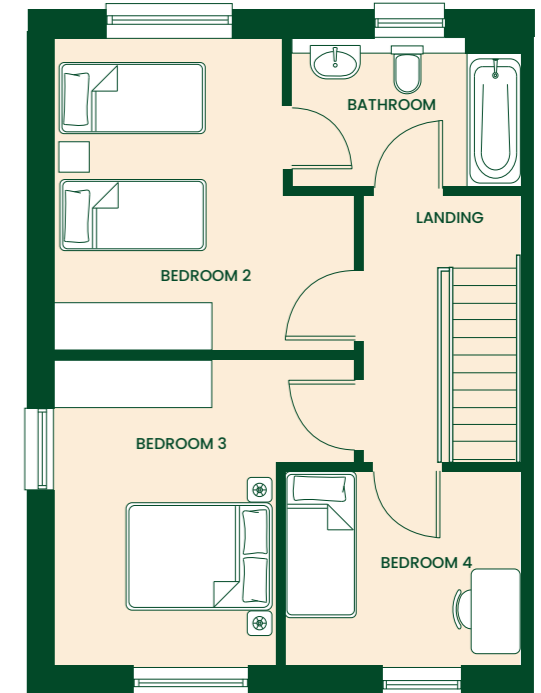
Floor plans are for illustrative purposes only. Layout may vary.

4-BEDROOM SEMI-DETACHED  
APPROX 149 SQ.M / 1,603 SQ.FT

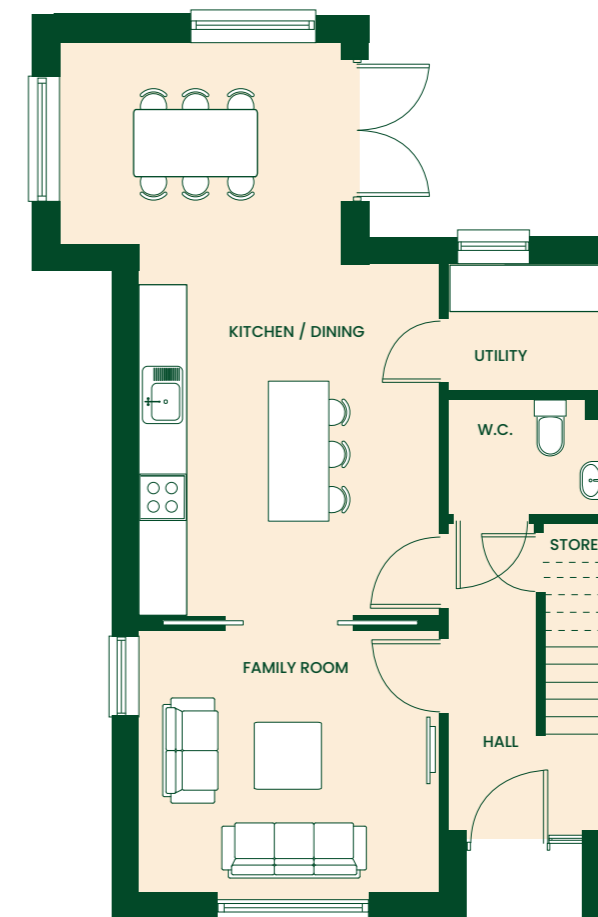
# The Heron



FIRST FLOOR



SECOND FLOOR

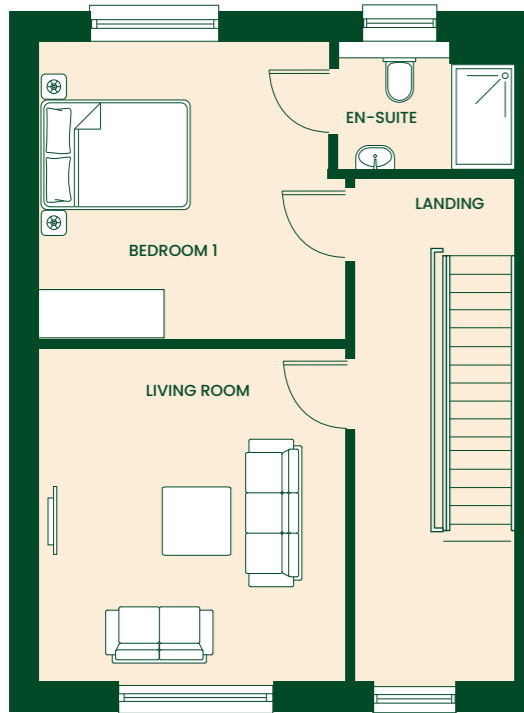


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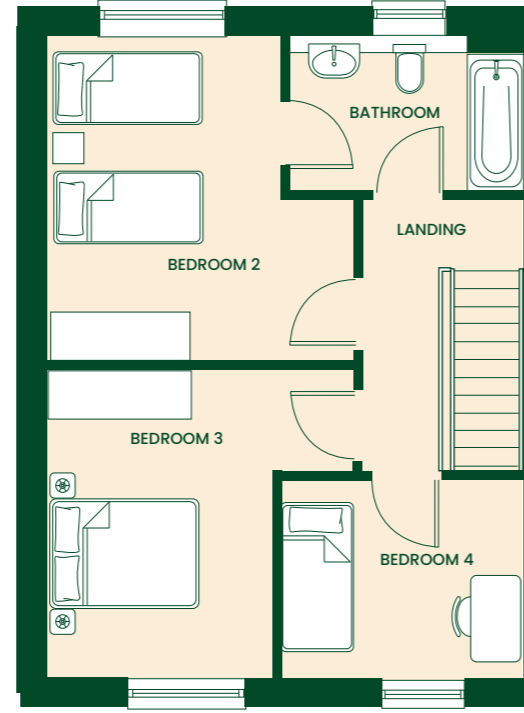
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# The Teal

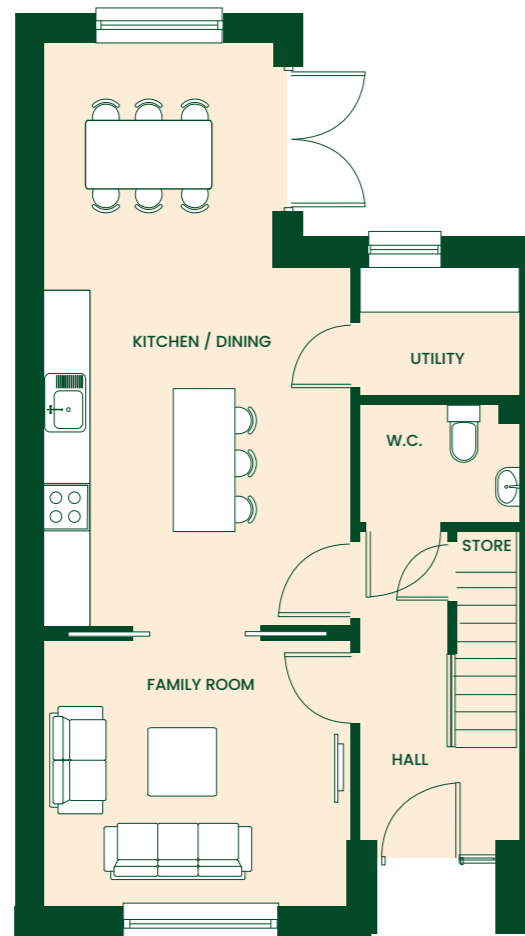
4-BEDROOM SEMI-DETACHED  
APPROX 146 SQ.M / 1,571 SQ.FT



FIRST FLOOR



SECOND FLOOR

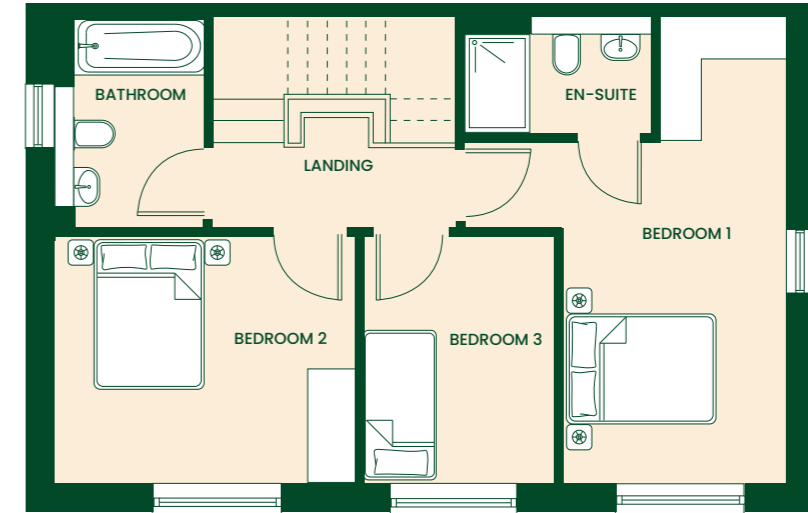


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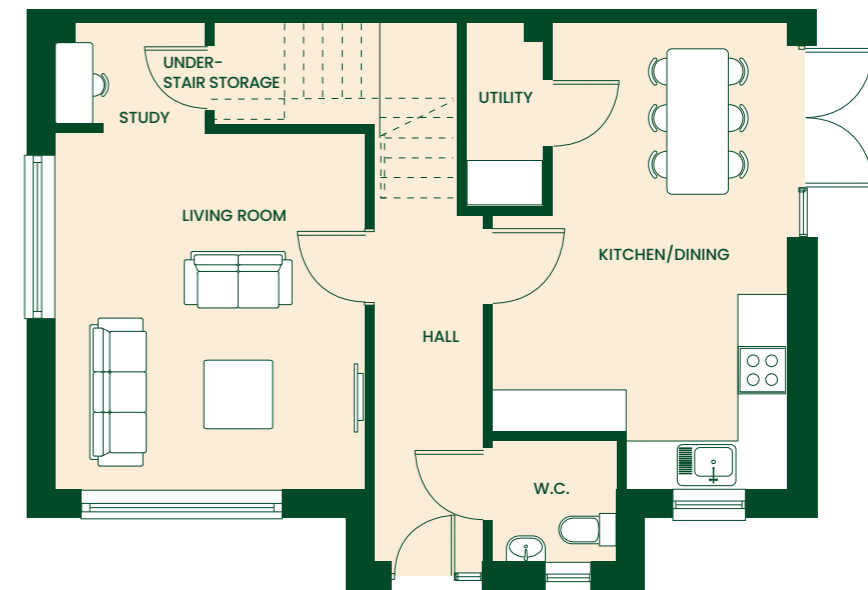
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3-BEDROOM END-TERRACE  
APPROX 107 SQ.M / 1,151 SQ.FT

# The Buzzard



FIRST FLOOR

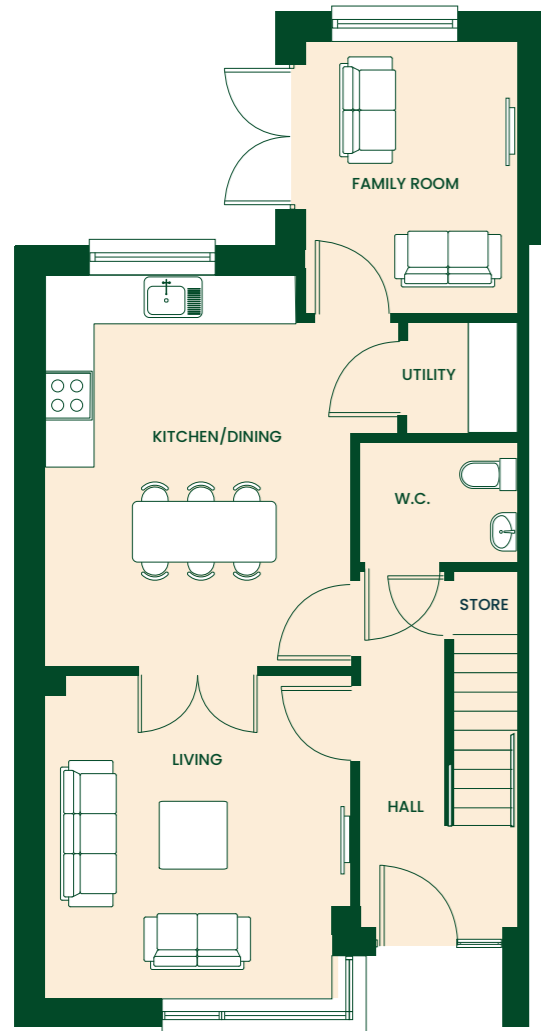


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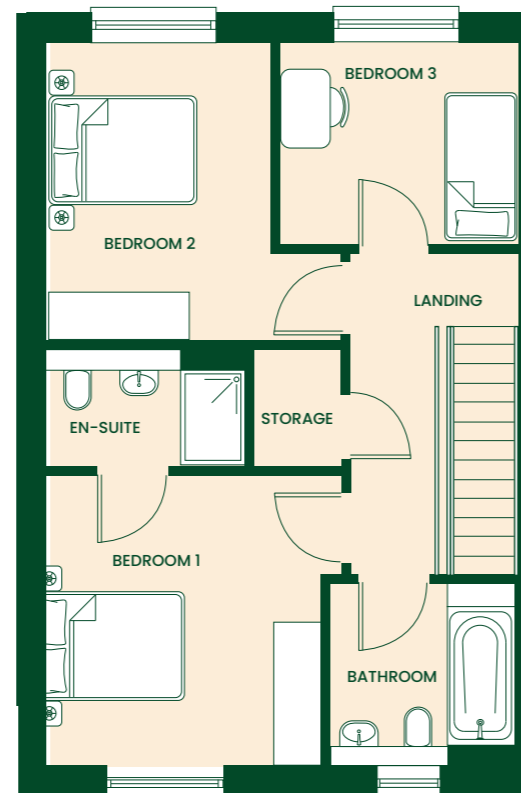
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# The Moorhen

3-BEDROOM END-TERRACE / SEMI-DETACHED  
APPROX 112 SQ.M / 1,205 SQ.FT



GROUND FLOOR

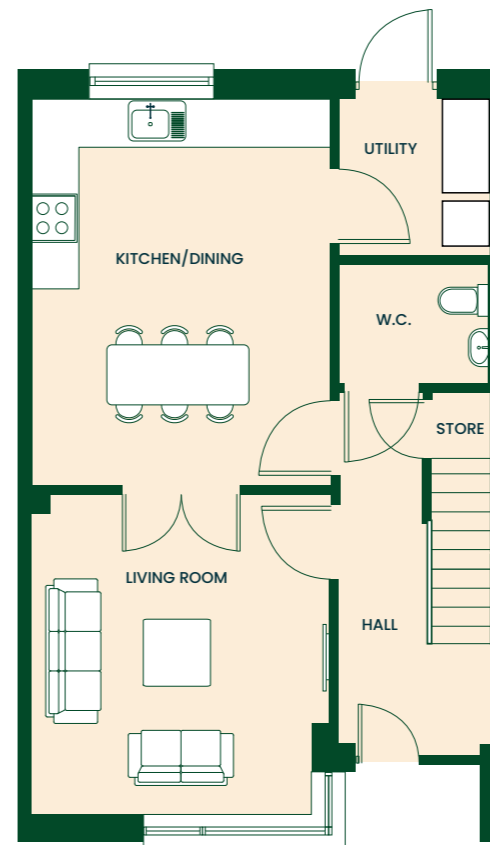


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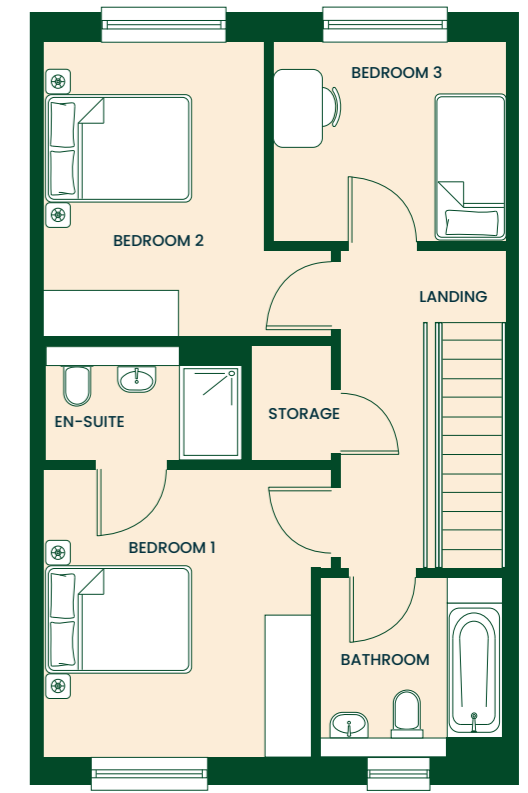
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3-BEDROOM MID-TERRACE  
APPROX 104 SQ.M / 1,119 SQ.FT

# The Wren



GROUND FLOOR

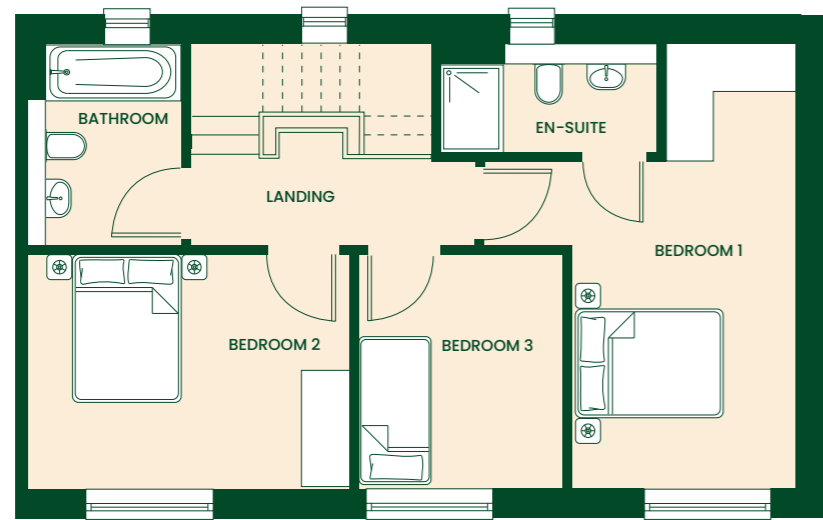


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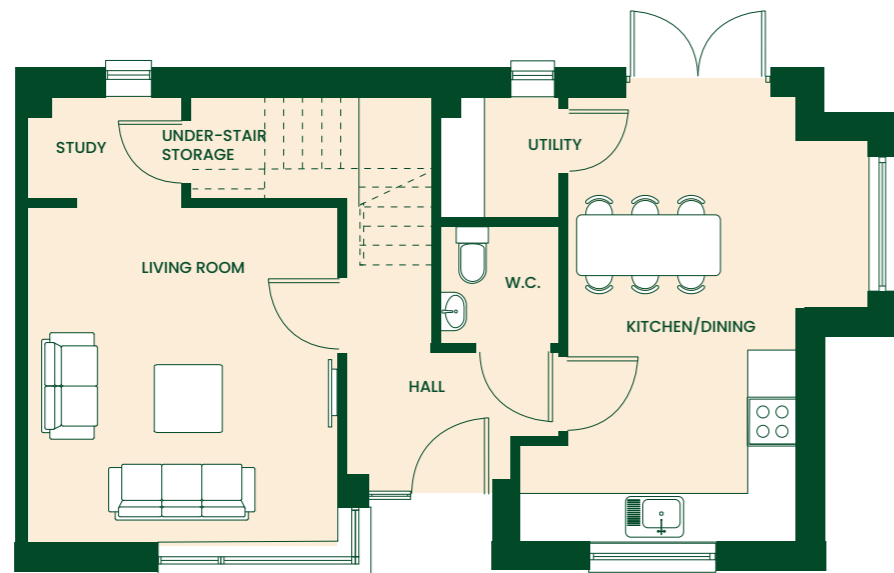
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# The Mallard

3-BEDROOM END-TERRACE / SEMI-DETACHED  
APPROX 107 SQ.M / 1,151 SQ.FT



FIRST FLOOR

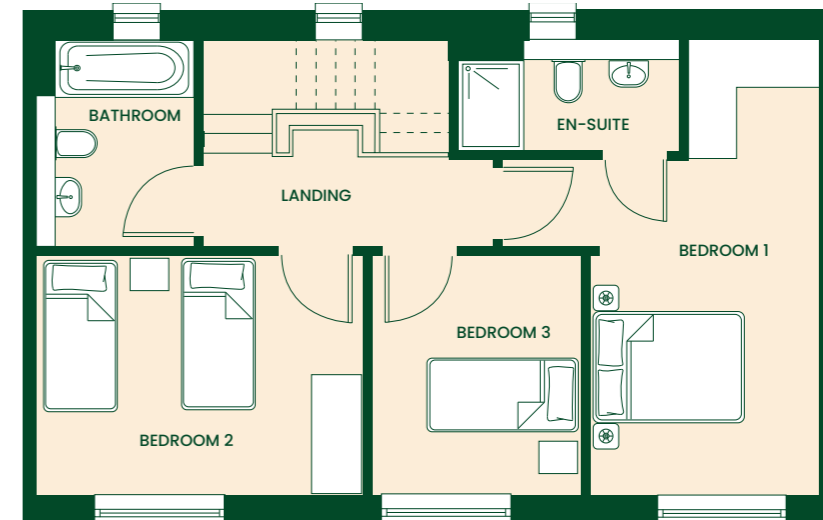


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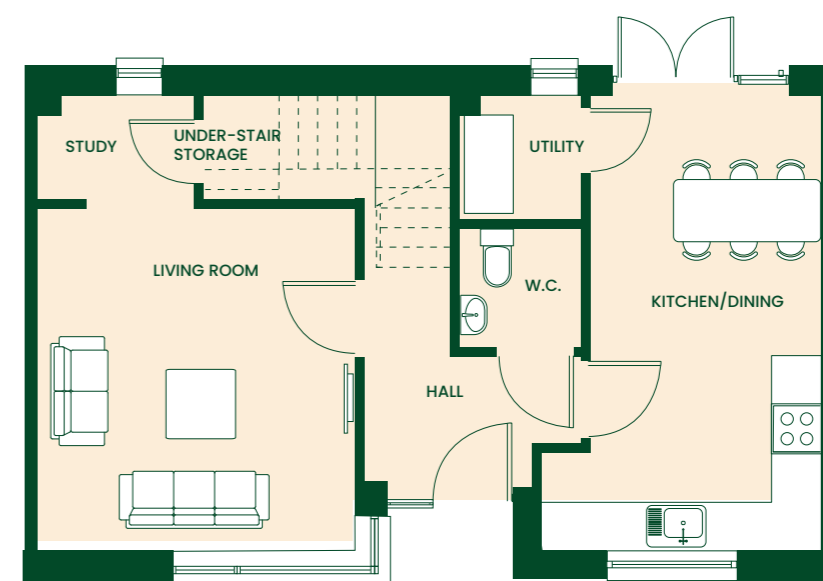
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3-BEDROOM MID-TERRACE / SEMI-DETACHED  
APPROX 104 SQ.M / 1,119 SQ.FT

# The Coot



FIRST FLOOR



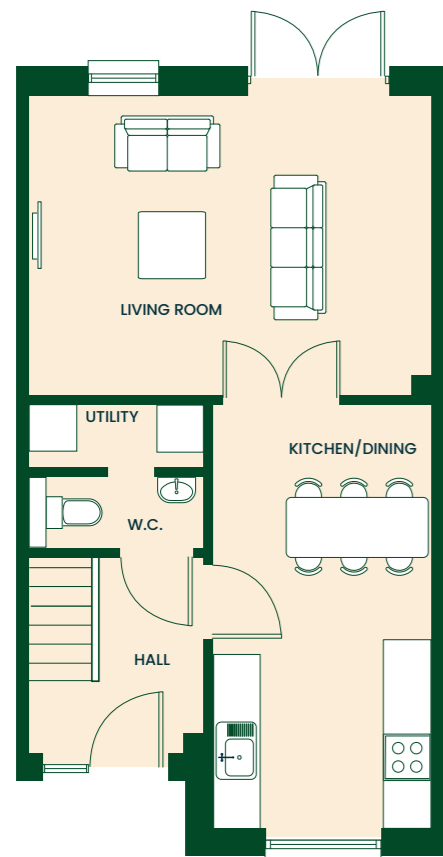
GROUND FLOOR

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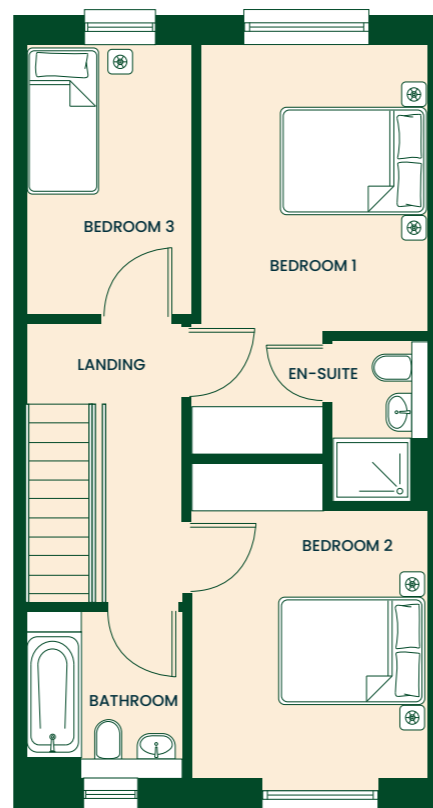


# The Robin

3-BEDROOM MID-TERRACE / END-TERRACE  
APPROX 92 SQ.M / 990 SQ.FT



GROUND FLOOR



FIRST FLOOR

Floor plans are for illustrative purposes only. Layout may vary.





# Castlethorn

Since 1997, Castlethorn is renowned for creating great places to live in Dublin 15, with a strong track record of delivering quality New Homes in areas with a broad range of amenities, proximity to schools, shopping and transport networks.

Luttrelstown Gate



Belarmine



Continuing to shape and contribute to the vibrant communities of Dublin 15 is always at the forefront of Castlethorn's mind. We look forward to extending Castlethorn's high standards in build quality and site planning to even more families in Dublin 15, ensuring that we create a community our residents will be proud to call home. We look forward to you joining the Castlethorn family at Canal Gardens

St. Joseph's



Dún Ríoga



Brighton Wood



Ballymakenny Park



Grace Park Wood



Castlethorn is committed to continuing their contribution to Dublin 15, following their successful past projects nearby such as;

- Woodbrook, Castleknock
- Riverwood Square, Castleknock
- Fernleigh, Castleknock
- Annfield, Castleknock
- St. Joseph's, Clonsilla
- Somerton, Lucan
- Grace Park Wood, Drumcondra
- Dún Ríoga, Dunshaughlin, Co. Meath
- Killeen Castle, Dunsany, Co. Meath
- Rathborne Park, Ashtown
- Rathborne Village, Ashtown

# Professional Team



 **Castlethorn**

BER A2

## DEVELOPED BY

**Castlethorn**  
Overend House  
Main Street  
Dundrum  
Dublin 14

## SALES AGENTS

**Savills**  
33 Molesworth St  
Dublin 2  
D02 CP04  
(01) 618 1300

## ARCHITECTS

**O'Mahony Pike**  
The Chapel  
Milltown Ave  
Mount St Annes  
Dublin 6

## SOLICITORS

**Byrne Wallace Shields**  
88 Harcourt Street  
Dublin 2.  
D02 DK18

 **savills**

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

PSRA:002233

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 Castlethorn