



**Tinakilly**  
**Park**  
County Wicklow



*A sense of home*



*A home for your senses*



This is a home with a sense  
of purpose and balance,  
a home where you can reside,  
connect and grow...  
**This is remarkable living**

Left: Tinakilly Park and  
exterior of houses

Previous: Wicklow  
mountains landscape

## A new way of living

There's something welcoming about Tinakilly Park. It could be the idyllic setting on the threshold of the historically scenic grounds of Tinakilly Country House. Maybe it's the passive nature of these stylish future-proofed 3, 4 and 5 bedroom detached & semi-detached A2 rated homes that instill a sense of peace. Designed for sustainable living, this new address neighbours charming Wicklow town with easy access to the all area's cultural curiosities and conveniences.

At Tinakilly Park we'd like to invite you to make your mark without leaving a trace.





## Styled by nature

Tinakilly Park's elegantly designed interiors and thoughtful green spaces give you an immediate sense of home. Spaces are inspired by mature woodland, earthy tones and biophilic living.

The interiors are a fusion of old and new inspired by the neighbouring Tinakilly Country House Hotel and the contemporary needs of the next generation.













# Live a sustainable life in Tinakilly Park

Right: Tinakilly Park

Our philosophy at D/RES is based on the understanding that humans need a connection to nature in order to thrive. We achieve this by incorporating the use of natural elements and innovative processes in our designs to improve well-being, comfort, and create a wholly positive living experience.

By prioritising natural light, open access to nature and energy efficiency, we create sustainable, inclusive and empowered communities.

Natural elements within our designs create a timeless beauty. Through the combination of nature and modern designs, a contemporary and unique style emerges. Materials and textures that reflect the natural environment bring comfort, warmth and a sense of pride for the homeowner.

Good design future proofs a home, provides low energy costs, minimises environmental impact and supports biodiversity for new communities to thrive.





Left: White butterflies on purple lupin by the sea

Right: Wildflower meadows and native woodland areas

Between the hills  
and the sea

Between the wild  
and the human



Nature at your doorstep

Our people-centric design of Tinakilly Park seamlessly connects all the homes with the vibrant natural elements of our diverse 8 hectare landscaped surroundings. We have increased the ecological value of Tinakilly Park through the installation of native woodland, wildflower meadows and integrating natural water features to create a haven for both residents and wildlife.

# Your habitat

**Top Right:** Cakes and sweet treats from Avoca Mount Usher

**Bottom Right:** Fresh produce from Wicklow farmers market

**Far Right:** Weekend dinners and lunches dining out with friends

**Next Page:** Wicklow port and landscape

## Your new locals

There is a wealth of culinary opportunities in your new locality. Wicklow Town, Rathnew and the surrounding hinterland offer a wide variety of eateries, cafes and country pubs. From fine dining on your doorstep at the award winning Brunel Restaurant at Tinakilly House Hotel to brunch in the Brass Fox, 5 minutes away. Why not try Sorrel & Eve for a spot of lunch or relax in the gardens of Hunter's Hotel as you enjoy Afternoon Tea.

The Firehouse Bakery (Wicklow Town), Avoca (Mount Ushers Gardens, Ashford), Alaska Bakes (Rathnew) and Nicks Coffee (Wicklow Town) are among the local artisan bakeries that will entice you with the aroma of warm breads, baked treats and freshly roasted coffee.



# A marine haven



# Indulge your senses and embrace a new way of living



Left: Dereck Dunne local butcher, Wicklow Town

Top Right: Glendalough lake-side walkways

Bottom Right: View of Wicklow Mountains

Far Right: Strawbridge Country Furnishings



## A sense of home

Situated on Tinakilly Country House, a graceful Victorian home constructed in the mid 1800s and steeped in local history, Tinakilly Park is ideally located for the perfect balance between nature and the comforts of contemporary living. Tinakilly Park provides a world for your senses at your doorstep; from the scent of the soft forest floor to the splash of wellies in the tide, or the panoramic hilltop view, made more beautiful by being hard won in an afternoon's hike. There are other reasons to make your home here, but none better.



# Amenities



## Cafés, Restaurants & Shops:

- 1. The Bridge Tavern
- 2. The Brass Fox
- 3. Blue Seafood Restaurant
- 4. Shay Doyle's pub
- 5. Alaska Bakes
- 6. The Mariner
- 7. Avoca Mount Usher
- 8. Philip Healy's
- 9. Sorrel & Eve
- 10. Retail Centre (upcoming)
- 11. Nick's Coffee
- 12. Tesco
- 13. Lidl
- 14. Aldi
- 15. Supervalu



## Schools:

- 16. Wicklow Educate Together NS (P/S)
- 17. Gaelscoil Chill Mhantáin (P)
- 18. St. Coen's National School (P)
- 19. Coláiste Chill Mhantáin (S)
- 20. Clermont Campus



## Hotels:

- 21. Hunter's Hotel
- 22. Tinakilly House Hotel



## Sports Clubs & Parks:

- 23. Wicklow Rovers
- 24. Rathnew GAA
- 25. St. Patrick GAA
- 26. Wicklow Rugby Club
- 27. Rathnew AFC
- 28. Wicklow Tennis Club
- 29. Wicklow Sailing Club
- 30. Murrough Skate Park
- 31. Murrough Playground
- 32. Ballynerrin Playground



## Crèches:

- 33. Ashvale Crèche
- 34. Smarties Pre-School
- 35. Safari Childcare (upcoming)



## Home:

- 36. Tinakilly Park





Top: Wicklow Harbour



Right: Wicklow Town train station



Middle: Hunters Hotel



## Out and About: A sense of your surroundings

Wicklow's windswept coastline within walking distance. A short stroll to the shops. A brief trek and you're watching the waters of Broad Lough as it rolls gently seaward.

Tinakilly Park residents can thrive as they embrace the work/life balance on offer. There are, of course, regular commuting services to Dublin city centre. And you can connect to both south and north of the country with convenient access to the M11, linking to the M50 and onto the major destinations around Ireland.

However, you can also find yourself sipping warm, freshly ground coffee in Rathnew, a brisk ten minute promenade from your front door.

## Travel times

### BY FOOT

Main Street Rathnew	10 mins
Aldi	10 mins
The beach	20 mins
Wicklow Train Station	22 mins
Broad Lough	25 mins

### BY TRAIN

To Greystones	13 mins
To Dún Laoghaire	41 mins
To Grand Canal Dock	1 hr 2 mins
To Pearse	1 hr 4 mins
To Connolly	1 hr 12 mins

### BY CAR

To N11	6 mins
To M50	20 mins
To St. Stephen's Green	60 mins
To Dublin Airport	55 mins

## A Sense of place



Tinakilly is situated for the perfect balance between nature and the comforts of contemporary living.



Above: Wicklow National Park



# Site map

- Phase 1- Sold
- Phase 2
- Subject to planning permission

House Types:

M1	<b>The Chaffinch</b> HOUSE TYPE M1	3 BEDROOM, SEMI-DETACHED C. 108.4 SQ.M / 1,166.8 SQ.FT
N1	<b>The Guillemot</b> HOUSE TYPE N1	3 BEDROOM, SEMI-DETACHED C. 109.4 SQ.M / 1,177.5 SQ.FT
N1a	<b>The Warbler</b> HOUSE TYPE N1a	3 BEDROOM, SEMI-DETACHED C. 111.1 SQ.M / 1,195.8 SQ.FT
O1	<b>The Sand Piper</b> HOUSE TYPE O1	4 BEDROOM, SEMI-DETACHED C. 131 SQ.M / 1,410 SQ.FT
O1a	<b>The Wren</b> HOUSE TYPE O1a	4 BEDROOM, SEMI-DETACHED C. 132.6 SQ.M / 1,427.2 SQ.FT
P1	<b>The Sand Martin</b> HOUSE TYPE P1	4 BEDROOM, SEMI-DETACHED C. 146 SQ.M / 1,571.5 SQ.FT
P1a	<b>The Kingfisher</b> HOUSE TYPE P1a	4 BEDROOM, SEMI-DETACHED C. 147 SQ.M / 1,582.3 SQ.FT
P1b	<b>The Peregrine</b> HOUSE TYPE P1b	3 BEDROOM, SEMI-DETACHED C. 111.1 SQ.M / 1,195.8 SQ.FT
Z1	<b>The Merlin</b> HOUSE TYPE Z1	5 BEDROOM, SEMI-DETACHED C. 207.6 SQ.M / 2,234.6 SQ.FT
Z1a	<b>The Redwing</b> HOUSE TYPE Z1a	5 BEDROOM, SEMI-DETACHED C. 208.2 SQ.M / 2,241 SQ.FT
Z1b	<b>The Skylark</b> HOUSE TYPE Z1b	5 BEDROOM, DETACHED C. 211.8 SQ.M / 2,279.8 SQ.FT



## Find your new home



ESB sub-station

Please note that all mid terrace house types will have their own private bin stores to the front of their house. Please speak to a sales agent for any queries.

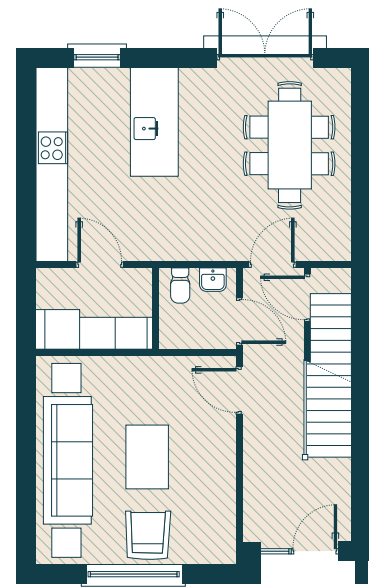
The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. D/RES Properties reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

# The Chaffinch - M1

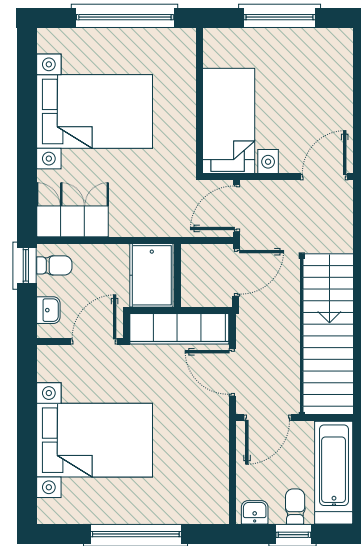
3 BEDROOM, SEMI-DETACHED,  
C. 108.4 SQ.M / 1,166.8 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

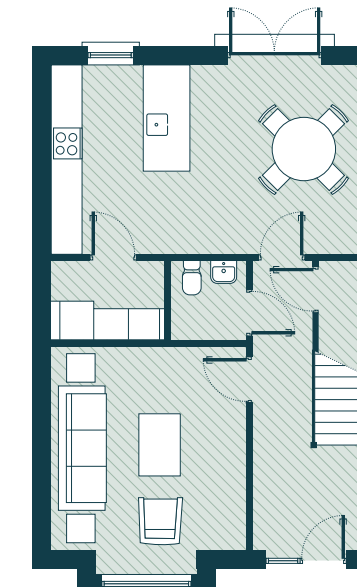
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# The Guillemot - N1

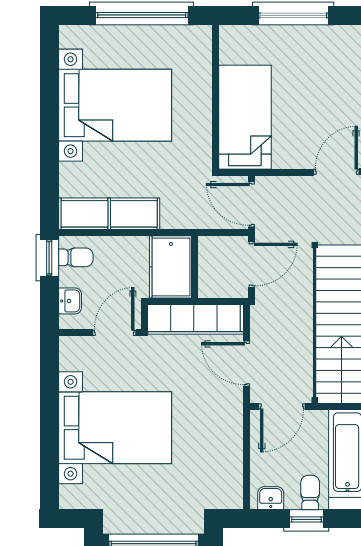
3 BEDROOM, SEMI-DETACHED,  
C. 109.4 SQ.M / 1,177.5 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

Z1b

M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

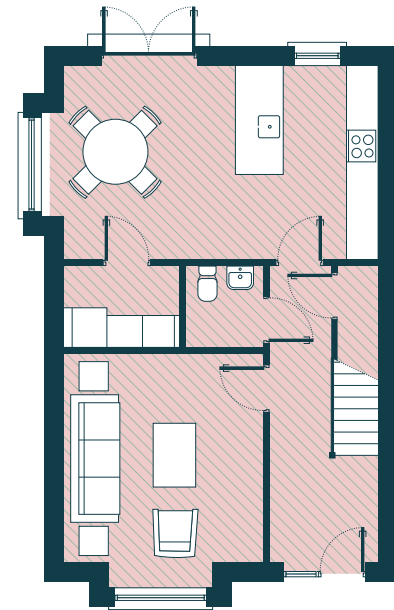
Z1b

# The Warbler - N1a

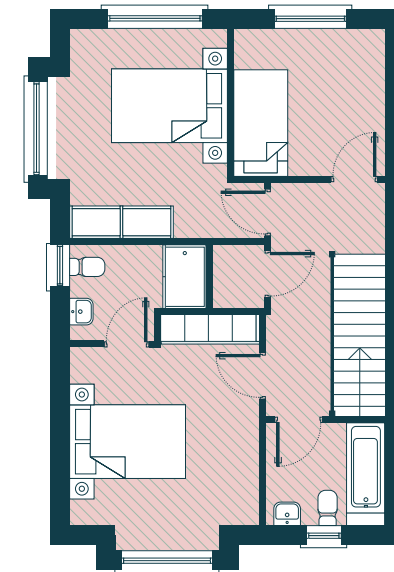
3 BEDROOM, SEMI-DETACHED,  
C. 111.1 SQ.M / 1,195.8 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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# The Sand Piper - O1

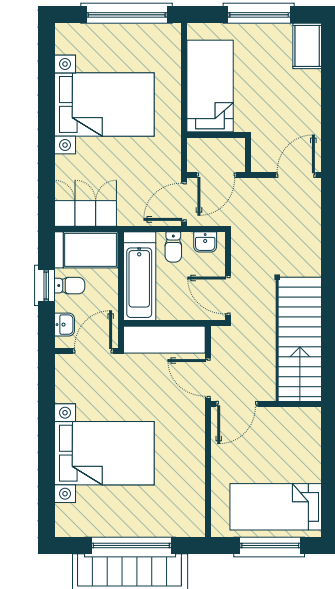
4 BEDROOM, SEMI-DETACHED,  
C. 131 SQ.M / 1,410 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

Z1b

M1

N1

N1a

O1

O1a

P1

P1a

P1b

Z1

Z1a

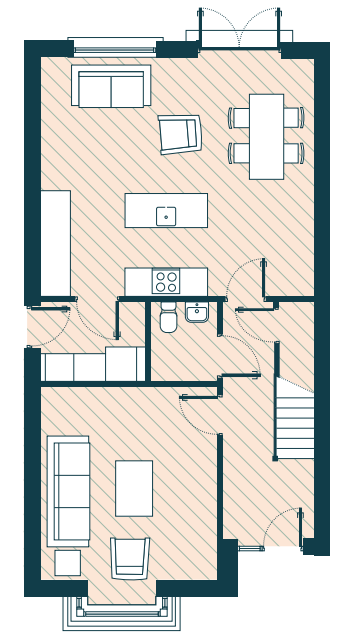
Z1b

# The Wren - O1a

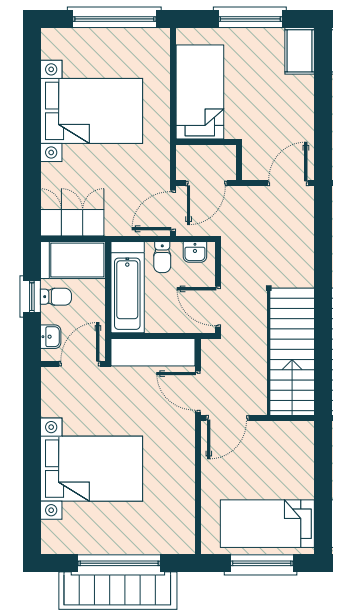
4 BEDROOM, SEMI-DETACHED,  
C. 132.6 SQ.M / 1,427.2 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

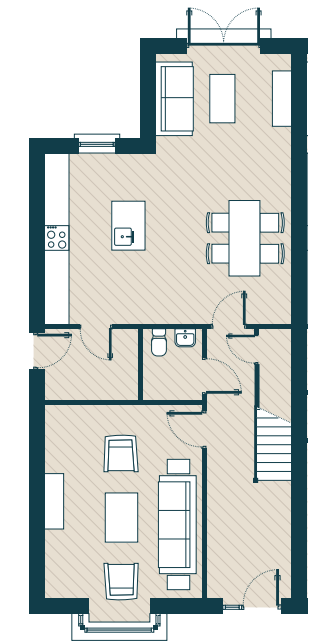
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# The Sand Martin - P1

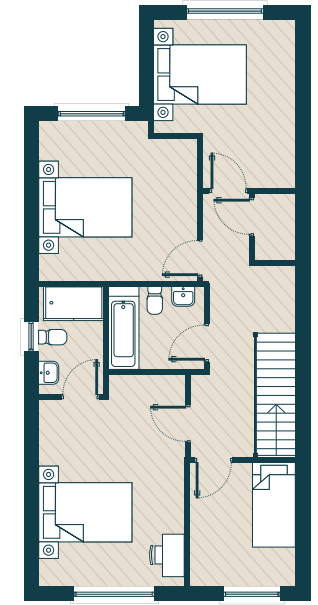
4 BEDROOM, SEMI-DETACHED,  
C. 146 SQ.M / 1,571.5 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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- MI
- NI
- N1a
- O1
- O1a**
- P1
- P1a
- P1b
- Z1
- Z1a
- Z1b

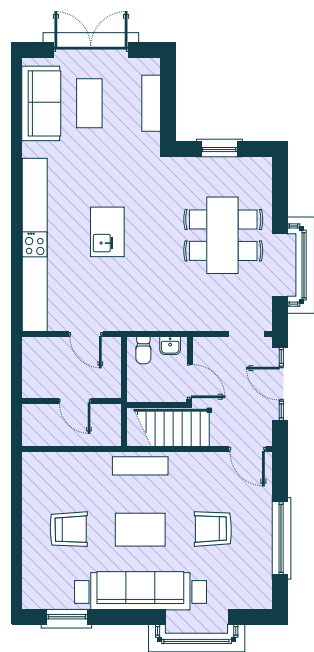
- MI
- NI
- N1a
- O1
- O1a
- P1**
- P1a
- P1b
- Z1
- Z1a
- Z1b

# The Kingfisher - P1a

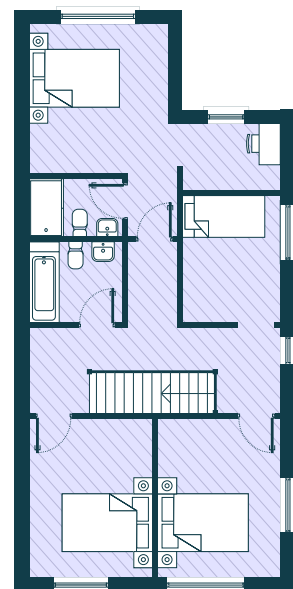
4 BEDROOM, SEMI-DETACHED,  
C. 147 SQ.M / 1, 582.3 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

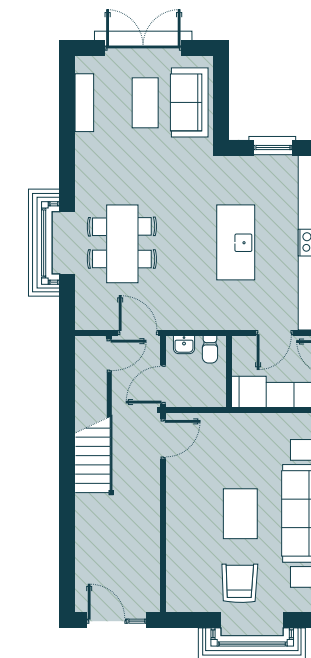
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# The Peregrine - P1b

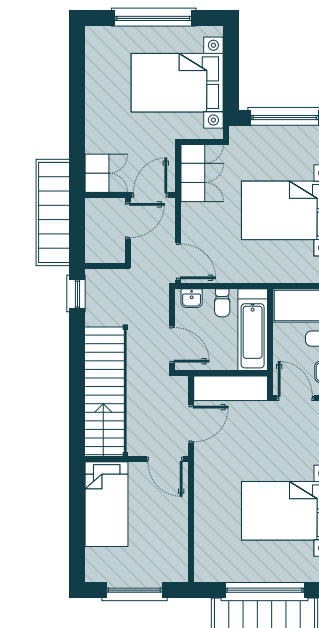
4 BEDROOM, DETACHED,  
C. 145.7 SQ.M / 1,568.3 SQ.FT



FRONT ELEVATION



GROUND FLOOR

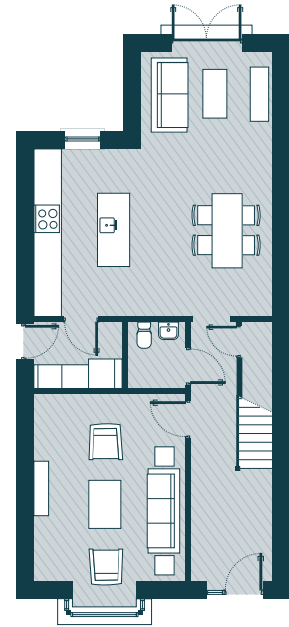


FIRST FLOOR

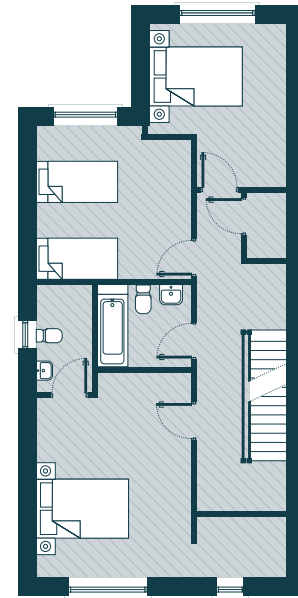
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# The Merlin - Z1

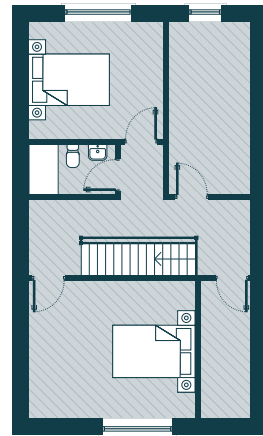
5 BEDROOM, SEMI-DETACHED,  
C. 207.6 SQ.M / 2,234.6 SQ.FT



GROUND FLOOR



FIRST FLOOR



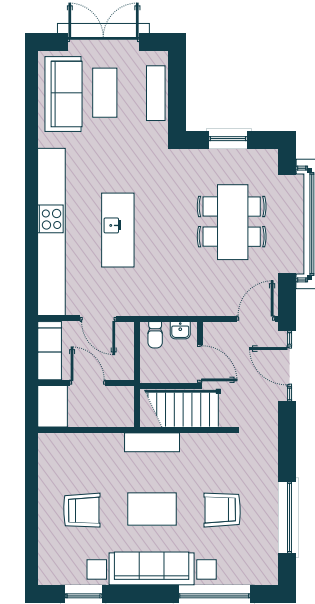
SECOND FLOOR



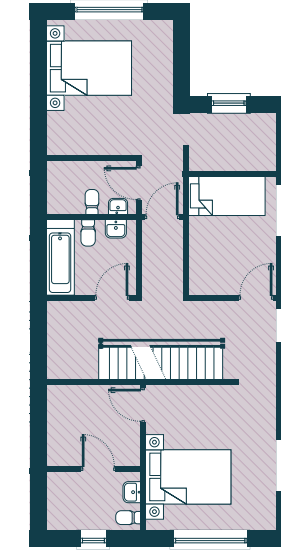
FRONT ELEVATION

# The Redwing - Z1a

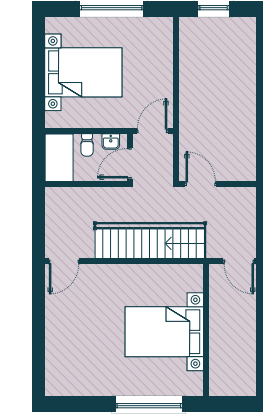
5 BEDROOM, DETACHED,  
C. 208.2 SQ.M / 2,241 SQ.FT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



FRONT ELEVATION

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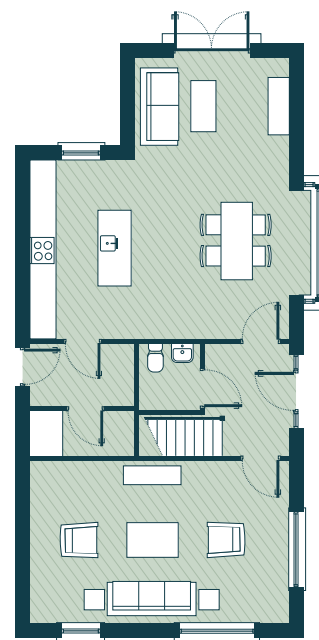
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# The Skylark - Z1b

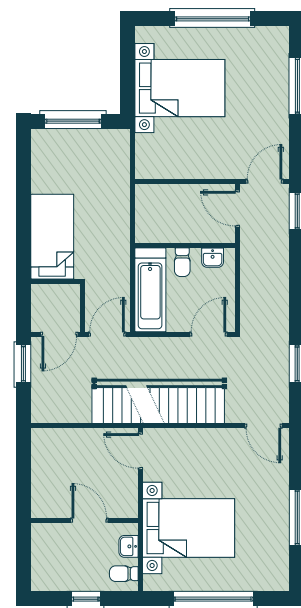
5 BEDROOM, DETACHED,  
C. 211.8 SQ.M / 2,279.8 SQ.FT



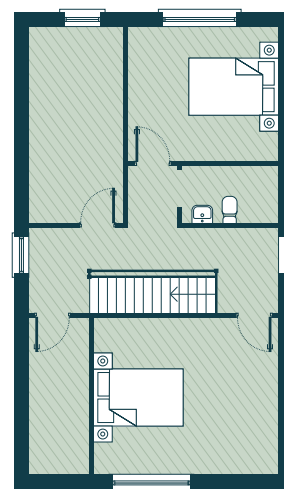
FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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MI

NI

NIa

OI

OIa

PI

PIa

PIb

ZI

ZIa

ZIb

# House specifications



## EXTERNAL FEATURES

- High quality brick and self coloured render facades
- UPVC high performance double glazed windows with low U-value for energy efficiency
- Large glazed patio doors to private rear gardens
- Side passage gate (where applicable)
- Paved patio area to rear garden with external wall light
- Seeded gardens with secure post and panel fencing to rear gardens
- Quality paved front driveways to accommodate parking (where applicable)
- External tap to the rear
- External weatherproof electrical point to rear

## INTERNAL FINISHES

- Shaker timber painted doors
- Satin chrome finish ironmongery
- Internal smooth finish painting throughout
- Superior quality internal joinery

## KITCHENS & UTILITY ROOMS

- Contemporary designed shaker style kitchens with soft-close doors and drawers
- Fully integrated oven, hob, dishwasher and fridge/freezer appliances\*
- Separate utility room with below counter top space provided for washing machine and dryer

## BATHROOMS & ENSUITES

- Ideal Standard sanitary ware to all bathrooms
- Tiling supplied to all floors in downstairs WC, main bathroom, and ensuite
- Tiling supplied to wet area walls in main bathroom, and ensuite
- Contemporary shower enclosure complete with pressurised water supply
- Heated towel rails to all bathrooms

## SECURITY & SAFETY

- Ultra Tech hardwood Munster Joinery front door with multi point locking system
- Smoke detectors fitted throughout (mains powered with battery backup)
- Carbon monoxide detection
- Hard wired for future intruder alarm system
- Safety restrictors provided on upper floor windows

## WARDROBES

- Contemporary fitted wardrobes to selected bedrooms

## BUILDING ENERGY EFFICIENCY

Our homes are A-rated and have been constructed to achieve a minimum of an A2 Building Energy Rating. A range of passive and active energy management measures have been incorporated to include, Daikin Heat Pump & Mechanical Heat Recovery ventilation system, uPVC windows with double glazing, high levels of thermal insulation and airtightness to improve the buildings energy efficiency. Keeping the heat in and your energy bills down.

### Optional Extra's to reach A1 energy rating:

#### Solar PV Panels \*\*

Solar panels will generate electricity for your home reducing your carbon footprint, energy bills and demands on the national grid

#### Battery Storage \*\*

A Smart Battery collects the electricity from the solar panels during the day to be used in the evening. The battery can also charge at night from the grid when electricity is cheaper

\*\* Future-proof PV and Battery storage not included in the standard specification please speak with our agents

## HEATING

- Daikin air-to-water heat pump to provide all hot water needs
- Zone controlled heating to each floor
- Boosted water supply to ensure ample water pressure in showers
- Mechanical Heat Recovery ventilation system ensuring good air quality

## MEDIA & COMMUNICATIONS

- Wired for high speed broadband (Cat 6)
- Telephone & data points in all living areas and master bedrooms
- USB charging point in main living room, kitchen and master bedroom
- Main infrastructure installed to accommodate Virgin Media/Eir/Siro

## ELECTRICAL

- Generous lighting and power points
- Satin chrome sockets and light switches in kitchen worktop area
- Future proofing for electrical car charging point on curtilage spaces only

### Future proofing

- Future proofing for solar PV \*\*
- Future proofing battery storage \*\*

## WARRANTY

- 10-year HomeBond Warranties cover provided
- \* Subject to contracts being signed within 21 days.
- \*\* Future-proof PV and Battery storage as optional please speak with our agents







## Positive Living by D/RES

D/RES in association with our energy partner PINERGY want to offer a unique opportunity to futureproof your new home through a Positive Living Upgrade.

This pioneering energy saving system will cut your energy bills by up to 55% and give you complete control over your energy consumption. This upgrade will propel your new home to the highest level of energy efficiency and provides the opportunity to join an exclusive group of only 300 A1 (BER) homes in Ireland.

This dynamic upgrade increases the long-term value of your house and reduces your carbon footprint. The system utilises smart batteries to store electricity generated from solar panels, and an intelligent energy hub to manage electricity use throughout your home.

### HOW IT WORKS

- **Generate**  
Solar panels will be installed on your roof. They will generate electricity throughout the year to reduce your reliance on grid electricity.
- **Store**  
The battery is a key part of the energy management in the home. The battery stores generated solar energy during the day to be used when needed. The battery can be charged from the solar panels or the electricity grid, to ensure you always have battery energy when you need it most.
- **Optimise**  
The intelligent energy hub is the brains of the system. It provides visibility of your generation, storage and consumption of electricity in real time. The hub learns how you use your home and plans the most cost effective electricity to be used at all times.
- **Charge**  
The option of installing a electric vehicle charging station can be added to the Smart Energy Upgrade for an additional fee.

## Why should you get the smart energy upgrade?

### SAVE ENERGY

Smart energy management will allow you to make better decisions about how you use energy in your home. With clear information on your usage every hour you can see where energy is being wasted and what you can do to improve your energy use.

### LOWER ENERGY BILLS

Using the renewable energy combined with the smart energy hub and day and night tariffs will save you money and also reduce the carbon emissions associated with your home. Carbon emissions will reduce by over 1.5 tonnes of CO<sub>2</sub> per year.

### BE PART OF THE SOLUTION

Through self generation of electricity you will be helping the country meet its targets for renewable energy and decarbonising the energy grid and make a difference in meeting the climate change challenge.

**Traditional home**  
Not green, not eco, not smart



**Green house (PV & battery)**  
Eco tariff and smart optimisation





Making life remarkable

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 Eastmount, Delgany and Ballinahinch Wood, Ashford.

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.

Top Left:  
Eastmount

Bottom Left:  
Eastmount

Top Right:  
Ballinahinch Wood

Bottom Right:  
Dun Sí

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.

To find out more about our other developments please visit [www.dres.ie](http://www.dres.ie)



# Ardale Property Group

Ardale is an established Irish development and strategic land investment company.

At our core, we are focused on crafting strategic lands into new communities to be proud of with new homes and employment centres with supporting infrastructure such as cycleways, parks, and playgrounds as well as childcare and nearby neighbourhood retail.

We use our expertise and knowledge to create a strong masterplan that all stakeholders in a project from the local authority to the local community can get behind.

Early-stage delivery of infrastructure such as new roads, retail, community, and sports facilities are a key component of our approach, which helps us to quickly bring new communities to life.

Ardale currently have developments and land under management valued in excess of €300 million with the ability to deliver over 3,000 top quality residential units as part of a number of new communities.

Ardale shareholders have been at the forefront of land planning and development for over 20 years, having owned and developed some of the most high-profile developments in the country.

More information on Ardale can be found at their website at [www.ardaleproperty.com](http://www.ardaleproperty.com)



## Express your interest and contact our agents today

### DEVELOPER

#### **D/RES Properties**

Third Floor,  
Donnybrook House,  
36-42 Donnybrook Road,  
Dublin 4

### LAND PROMOTER

#### **Ardale Property Group**

Unit B4,  
Oakfield Industrial Estate,  
Ninth Lock Rd, Clondalkin,  
Dublin 22

### SELLING AGENTS

#### **Hooke & MacDonald**

+353 (0) 1 631 8402  
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[sales@hmd.ie](mailto:sales@hmd.ie)

#### **REA Forkin**

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[wicklow@reaforkin.ie](mailto:wicklow@reaforkin.ie)

### SOLICITOR

#### **Eversheds Sutherland**

Earlsfort Center,  
Earlsfort Terrace,  
Dublin 2

+353 (0) 1 664 4200

### DESIGN TEAM

#### ARCHITECT

**Scott Tallon Walker Architects**

#### CONSTRUCTION ARCHITECT

**BBA Architects**

#### ENGINEERING CONSULTANT

**CSC**

#### MECHANICAL & ELECTRICAL

ENGINEER

**PMEP**

#### INTERIOR DESIGNER

**CA Design**

#### LANDSCAPE ARCHITECT

**Murray & Associates**

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Any measurements/areas are based on approximate gross internal areas (from internal block work excluding all internal finishes). They are estimates only and may vary. It should also be noted that D/RES Properties may make changes to design, features, finishes and specifications. The finished home may therefore vary from the information provided. No employee or representative of Hooke & MacDonald & REA FORKIN has the authority to bind D/RES Properties in any way or to make or give any representation or warranty in relation to this development or any part of it.

# Tinakilly Park

County Wicklow  
[tinakillypark.ie](http://tinakillypark.ie)

