



W O O D B R O O K
S H A N K I L L



WOODBROOK
SHANKILL

WOODBROOKSHANKILL.IE



FOR EVERY

WALK OF LIFE



WELCOME HOME. THIS IS

WOODBROOK

There's a home for every stage of life at Woodbrook, a thoughtfully designed new development from Castlethorn, located close to Shankill Village on Dublin's beautiful south coast. Woodbrook comprises 3, 4 and 5 bedroom houses, wide range of apartments and duplex homes in a variety of layouts.

Woodbrook has something for everyone – state of the art and well-appointed spacious new homes in an exceptional location with an abundance of amenities. The project is being developed with care by Castlethorn, who have a long and proud record of producing projects of the highest standards.



WOODBROOK HAS

SOMETHING FOR ALL



WOODBROOK WILL ENHANCE THIS WONDERFUL AREA.

Situated perfectly between the coast and the mountains, Shankill has always been a popular and highly sought-after location for people of all generations. With transport options including the DART, Luas, several bus routes, and an excellent road network, Woodbrook could not be more convenient for commuters. A wide variety of schools, sports clubs, retail options and other local

amenities ensure that every member of the family can enjoy a great lifestyle. Woodbrook will add to the vibrancy of Shankill with the addition of a planned new DART station and a proposed local centre, creche and primary school on site. The development is immediately beside the beautiful Woodbrook Golf Club, which was founded over a hundred years ago.



BE AT THE CENTRE OF
EVERYTHING

Woodbrook is a short stroll from Shankill Village, a compact centre with every type of local shop and amenity you could want. Enjoy a pint in the famous local pub, Brady's, which is also the start point of the Dublin Mountains Way, a 43-kilometre walking route through the picturesque peaks. Head a little further down the road to the bustling seaside town of Bray, which all the leading supermarkets as well as a myriad of restaurants, pubs and leisure facilities.

Weekends could be busy and exciting, with no end of great days out literally minutes from Woodbrook. Meet a friend for lunch and some retail therapy at Avoca in Kilmacanogue, catch a gig or explore the farmer's market at Kilruddery Estate and Gardens in Bray, or take a picnic to the famous Powerscourt Waterfall, in nearby Enniskerry. The only difficulty you will have is choosing what to do next!



Sunrise captured from Shankill Beach April 27th 2022

Lead Mines walk direct from Shankill Village with views from Howth to Greystones



A PLACE FOR YOU TO
ENJOY

Woodbrook is just a short distance from the picturesque Dublin and Wicklow Mountains. They offer many trails to hike and bike – and of course, no visit to these mountains is complete without climbing the famous Sugarloaf.

With virtually every sport available in the area, including, football, golf, GAA, rugby, tennis and sailing, leisure time will be full of choice and variety.

Unusually for an area so rich in natural attractions, Shankill also boasts some of the best transport links in Dublin. Commuters can enjoy a stress-free commute into the City Centre via the fast and frequent DART service – a new station is planned for Woodbrook, making the journey even shorter. Alternatively, the Luas is just a short distance away at Cherrywood, while several bus routes connect local areas as well as Dublin City. Motorists can reach the M50 main route quickly via the N11 main road, linking the Southeast of the country with Dublin.



THIS COULD BE YOUR NEW

HOME

CITY CENTRE



UCD

STILLORGAN

SANDYMOUNT

GRAND CANAL

AVIVA

BLACKROCK

DUN LAOGHAIRE

HOWTH

DALKEY

M50

TOWARDS
KILTERNAN/
CARRICKMINES

N11

SHANKILL
VILLAGE

KILLINEY
BEACH

TOWARDS
BRAY, CO. WICKLOW



PERMITTED
WOODBROOK
STATION



WOODBROOK
GOLF COURSE



WICKLOW & THE DUBLIN
MOUNTAINS ON YOUR DOORSTEP

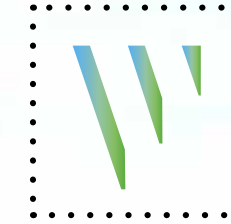
EXPLORE

FROM THE DEPTHS OF THE
IRISH SEA MOUNTAINS
TO THE PEAKS AND VALLEYS OF THE

GREYSTONES

SUGARLOAF

WICKLOW
MOUNTAINS



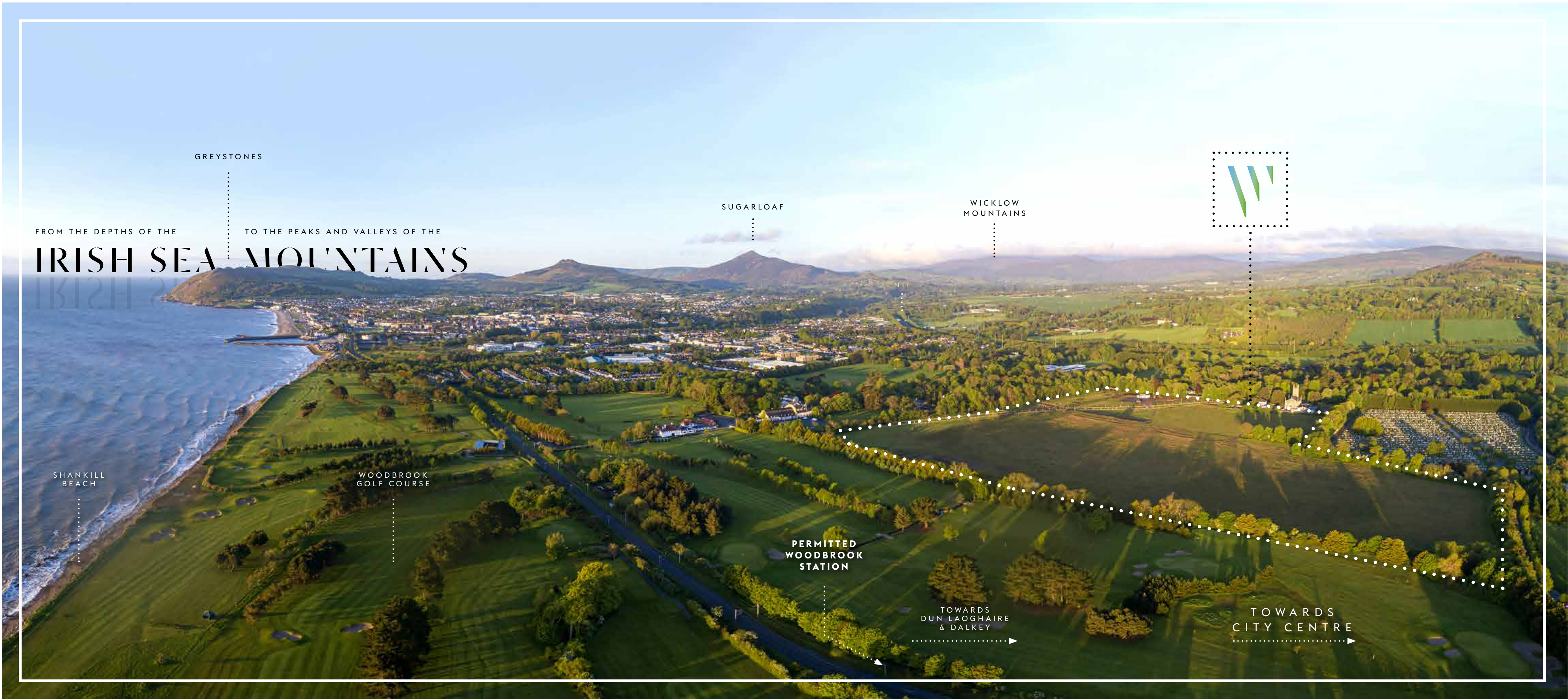
SHANKILL
BEACH

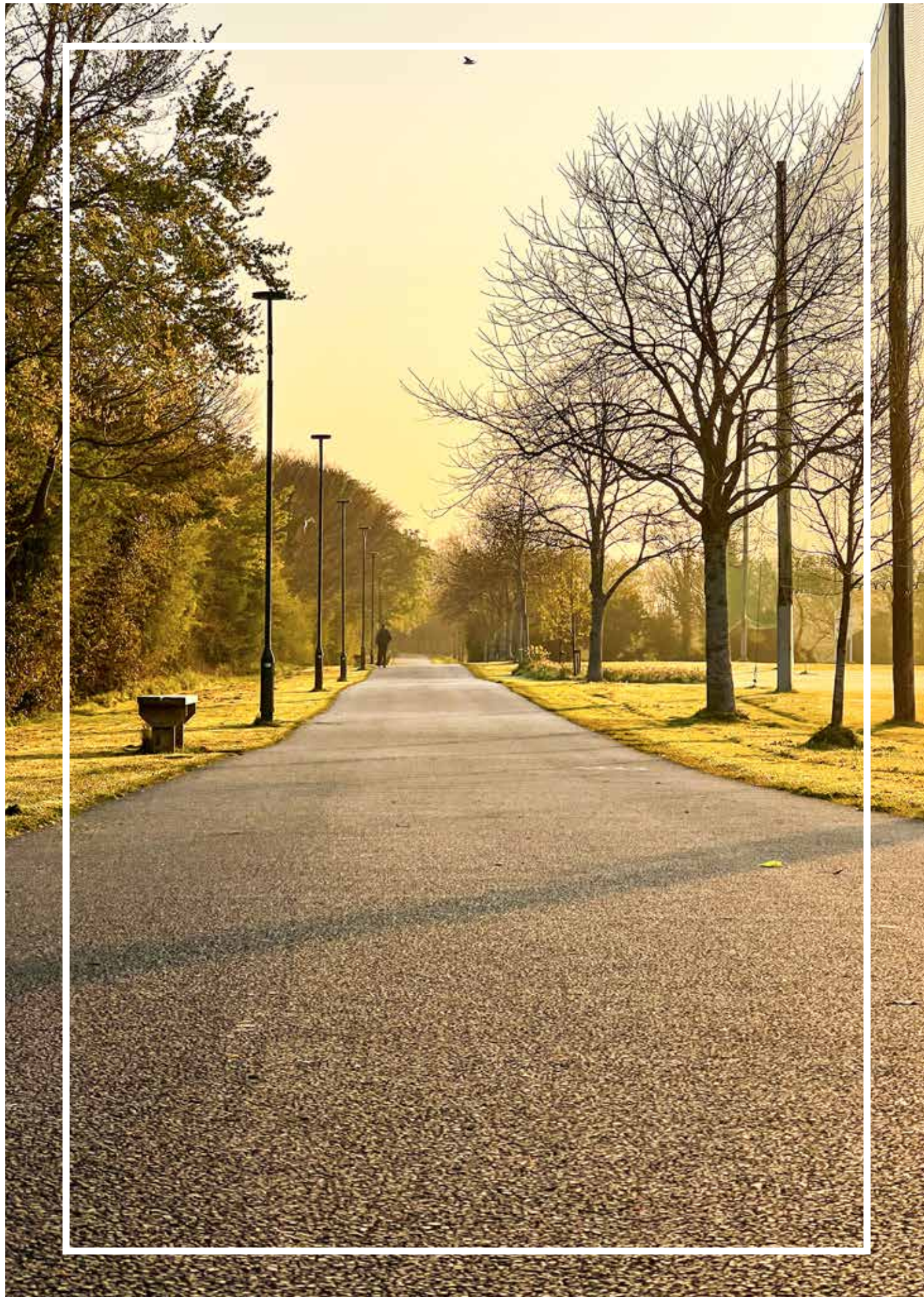
WOODBROOK
GOLF COURSE

PERMITTED
WOODBROOK
STATION

TOWARDS
DUN LAOGHAIRE
& DALKEY

TOWARDS
CITY CENTRE





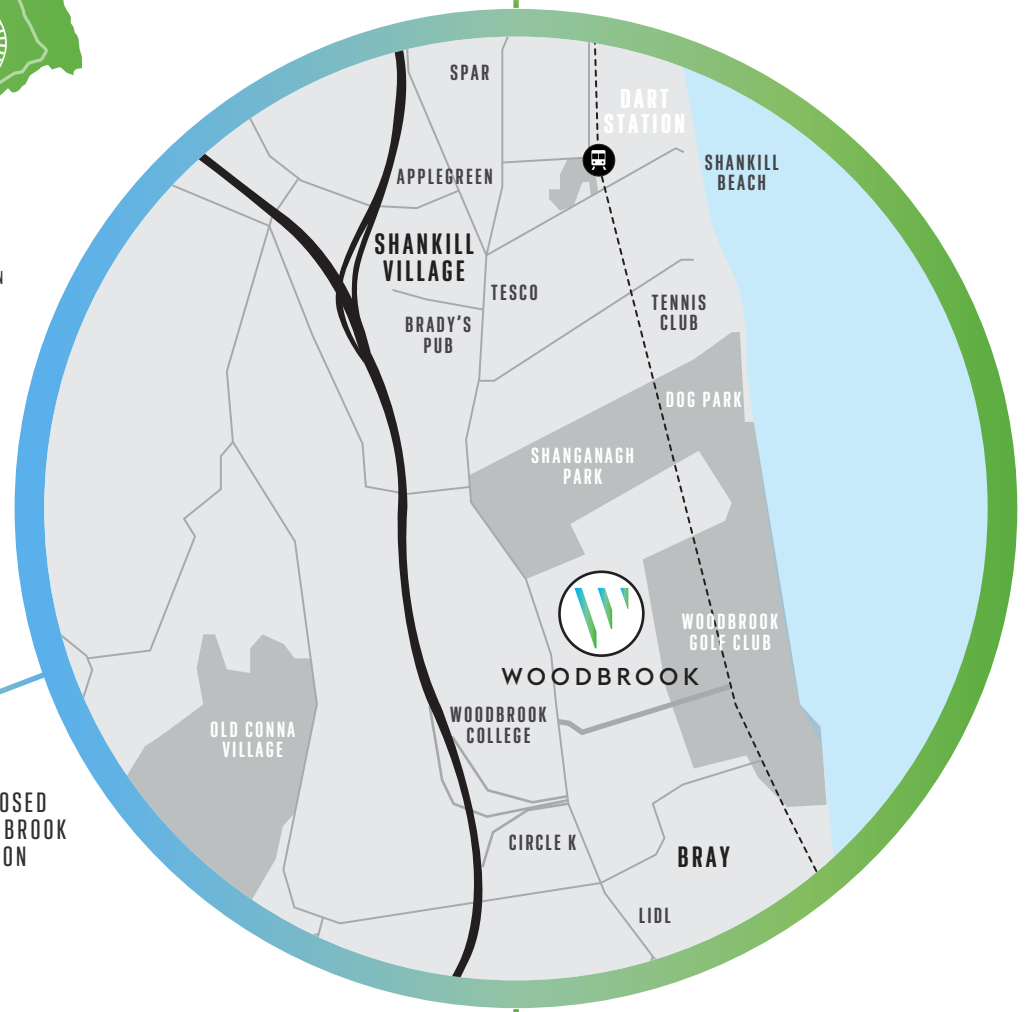
Woodbrook residents can make the most of the Great Outdoors, with both the beach and the mountains just a short distance away. Evening coastal walks will soon become the preferred way to end a busy day, while family memories will be made during day trips to the beaches at Killiney and Greystones, both just five minutes' drive away.



CITY AMENITIES & FRESH COUNTRY AIR

WOODBROOK >> KILLINEY	07 MINS
WOODBROOK >> BRAY	10 MINS
WOODBROOK >> CORNELSCOURT	10 MINS
WOODBROOK >> DALKEY	11 MINS
WOODBROOK >> DUN LAOGHAIRE	15 MINS
WOODBROOK >> SANDYFORD	15 MINS
WOODBROOK >> BLACKROCK	16 MINS
WOODBROOK >> DUNDRUM	20 MINS
WOODBROOK >> WICKLOW TOWN	28 MINS
WOODBROOK >> DUBLIN AIRPORT	33 MINS
WOODBROOK >> STEPHENS GREEN	34 MINS

*ALL DRIVING TIMES ARE APPROXIMATE



TAKE A
LOOK AROUND

COZINESS MEETS
CONTEMPORARY STYLE



Please note all interior images were taken from the nearby Belarmine Woods development



SPECIFICATIONS



EXTERNAL FINISHES

- High quality low-maintenance external finishes
- Low-maintenance uPVC fascia, soffits, gutters and downpipes
- All car parking spaces are cobble-locked
- All rear gardens are seeded
- Hit and miss timber panel fencing to all rear gardens

INTERNAL FINISHES

- All walls and ceilings will be plaster skimmed and painted
- Insulated air tight trap door and pull down ladder fitted for easy access to attic in all houses
- All houses fitted with 5" moulded painted skirting boards
- Solid oak handrail varnished and painted balustrades in all homes

DOORS AND IRONMONGERY

- All homes fitted with 2-panel painted internal doors and architraves and quality chrome ironmongery

WARDROBES

- Luxurious fitted wardrobes by Mountlodge Furniture to all double bedrooms

BATHROOMS / EN-SUITES

- All bathrooms and en-suites are fitted with high-quality Rocca sanitary ware throughout
- Wet-room style low profile shower trays
- Shower doors are fitted to all en-suites
- Thermostatically-controlled shower in master en-suite
- Luxury baths with thermostatic controlled bath shower mixer, handset and bath screen
- Tiles supplied by Tile Style to wall and floors in bathroom and en-suite
- Heated towel rails fitted in main bath and en-suite

KITCHENS / 3 BED HOMES

- 5 piece matt shaker style door with soft close hinges and doors
- Carrara Quartz worktop, with up-stand and splash-back behind the hob

KITCHENS / 4 & 5 BED HOMES

- Hartford painted matt shaker style doors with soft close hinges and drawers
- Carrara Quartz worktop, with up-stand and splash-back behind the hob
- Feature island unit in certain 5 bed house styles

APPLIANCES

- Kitchens will be fitted with the following appliances; integrated fridge freezer, electric oven, induction hob, integrated dishwasher, washer / dryer and extractor fan (subject to signing contracts within 28 days)

ELECTRICAL

- Smoke and heat detectors fitted as standard
- Wired for intruder alarm
- Provision for Virgin Media, eir and Siro high speed broadband
- Ample amount of sockets throughout including USB integrated ports in the kitchen living and main bedroom
- Chrome sockets over worktops in kitchen areas
- Outdoor electrical socket provided

EFFICIENT LOW-ENERGY DESIGN

- The houses at Woodbrook enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production

AIR-TIGHTNESS

- Air-tightness membranes and other features have been incorporated to ensure that these homes are draft free and that heat loss is minimised to provide a comfortable living environment

INSULATION

- All of our houses are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs

ELECTRICAL CAR CHARGING POINTS

- All homes with curtilage parking are wired for electric car charging
- General provision of electrical car charging to satellite car parking spaces

AIR SOURCE HEAT PUMPS

- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump is designed to operate at lower temperatures insuring efficiency and energy saving

WINDOWS

- Homes are fitted with high performance, double glazed windows from Munster Joinery

MECHANICAL HEAT RECOVERY VENTILATION

- As these homes are highly insulated and airtight, mechanical heat recovery ventilation has been incorporated
- The system extracts warm, stale air from kitchens and bathrooms and supplies fresh air into bedrooms and living rooms
- As part of this process, system recovers up to 90% of the heat energy in the exhausted stale air and uses it to warm the fresh air coming into the home
- The benefits of this system are managed ventilation, reduced heat loss, and less dust and pollutants as the fresh air is filtered

NZEB (NEARLY ZERO ENERGY BUILDING STANDARD)

- All homes are compliant with NZEB standards and have a BER rating of A2



SITE PLAN

THE CONNA T1
3 bed mid & end terrace

THE CRINKEN T2
3 bed mid/end terrace

THE FERNDALE T3
3 bed detached, semi detached & mid terrace

THE GLEN T4
4 bed mid/end terrace

THE DARGLE T5
4 bed semi-detached

THE KILTERNAN T6
5 bed semi detached & mid/end terraced

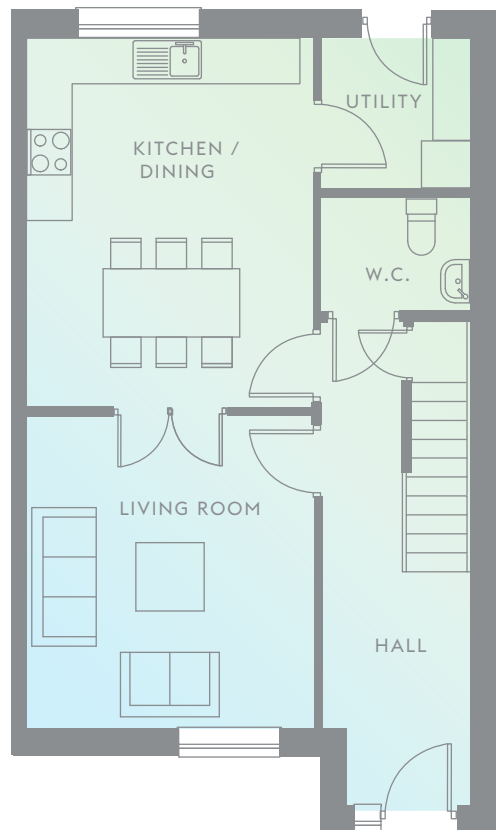
THE SHANGANAGH T7
4 bed detached

THE RATHMICHAEL T8
3 bed plus study mid/end terrace

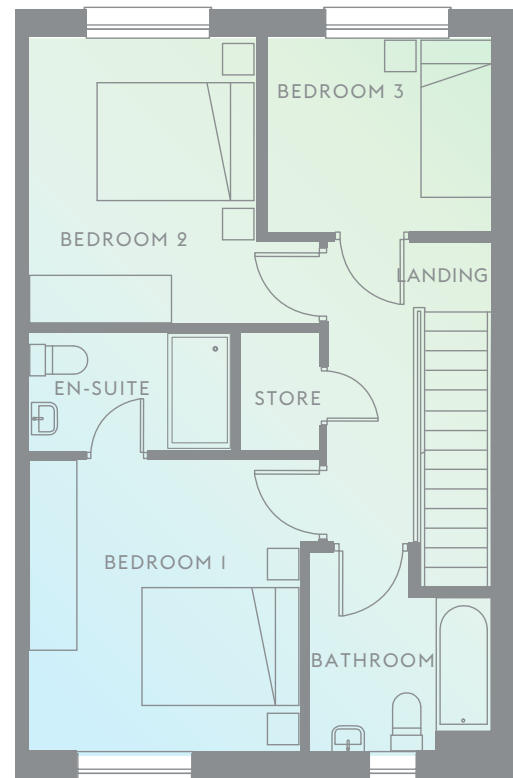
THE LAUREL T10
3 bed end terrace

THE CONNA (T1) ●

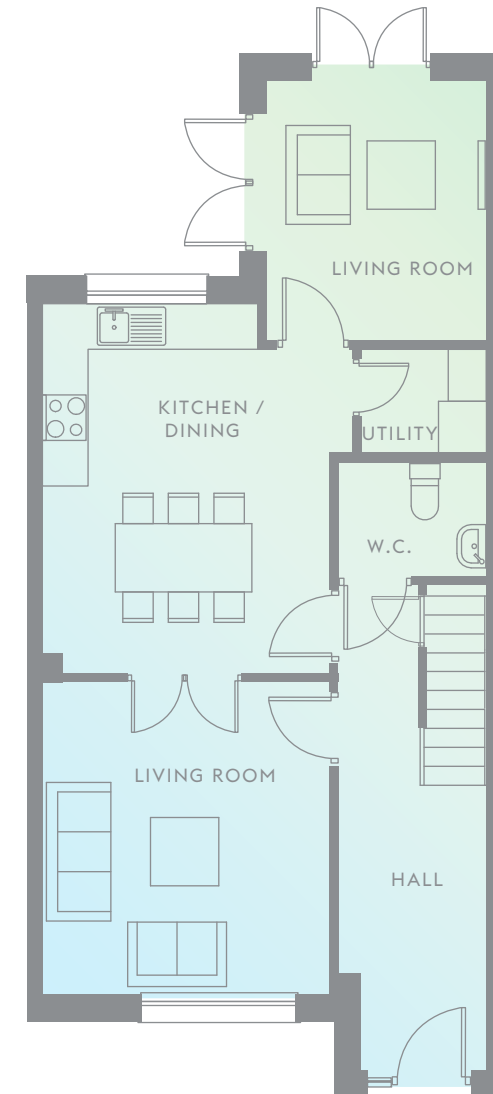
THE CONNA(T1) EXTENDED ●



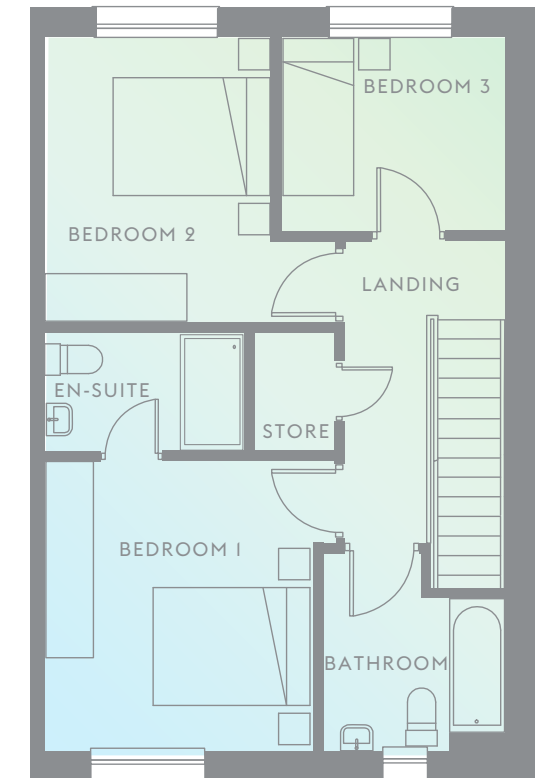
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



WOODBROOK | FLOOR PLANS

3 BED MID & END TERRACE
APPROX 108 SQ.M (1162 SQ.FT)

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



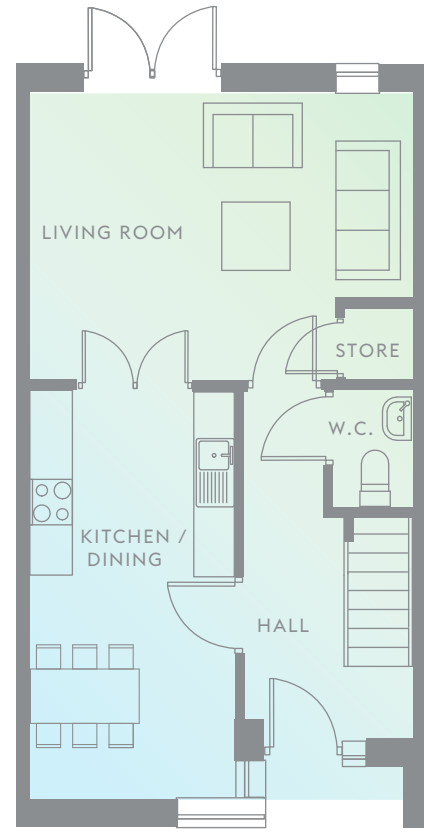
WOODBROOK | FLOOR PLANS

3 BED END TERRACE
APPROX 118 SQ.M (1270 SQ.FT)

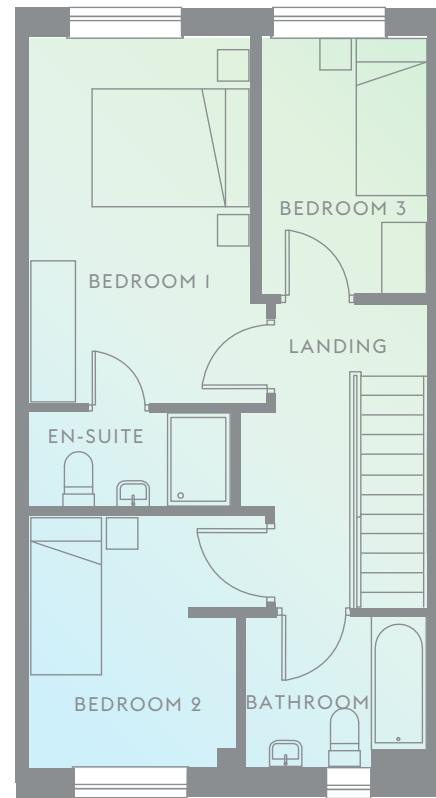
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



THE CRINKEN (T2) ●



GROUND FLOOR



FIRST FLOOR



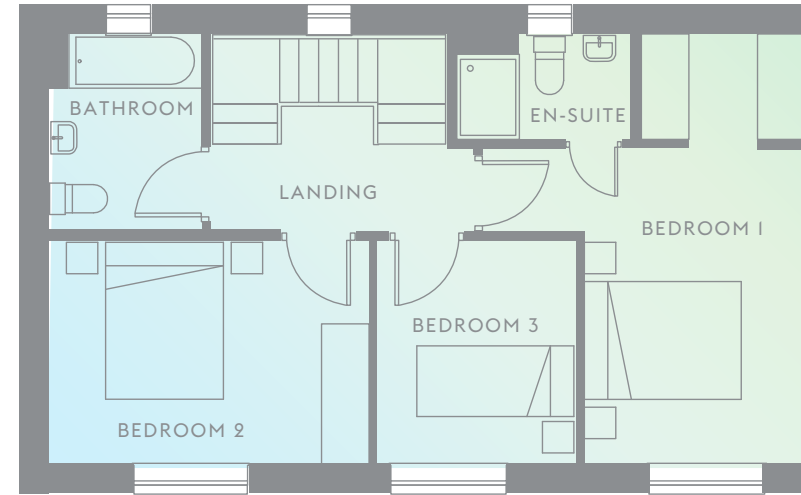
WOODBROOK | FLOOR PLANS

3 BED MID/END TERRACE
APPROX 96 SQ.M (1033 SQ.FT)

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

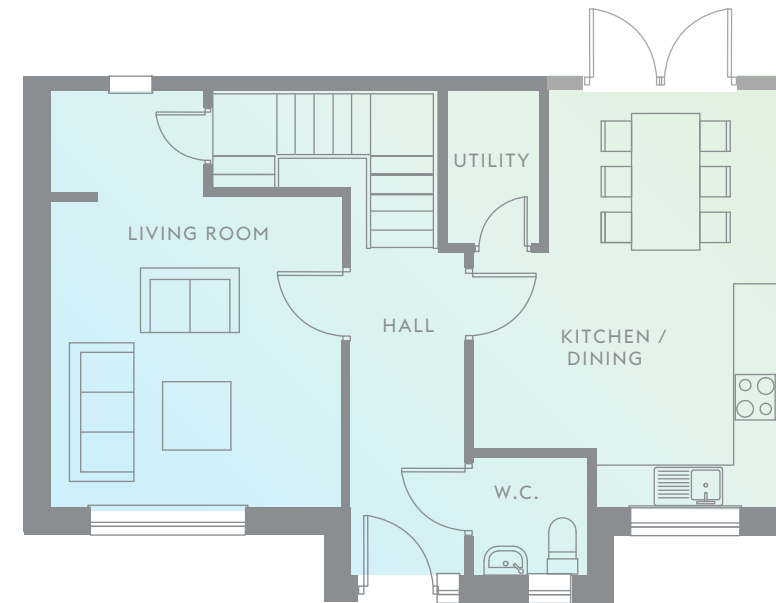


THE FERNDALE (T3) ●



FIRST FLOOR

GF WITH EXTENSION



GROUND FLOOR

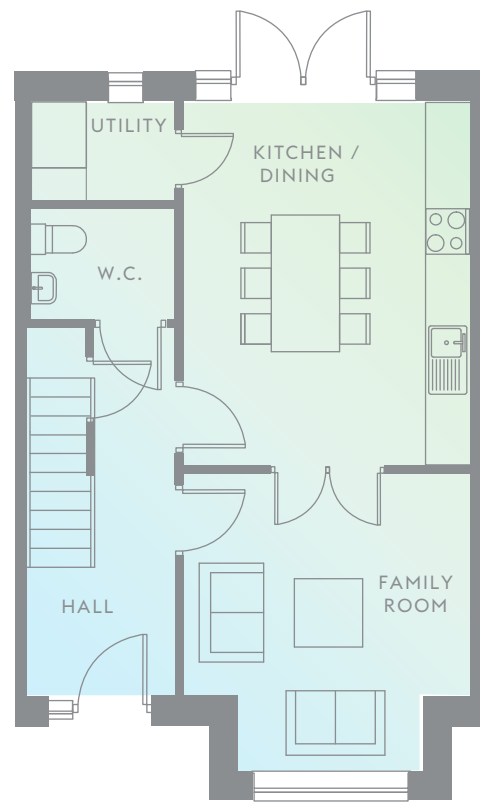


WOODBROOK | FLOOR PLANS

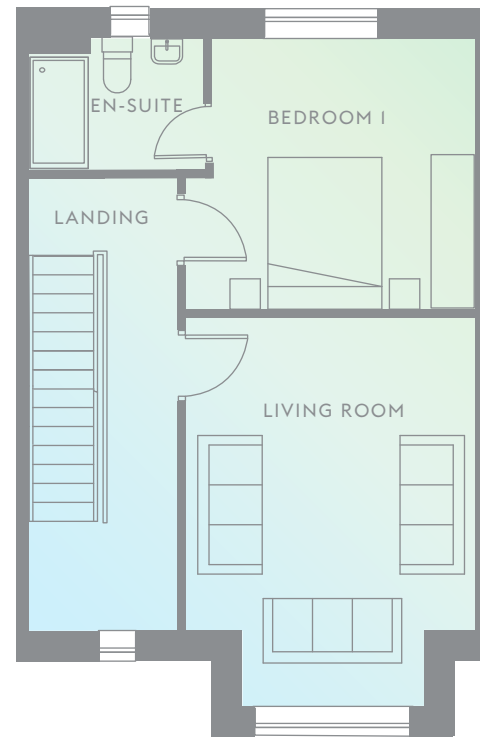
3 BED DETACHED & SEMI DETACHED
& MID TERRACE
APPROX 107 SQ.M (1152 SQ.FT)

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

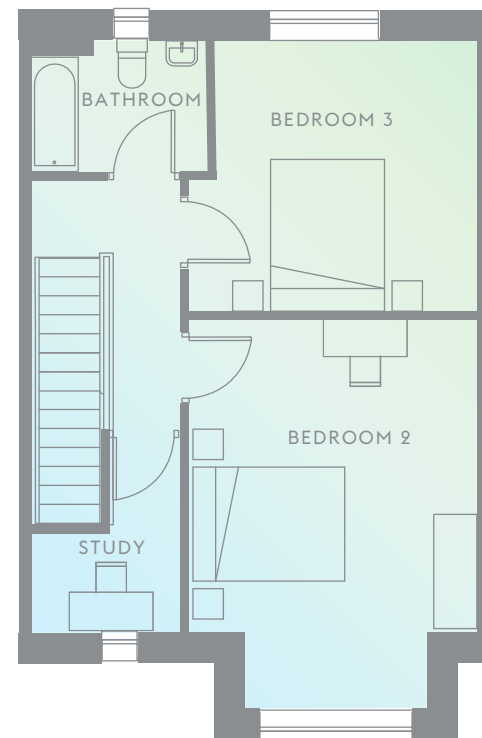
THE RATHMICHAEL (T8)



GROUND FLOOR

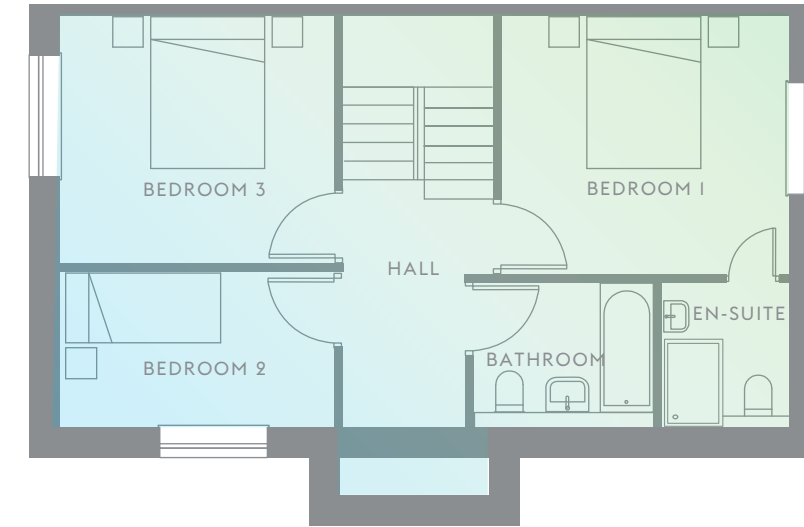


FIRST FLOOR

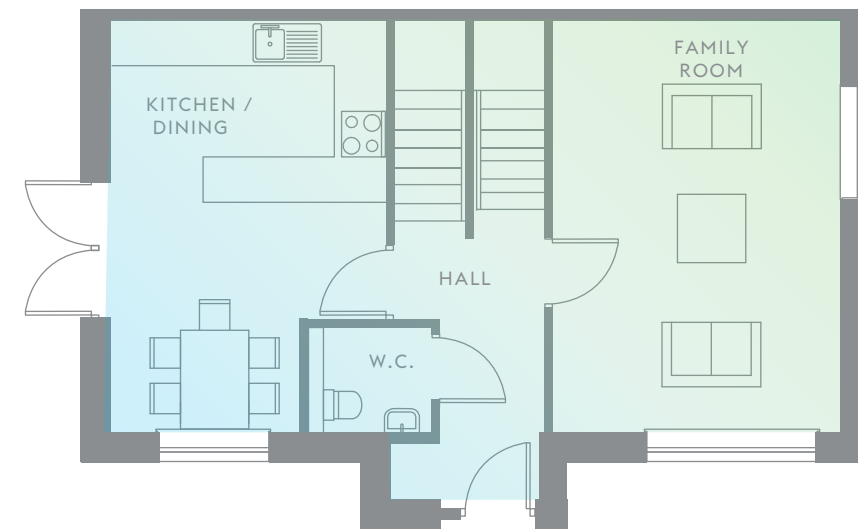


SECOND FLOOR

THE LAUREL (T10)



FIRST FLOOR



GROUND FLOOR



WOODBROOK | FLOOR PLANS

3 BED PLUS STUDY MID/END TERRACE
APPROX 143 SQ.M (1539 SQ.FT)

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

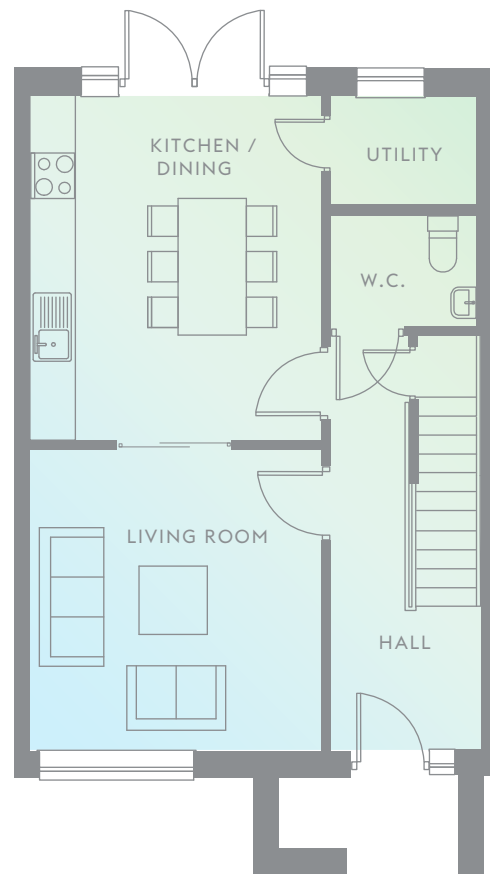


WOODBROOK | FLOOR PLANS

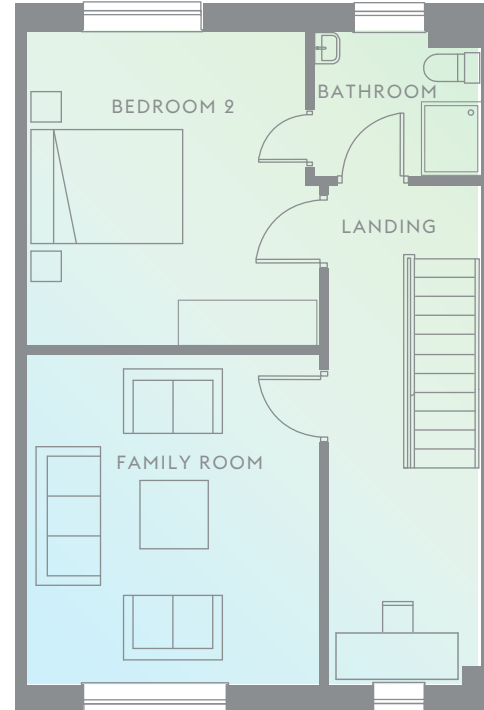
3 BED END TERRACE
APPROX 106 SQ.M (1140 SQ. FT)

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

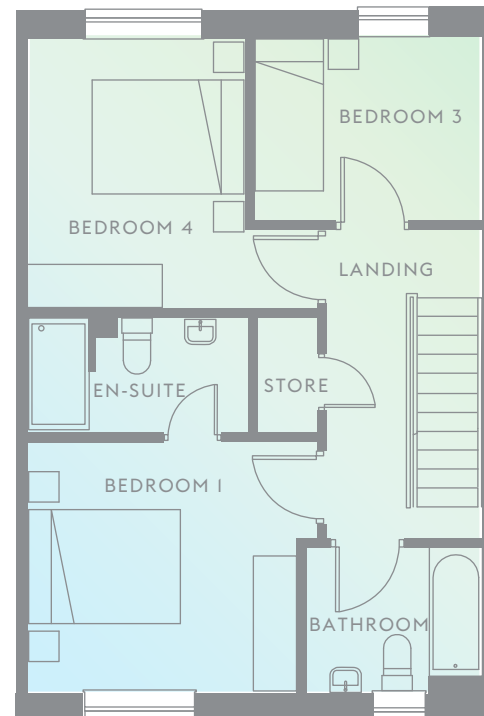
THE GLEN (T4) ●



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

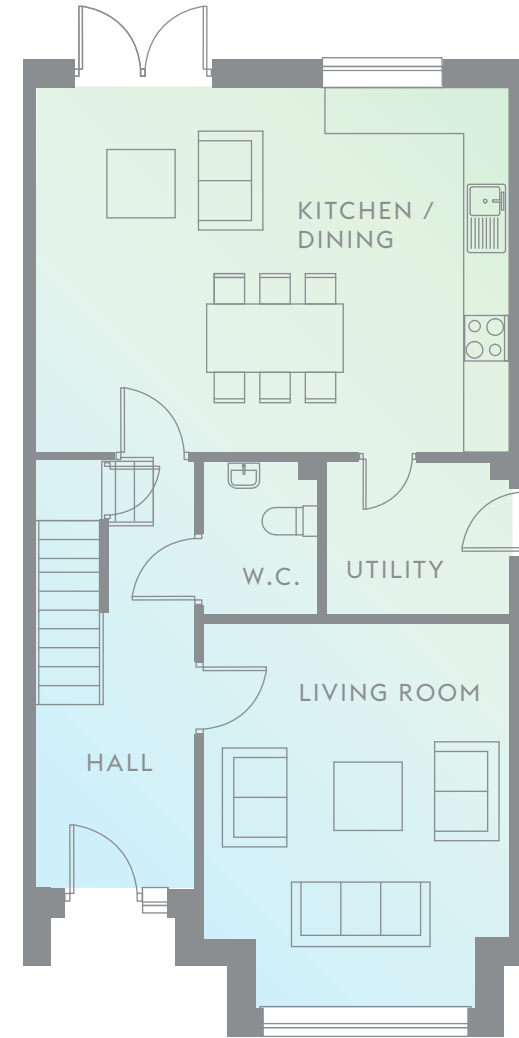


WOODBROOK | FLOOR PLANS

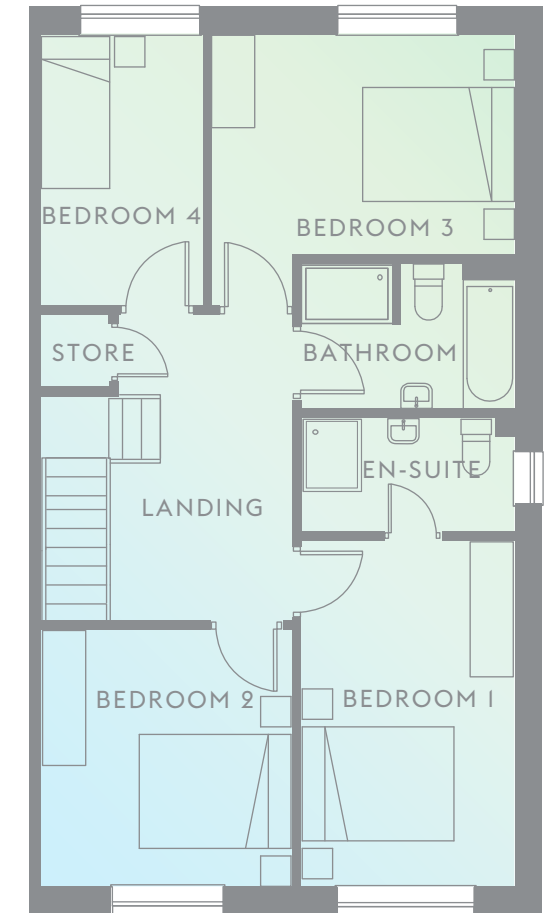
4 BED MID/END TERRACE
APPROX 151 SQ.M (1625 SQ.FT)

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

THE DARGLE (T5) ●



GROUND FLOOR



FIRST FLOOR



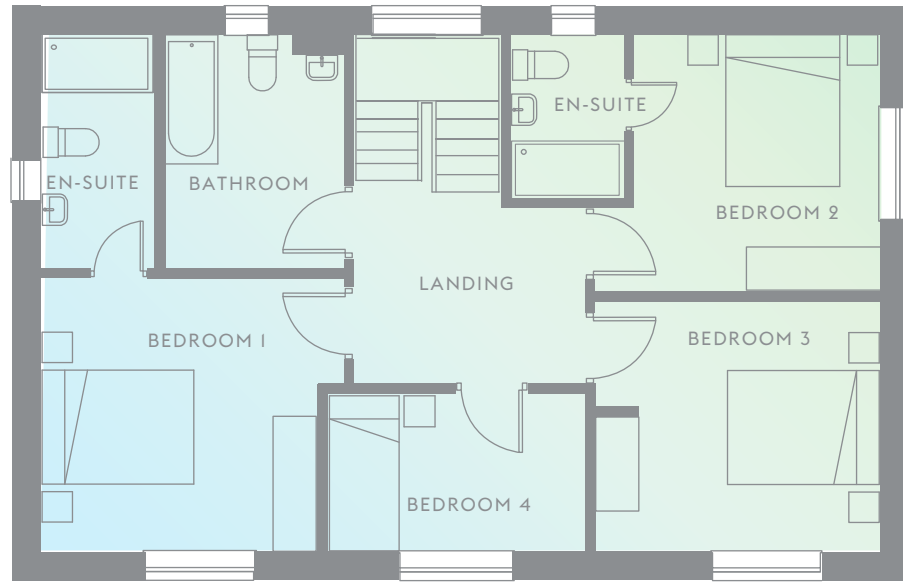
WOODBROOK | FLOOR PLANS

4 BED SEMI-DETACHED
APPROX 141 SQ.M (1518 SQ.FT)

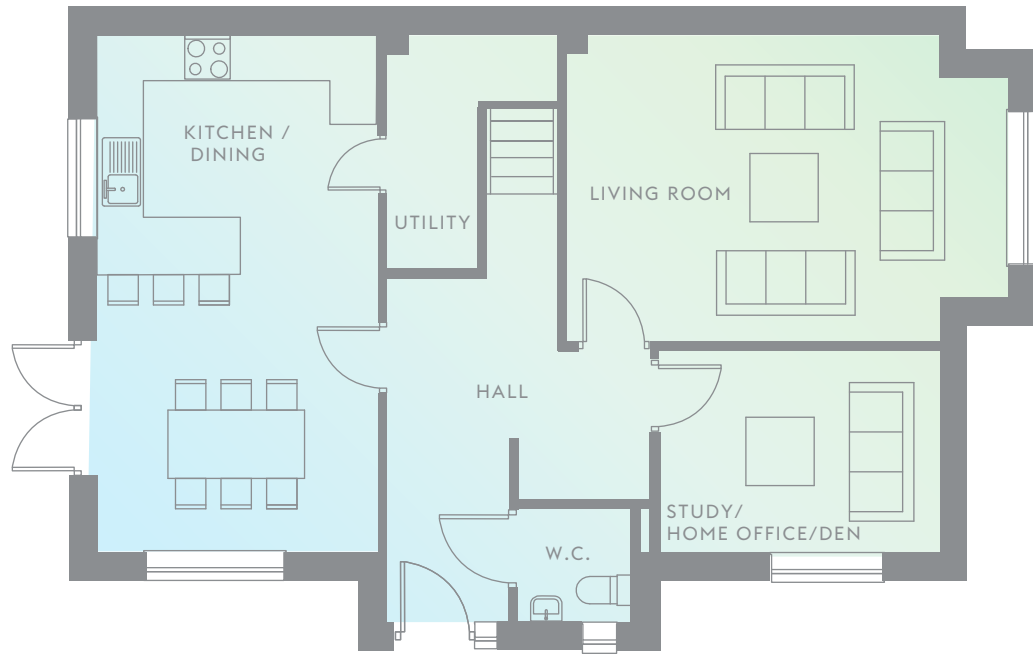
FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



THE SHANGANAGH (T7) ●



FIRST FLOOR



GROUND FLOOR



WOODBROOK | FLOOR PLANS

4 BED DETACHED
APPROX 157 SQ.M (1690 SQ.FT)

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.



THE KILTERNAN (T6) ●



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



WOODBROOK | FLOOR PLANS

5 BED SEMI DETACHED &
MID/END TERRACED
APPROX 191 SQ.M (2056 SQ.FT)

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

Castlethorn

OVER THE LAST THREE DECADES CASTLETHORN HAVE BUILT SOME OF THE MOST ATTRACTIVE, DESIRABLE AND INNOVATIVE DEVELOPMENTS IN THE GREATER DUBLIN AREA. CASTLETHORN'S SUCCESS TO DATE CAN BE LARGELY ATTRIBUTED TO THEIR METICULOUS SITE SELECTION.

Castlethorn provide quality new homes in areas which offer an excellent range of amenities, proximity to schools, shopping and transport. Castlethorn's attention to detail, high quality specification and finish makes them an industry leader in residential house building in Ireland.

Examples of Castlethorn's prestigious work to date include:

- Belarmine Woods, Stepaside
- Brighton Wood, Foxrock
- Holmwood, Cabinteely
- Carysfort Park, Blackrock
- Riverwood Square, Castleknock
- Rathborne Park, Ashtown
- Grace Park Wood, Drumcondra
- Killeen Castle, Dunsany, Co. Meath
- St. Josephs, Clonsilla
- Dún Ríoga, Dunshaughlin. Co.Meath
- Somerton, Lucan
- Rathborne Village, Ashtown



RIVERWOOD SQUARE



ST. JOSEPH'S



GRACE PARK WOOD



BRIGHTON WOOD



RATHBORNE VILLAGE



SOMERTON



DÚN RÍOGA



BELARMINE WOODS



Castlethorn

Building Homes – Building Communities

BER A2

Further information at
woodbrookshankill.ie

DEVELOPED BY
Castlethorn
Usher House
Main Street
Dundrum
Dublin 14

SALES AGENTS
Sherry FitzGerald
176 Pembroke Rd
Ballsbridge
Dublin 4
DO4 EN80
(01) 667 1888

ARCHITECT
O'Mahony Pike Architects
The Chapel
Milltown Ave
Mount St Annes
Dublin 6

SOLICITORS
Byrne Wallace
88 Harcourt St
Saint Kevin's
Dublin
DO2 DK18

Sherry
FitzGerald
NEW HOMES

PSRA 002183

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

design: byroncreative



