



# Tinakilly Park

County Wicklow

*A sense of home*  
A home for your senses



Images are for illustration purposes only



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

Previous: Tinakilly Park  
and exterior of houses

## 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.







# 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. Pizza This
13. O'Sheas Corner
14. Costa
15. Opera
16. The Good Life
17. Inspired Wicklow
18. The Firehouse
19. Tesco
20. Centra
21. Lidl
22. Aldi
23. Supervalu

## Hotels:

24. Hunter's Hotel
25. Tinakilly House Hotel

## Sports Clubs & Parks:

26. Wicklow Rovers F.C
27. Rathnew GAA
28. St. Patrick GAA
29. Wicklow Rugby Club
30. Rathnew AFC
31. Wicklow Tennis Club
32. Wicklow Sailing Club
33. Murrough Skate Park
34. Murrough Playground
35. Ballynerrin Playground
36. Wicklow Golf Club
37. Wicklow Rowing Club
38. Glenealy Hurling & Camogie Club

## Crèches:

39. Ashvale Crèche
40. Smarties Pre-School
41. Safari Childcare (upcoming)
42. Little Harvard Creche (coming soon)

## Schools:

43. Wicklow Educate Together NS (P/S)
44. Gaelscoil Chill Mhantáin (P)
45. St. Coen's National School (P)
46. Coláiste Chill Mhantáin (S)
47. Clermont Campus

## Health & Fitness

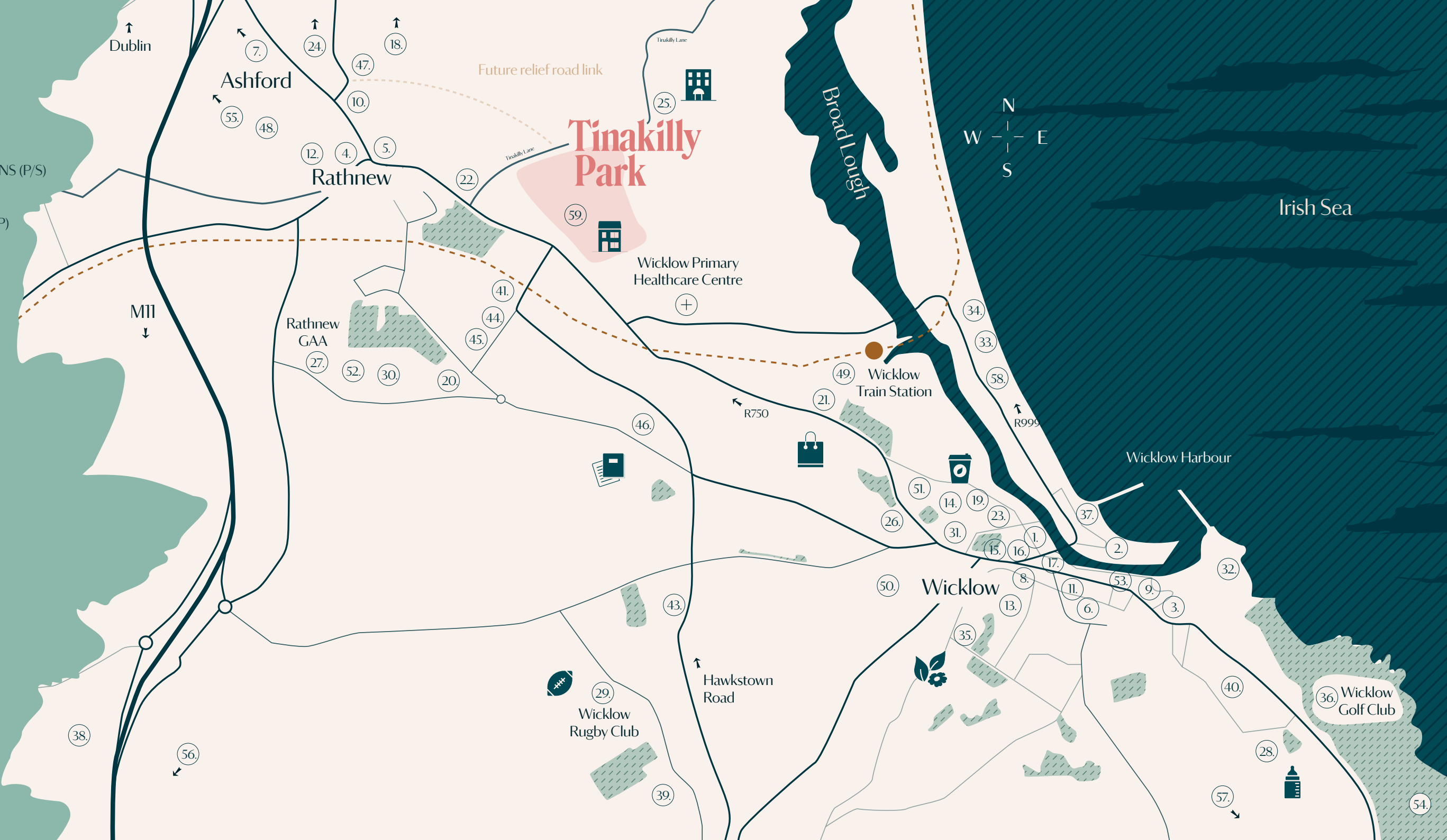
48. S&C Collective
49. Coral Leisure
50. Kula Balance
51. Ananta Yoga
52. Myfitt Rathnew
53. Wicklow Strength & Fitness

## Family Outings

54. Glen Beach Cliff Walk
55. Mount Usher Gardens
56. Beyond the Trees Avondale
57. Brittas Bay Beach
58. Wicklow Kayak

## Home:

59. Tinakilly Park



# Site map

House Types:

Q1c	The Alder HOUSE TYPE Q1c	2 BEDROOM, MID TERRACE C. 87.5 SQ.M / 941 SQ.FT
R1a	The Ash HOUSE TYPE R1a	3 BEDROOM, END OF TERRACE C. 99.1 SQ.M / 1066 SQ.FT
R1d	The Aspen HOUSE TYPE R1d	3 BEDROOM, END OF TERRACE C. 99.1 SQ.M / 1066 SQ.FT
R2a	The Birch HOUSE TYPE R2a	3 BEDROOM, END OF TERRACE C. 98 SQ.M / 1054 SQ.FT
R2c	The Blackthorn HOUSE TYPE R2c	3 BEDROOM, MID TERRACE C. 97.9 SQ.M / 1053 SQ.FT
R2d	The Cherry HOUSE TYPE R2d	3 BEDROOM, END OF TERRACE C. 97.9 SQ.M / 1053 SQ.FT
R3a	The Willow HOUSE TYPE R3a	3 BEDROOM, END OF TERRACE C. 109.7 SQ.M / 1180 SQ.FT
R4a	The Elder HOUSE TYPE R4c	3 BEDROOM, END OF TERRACE C. 109.7 SQ.M / 1180 SQ.FT
T1c	The Hawthorn HOUSE TYPE T1a	3 BEDROOM, MID TERRACE C. 85 SQ.M / 914 SQ.FT
U1a	The Hazel HOUSE TYPE U1a	3 BEDROOM, END OF TERRACE C. 96 SQ.M / 1033 SQ.FT
U1d	The Holly HOUSE TYPE U1d	3 BEDROOM, END OF TERRACE C. 96 SQ.M / 1033 SQ.FT
X1	The Fern HOUSE TYPE X1	4 BEDROOM, SEMI DETACHED C. 134.9 SQ.M / 1452 SQ.FT
X1a	The Clary HOUSE TYPE X1a	4 BEDROOM, SEMI DETACHED C. 137.9 SQ.M / 1452 SQ.FT
Y1a	The Juniper HOUSE TYPE Y1a	2 BEDROOM, END OF TERRACE C. 79.72 SQ.M / 858 SQ.FT
Y1c	The Oak HOUSE TYPE Y1c	3 BEDROOM, MID TERRACE C. 107.2 SQ.M / 1153 SQ.FT
Y1d	The Rowan HOUSE TYPE Y1d	3 BEDROOM, END OF TERRACE C. 110.24 SQ.M / 1186 SQ.FT



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.

# 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 (where applicable)
- 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

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

## KITCHENS & UTILITY ROOMS

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

## BATHROOMS & ENSUITES

- 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 completed with pressurised water supply
- Heated towel rails to all bathrooms

## SECURITY & SAFETY

- Ultra Tech hardwood front door with multi point locking system
- Smoke detectors fitted throughout (mains powered with battery backup)
- Carbon monoxide detection

## 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
- 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





Q1c

R1a

R1d

R2a

R2c

R2d

R3a

R4a

T1c

U1a

U1d

X1

X1a

Y1a

Y1c

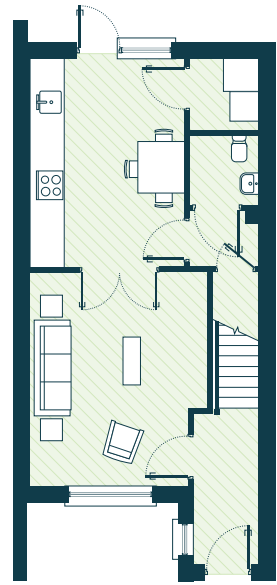
Y1d

# The Alder - Q1c

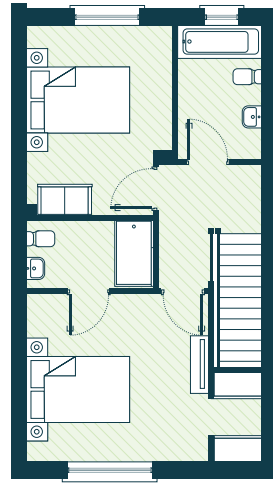
2 BEDROOM, MID TERRACE  
C. 87.5 SQ.M / 941 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

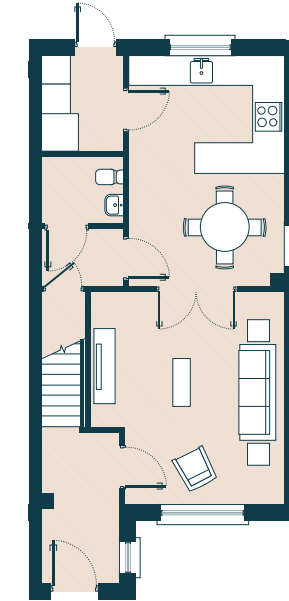
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# The Ash - R1a

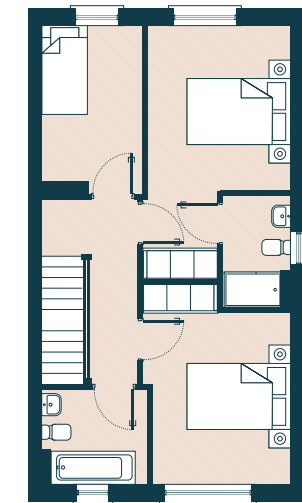
3 BEDROOM, END OF TERRACE  
C. 99.1 SQ.M / 1066 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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Q1c

R1a

R1d

R2a

R2c

R2d

R3a

R4a

T1c

U1a

U1d

X1

X1a

Y1a

Y1c

Y1d

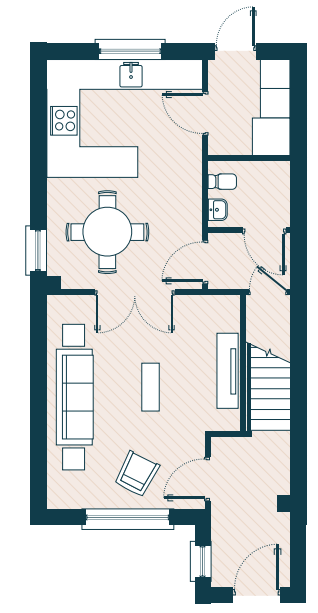
Q1c  
 R1a  
 R1d  
 R2a  
 R2c  
 R2d  
 R3a  
 R4a  
 T1c  
 U1a  
 U1d  
 X1  
 X1a  
 Y1a  
 Y1c  
 Y1d

# The Aspen - R1d

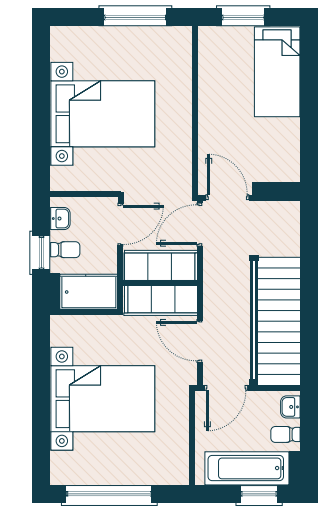
3 BEDROOM, END OF TERRACE  
 C. 99.1 SQ.M / 1066 SQ.FT



FRONT ELEVATION



GROUND FLOOR

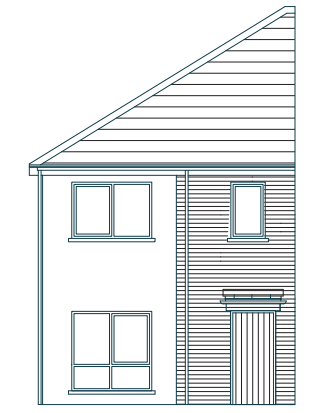


FIRST FLOOR

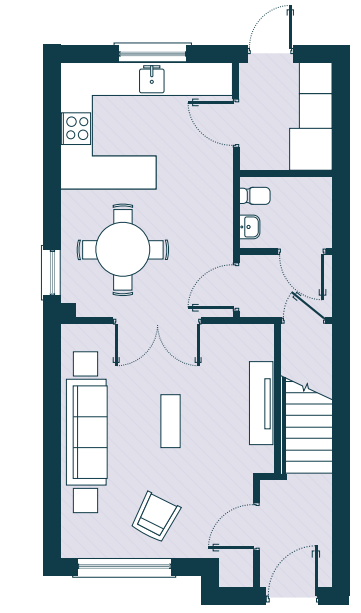
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# The Birch - R2a

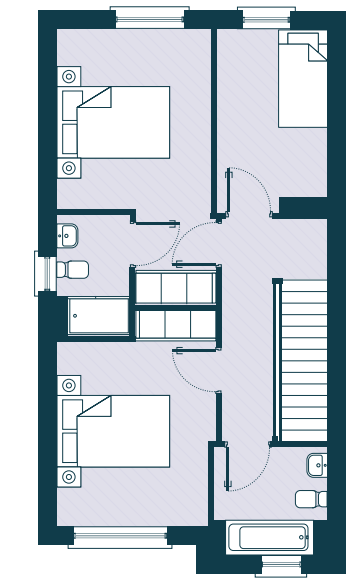
3 BEDROOM, END OF TERRACE  
 C. 98 SQ.M / 1054 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

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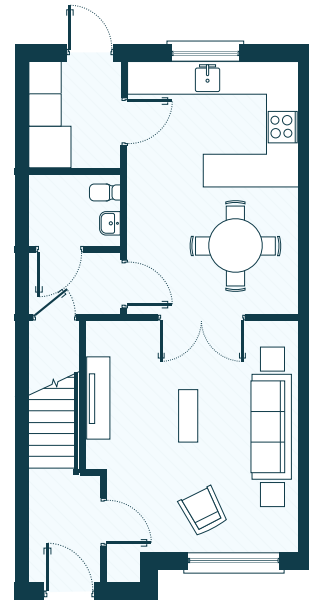
Q1c  
 R1a  
 R1d  
 R2a  
 R2c  
 R2d  
 R3a  
 R4a  
 T1c  
 U1a  
 U1d  
 X1  
 X1a  
 Y1a  
 Y1c  
 Y1d

# The Blackthorn - R2c

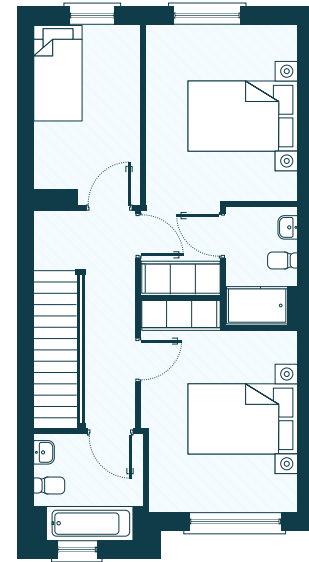
3 BEDROOM, MID TERRACE  
C. 97.9 SQ.M / 1053 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

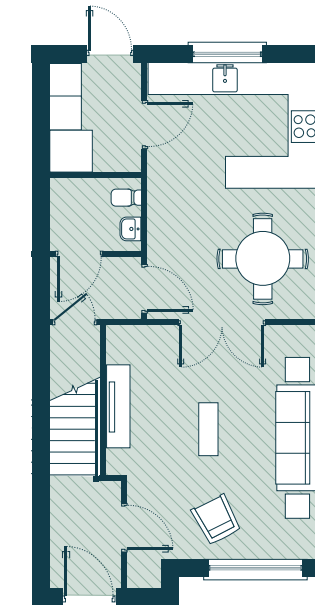
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# The Cherry - R2d

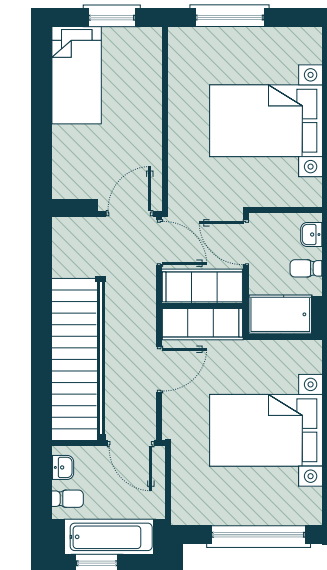
3 BEDROOM, END OF TERRACE  
C. 97.9 SQ.M / 1053 SQ.FT



FRONT ELEVATION



GROUND FLOOR

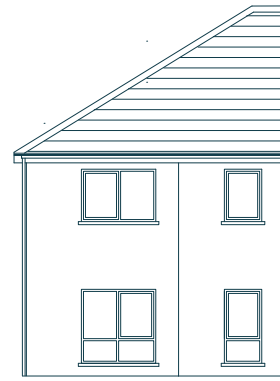


FIRST FLOOR

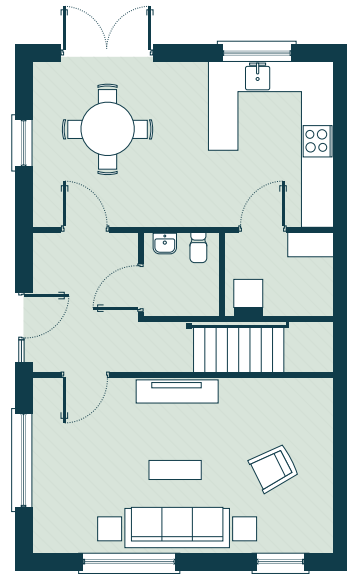
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# The Willow - R3a

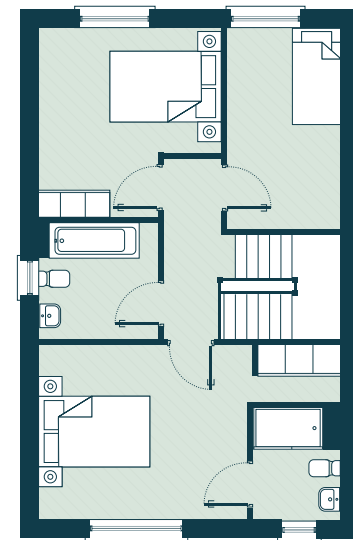
3 BEDROOM, END OF TERRACE  
C. 109.7 SQ.M / 1180 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

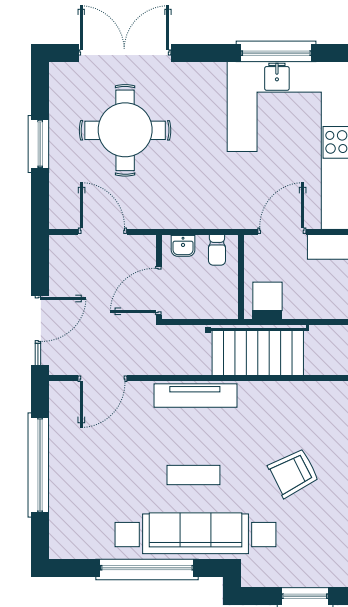
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# The Elder - R4a

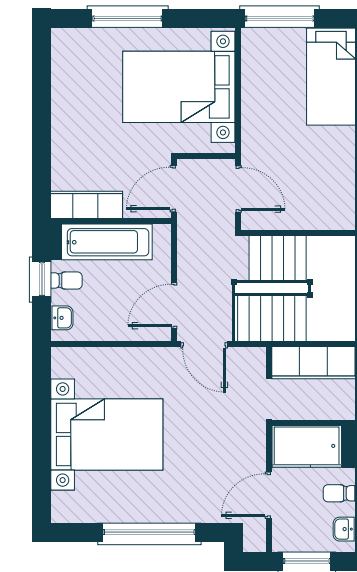
3 BEDROOM, END OF TERRACE  
C. 109.7 SQ.M / 1180 SQ.FT



FRONT ELEVATION



GROUND FLOOR

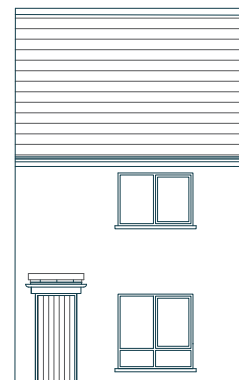


FIRST FLOOR

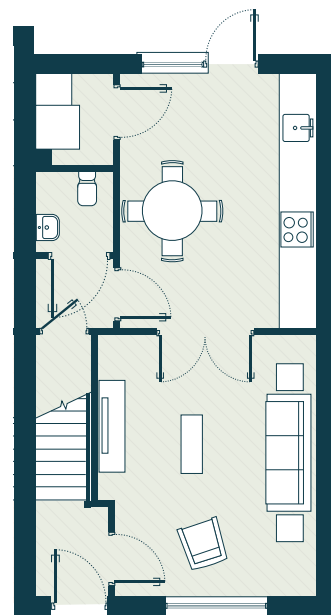
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# The Hawthorn - T1c

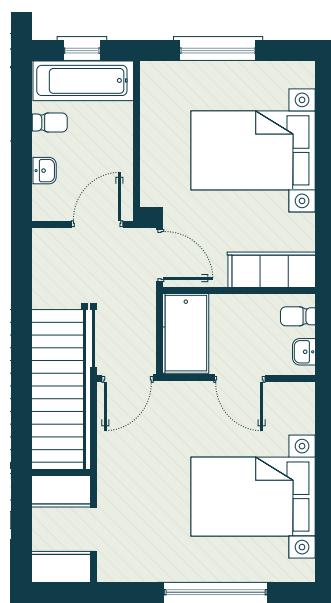
2 BEDROOM, MID TERRACE  
C. 85 SQ.M / 914 SQ.FT



FRONT ELEVATION



GROUND FLOOR



FIRST FLOOR

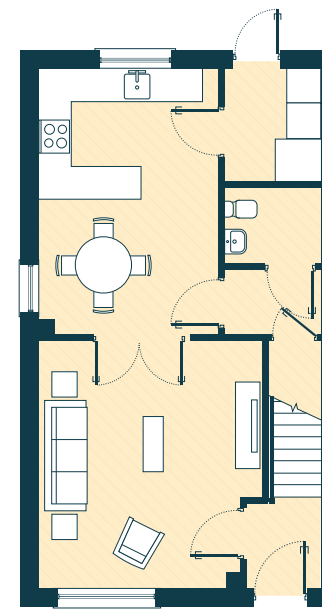
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# The Hazel - U1a

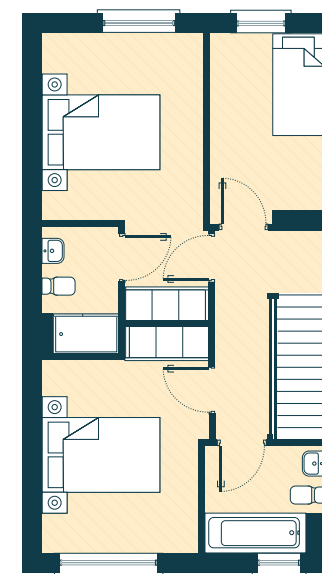
3 BEDROOM, - END OF TERRACE  
C. 96 SQ.M / 1033 SQ.FT



FRONT ELEVATION



GROUND FLOOR



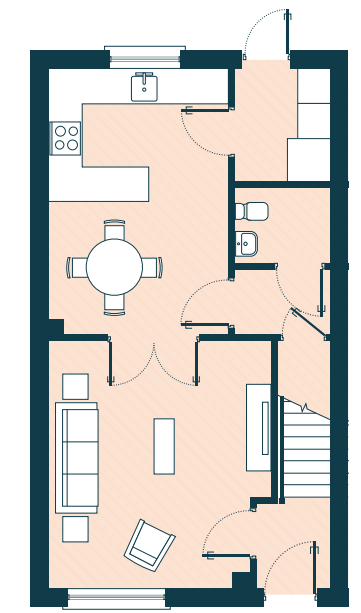
FIRST FLOOR

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Q1c  
R1a  
R1d  
R2a  
R2c  
R2d  
R3a  
R4a  
T1c  
U1a  
U1d  
X1  
X1a  
Y1a  
Y1c  
Y1d

# The Holly - U1d

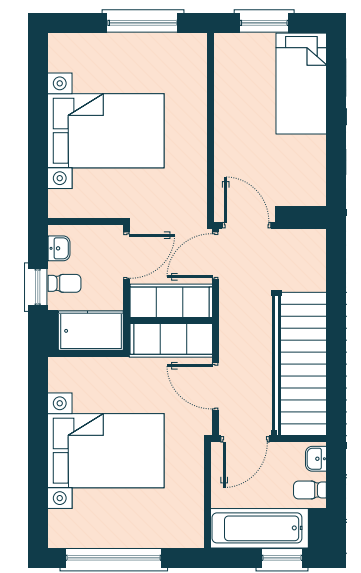
3 BEDROOM, - END OF TERRACE  
C. 96 SQ.M / 1033 SQ.FT



GROUND FLOOR



FRONT ELEVATION

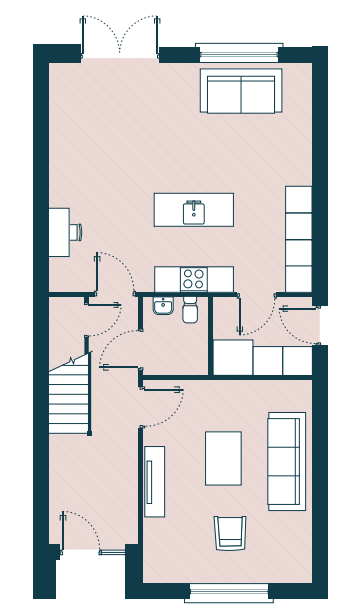


FIRST FLOOR

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# The Fern - X1

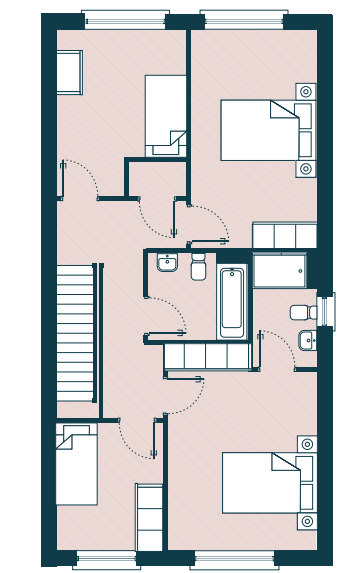
4 BEDROOM, SEMI DETACHED,  
C. 134.9 SQ.M / 1452 SQ.FT



GROUND FLOOR



FRONT ELEVATION



FIRST FLOOR

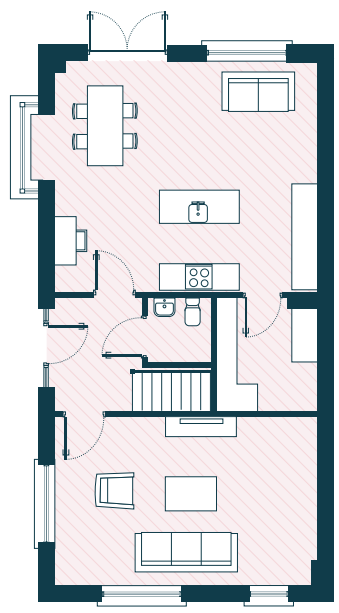
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Q1c  
R1a  
R1d  
R2a  
R2c  
R2d  
R3a  
R4a  
T1c  
U1a  
U1d  
X1  
X1a  
Y1a  
Y1c  
Y1d

Q1c  
R1a  
R1d  
R2a  
R2c  
R2d  
R3a  
R4a  
T1c  
U1a  
U1d  
X1  
**X1a**  
Y1a  
Y1c  
Y1d

# The Clary - X1a

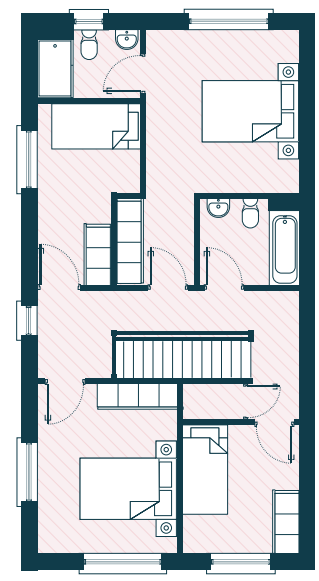
4 BEDROOM, SEMI DETACHED,  
C. 137.9 SQ.M / 1452 SQ.FT



GROUND FLOOR



FRONT ELEVATION

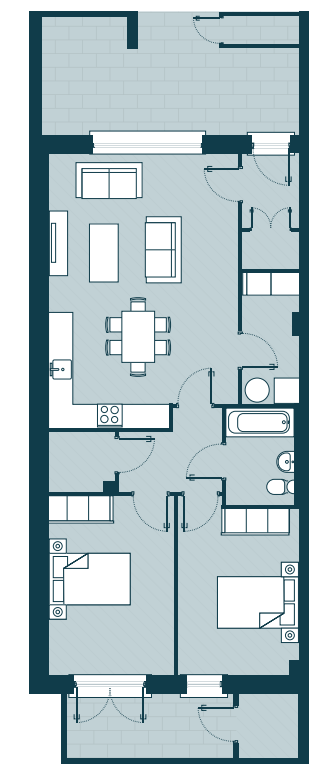


FIRST FLOOR

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# The Juniper - Y1a

2 BEDROOM APARTMENT, END OF TERRACE  
C. 79.72 SQ.M / 858 SQ.FT



GROUND FLOOR



FRONT ELEVATION

Q1c  
R1a  
R1d  
R2a  
R2c  
R2d  
R3a  
R4a  
T1c  
U1a  
U1d  
X1  
X1a  
**Y1a**  
Y1c  
Y1d

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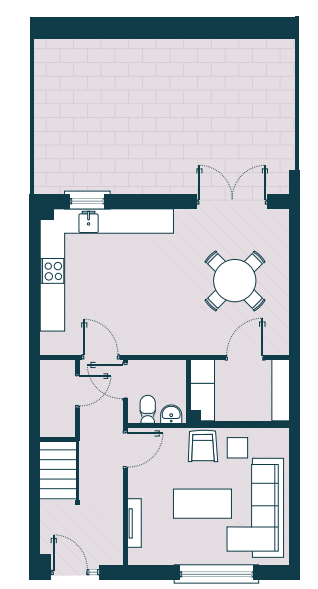
Q1c  
R1a  
R1d  
R2a  
R2c  
R2d  
R3a  
R4a  
T1c  
U1a  
U1d  
X1  
X1a  
Y1a  
Y1c  
Y1d

# The Oak - Y1c

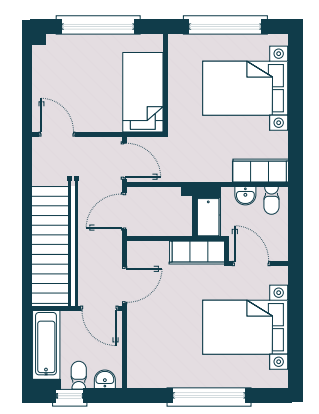
3 BEDROOM DUPLEX, MID TERRACE  
C. 107.2 SQ.M / 1153 SQ.FT



FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR

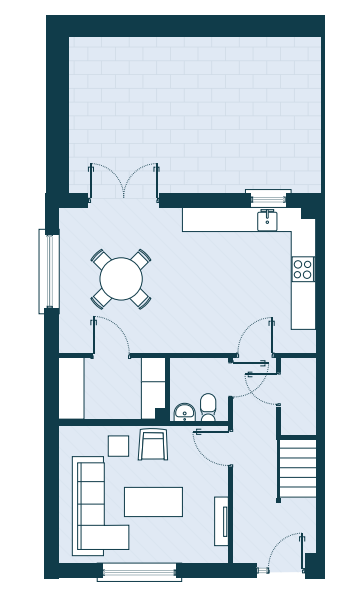
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# The Rowan - Y1d

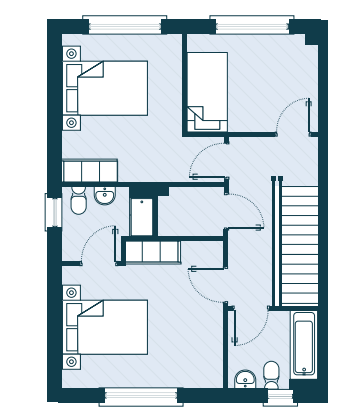
3 BEDROOM DUPLEX, END OF TERRACE  
C. 110.24 SQ.M / 1186 SQ.FT



FRONT ELEVATION



FIRST FLOOR



SECOND FLOOR

Please note: A handed version may apply depending on location within the scheme, please speak to your sales agent for clarification. Floor plans, room areas and dimensions are indicative only and subject to change. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping, and specifications at anytime without notice.

Q1c  
R1a  
R1d  
R2a  
R2c  
R2d  
R3a  
R4a  
T1c  
U1a  
U1d  
X1  
X1a  
Y1a  
Y1c  
Y1d



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 Tinakilly Park, Eastmount, Delgany, Ballinahinch Wood, Ashford, Willow Way and Merepark, Newtownmountkennedy.

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.

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

## Express your interest and contact our agents today

### DEVELOPER

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### SELLING AGENTS

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### SOLICITOR

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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  
**D/RES Creative**

LANDSCAPE ARCHITECT  
**Murray & Associates**

### DISCLAIMER

The information in this document including any plans, descriptions, specifications or dimensions in it or separately provided or communicated to prospective buyers are indicative and intended to act as a guide only. Any such information, plans, descriptions, specifications or dimensions (including also any information or details which may be given verbally) should not be relied upon as the basis for any contract and do not constitute any statement of fact or any representation or warranty. Any plans given are not to scale.

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)

