



The Orchard

GREYSTONES

Luxurious new homes in Greystones





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Truly exceptional collection of nine luxurious family homes built to the highest of standards by renowned builders Michael and James Howard.

Located on an elevated site with sea views, The Orchard is conveniently located only 15 minute walk from Greystones main street and all of the wonderful amenities this vibrant coastal town has to offer. Each home has Generous south facing gardens (phase 1) and a large amenity green to the front for residents to enjoy.

Each home is designed to maximise family living and working in comfortable spacious surroundings with high ceilings and underfloor heating, work and study zones with high speed fibre broadband and all are pre-cabled for electric vehicle charging.

Because these homes are of brick and concrete construction there will be minimal sound transfer between rooms. Large storage areas are also provided in the landing, attic and eaves.

Formally part of the 'Ardsilla' domain, a period Delgany residence adjacent, Dunmoy Properties have honoured the tradition of this Orchard Demesne by individually naming each of the 9 homes after a native Irish Apple tree which will be the centrepiece of each garden.



// Coastal living
in luxurious
surroundings //

Wonderful Greystones

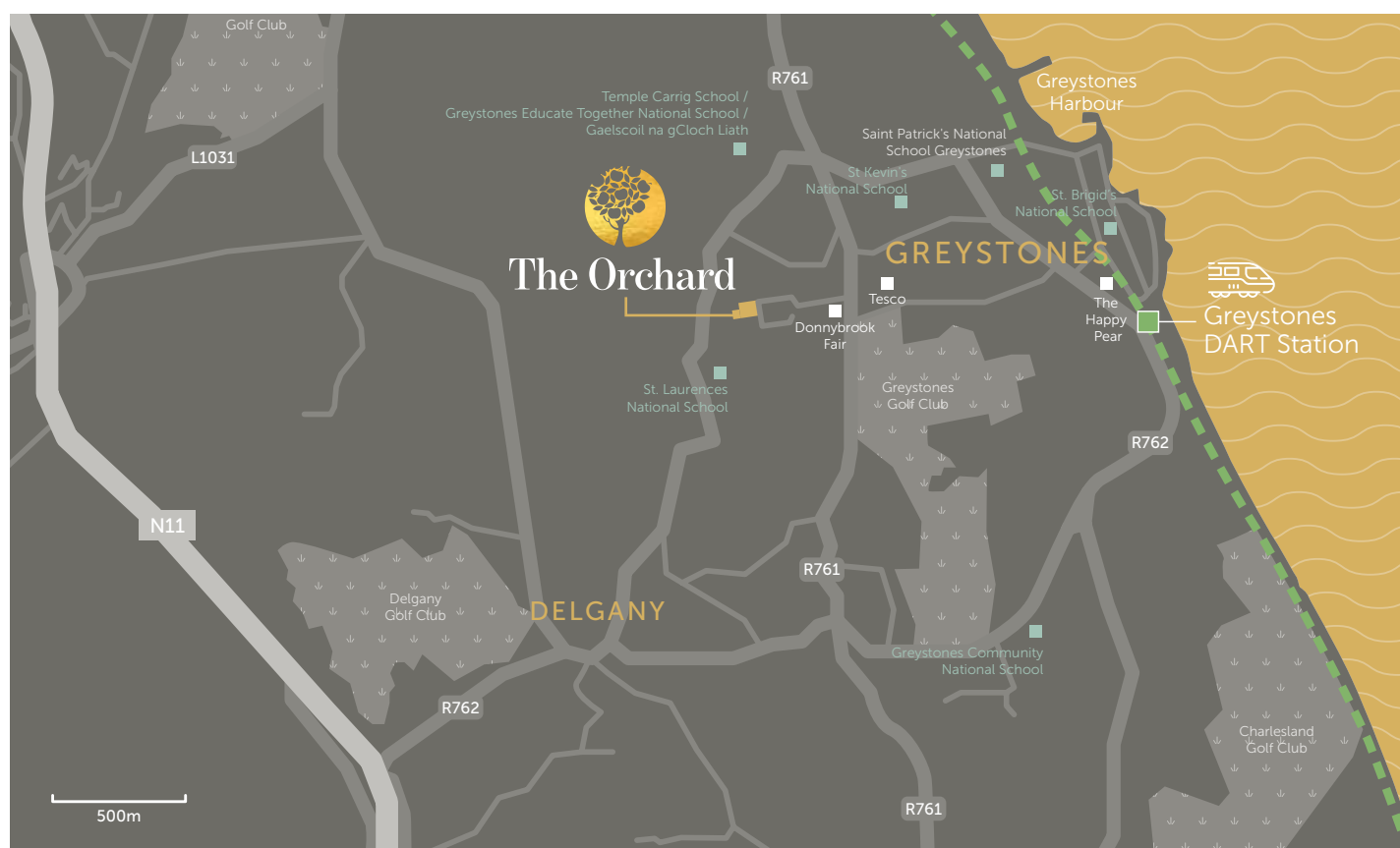
The Orchard is situated in an ideal location close to an array of wonderful amenities that Greystones town and harbour has to offer.

Greystones is situated in a stunning location between the coast and the Wicklow mountains, giving easy access to the local beaches, countryside and nearby villages of Delgany and Enniskerry.

The town is quite literally on your doorstep and all of your needs will be catered for with a wonderful selection of bistros, boutiques, restaurants and shops, the village library, churches and a large number of highly regarded schools.

One of the most attractive aspects about Greystones is the diversity of the one-off shops, Restaurants, cafes, why not open your eyes to the artistic spirit of Greystones and stroll around its boutiques and craft jewellers, and enjoy the many diverse eateries.

The new Harbour Marina is just an 18 minute walk where one can avail of number of restaurants and cafés and also access the cliff walk between Bray and Greystones, you are guaranteed a friendly welcome and wonderful atmosphere wherever you go.





Everything on your doorstep

A host of sport and leisure clubs abound in the area including sailing, rowing, football, rugby, tennis and GAA. The Shoreline Leisure Centre and swimming pool is close by, as are a great choice of renowned golf clubs, including Greystones, Powerscourt and Druids Glen.

The commuter will be delighted at the ease of access to the DART station which is just a 16 minute walk away. The N11/M50 is also within easy reach making for an easy commute to the city, airport and beyond. Carrickmines is only a 20 minute drive and Dundrum an additional 10 minutes.





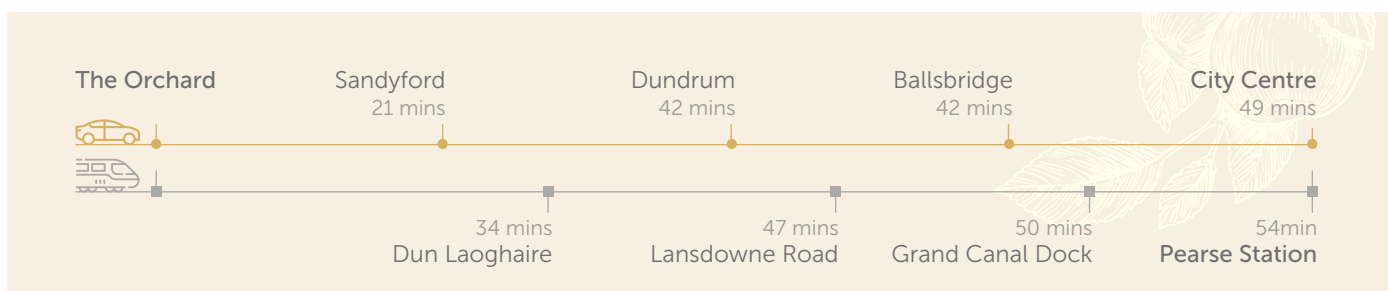
Delgany

The quaint beautiful village of Delgany is only a 5 minute drive from the 'The Orchard', offering a choice of restaurants, delicatessens, country pubs and cafés. The Bear Paw Deli, The Pigeon House, The Fat Fox and Firehouse Bakery and Café are among several local artisan bakeries that can entice you with the aroma of warm sourdough breads and freshly roasted coffee.

Delgany Golf club is also only a few minutes' drive away, and keen hikers and swimmers can ramble through the Wicklow Mountains and bathe in the sea.



The Orchard - commuting



Beautiful Wicklow





Exceptional Quality

The Orchard Greystones is a private development with only 9 homes and no through traffic. All homes have sea views, are of brick construction (A2 rated) and each property has extra high ceilings to ground and first floor rooms. Greystones Town, DART station, Marina, local shops, shopping centres and schools are all within walking distance.

Each home features

- ❖ Large south or west facing rear gardens
- ❖ Office & Study Zone areas on 1st floor and within Main Suite
- ❖ Concrete floors and stairs at each level for exceptional soundproofing
- ❖ Thermostatically controlled underfloor heating on every floor and to every room
- ❖ Aluclad windows and doors by Rationel
- ❖ Air to water heat pumps by Mitsubishi
- ❖ High speed fibre internet with ethernet cabling to each floor
- ❖ Pre-cabled for electric vehicle charging
- ❖ Centralised pressure pump for all showers and appliances
- ❖ Generous storage areas provided
- ❖ Homebond Guarantee provided with every property
- ❖ All homes have a Main Suite with Wet Room and a Second Guest Bedroom with an Ensuite

Furthermore, within the development there is a large private open Green Space and amenity area and the development will have no ongoing management fees.







Site Plan

- House Type A**

4 Bedroom Semi Detached

1,841 sq.ft / 171 sq.m

(Plus Eaves Storage of 277 sq.ft / 25.75 sq.m)

Total Incl Storage 2,118 sq.ft / 196.75 sq.m
- House Type B**

5 Bedroom Detached

2,013 sq.ft / 189 sq.m

(Plus Eaves Storage of 258 sq.ft / 24 sq.m)

Total Incl Storage 2,271 sq.ft / 213 sq.m
- House Type C (Phase II)**

4 Bedroom Semi Detached

1,615 sq.ft / 150 sq.m

(Plus Eaves Storage of 215 sq.ft / 20 sq.m)

Total Incl Storage 1,830 sq.ft / 170 sq.m



Floor Plans

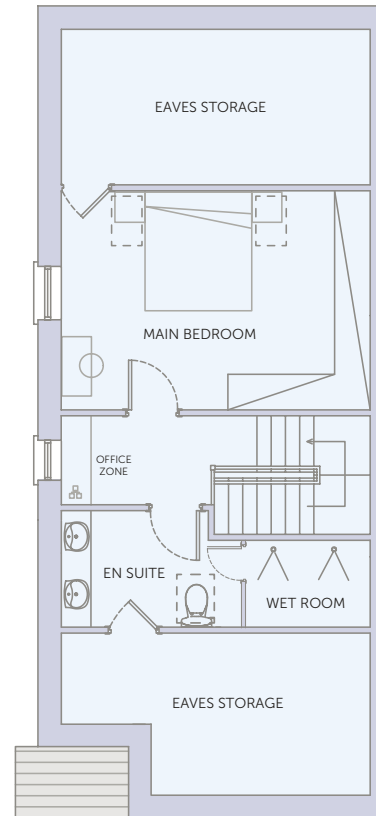
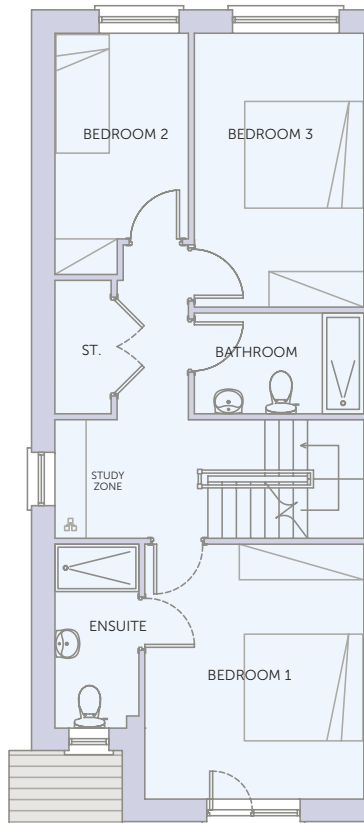
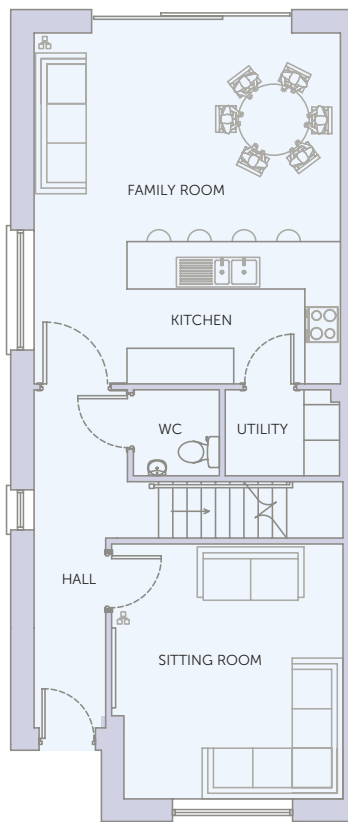
House Type A

4 Bedroom Semi Detached

1,841 sq.ft / 171 sq.m

(Plus Eaves Storage of 277 sq.ft / 25.75 sq.m)

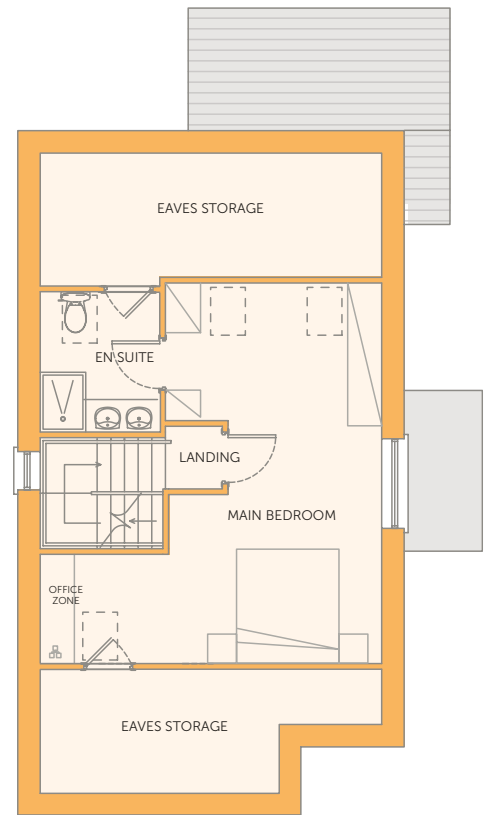
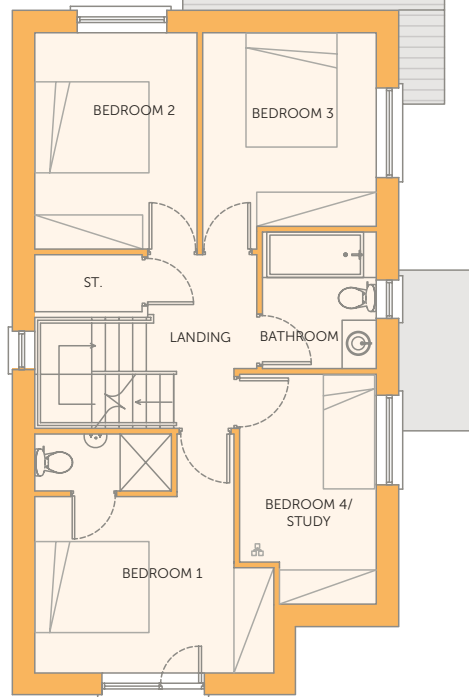
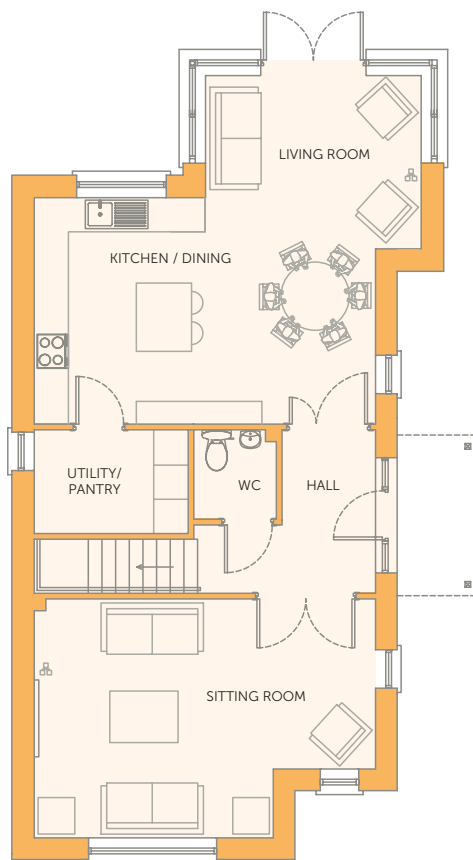
Total Incl Storage 2,118 sq.ft / 196.75 sq.m



House Type B

5 Bedroom Detached
2,013 sq.ft / 189 sq.m

(Plus Eaves Storage of 258 sq.ft / 24 sq.m)
Total Incl Storage 2,271 sq.ft / 213 sq.m



Floor Plans

House Type C

(Phase 2 for later release)

4 Bedroom Semi Detached

1,615 sq.ft / 150 sq.m

(Plus Eaves Storage of 215 sq.ft / 20 sq.m)

Total Incl Storage 1,830 sq.ft / 170 sq.m



Specification

External Finishes

- All houses finished in Viola Brick from Outhaus® with a through colour render that compliments the brick colouring.
- All external areas finished to the highest standard, including well-lit paved pathways and rear garden terraces.
- All houses have side/rear entrances for bikes, toys and all round ease of maintenance and garden access.
- Contemporary planting throughout the development by SAP Landscapes, designed to provide interest all year round through a mix of evergreen and deciduous species, including a wide palette of flowering species and selected fruit trees.

Internal Finishes

- All homes have concrete flooring on every level for exceptional insulation and outstanding sound proofing for warmth and peaceful family living.
- Contemporary stairs with solid balustrade with solid timber handrail and study and office areas on 1st floor and within the Main Bedroom Suite.
- All walls skimmed and painted throughout in a neutral colour palette specially selected by the team at The Interiors Project.

Windows & Doors

- AluClad Windows and doors including large rear doors to the garden from worldclass Irish/Danish window manufacturer Rationel®.
- Velux® windows have been added to maximise natural light in main bedroom and in the large Ensuite.

- Contemporary solid core and soft closing internal doors throughout with high quality contemporary stainless steel fittings.

Kitchens

- Contemporary fitted kitchens with brushed steel fittings.
- Silestone® Quartz Kitchen Worktops in Lagoon with matching splashbacks.
- All Electrical appliances by BOSCH®; including integrated oven, hob, Fridge Freezer and Dishwasher.
- Utility Room within every kitchen for additional storage and noise mitigation.

Bathrooms

- Supplied by Halo Bathrooms with large format Vitra® tiles with complimentary patterned mosaics.
- High quality Tap and Shower fittings by Aqualla® and shower doors by Merlyn®
- Toilet & toilet systems and frames by SANIT®.
- Sinks and Baths by respected County Wicklow based manufacturer and designer Inver Bathroom Designs®
- Pressure pumps will ensure optimal shower pressure to all showers throughout the property.

Wardrobes

- Supplied and fitted to all bedrooms in a contemporary style.
- Quality ironmongery and internal fittings with select integrated lighting.

Heating & Ventilation

- Heating and Mechanical internal equipment all housed discretely within a separate enclosed section of the utility room.
- Each home is fitted with a high efficiency and appropriately sized Mitsubishi® Air to Water Heating system which will result in very low heating bills (based on type A house, circa €500 per annum at 21c constant temp.)
- All homes are heated via underfloor heating to every room on every floor including bathrooms and wetrooms.
- Individual temperature controls provided in every room and entrance and hall ways within every home.
- Water pressure pump by DAB® to serve all outlets in the house.

Electrical and AV

- Hardwired fire detection and alarm system throughout with battery backup.
- Fibre to the home from Eir and home pre-wired on every floor for Ethernet to enable a building WiFi system to be installed to support traffic profiling and traffic management for home working, home educating and entertainment.
- All homes have been pre cabled to the front side entrance for Electric vehicle Car Charging.

Guarantee

- All homes come with a 10-year Homebond® structural guarantee



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