



STONE PARK

Trees Road • Mount Merrion Co. Dublin

Outstanding mix of four newly built luxury houses
and three exceptionally spacious apartments

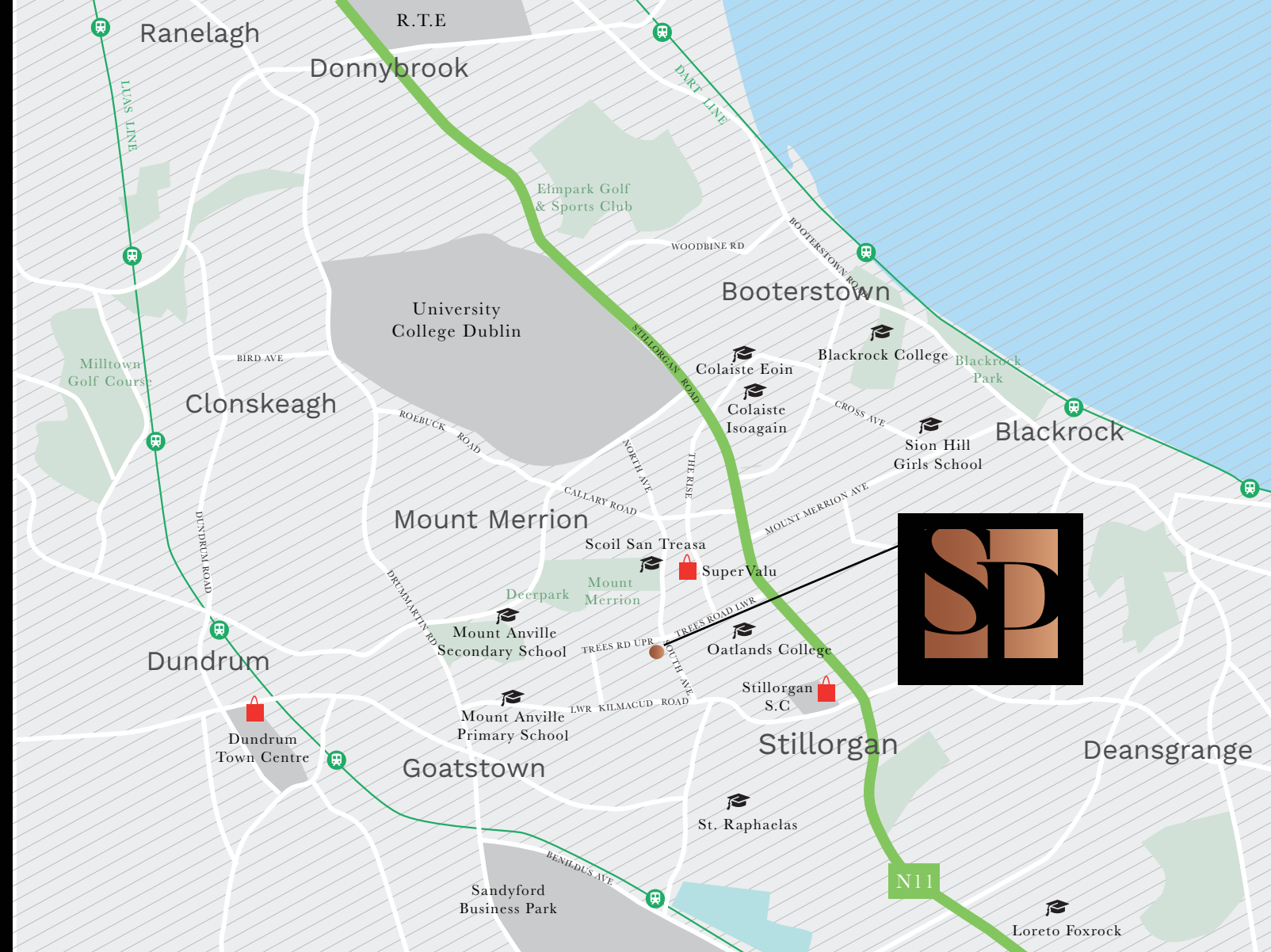
TurkingtonRock
HOMES WITH SOUL



STONE PARK

Trees Road • Mount Merrion

Representing the highest standard in luxury living and located in the heart of Mount Merrion, Stone Park is an outstanding mix of 'A' rated homes compromising four spacious houses and three elegant apartments.



This contemporary, modern and uniquely styled development offers buyers every modern convenience at your doorstep. Boasting elegance, refinement and luxuriously designed accommodation, these high specification family homes have been developed by Turkington Rock.

Situated in an exclusive enclave, purchasers will enjoy superior quality contemporary finishes both inside and out together with bright airy accommodation. Sure to appeal to a wide spectrum of buyers, these homes are sensitively built and offer a lasting legacy. As part of the Turkington Rock collaboration, each house will be personally finished by Helen Turkington Interiors.

Situated in the heart of Mount Merrion the development is within proximity of some of South Dublin's finest schools including Blackrock College, Mount Anville Schools, Oatlands College, Loretto Foxrock and many others. Neighbourhood shops including Supervalu, Ryan's Pharmacy, The Food Shop and other local retail outlets are just a gentle

stroll away, while UCD Belfield, churches and a host of recreational and leisure amenities including the beautiful Deer Park are within easy walking distance. The M50 and city centre are very accessible while the nearby Sandyford Business Park with more than 1,000 companies and 25,000 people working in the park offers a vibrant atmosphere and is home to major global corporations. Notably, Dundrum Town Centre, Dublin's premier shopping venue and home to leading and designer brands and stylish stores, is a short distance away.

Above all these homes offer a unique opportunity to become part of a closely-knit community that defines Mount Merrion as a special place to live and love...





As part of the Turkington Rock collaboration the internal layout and finish of each home will be individually designed by Helen Turkington Interiors.



Previous developments by Turkington Rock





Specifications

Kitchens

- Classic-painted kitchens with a choice of colours, quartz worktops and chrome handle finishes
- Generous appliance package included as standard to kitchen area with integrated doors on the basis that contracts are signed within 21 days
- Tiling and high-quality designer flooring, fitted to kitchen area as standard

Utility Room

- Large utility room is fitted with a sink, cupboards and worktop space including washing machine and tumble dryer, with tiling to floors

Bathrooms and Ensuites

- Stylish bathrooms and ensuites with contemporary style bathroom suites, all fitted with chrome fittings
- Chrome heated towel rails provided in main bathroom and master ensuite
- Pressurised shower systems fitted in ensuites with mixer tap and hose to bath in main bathroom
- High-quality tiles fitted to floor and shower areas as standard

Wardrobes

- Classic built-in wardrobes with shaker-door finishes and chrome door knobs

Electrical

- Generous and well-designed electrical and lighting specification
- Each home pre-wired for intruder alarm, multiple TV/broadband providers and free-to-air with multiple points provided to each home

Extra Ceiling Height

- Houses have been built with a nine-foot floor-to ceiling height at ground floor level

Internal Finishes

- All walls and ceilings are painted throughout as standard
- Plaster-cornicing detail to living room, hallway and kitchen
- High-quality joinery and ironmongery specification throughout
- Excellent levels of insulation to walls, floors and roof
- Low Energy Design - BER A3

Heating System

- Innovative 'A'-Class air-to-water heating system, providing energy-efficient central heating and hot water, at proven reduced energy cost against current market alternatives
- Heating system to each floor is thermostatically controlled with underfloor heating on the ground floor
- Wall-mounted electronic heating system controller

Gardens

- All gardens are landscaped to the front of the houses to a high standard together with cobblelock driveway
- Large rear south east facing gardens, some up to 60 feet in length
- Each house will be raked and seeded with a paved patio area

External Finishes/Features

- Low-maintenance and high-quality external finish with a mix of attractive brick, stone, render and uPVC
- Maintenance free uPVC fascia, soffit and rainwater goods
- High-quality future proof double-glazed windows with safety catches
- High-quality hardwood front door with threepoint locking system

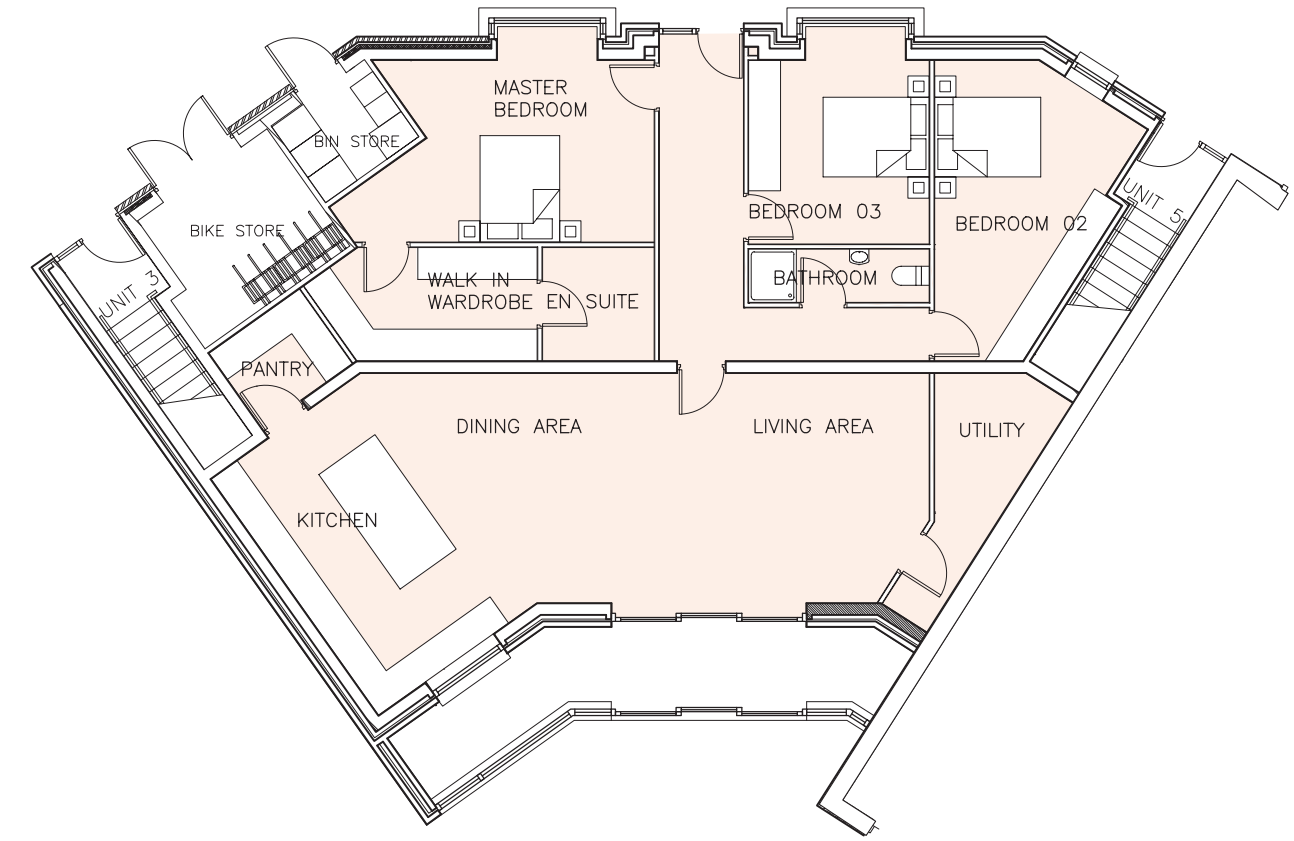
Structural Guarantee

- Each home is covered for ten years under the HomeBond Structural Guarantee Scheme



3 Bedroom Ground Floor Apartment

Size: 153 sq m / 1,649 sq ft



Not to scale. For illustrative purposes only.

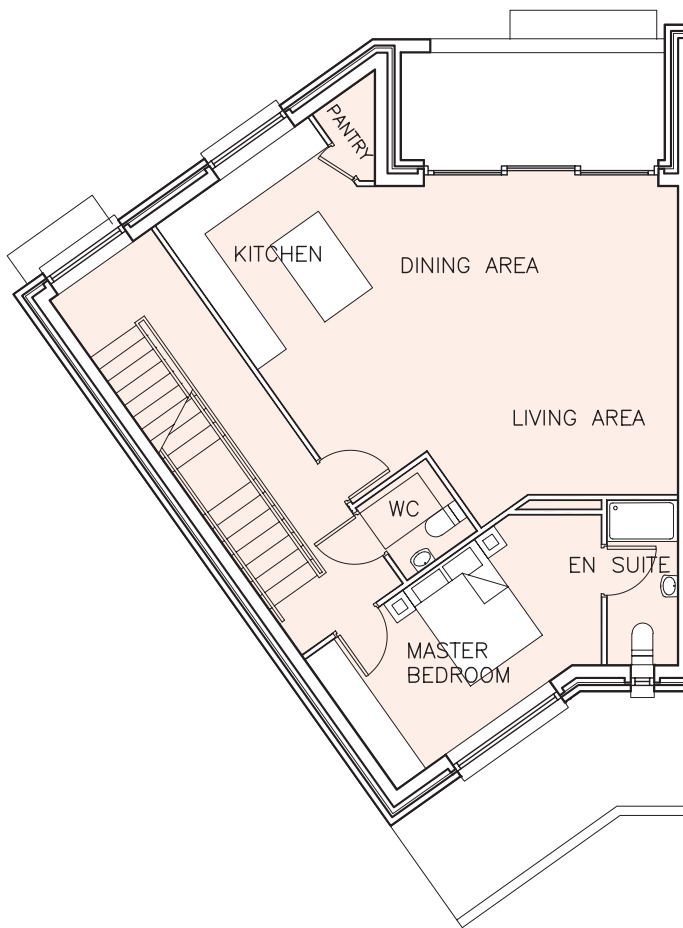
Ground Floor



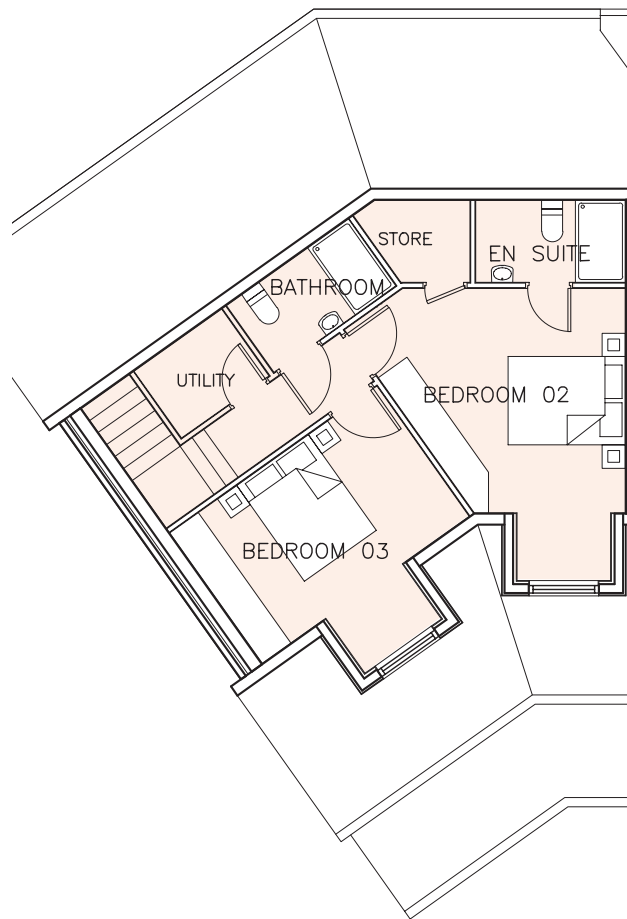


3 Bedroom Own Door Duplex Home

Size: 130 sq m / 1,399 sq ft



First Floor

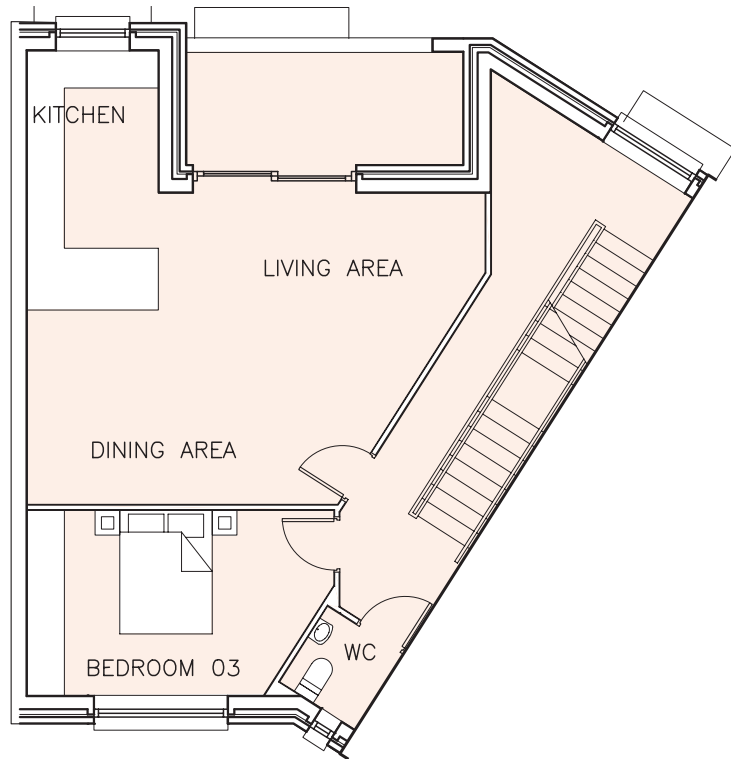


Second Floor

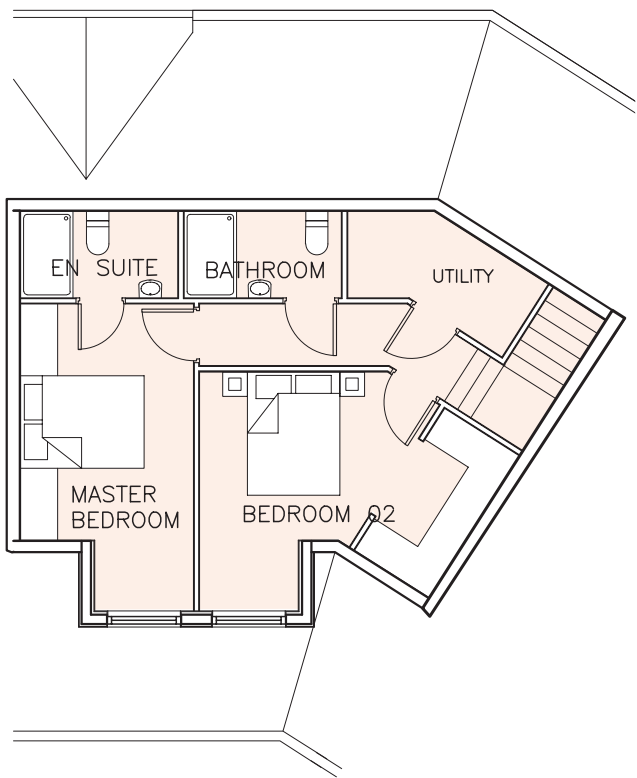


3 Bedroom Own Door Duplex Home

Size: 122 sq m / 1,318 sq ft



First Floor



Second Floor





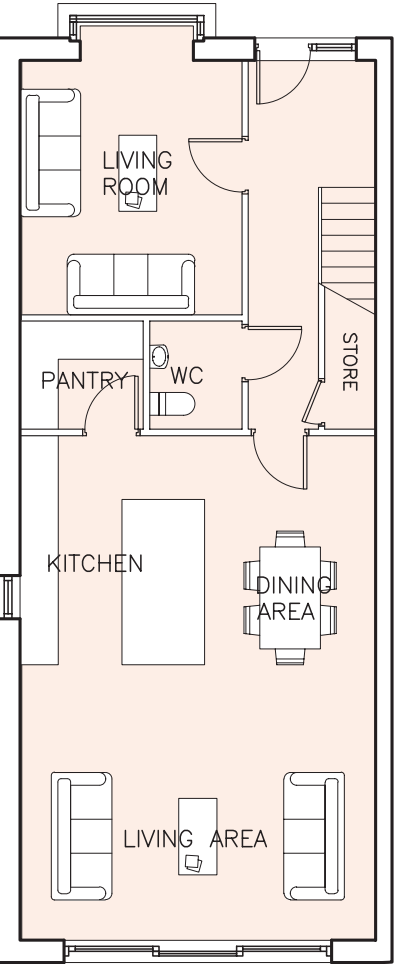
3 Bedroom Mid-terrace Home

Size: 169 sq m / 1,819 sq ft

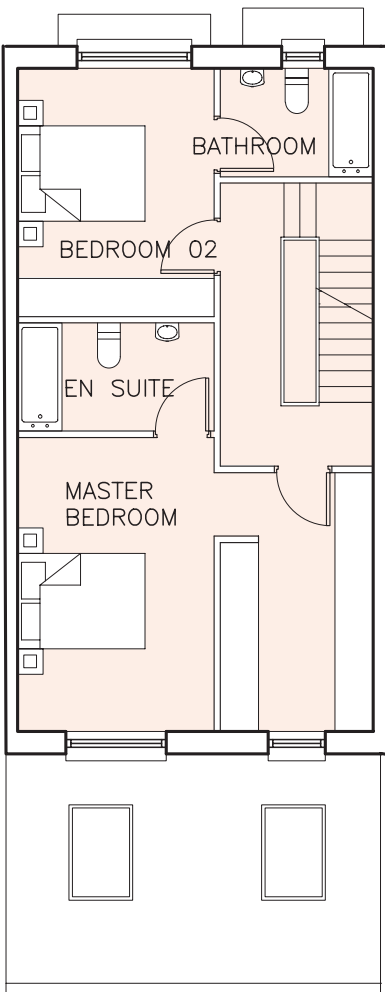


4 Bedroom Semi-detached Home

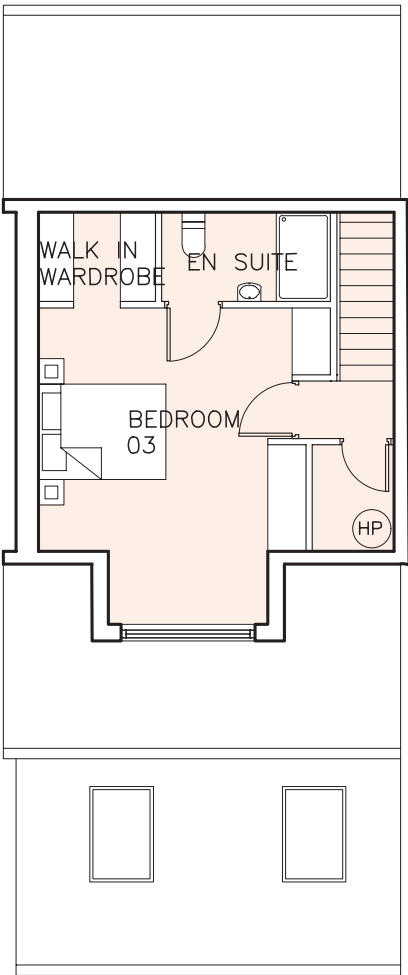
Size: 169 sq m / 1,819 sq ft



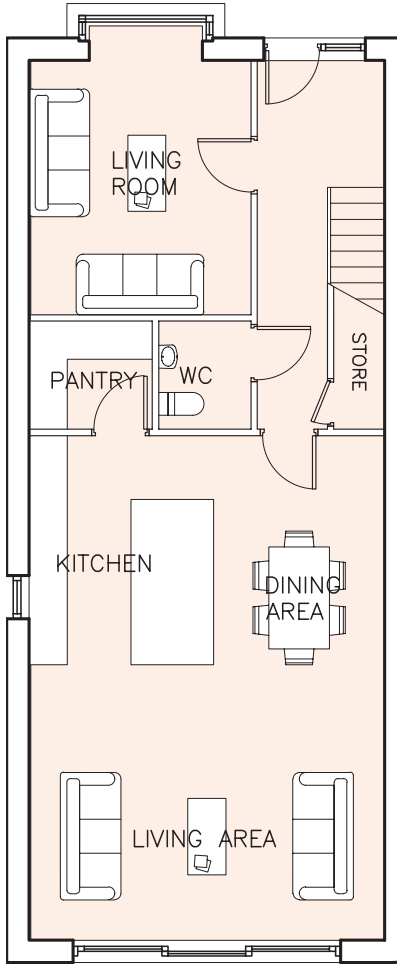
Ground Floor



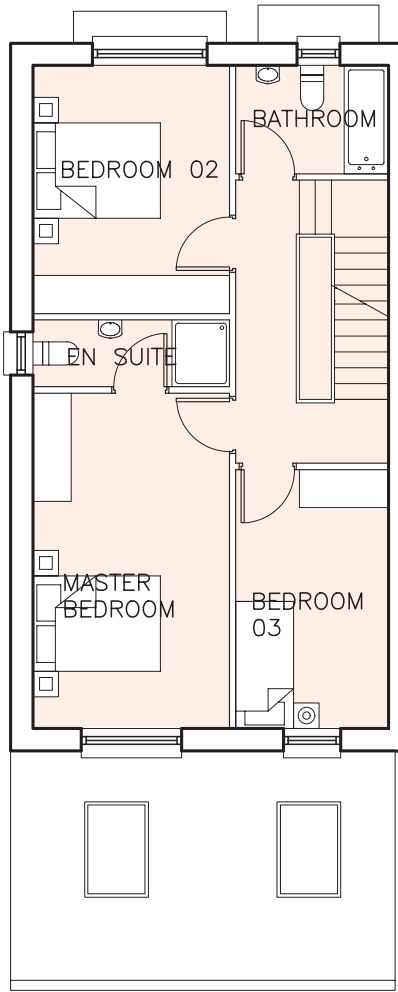
First Floor



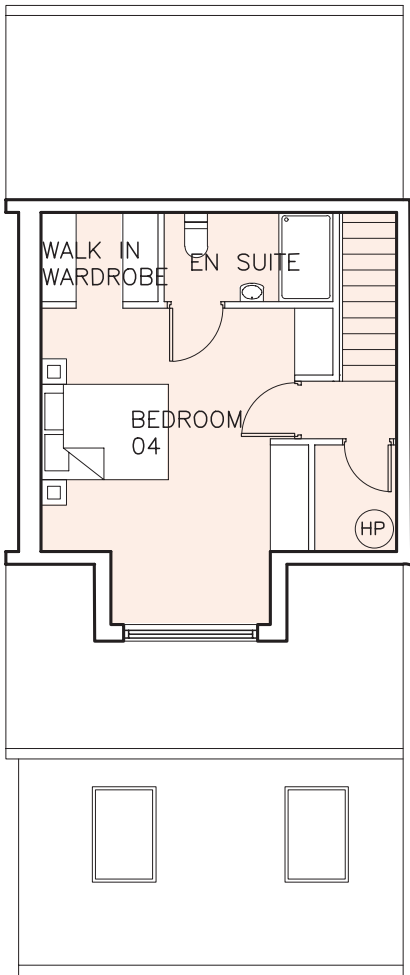
Second Floor



Ground Floor



First Floor



Second Floor



Not to scale. For illustrative purposes only.



TURKINGTON ROCK

Turkington Rock is a collaboration between Helen Turkington and Red Rock Developments to create Ireland's first interior design led, luxury residential property developer.

Helen Turkington is Ireland's leading Interior Designer and has worked on some of the most exclusive homes in Ireland and across Europe. Red Rock Developments, led by Keith Craddock, is a boutique property development company that has built a reputation for creating exquisite family homes.

Together, Turkington Rock has assembled a unique collection of development sites in South Dublin to create the most exceptional newly built family homes in the Country. Their developments are in sought after locations such as Rathgar, Mount Merrion, Dun Laoghaire, Sandyford, Glengageary and Stepaside.

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TurkingtonRock
HOMES WITH SOUL

SELLING AGENT

Ed Dempsey
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