



Press Release – 10th February 2016

**Park Developments Launch Phase 2 of Hamilton Park,
Castleknock, Dublin 15.**

Following the successful launch of the first phase of 50 houses at Hamilton Park, Castleknock, Park Developments have now released the second phase – a further 25 houses in this popular high quality development.

The Location:

Hamilton Park is the name for Park Developments' brand new housing project in Castleknock. The development is located off Carpenterstown Road, next door to St. Patrick's National School and only moments from neighbourhood shopping and Castleknock Community College. Hamilton Park is situated approximately 7 miles from Dublin City Centre and the development is very well connected to the city via rail with the Arrow Rail station just a five minute walk. An excellent bus service also serves the development – 37 route.

Castleknock is a prestigious and popular suburb of Dublin. It is close to Dublin city, with excellent access to Dublin Airport, the M50 motorway and N4/M4. The area enjoys an excellent variety of leisure and recreational amenities including restaurants, cafés and the well-known Myo's in Castleknock Village. The Anglers Rest gastro pub is situated nearby at Strawberry Beds on the banks of the Liffey. The Phoenix Park is a short drive away and Castleknock has a great range of sports clubs including Castleknock Golf, Tennis, Football, GAA and Rugby Clubs.

The Developer:

The Park Developments Group are one of Ireland's longest and well-established building companies. They opened began operations in the 1960's and have been responsible for several important residential and commercial developments in the Dublin area.

Carrickmines Wood was the first new housing development in Ireland with prices in excess of £1m and was launched in 1999. The company also developed the award-winning Mount Saint Anne's project in Milltown, Kelston in Foxrock, Addison Park Glasnevin and The Gallops at Leopardstown amongst many others. The also developed Hanover Quay, a mixed commercial and apartment development in Dublin's South Docklands and The Park Carrickmines, one of the City's most successful retail and office parks at junction 15 on the M50.

The company has been building in the Castleknock area since the early 1980's and beside Hamilton Park, the company developed several new schemes including Bramley Wood, Carpenterstown Park and Luttrellstown Wood.

The Development – Hamilton Park:

Park Developments Group are releasing a further 35 houses in Phase 2 of Hamilton Park, which will comprise approximately 400 homes in total. The first phase of the development was launched in September last and is now sold out. A mix of 3 and 4 bedroom semi-detached and detached houses are for sale in the next phase and showhouses for each style have been built, which overlook the large landscaped area to the front.

These state of the art houses are A2-A3 rated, so heating will be substantially lower than to a similar sized houses built in the past. They have numerous special features to achieve this a-rating including Rational triple-glazed windows, exceptional floor and wall insulation, air tightness and solar panels.

The houses at Hamilton Park are equipped to a very high standard and include custom designed Nolan Fitted Kitchens including built-in appliances, high quality Brogan Jordan fitted wardrobes, high-spec. fitted bathrooms and en-suites to including Grohe showers, shower screens and extensive wall and floor tiling.

- The development will have over 5 acres of open space on completion
- A2-A3 BER rating considerably reducing energy costs for the home-owner
- Triple glazed Rational windows throughout
- Fully fitted kitchens to include all appliances
- 4 Bedroom houses come with a large American-style fridge and 5 ring hob
- All houses are heated using a highly efficient gas boiler with thermostatically controlled radiators and are ventilated mechanically due to air tightness
- High quality timber frame construction, which is environmentally friendly and timber is also natural insulator
- Each house is fitted with a mechanical ventilation/ heat recovery (HRV) system designed for clean living with high energy efficient ventilation
- Solar panels for domestic hot water
- Attics include a pull-down ladder and are fitted with storage roof trusses
- Zinc canopy over the front doors
- Each house has a back garden, which will be paved, fenced, leveled and seeded
- Front/side parking areas are cobble-locked
- Elegant elevations to incorporate a mixture of brick and low maintenance and rendered finish

House Types, Sizes and Prices:

The house in Hamilton Park are particularly spacious. They are priced as follows;

There are two styles of **3 Bedroom Semi-detached houses**, which are approximately 112sq.m or 1,205 sq.ft and are priced from €410,000.

There are also two styles of **4 Bedroom semi-detached** houses which range from 144 - 150 sq.m or 1550 sq.ft to 1,615 sq.ft. These are priced and are priced from €440,000.

Fact file:

Developer: Park Developments Group

Interior Designers: Arthur Duff and Ventura Design

Architects: O'Mahony Pike

Selling Agents: Sherry FitzGerald New Homes

Viewing Times: Phase 2 launches on Saturday and Sunday 20th/21st Feb from 2-5pm

How many houses? Phase 2 comprises 50 houses. There will be c. 400 overall.

Location: Hamilton Park is situated off Carpenterstown Road, Castleknock, Dublin 15. From Castleknock Village, proceed along College Road, turn right at Castleknock College and veer right at the fork in the road onto Carpenterstown Road.

Sherry FitzGerald New Homes

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