



SILKEN PARK

CITYWEST

www.silkenpark.com





NESTLED IN A PRIME LOCATION IN
SOUTH DUBLIN, SILKEN PARK IN
CITYWEST IS HIGHLY SOUGHT-AFTER
FOR MANY REASONS...

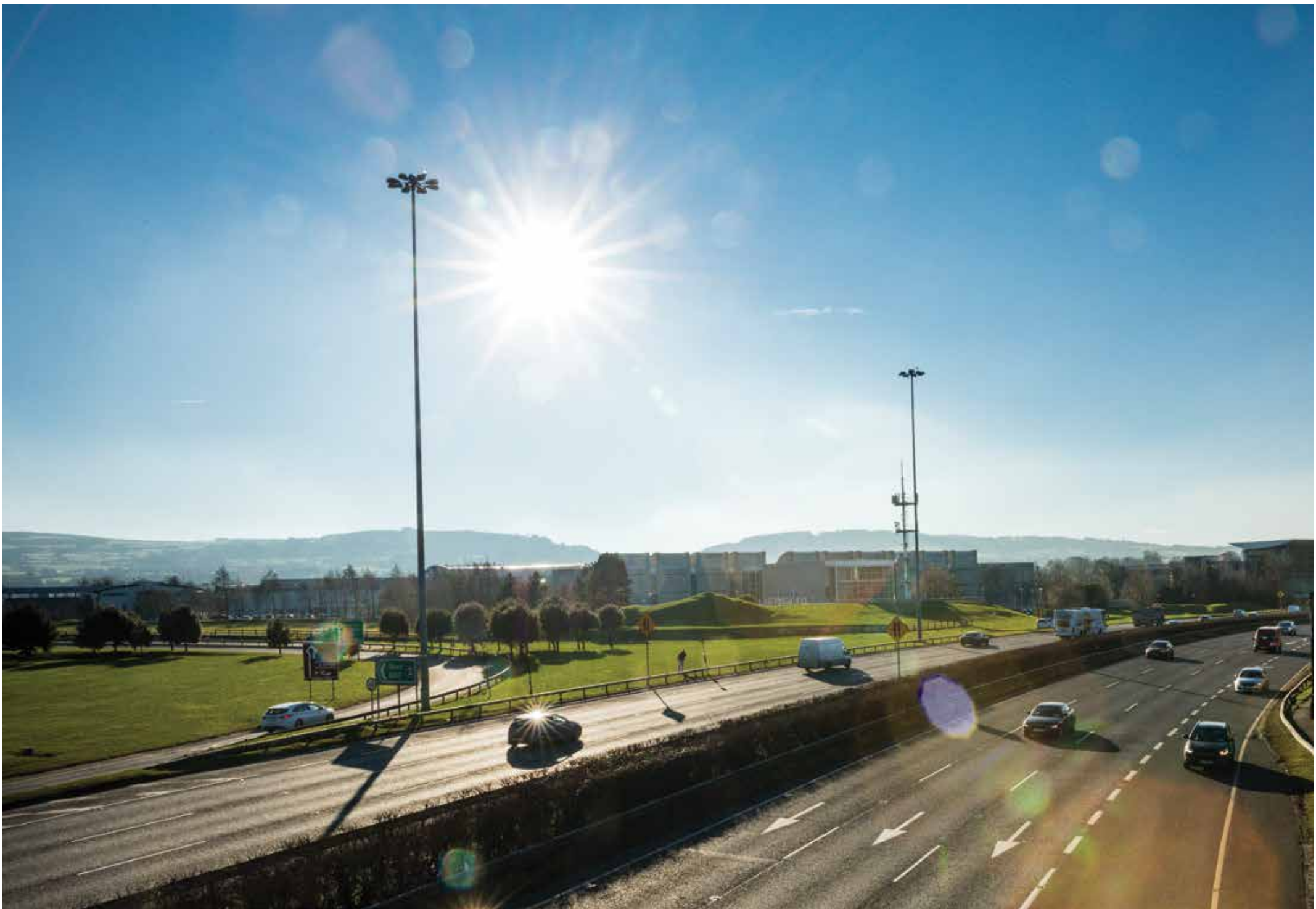
Not only are there an abundance of amenities nearby there's the added convenience of being connected to key transport routes and the Luas.

With the Dublin mountains as a backdrop, a thriving tech industry nearby, ease of access to major key motorways, the Luas on your doorstep, great local schools, an abundance of parklands, shopping, village pubs and restaurants nearby – what's not to love about Citywest living?



CITYWEST HAS EVOLVED FROM A PURELY BUSINESS DESTINATION TO A THRIVING LOCAL COMMUNITY

The area has seen a fantastic growth of retail, leisure and dining options all within a short drive from Silken Park. The neighbouring villages of Saggart and Rathcoole boast a range of top boutiques, bars and bistros including Avoca Handweavers. The Citywest Hotel has a championship golf course, spa, gym, swimming pool and several restaurants. And the nearby Citywest Shopping Centre complex includes a well serviced medical centre.







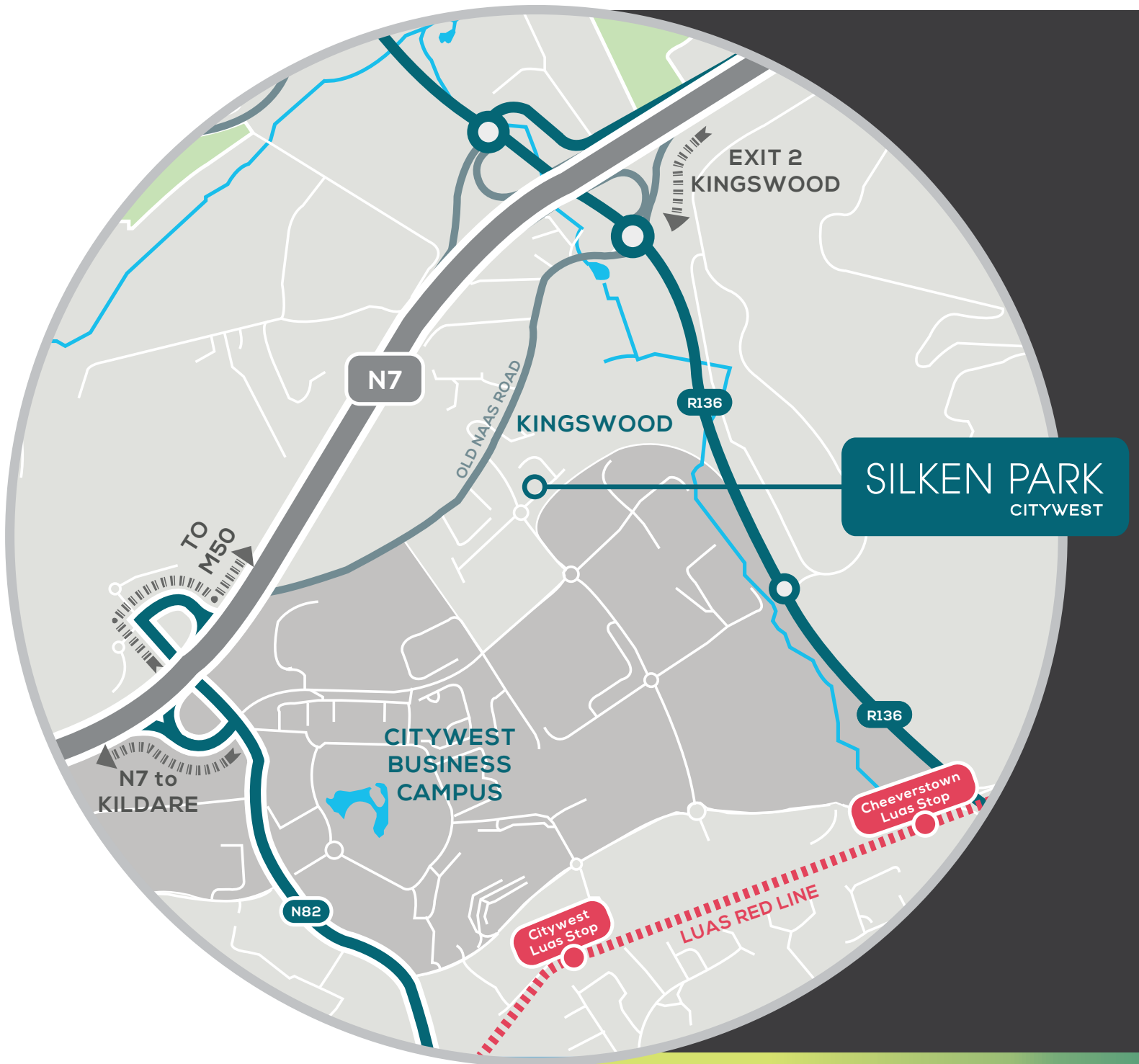
SILKEN PARK BY DURKAN RESIDENTIAL IS A GROUND BREAKING NEW HOUSING DEVELOPMENT OF 2, 3 AND 4 BED "A" RATED FAMILY HOMES

Planned and designed to meet the requirements of a modern lifestyle. Superbly finished inside and out from the spacious kitchen, contemporary bathrooms and open living space, with private rear gardens.

Built to the highest standards and designed without compromise, Silken Park offers the finest quality housing on the market today. This development provides homes to suit all, from first time buyers to larger families and keen investors.

Designed with both comfort and energy efficiency in mind, the latest phase in the Silken Park development is fully certified 'Passive House'. This highly regarded internationally recognised certification guarantees you a home that is airtight, super-efficient, and maintains regular levels of heat and ventilation for a healthier living environment. The most notable aspect for home-owners will be significantly reduced energy bills.







TRAVEL AT LEISURE





KITCHENS



Contemporary grey shaker style kitchen from Kitchen Elegance specially designed & installed to include:

- Marble effect worktop with matching upstands
- Soft close mechanism as standard
- Island feature in A Type houses
- Breakfast bar in C & D Type houses
- Integrated extractor hood



APPLIANCES



Zanussi integrated appliances:

- Dishwasher
- Fridge / freezer
- Multi function oven and induction hob
- Washer / dryer fitted in A & B Type houses
- Free-standing washing machine and tumble dryer supplied in utility room in C & D Type houses



INTERNAL FINISHES



- Superior decorating finishes in neutral colours throughout
- All joinery painted white throughout
- Flush painted doors with satin finish ironmongery
- Contemporary grooved skirting & architrave



WARDROBES



- Contemporary cream units with wood effect interiors supplied by Bedroom Elegance
- Generous wardrobes fitted in Master Bedroom and Bedroom 2



ELECTRICAL



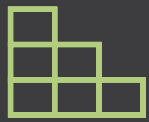
- All Electric House
- Dual tariff electricity meter fitted to all houses
- Hardwired for electrical vehicle charge point
- Hard wired for security alarm installation
- Recessed down lighters in Kitchen zones
- TV points in Living Room, Master Bedroom and Bedroom 2
- Telephone points and data cabling (for internet / broadband)
- Mains-powered smoke detectors and heat detector



BATHROOMS



- Contemporary bath & sanitary ware with polished chrome brassware supplied by Davies
- Italian porcelain tiling on floor & walls at wet areas as per showhouse
- Chrome electric towel heaters fitted to all main and en-suite bathrooms as per showhouse
- Bath screens / shower doors fitted as standard



EXTERNAL FINISHES



- Paved parking spaces for 2 cars per house with planted neighbouring divisions
- Private rear garden with paved patio area and seeded lawn
- High performance Triple Glazed Munster Joinery windows
- High performance Munster Joinery front entrance door with multi-point locking
- Low maintenance brick and render finishes



PASSIVE HOUSE



Passive Homes have the following key characteristics:

- Comprehensive Insulation of all of the Fabric of the Dwelling
- Thermal Bridges - Junctions of insulation are considered to avoid and minimize thermal losses
- Windows are triple glazed and act as 'radiators' during sunny periods to contribute to heat gain as well as minimizing heat loss
- Airtightness - Construction pays attention to airtightness of junctions, components and services to minimise heat loss through infiltration
- Ventilation is controlled for good air quality, thermal comfort and minimising heat losses by recovering waste heat within the fabric





SITE PLAN



HOUSE TYPE A1

3 Bedroom Semi-Detached / End of Terrace



HOUSE TYPE A2

3 Bedroom Mid-Terrace



HOUSE TYPE B1

2 Bedroom End of Terrace



HOUSE TYPE A2

2 Bedroom Mid-Terrace



HOUSE TYPE C

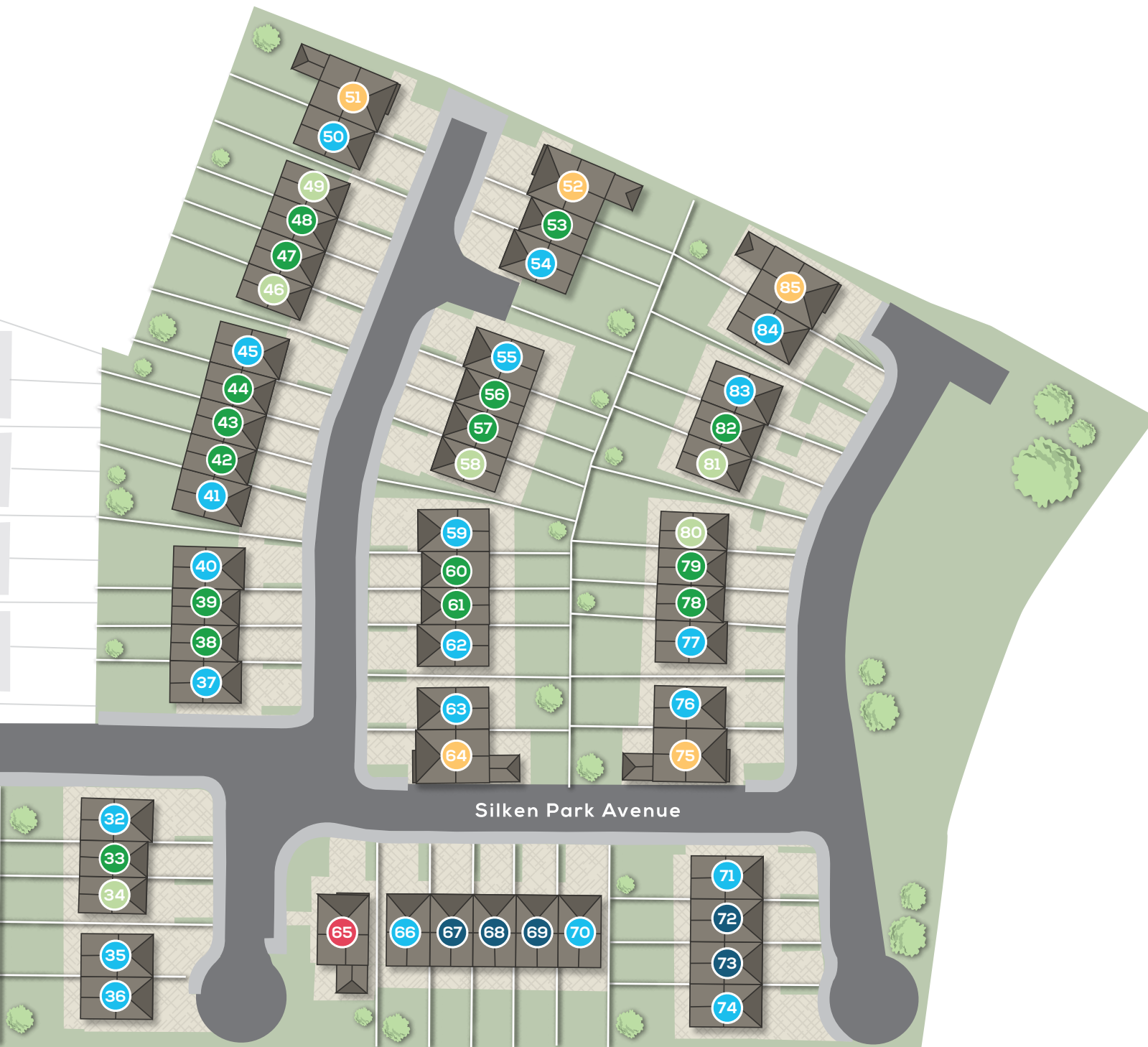
4 Bedroom Semi-Detached / End of Terrace



HOUSE TYPE D

4 Bedroom Detached





Silken Park Avenue

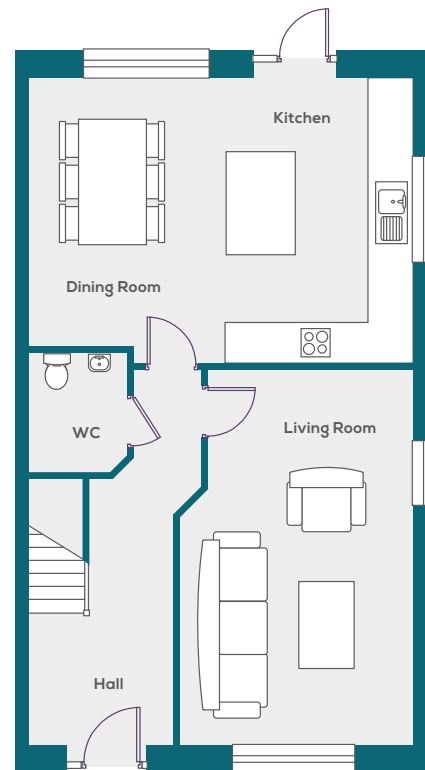


HOUSE TYPE A1

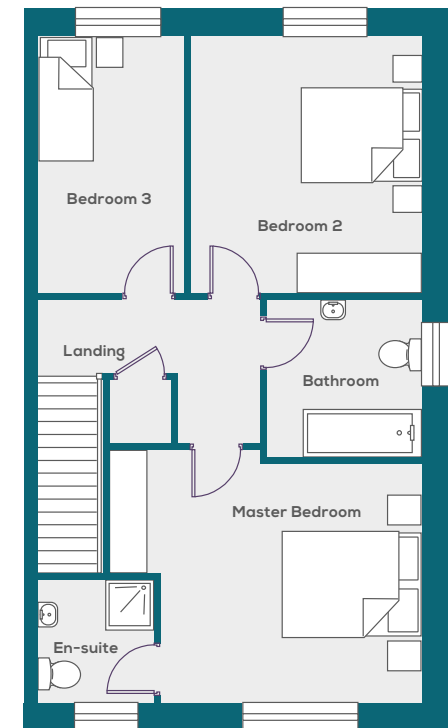


3 Bedroom Semi-Detached / End of Terrace

1206 sq.ft / 112 sq.m



GROUND



FIRST

Kitchen window features only in plots 27, 32, 37, 71.

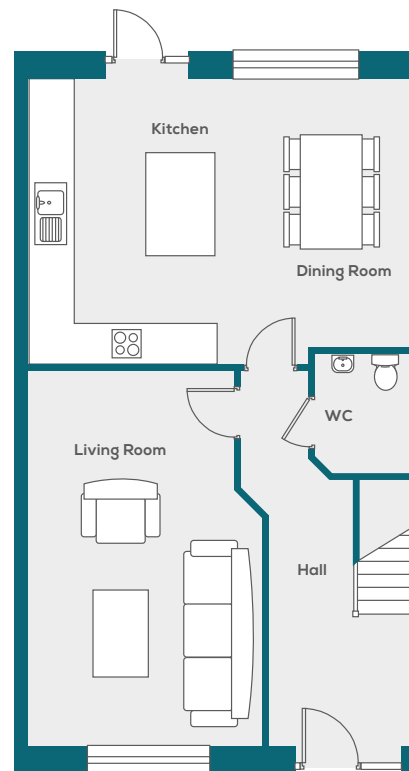
Plans are for illustrative purposes. Layouts may vary.

HOUSE TYPE A2

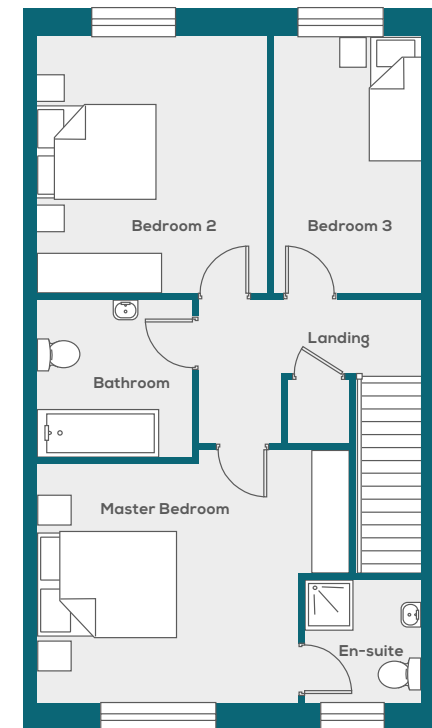


3 Bedroom Mid-Terrace

1206 sq.ft / 112 sq.m



GROUND



FIRST

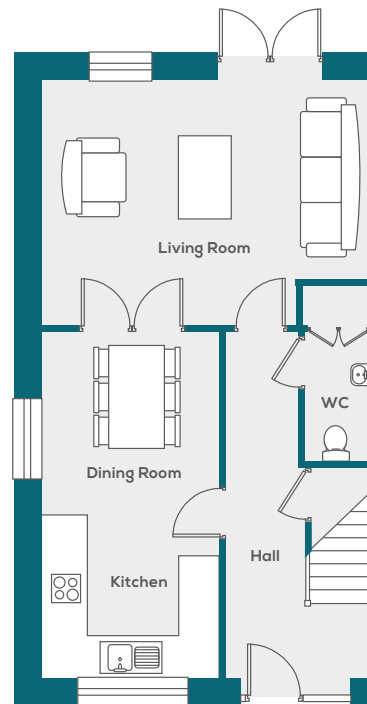
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HOUSE TYPE B1

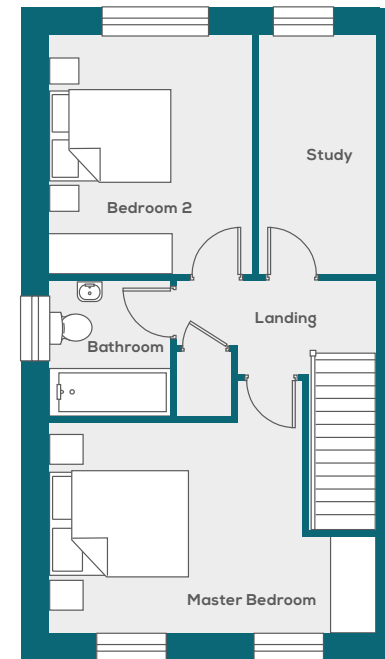


2 Bedroom End of Terrace

904 sq.ft / 84 sq.m



GROUND



FIRST

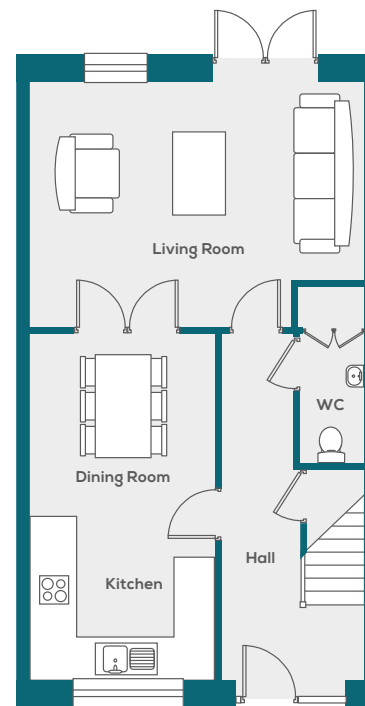
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HOUSE TYPE B2

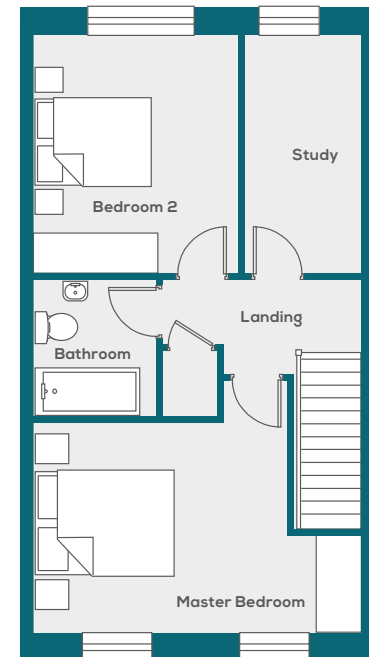


2 Bedroom Mid-Terrace

904 sq.ft / 84 sq.m



GROUND



FIRST

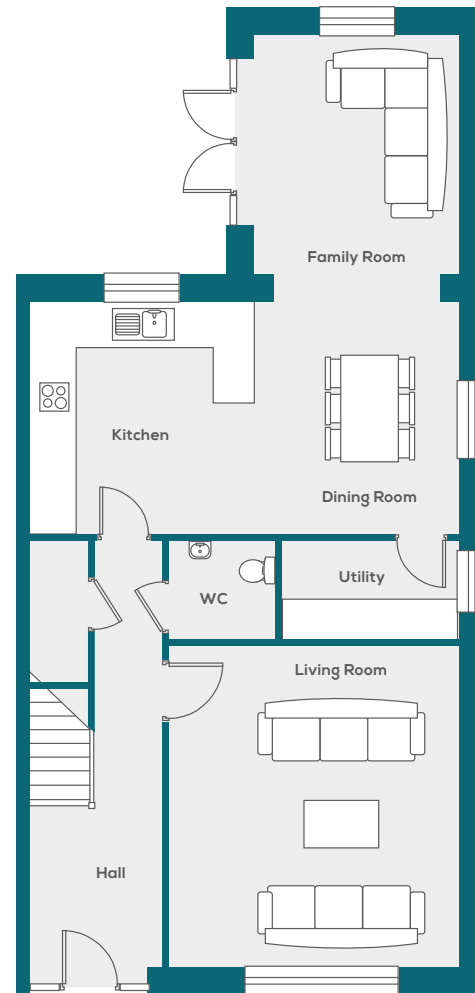
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HOUSE TYPE C

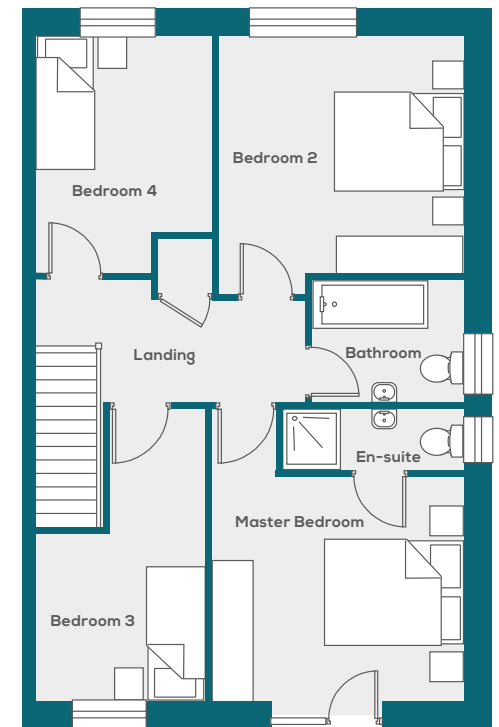


4 Bedroom Semi-Detached / End of Terrace

1450 sq.ft / 135 sq.m



GROUND



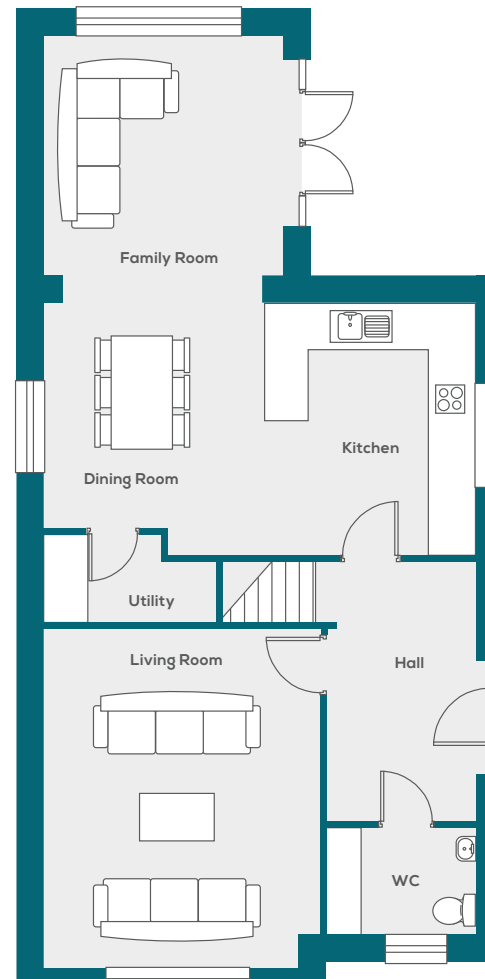
FIRST

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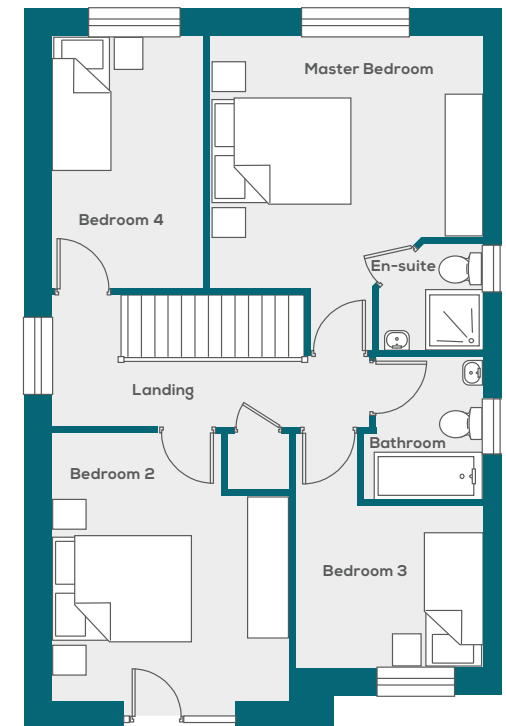
HOUSE TYPE D

4 Bedroom Detached

1443 sq.ft / 134 sq.m



GROUND



FIRST

Plans are for illustrative purposes. Layouts may vary.



Browns Barn Wood
Naas Road, Dublin 22



Charlesland Court
Greystones, Co. Wicklow



Creston Avenue
Meakstown, Finglas, Dublin 11



Silken Park
Citywest, Dublin



Durkan Residential is an established company and a family brand that is synonymous with house building in Ireland since 1971. The main and continued focus for Durkan Residential has been completing residential schemes aimed in particular at first time buyers and owner occupiers, therefore an essential component of our product is one of quality build and design to cater for increasingly high expectations and requirements of today's purchasers.

This approach has allowed us to create homes for living, with modern and high specification fittings as standard, while maximising the space available in each home. Durkan Residential is built on the core values of delivering a quality home and creating a positive experience for each of our buyers, that has been nurtured over the past 40 years and instilled in every member of our staff today.

**AGENTS:**

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Farrankelly
Delgany
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ENGINEERS:

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Dublin 2
T: 01 548 0863

SHOW HOUSE:

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Blanchardstown
Corporate Park
Ballycoolin
Dublin 15
T: 01 820 8480

SOLICITOR:

AMOSS
Warrington House
Mount Street Crescent
Dublin 2
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Disclaimer: These particulars do not form any part of any contract and are for guidance purposes only. Maps and plans are not drawn to scale and measurements are approximate.

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**National Asset
Management Agency**

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