



Thorkyll Manor

CHERRYWOOD | DUBLIN 18

BEAUTIFUL NEW DEVELOPMENT OF
2, 3 & 4 BEDROOM HOMES

 **evara**



Thorkyll Manor

CHERRYWOOD | DUBLIN 18



Modern homes shaped around real life.



Welcome to a new way of living in **Cherrywood**

A well considered development of contemporary 2, 3 & 4 Bedroom homes, and 2 & 3 bedroom apartments & duplexes all positioned to take advantage of a variety of settings. Selected 3 & 4 bedroom homes open onto a beautiful greenway, offering a safe, car-free space for children to play and neighbours to connect. Rear courtyard parking ensures a calm and uncluttered street scape throughout.

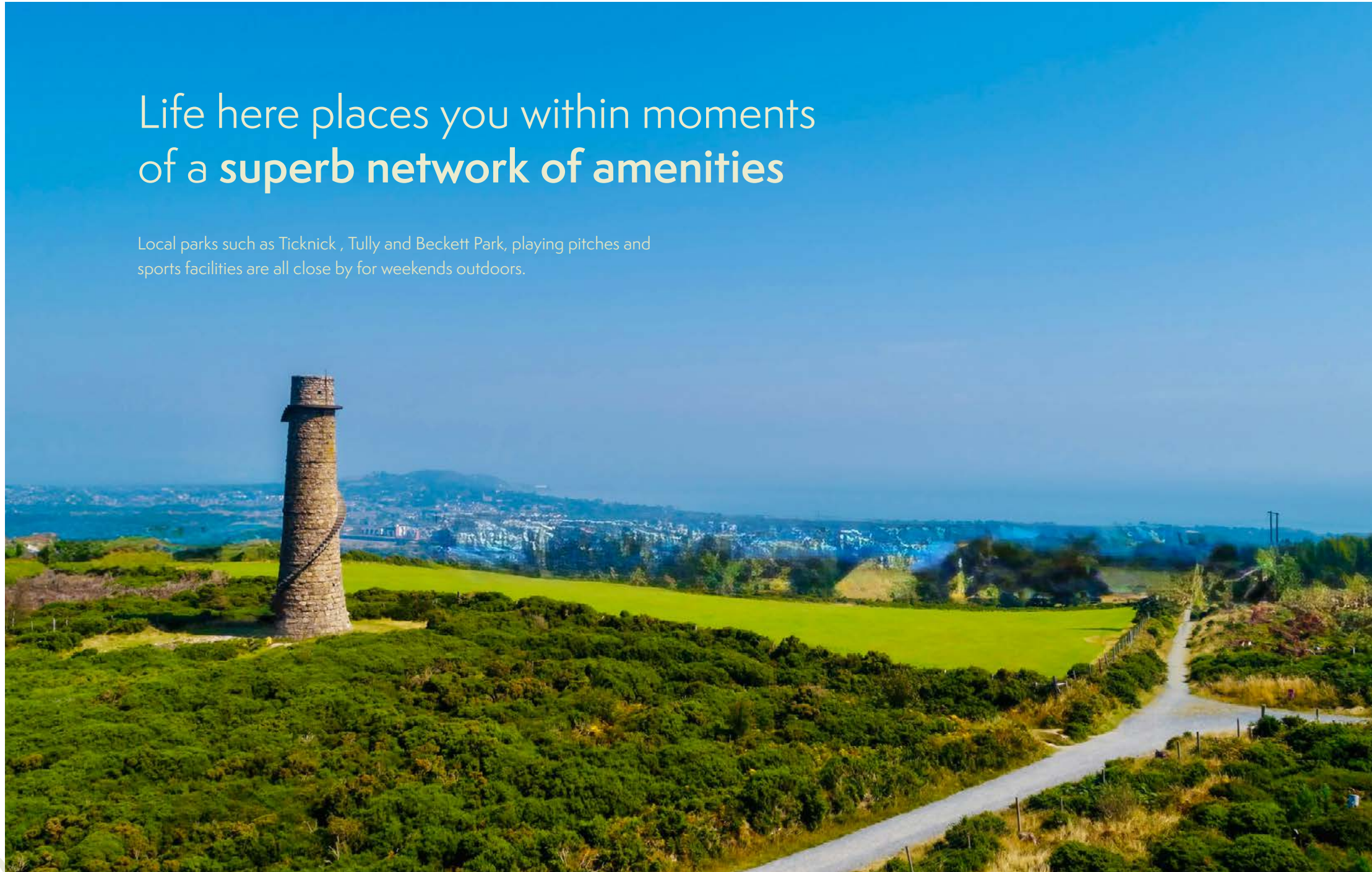


Inside, every room has been designed to work harder for modern living, with smart floorplans that balance privacy, flexibility and style. Whether you're starting out, growing, or simply looking for a place that feels effortless, these homes offer a space that adapts to you.

CGIs are used for illustrative purposes only.

Life here places you within moments of a **superb network of amenities**

Local parks such as Ticknick , Tully and Beckett Park, playing pitches and sports facilities are all close by for weekends outdoors.



Excellent transport links, including the Green Luas line and easy access to the M50 and N11, connect you to the wider city with ease, whether you're commuting, meeting friends or exploring the coastline.



This is Cherrywood, but not as you've seen it before: greener, more connected, and designed around how you really want to live.



A fresh new community,
designed just for you.

Walking Times

- Tully Park | 1 min
- Cherrywood Educate
Together National School | 5 mins
- DLR Cherrywood
All-Weather Pitch | 8 mins
- Laughanstown Luas | 8 mins



Cleverly designed homes

KEY FEATURES



Bright, spacious layouts,
maximizing comfort and flexibility



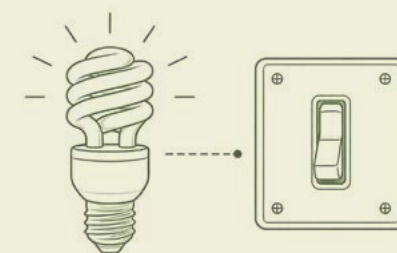
All 2, 3 & 4 bedroom homes
enjoy private gardens



Terraces or balconies
for fresh air and outdoor
moments



Contemporary kitchens and stylish
bathrooms finished to a high
standard



Energy-efficient homes for
comfortable, cost-effective living



Excellent connections via the
Green luas line, M50 and N11



Set within Cherrywood's
growing community with
parks and green routes



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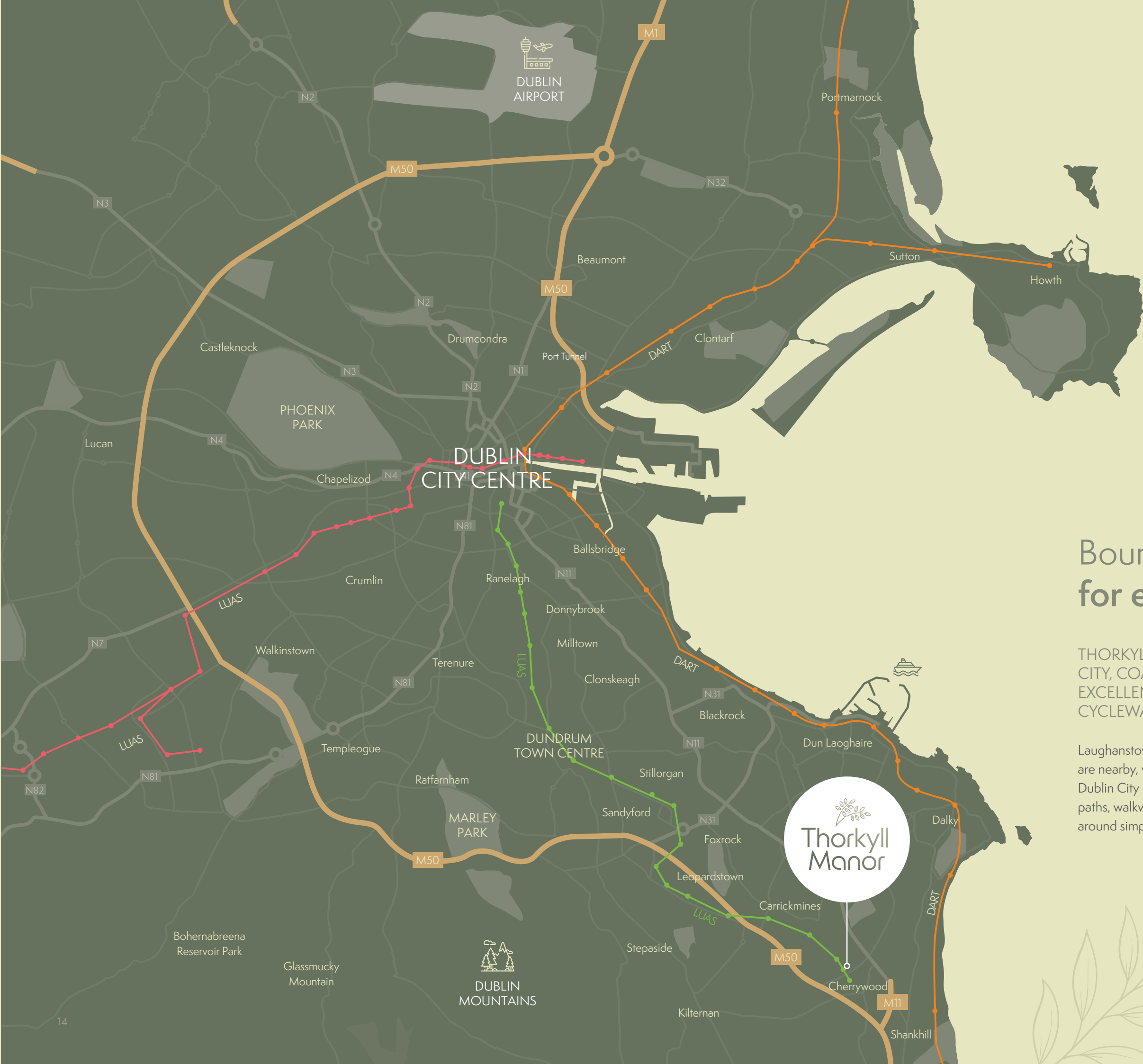
Life connected to everything that matters

LIVING HERE PUTS YOU RIGHT AT THE HEART OF A NEIGHBOURHOOD DESIGNED FOR BALANCE.

Mornings begin with a stroll along Laughanstown Lane and nearby parks or a quick Luas journey into the city. Evenings can be spent in local cafés or the coastline, and the Dublin Mountains all within easy reach.



This is a place where convenience meets calm, and where every journey, whether by Luas, on foot or by car, feels effortless.



Boundless connection, for every destination

THORKYLL OFFERS QUICK ACCESS TO THE CITY, COAST, AND MOUNTAINS, WITH EXCELLENT TRANSPORT LINKS BY ROAD, CYCLEWAY AND PUBLIC TRANSPORT.

Laughanstown, Brennanstown and Cherrywood Luas stops are nearby, while the N11 and M50 are just minutes away. Dublin City Centre is around 30 minutes by car, with cycle paths, walkways, DART, and bus routes all make getting around simple whether for work or weekend escapes.



A neighbourhood built with intention

These homes are part of a thoughtfully masterplanned setting in Cherrywood, where green spaces, walkable streets and community amenities form the foundation of everyday life. The architecture is modern but warm, offering a fresh identity within the wider Cherrywood district, something distinct, considered and centred around people.



Thorkyll Manor is a place that feels established yet new, practical yet uplifting. A neighbourhood ready to grow with you.





Designed from the inside out

Every home has been shaped to maximise comfort and usability. Open-plan living spaces welcome natural light throughout the day, while bedrooms offer peaceful retreats for rest and privacy. Kitchens are beautifully finished, blending contemporary design with practical storage and preparation space. Each detail has been chosen to elevate daily living without ever feeling overstated.



Site Plan



Site Map is for illustrative purposes only and garden sizes may vary.

2 BEDROOM HOUSES

●
Olaf (A)

2 bedroom End / Mid Terrace
c. 87sqm / 934 sqft

●
Olaf (B)

2 bedroom End Terrace
c. 87sqm / 934 sqft

3 BEDROOM HOUSES

●
Sitric (A)

3 bedroom End Terrace
c. 114 sqm / 1,227 sqft

●
Sitric (B)

3 bedroom Mid Terrace
c. 114 sqm / 1,227 sqft

●
Sitric (C)

3 bedroom End Terrace
c. 114 sqm / 1,227 sqft

4 BEDROOM HOUSES

●
Ivar (A)

4 bedroom End Terrace
c. 141 sqm / 1,518 sqft

●
Ivar (B)

4 bedroom Mid Terrace
c. 141 sqm / 1,518 sqft

●
Ivar (C)

4 bedroom End Terrace
c. 141 sqm / 1,518 sqft

● Olaf (A)

2 bedroom End / Mid Terrace
c. 87sqm / 934 sqft



Floor plans are for illustrative purposes only and variations may occur within each house type.
A handed version of the house type may also apply.

● Olaf (B)

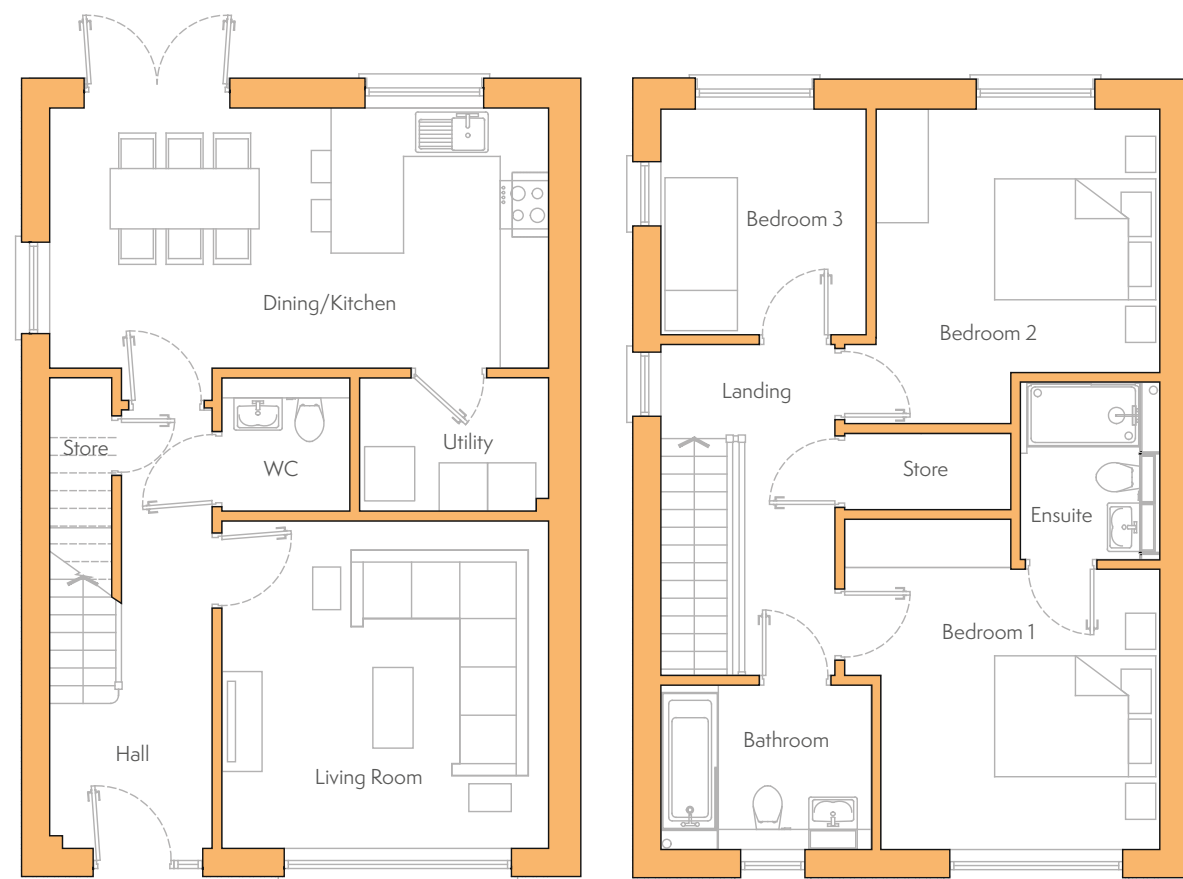
2 bedroom End Terrace
c. 87sqm / 934 sqft



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● Sitric (A)

3 bedroom End Terrace
c. 114 sqm / 1,227 sqft

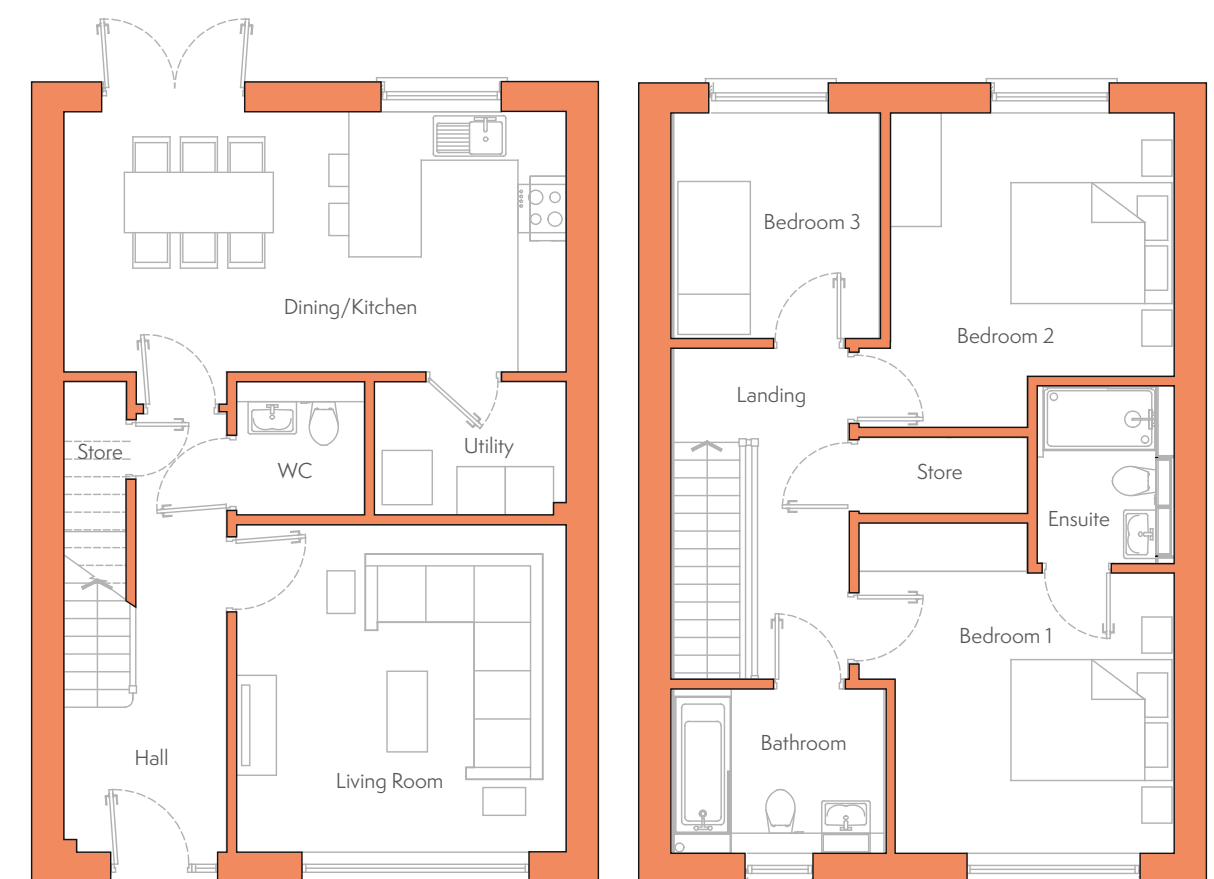


Ground Floor

First Floor

● Sitric (B)

3 bedroom Mid Terrace
c. 114 sqm / 1,227 sqft



Ground Floor

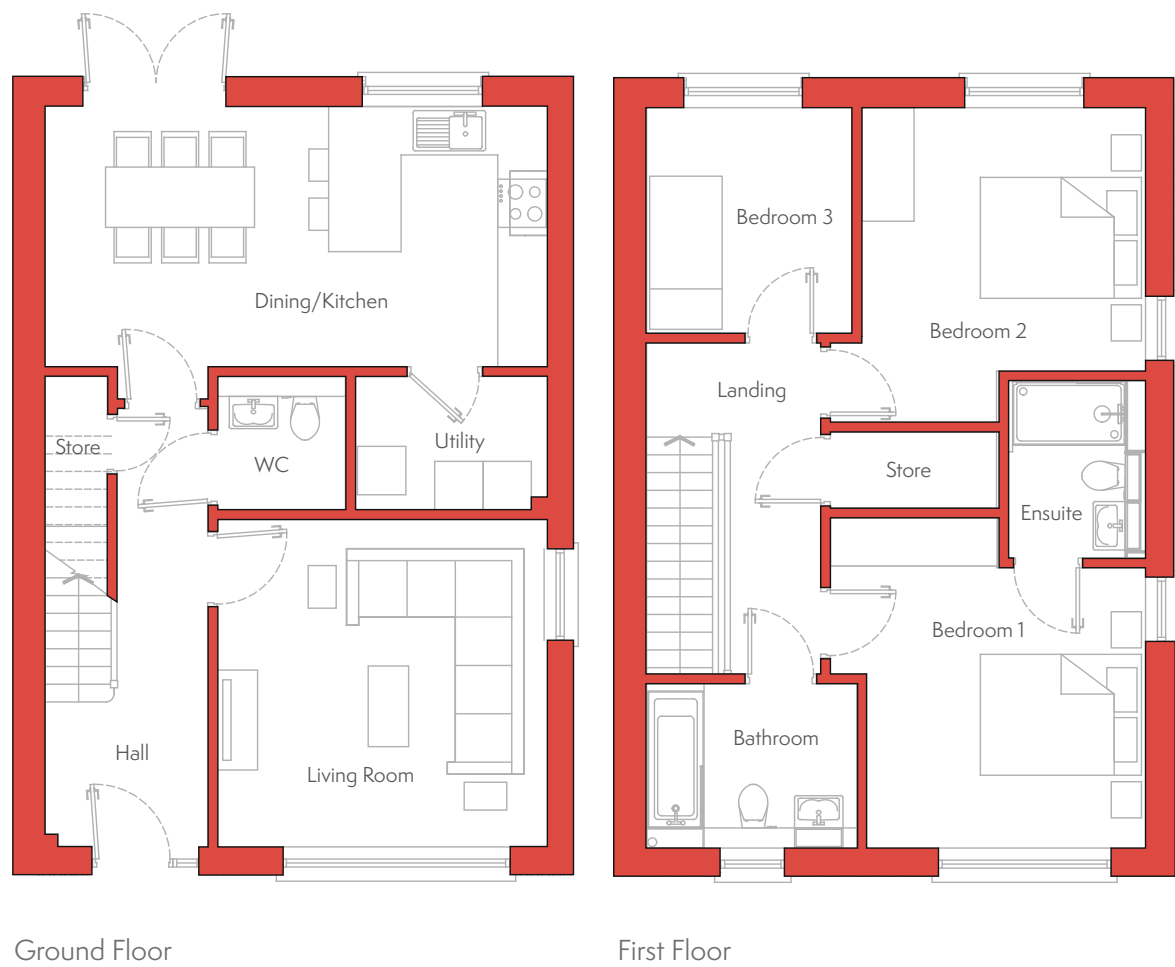
First Floor

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● Sitric (C)

3 bedroom End Terrace
c. 114 sqm / 1,227 sqft



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● Ivar (A)

4 bedroom End Terrace
c. 141 sqm / 1,518 sqft



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● Ivar (B)

4 bedroom Mid Terrace
c. 141 sqm / 1,518 sqft



Ground Floor

First Floor

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● Ivar (C)

4 bedroom End Terrace
c. 141 sqm / 1,518 sqft



Ground Floor

First Floor

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Specifications

ENERGY EFFICIENCY

- uPVC double glazed windows, dark grey exterior, white interior
- High level of roof, wall, and floor insulation
- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- LED bulbs supplied throughout using up to 90% less energy than the conventional halogen bulbs
- Continuous whole house ventilation to ensure air quality and resident comfort
- NZEB rated homes

EXTERNAL FINISHES

- High-quality brick and render external façade
- Low maintenance uPVC fascia, soffits
- Low maintenance gutters and downpipes
- Insulated composite front door in dark grey

INTERNAL FINISHES

- All walls and ceilings plaster skimmed and painted in a neutral colour

- Contemporary doors with panelled profile and chrome ironmongery
- Contemporary painted skirtings and architraves
- Contemporary staircase with oak handrail

KITCHEN

House

- Contemporary handle-less Slim Shaker cabinets, Calacatta gold countertop by Bespace.

Duplexes

- Contemporary handle-less reed green slab doors, Calacatta Gold counter tops by Bespace

APPLIANCES

- Subject to availability and signing of contracts within 28 days.
- Fully fitted appliances including electric oven, induction hob, extractor fan, integrated fridge freezer, integrated dishwasher.

BATHROOMS & EN-SUITES

- All bathrooms and ensuites are fitted with high-quality sanitary ware throughout
- Full-height wall tiling around bath and shower and a splashback behind vanity
- Low-profile shower trays and shower screen
- Bath with shower mixer, shower head
- Chrome tapware
- Thermostatically controlled shower in en-suite
- Chrome heated towel rails fitted in main bath and en-suite

CLOAKROOM WCS

- All WCs are fitted with high-quality sanitary ware throughout supplied
- Half height wall tiling behind sink and toilet
- Chrome tapware

ELECTRICAL & HEATING

- Recessed lights to select areas as per showhouse
- Smoke and heat detectors fitted as standard
- USB sockets supplied as standard to bedrooms, kitchens and living areas

- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- TV point within master bedroom
- All houses are wired for telecoms and media (EIR and Siro Broadband)

WARDROBES

- Superior quality built in contemporary wardrobes by Bespace

GUARANTEE

- 10 years structural guarantee

SERVICE CHARGES

- Service charges are paid annually to the management company, which each owner will be a member of. Service charges will cover the maintenance of certain common areas, public lighting and refuse collection. Further information available upon request.



Passionate about our communities

Community engagement is one of Evara's core values. We have worked with various voluntary and sporting groups to support the local community which is made up of many of our residents across our neighbourhoods.

We were very proud to be an annual sponsor for Momentum Games 2025, which helped raise money for Dublin Simon Community.

1. Momentum Games 2025
2. Kilmacud Musical Society "A night of Broadway Legends"
3. DLR Waves Football Club







Meet the Team

SELLING AGENT



DEVELOPER



ARCHITECTS

CONROY CROWE KELLY
Architects & Urban Designers

SOLICITORS

McCANN FITZGERALD

BER



VISIT WEBSITE



DISCLAIMER: 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.



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A BEAUTIFULLY CRAFTED
DEVELOPMENT BY

