



Struan Hill

DELGANY • CO WICKLOW

STRUANHILL.IE



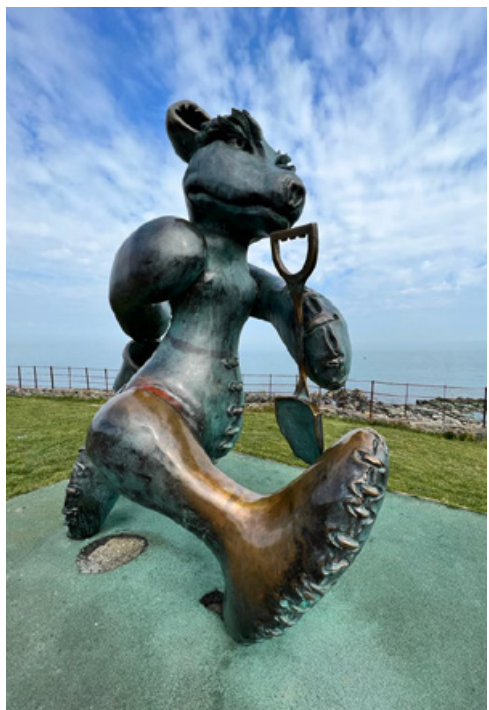
LIVE IN BREATHTAKING
WICKLOW



CITY COMFORTS IN A
SCENIC
SETTING

Set your sights on an enviable lifestyle at Struan Hill, a magnificent new development of 15 large detached homes in the beautiful surroundings of Delgany, Co. Wicklow. With breathtaking views from every home, Struan Hill is ideal for families who want plenty of space in a natural setting yet within easy reach of the city.





INTRODUCING STRUAN HILL

The homes in Struan Hill are large, bright and incredibly well finished, ideal for the discerning resident. A small and exclusive development, each detached home is surrounded by plenty of green space, offering a level of privacy unusual for a new build. Natural finishes and stunning brickwork reflect the beauty of the surrounding area.





SET YOUR SIGHTS ON DELGANY

Delgany is a peaceful village that belies its convenient location and abundance of amenities. Set among ancient trees and adjacent to the protected Glen of the Downs nature reserve, this beautiful setting is quite simply heaven for those who love the freedom of the great outdoors.



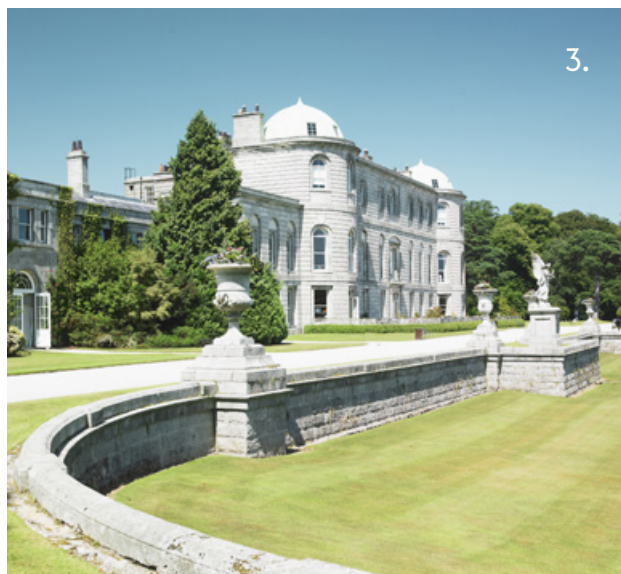




1.



2.



3.



4.

Struan Hill residents can enjoy some of Ireland's most scenic countryside, right on their doorstep. Challenge yourself by climbing the famous Sugarloaf mountain, take the family for a picnic in Glendalough, or try the stunning cliff walk at neighbouring Greystones. Everything is possible in this beautiful location.

1. Powerscourt Waterfall
2. Glendalough Medieval Monastery
3. Powerscourt Estate and Gardens
4. Bray to Greystones Cliff Walk
5. Delgany Heritage Trail



AN OASIS OF
GREEN



10 
MINS

DRIVE TO THE M50

52 
MINS

TO THE CITY CENTRE

07 
MINS

DRIVE TO THE N11

13 
MINS

CYCLE TO SOUTH BEACH

Despite its natural setting, Struan Hill is remarkably convenient to Dublin City and beyond. Enjoy one of the world's most scenic commutes along the South Dublin coastline via the fast and frequent DART rail service, just a few kilometres away in Greystones. Or get to anywhere you want, quickly and easily, via the main N11/M11 road, adjacent to Delgany itself.



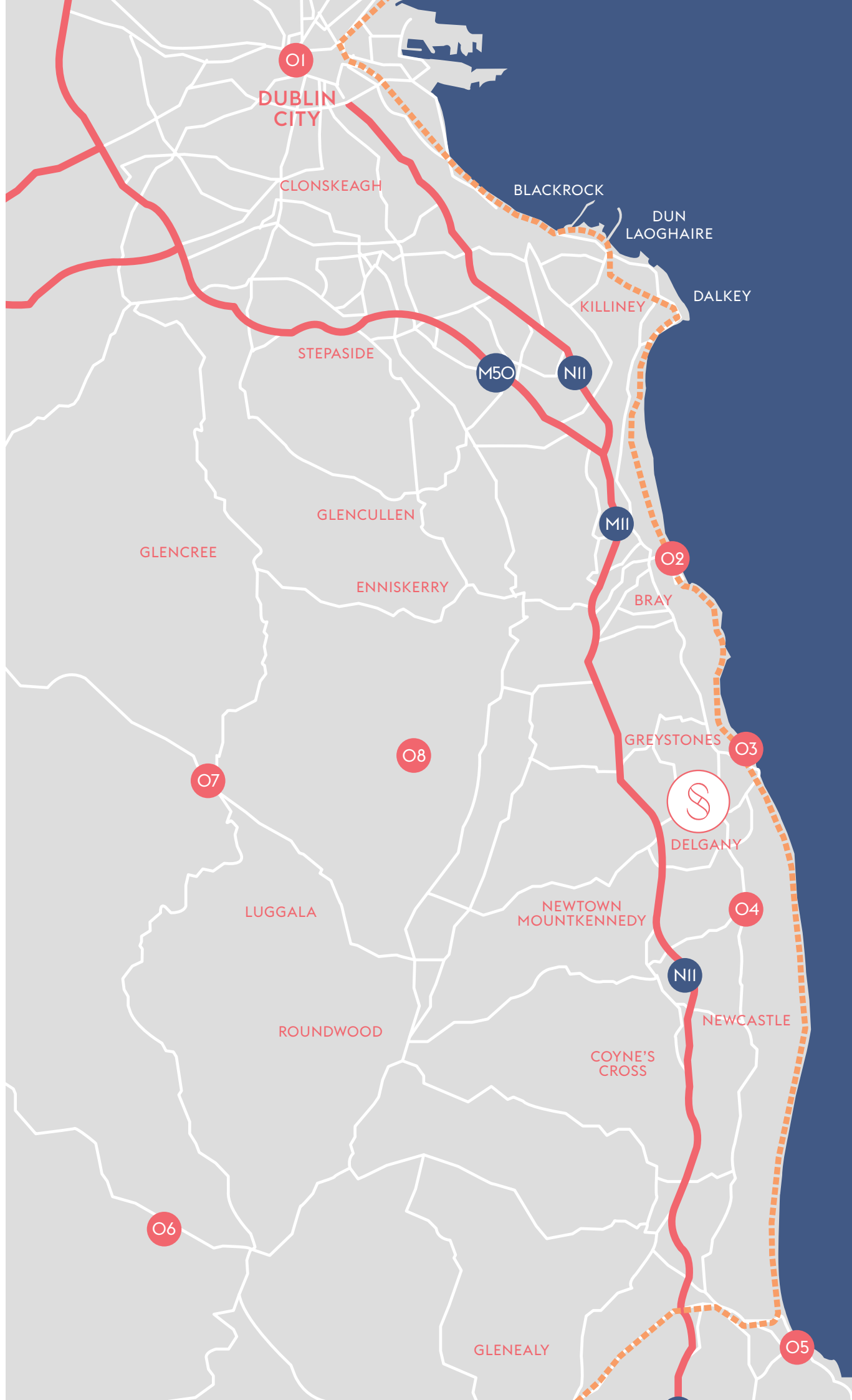


A STRIKINGLY SCENIC
COMMUTE

013

STATION THE SILBANY COMMUNITY

8



RIGHT ON DUBLIN'S DOORSTEP

01.	DUBLIN CITY CENTRE
02.	BRAY SEASIDE PROMENADE
03.	GREYSTONES VILLAGE
04.	KILCOOLE VILLAGE
05.	WICKLOW TOWN
06.	GLENDALOUGH VALLEY
07.	WICKLOW MOUNTAINS
08.	POWERSCOURT WATERFALL







MEET THE LOCALS

1. The Delgany Bakery & Cafe
2. The Bear Paw Coffee Shop
3. The Fat Fox Coffee Shop
4. A. Farrelly Butcher's







STRUAN HILL

SPECIFICATIONS



INTERNAL FINISHES

- Bespoke internal joinery by SM Wood Design.
- All homes feature generous high ceilings on ground floors.
- Custom designed, contemporary wardrobes to all double bedrooms.
- Walls, ceilings and woodwork are skimmed and painted throughout in neutral shades.
- The hallways feature staircases with oak handrails and impressive light filled areas.
- Attic spaces can be accessed by a pre-fitted pull-down access ladder.

KITCHEN & UTILITY

- Bespoke designed contemporary kitchens by SM Wood Design.
- Quartz kitchen work surface, full wall backsplash.
- Feature recessed LED under-cabinet lighting.
- Kitchens appliances by Siemens, Neff and Bosch to include two ovens, full height fridge, full height freezer, dishwasher, induction hob.
- Utility fitted with washing machine, dryer and sink.

BATHROOMS & EN-SUITES

- All bathrooms feature premium sanitaryware by Villeroy & Boch.
- Selected bespoke cabinets with soft-closing drawers for stylish and convenient storage by SM Wood Design.
- A mix of elegant under-mounted and wall-mounted basin mixers in bathrooms.
- High-pressure, thermostatically controlled showers featuring rainfall shower head.
- Heated towel rails fitted.
- Bespoke mirrors with feature LED lighting.
- Feature large format porcelain tiles to select walls and floors

WINDOWS & DOORS

- Exceptional quality, energy efficient, triple glazed aluclad windows by Carlson.
- Stunning double height entrance in the homes floods the entrance hallway with light.
- Large format triple glazed sliding doors to garden areas.





HEATING & VENTILATION

- Underfloor heating on ground floor, thermostatically controlled for superior comfort.
- Air Source Heat Pump by Panasonic with flexible controls providing energy efficient heating and hot water.
- Multiple heating zones throughout the home.
- Mechanical Ventilation with Heat Recovery system by Aereco provides a healthier more energy-efficient home with balanced ventilation.

ENERGY RATING & EFFICIENCY

- Built to NZEB (Near Zero Energy Buildings) & A2 BER standard resulting in excellent energy performance coupled with reduced carbon footprint.
- Superbly insulated air tight design coupled with superior ventilation provide comfortable indoor temperatures with high quality airflow.

LIGHTING, ELECTRICAL & MEDIA

- Generous lighting and electrical specification to include 5 Amp sockets, and USB sockets in select locations.
- Recessed and surface low energy LED architectural light fittings.
- High quality switches and sockets throughout, with brushed stainless-steel finishes.
- Homes are pre-cabled for connections to Virgin and Eir—ready for relaxing or working from home.
- Pre-wired for security alarm system.

GARDENS & TERRACES

- Incredible views over Delgany village down to the ocean from certain homes.



- Private bespoke gardens with top-quality paving and outdoor lighting.
- Rear of homes fitted with outdoor tap, outdoor socket and ducting for garden lighting.
- Exterior wall lights on side and rear façade of all homes.
- Provision of electric vehicle charging point
- Homes are prewired for CCTV security cameras.

DEVELOPMENT & LANDSCAPING

- Private parking bay for two cars in front of each home.
- Exceptional landscaping design by Murphy & Sheanon Landscape Architects featuring a variety of semi-mature trees, shrubs and ornamental planting.
- Contemporary ambient lighting throughout landscaped grounds.

GENERAL

- There is a 10-year Home Bond Structural Guarantee including Mechanical & Electrical Latent Defects cover.



STRUAN HILL

SITE PLAN

1 STRUAN HILL

4 BED SQ.M 239 / SQ.FT 2,573

2 & 14 STRUAN HILL

5 BED SQ.M 287 / SQ.FT 2,995

3 & 13 STRUAN HILL

5 BED SQ.M 311 / SQ.FT 3,348

4-10 STRUAN HILL

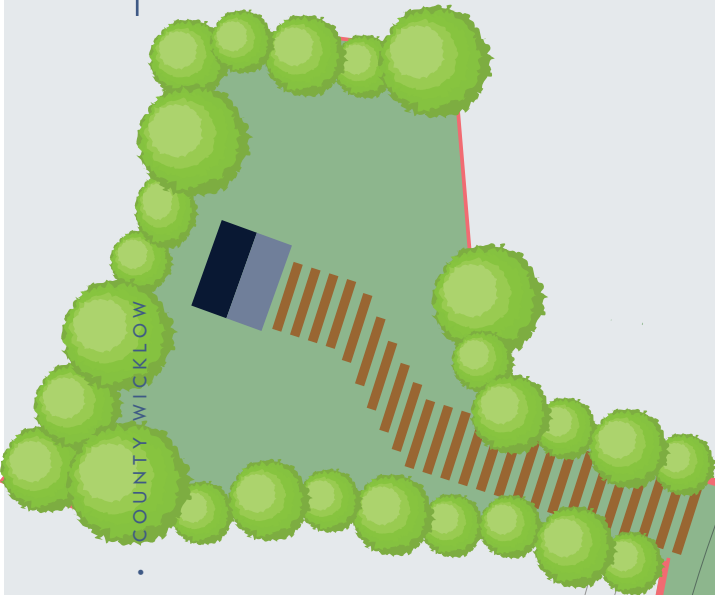
4 BED SQ.M 232 / SQ.FT 2,498

11 & 12 STRUAN HILL

4 BED SQ.M 282 / SQ.FT 3,032

15 STRUAN HILL

5 BED SQ.M 299 / SQ.FT 3,213





STRUAN HILL

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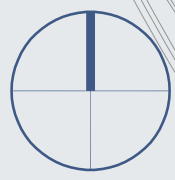
ENTRANCE

< TO VILLAGE

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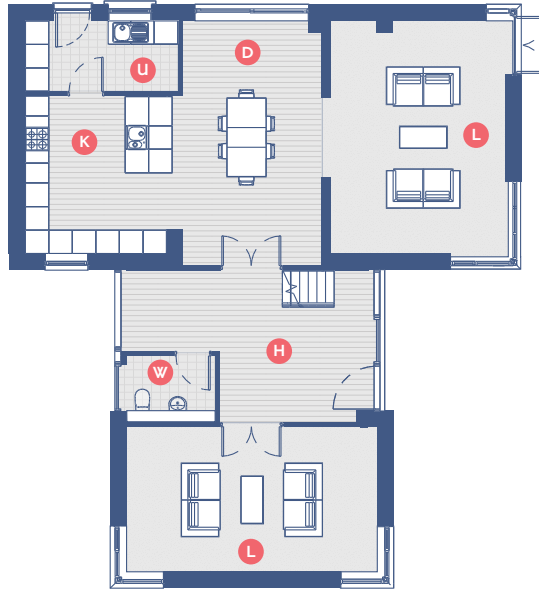
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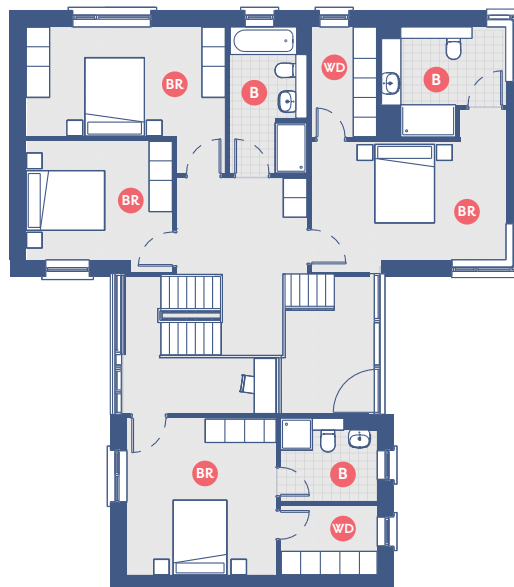


I STRUAN HILL

DETACHED HOME • FOUR BEDROOMS • 2,573 SQUARE FEET • 239 SQUARE METRES



GROUND FLOOR



FIRST FLOOR

L LIVING ROOM • U UTILITY ROOM • K KITCHEN • D DINING ROOM • CR CLOAKROOM
 H HALL • S STORE • W WC • B BATHROOM • BR BEDROOM • WD WARDROBE • G GARAGE • ST STUDY

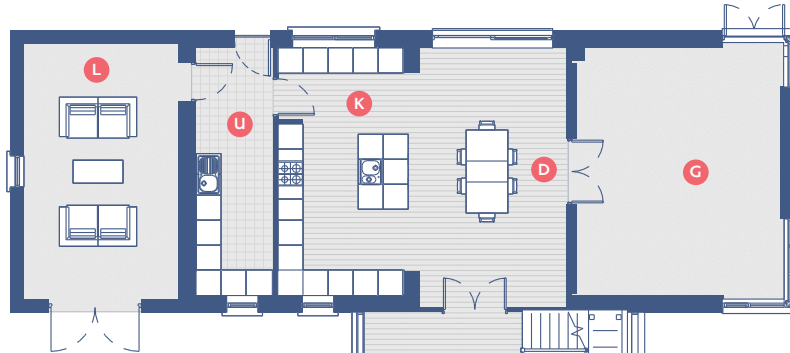
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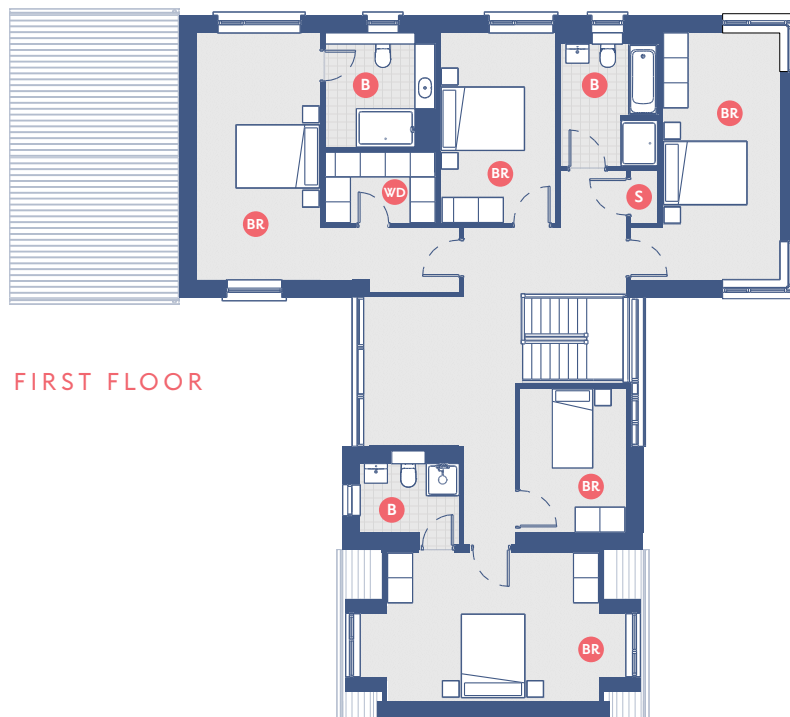
2 & 14 STRUAN HILL

DETACHED HOME • FIVE BEDROOMS • 2,995 SQUARE FEET • 278 SQUARE METRES

STRUAN HILL • DELGANY • COUNTY WICKLOW



GROUND FLOOR



FIRST FLOOR

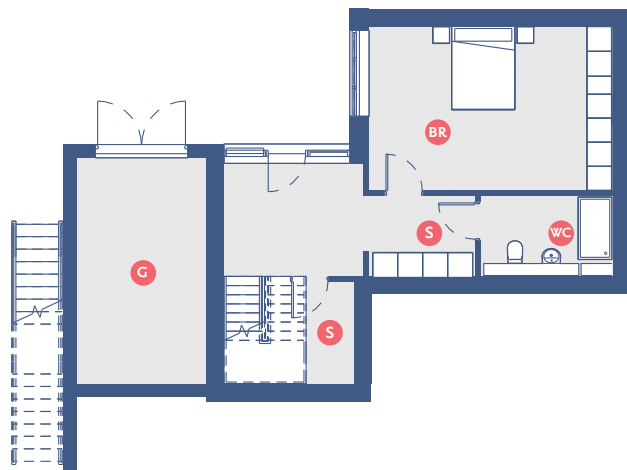
L LIVING ROOM • U UTILITY ROOM • K KITCHEN • D DINING ROOM • CR CLOAKROOM
H HALL • S STORE • W WC • B BATHROOM • BR BEDROOM • WD WARDROBE • G GARAGE • ST STUDY

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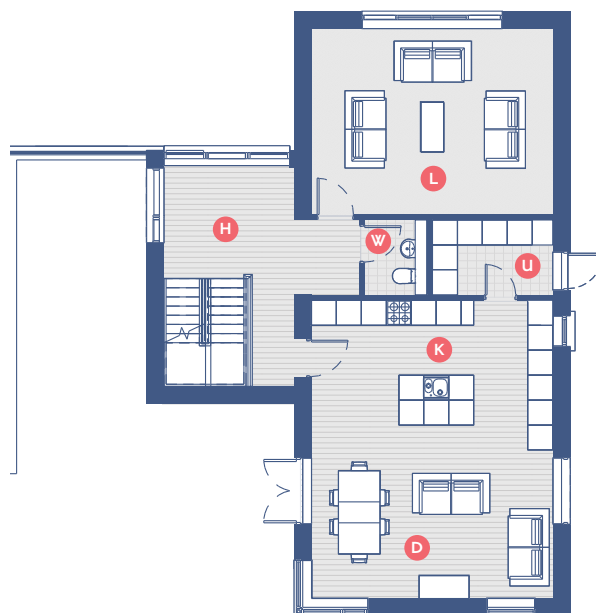


4 - 10 STRUAN HILL

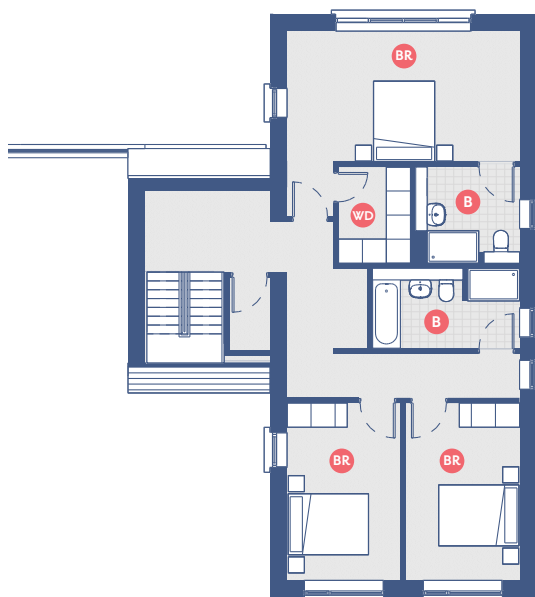
DETACHED HOME • FOUR BEDROOMS • 2,498 SQUARE FEET • 232 SQUARE METRES



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

L LIVING ROOM • U UTILITY ROOM • K KITCHEN • D DINING ROOM • CR CLOAKROOM
 H HALL • S STORE • W WC • B BATHROOM • BR BEDROOM • WD WARDROBE • G GARAGE • ST STUDY

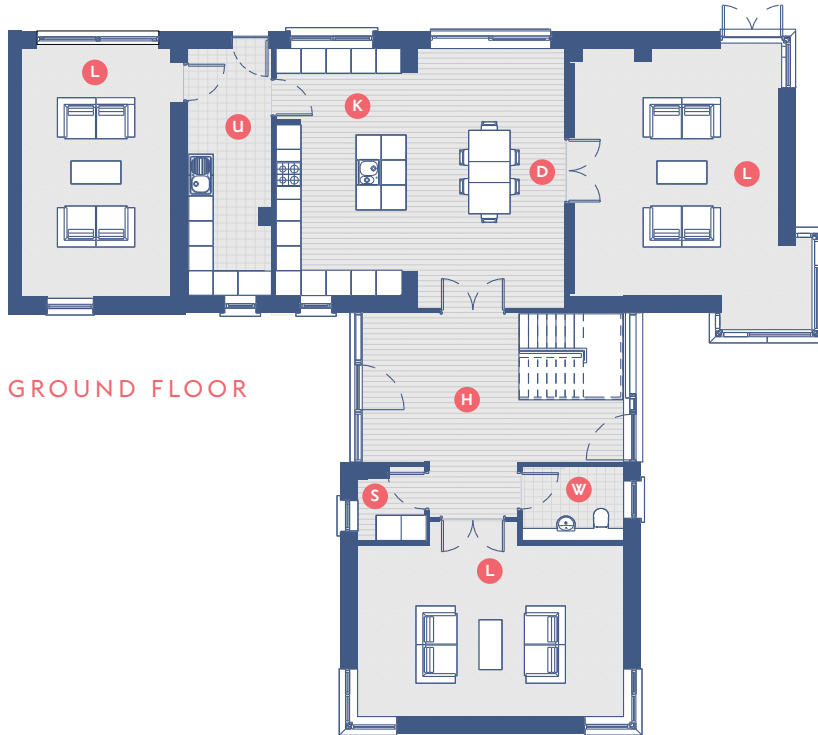
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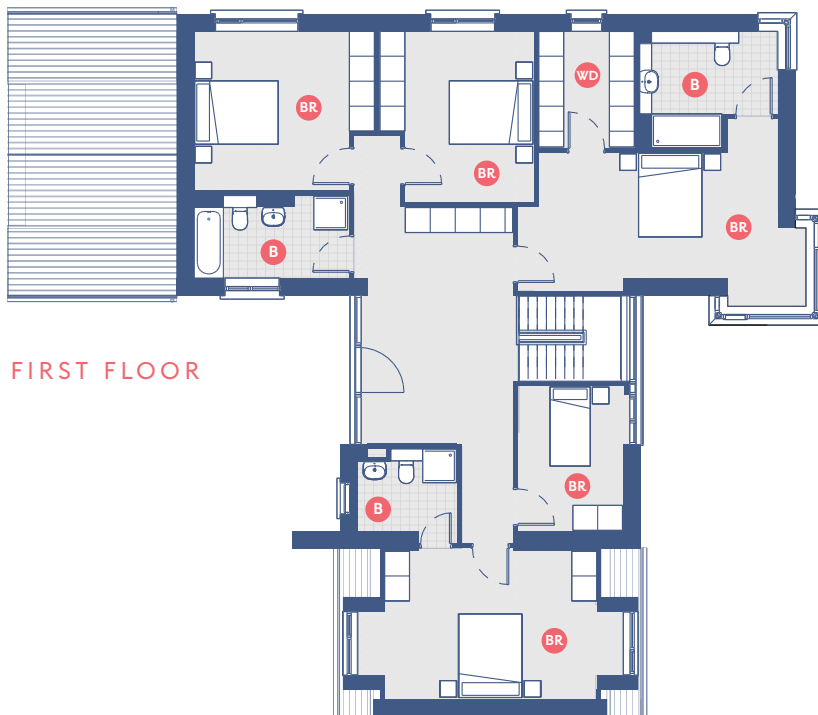
3 & 13 STRUAN HILL

DETACHED HOME • FIVE BEDROOMS • 3,348 SQUARE FEET • 311 SQUARE METRES

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GROUND FLOOR



FIRST FLOOR

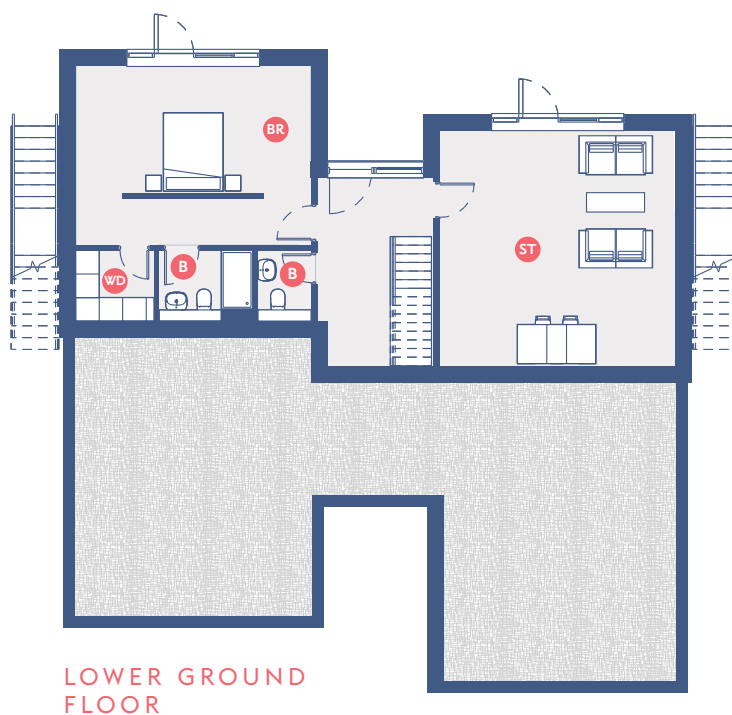
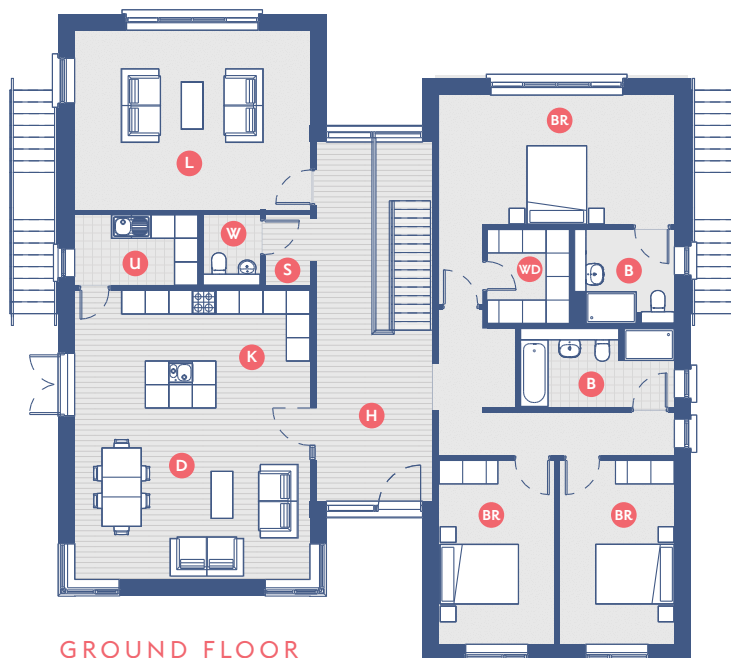
L LIVING ROOM • U UTILITY ROOM • K KITCHEN • D DINING ROOM • CR CLOAKROOM
H HALL • S STORE • W WC • B BATHROOM • BR BEDROOM • W/D WARDROBE • G GARAGE • ST STUDY

PLANS NOT TO SCALE AND MAY VARY.



11 & 12 STRUAN HILL

DETACHED HOME • FOUR BEDROOMS • 3,032 SQUARE FEET • 282 SQUARE METRES



L LIVING ROOM • U UTILITY ROOM • K KITCHEN • D DINING ROOM • CR CLOAKROOM
 H HALL • S STORE • W WC • B BATHROOM • BR BEDROOM • WD WARDROBE • G GARAGE • ST STUDY

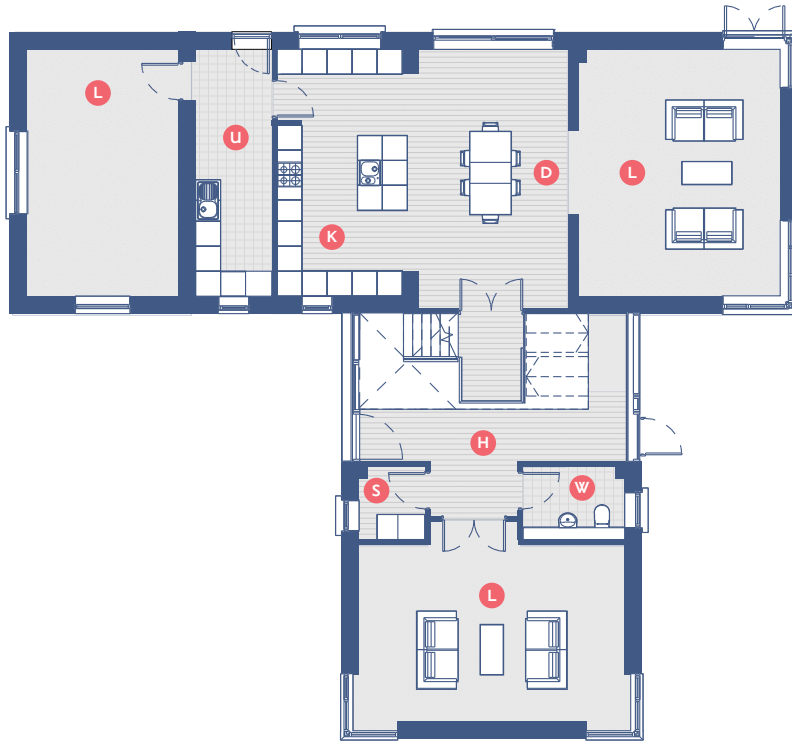
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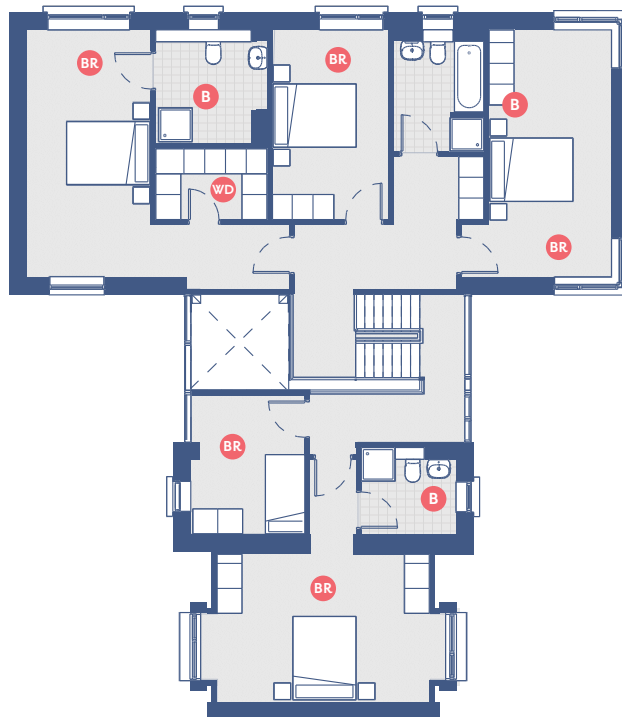
15 STRUAN HILL

DETACHED HOME • FIVE BEDROOMS • 3,213 SQUARE FEET • 299 SQUARE METRES

STRUAN HILL • DELGANY • COUNTY WICKLOW



GROUND FLOOR



FIRST FLOOR

L LIVING ROOM • U UTILITY ROOM • K KITCHEN • D DINING ROOM • CR CLOAKROOM
H HALL • S STORE • W WC • B BATHROOM • BR BEDROOM • WD WARDROBE • G GARAGE • ST STUDY

PLANS NOT TO SCALE AND MAY VARY.



STRUAN HILL

PROFESSIONAL TEAM



STRUAN HILL • DELGANY • COUNTY WICKLOW



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