

For Sale
by Private Treaty

Beckett

CROSTHWAITE
GROVE

— Dún Laoghaire

A private enclave of exquisite family homes

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CROSTHWAITE PARK

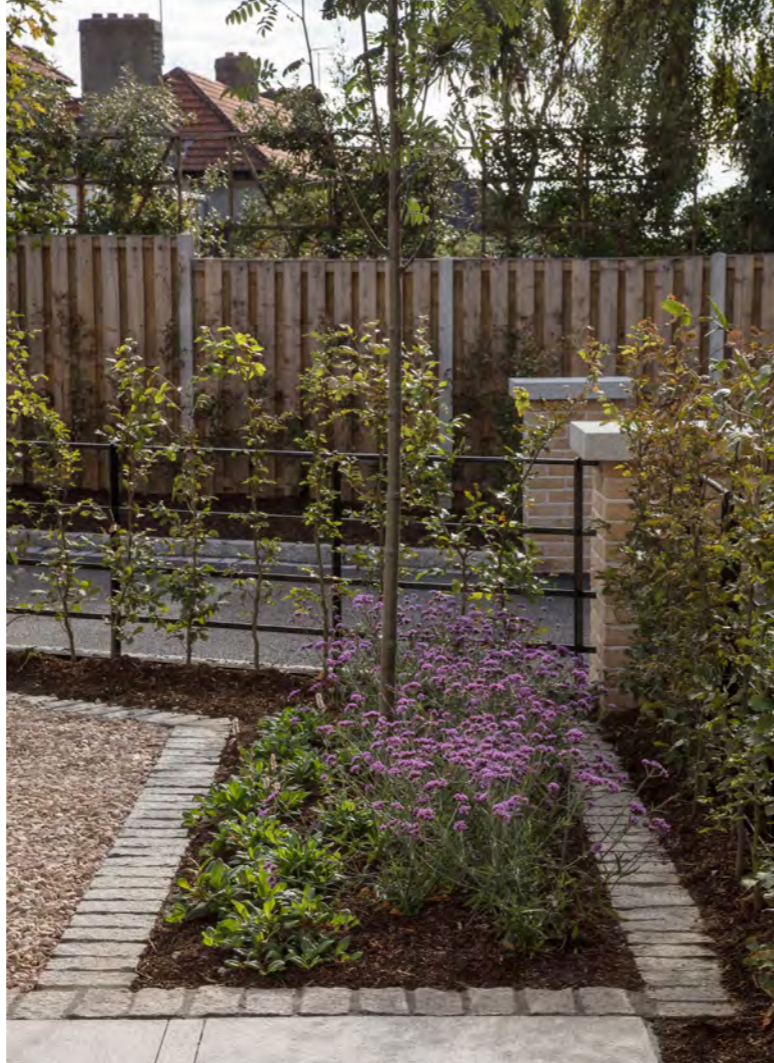
Crosthwaite Park is widely regarded as one of Dún Laoghaire's most sought after addresses. Built around a magnificent park, the original development of Crosthwaite Park was led by the prominent location businessman John Crosthwaite. He is recorded in Thom's Directory and Almanac in 1867 as residing at The Hall, Glenageary Road, Kingstown, now known as no. 1 Crosthwaite Park South. This was at a time when Dún Laoghaire was known as Kingstown following the Royal Visit of George IV to Ireland, and on his departure from the Harbour in September 1821 the town was renamed from 'Dunleary' to 'Kingston'. Its former name has long since been restored in its Irish form, 'Dún Laoghaire'. The first development of houses at Crosthwaite Park based on the 1866 Ordnance Survey Map indicates that no's 1-31 Crosthwaite Park West and no's 2-30 Crosthwaite Park East were fully completed at the time of surveying in 1865. The first four houses of Crosthwaite Park South

were also constructed at this stage. It was to take approximately seventy years for the rest of Crosthwaite Park to be developed. Crosthwaite Park South was left undeveloped on the south, west and east sides until the second decade of the twentieth century (1930's) when a number of quite interesting houses were constructed. These new houses form a distinct difference to the mid 19th-century urban terraces. Instead, inspired by the garden city concept of house design, each house occupies quite a large plot relative to the scale of the house. Crosthwaite Grove is set on one of these plots and as can be seen from the 1935 Ordnance Survey Map on the next page, it occupies the largest plot in the entire of Crosthwaite Park. Such is the quality of the architecture, historic and heritage value of Crosthwaite Park, that Dún Laoghaire Rathdown County Council has designated it an Architectural Conservation Area.



Not to scale, for identification purposes only.





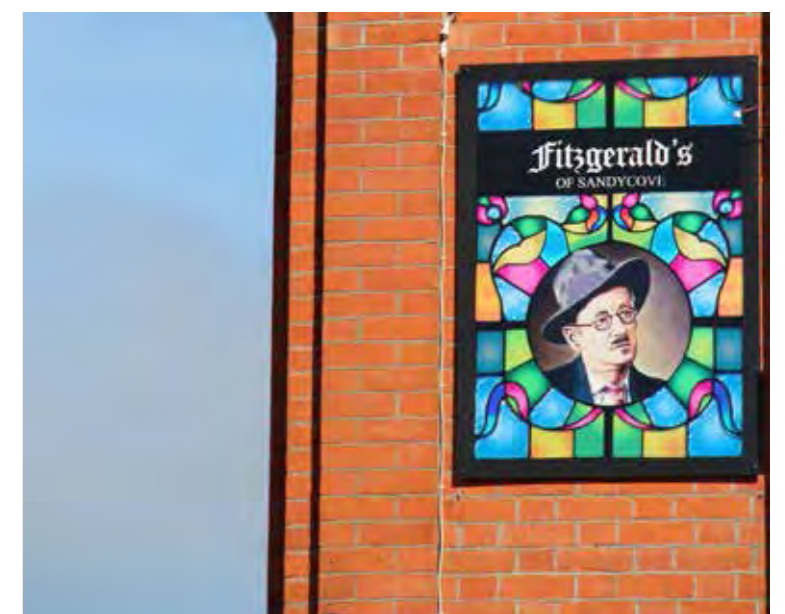
DÚN LAOGHAIRE



Dún Laoghaire is a picturesque affluent south Dublin coastal town with a magnificent pier, and that offers specialised shops, boutiques, bars, cafés and some of south Dublin's finest restaurants. It is the administrative capital of South Dublin with the Dún Laoghaire Rathdown County Council Offices located in the County Hall.

Dún Laoghaire has superb recreational and leisure facilities including a selection of gyms, tennis clubs, a theatre, cinema and many sporting venues. With one of Dublin's longest promenades which offers pleasant walks by the seafront. For the sailing enthusiast, there are four yacht clubs and extensive Marina at Dún Laoghaire Harbour that will be of major interest.

Whether it is a stroll along the pier to the 40 foot, ice cream at Teddy's or eating in Hartley's, there is so much to do and see in Dún Laoghaire.



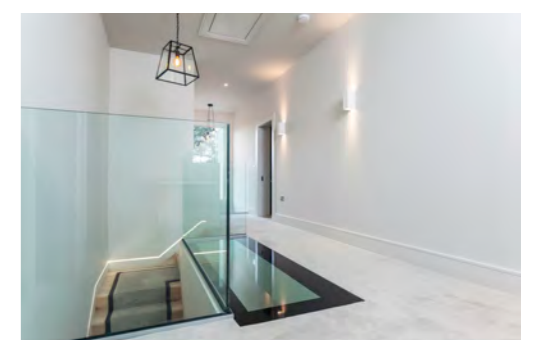
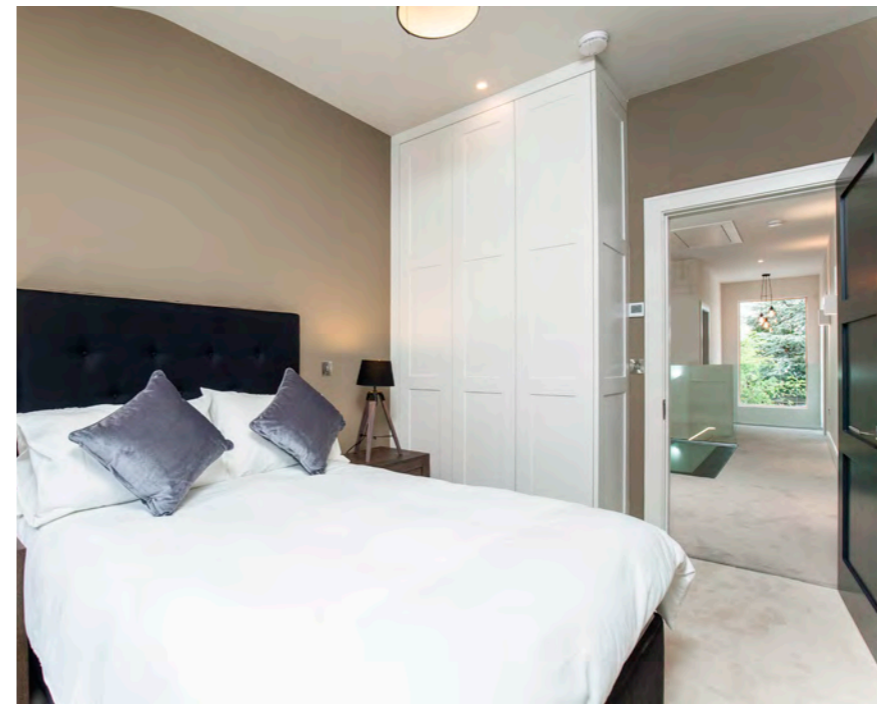
1935 Ordnance Survey Plan

CROSTHWAITE GROVE



Crosthwaite Grove is located in a private enclave off Crosthwaite Park South. This private development of just three exquisite family homes is set within an established mature setting. Crosthwaite Grove is less than a 10-minute walk from Dún Laoghaire's beautiful seafront and the People's Park, one of the best parks in Dublin. This secluded development lies within close proximity to many highly regarded schools including Rathdown School, CBC Monkstown, St. Joseph's of Cluny, Holy Child Killiney and Loreto Dalkey. Blackrock College / Willow Park, St. Andrew's College and St. Michael's College are all accessible by DART.

There are excellent transport links including the DART at Glenageary and Sandyove / Glashule stops, less than a 10-minute walk from Crosthwaite Grove. There are numerous bus corridors in close proximity, providing regular and reliable services to the City Centre. The Aircoach from Dún Laoghaire provides easy access to the Airport and both the N11 and M50 motorways are easily accessible. Crosthwaite Grove is a highly desirable location steeped in Irish history for more than 150 years. To put it simply, living in Crosthwaite Grove will completely transform your way of life. Viewing is highly recommended.





DESCRIPTION **Beckett**

Beckett is named after one of Ireland's most influential and aspirational, world renowned, literature artists, Samuel Beckett, who hailed from South Dublin. Crosthwaite Park has a very close bond with Irish literature artists as John Millington's family home was on Crosthwaite Park for 16 years. The adjoining house to Beckett is called Millington after John Millington. Samuel Beckett was born and raised not far from Crosthwaite Park, in Foxrock.

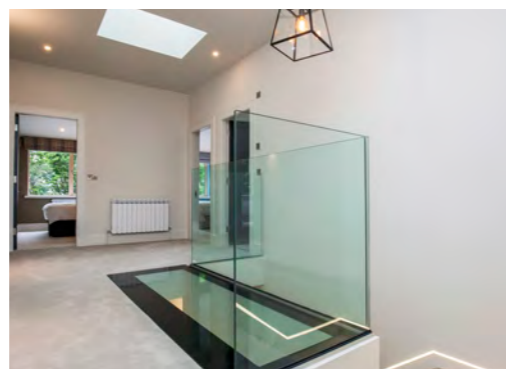
Beckett is a fine family home at 11 meters wide, this imposing double fronted five-bedroom detached house extends to 287.7 sq.m. / 3,097 sq.ft. over two levels. Built by Red Rock Developments with exceptional attention-to-detail and designed by leading architects, Coady Architects, this 'A'-rated traditional masonry-built family home comes with contemporary finishes throughout. Red Rock specifically appointed the award-winning Coady Architects to design Beckett and Millington. The brief to Coady Architects was to "design two traditional houses but with a contemporary finish in order to keep with the style of the adjoining house which dates from the 1930's".

Outside you really get a feel for the contemporary finishes. The front elevation of the house comprises a mix of Vandersanden Toscane yellow brick, natural standing seam zinc, hardwood timber, granite and render. The bay window is the centre piece to the front elevation. The high specification Vandersanden Toscane yellow brick, handmade and imported from Belgium is a unique feature for any newly built home in Dublin. There is a brick trim running around the entire lower perimeter of the house with full height sections of brick on two elevations.

To the rear, the single storey family room is an architectural masterpiece. With

a natural standing seam zinc roof, the emphasis on the design of this space was to get as much light as possible into the room. This has been achieved with the majority of back elevation finished with two large pieces of glazing divided by a full height brick centrepiece. There is a full height double slider to the side where the family room door opens out onto the garden and two windows along the third elevation bringing further light into the house.

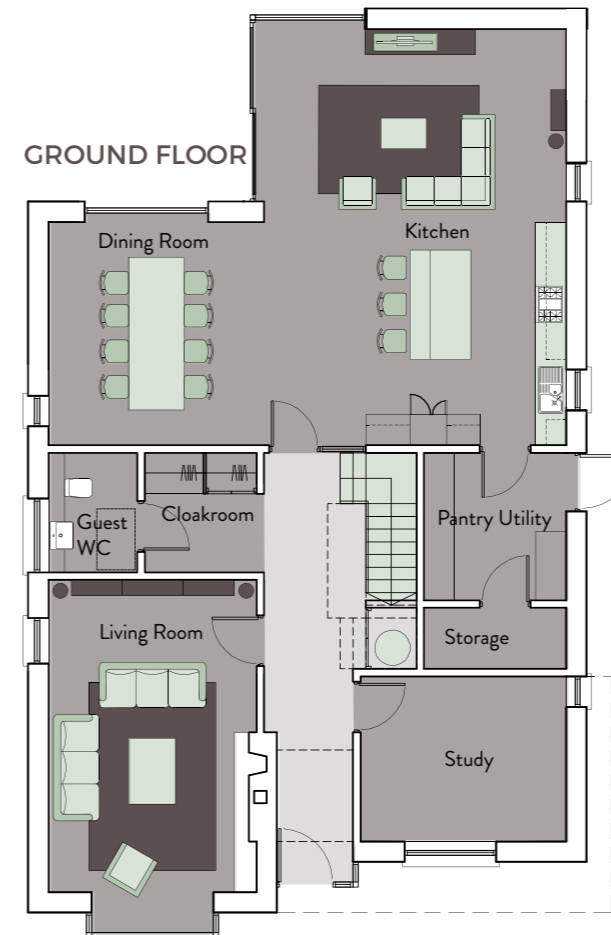
Both the rear and front gardens are beautifully landscaped with a large rear patio. There is generous car parking to the front of the house. The gardens are separated by two-metre high concrete block walls.



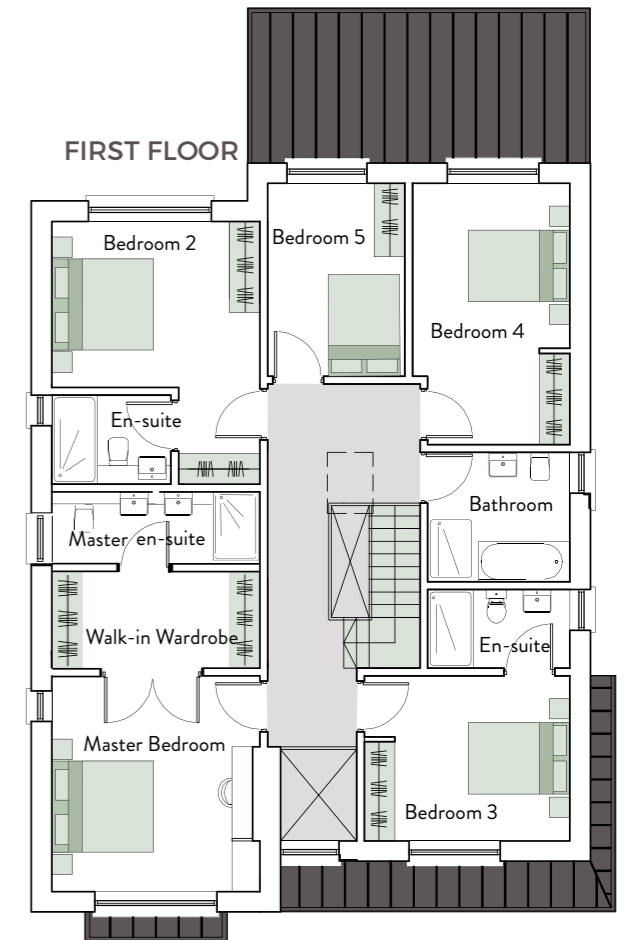
FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



Not to scale, for identification purposes only.

Level	Sq.m.	Sq.ft.
Ground	154.7	1,665
First	133.0	1,432
Total	287.7	3,097

Upon entering Beckett, you are greeted with an abundance of natural light in the double height entrance hall. Off the entrance hall is a warm and spacious living room with a large bay window and a natural fireplace. Across the entrance hall is a large study that can be used as a private office or children's playroom.

The centrepiece of this house is the family, kitchen and dining area. At 67.5 sq.m. / 726 sq.ft. in size and south west facing into the landscaped garden, creating a luxurious light filled space. Whilst one large space, it is clearly distinguished into three separate areas. The formal dining area can seat up to 10 people and is a perfect size for dinner parties and family gatherings.

The traditional kitchen, fully fitted with top-of-the-range Miele appliances, has an abundance of cabinets and drawers which provide ample storage space. There is a large pantry utility off the kitchen which also has

an external side entrance. The family space stretches right into the south west facing landscaped garden. With extensive glazing on all three sides and a full height double slider opening into the garden, this is the perfect place to relax and watch the sun set in warm summer evenings.

Upstairs the large landing is filled with light from a roof light. The centre piece of the landing is a section of glass floor which provides natural light to the ground floor hallway. There are five bedrooms, all double bedrooms. Three of the bedrooms have large en-suites. The master bedroom is a truly wonderful bedroom. The bedroom itself is 17.5 sq.m. / 190 sq.ft.. In addition to this, there is a sizeable double sided walk-in wardrobe and an equally large en-suite with "his and hers" sinks and a wet room walk-in shower. This is a truly special, once in a century, family home.



SPECIFICATIONS

Red Rock Developments is one of Dublin's leading developers of high specification family homes in affluent and sought after Dublin locations. This reputation is built on a tradition of delivering market leading specifications and finishes to every house they build. Every room in Beckett has been designed to maximise the space.

The specification for Beckett has been delivered to exceptionally high standards by the Red Rock team of skilled craftsmen.

KITCHEN & PANTRY / UTILITY

The hand crafted and hand painted Neptune style kitchen, pantry / utility and island has been completed to the highest standard by Karl Cullen Kitchens. The high quality specification includes, soft closing doors and drawers, birch carcass throughout, dovetail joints in all drawers and designer stainless steel handles from Buster and Punch. The kitchen, pantry / utility and island will all have 30mm silestone calacatta gold counter tops. In addition to this the island will have a 40mm L shaped solid timbered bench for breakfast dining area. The kitchen will have a ceramic sink and a quooker (instance hot water) flex tap. The pantry / utility will have a "Belfast sink" and a Navitis Black Spray tap. There is also a quality lighting layout with generous LED recessed lighting through the kitchen.

APPLIANCES

The following Miele appliances come as standard:

- Induction Hob
- Slimline extractor hood
- Combination Microwave & Oven
- Single Oven
- Warming drawer
- Integrated dishwasher
- 8kg tumble dryer
- 8g washing machine
- Wine fridge
- Integrated full height fridge
- Integrated full height freezer

WARDROBES

Each bedroom is fitted with full height handcrafted wardrobes and spray painted in Farrow & Ball "wevet". The doors are push release to open and have a three panel finish.

The end panel on the wardrobes are a door style panel to match wardrobe doors.

The internal carcasse colour is finished in cambrian oak and all come with built in drawers.

INTERNAL FINISHES

The internal finishes have been designed by a dedicated team of interior designers from House and Garden, one of Dublin's leading interior designer. Walls and ceilings are decorated throughout in a variety of colours.

The stairs consist of solid enclosed hardwood stairs with a carpet runners and a shadow gap with recessed lighting running along the steps.

The bespoke three panel internal doors are extra high on the ground floor, hand painted dark grey and finished with chrome ironmongery and handles. There is double height architrave and skirting fitted throughout the house.

FLOORING

Flooring is provided throughout the house. Flooring in all rooms consists of a combination of hardwood timber, high specification tiling and carpets.

BATHROOMS AND EN-SUITES

The bathrooms and en-suites are fully fitted with high quality tiling throughout. The bathrooms and en-suites come with Roca sanitary ware and square black Mier taps and shower fittings specifically imported from Australia.

The bathroom comes with a feature Roc free standing bath. The slate shower trays and tinted shower screens are by Merlin. The dark coloured heated towel rails come as standard in the bathroom and all en-suites.

WINDOWS AND EXTERNAL DOORS

Windows and External Doors are by Carlson and are double glazed alu clad windows.

There are high-quality hardwood front and side doors with three-point locking system. The hardwood doors have a RAL 7016 colour finish which matches the colour of the windows.

HEATING

The house has a high degree of insulation throughout walls, roofs and floors. An underfloor heating system is installed on the ground floor with radiators at first floor. The heating system to each room is thermostatically controlled with each room on the ground floor zoned having its own thermostatic control.

There is an innovative 'A'-Class air-to-water heating system by Daikin, providing energy-efficient central heating and hot water, at proven reduced energy cost against current market alternatives.

ELECTRICAL

There is a high quality electrical finish throughout. The house is wired with CAT 6 data cabling (for internet/broadband) to all rooms throughout. There are multiple chrome plate screwless electrical sockets throughout each room. There are recessed LED down lighters throughout the majority of the house. There is mood lighting in the kitchen, dining room, study, living room and in all bedroom wardrobes.

The house is pre-wired for intruder alarm, multiple TV/broadband providers and free-to-air with multiple points provided. There are mains powered smoke detector alarms and carbon monoxide alarms.

ENERGY RATING

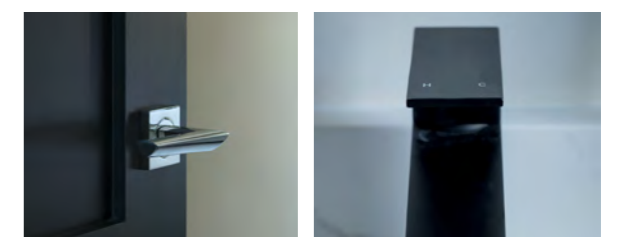
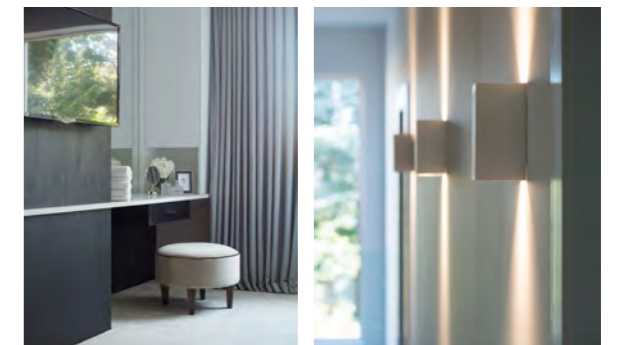
The house will have a BER A3 Energy Rating.

COMMUNICATIONS

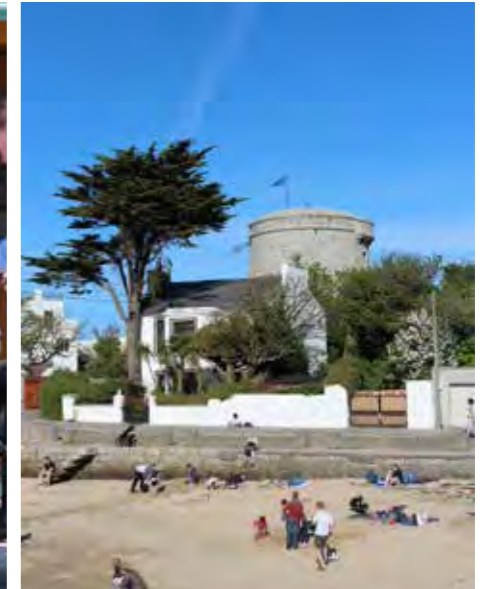
Beckett has been Certified Gold in Communication by ComsGrade. The house can avail of two separate broadband networks (Eir and Virgin Media) and up to 360MB speeds.

STRUCTURAL GUARANTEE

Beckett is covered for ten years under the HomeBond Structural Guarantee Scheme.



LOCATION MAP



CONTACT



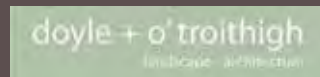
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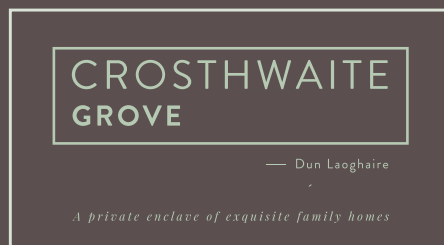
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