

EASTMOUNT

DELGANY





Family living at its finest

Perhaps it is the tastefully designed interiors and landscaped green spaces that make Eastmount special. Or maybe it is the mature trees and picturesque views that give it a certain charm. In truth, Eastmount is unique for many reasons.

Thoughtfully planned with 74 detached and semi-detached homes presented in two neighbouring areas, this new address exhibits a real appreciation for family life. Each luxury home has stylish open plan interiors that facilitates the needs of different generations.





A place of character

Located on the estate of East Hall, a charming Georgian house that dates from the late 1700s, Eastmount has a natural elegance that is accentuated by cherry blossom trees. Rich in character, the attractive exterior features of each home make an impressive statement. This local heritage, coupled with the mature woodland and mountain setting, makes Eastmount an idyllic environment in which to live.





The landscape of modern living

Sugar Loaf, Co Wicklow



Located in the leafy village of Delgany and the adjoining seaside town of Greystones, Eastmount gives you the activity of country living while keeping the sea in your sights. Open your eyes to the artistic spirit of Greystones and stroll around its boutiques and craft jewellers.

Embrace the glory of the great outdoors with terrain to suit all abilities. Golf and tennis enthusiasts have a choice of courses and courts to enjoy. While keen hikers and swimmers can ramble through the Wicklow Mountains and bathe in the sea.

Greystones South Beach





The Pigeon House



The Fat Fox



Firehouse Bakery and Café



The Happy Pear

Uplift your senses

Delgany and Greystones are home to a choice of eateries, delicatessens, country pubs and cafés. Within minutes of Eastmount, you can enjoy brunch at The Happy Pear, dinner at The Hungry Monk or an ice cream along Greystones Strand.

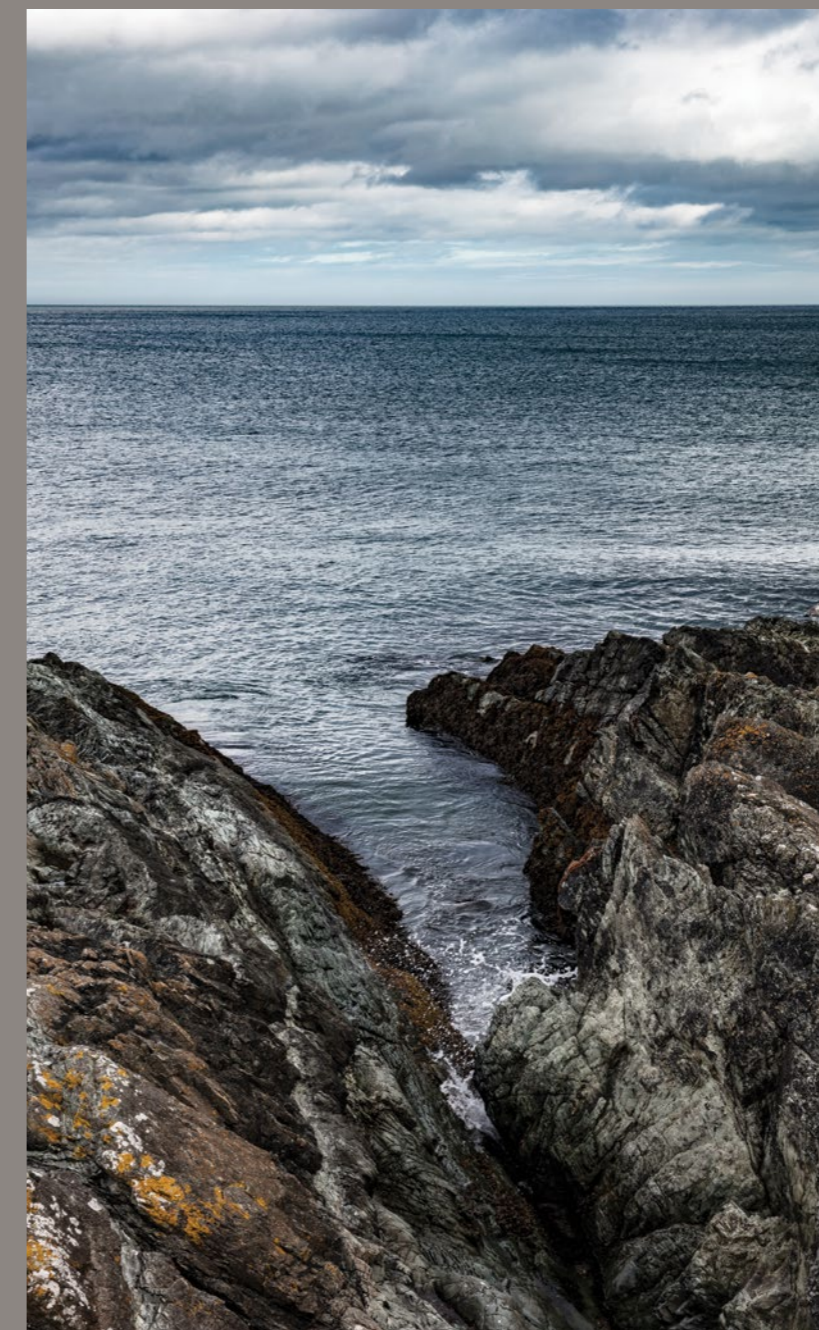
The Bear Paw Deli, The Pigeon House, The Fat Fox and Firehouse Bakery and Café are among several local artisan bakeries that can entice you with the aroma of warm sourdough breads and freshly roasted coffee.



Greystones Harbour

Experience the beauty of a coastal address

Wicklow is synonymous with natural beauty and nowhere is that more evident than Greystones. With its stunning marina, sailing clubs and gorgeous blue flag beach, you can fully appreciate the allure of the sea. While the Bray to Greystones trail offers you incredible scenery and plenty of inspiring photo opportunities.



The
luxury of
choice

AMENITIES

Cafés, Restaurants & Shops

- 1 The Pigeon House
- 2 Firehouse Bakery and Café
- 3 The Bear Paw Deli
- 4 The Fat Fox
- 5 Donnybrook Fair
- 6 Tesco
- 7 Café Grey
- 8 The Hungry Monk
- 9 Greystones Shopping Centre
- 10 Las Tapas
- 11 The Happy Pear
- 12 Mooch
- 13 La Touche Wines
- 14 The Bakers Table
- 15 La Crêperie Pierre Grise
- 16 The Beach House
- 17 Sweeny's Chipper

Schools

Primary (P) Secondary (S)

- 18 St. Laurence's National School (P)
- 19 Delgany National School (P)
- 20 St. David's Holy Faith (S)
- 21 Temple Carrig School (S)

Disclaimer: School admission policies are subject to change and should be verified.

Sports & Leisure

- 22 Delgany Golf Club
- 23 Greystones Lawn Tennis Club
- 24 Greystones Rugby Club
- 25 Éire Óg Greystones GAA Club
- 26 Greystones United AFC
- 27 Greystones Library
- 28 Whale Theatre
- 29 Greystones Sailing Club
- 30 Greystones Hockey Club

Crèches

- 31 Footprints Montessori
- 32 Orahova Montessori
- 33 Naíonra An Lána



Services that suit you

Travel to the city on the DART with regular services from Greystones. Make the morning commute to Connolly Station in just over 50 minutes more pleasant with the sea as your constant companion.

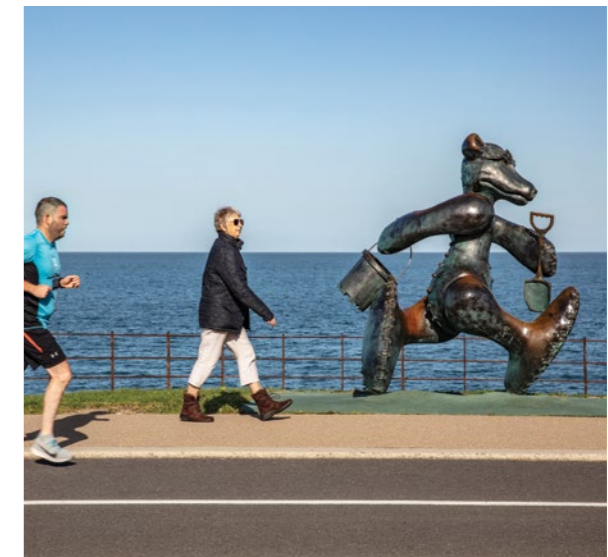
Connect to the south of the country with access to the M11, which links with the M50 taking you to other major destinations around Ireland.

BY CAR

- To N11 4 mins
- To M50 12 mins
- To St. Stephen's Green 40 mins
- To Dublin Airport 41 mins

BY DART

- To Dún Laoghaire 27 mins
- To Grand Canal Dock 45 mins
- To Pearse 48 mins
- To Conolly 50 mins



Enjoy your new surrounds



Site map not to scale. For indicative purposes only.



CHOOSE YOUR FAMILY HOME

House Type A
3 bed semi detached
120 sqm / 1,288 sqft

House Type B
4 bed semi detached
136 sqm / 1,468 sqft

House Type C
4 bed semi detached
143 sqm / 1,539 sqft

House Type C1
4 bed semi detached
152 sqm / 1,635 sqft

House Type C2
4 bed detached
152 sqm / 1,635 sqft

House Type D
4 bed detached
143 sqm / 1,539 sqft

House Type E
4 bed detached
177 sqm / 1,910 sqft

House Type E1
4 bed detached
177 sqm / 1,910 sqft

House Type F
5 bed detached
252 sqm / 2,712 sqft

House Type H
2 bed bungalow
90 sqm / 966 sqft



SPECIFICATION

EXTERNAL FINISHES

- Cobble lock paving to front with planted neighbouring divisions
- Private rear garden with paved patio area and seeded lawn
- Low maintenance Fairlop brick and render finishes
- High performance low maintenance uPVC windows in Dual Colour, exterior is Slate Grey with the interior in White
- Prefinished Composite Front Door with Hardwood Frame and 10-point locking system. Windows and doors supplied and fitted by Grady Joinery

INTERNAL FINISHES

- Walls, ceilings and joinery are painted in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary internal doors with satin finish ironmongery
- Fireplace in the 4 and 5 bed house

KITCHENS

- Nolte by McNally Kitchens
- Kitchen style – Carisma Frame Lack
- Quartz worktop and splash back
- Emotion LED built in lights to wall units
- Pull out recycling centres
- High capacity pull out drawers
- Built in appliances include fridge freezer, extractor fan, dishwasher and Neff oven, microwave and induction hob
- Appliances provided subject to signed contracts returned within 21 days

BEDROOMS

- Superior quality built in Shaker Style wardrobes by Cawleys
- Ample wardrobe space with a combination of hanging and shelved storage

BATHROOMS

- Stylish contemporary sanitary ware by Ideal Standard to all bathrooms
- High quality large format floor and wall tiling fitted as per the relevant showhouse

- Mirrored wall cabinet, fitted as per relevant showhouse, providing ample storage
- Bath screens and shower doors fitted as standard

HEATING & HOTWATER

- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- Zone controlled heating to each floor
- Boosted water supply to ensure ample water pressure in showers

ELECTRICAL

- Recessed low energy lighting in kitchen and bathroom areas
- Generous power points throughout
- Satin chrome power points above kitchen counters
- USB integrated power points in living and bedroom areas
- External weatherproof electrical point to rear
- Houses pre-wired for electrical vehicle charge point
- Pre-wired for intruder alarm
- Pre-wired for Eir and Virgin services
- Mains powered battery backup smoke and heat detectors fitted throughout

BUILDING ENERGY EFFICIENCY

- BER A2 energy rated homes
- High levels of roof, wall and floor insulation
- Centralised demand control ventilation system ensuring good air quality

SUSTAINABILITY

- nZEB compliant
- Built using a timber frame construction method that is 100% sustainable
- Wired for electric car charging

WARRANTY

- 10-year Global Home Warranties cover provided



EPI range of 50–75 kWh/m²/yr.
Certificates can be viewed with the agent.

D | RIVEN

by innovation

D|RES Properties is an established building company which is at the forefront of innovation and ingrained in almost 50 years of Durkan house building history. The Durkan family has become one of the best-known house builders in the Irish market and the name is synonymous with the delivery of quality family homes. The company is run by Patrick Durkan who continues his father's tradition of good customer service and high quality that tradespeople are proud to deliver.

We have a long history of constructing quality assured homes across the Greater Dublin

and Wicklow area including developments locally in Charlesland Greystones, Giltspur Woods Bray and Wellfield Kilcoole.

Our team delivers award winning homes in healthy living environments to Ireland's homeowners. Key to the success of our developments is our engagement with surrounding communities, being a responsible neighbour and handling our day-to-day operations in an environmentally efficient and sensitive way.

We are customer focused, which is at the heart of our business. Our commitment is to cater for

the homeowner's requirement of a high-quality home and our intrinsic understanding of the Irish market makes us ideally placed to create Ireland's next generation communities.



Sustainable living in Eastmount

Eastmount has been designed and built using a timber frame construction method that uses renewable building material which is 100% sustainable. All houses in the development have A2 Building Energy Ratings.

Our houses are designed to be all-electric which is the most sustainable form of energy in Ireland. Ireland produced over 34% of its electricity from renewable resources in 2018 and this is targeted to increase to 70% by 2030. D|RES has been a champion of the all-electric house for many years.

All houses are wired for EV chargers to enable homeowners to use an electric vehicle as the country aims to radically decarbonise its transport

systems. There are incentives for buying electric vehicles to make this happen as soon as possible.

We aim to make a difference and ensure that our customers can have a positive impact on both their community and the environment. The Management Team at D|RES has been pioneering in delivering the largest certified Passive House development in Ireland and won the national SEAI award for this achievement in 2017.

Purchasing a D|RES home is a positive statement and the houses we construct are future proofed for renewable energy upgrades if owners want to become energy self-sufficient.



Other current developments



Dún Sí
St Marnock's Bay, Portmarnock
2, 3 & 4 Bed Homes, Duplexes and Apartments



Newpark
St Helen's, Adamstown
3 & 4 Bed Homes



Ballinahinch Wood
Ashford, Co Wicklow
3, 4 & 5 Bed Homes

**Express your interest
and contact our
agents today.**

DEVELOPER

D|RES Properties

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Dublin 4

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SELLING AGENTS

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Ballsbridge
Dublin 4

T: +353 1 667 1888

PSRA No. 002183

PROFESSIONAL TEAM

SOLICITORS

AMOSS

Warrington House
Mount St Crescent
Dublin 2

T: +353 (0) 1 212 0400

DESIGN TEAM

ARCHITECT

BBA Architecture

ENGINEERING CONSULTANT

J.B. Barry and Partners Limited

INTERIOR ARCHITECT

Studio Design Squared

INTERIOR DESIGNER

The Interiors Project

LANDSCAPE ARCHITECT

Brady Shipman Martin

Disclaimer

The particulars contained in this document were prepared from preliminary plans and specifications and are intended 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, are not necessarily comprehensive and may be subject to change. Floor areas provided are approximate only and are Gross Internal Area. The Agents 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, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries. A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions.

Originate.

