



WOODBANK

DUBLIN 18



Cover and opposite page:

Shankill Lead Mine

In times gone by, prospectors followed a mineral rich line from the seashore at Killiney to the remote Glenmalure Valley in Co Wicklow. The lead and silver removed from this geological line ended up in a lead works at Ballycorus near Shankill, where today a tower-like chimney still remains, and is a local landmark. It still remains one of Dublin's iconic landmarks and is very much visible from Woodbank.





WOODBANK

Enjoy all the pleasures of city, coast and country living at Woodbank, an exclusive new development adjacent to the beautiful village of Shankill in South County Dublin.

Set against the backdrop of some of the most breathtaking scenery Ireland has to offer, Woodbank offers dwellers all the convenience of modern suburban living with the freedom of an enviable coastal location close to the Dublin Mountains.

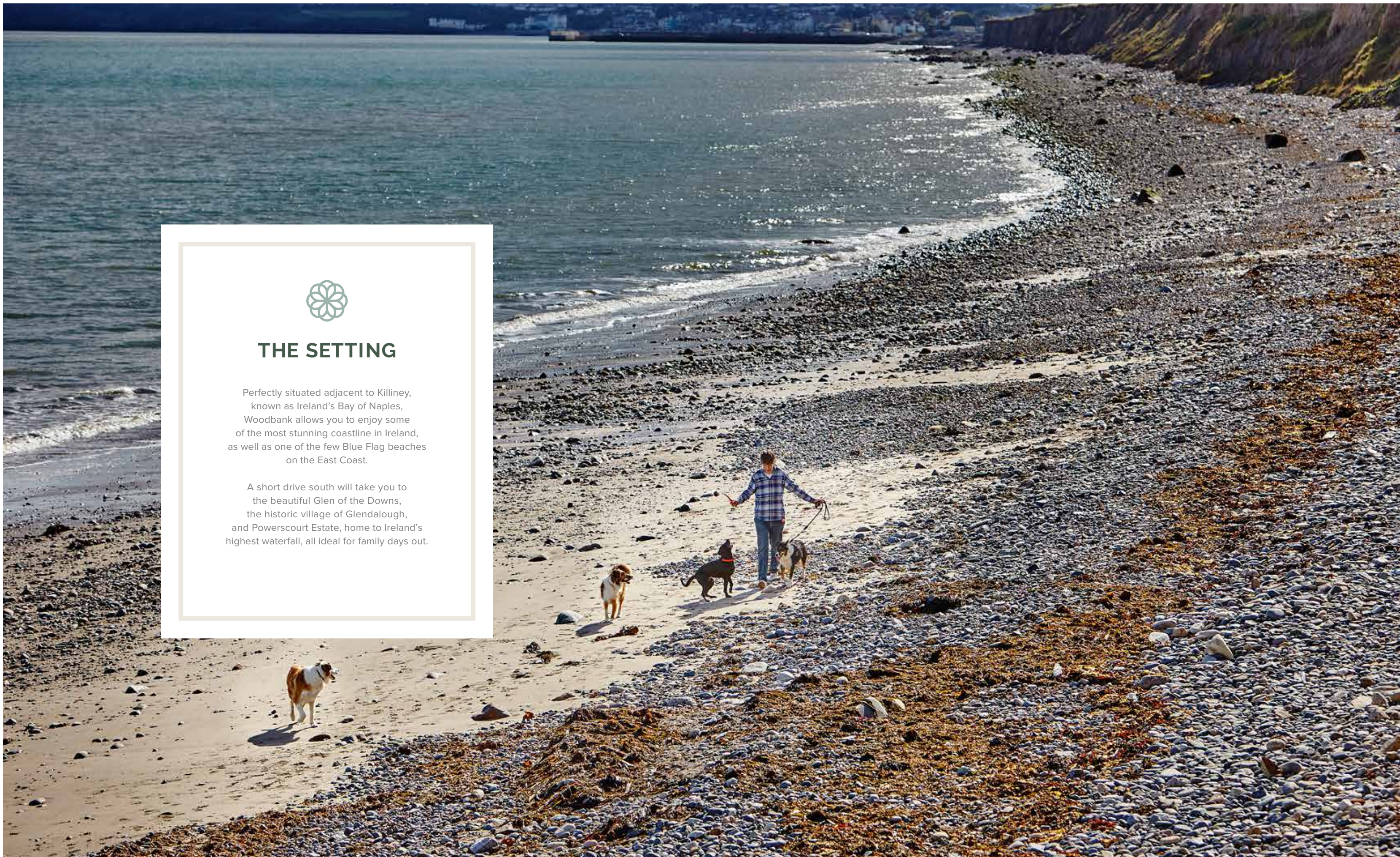
Perfect for young professionals, growing families and those looking to downsize, Woodbank comprises 4 bed semi-detached and terraced houses and 2 and 3 bed apartments and duplex, all designed and finished to a remarkably high standard.



THE SETTING

Perfectly situated adjacent to Killiney, known as Ireland's Bay of Naples, Woodbank allows you to enjoy some of the most stunning coastline in Ireland, as well as one of the few Blue Flag beaches on the East Coast.

A short drive south will take you to the beautiful Glen of the Downs, the historic village of Glendalough, and Powerscourt Estate, home to Ireland's highest waterfall, all ideal for family days out.





THE DEVELOPMENT

Woodbank is a new development of A-rated 4 bed semi-detached and terraced houses, 2 and 3 bed apartments and duplex. All finished to an incredibly high standard, Woodbank offers an impressive choice of homes perfect for growing families, young professionals wishing to put down roots and those looking to downsize.

The 58 homes comprise 40 four bed houses and 18 apartments and duplex, all generously sized and designed to be both energy efficient and cosy.



Woodbank's enviable location
allows you to enjoy a lifestyle
second to none



THE VILLAGE

The fashionable village of Shankill boasts a wide range of retail outlets, including a post office, pharmacy, convenience store and hardware. For families and avid readers, the village also contains an excellent public library.

Shankill is home to an array of cafés and restaurants, including the award-winning Brady's gastro-pub, famed for its quality bar-food and traditional beverages and craft beers.

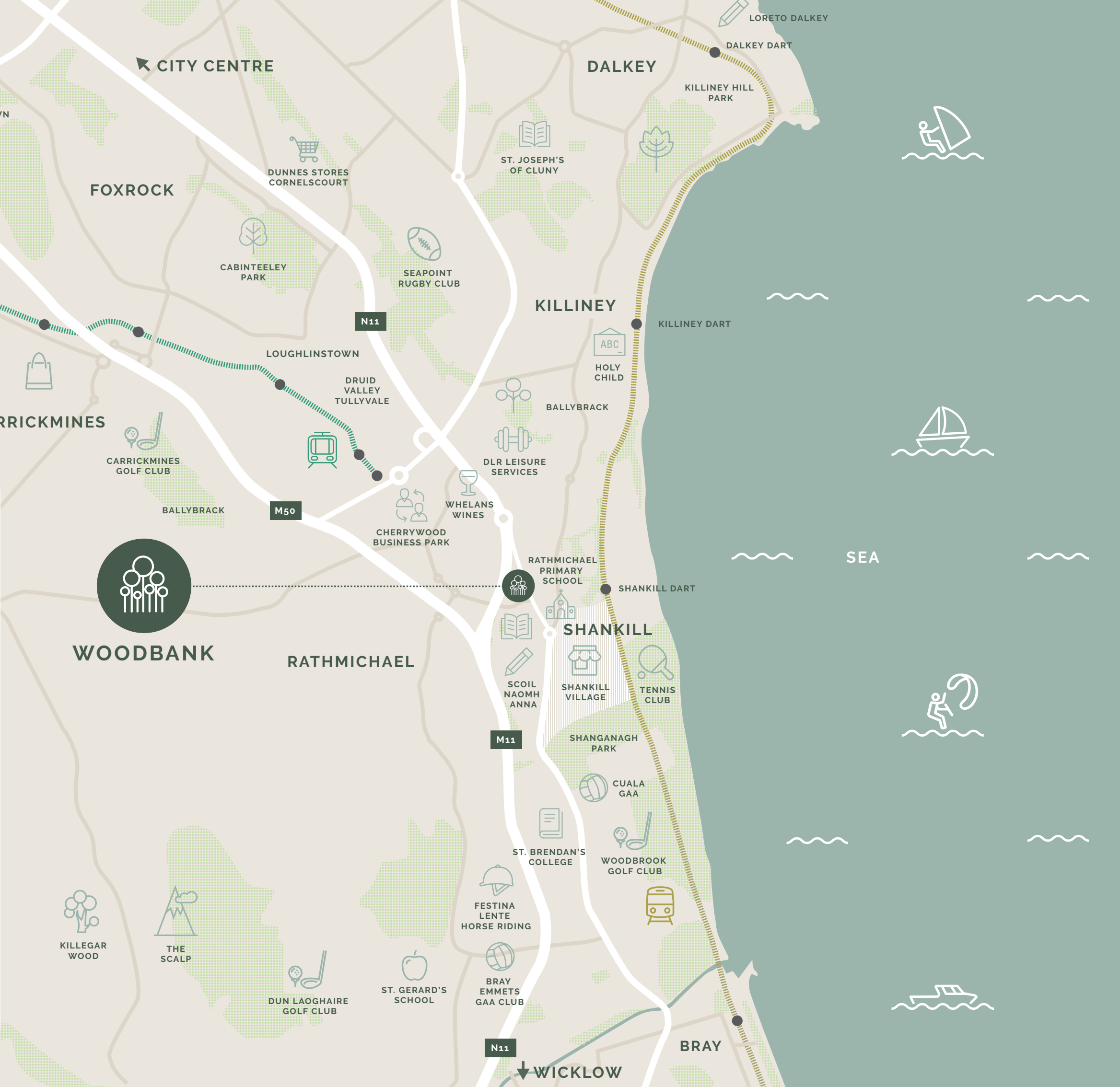
Other excellent choices for dining include Café Solo and the nearby Street Food Outlet.



Shankill is an excellent location for young families thanks to the abundance of well-regarded primary and second-level schools in the area. Just some of the secondary school options include Holy Child, Killiney; Blackrock College; Newpark Comprehensive; Loreto College Dalkey; and Presentation College Bray. For younger children, both Scoil Naomh Anna and Rathmichael Parish Primary School are within walking distance.

Thanks to its unparalleled transport links, Shankill is also close to a number of other retail and lifestyle hubs, including Dundrum Town Centre, Stillorgan Village, Blackrock Shopping Centre, Cornelscourt and The Park, Carrickmines. The bustling seaside town of Bray is only a five-minute drive away whilst Dalkey village is a mere 7 minute drive north.

ON YOUR DOORSTOP





Shankill and its environs offer an impressive array of sporting amenities, from gyms to golf, rugby and tennis clubs

The stunning coastline from Shankill to Killiney is the perfect setting for those who love the peace of the sea. Enjoy all manner of watersports, or simply add an evening stroll into your day, the perfect antidote to a stressful workday.

Families will love spending long summer days down at the Blue Flag beach, enjoying the crystal-clear water and exploring all the wonders the coastline has to offer.



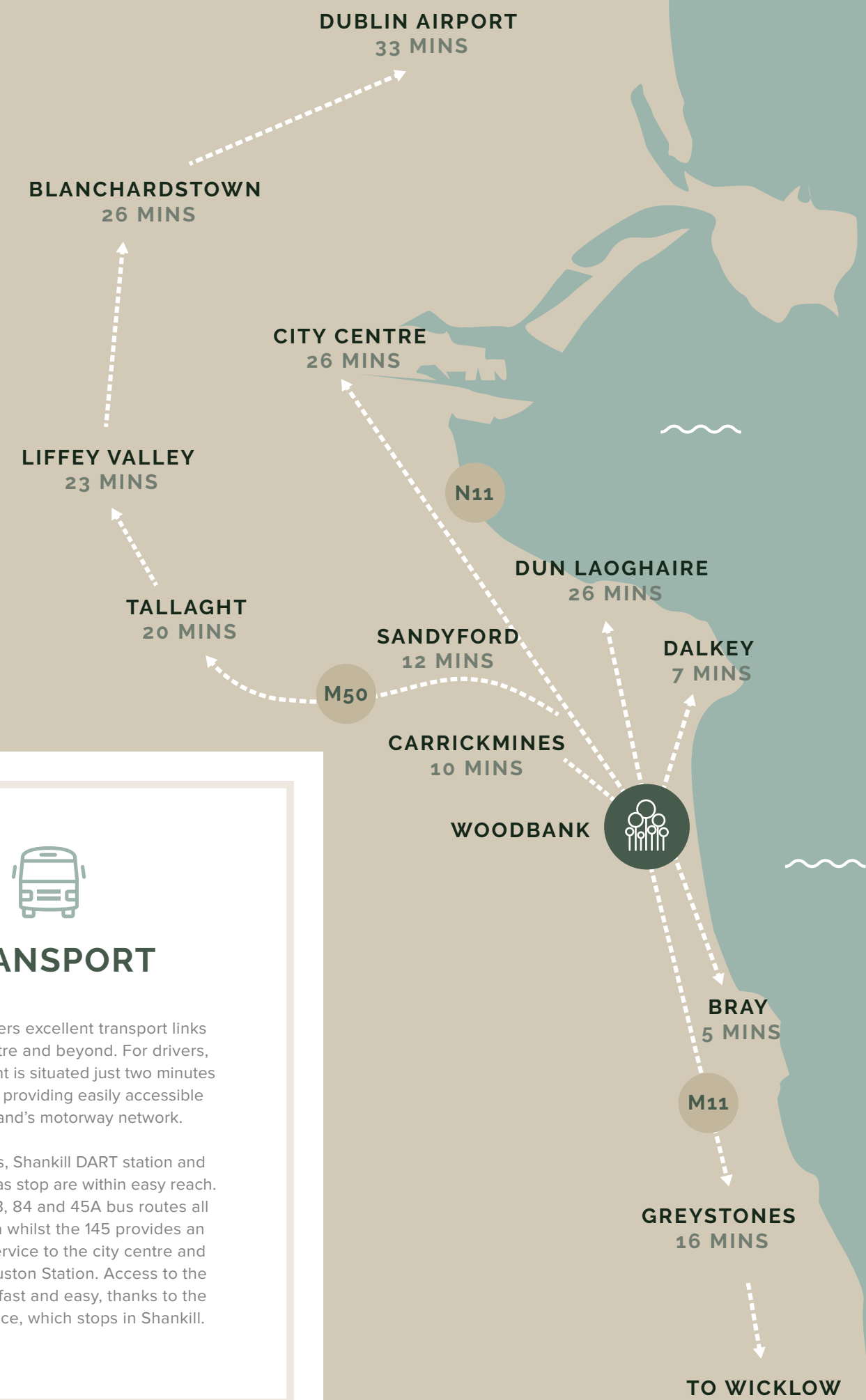
SPORTS & ACTIVITIES

Shankill village is home to well-known tennis and bowling clubs, while golfers will flock to Woodbrook Golf Club, just five minutes away, which boasts incredible views of Dublin Bay and the Dublin Mountains.

Shankill is truly a haven for those who love the outdoors. Hikers can enjoy the many trails and paths in the nearby Dublin Mountains, or tackle the Sugar Loaf, only a short drive away.

Closer to home, golfers can choose from an array of noteworthy clubs, including Carrickmines and Dun Laoghaire. Undoubtedly the jewel in the crown is the stunning Woodbrook Golf Club, which has hosted the Irish Open.

Well-established rugby, tennis, bowls and GAA clubs are also close by, while water sports enthusiasts can choose from a selection of sailing clubs or even give wind-surfing a try!



TRANSPORT

Woodbank offers excellent transport links to the city centre and beyond. For drivers, the development is situated just two minutes from the M50, providing easily accessible links to Ireland's motorway network.

For commuters, Shankill DART station and Cherrywood Luas stop are within easy reach. The reliable 7B, 84 and 45A bus routes all serve the area whilst the 145 provides an exceptional service to the city centre and beyond to Heuston Station. Access to the airport is also fast and easy, thanks to the Aircoach service, which stops in Shankill.



The area's top-class transport infrastructure provides residents with easy access to nearby towns and villages, as well as the capital

Woodbank's location provides easy access to a range of bustling towns and amenities, as well as Dublin city centre. The busy town of Bray is only one stop away on the DART network, and offers a wide range of shopping facilities as well as plenty of family-friendly leisure amenities on the seafront. Just one more stop on the DART will take you to picturesque Greystones, with its scenic coastline and wonderful cafés and local shops.

For foodies, the elegant village of Dalkey offers a range of high-class restaurants and bars, and is situated only minutes away. Or simply jump on the DART and enjoy the scenic trip along the coastline into the city centre, a journey taking only 30 minutes. If you're feeling adventurous, stay on the DART and travel on to Howth or Malahide, and enjoy the huge array of fine restaurants in both destinations.

Alternatively, the Luas Green Line stops in Cherrywood, located just minutes from Woodbank, and travels through some stunning locales in South Dublin to its final destination, St. Stephens Green. Stay on the tram for the relaxing trip into the city centre, or stop off at one of the scenic villages or towns along the way.



A bright and spacious interior makes modern living a breeze at Woodbank. Each room makes the most of natural light thanks to generous windows and patio doors. Outdoor space is maximised with balconies and patio areas, and strong glass doors allow you to really bring the outside in.

Much attention is given to strong design and stylish finishes, but comfort is never compromised thanks to an abundance of musthave modern conveniences. A house is truly a home at Woodbank.



A bright and spacious interior makes modern living a breeze at Woodbank





The hub of the home is the roomy kitchen/diner, a generous space that is versatile enough to suit every need



The hub of the home is the roomy kitchen/diner, a generous area that is versatile enough to suit every need. Fast-paced family living is well catered for, with a modern breakfast bar for quick meals and snacks on the go, and a large dining area for family dinners. The sleek styling of the spacious room means that it's the perfect place for more formal occasions too.

Large bedrooms make a good night's sleep easy at Woodbank. Big windows and patio doors allow the natural sunlight flood the room, while the elegant design and clean lines will soothe even the most frazzled of minds. Generous storage will help keep everything neat and tidy, ensuring that your bedroom stays a perfect sanctuary of rest and relaxation.



Everyday living is luxurious at Woodbank, with every room and area designed to the highest of standards. Top-class finishes are used throughout to create truly enviable spaces. Comfortable communal areas make every dwelling a true home, while modern luxuries like spacious bathrooms, walk-in wardrobes and under stairs storage are no longer the stuff of dreams at this beautiful development.



A new development of 4 bedroom houses and 2 and 3 bed apartments and duplex situated beside the lovely village of Shankill in South County Dublin.

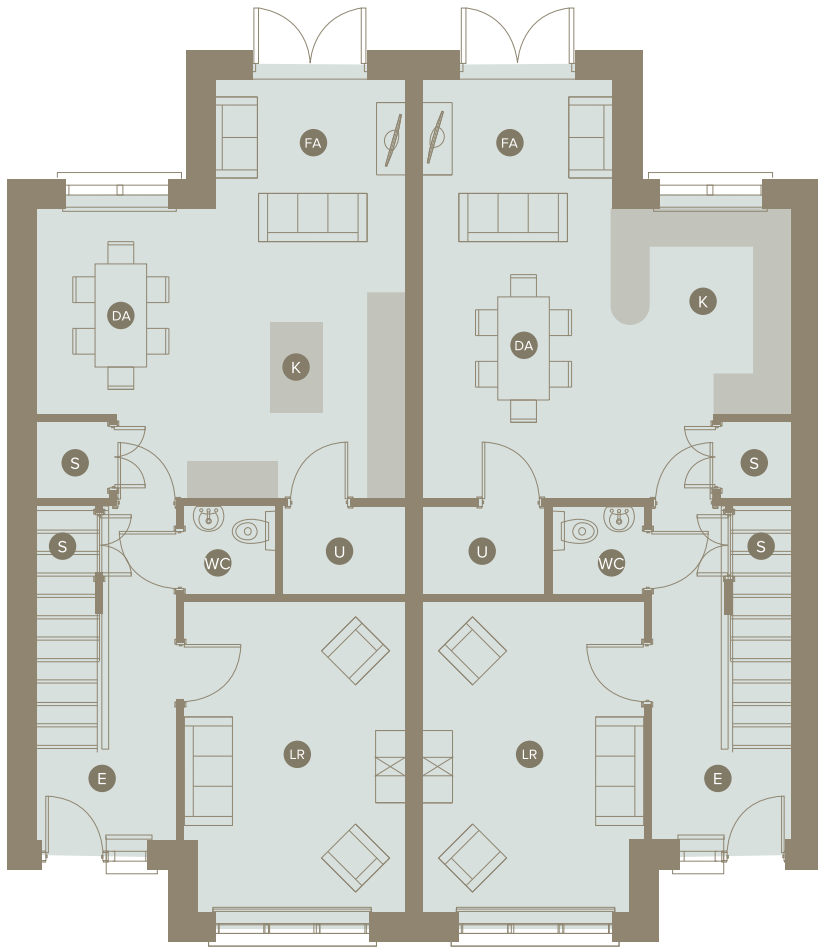
SITE PLAN

- **House Type A**
4 bed semi-detached
- **House Type B**
4 bed semi-detached
- **House Type C**
4 bed terraced
- **Building 1 & 4**
2 x 3 bed apartment
4 x 2 bed apartment
6 x 3 bed upper duplex
- **Building 2 & 3**
4 x 3 bed duplex
2 x 2 bed plus study apartment



HOUSE TYPE A

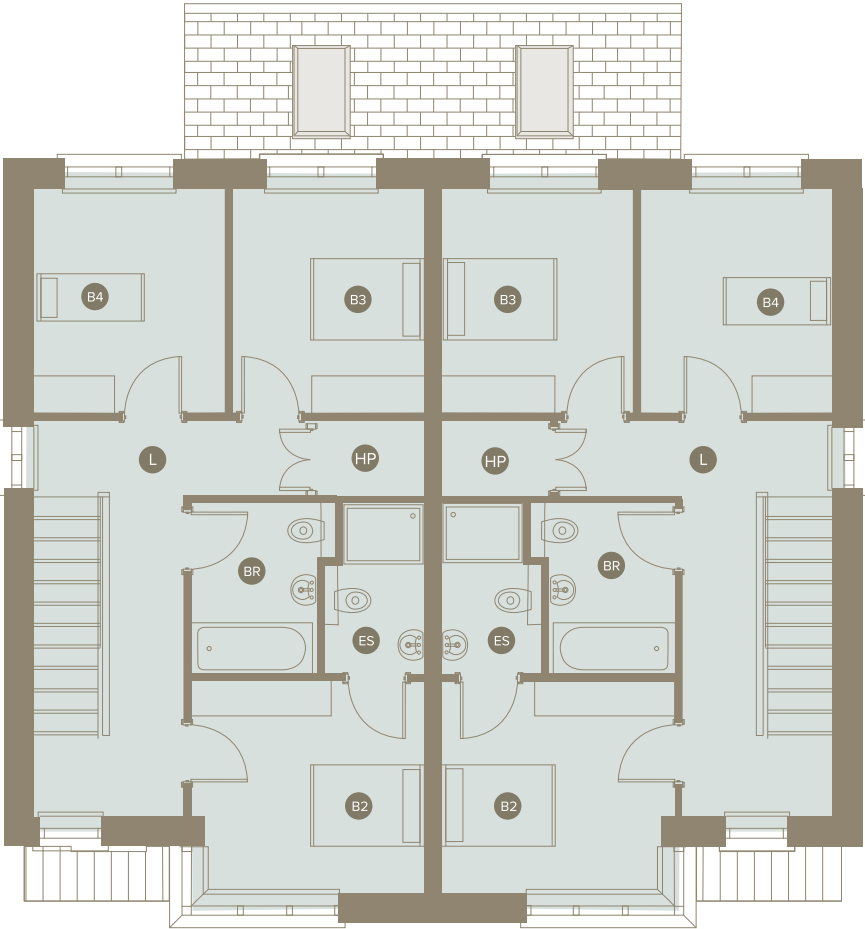
4 bed semi-detached
158 sqm/1,700 sqft approx



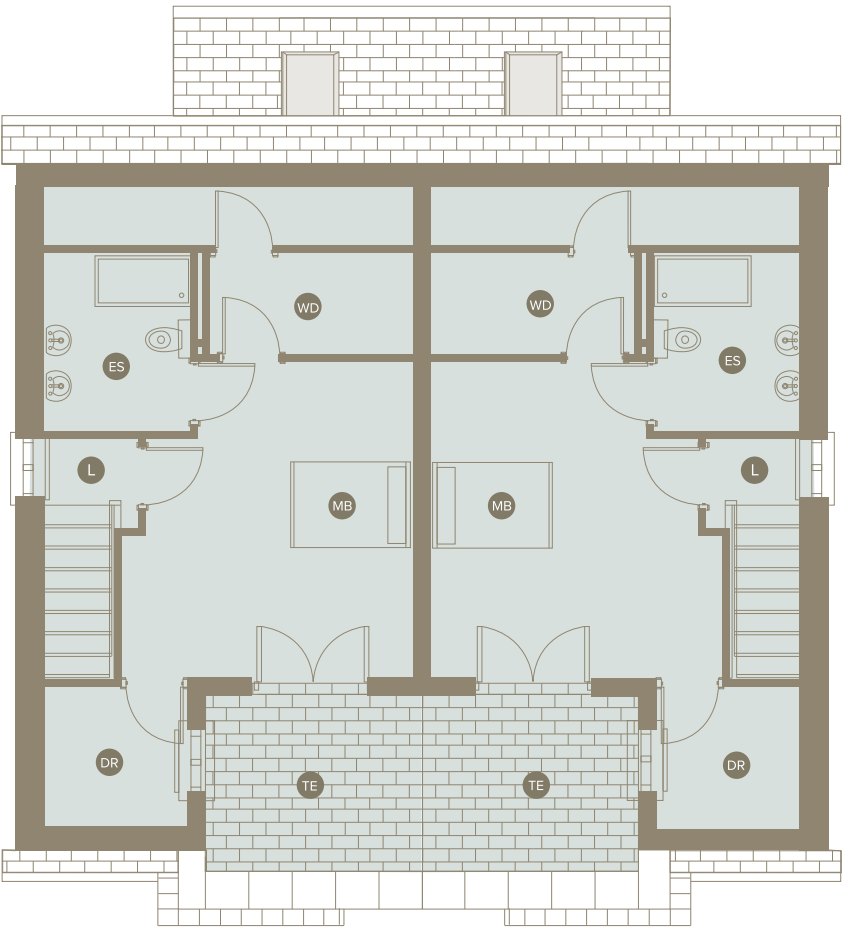
GROUND FLOOR

LEGEND

- E** Entrance **LR** Living Room **S** Stairs/Store **WC** Toilet
K Kitchen **U** Utility **DA** Dining Area **FA** Family Area
L Landing **HP** Hot Press **B2** Bedroom 2 **B3** Bedroom 3
B4 Bedroom 4 **BR** Bathroom **MB** Master Bedroom
ES En Suite **WD** Wardrobe **DR** Dressing Room **TE** Terrace



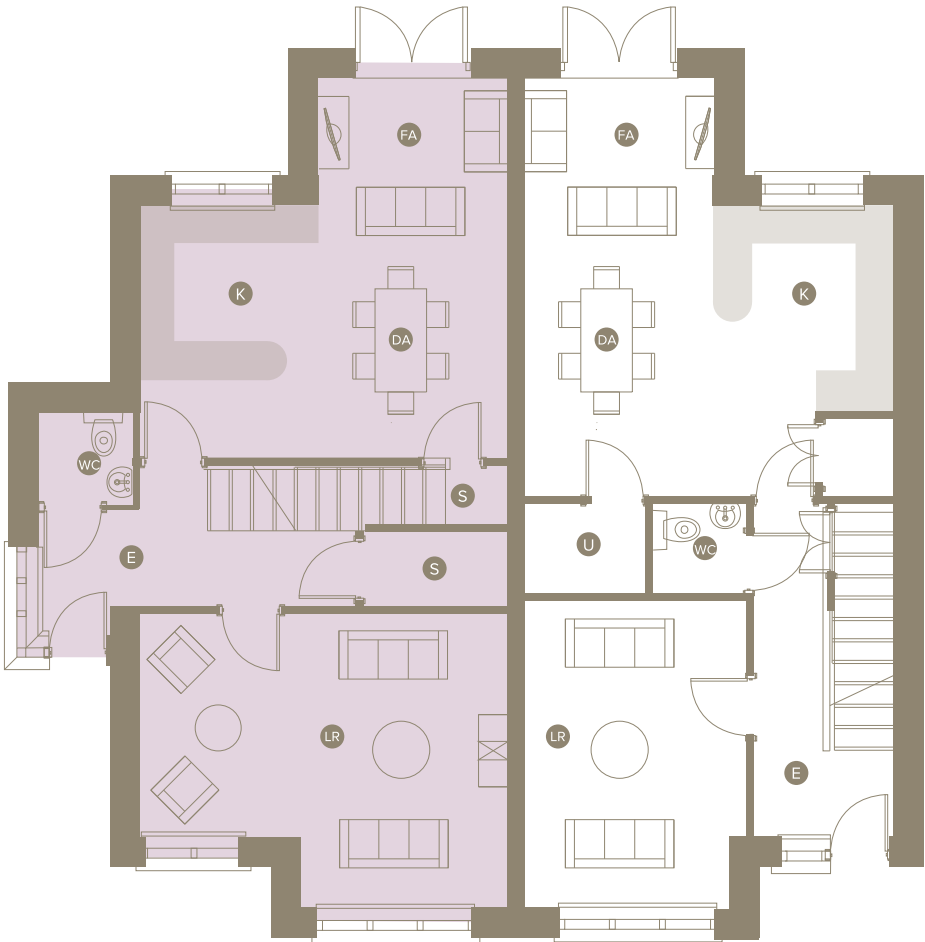
FIRST FLOOR



SECOND FLOOR

HOUSE TYPE B

4 bed semi-detached
171 sqm/1,840 sqft approx



GROUND FLOOR

LEGEND

- E** Entrance **LR** Living Room **S** Stairs/Store **WC** Toilet
K Kitchen **U** Utility **DA** Dining Area **FA** Family Area
L Landing **HP** Hot Press **B2** Bedroom 2 **B3** Bedroom 3
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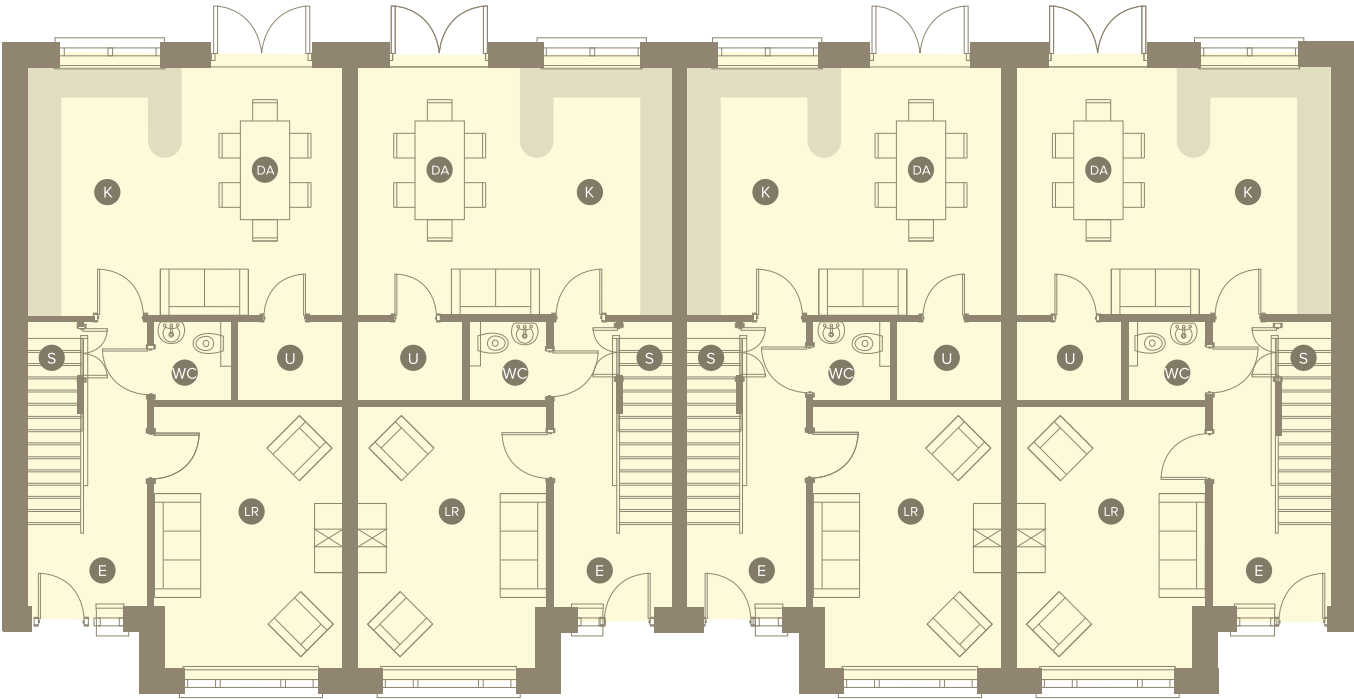
FIRST FLOOR



SECOND FLOOR

HOUSE TYPE C

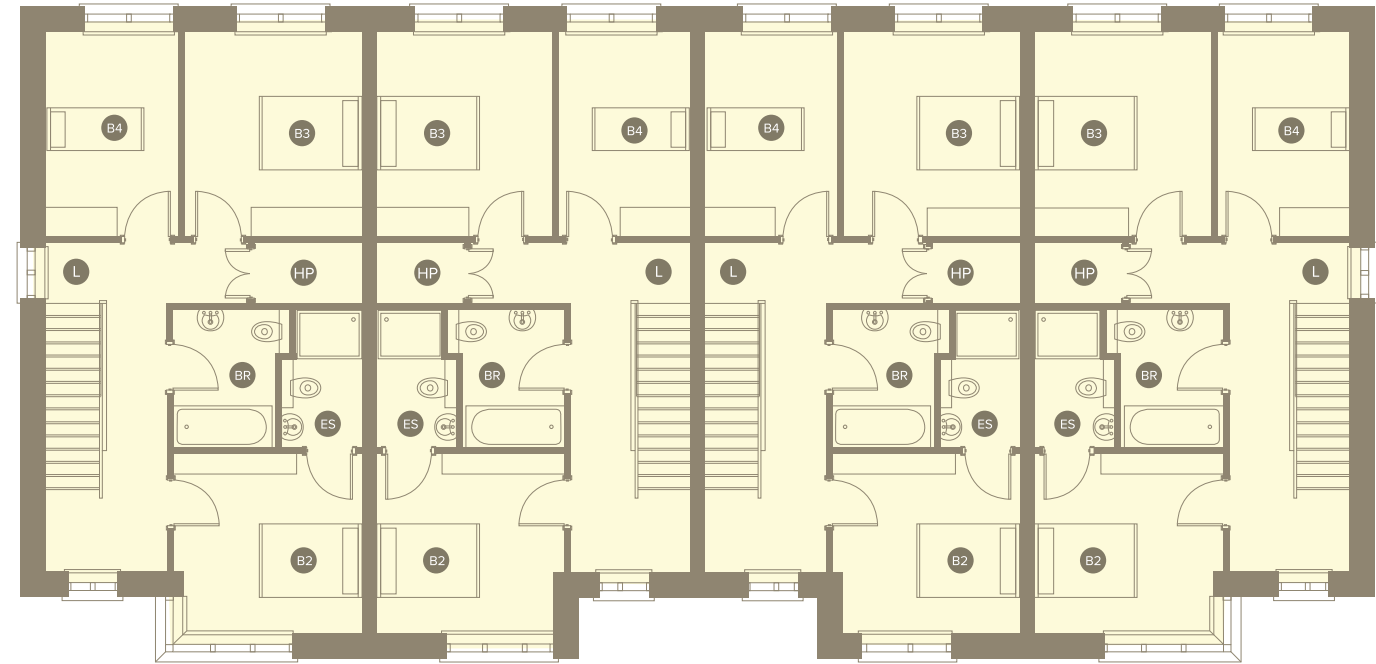
4 bed terraced
151.4 sqm/1,630 sqft approx



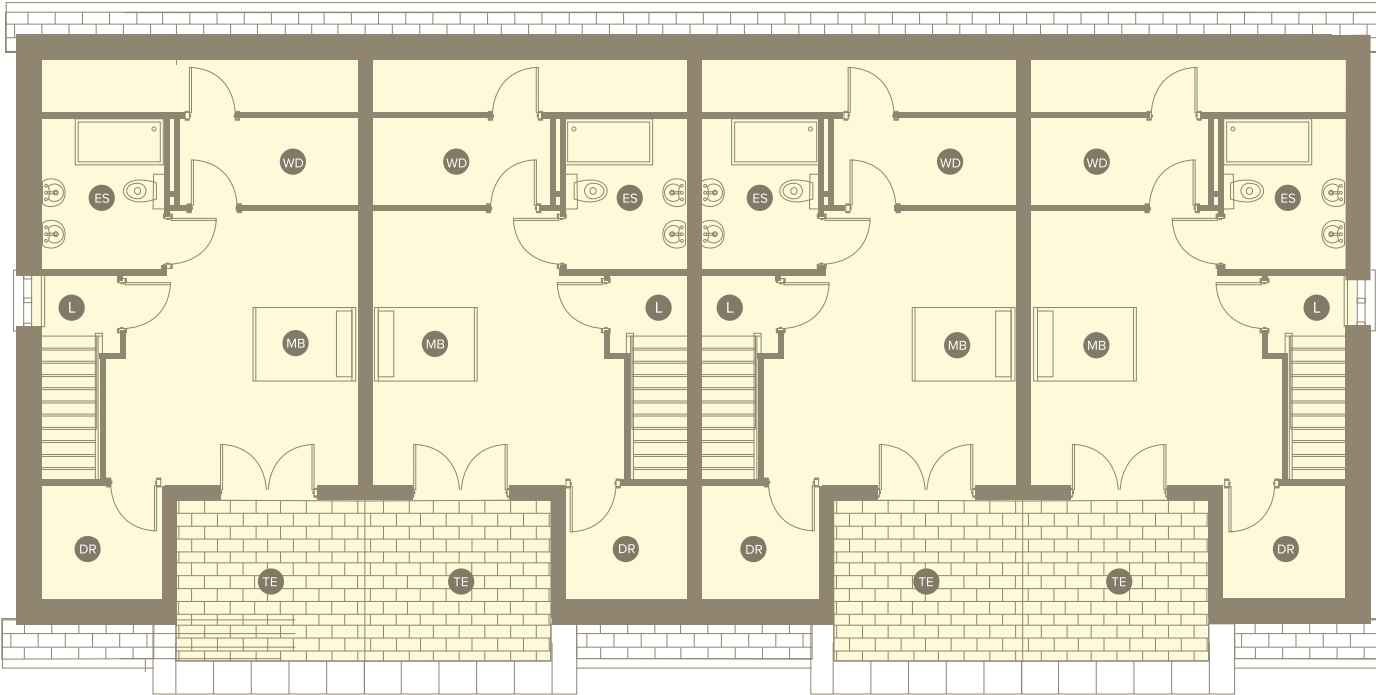
GROUND FLOOR

LEGEND

- E Entrance LR Living Room S Stairs/Store WC Toilet
- K Kitchen U Utility DA Dining Area L Landing
- HP Hot Press B2 Bedroom 2 B3 Bedroom 3 B4 Bedroom
- 4 BR Bathroom MB Master Bedroom ES En Suite
- WD Wardrobe DR Dressing Room TE Terrace



FIRST FLOOR

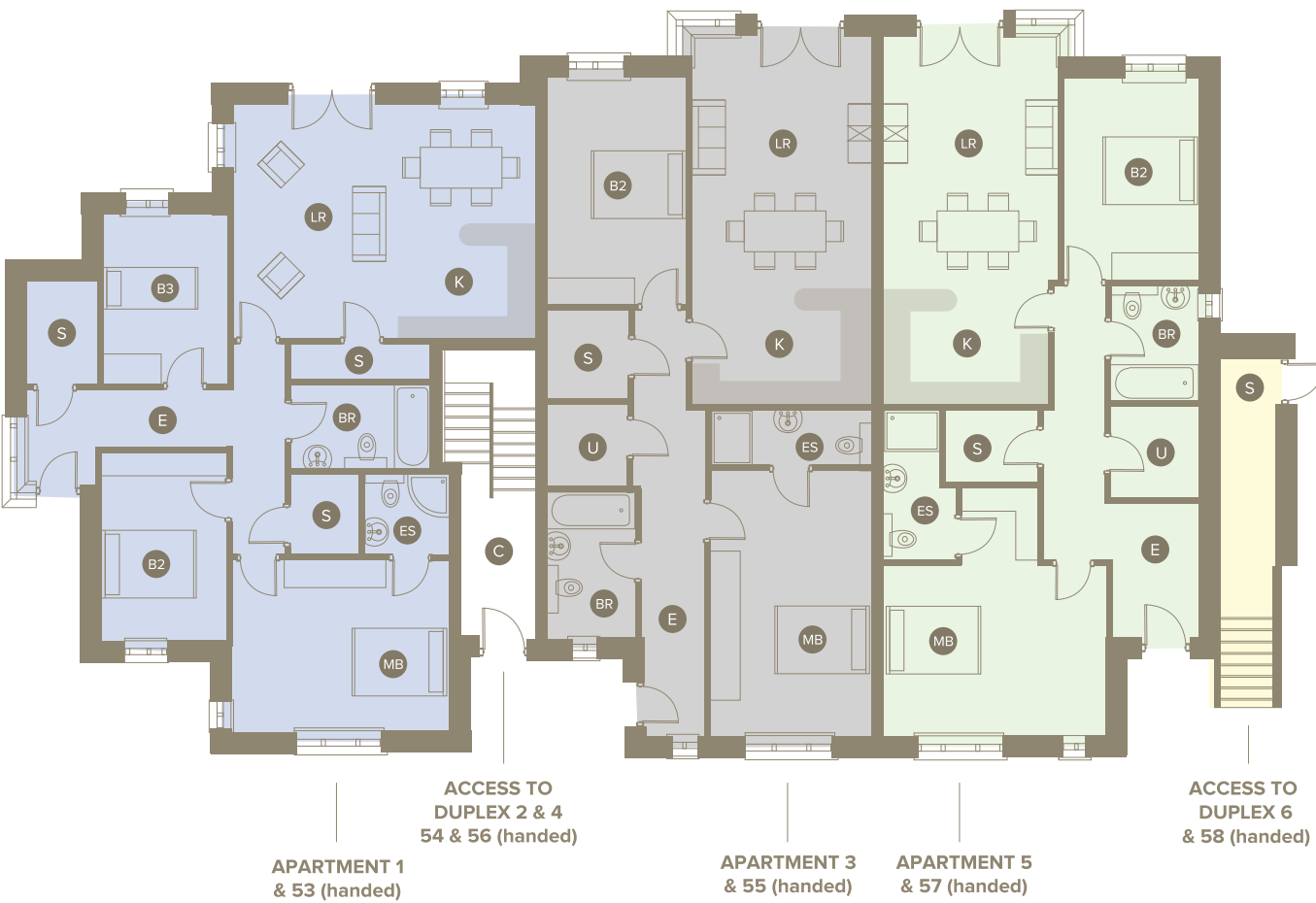


SECOND FLOOR

BUILDING 1 & 4

1&53: 3 bed apartment, 103 sqm/1,109 sqft
2&54: 3 bed upper duplex, 129.5 sqm/1,394 sqft
3,5,55&57: 2 bed apartment, 88.3 sqm/950 sqft
4,6,56&58: 3 bed upper duplex, 133.2 sqm/1,434 sqft

Note: Plans refer to Building 1. Building 4 plans are reversed.



GROUND FLOOR

LEGEND

E Entrance **LR** Living Room **S** Stairs/Store **WC** Toilet
K Kitchen **U** Utility **DA** Dining Area **FA** Family Area
L Landing **HP** Hot Press **B2** Bedroom 2 **B3** Bedroom 3
B4 Bedroom 4 **BR** Bathroom **MB** Master Bedroom
WD Wardrobe **DR** Dressing Room **TE** Terrace



FIRST FLOOR

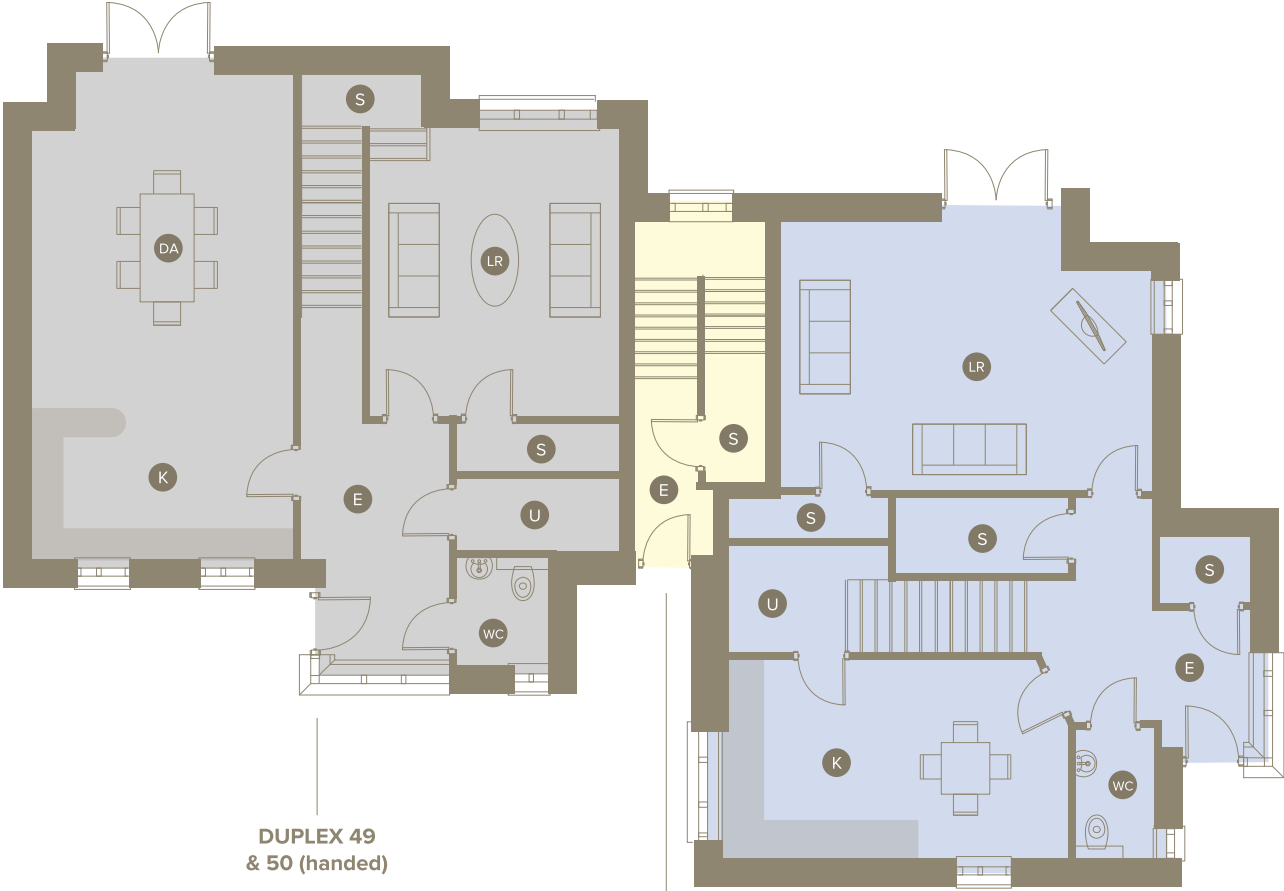


SECOND FLOOR

BUILDING 2 & 3

49&50: 3 bed duplex, 145 sqm/1,561 sqft
48&51: 2 bed plus study apartment, 103 sqm/1,109 sqft
47&52: 3 bed duplex, 140 sqm/1,507 sqft

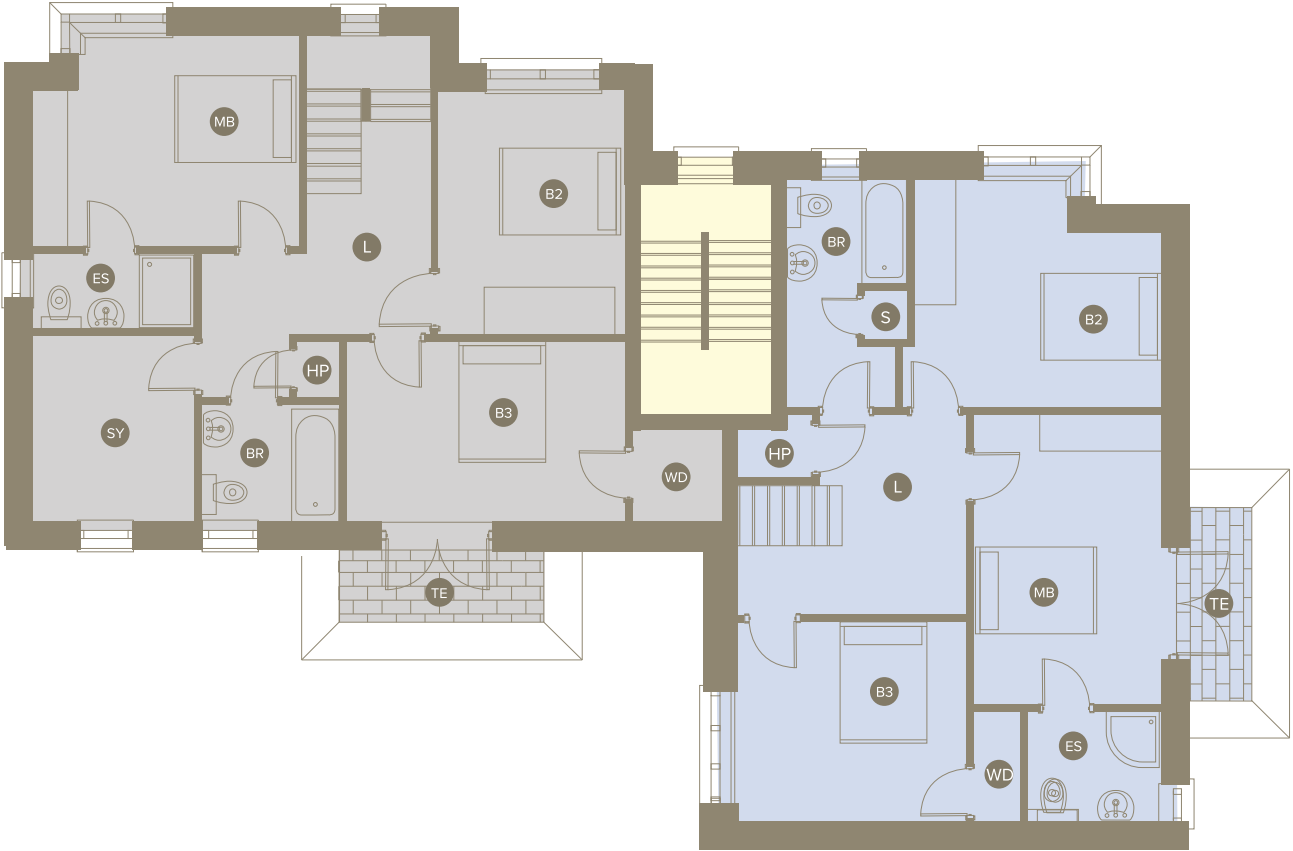
Note: Plans refer to Building 2. Building 3 plans are reversed.



GROUND FLOOR

LEGEND

E Entrance **LR** Living Room **S** Stairs/Store **WC** Toilet
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L Landing **HP** Hot Press **B2** Bedroom 2 **B3** Bedroom 3
B4 Bedroom 4 **BR** Bathroom **MB** Master Bedroom
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FIRST FLOOR



SECOND FLOOR

Specifications

STRUCTURE AND EXTERNAL FINISHES

Houses are constructed in timber frame with the duplex and apartments built in concrete block with concrete separating floors. External walls are finished in select brick and self-coloured maintenance free render. Roofs are finished with concrete tiles. Facia, soffits and down pipes are maintenance free and are finished in a combination of uPVC and extruded aluminium.

EXTERNAL WINDOWS AND DOORS

All windows and doors are ‘A’-rated Alu-Clad timber with granite window cills to the front elevations.

INTERNAL FINISHES

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery & woodwork is finished in satin wood paint.

KITCHENS

Are finished in painted shaker type doors with quartz counters wrapping down to floor level and upstands to walls.

All kitchen and utility appliances will be provided subject to unconditionally signed contracts being returned within 28 days from issuing same.

UTILITY ROOM

Fully fitted with ample cupboard storage. Integrated under counter freezer along with stacked washing machine and tumble dryer. The heating controls are located at counter level.

WARDROBES

All bedrooms have fully fitted wardrobes providing ample storage. The units are finished with a painted shaker style door and polished chrome door handles.

DOORS AND IRONMONGERY

All doors are solid construction and fire rated with polished chrome handles and lock sets.

FLOORING

Selected ceramic tiles are fitted to kitchen, utility and ground floor guest toilet. All bathrooms have full floor tiling with wet room area to master en-suite and generous amounts of wall tiling.

BATHROOMS AND EN-SUITES

Are fitted with Kohler bath and wall hung porcelain fittings. Polished chrome towel rails. Showers to all rooms and a Mira electronic remote control shower is fitted to the master bedroom en-suite.

ELECTRICAL

Ample sockets, cable TV points and phone sockets to all rooms. HDMI Scart leads to sitting room wall mounted TV. Polished chrome plugs and switches to kitchen area. The alarm, cable TV and electrical hubs are located within the utility room.

Carbon monoxide detectors are fitted and all bedrooms are fitted with maintained smoke alarms.

PV solar panels are connected directly to the electrical supply system to supplement and reduce owner energy costs.

HEATING AND HOT WATER

An ‘A’-rated gas boiler is fitted with zone control thermostat’s and the individual radiators have thermostatic valves. Radiators are Stelrad Compact with Style and give an excellent high quality flush finished radiator.

The ground floor apartments and duplex units are fitted with heat pumps which replace the gas boilers with the gas cooking hobs retained.

FIREPLACES

Upon closing of the house sale, a wall mounted Dimplex SP16 flame affect fire will be installed in the main living room as a gift from the developer.

SECURITY

The house is fully wired to receive an alarm system. Doors and windows have multi point locking systems giving the home owner maximum security and comfort.

ATTIC

Fully accessible attic space is available and is partially floored.

GARDENS

Front gardens have feature planting with permeable paving parking spaces. Rear gardens have large feature patio area, grass and tree planting.

BUILDING ENERGY DESIGN

All units are designed to the highest energy standards with BER Rating A3. This will give the purchaser extremely comfortable living space with a very stable temperature and low energy bills.

PARKING

All houses have dedicated private parking spaces. Duplex and apartments have designated spaces.

COMMON AREAS

The apartment and duplex common areas will be managed by the management company.

GUARANTEE

Each new home at Woodbank is covered by a 10 year Homebond Latent Defect Insurance policy. Additionally a Meachanical & Electrical Inherent Defect Insurance is also included.

PUBLIC AREAS

The roads, footpaths, open spaces including the playground and services are expected to be ‘Taken In Charge’ by the local Council.







WOODBANK

WWW.WOODBANK.IE

SELLING AGENT



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DEVELOPER



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DEVELOPMENTS LTD

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