





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.

Numbers

44, 45, 89, 110

The Penthouses at Ballintyre Square

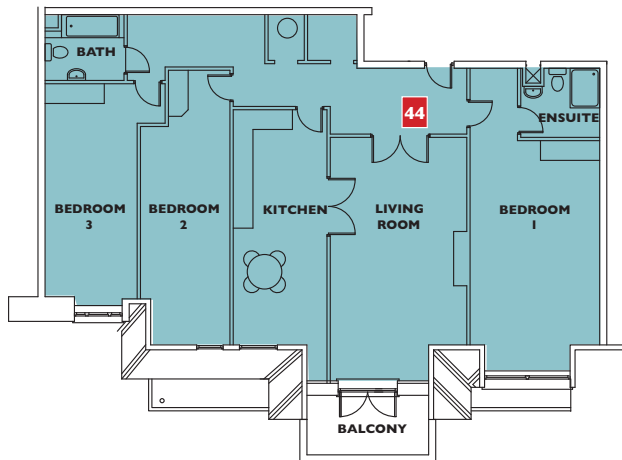


at 
BALLINTYRE
Awarded Development of the Year in 2005

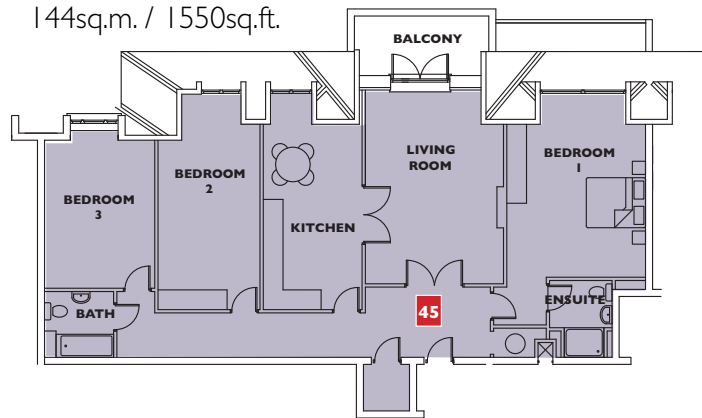
Numbers Blocks 1 & 3 - Ballintyre Square

44, 45, 89, 110

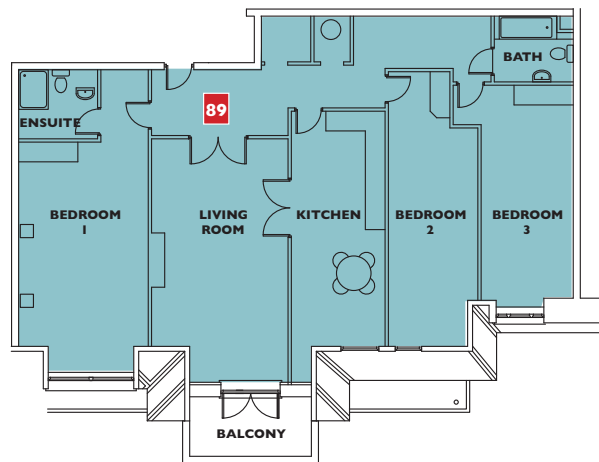
150sq.m. / 1614sq.ft.



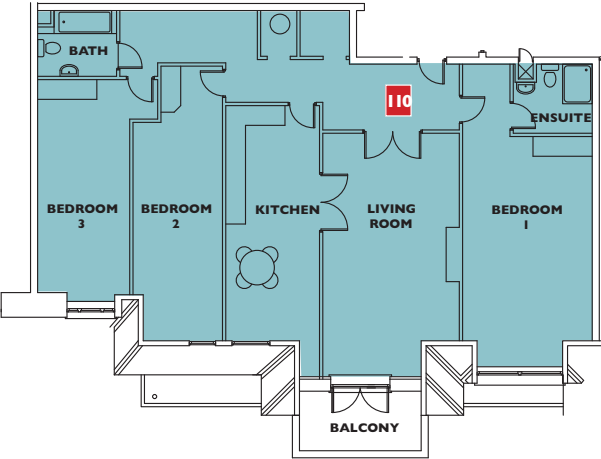
144sq.m. / 1550sq.ft.



150sq.m. / 1614sq.ft.



150sq.m. / 1614sq.ft.





Strategically located on Ballinteer Avenue, and within a short walk to 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 ranges in size from 144sq.m to 150sq.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 fascia, soffit and rain water goods.
- Quality double-glazed PVC windows.
- Generous balcony, tiled.
- Modern street lighting and granite kerbs to roads,
- 2 designated underground parking spaces included in the purchase price.
- Set in professionally designed and managed landscaped development.
- 10 year structural Homebond guarantee.
- A management company will take all utilities in charge.

INTERNAL FEATURES

- Thermostatically controlled natural gas central heating.
- Pre-wired wired for TV to Sitting room ,main bedroom & second bedroom.
- Wired for burglar alarm.
- Pre-wired wired for three telephone points.
- Superbly equipped bathroom with Shires, Adagio sanitary ware.
- Pressurised Showers.
- En-Suite shower door.
- Generous electrical specification including immersion.
- Recessed lighting to entrance hall, sitting room, kitchen & bedroom 1.
- Skim plaster finish to all walls and ceilings.
- High quality decorative painted finish throughout. (Orchid white as standard)
- Luxurious built in wardrobes to all bedrooms.
- Solid interior doors throughout painted (white as standard) with quality chrome iron mongery.
- Heated towel rails standard to main bathrooms & ensuite.
- Superb fitted kitchen with top quality integrated appliances including gas hob. electric oven, extractor hood, dishwasher & fridge freezer.
- Microwave included.
- Granite worktop included.
- Lamartine Sandstone fireplace including electric fire.
- All wall and floor tiling as per the showunits.
- Vacuum system built in.
- Iroko custom made arched doors to sitting room and balcony.