





## Developers

Glenkerrin Homes Ltd, Unit No. J1, Maynooth Business Campus, Maynooth, Co. Kildare.

## Architects

McCrossan O'Rourke Manning, Dartmouth House, Grand Parade, Dublin 6.

## Solicitors

Damien Maguire & Co., Unit No. J2, Maynooth Business Campus, Maynooth, Co. Kildare.

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NOTE : These particulars do not form part of any contract and are for guidance only. Maps and plans are not drawn to scale and measurements are approximate. Intending purchaser's must satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. Such information is given in good faith and is believed to be correct, however the developers reserve the right to make any alterations to the development at any time in the overall interest of the scheme.

Number  
**112** The Penthouse at Ballintyre Square



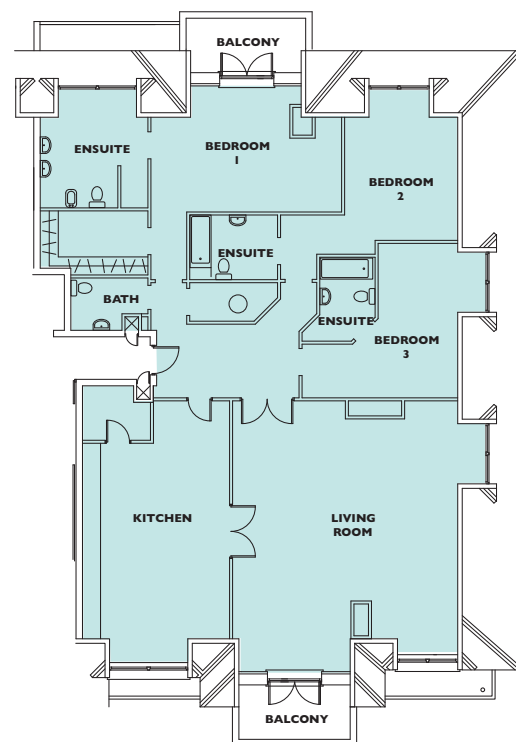
at   
**BALLINTYRE**  
Awarded Development of the Year in 2005





Number  
112

Block 3 - Ballintyre Square - 230sq.m / 2475 sq.ft.



Strategically located on Ballinteer Avenue, and within a short walk to The new Dundrum Town Centre, a break in the trees offers a surprising and spectacular view of the Dublin Mountains. You have now entered the lands of Ballintyre Hall, still guarded by a stone-built gate lodge which is being redesigned as a crèche.

The mature chestnut tree and sycamores that mark the perimeter of the estate have been carefully preserved and form a horseshoe frame that opens up onto a panoramic view of the three rock mountain.

This distinctive setting has been the inspiration for the developers Glenkerrin Homes and architects McCrossan O'Rourke Manning to create an outstanding high-spec mixed development of luxury family homes and exceptional apartments and penthouses.

The Penthouses in the exclusive Ballintyre Development have been created by Glenkerrin Homes to compliment your lifestyle and have you very much in mind. The accommodation is extremely attractive & spacious and comprises of 230sq.m.

The apartments are situated on the fourth floor of the building. The position of the larger penthouse means that they also benefit from a dual aspect ensuring maximum level of sunlight.

## EXTERNAL FEATURES

- Maintenance-free brick and rendered elevations
- Reconstituted stone features
- Maintenance-free uPVC fascias, soffit and rain water goods
- Quality double glazed PVC windows
- Generous balcony tiled
- Modern street lighting and granite kerbs to roads
- 2 dedicated car parking spaces to each Penthouse
- Set in professionally designed and managed landscaped development
- 10 year structural home bond guarantee

## INTERNAL FEATURES

- Thermostatically controlled natural gas central heating
- Pre wired for TV to all bedrooms
- Pre wired Bose surround sound system to Hall, Dining, Sitting, Kitchen and Master Bedroom
- Pre wired for burglar alarm
- Pre wired for telephone points to Hall, Lounge, Master Bedroom and Kitchen
- Vacuflo built-in vacuum system
- Superb bathroom fittings throughout comprising of the Luce, Neve and the Largo Range
- Cast iron free standing bath in Master Bathroom
- Shower doors as per the Show Penthouse to include the Chrome Curved Huppe Aronda over the bath in the second bathroom ensuite
- Quality power shower
- Quality Hansgrohe Taps throughout
- Internal solid doors throughout to include Reguitti chrome finish handles
- Thermostatically controlled gas fired central heating system and hot water system serving traditional radiators
- Low halogen down lighters as per the Show apartment
- High electrical layout specification
- Superb custom designed kitchen and fully fitted utility room, island unit to include a hob and central stainless steel extractor hood and fan
- AEG appliances integrated to include the free standing American Style Double Fridge as per Show Penthouse
- High specification wardrobes to all bedrooms including luxurious walk-in wardrobe to Master Bedroom
- Iroko custom made arched double doors to balcony
- Generous floor and wall tiling included.
- Lamarine Sandstone fireplace supplied and fitted to include a gas fire.

