

GORDON PARK

KINGSWOOD
CITYWEST



A development brought to you by Greenwalk Homes Ltd



Classical traditional
homes in a vibrant
location

Location & Maps

Page 8



Specification & House Detail

Page 12



Plans & Professional Team

Page 20



Welcome to Gordon Park

AN EXCITING NEW CHAPTER IN THE CITYWEST STORY

The Greenwalk Homes team have over 40 years experience in delivering new homes and communities across the greater Dublin area. Having previously delivered prestigious developments such as **Citywest Village**, Citywest, Dublin 24, **Chapel Hill**, Kilternan, Co.Dublin and **Ailesbury Wood**, Ballsbridge, Dublin 4, Greenwalk Homes are now bringing the same standard and quality to Gordon Park, a truly elegant collection of 2 and 3 bedroom family homes inspired by the streetscapes of some of Dublin's oldest and best loved villages. With a plethora of amenities located on your doorstep, and just a short walk from Citywest Luas stop, the scene is set for this new community to flourish.



ON YOUR DOORSTEP



Citywest Shopping Centre is conveniently located close by, offering an array of convenient amenities including Chopped, Dunnes Stores, McDonalds, Costa Coffee, Post Office, Hair & Beauty to name but a few.

The Square shopping centre in Tallaght, with its 130 shops, restaurants and cinemas, is a short trip on the luas.

Local restaurants include the renowned Avoca in Rathcoole, the popular Lemongrass at Citywest Hotel and McGettigan's Cookhouse in Kingswood Hotel.

Citywest Business Campus is home to over 200 leading companies and is an established award-winning business park.



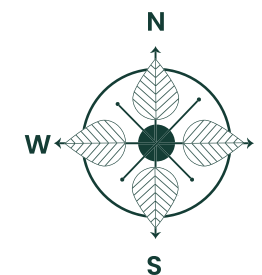
ACCESS TO ANYWHERE



From Gordon Park, Dublin City can be easily accessed by the Luas Red Line which is a 15 – 20 minute walk, and runs every 10 minutes during peak hours. There are also numerous bus routes available on Citywest Road. The M50, Dublin's orbital motorway, is just 5 minutes away – opening up the rest of the country to you



Every Convenience On Your Doorstep



SCHOOLS

1. Scoil Aoife, Citywest
2. Citywest & Saggart Community N.S.
3. Rathcoole ETNS
4. Coláiste Pobail Fóla
5. St. Mary's N.S. Saggart
6. Citywest Eduacte Together
7. St. Aidan's Community School
8. St. Aidan's Senior N.S.
9. Mount Seskin Community School
10. St. Thomas Senior National School
11. Scoil Chaitlín Maude
12. Kilnarden Community School
13. TU Dublin, Tallaght

SHOPPING

14. Citywest Shopping Centre
15. The Square
16. Avoca Rathcoole

SPORT / GOLF

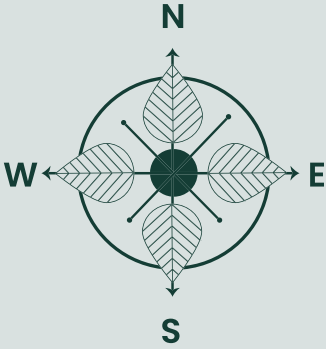
17. St.Mary's GAA
18. Citywest Hotel Golf Club
19. Newlands Golf Club
20. Grange Castle Golf Club
21. Tallaght Stadium
22. Clondalkin Rugby Club

LUAS RED LINE



WALKING ROUTE TO LUAS STOP





Get Where You Need To Go

BY CAR



Citywest Shopping Centre
5 mins
N7
1 mins
N81
5 mins
M50
5 mins

BY LUAS



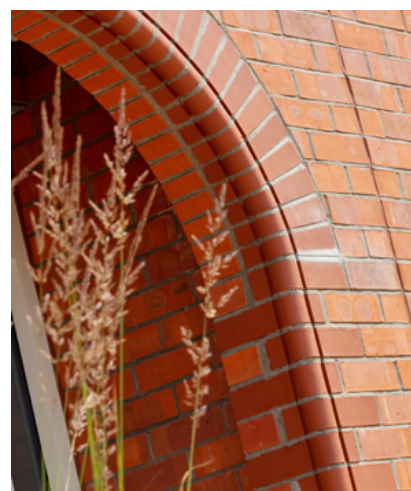
To City Centre
35 Mins

BUS ROUTES



175 | 65B | 77A

Specifications



GENERAL

- Traditional brick and block construction.
- 10 Year Homebond Structural Guarantee.
- Energy efficiency that far exceeds the average home. Numerous features combine to ensure lower energy usage.
- High levels of insulation are incorporated in the walls, floors and roofs to provide a greener home and a more sustainable way of living. Each house has an A2 energy rating.

EXTERNAL & INTERNAL FINISHES

- Elegant red brick with feature arches in a traditional Edwardian style.
- Granite window cills and granite front door thresholds to front elevations.
- Feature Thrutone slate roofs.
- Traditional sand and cement finish to the inside of every external wall.
- Walls, ceilings and joinery are painted throughout in a standard colour.
- Extra height ceilings at ground floor.

DOORS, WINDOWS & IRONMONGERY

- Elegant painted internal doors with chrome handles, locks and hinges.
- Composite timber front door with multi-point locking system.
- High performance cream uPVC double glazed windows, Low E Glass with multi point locking.

ELECTRICAL

- Smoke/Heat and Carbon Monoxide detectors and fire alarm fitted.
- Low energy light fittings to ensure low running costs.
- Wired for Virgin services providing fibre for ultra-high speed broadband. Data outlets in living areas and main bedroom.
- Wired for intruder alarm.

KITCHENS & BEDROOMS

- Traditional kitchens as per show unit.
- Luxurious modern fitted wardrobes fitted as per show unit.

HEATING & PLUMBING

- High efficiency A Class heat pumps to provide all heating and hot water needs.
- Heat pump system is designed to operate at lower temperatures ensuring high efficiency and energy saving operation.
- Wall mounted electric fire.
- Boosted water supply to ensure ample water pressure in showers.
- Quick recovery hot water cylinder to ensure hot water availability.
- Radiator covers not standard.

BATHROOMS/EN-SUITES & DOWNSTAIRS WC

- Stylish, contemporary sanitary ware. Elegant vanity unit to en-suite and bathroom.
- High quality floor and wall tiling in bathrooms and en-suites as per the relevant show unit. Floor tiling in downstairs WC as per show unit.
- Heated towel rails in bathrooms and en-suites.
- Separate shower in bathrooms as per show unit.
- Shower doors not provided as standard.

GARDENS

- Extensive planting to fronts of all houses.
- Rear gardens are levelled and seeded and include a paved patio area.





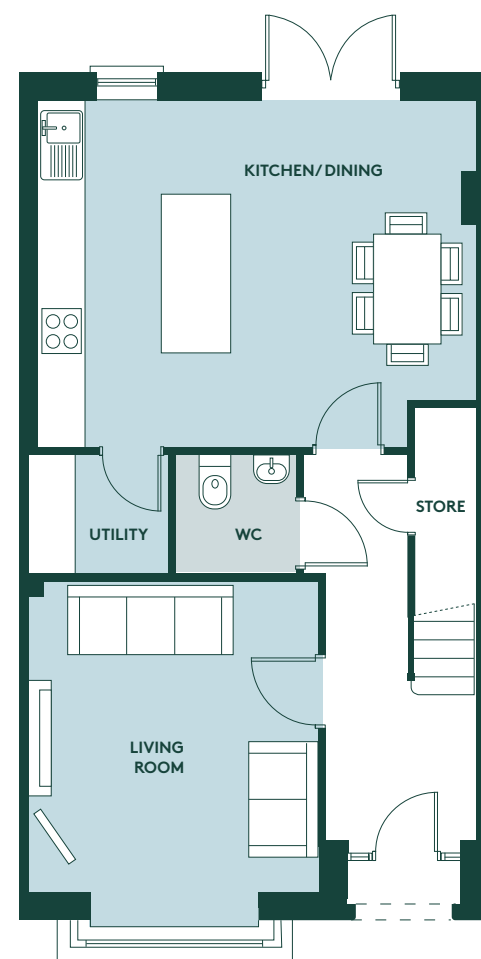




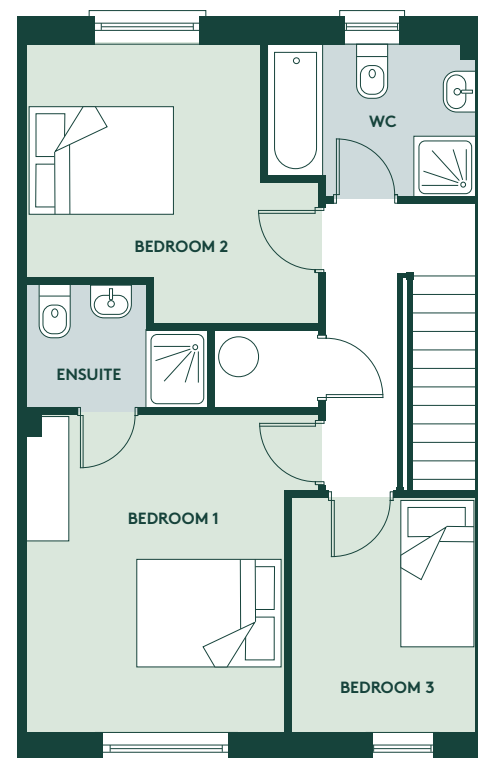


The Ash

3 Bedroom Mid Terrace 110 SQM | 1184 SQFT



GROUND FLOOR



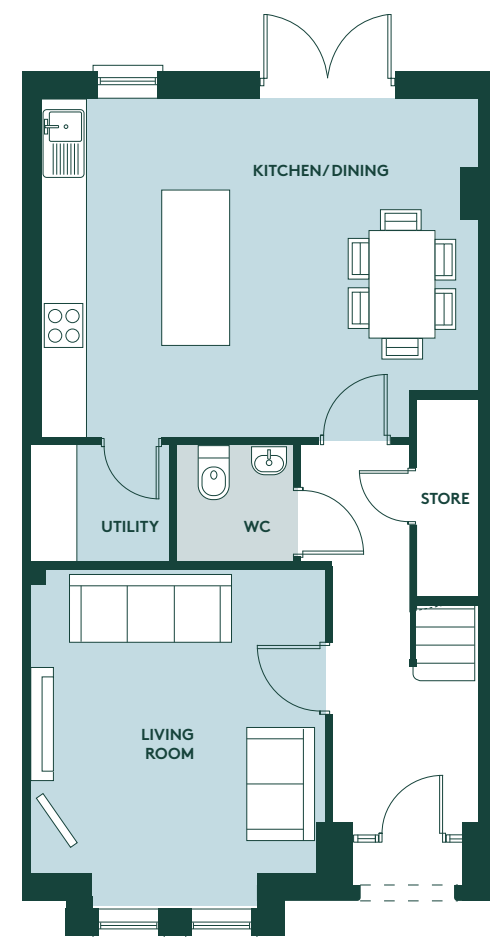
FIRST FLOOR

Floor Plans are for illustrative purposes only and are not to scale. Layouts may vary.

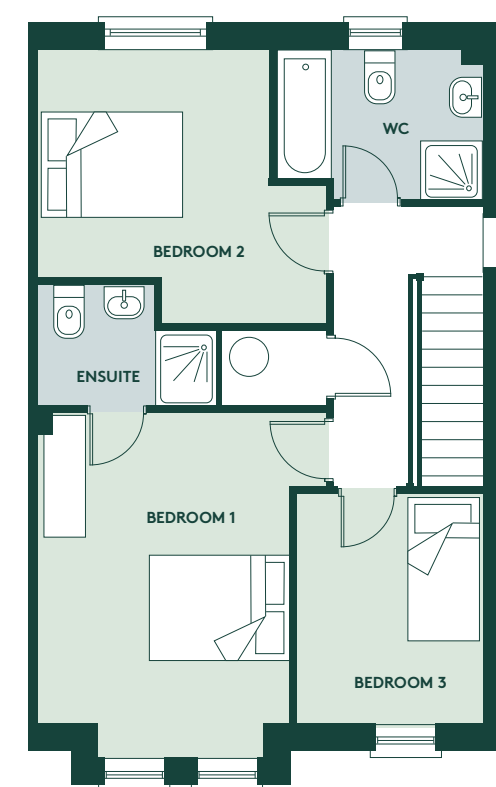


The Holly

3 Bedroom Semi-Detached & End Terrace 113 SQM | 1216 SQFT



GROUND FLOOR



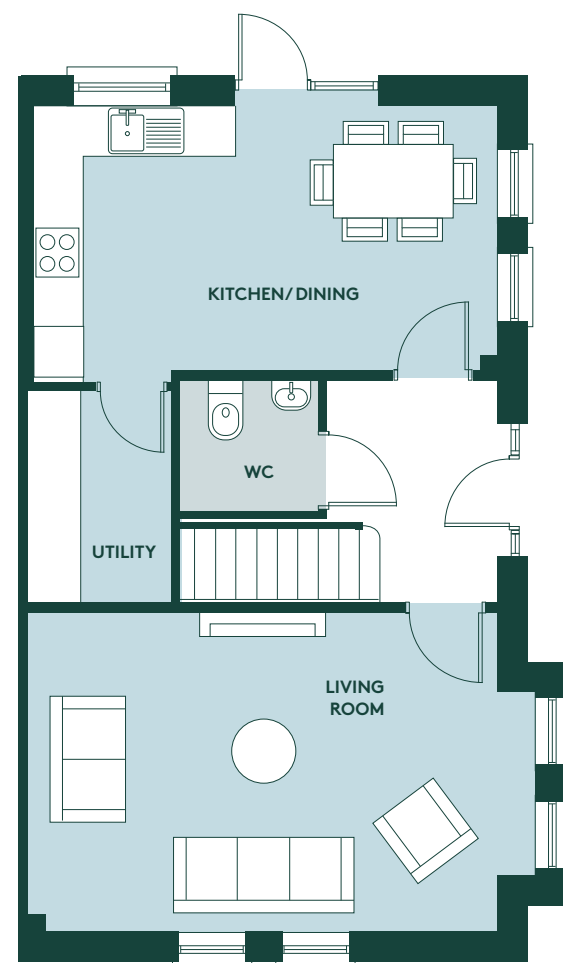
FIRST FLOOR

Floor Plans are for illustrative purposes only and are not to scale. Layouts may vary.

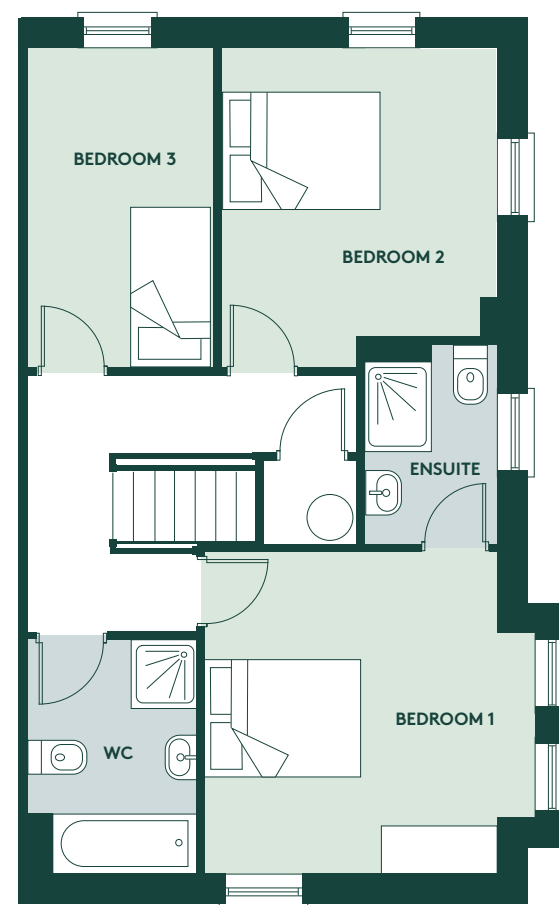


The Oak A

3 Bedroom End Terrace 111 SQM | 1194 SQFT



GROUND FLOOR



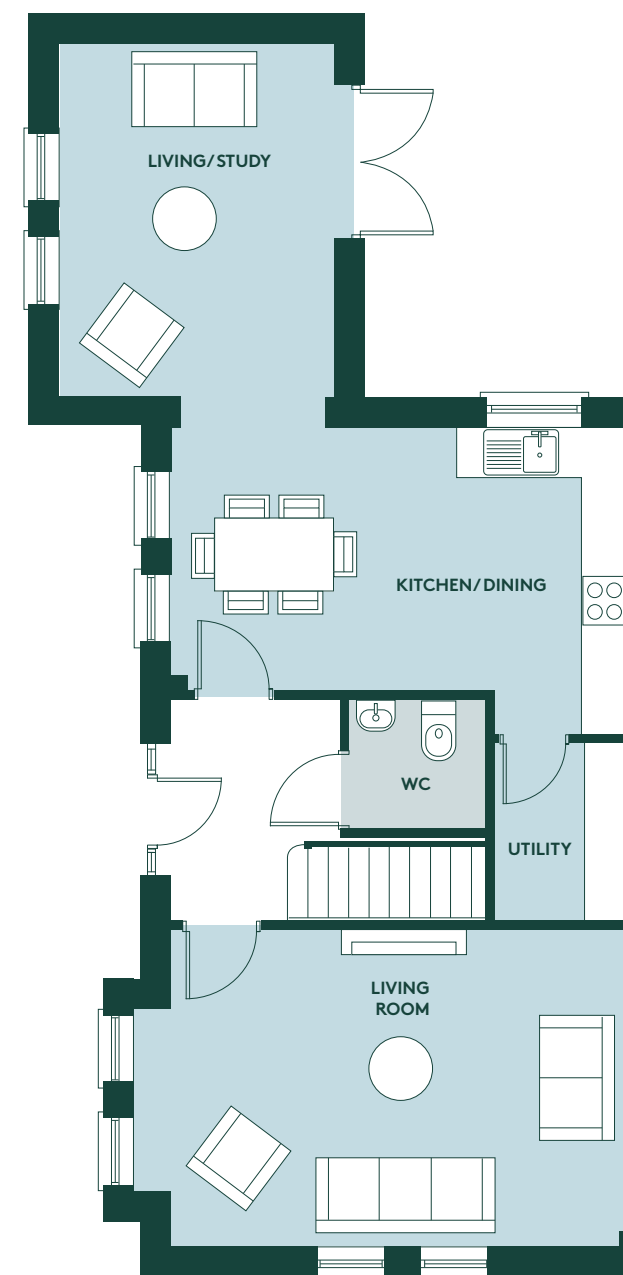
FIRST FLOOR

Floor Plans are for illustrative purposes only and are not to scale. Layouts may vary.

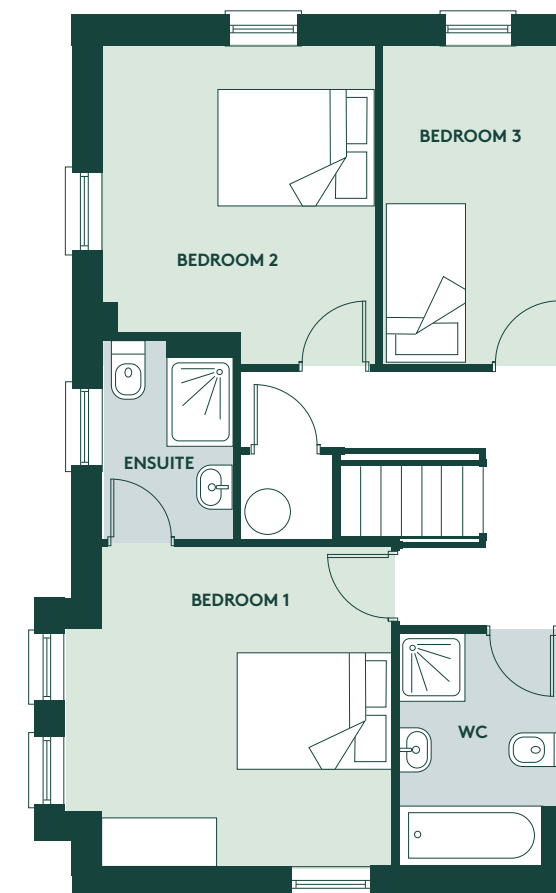


The Oak B

3 Bedroom End Terrace 126 SQM | 1356 SQFT



GROUND FLOOR



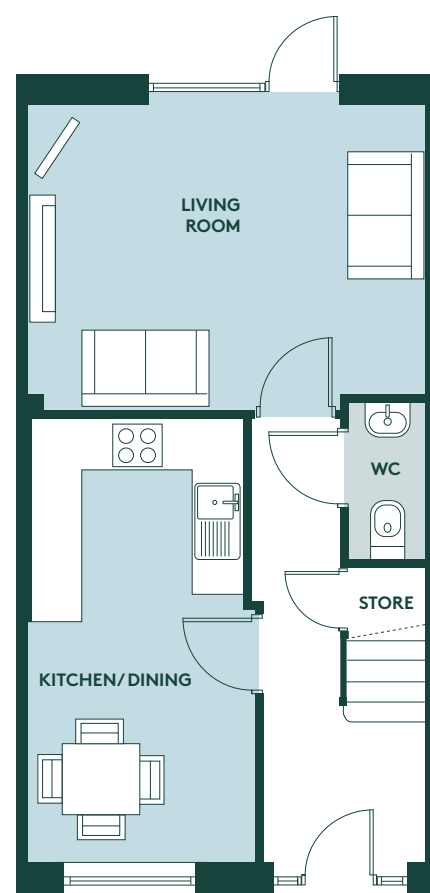
FIRST FLOOR

Floor Plans are for illustrative purposes only and are not to scale. Layouts may vary.

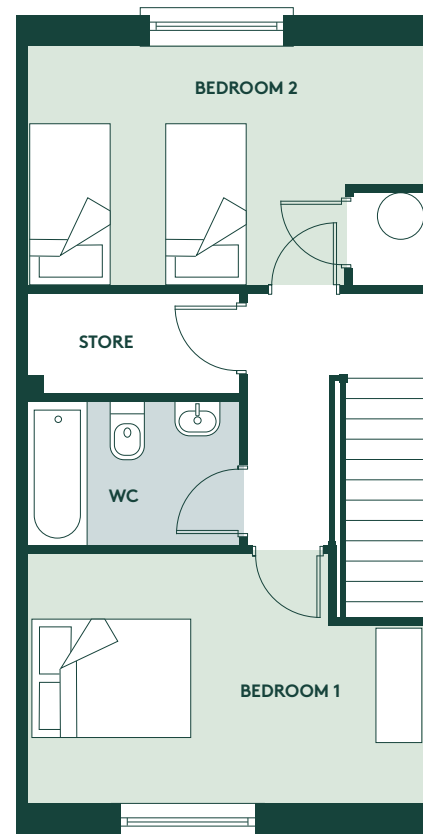


The Redwood

2 Bedroom Mid Terrace 84 SQM | 904 SQFT



GROUND FLOOR



FIRST FLOOR

Floor Plans are for illustrative purposes only and are not to scale. Layouts may vary.



A Place to Grow

Professional Team

Developer
Greenwalk Homes



Chapel Hill, Kiltarnan

Our development team has over 40 years' experience in property and construction. Our core principles are of enduring quality, and attention to every detail to create beautiful homes and lasting communities. Our experience and industry knowledge enables us to assemble the best in class project team.

www.greenwalk.ie



Ailesbury Wood, D4

Solicitors
Byrne Wallace

BYRNE
WALLACE

Sales Agent
Savills

01-618 1300
33 Molesworth Street
Dublin 2
Savills.ie

savills

PSRA: 002233

Architect
Conroy Crowe Kelly

CONROY CROWE KELLY
Architects & Urban Designers

Conroy Crowe Kelly is an architecture and urban design practice with over 30 years experience in mixed-use residential master-planning, design, and construction.



Citywest Village, Citywest

Engineers
Cronin & Sutton



Landscape Architects
CSR

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

Mechanical & Electrical Consultants
Morley Walsh



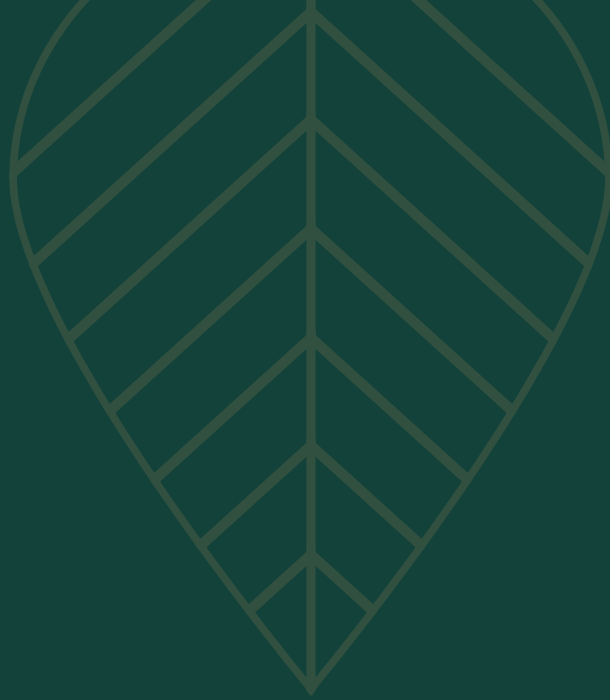
Planning Consultants
Armstrong Fenton



BER A2

Disclaimer: Savills Ireland and the vendor/lessor give note that the particulars and information contained in this brochure do not form any part of any offer or contract and are for guidance only. The particulars, descriptions, dimensions, references to condition, permissions or licences for use or occupation, access and any other details, such as prices, rents or any other outgoings are for guidance only and are subject to change. Maps and plans are not to scale and measurements are approximate. Whilst care has been taken in the preparation of this brochure intending purchasers, lessees or any third party should not rely on particulars and information contained in this brochure as statements of fact but must satisfy themselves as to the accuracy of details given to them. Neither Savills Ireland nor any of its employees have any authority to make or give any representation or warranty (express or implied) in relation to the property and neither Savills Ireland nor any of its employees nor the vendor or lessor shall be liable for any loss suffered by an intending purchaser/lessees or any third party arising from the particulars or information contained in this brochure. Prices quoted are exclusive of VAT (unless otherwise stated) and all negotiations are conducted on the basis that the purchasers/lessees shall be liable for any VAT arising on the transaction. This brochure is issued by Savills Ireland on the understanding that any negotiations relating to the property are conducted through it.





gordonpark.ie