



BALLINAHINCH WOOD

ASHFORD CO. WICKLOW



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A PEACEFUL VILLAGE SETTING
ON DUBLIN'S DOORSTEP



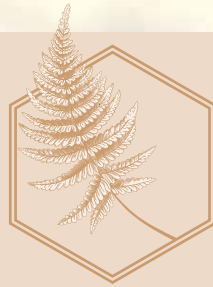
Ardstone Homes are proud to present Ballinahinch Wood, a collection of beautifully designed and presented 3, 4 and 5 bedroom homes in Ashford Village, nestled between the Wicklow coastline and the exquisite Wicklow Mountains National Park.



WELCOME



Ballinahinch Wood is located in the beautiful village of Ashford in Co. Wicklow, which is known as the Garden of Ireland thanks to its picturesque countryside. Ashford is a friendly and well-established village, offering a refuge from the pressures of modern life, and is ideally located for families and individuals who enjoy the peace and space of the countryside, yet want to be close to every amenity you might need, along with excellent transport links to Dublin and beyond.



EXPLORE

IDYLLIC LIVING

Ballinahinch Wood is ideally situated, as it's close to both the beautiful Wicklow coastline and the idyllic Wicklow Mountains. Family days out are made easy thanks to close proximity to such amenities as Powerscourt Waterfall and Estate, Mount Usher Gardens, Glendalough, Sally Gap, Greystones and Brittas Bay.





EMBRACE

THE GARDEN OF IRELAND MOUNTAINS & MORE

Enjoy a walk along the trails in this picture-perfect location, before exploring the beautiful villages that dot the North Wicklow countryside. Alternatively, immerse yourself in art at Sculpture in Woodland, a part of the Devil's Glen that features a unique collection of contemporary sculptures by Irish and international artists. Enniskerry, Delgany, Greystones, Newtownmountkennedy and Ashford itself are filled with excellent bars, restaurants, boutiques and cafés, perfect for browsing on weekend afternoons.





PLENTY OF CHOICE ON YOUR DOORSTEP

A host of local amenities makes Ashford village the ideal location for families of all ages. Catch up with friends over lunch or a coffee at Avoca in Mount Usher Gardens, located within 5 minutes' walk of Ballinahinch Wood and regarded as the finest gardens in Ireland. The gardens also feature numerous craft shops and a pretty garden centre.



As a location for families, Ashford is ideal. Children and adults alike will love the feeling of freedom that comes with living in the countryside, while Ashford and its surrounding villages offer a host of excellent facilities for families of all ages. From pre-schools to secondary schools, every child can enjoy an excellent education without travelling far; local choices include Scoil Na Coroine Mhuire Primary School, Nuns Cross National School and East Glendalough Secondary School.

The countryside and coastline offer a wide range of sporting activities, including trekking, watersports and cycling, but if you prefer the camaraderie of team sports, there's a host of clubs and teams in the area, including GAA, rugby, athletics and soccer. Equestrian sports are also strong in the area, thanks to several horse-riding centres in the area, including Bel Air Equestrian and Boswell Centres.

For people who love to eat out or get together with friends, there's a wide range of choices in the area, both casual and formal. Enjoy an excellent pub lunch or dinner at Chester Beatty's, or choose from numerous other options in the surrounding towns and villages, including Greystones, Enniskerry, Rathnew and Wicklow Town. Or make the most of the delicious local ingredients with some newfound kitchen skills from the Ballyknocken Cookery School, a set-of-the-art award-winning cookery school located in Ashford.






**BALLINAHINCH
WOOD**



DISCOVER EASY TRAVEL TO ANYWHERE YOU WANT TO GO

Ballinahinch Wood is located just off the N11 road, the main road connecting Dublin City Centre with the Sunny South East. The location also benefits from its proximity to the M50, which can be reached in 20 minutes and enables swift access to a host of arterial routes and Dublin International Airport.

If you prefer public transport, Ashford enjoys a direct and fast bus service courtesy of Bus Eireann route no. 133, while Wicklow train station is located just 7km away.

Alternatively, Dublin commuters can avail of the super-fast and convenient DART light rail service at Greystones, which is less than 20 minutes away.

|  |  |  |  |  |
|---|---|---|---|---|
| DUBLIN CITY CENTRE APPROX 60 MINUTES | DUBLIN CITY CENTRE APPROX 60 MINUTES | DUBLIN CITY CENTRE APPROX 40 MINUTES | M50 APPROX 20 MINUTES | SANDYFORD APPROX 25 MINUTES |



LOCAL AMENITIES

Shopping & Retail

1. AVOCA MOUNT USHER GARDENS
2. CHESTER BEATTY'S INN
3. HUNTER'S HOTEL
4. DOWLING'S BUTCHER
5. THE WOODPECKER BAR & RESTAURANT
6. CENTRA ASHFORD
8. THE CAFE LATTE
17. LIDL
18. TESCO
19. SUPERVALU

Schools

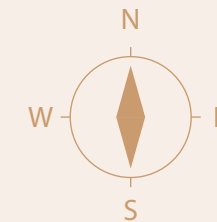
9. NUNS CROSS NATIONAL SCHOOL
10. SCOIL NA COROINE MUIRE
11. ASHFORD MONTESSORI SCHOOL
12. IRISH SCHOOL OF LANDSCAPE PAINTING
13. EARLY DAYS MONTESSORI SCHOOL
16. BALLYKNOCKEN COOKERY SCHOOL

Sports & Activities

7. ASHFORD GAA CLUB
14. GO WILD WICKLOW
15. BEL AIR HOTEL & EQUESTRIAN CENTRE
21. BLACK CASTLE
22. WICKLOW GAOL
23. BOSWELLS EQUESTRIAN CENTRE

Transport & Connections

20. WICKLOW TRAIN STATION



SITE PLAN

● SHOWHOUSE

● HOUSE TYPE A
4 BED DETACHED 142.9 M²

● HOUSE TYPE A1
5 BED DETACHED 214.2 M²

● HOUSE TYPE B
4 BED DETACHED 142.8 M²

● HOUSE TYPE C
4 BED SEMI DETACHED 118.4 M²

● HOUSE TYPE D
3 BED SEMI DETACHED 104.9 M²

● HOUSE TYPE E
3 BED SEMI DETACHED 106.5 M²

● HOUSE TYPE F
3 BED END TERRACE 113 M²

● HOUSE TYPE G
2 BED MID TERRACE 94.5 M²

● HOUSE TYPE H
3 BED DETACHED BUNGALOW 112.5 M²

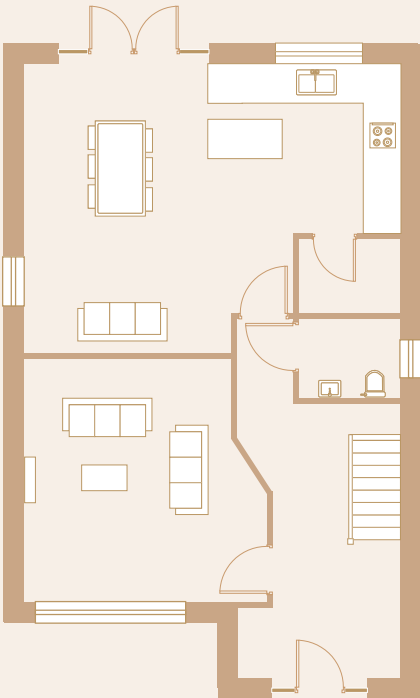
● HOUSE TYPE I
4 BED DETACHED DORMER 181.6 M²



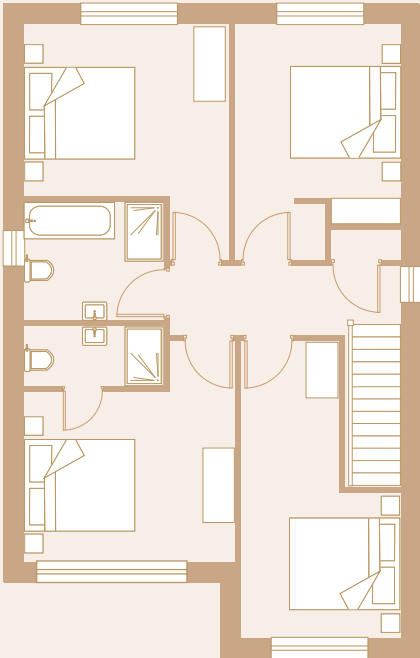
HOUSE PLANS



House Type A
4 BED DETACHED. 142.9 M²



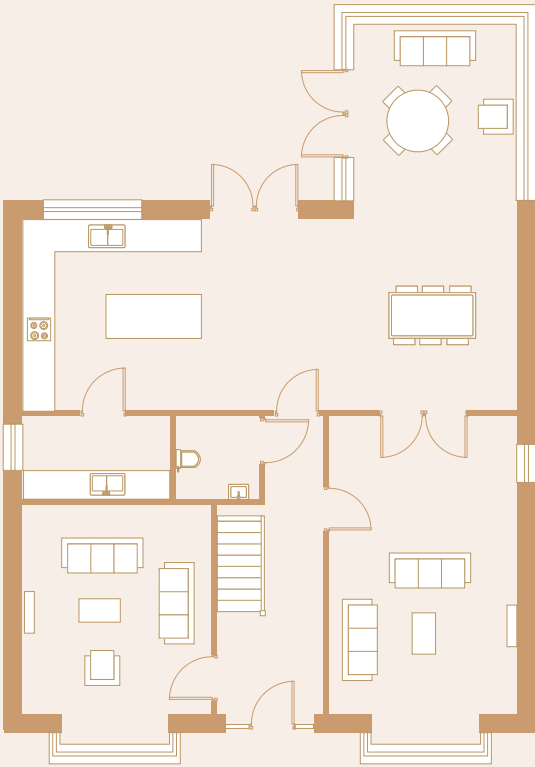
GROUND FLOOR



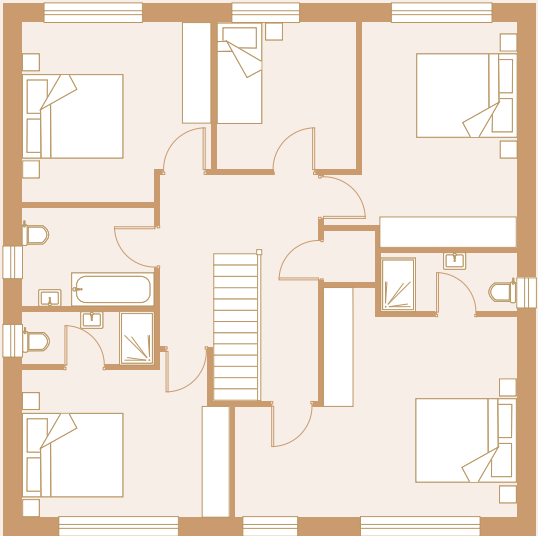
FIRST FLOOR

Plans are for illustrative purposes only. Layouts may vary.

House Type A1
5 BED DETACHED. 214.2 M²



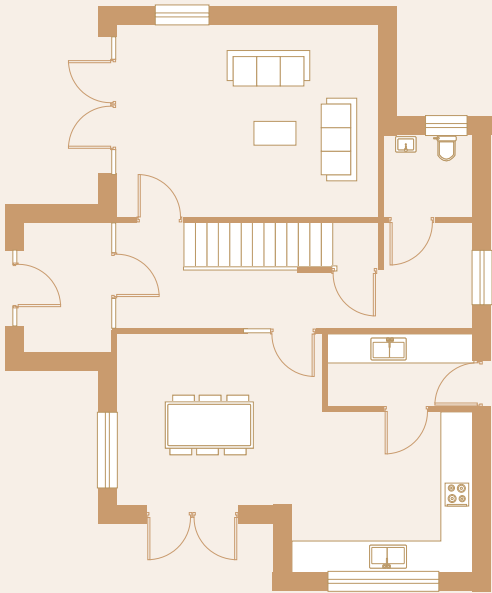
GROUND FLOOR



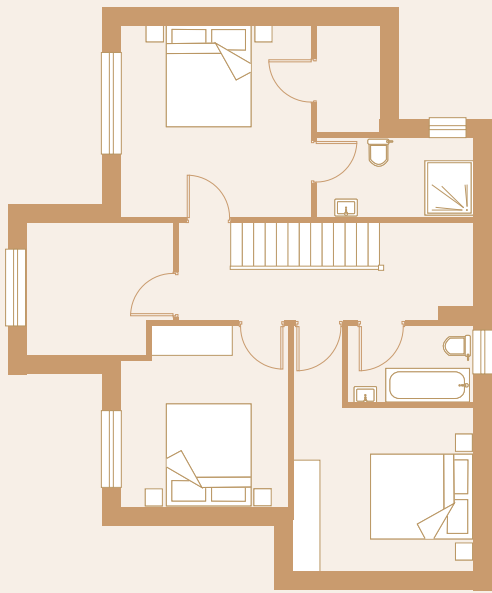
FIRST FLOOR

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House Type B
4 BED DETACHED. 142.8 M²



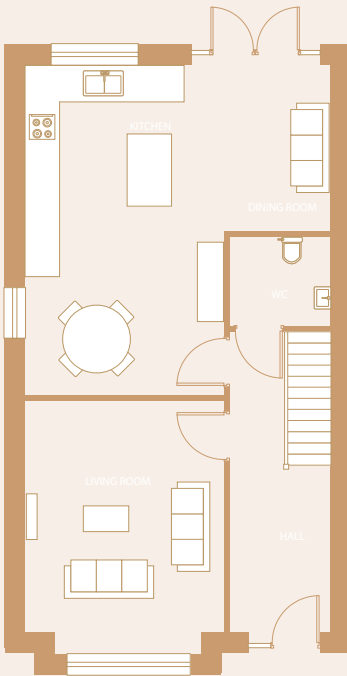
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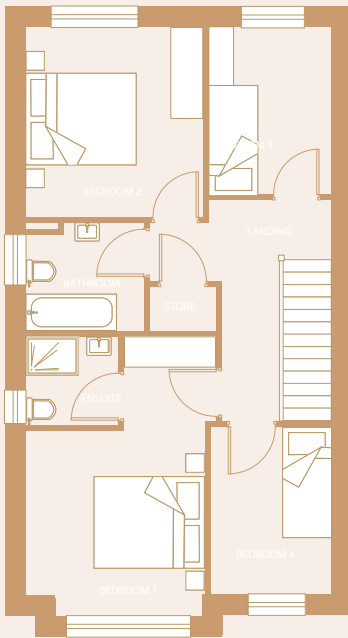
FIRST FLOOR

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House Type C
4 BED SEMI DETACHED. 118.4 M²



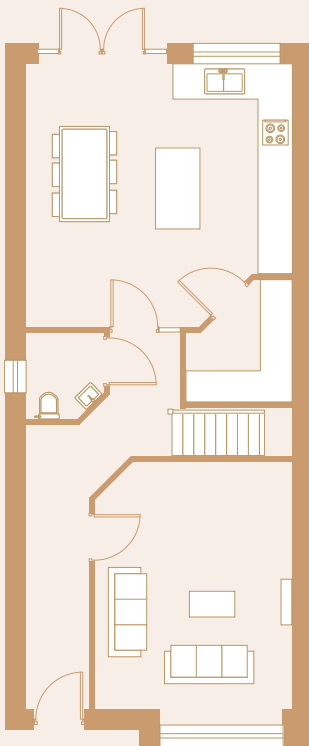
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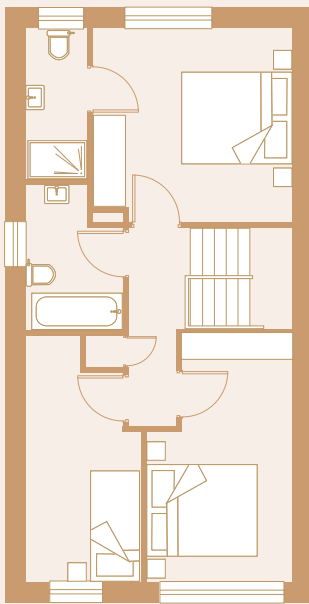
FIRST FLOOR

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House Type D
3 BED SEMI DETACHED. 104.9 M²



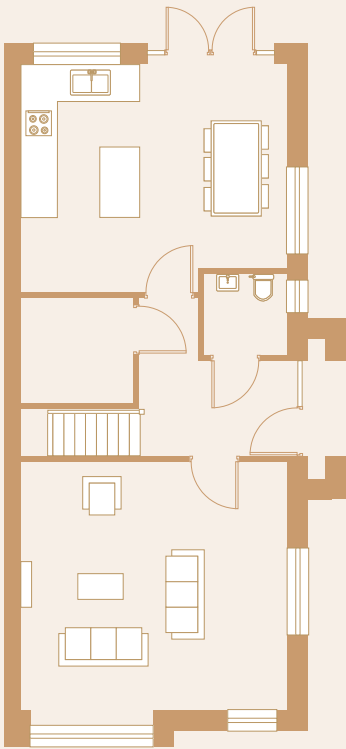
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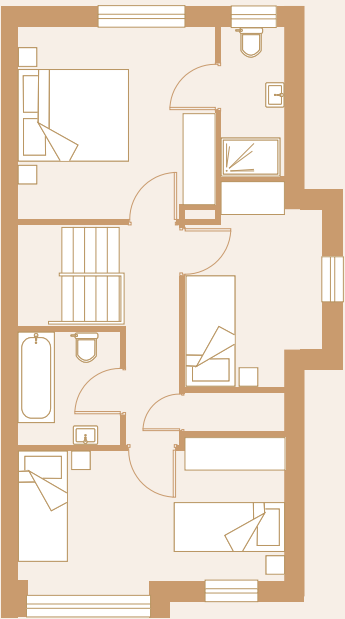
FIRST FLOOR

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House Type E
3 BED SEMI DETACHED. 106.5 M²



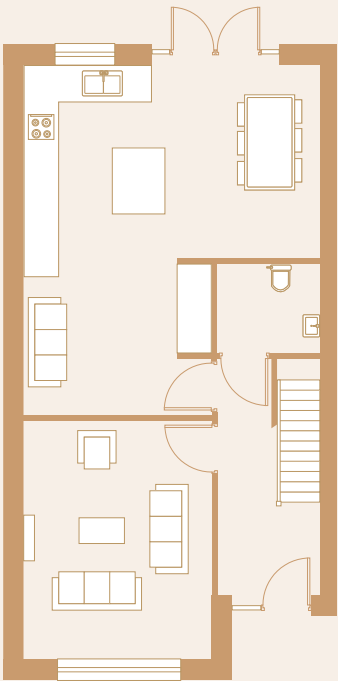
GROUND FLOOR



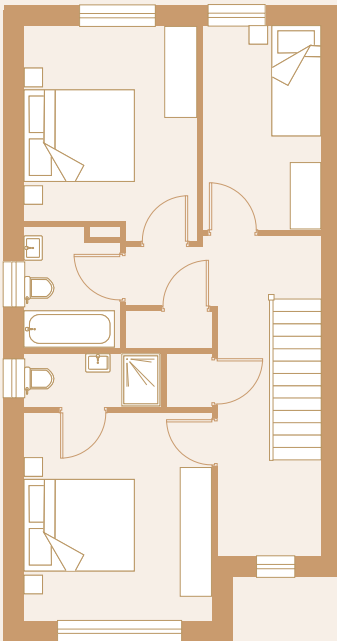
FIRST FLOOR

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House Type F
3 BED END TERRACE 113 M²



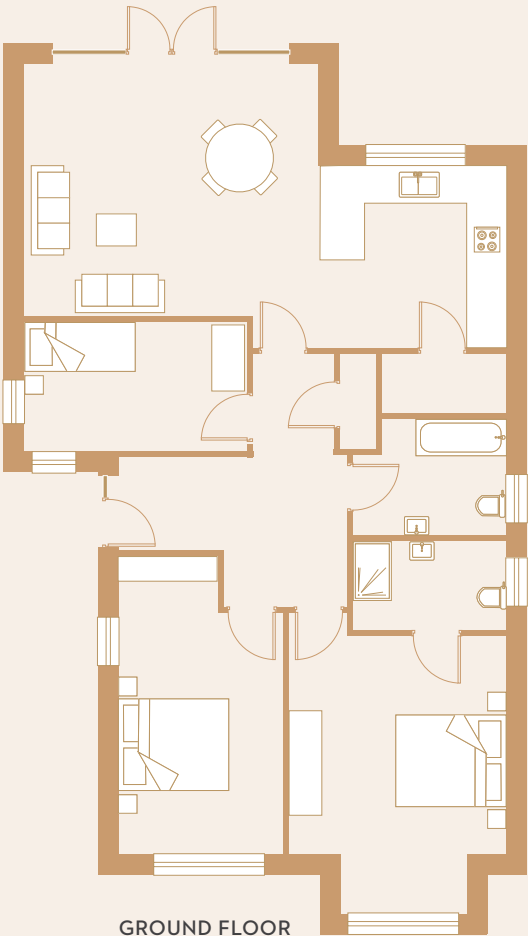
GROUND FLOOR



FIRST FLOOR

Plans are for illustrative purposes only. Layouts may vary.

House Type H
3 BED DETACHED BUNGALOW. 112.5 M²



GROUND FLOOR

Plans are for illustrative purposes only. Layouts may vary.

House Type I
4 BED DETACHED DORMER BUNGALOW. 181.6 M²



GROUND FLOOR

FIRST FLOOR

Plans are for illustrative purposes only. Layouts may vary.



SPECIAL FEATURES





SPECIFICATIONS

STRUCTURE

Constructed using a concrete block structure, comprehensive insulation to meet an A2 energy rating and finished in a self-coloured render to the facades.

BEDROOMS

Superior quality built-in wardrobes, by FitzGerald Kitchens with a combination of hanging and shelved space, fitted in all bedrooms.

WINDOWS

High performance Alu-Clad windows by Munster Joinery, finished in a contemporary agate grey colour with low u-value for energy efficiency.

KITCHENS

Superior quality bespoke kitchens by FitzGerald Kitchens, classic yet contemporary in style, featuring stone-effect worktops as standard, along with a generous appliance package including integrated fridge / freezer, dishwasher, oven, hob and extractor. Spacious utility rooms are featured in a selection of house types.

INTERNAL FINISHES

All walls and ceilings are skimmed and painted in a neutral colour throughout as standard.

FRONT DOORS

All homes feature Prestige Hardwood doors to the front by Munster Joinery, for added peace of mind.

GUARANTEE

Covered by the 10-year Global Home Warranties guarantee scheme.

LIGHTING & ELECTRICAL

Generous and well-designed electrical & lighting specification, to enhance the lighting functions throughout the houses. Pre-wired for intruder alarm, TV and broadband. Smoke and carbon monoxide detectors fitted through-out.

FIREPLACES

Electric fire and elegant stone surround are provided as standard, as per showhouse, by Lamartine.

GARDENS

Each house features large glazed Alu-Clad patio doors providing access to a generous garden space which offers a wonderful extension to the living area. All gardens will be rolled and seeded.

PARKING

Each house has two allocated car parking spaces.

EXTERNAL AREAS

All shared exterior spaces will be fully landscaped to a high standard.

ENERGY EFFICIENCY

The houses at Ballinahinch Wood have been designed to achieve the very best levels of energy efficiency and have upgraded heating and hot water systems to provide Building Energy Rating (BER) A2 rated homes that are compliant with the current Building Regulations and also achieve the efficiency targets of the proposed future Part L Building regulations, coming into effect in 2020.

Every home at Ballinahinch Wood will feature an innovative Panasonic air to water heat pump, with zone controls, providing energy efficient central heating and hot water. The homes feature high levels of insulation throughout along with a sophisticated ventilation system that ensures excellent levels of humidity and moisture control.







PROFESSIONAL TEAM



ESTATE AGENTS
Sherry FitzGerald
164 Shelbourne Road
Ballsbridge
Dublin 4



ESTATE AGENTS
Clarke Auctioneers
Main St
Ashford
Co. Wicklow



DEVELOPER
Ardstone Homes
48 Fitzwilliam Square
Dublin 2



ARCHITECTS
BBA Architecture
Eden Gate Centre
Farrankelly
Delgany
Co. Wicklow

ENGINEERS
AECOM
Adelphi Plaza
George's Street Upper
Glasthule
Dublin

CONTRACTOR
DJRES
Fitzwilliam Court
Leeson Close
Dublin 2

LANDSCAPE
Mitchells + Associates
Woodpark
The Rise
Whitehall
Dublin 9

INTERIOR DESIGN
Ventura
12-13, Block 8
Blanchardstown
Corporate Park
Ballycoolin
Dublin 15

design: byroncreative



Furness Wood, Johnstown



White Pines, Rathfarnham



ABOUT ARDSTONE HOMES

Buying a new home is built on trust. We take that trust seriously. Founded in Ireland in 2005, Ardstone is an Irish-owned business, with a reputation for excellence. Over the past decade we have worked on a large number of commercial and residential projects across Ireland, the UK, France, Germany, Belgium and Spain.

BUILDING COMMUNITIES

We truly value the opportunity to design and build homes to the highest standards, and still savour the excitement that comes with seeing new neighbourhoods come alive. That's because we pour more than our expertise into every new build - we enjoy finding ways to go the extra mile to create communities that enhance the towns and cities they inhabit. We put thought into the story that we want each home to tell. Irish families deserve to know that behind every door is a promise of a better lifestyle. We insist on quality throughout each interior to set our homes apart, which makes our name one that homebuyers look out for when searching for a new home.

www.ardstonehomes.ie



Castle Farm, Naas



Muileann, Kinsealy



BALLINAHINCH WOOD

ASHFORD CO. WICKLOW

*“Often when I’m on my own in the car, driving down
from Dublin to Wicklow in spring or early summer — or
indeed at any time of the year — I get this sudden joy
from the sheer fact of the mountains to my right and the
sea to my left, the flow of the farmland, the sweep of the
road, the lift of the sky.”*

Stepping Stones, Seamus Heaney, former resident of Ashford.



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