



st. winnow

WWW.STWINNOW.IE • RATHFARNHAM • DUBLIN 16



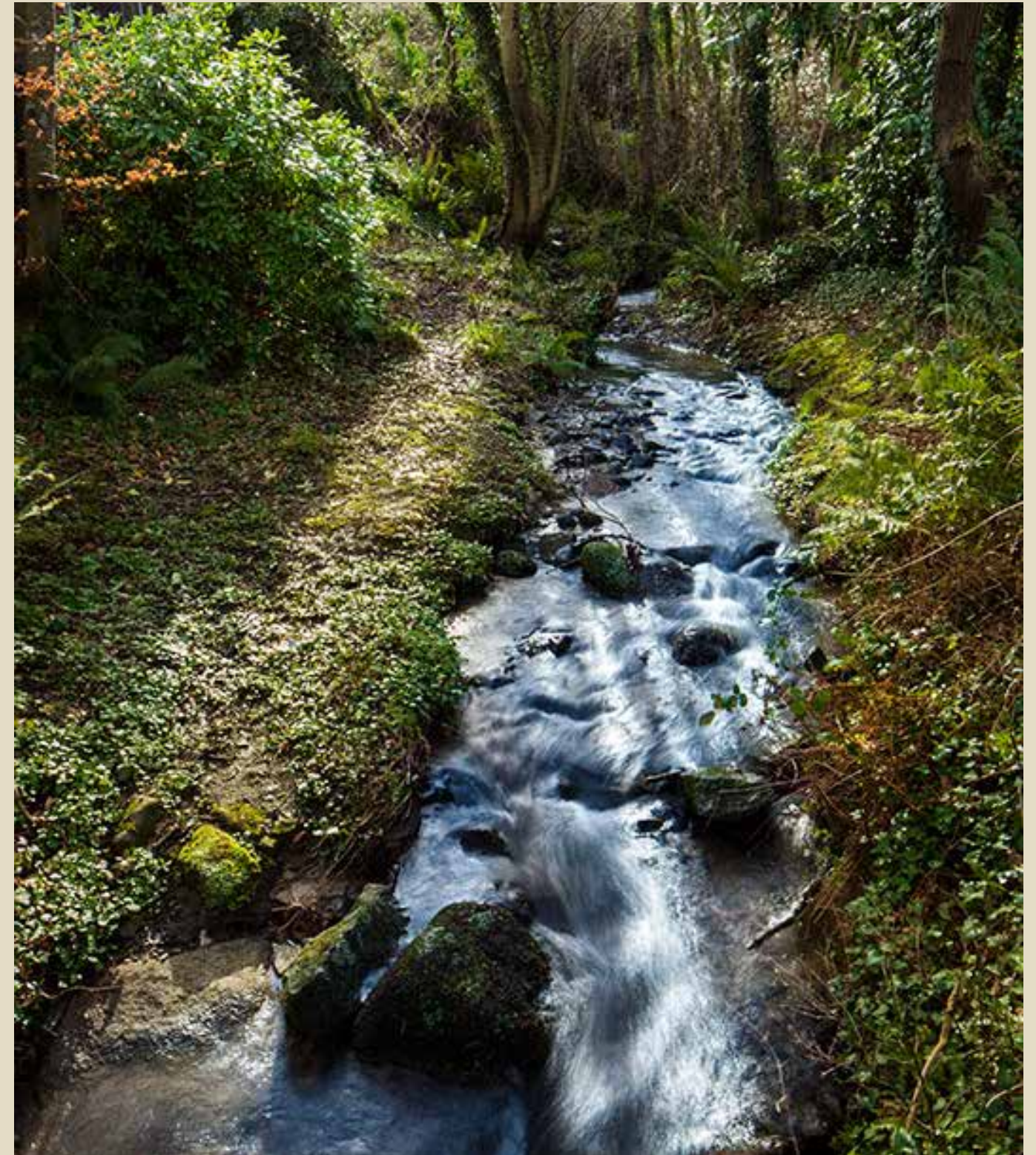
st. winnow
STOCKING LANE
RATHFARNHAM
DUBLIN 16

welcome to

rathfarnham

Rycroft is delighted to introduce St Winnow, a fine development of spacious family homes in the scenic location of Stocking Lane, Rathfarnham, Dublin 16. Situated at the foot of the Dublin Mountains, with the best amenities of south Dublin on its doorstep, St Winnow is a great opportunity to purchase a high-quality new home in an established and highly desired Dublin location.

St Winnow is ideally located for people who want the best of every world, as well as easy access to anywhere in Dublin and further afield. The wonderful trails and scenery of the Dublin Mountains within a few minutes of the new development, this spot is perfect for families that love a dynamic and active lifestyle, full of fun, friends and fitness.





surrounded by
nature

Rathfarnham offers the perfect mix between urban amenities and outdoor living. Enjoy the best of parklife at Marlay Park, which offers a range of family-friendly features, including a playground, a par-3 golf course, a model railway, a weekly market, regular concerts and various sports facilities.



Alternatively, explore the wonderful countryside on your doorstep by tackling one of the many mountain trails, including the popular trek up to the Hellfire Club in Massey Woods. Or if you want a quick and easy day trip, bring the kids to the seaside at Killiney or Greystones, or take the short drive down to the beautiful woods at Powerscourt.



minutes from
golf



Golfers will be kept very busy – and happy – thanks to the many golf clubs in the area. Most notably, Stocking Lane is home to Rathfarnham Golf Club, a relaxing and friendly club with some stunning views of the mountains and Dublin City

sports for all the
family



GAA sports are strong in the area, and include Ballyboden St Enda's GAA Club, which is one of the largest GAA clubs in Ireland. Soccer clubs include Leicester Celtic, Nutgrove Celtic, Rathfarnham Punters and Rathfarnham Rovers. Boxing and athletics are also strong in the community, there's plenty of choice for everyone.

ST COLMCILLES SC

M50

KNOCKLYON SHOPPING CENTRE

ST COLMCILLES PRIMARY

TYMON PARK

ST MAC DARAS SC

CHERRYFIELD PARK

SANCTA MARIA SC

BALLYBODEN GAA

ST WINNOW



stay connected

driving times



Rathfarnham	9 mins
Dundrum Shopping Centre	15 mins
Dublin Airport	45 mins
Dublin City Centre	35 mins
Hellfire Club	6 mins
Dublin Mountains	6 mins
Killiney Beach	30 mins
Marlay Park	8 mins
Tesco	10 mins

With a location just a couple of minutes from the M50, St Winnow residents can enjoy quick and easy access to everywhere in Dublin and further afield.

Even Dublin Airport is just a short drive up the M50 and M1. For commuters, a wide range of fast and frequent Dublin Bus routes offer direct access to surrounding suburbs and Dublin City Centre. These include the popular 16 bus route, which connects Rathfarnham with Dublin City and Dublin Airport.

everything at your doorstep



There really is something for every want and need within easy reach, from supermarkets to boutiques, from schools to leisure facilities, and from restaurants to pubs.



The bustling villages of Rathfarnham and Templeogue, just minutes down the road, offer a wide range of excellent local restaurants, cafés and retail outlets, while Dundrum Town Centre is only a short drive away.



The very best of South Dublin's primary and secondary schools are either in the immediate area, or easily accessed by car or public transport. Popular local options include St Colmcille's, Terenure College and Our Lady's School in Templeogue.

easily
accessed



Education

1. Rathfarnham Parish National School
2. Scoil Naomh Padraig
3. Loreto High School Beaufort
4. Edmondstown National School
5. St. Colmcille's Community School
6. Sancta Maria College
7. Coláiste Éanna
8. Our Ladys School
9. St. Columba's College

Shopping

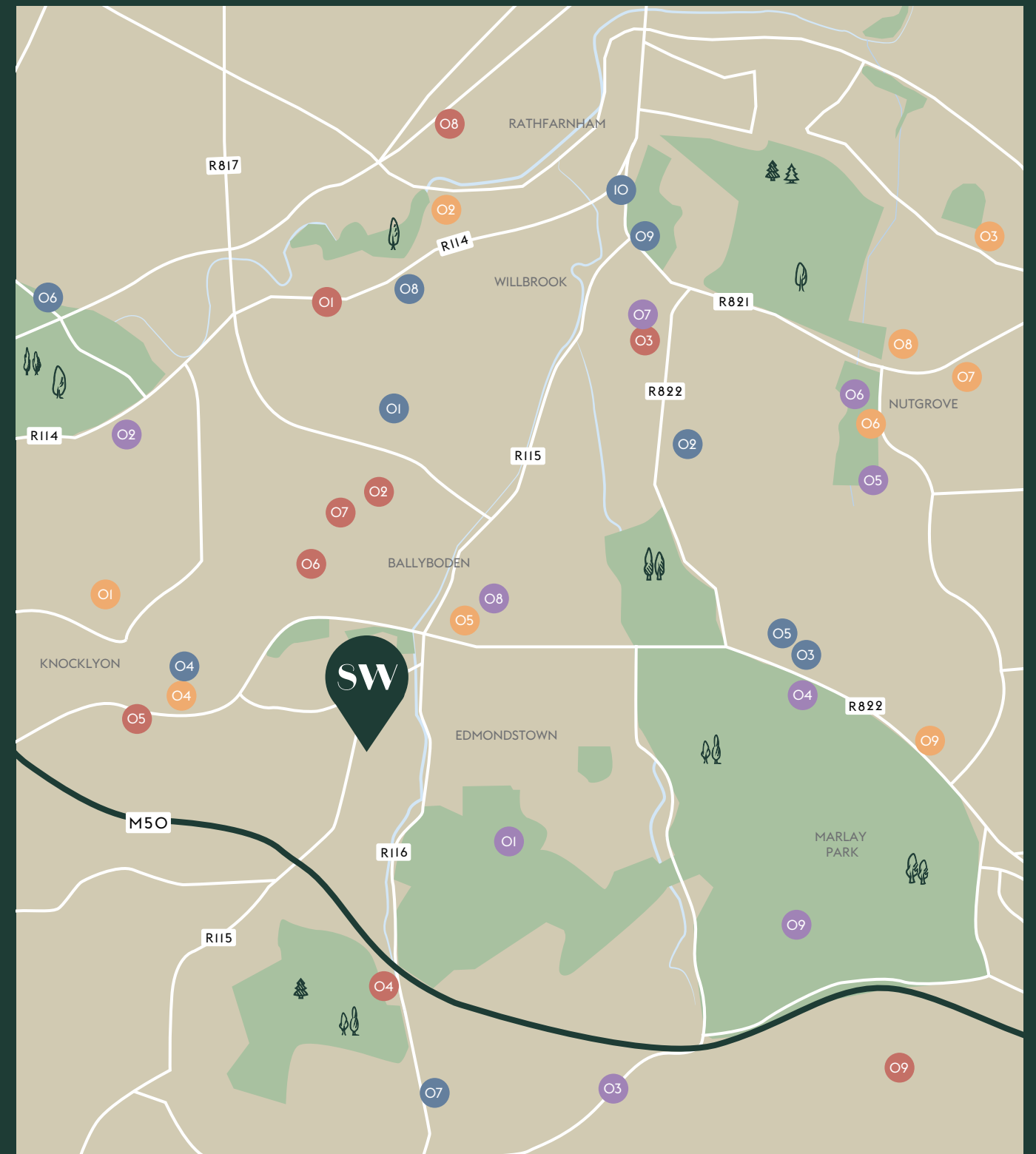
1. SuperValu
2. Tesco Superstore
3. SuperValue
4. Tesco Express
5. Costcutter
6. Tesco Superstore
7. Lidl
8. Aldi

Recreation

1. Edmondstown Golf Club
2. Ballyboden St Enda's GAA
3. Dundrum Athletics Club
4. Three Rock Rovers Hockey Club
5. Leicester Celtic FC Dublin
6. Nutgrove Boxing Club
7. Loreto Hockey Club
8. Glendoher Playground
9. Marlay Park Playground

Dining

1. The Chatty Fox
2. Cob Coffee
3. HX46 Rathfarnham
4. Per Se
5. Eden House Gastro Bar
6. D'Arcy McGee's
7. The Merry Ploughboy Pub
8. The Old Orchard Inn
9. The Yellow House
10. Amaya Fusion



attention to detail

Superior Low Energy Design

- A Rated - energy efficient homes
- Low energy, low carbon houses
- Very high levels of insulation incorporated in floors, walls and roofs
- All houses are constructed to provide a high level of air tightness to a standard that exceeds building regulations
- High performance, low U-value windows and external doors
- Low maintenance UPVC windows
- Ultra-Tech, triple locking front doors
- Natural and mechanical ventilation system throughout the houses

Windows, Doors & Ironmongery

- Composite front door with multi point locking system
- High specification joinery and internal doors and ironmongery fit out
- Premium UPVC windows for a long lasting durable low maintenance composite product
- Elegant painted internal doors
- Attractive modern styled door ironmongery

Internal Finishes

- Internal walls plastered and painted one colour throughout
- Painted skirting and architraves
- Staircase and balustrade painted as per showhouse
- Standard pendant light fittings and attractive power points

Kitchens

- Superior quality kitchens
- Fitted storage units to utility room
- Down lighters and velux window to kitchen area

Bedrooms

- Luxury fitted wardrobes with a combination of hanging and shelved space as per showhouse

Bathrooms

- Stylish bathrooms and ensuites
- WC with attractive range of high quality sanitary ware and fittings
- Bathroom and ensuite wet areas tiled as per showhouse
- Large shower trays to ensuites

Electrical

- Wired for TV / Broadband
- CAT 6 cable wiring for data telephone points for high speed
- Smoke / heat and carbon monoxide detectors fitted as standard

External Finishes & Structure

- The houses are constructed using elevation of brick and low maintenance rendered finish
- Low maintenance UPVC fascia, soffits and gutters
- Landscaping with paved concrete driveways
- Rear gardens are top soiled, raked and seeded
- Post and panel side boundary walls and block back wall to certain locations
- External wiring for car charging point
- Side gate fitted as standard where applicable

Building Guarantee

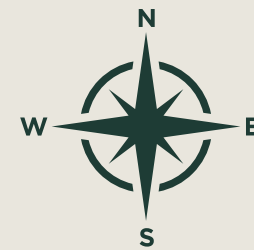
- These quality homes are covered by the HomeBond IO Year Structural Guarantee Scheme
- A Rated **BER A**





site plan

Stocking Lane



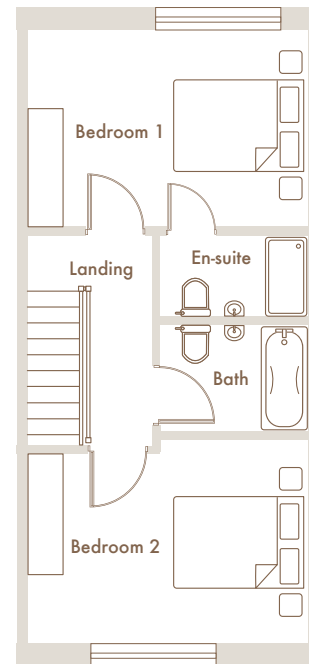
- Maple**
2 bed mid terrace • 82 sqm
- Alder**
3 bed mid terrace • 86 sqm
- Oak**
3 bed end of terrace • 101 sqm
- Ash**
3 bed + study • 139 sqm
- Willow**
3 bed end terrace • 106 sqm
- Holly**
3 bed + study end terrace • 157 sqm
- Hazel**
4 bed semi detached • 149 sqm
- Birch**
1 bed ground floor apartment • 52 sqm
- Cedar**
1 bed first floor apartment • 61 sqm
- Beech**
1 bed duplex ground floor • 54 sqm
- Chestnut**
2 bed duplex (1st & 2nd floor) • 97 sqm

Maple

house numbers 15, 16, 22, 23, 24, 25, 26, 36, 37, 38, 39,
40, 41, 44, 45, 46, 49, 50, 53, 70, 71, 74, 75, 76, 77, 78, 79
2 bed mid terrace • 82 sqm



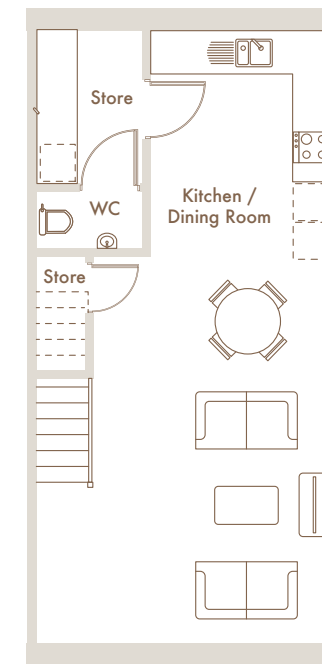
Ground Floor Plan



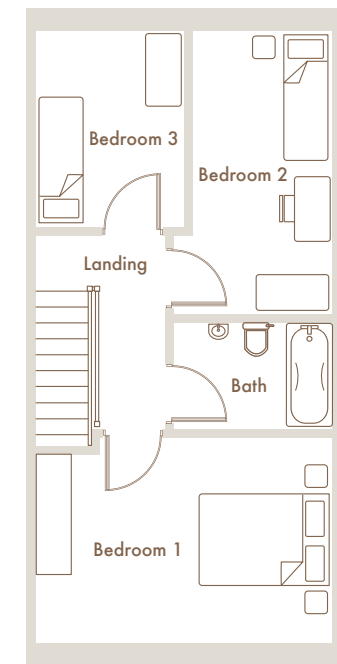
First Floor Plan

Alder

house numbers 2, 3, 10, 11, 12
59, 60, 61, 62, 65, 66, 67
3 bed mid terrace • 86 sqm



Ground Floor Plan



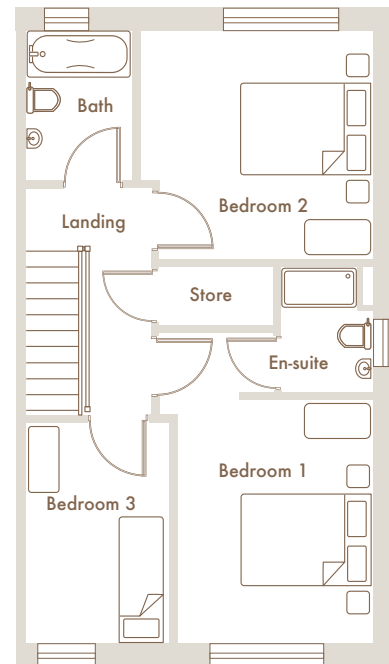
First Floor Plan

Oak

house numbers 1, 4, 9, 13, 14
3 bed end of terrace • 101 sqm



Ground Floor Plan



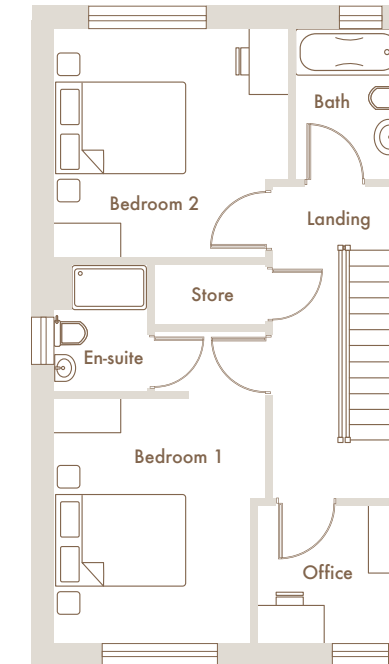
First Floor Plan

Ash

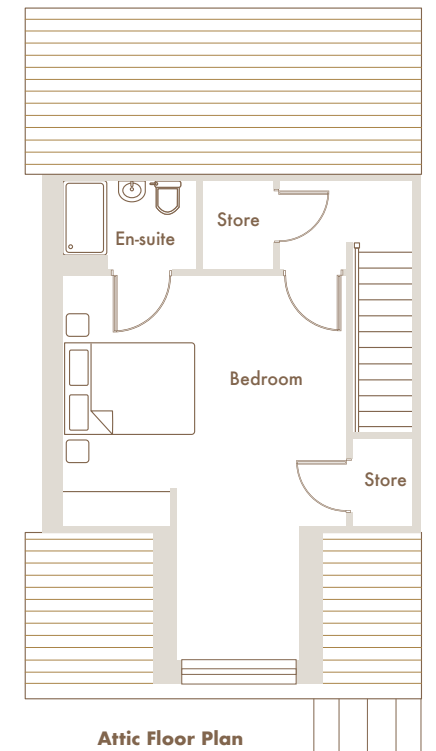
house numbers 58, 63, 64, 69, 73
3 bed + study • 139 sqm



Ground Floor Plan



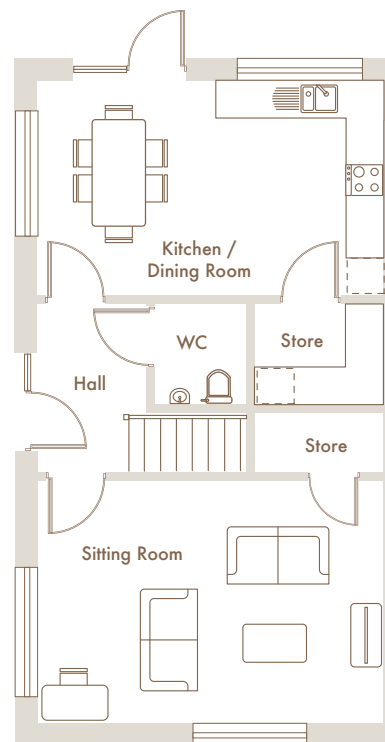
First Floor Plan



Attic Floor Plan

Willow

house numbers 17
3 bed end terrace • 106 sqm



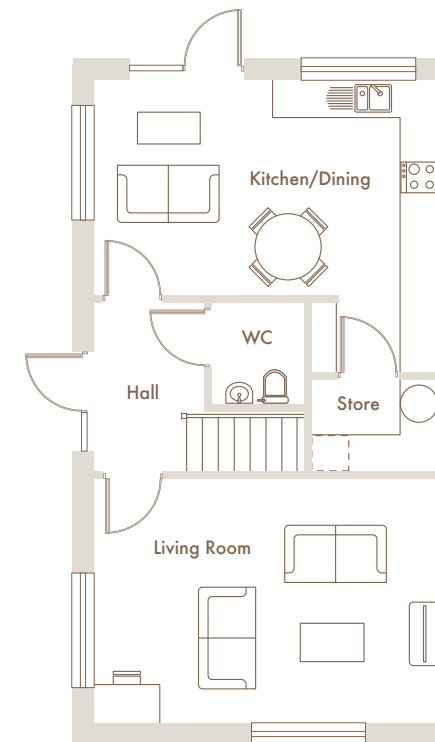
Ground Floor Plan



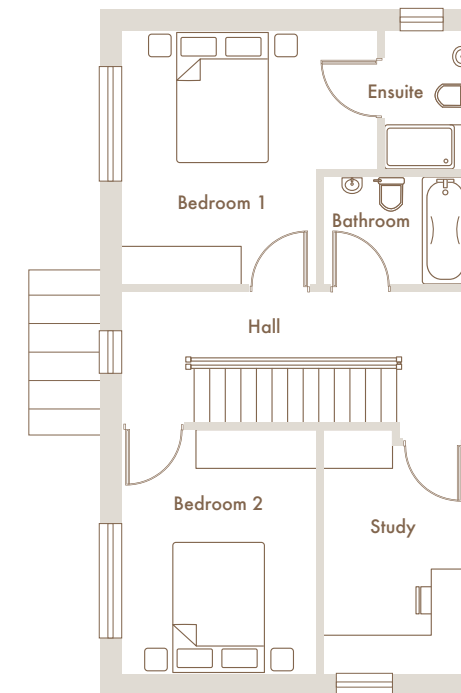
First Floor Plan

Holly

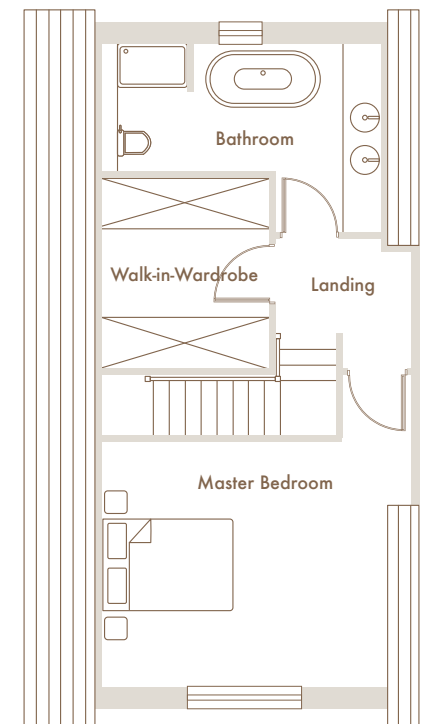
house numbers 27, 42, 43, 47, 48, 51, 52, 68, 72, 80
3 bed + study end terrace • 156 sqm



Ground Floor Plan



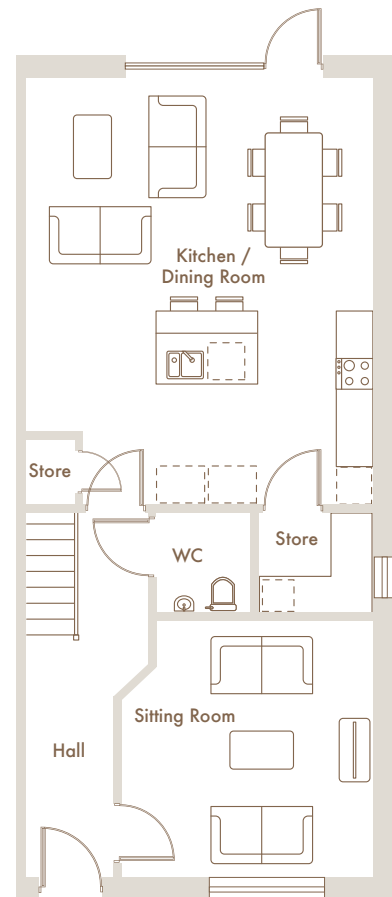
First Floor Plan



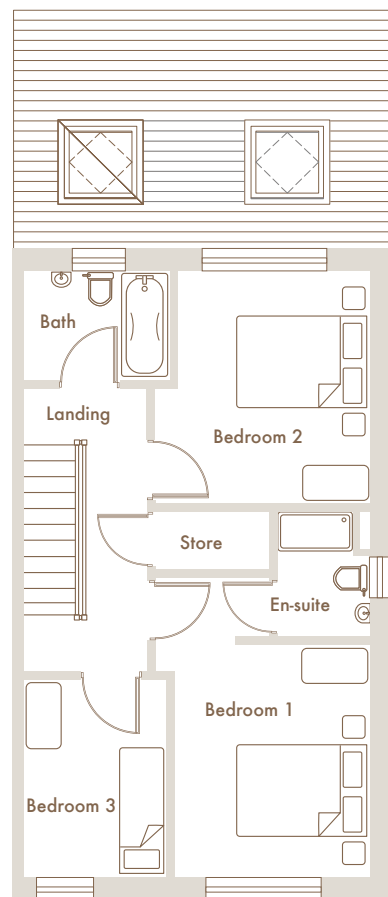
First Floor Plan

Hazel

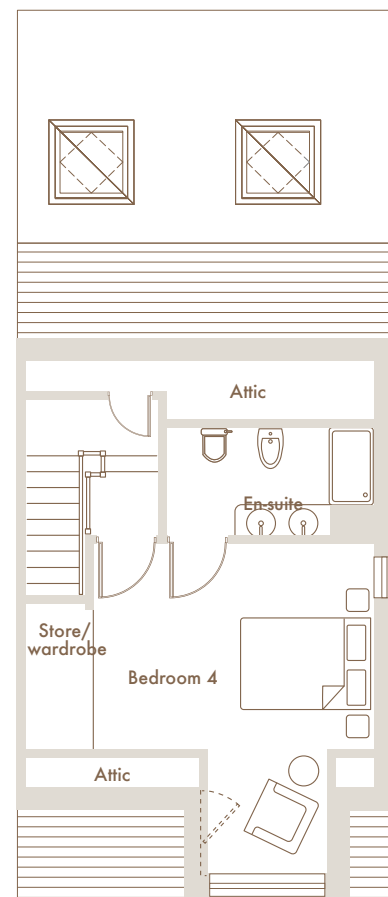
house numbers 5, 6, 7, 8
4 bed semi detached • 149 sqm



Ground Floor Plan



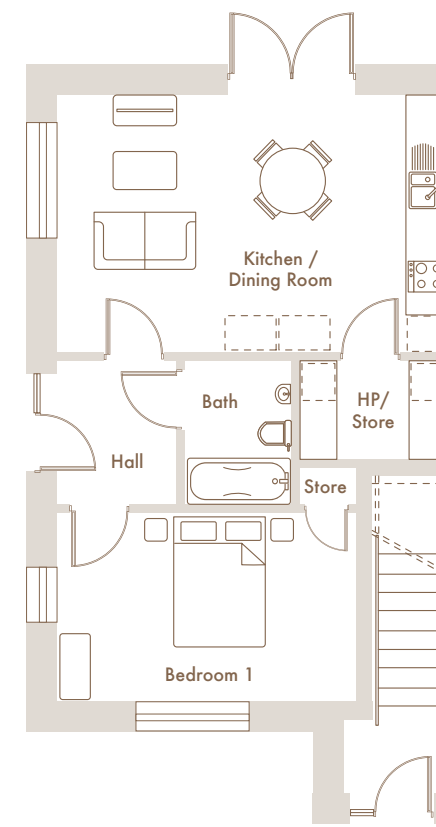
First Floor Plan



Second Floor Plan

Birch

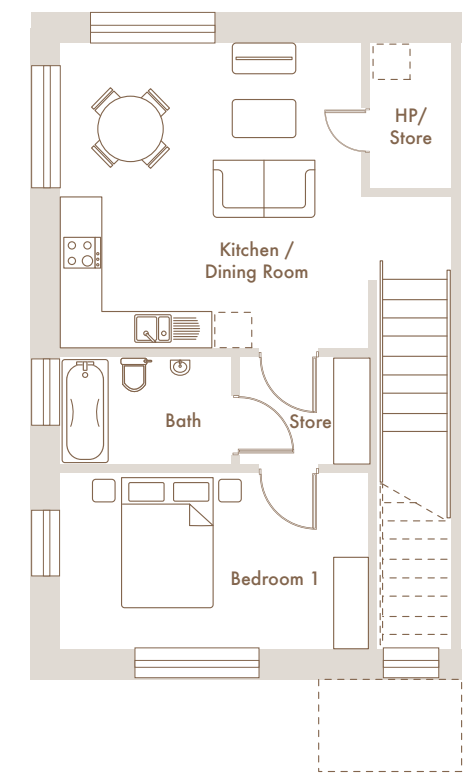
house numbers 28, 31
1 bed ground floor apartment • 52 sqm



Ground Floor Plan

Cedar

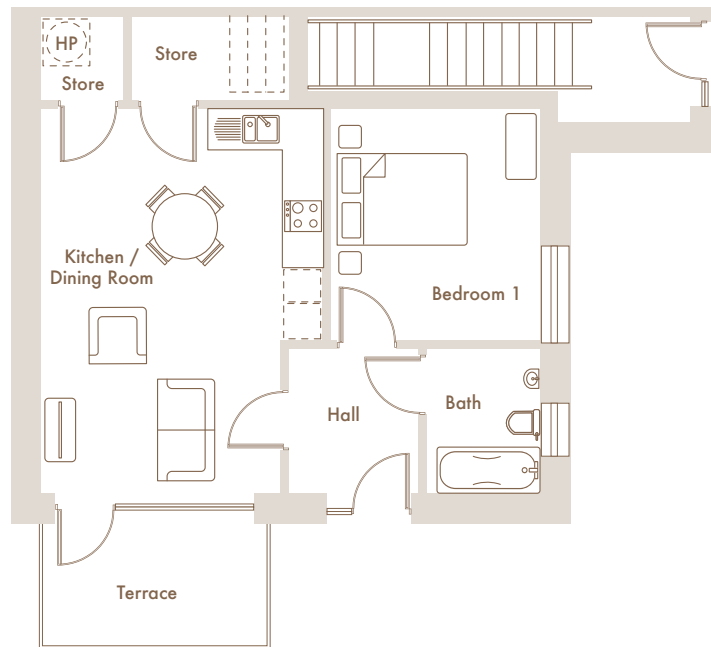
house numbers 29, 30
1 bed first floor apartment • 61 sqm



First Floor Plan

Beech

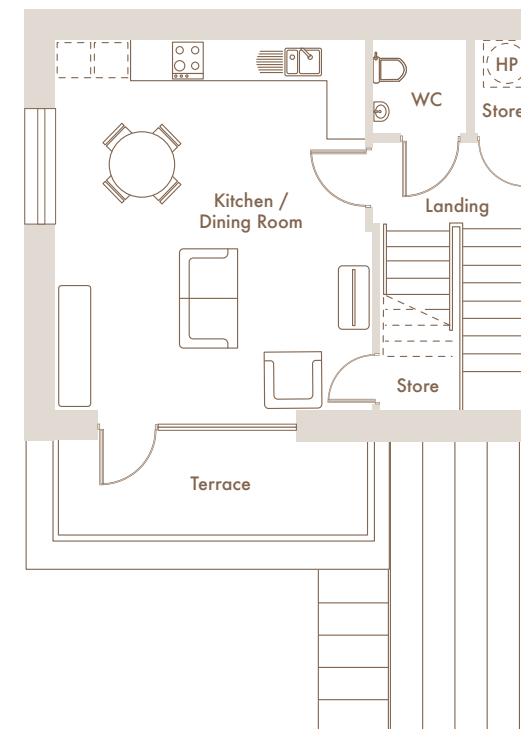
house numbers 18, 21, 32, 35, 54, 57
1 bed duplex ground floor • 54 sqm



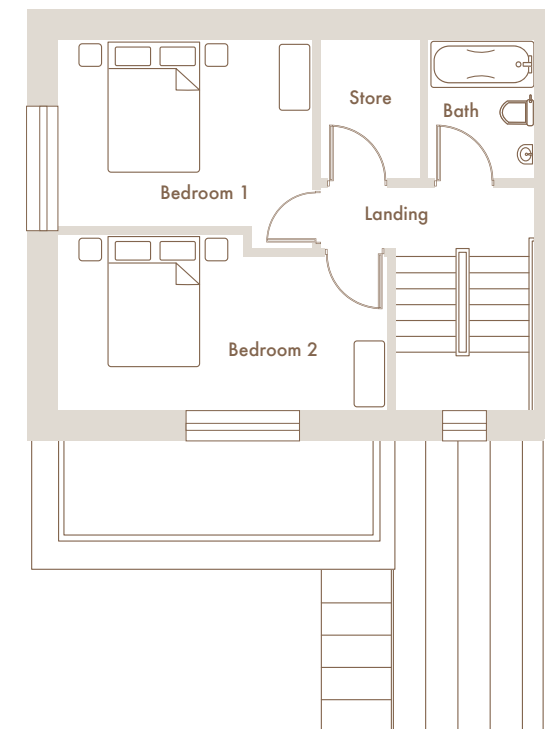
Ground Floor Plan

Chestnut

house numbers 19, 20, 33, 34, 55, 56
2 bed duplex (1st & 2nd floor) • 97 sqm



Ground Floor Plan



First Floor Plan



Rycroft has been providing high quality, energy-efficient, affordable homes for over 20 years. We build all types of properties from apartments and townhouses to semi detached and detached homes within commuting distance of Dublin City Centre.



Past Developments

- Bawnogues, Kilcock, Co. Kildare
- Blessington Abbey, Co. Wicklow
- Brayton Park, Kilcock, Co. Kildare
- Carton Grove, Maynooth, Co. Kildare
- Carriglea, Naas Road, Dublin 12
- Mullen Park, Maynooth, Co. Kildare
- Newton Hall, Maynooth, Co. Kildare
- Lyreen Lodge, Maynooth, Co. Kildare



where innovation meets tradition



Current Developments

- Egland Park, Ashbourne, Co.Meath
- Lorrin Lodge, Rathnew, Co.Wicklow



introducing the developer

At Dwella, we specialise in selling high-quality, new energy-efficient homes for leading developer Rycroft. Whether you're a first-time buyer or a growing family, we offer a stunning range of 1, 2, 3 and 4 bedroom homes at an affordable price.



Our carefully selected developments are located in Meath, Kildare, Dublin and Wicklow offering the perfect balance of modern living, green spaces and easy access to Dublin city. With excellent transport links, schools and amenities nearby – your dream home is closer than you think. Discover contemporary designs, A rated and thoughtfully planned communities – all with Dwella's honest advice and expert guidance every step of the way.

Note, the particulars detailed in this brochure are for the purposes of representing the development only. Visual representations, finishes, layouts and/or scales may be approximate or representative of the development rather than exact specifications of any actual unit. The developer reserves the right to make alterations to the design and specification in the overall interest of the development.



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