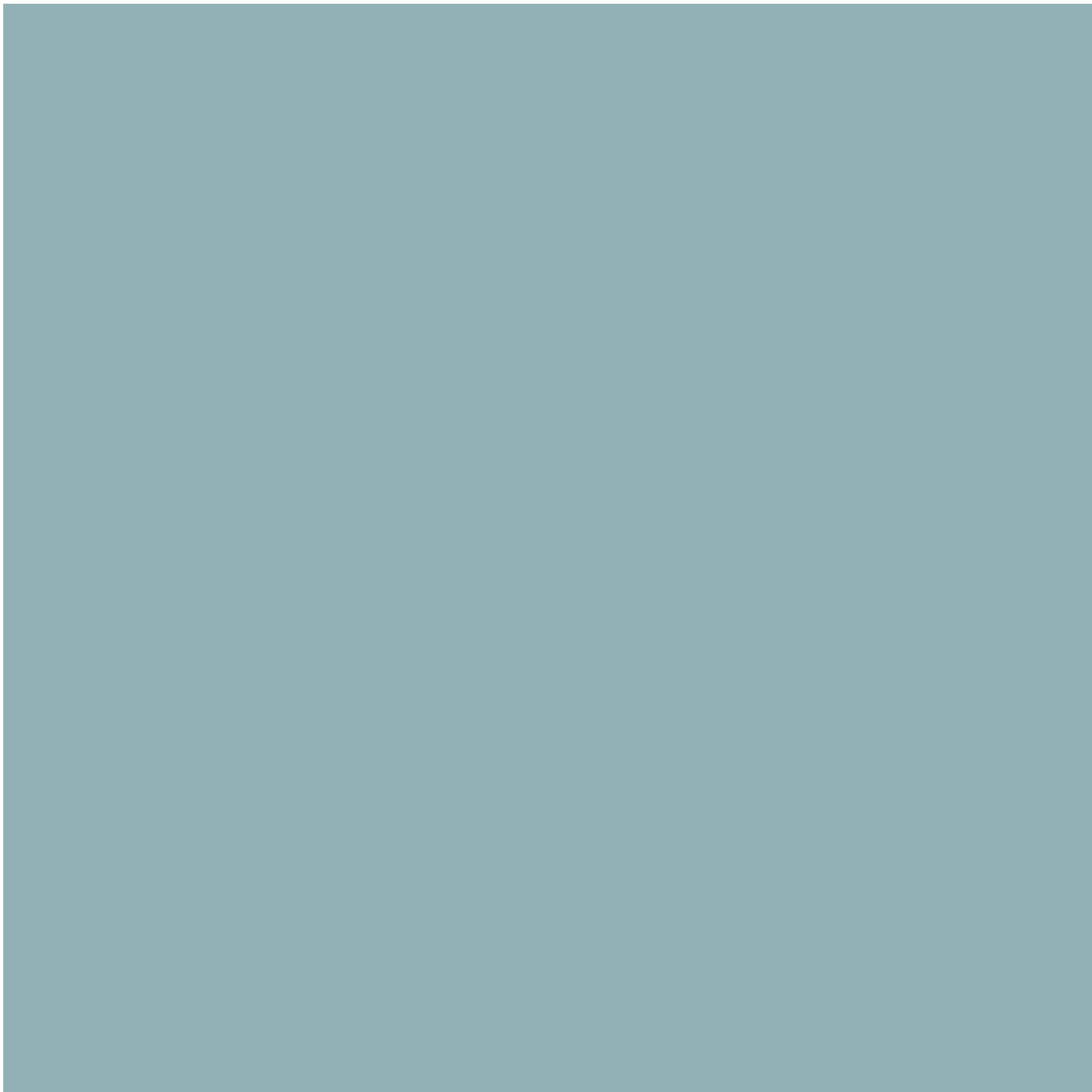




ROKEBY PARK

LUCAN VILLAGE

.....





Rokeby Park – A prestigious residential address

*Rokeby Park is situated on the Clonee Road to the north of
Lucan Village and only moments from St. Catherine's Park, a
magnificent woodland amenity. Rokeby Park is a new development
of large luxurious 4 and 5 bed "A" rated homes with generous front
and back gardens. The development consists of 71 detached houses
only minutes from the centre of Lucan and a short drive from
Castleknock Village.*

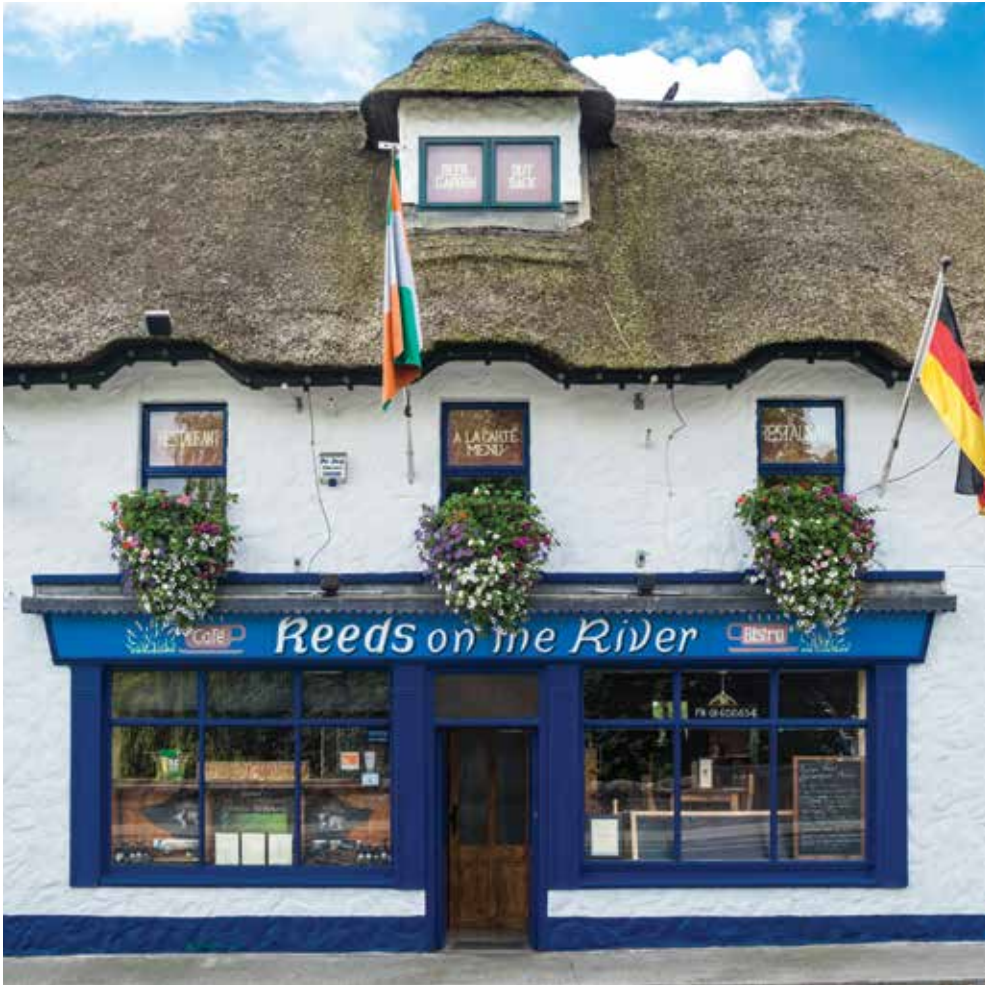




Lucan – A picturesque setting on the banks of the River Liffey

Lucan Village is situated less than 10 miles from Dublin City Centre and has the River Liffey flowing through the village centre. Lucan has a wide variety of shops, cafes, restaurants, bars and retail outlets. Local sports clubs include golf at the Hermitage and Lucan golf clubs, football at Lucan United soccer club and Lucan Sarsfields GAA club and there are a variety of local rugby clubs. There are many local parks including the Phoenix Park, St. Catherine's, Ballyowen and Willsbrook Parks.

For the shopping enthusiast there is The Liffey Valley shopping centre which opened its doors in 1998 and is one of Ireland's largest shopping and leisure destinations. Local schools include Castleknock College, Kings Hospital and Mount Sackville.





Phoenix Park and St.Catherine's Park - Woodland Oasis

The Phoenix Park at 707 hectares (1,752 acres) is one of the largest enclosed recreational spaces within Europe. About 30% of the Phoenix Park is covered by trees and the park is home to Dublin Zoo, a herd of fallow deer, The Victorian People's Flower Gardens, Ornamental lakes, children's playgrounds and picnic areas.

St. Catherine's Park which is located five minutes from Rokeby Park consists of 200 acres of woodland and grass land. The key recreational and amenity uses of the park are walking, jogging, cycling and formal sport including soccer, Gaelic football and canoeing. The park has a new BMX biking track and children's playground and has a manned ranger station. The famous Liffey Descent, a 25 mile canoe race passes along the River Liffey nearby the park.

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ROKEBY PARK

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1. *St. Catherines Park*
2. *Westmanstown Golf Club*
3. *Rokeby Park*
4. *Laraghcon*
5. *Fort Lucan Outdoor Adventure Land*
6. *Blanchardstown*
7. *Luttrellstown Castle*
8. *River Liffey*
9. *Lucan House*
10. *Lucan Village*
11. *Hermitage Golf Club*
12. *N4*
13. *M50*
14. *Liffey Valley*



All images are for indicative purposes only.

Special Features

External Finishes

- Elegant elevations to incorporate a mixture of brick and render
- UPVC fascia, soffits and gutters
- Powder coated steel low maintenance side gate/s

Internal Finishes

- All walls and ceilings are skimmed and painted throughout in neutral colours
- Plaster cornicing detail to main reception room and hallway
- Contemporary skirting and architraves
- High ceiling heights to both ground and first floors

Doors and Ironmongery

- Elegant painted shaker style internal doors
- Bevelled glazed double doors provided to main reception rooms
- Combined chrome and brushed chrome lever door handles, locks and hinges

Windows and Doors

- High performance UPVC triple glazed windows supplied by Classic Windows using the tilt mechanism for extra security
- Composite front door with superior 8 point locking system

Kitchen and Utility Room

- Classic hand painted shaker style kitchens by Cawley's Furniture including soft close doors and drawers and a luxurious Silestone countertop. All kitchens are fitted with electrical appliances as standard to include; oven, hob, microwave, extractor hood and fridge freezer.
- The Bungalows are fitted with contemporary kitchens by Cawley's Furniture featuring attractive cupboard doors and contemporary countertop
- The utility rooms come complete with fitted kitchen units, a contemporary countertop and sink

Wardrobes

- Luxurious modern fitted wardrobes in all rooms supplied by Calwey's Furniture

Electrical

- Generous and well-designed electrical and lighting specification
- LED down-lighters to kitchen, main bathroom and master en-suite
- Pendant lighting in all bedrooms
- Smoke/Heat and Carbon Monoxide detectors fitted as standard
- High end security system with entry point and main bedroom control pad installed in each house with 1 year guarantee
- Centralised shut off station for all services located in the utility room

Heating and Ventilation

- The houses boast an A2 energy rating
- Each house is fitted with a mechanical ventilation/ heat recovery (MVHR) system designed for clean living with high energy efficient ventilation
- The central heating system is an innovative A-Class Dimplex Air Source Heat Pump located externally. This system provides energy efficient central heating and large capacity of hot water storage
- Thermostatically controlled radiators to all rooms and excellent levels of insulation to the walls, roof and floors
- The houses have an air tight membrane for extra comfort and efficiency
- An air tight Wood burning stove is supplied to the formal living rooms
- An electric feature fire supplied to the second reception room * Not included in all houses types
- Air tight attic hatches are provided to each property

Bathrooms / En-suites & WC

- Stylish and contemporary bathrooms, en-suites and downstairs WC with Villeroy and Boch sanitary ware
- En-suites are fitted with large walk in pressurised showers and fitted shower screens
- Bathroom and en-suites enclosures and floors are tiled
- Master en-suite enclosure and floors are tiled and the walls are partially tiled
- Heated towel rail provided in the main bathroom, en-suites and downstairs WC
- Electric underfloor heating with time settings in master en-suite

Gardens

- All front gardens are cobble-locked and landscaped to a high standard
- Rear gardens are levelled and seeded to include a paved patio area
- Outdoor tap and external double power socket are standard
- Concrete post and T&G timber fencing provided to the rear garden

Guarantee

10 Year HomeBond Structural Guarantee



The Elysian, Cork City



Clonmore, Mallow



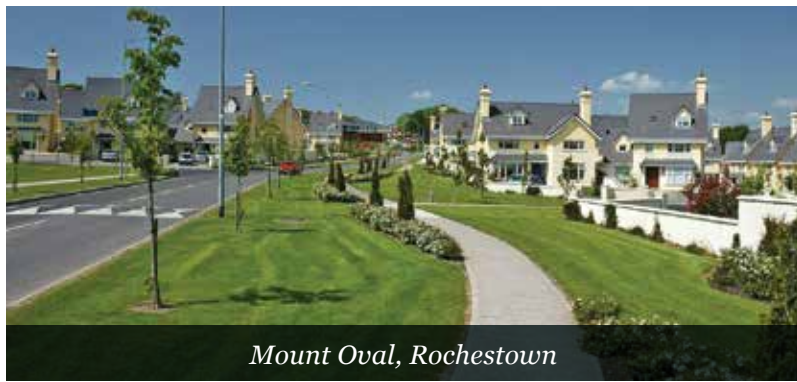
Rowan Hill, Rochestown



Drakes Point, Cork



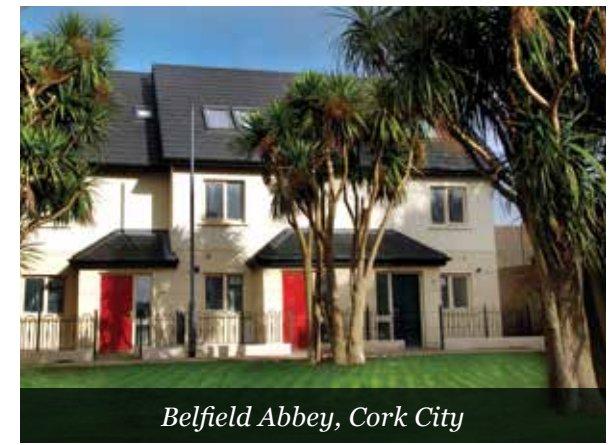
The Elysian, Cork City



Mount Oval, Rochestown



Elden Apartments, Douglas



Belfield Abbey, Cork City



Drakes Point, Cork



Mount Oval, Rochestown



O'Flynn Capital Partners - Excellence in property investment, development and construction

O'Flynn Capital Partners has emerged from the O'Flynn Group, the diversified property and development business of Michael O'Flynn. The management team within O'Flynn Capital Partners has extensive investment, development, and asset management capability in all of the core property sectors (especially residential, offices, industrial, retail and student accommodation). They bring a range of invaluable past experience within the O'Flynn Group into the team's current roles in O'Flynn Capital Partners.

Examples of some projects the management team have previously worked on include: the Elysian in Cork City, Mount Oval in Rochestown, Elden in Douglas, Clonmore in Mallow and Drakes Point, to name a few.

Site Plan

- Kingfisher
- Swan
- Teal
- Sandpiper
- Heron



Kingfisher 227 sq. m / 2,450 sq. ft (approx)



Type C

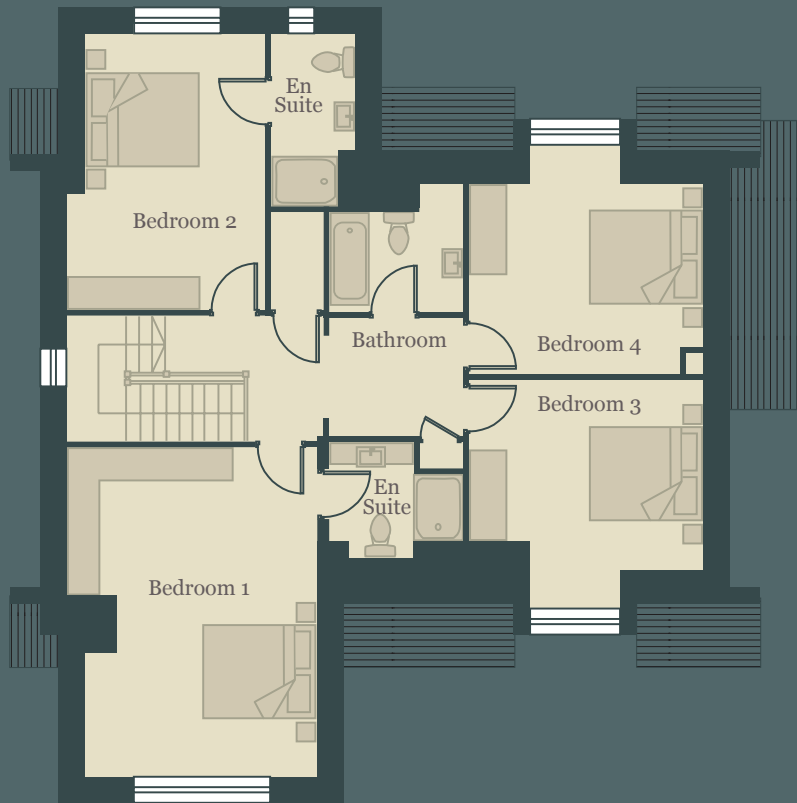


Type C1



Ground Floor

Approx 119 sq. m / 1,290 sq. ft



First Floor

Approx 107 sq. m / 1,160 sq. ft

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

Swan

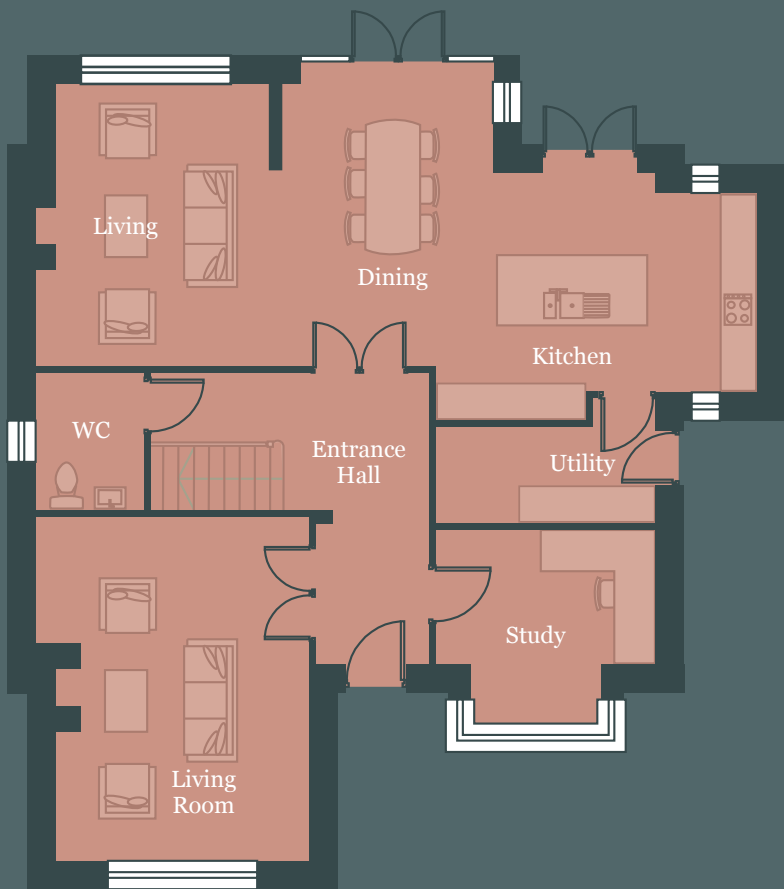
209 sq. m / 2,260 sq. ft (approx)
With potential to extend into the second floor



Type A1

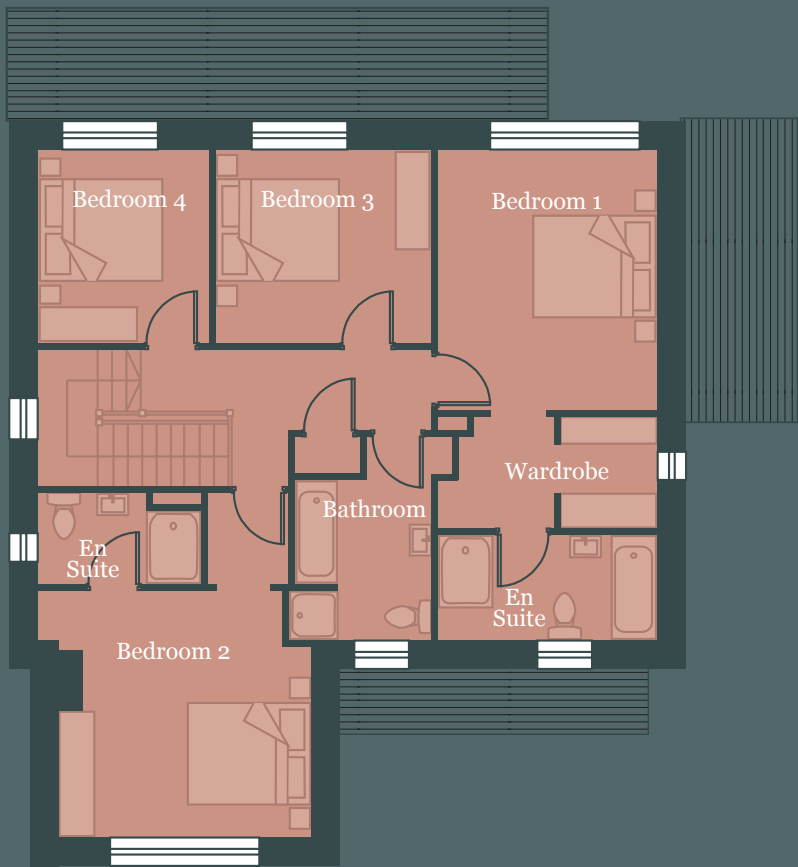


Type A3



Ground Floor

Approx 113 sq. m / 1,223 sq. ft



First Floor

Approx 96 sq. m / 1,037 sq. ft

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

Teal 177 sq. m / 1,909 sq. ft (approx)
With potential to extend into the second floor



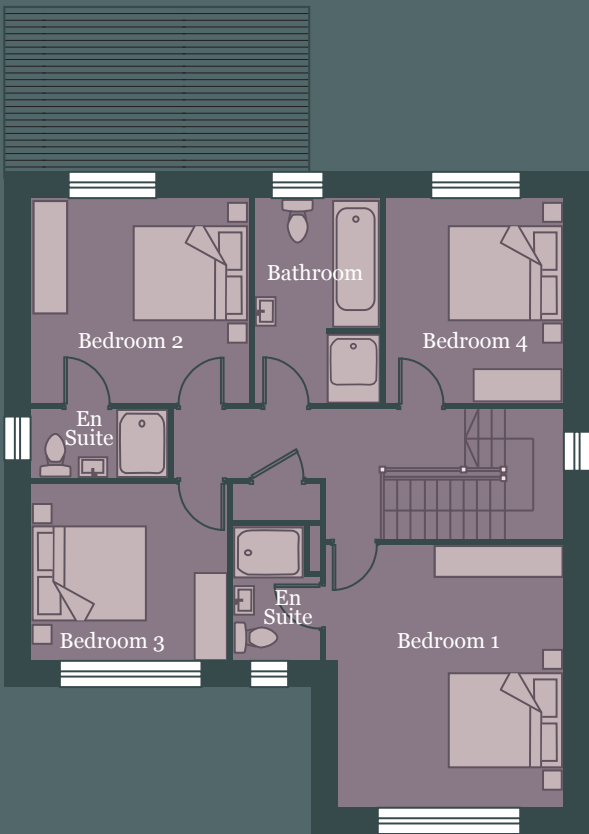
Type B



Type B3



Ground Floor
Approx 92 sq. m / 994 sq. ft



First Floor
Approx 85 sq. m / 915 sq. ft

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

Sandpiper 177 sq. m / 1,914 sq. ft (approx)



Type E1



Type E



Ground Floor

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

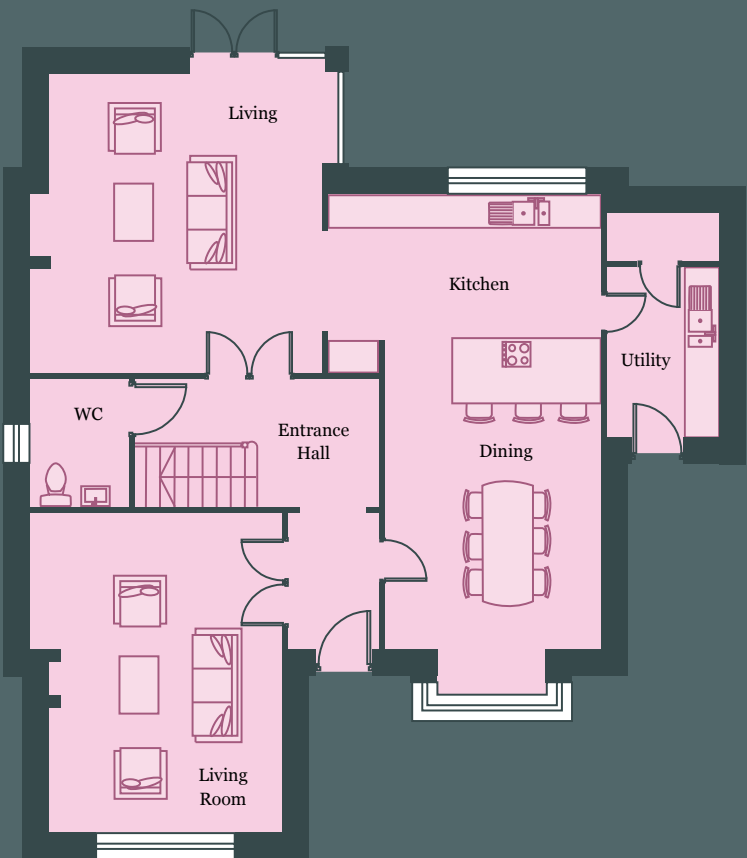
Heron

212 sq. m / 2,289 sq. ft (approx)

With potential to extend into the second floor

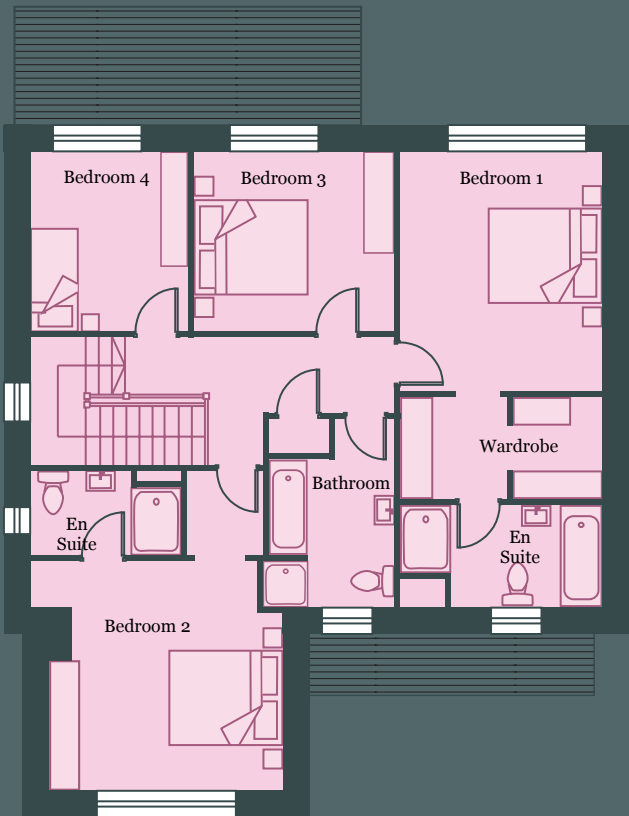


Type A2



Ground Floor

Approx 116 sq. m / 1,252 sq. ft



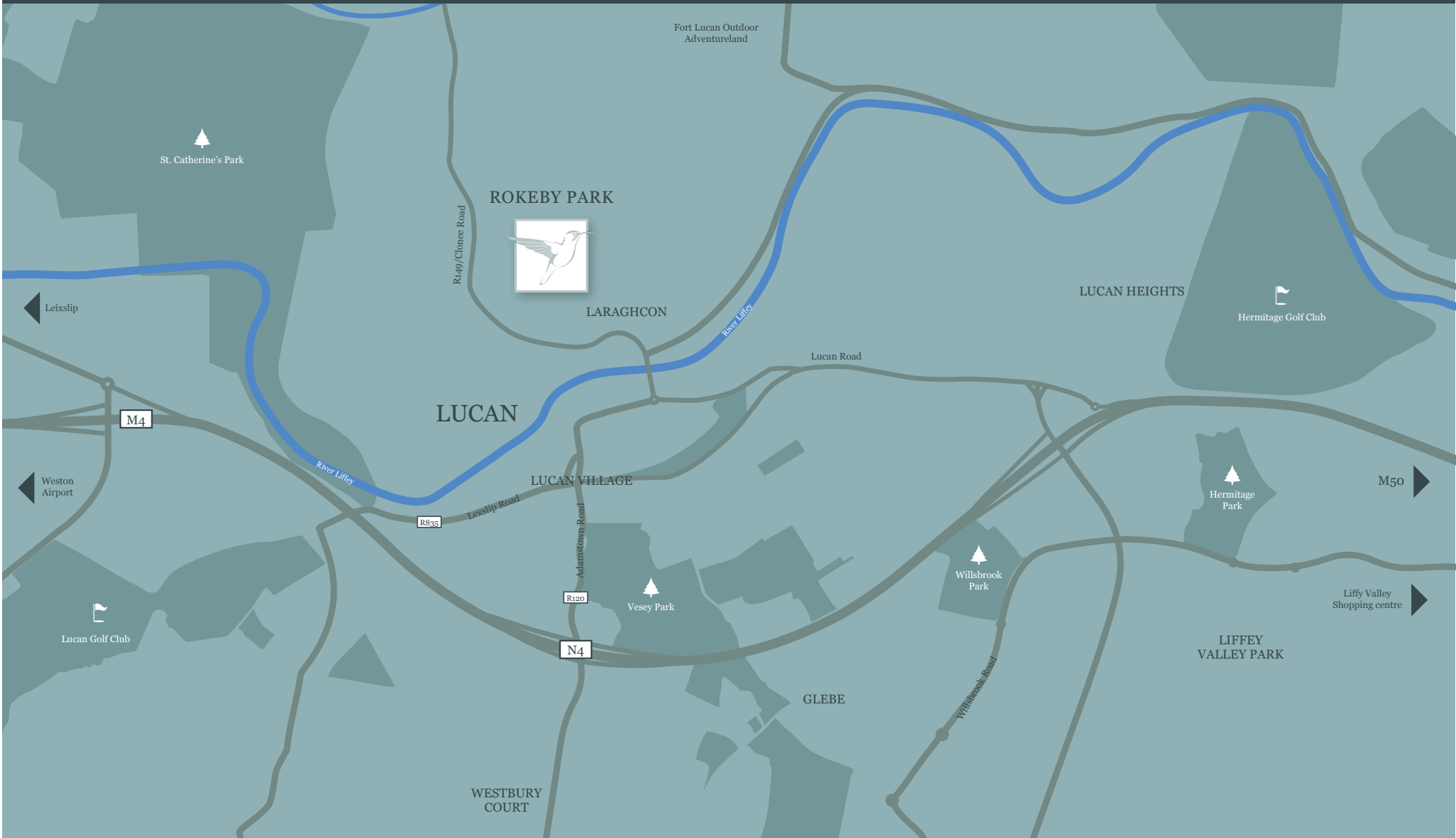
First Floor

Approx 96 sq. m / 1,037 sq. ft

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



Location Map







Rokeby Park Professional Team

Developer



Selling Agents



Sherry FitzGerald New Homes
164 Shelbourne Road
Dublin 4
T: 01 667 1888
E: rokebypark@sherryfitz.ie
www.rokebypark.ie

Solicitors

PHILIPLEE

Architects



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. Sherry FitzGerald are not authorised to make or give any warranties in relation to the development. Sherry FitzGerald New Homes PSRA Reg. No. 002183



rokebypark.ie