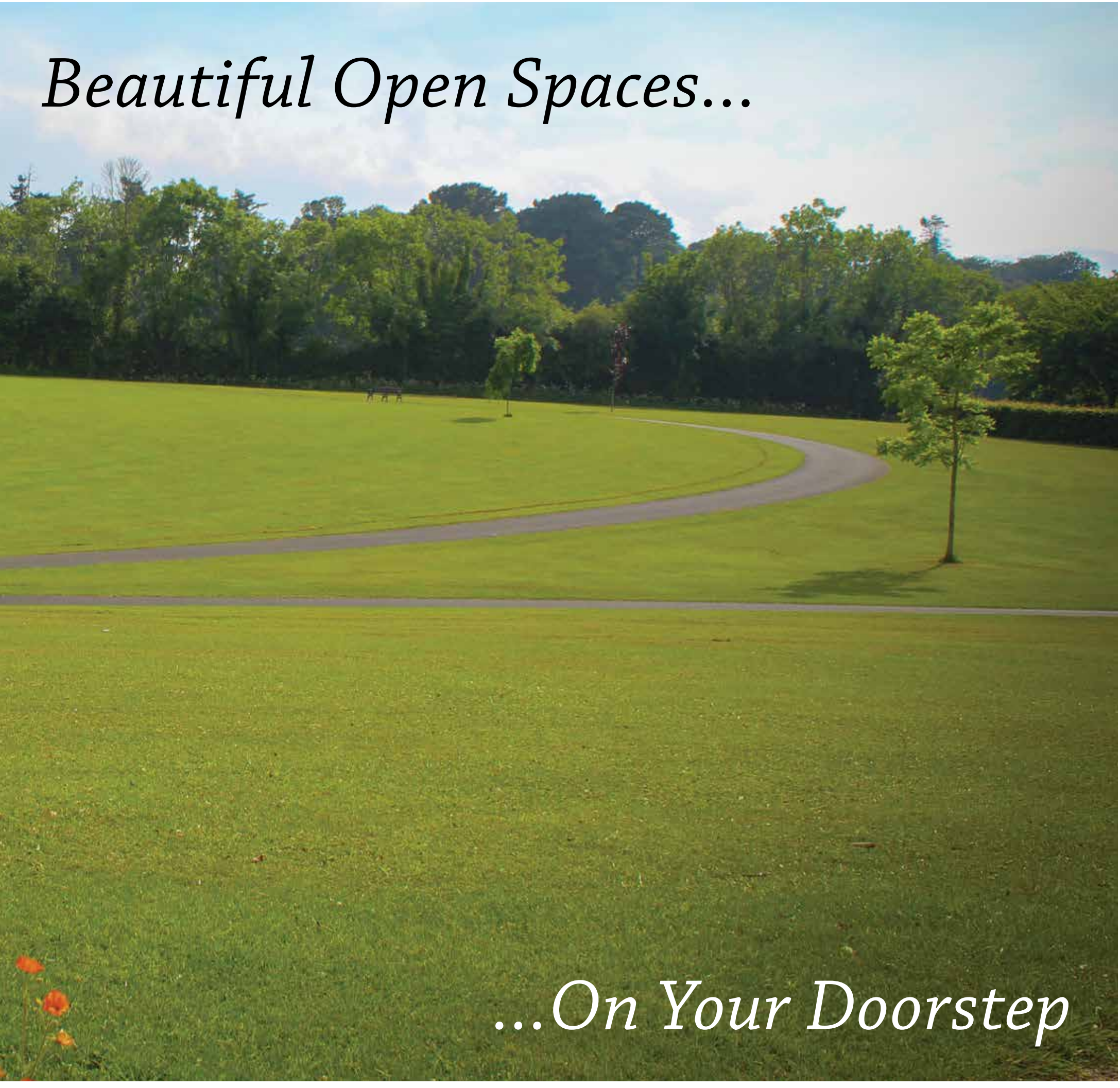
KILLART

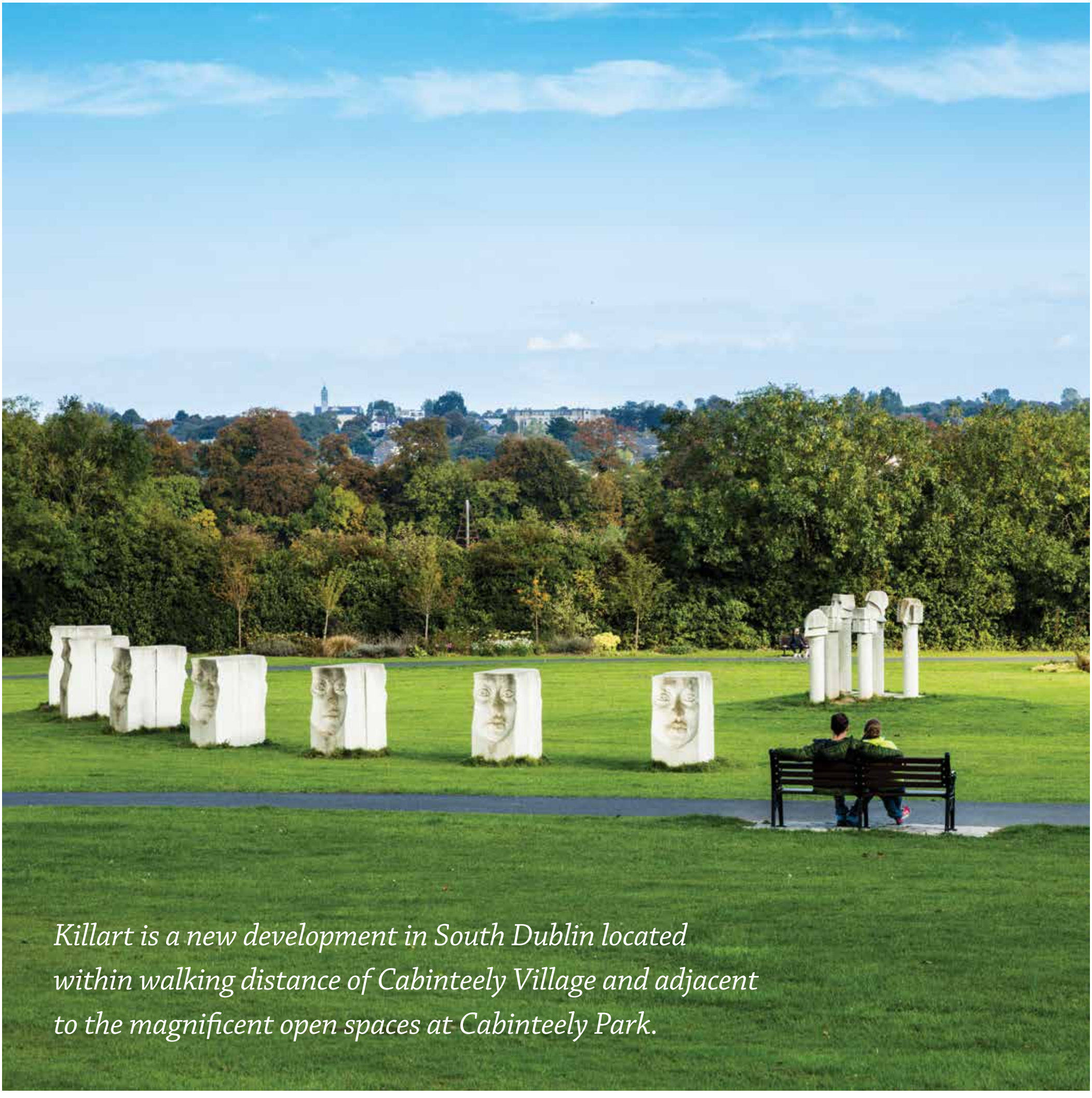
CLONKEEN ROAD, CABINTEELY, DUBLIN 18

www.killart.ie

Beautiful Open Spaces...



...On Your Doorstep

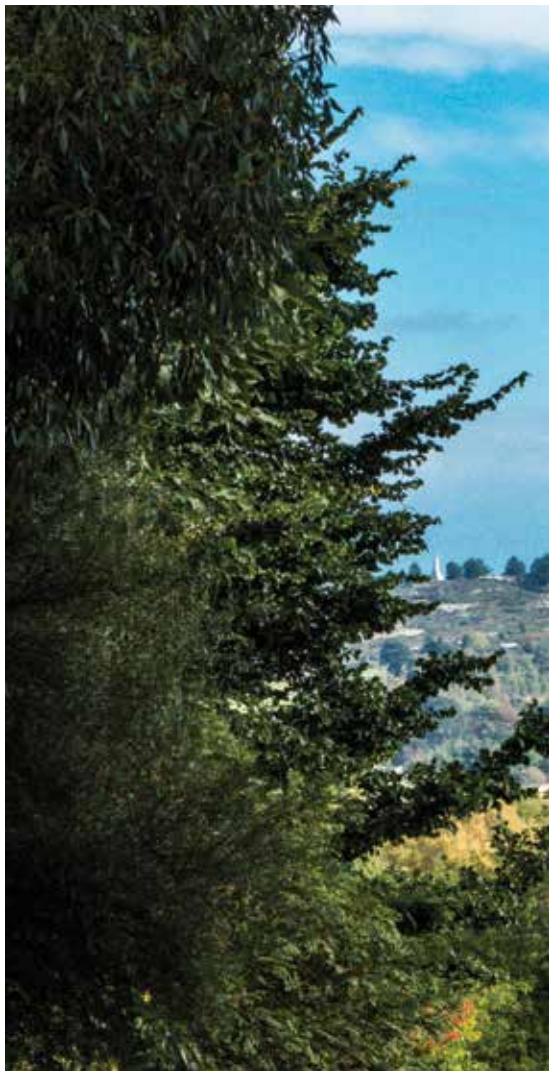


Killart is a new development in South Dublin located within walking distance of Cabinteely Village and adjacent to the magnificent open spaces at Cabinteely Park.

Killart is ideally located close to the N11 offering easy accessibility to Dublin City and the main route south to Wicklow and Wexford. The villages of Cornelscourt and Cabinteely offer a range of amenities including pubs, a choice of restaurants and cafes.

A range of primary and secondary schools and a host of sporting amenities including Golf at Leopardstown and Foxrock, Tennis at Carrickmines and football and Rugby at Cabinteely Park. A convenient transport network brings Dublin City, the Luas and M50 within easy reach. Top quality shopping at Dunnes Cornelscourt is just a stones throw away.

H&H



Café
THIRTY ONE
31
THIRTY ONE

PIELOW'S
RESTAURANT
T 284 0914

Cabán tSíle
Cabinteely
Fáilte - Welcome
TidyTowns
BRONZE MEDAL
WINNER 2015

TRANSPORT MADE EASY

CARRICKMINES LUAS

30 Mins to the City Centre

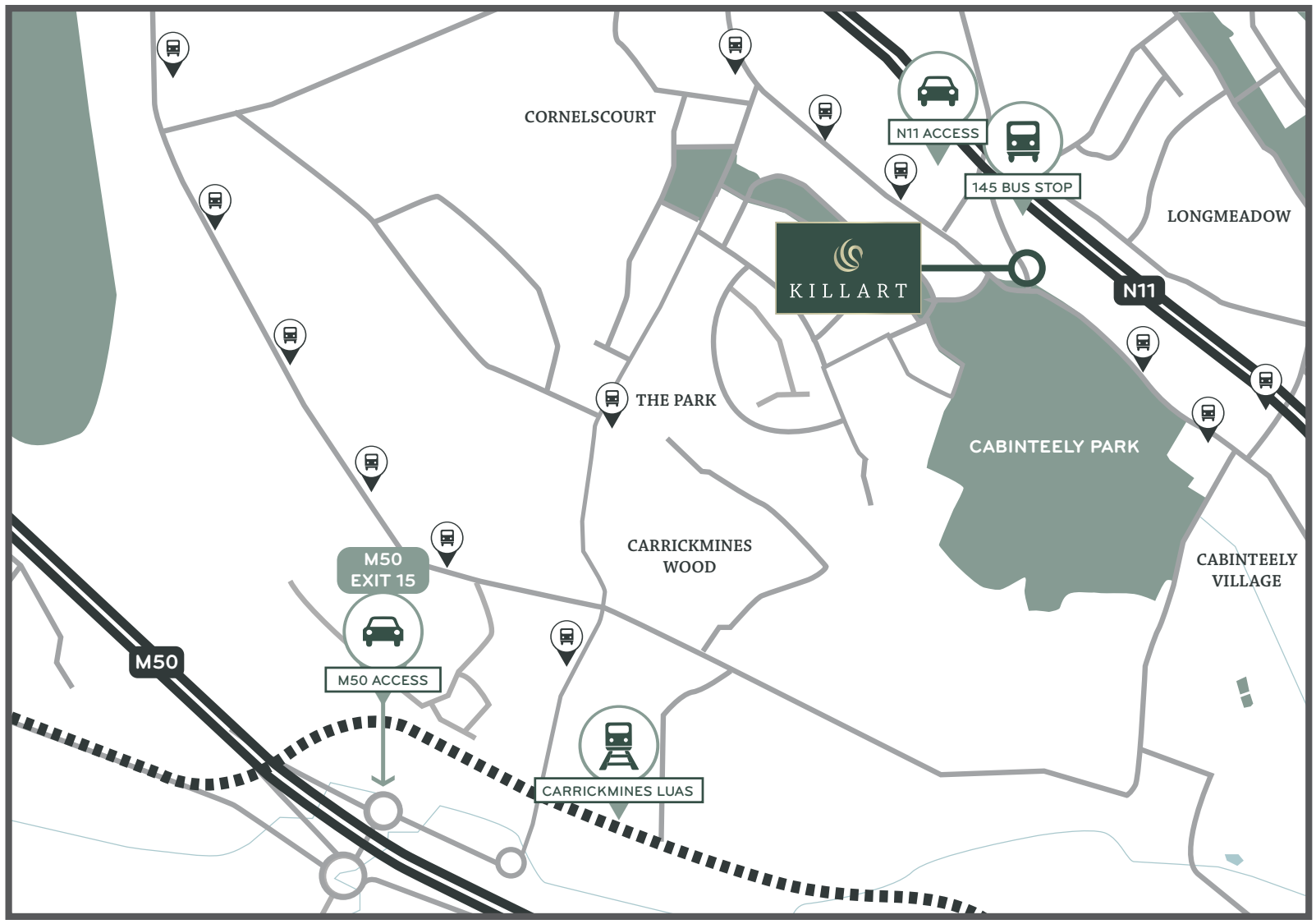
145 BUS ROUTE

Outside Your Door

Quick Access to both the

N11 & M50

Times are approximate.
Arrival times may vary.



KILLART IS A
stones throw from
THE 145 BUS ROUTE

AND ONLY
a short drive from
THE LUAS

SPECIAL FEATURES

BUILDING ENERGY RATING

Energy consumption is essential for the comfortable running of a home whether it is for the provision of heat, hot water, lighting or the operation of appliances. Our homes have been constructed to achieve a minimum of an A3 Building Energy Rating.

BER A3

HEATING

A high efficiency gas condensing boiler central heating system with user friendly controls providing heating to three zones allowing precise control over heating requirements and therefore energy consumption.

HEAT RETENTION

Alu Clad windows fitted with low emissivity argon filled glass, improved air tightness together with high levels of ground floor and wall insulation improve energy efficiency by reducing heat loss.

SOLAR PANELS

Solar Panels on the roof of each dwelling linked to the hot water storage will harness the sun's natural free energy to heat domestic hot water and provide substantial energy savings.

PHOTOVOLTAIC PANELS

Photovoltaic Panels on the roof of each dwelling will generate free electricity to supplement household power consumption.

KITCHEN

Contemporary custom fitted kitchen units and cupboards as per the relevant show home.

MAINTENANCE FREE EXTERIORS

Selected brick and render finishes, Alu Clad window frames, uPVC Gutters and soffits combine to provide low maintenance exteriors.

GUARANTEE

The Killart homes are covered by HomeBond's 10 year guarantee scheme.

STORAGE

Homes benefit from an ample amount of storage space to include custom fitted wardrobes as per relevant show home.

BATHROOMS AND EN-SUITES

Quality sanitary ware in the main bathroom, ensuites and downstairs WC with coordinated wall tiling.

ELECTRICAL SPECIFICATION

All homes come with a generous electrical specification to include telephone points and TV points in all Bedrooms, Kitchen and Living Room, pre - wiring for an intruder alarm and the provision of an outside electrical socket.

Images are indicative and are of the house in Killart phase one.

36
35
34
33
32
31
30
29
28
27
26
25
24
23
22
21
20
19
18
4
CLONKEEN ROAD
N

SITE PLAN

HOUSE TYPE A
4 BED SEMI-DETACHED

HOUSE TYPE A1
4 BED SEMI-DETACHED

HOUSE TYPE B
4 BED SEMI-DETACHED

HOUSE TYPE C
3 BED SEMI-DETACHED

HOUSE TYPE D/D1
3 BED SEMI-DETACHED
/ 3 BED DETACHED

HOUSE TYPE D2
4 BED SEMI-DETACHED

HOUSE TYPE E
4 BED SEMI-DETACHED + STUDY

HOUSE TYPE F
3 BED SEMI-DETACHED

HOUSE TYPE G
3 BED HOUSE + STUDY

HOUSE TYPE H
3 BED HOUSE

HOUSE TYPE I
2 BED HOUSE

HOUSE TYPE J
3 BED SEMI-DETACHED

HOUSE TYPE K
4 BED SEMI-DETACHED

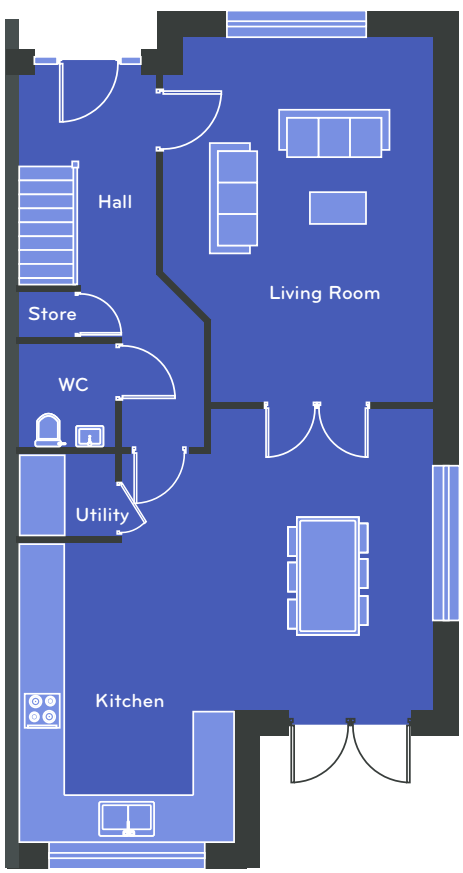
HOUSE TYPE L
2 BED DETACHED

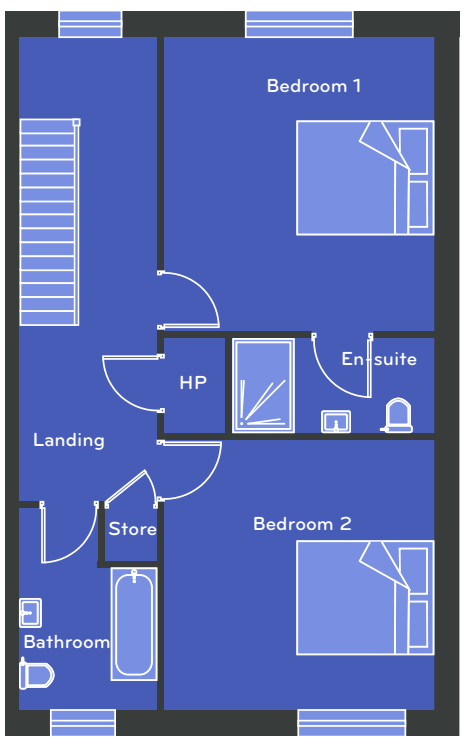
PHASE ONE

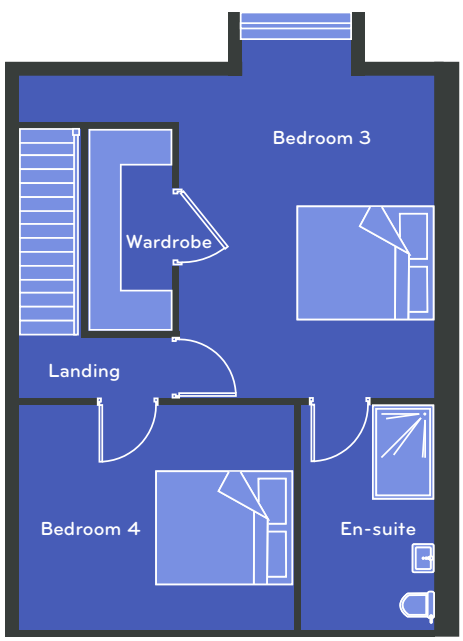
HOUSE TYPE A

4 BEDROOM SEMI-DETACHED

APPROX 178 SQ.M. / 1914 SQ.FT.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

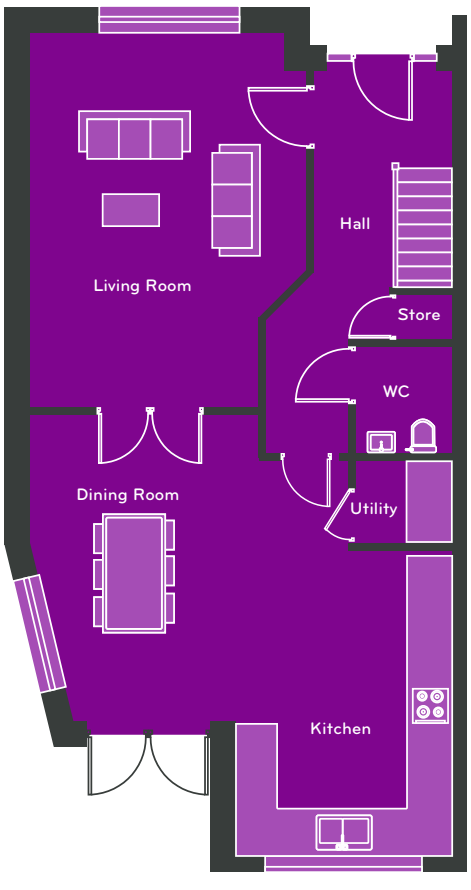
Floor plans are for illustrative purposes only. Layouts may vary.

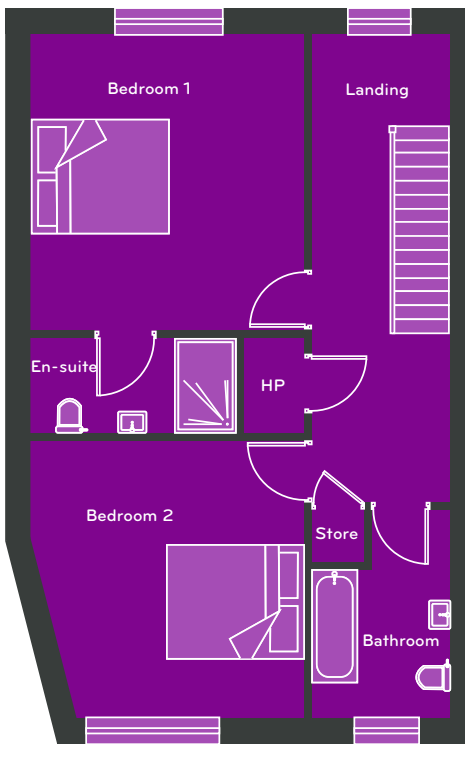
PHASE ONE

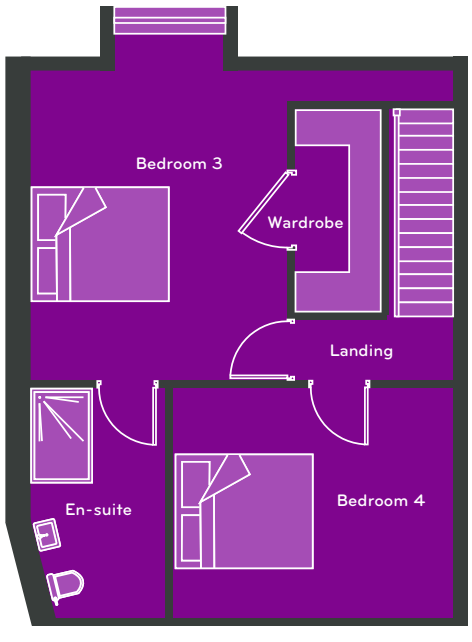
HOUSE TYPE A1

4 BEDROOM SEMI-DETACHED

APPROX 177 SQ.M. / 1900 SQ.FT.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

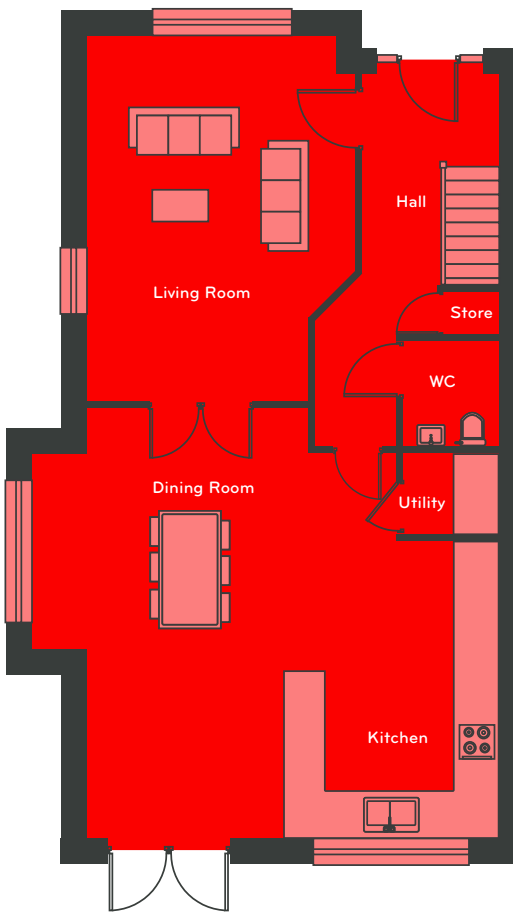
Floor plans are for illustrative purposes only. Layouts may vary.

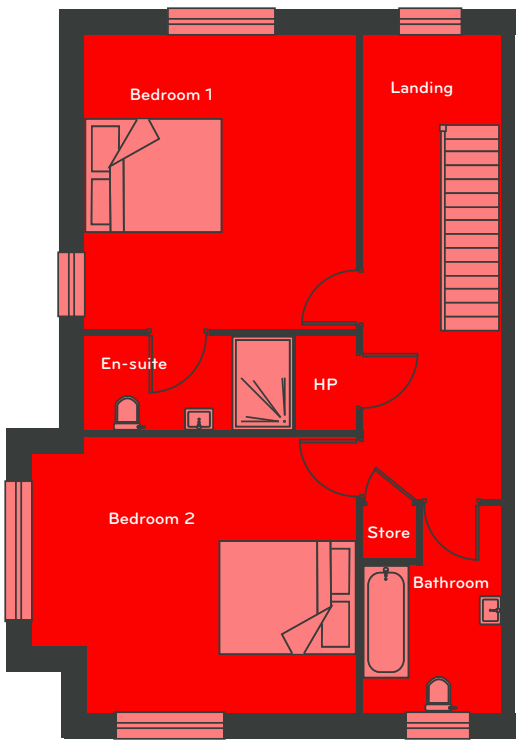
PHASE ONE

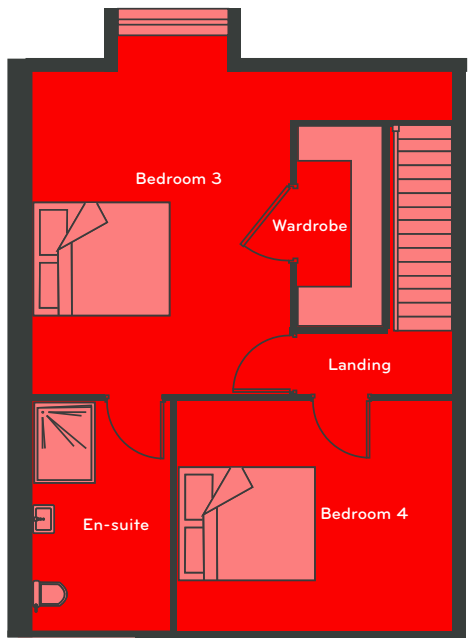
HOUSE TYPE B

4 BEDROOM SEMI-DETACHED

APPROX 188 SQ.M. / 2020 SQ.FT.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

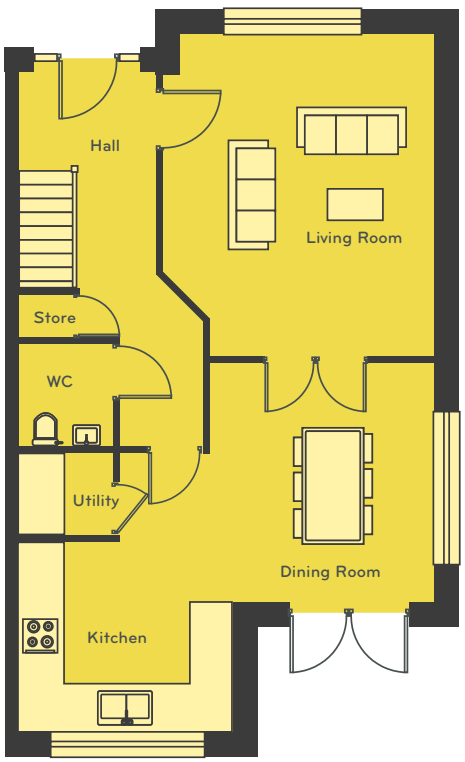
Floor plans are for illustrative purposes only. Layouts may vary.

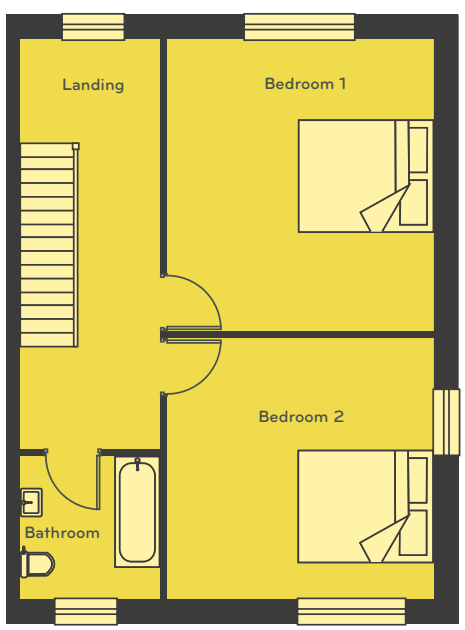
PHASE ONE

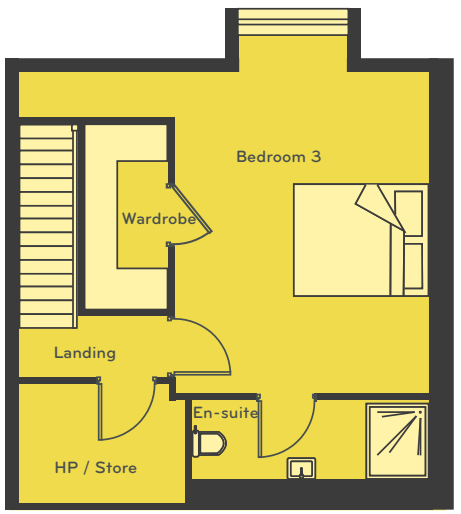
HOUSE TYPE C

3 BEDROOM SEMI-DETACHED

APPROX 146 SQ.M. / 1573 SQ.FT.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

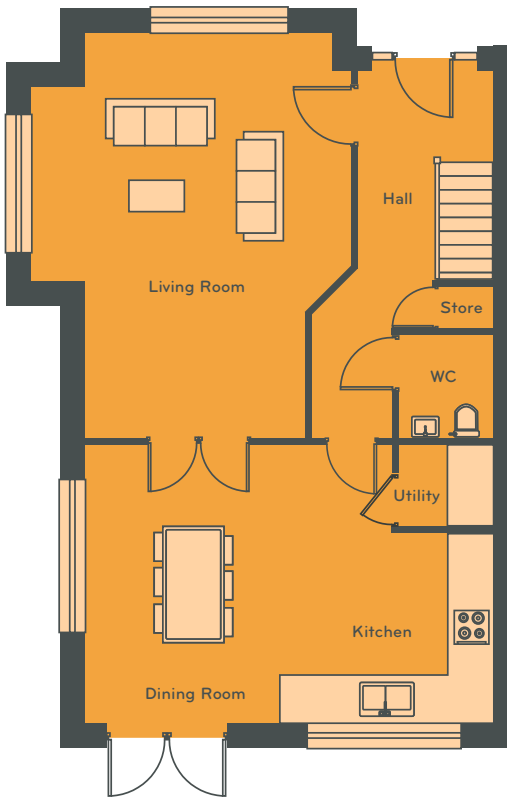
Floor plans are for illustrative purposes only. Layouts may vary.

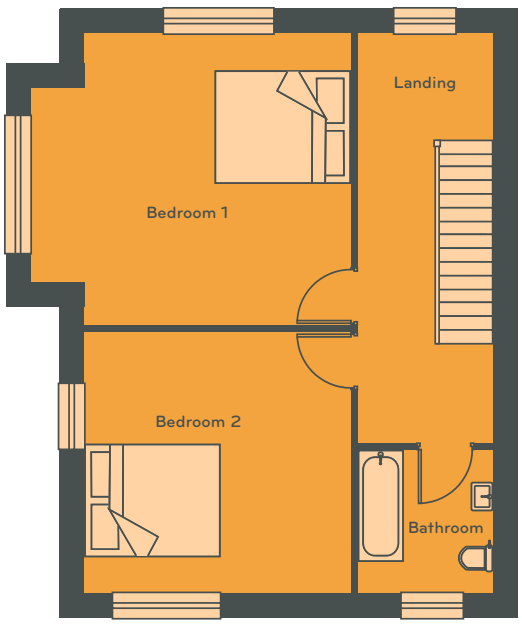
PHASE ONE

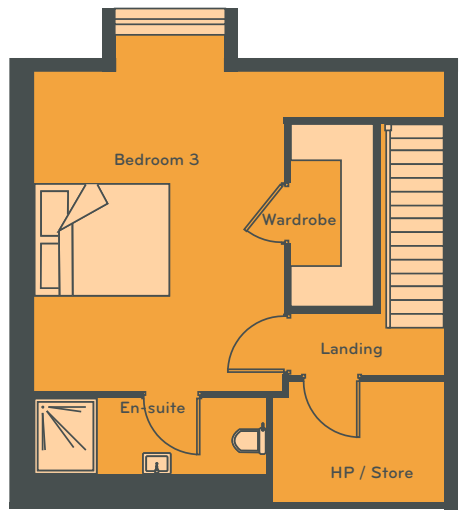
HOUSE TYPE D / D1

3 BEDROOM DETACHED / SEMI-DETACHED

APPROX 156 SQ.M. / 1683 SQ.FT.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

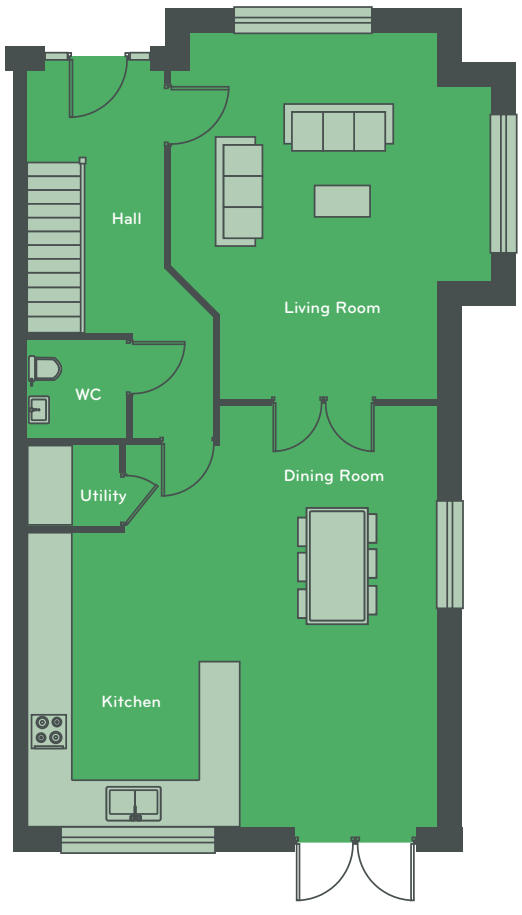
Floor plans are for illustrative purposes only. Layouts may vary.

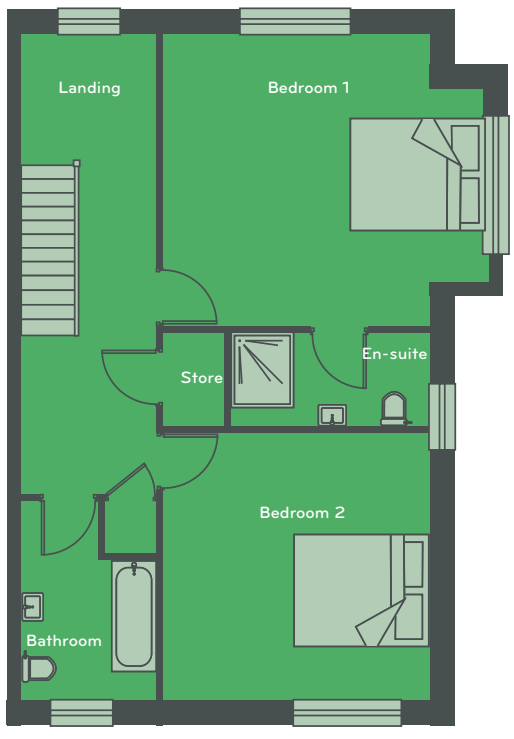
PHASE ONE

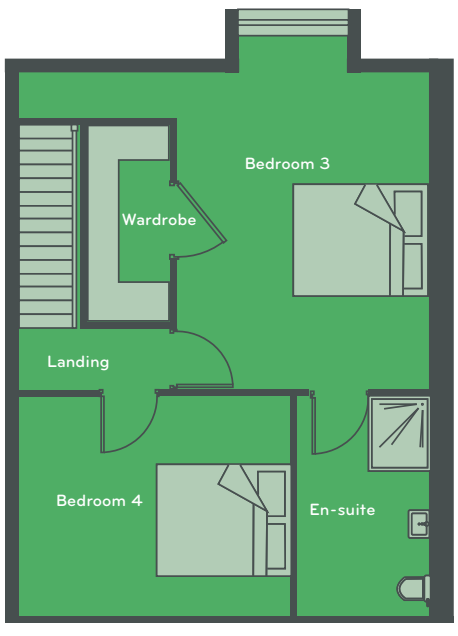
HOUSE TYPE **D2**

4 BEDROOM SEMI-DETACHED

APPROX 188 SQ.M. / 2020 SQ.FT.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

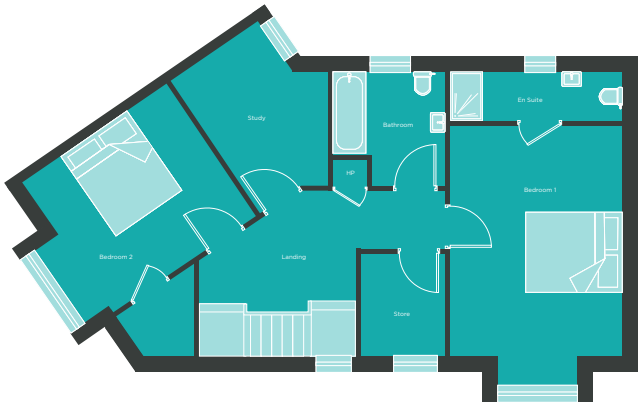
Floor plans are for illustrative purposes only. Layouts may vary.

PHASE TWO

HOUSE TYPE E

4 BEDROOM SEMI-DETACHED + STUDY

APPROX 171 SQ.M. / 1840 SQ.FT.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

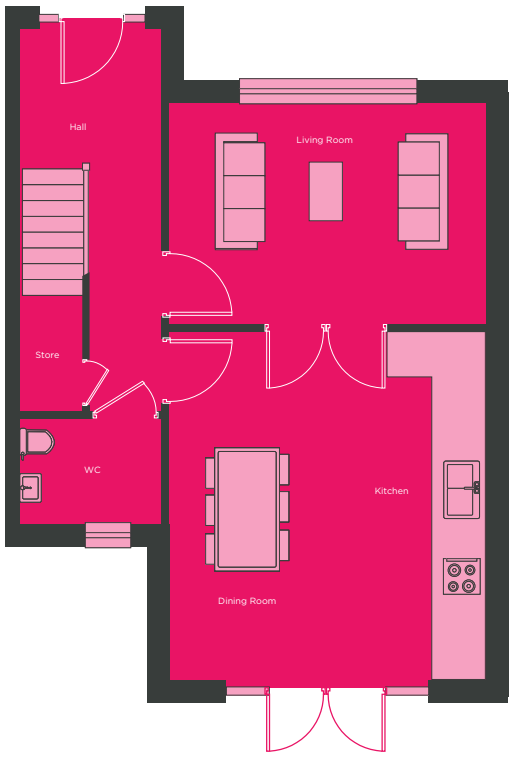
Floor plans are for illustrative purposes only. Layouts may vary.

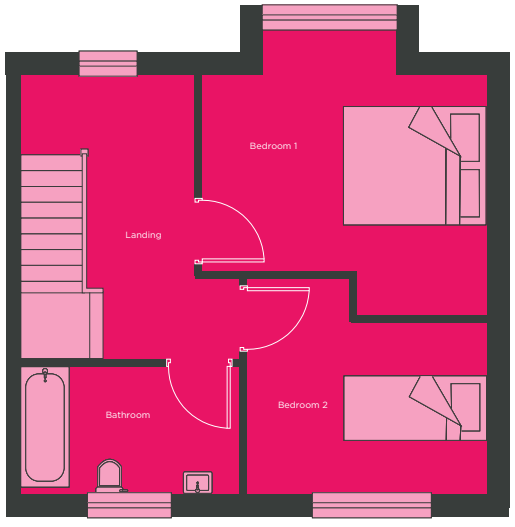
PHASE TWO

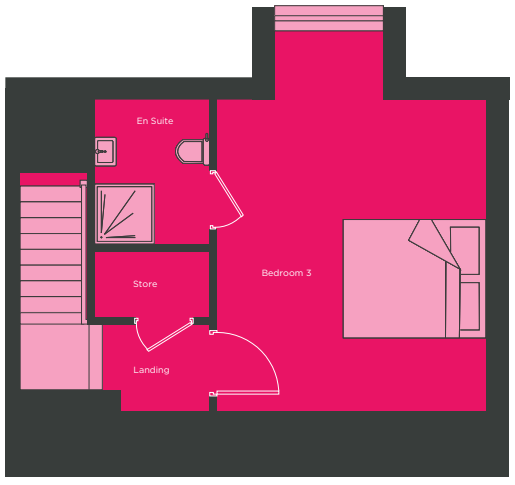
HOUSE TYPE F

3 BEDROOM SEMI-DETACHED

APPROX 119 SQ.M. / 1281 SQ.FT.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

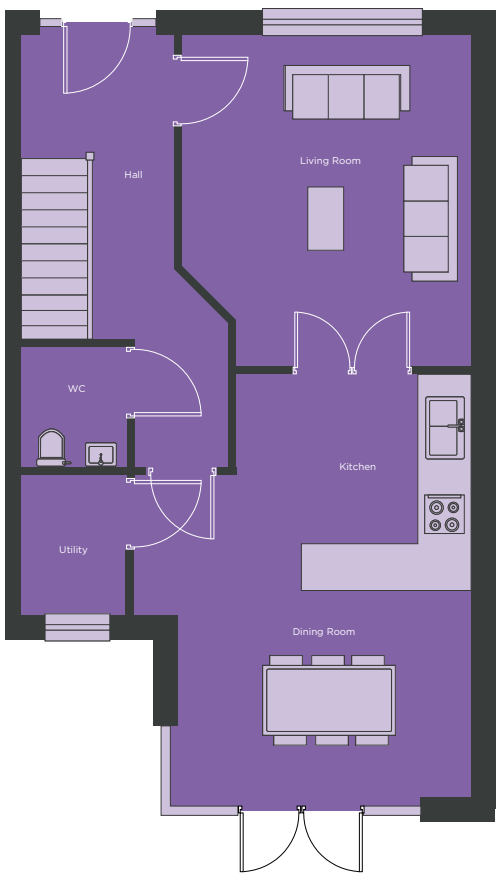
Floor plans are for illustrative purposes only. Layouts may vary.

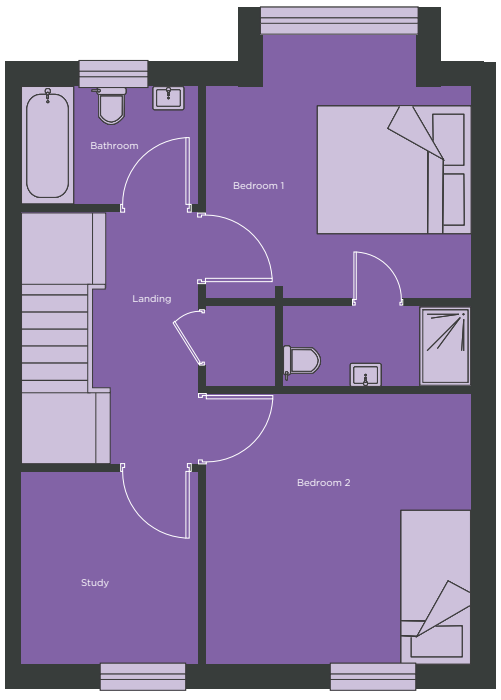
PHASE TWO

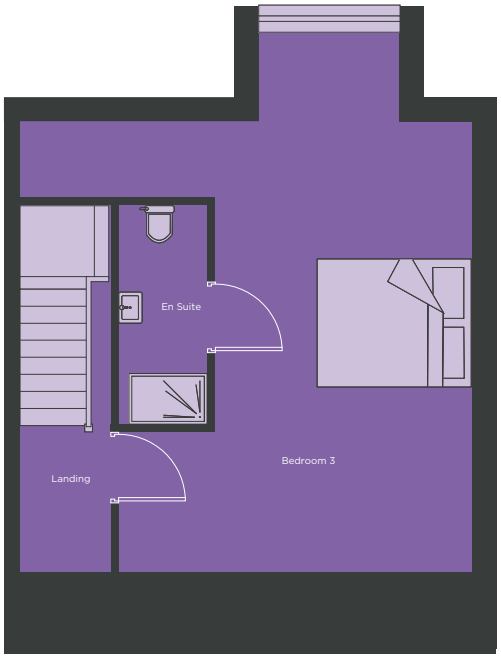
HOUSE TYPE G

3 BEDROOM HOUSE + STUDY

APPROX 126 SQ.M. / 1356 SQ.FT.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

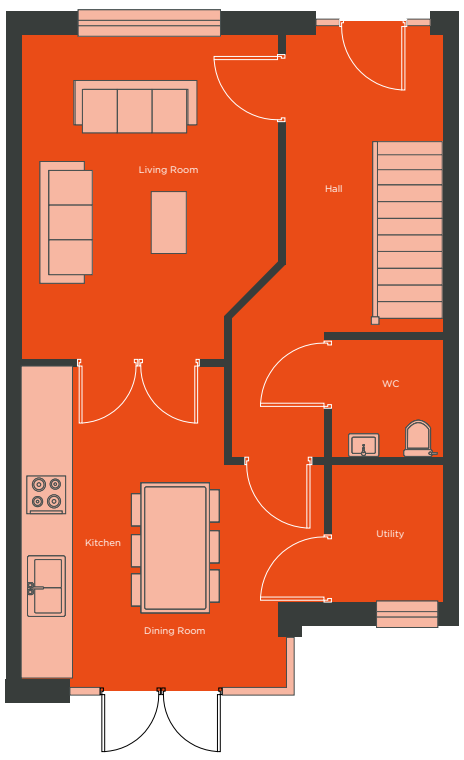
Floor plans are for illustrative purposes only. Layouts may vary.

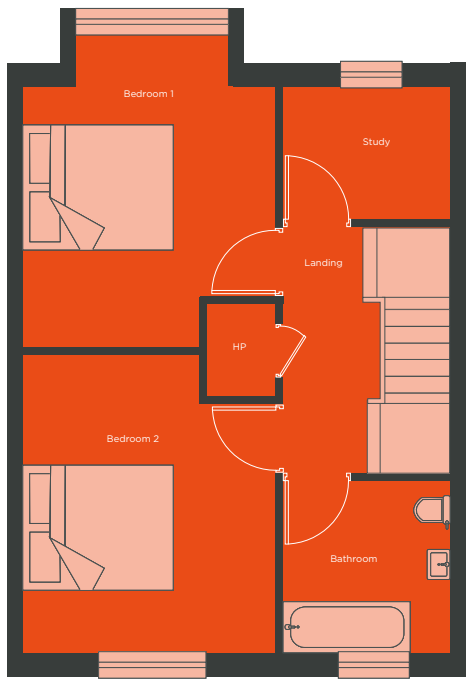
PHASE TWO

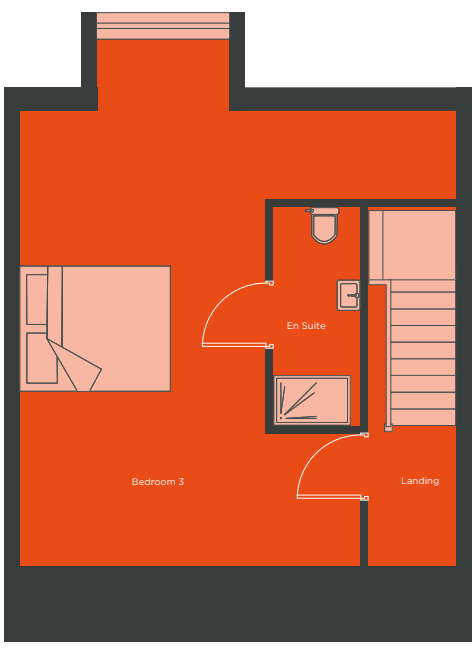
HOUSE TYPE H

3 BEDROOM HOUSE

APPROX 118 SQ.M. / 1270 SQ.FT.







GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

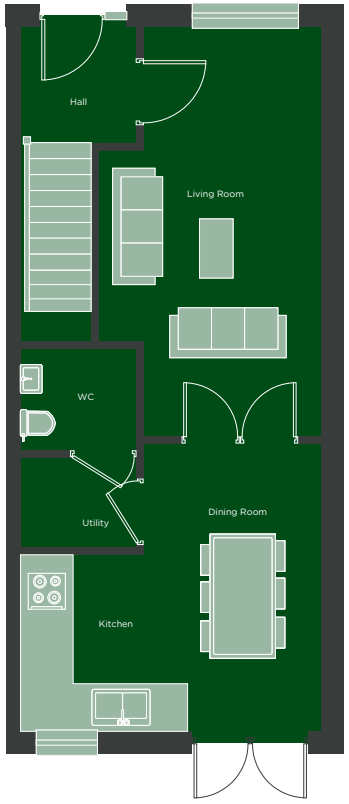
Floor plans are for illustrative purposes only. Layouts may vary.

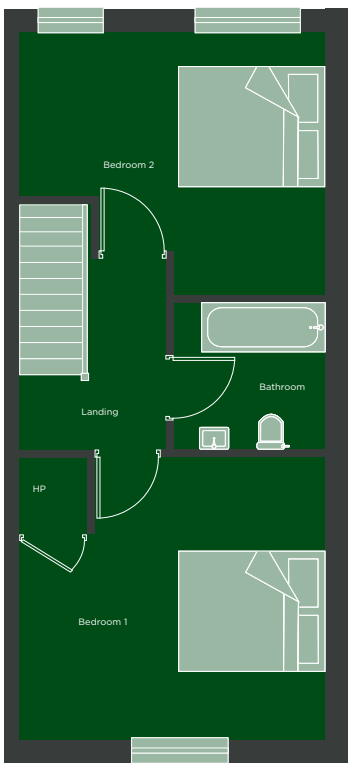
PHASE TWO

HOUSE TYPE I

2 BEDROOM HOUSE

APPROX 77 SQ.M. / 829 SQ.FT.





GROUND FLOOR

FIRST FLOOR

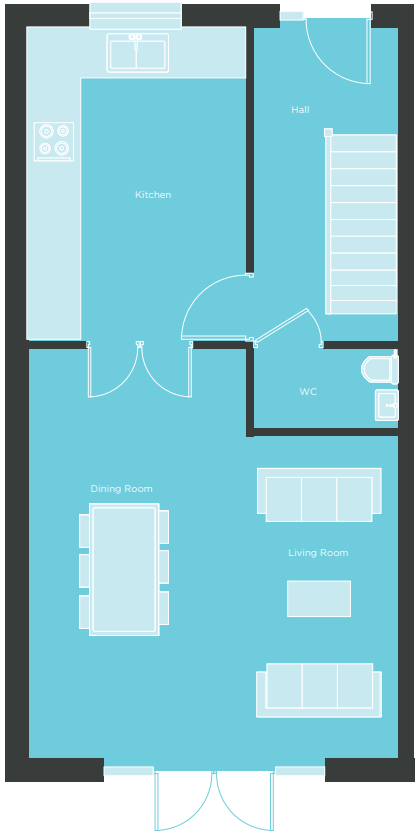
Floor plans are for illustrative purposes only. Layouts may vary.

PHASE TWO

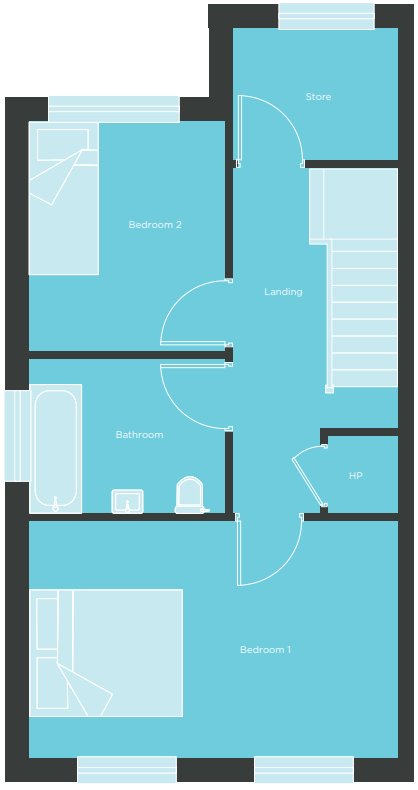
HOUSE TYPE J

3 BEDROOM SEMI-DETACHED

APPROX 110 SQ.M. / 1184 SQ.FT.



GROUND FLOOR



FIRST FLOOR

SECOND FLOOR

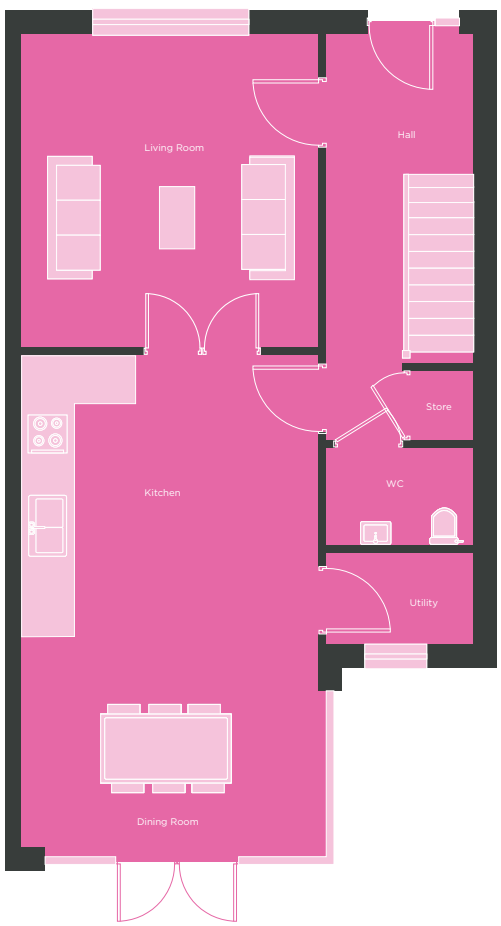
Floor plans are for illustrative purposes only. Layouts may vary.

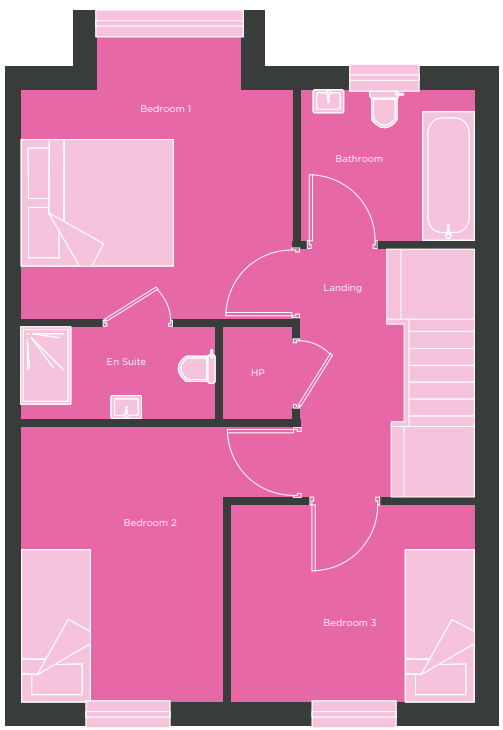
PHASE TWO

HOUSE TYPE K

4 BEDROOM SEMI-DETACHED HOUSE

APPROX 134 SQ.M. / 1442 SQ.FT.





GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

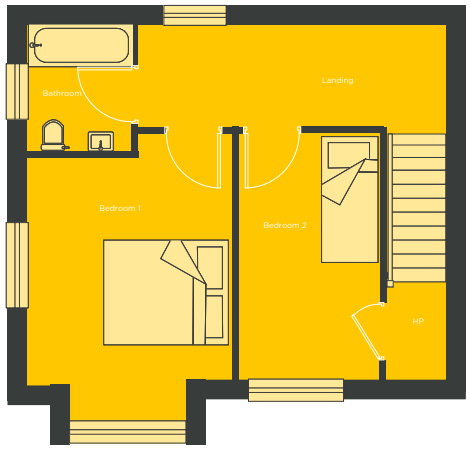
Floor plans are for illustrative purposes only. Layouts may vary.

PHASE TWO

HOUSE TYPE L

2 BEDROOM DETACHED

APPROX 73 SQ.M. / 786 SQ.FT.



GROUND FLOOR

FIRST FLOOR

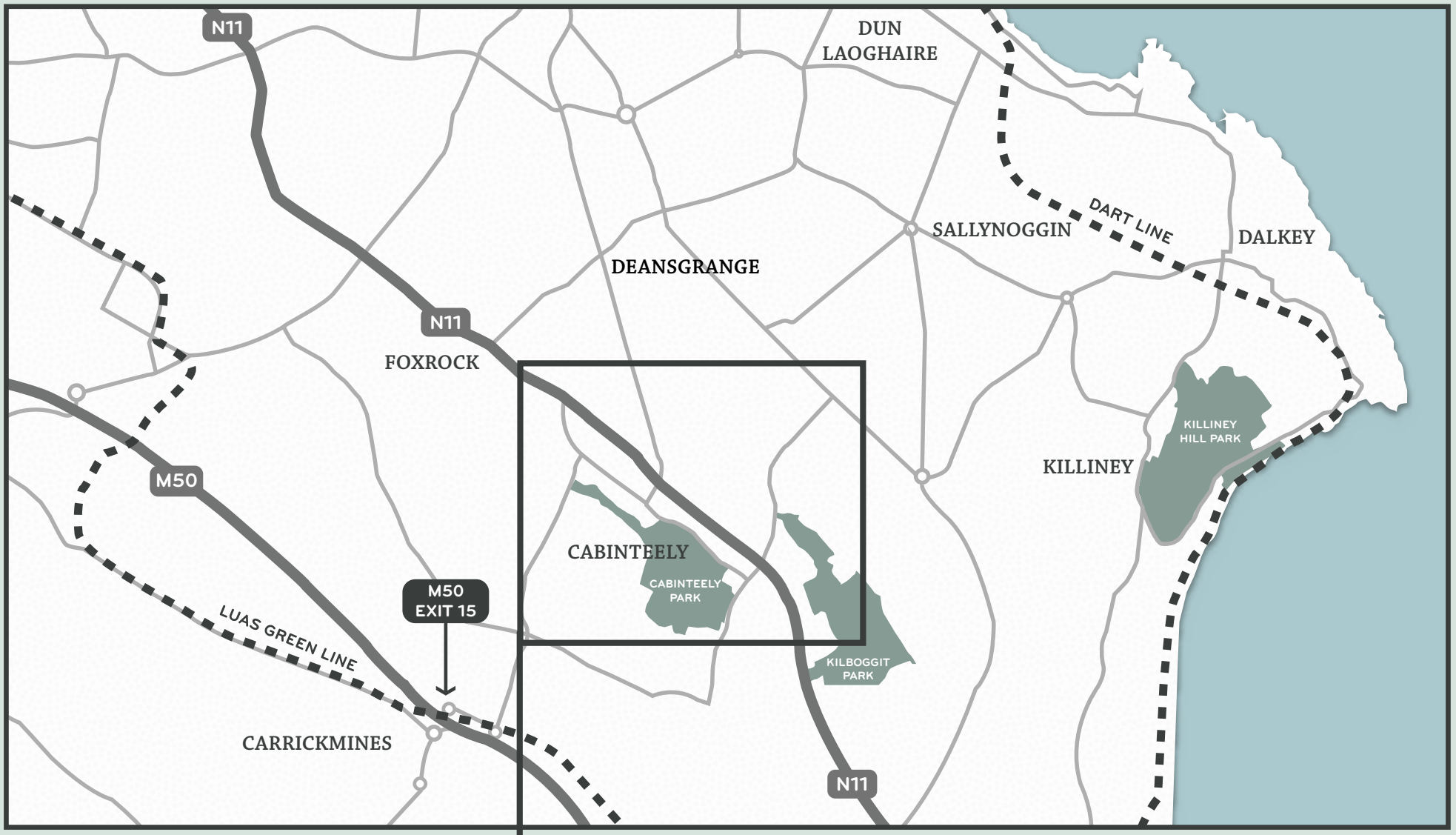
Floor plans are for illustrative purposes only. Layouts may vary.

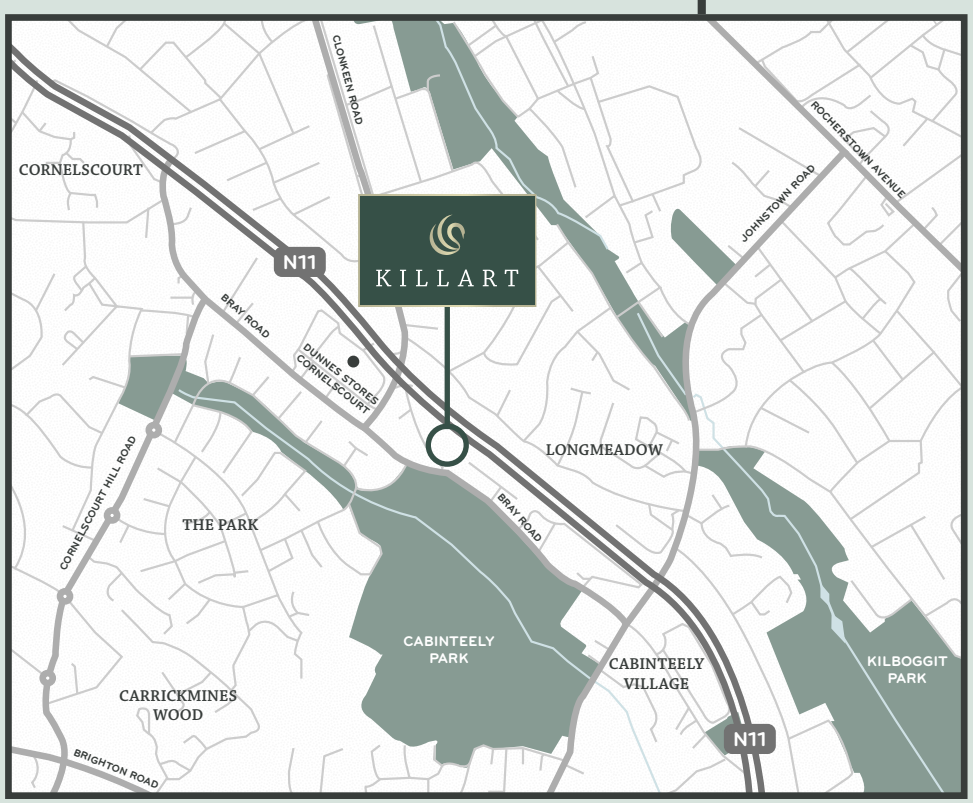
KINGSCROFT DEVELOPMENTS

Kingscroft Developments continues to develop up to date, quality homes with a value-for-money price tag. We develop new housing estates in areas that are located close to major cities and towns and that enjoy easy access to surrounding towns through the road and / or transport network.

This makes our homes an ideal choice for individuals and families who want to enjoy value-for-money together with wide ranging amenities, whilst providing fast and easy commuting opportunities.

At Kingscroft Developments we have built a solid reputation as one of Ireland's leading housebuilders. This is based on delivering superb homes at a number of locations in the greater Dublin area, along the East coast and in counties Kildare, Meath, Laois and Wicklow.





FOR SALES INFORMATION CONTACT:

Knight Frank
PRSA Licence: 001880

Kingscroft
Developments Limited

BER A3

A-Rated with Natural Gas

HomeBond

01 634 2466
KnightFrank.ie

1800 33 34 35
www.kingscroft.ie

Disclaimer: The particulars contained in this document were prepared from preliminary plans and specifications and are intended only as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, and are not necessarily comprehensive and may be subject to change. Knight Frank are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning consents. We have not made any investigation into the building regulations or other existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries.

www.killart.ie