THORNBROOK

BRAY · COUNTY WICKLOW

A beautiful development close to the sea and the city

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Historical *Setting*

Thornbrook is built on the lush and natural grounds of the old Danish Ambassador's residence, whose dwelling still stands proudly overlooking the coastal town.

Welcome to living at Thornbrook

Kilkenny Residential are proud to introduce Thornbrook, a beautifully designed and well-presented scheme of 31 newly built three and four-bedroom homes set on the picturesque grounds on the old Danish Ambassador's residence.

Thornbrook is situated on one of Bray's most exclusive roads and is nestled between the town centre and N11, offering panoramic views of the Sugar Loaf and Wicklow Hills. This is an ideal home for movers at every stage of life, from first-time buyers to those looking for a more relaxed secure pace of living.

Bray Town **has it all**

Originally developed as a holiday town in the 19th century, Bray offers the local resident all the amenities of a seaside resort with a vibrant town centre for shopping and dining out. And with a local train station that provides easy access to Dublin city centre, Bray has it all.

Take a stroll along the Victorian promenade and explore the breathtakingly beautiful scenery of Bray Head or swim at the town's Blue Flag Beach.

The town boasts an attractive residential setting that provides an array of amenities including boutiques, salons, restaurants, cafés, as well as sporting facilities like the Bray Sailing Club and Wicklow Tennis Club.

The immediate location is also host to a wide selection of A-rated schools. Students at all levels will find options that are second to none.

The Promenade

The Promenade dates back to the Victorian Era when William Dargan built the promenade to transform Bray into the seaside resort it has become today, earning it the nickname 'The Brighton of Ireland'.

Come Home
to nature

Located in north Wicklow, Bray is a gateway to The Garden of Ireland. Just south of the town take the spectacular cliff walk to Greystones which offers beautiful sea views. Stop in Greystones for lunch and take the DART back as it meanders through dramatic cliff tunnels.

There's also an abundance of local golf courses to play including Bray Golf Course and Woodrook. Further south, you'll find the Wicklow Mountains and outdoor hikes like The Sugar Loaf, Djouce Mountain and the Wicklow Way.

Engineering
Greatness

The engineer who planned the line around Bray Head was Isambard Kingdom Brunel, an engineering giant of the 19th-century. His designs revolutionised public transport and modern engineering at Bray Head and across the UK.

City Centre ..... 44 mins
Greystones ..... 9 mins

M50 ..... 9 mins
Cherrywood LUAS ..... 15 mins
City Centre ..... 50 mins
Dublin Airport ..... 58 mins

Stillorgan LUAS ..... 15 mins
Dundrum LUAS ..... 19 mins

155 to City Centre ..... 50 mins

Connectivity *and* Convenience

Sports
1. Emmet's GAA
2. Bray Wanderes FC
3. Wicklow Cricket Club
4. Fergal Og GAA
5. Wicklow Tennis Club
6. Bray Sailing Club
7. Ardmore Football Club

Local Amenities
8. Sea Life Aquarium
9. Star and Leisure Casino
10. Bray to Greystones Cliff Walk

Local Eateries
11. Mount Everest Nepalese
12. Pink Salt Garden
13. La Piazza
14. The Harbour Bar
15. Box Burger
16. Daata Bar
17. Carpe Diem
18. The Wild Goose
19. The Ardmore
20. Goldsmiths
21. The Hibernia
22. Butler and Barry
23. The Anchor

Schools
24. St. Gerard's
25. St. Peters Primary
26. North Wicklow Educate Together Secondary
27. Ravenswell Primary
28. St. Patrick's Primary
29. St Cronins B.N.S
30. Loreto Girl's Secondary
31. Scoil Chualan
32. St. Andrews National School
33. St Fergal's Junior National
34. St Killians Community

Specifications **at Thornbrook**

Front Driveways
- Front driveways are paved providing ample parking for two large cars
- Soft planting to front driveway with hedging dividing properties

Rear Gardens
- All rear gardens are generously paved with lawns throughout. Gardens are enclosed by a combination of post and panel

Windows & Doors
- High-performance Futureproof double-glazed uPVC back doors and windows throughout.
- Internal doors provided from Doris doors
- Each house benefits from a high-performance front door with locking system
- Front doors are ultra tech hard wood

External Finishes
- The houses are completed in a combination of contemporary finishing plaster and brick.
- Grey concreate roof tiles
- Sandstone sills and surrounds
- Concreate sills
- Pressed metal ribbed canopies
- PVC facial soffits
- Brick and plaster render

Bathrooms and Ensuites
- Designed with a contemporary feel and have ample space
- Luxurious En-suite bathroom (where applicable to housetype)
- Tiling to wet area, all floors and part walls to bathroom and ensuite . Generous contemporary tiles
- High quality sanitary ware in all bathrooms.
- Heated towel rails to main bathroom and en-suite

Kitchens
- The kitchens are beautifully handcrafted units by Fitzgerald Kitchens completed in a flat style door

Electric and Heating
- Wired for an exterior electric car charging point as standard
- Energy efficient A-rated air-to-water heat pump with underfloor heating system is provided in all houses. The heating system is easily customised to the individual homeowners needs with multiple heating zones
- Mechanical ventilation
- The heating system provides on demand hot water 24 hours a day
- Numerous lighting points are provided throughout including low energy LED down lighters and pendant lighting
- A generous allocation of sockets
- A number of TV points are located throughout the house

Wardrobes
- Luxury bespoke wardrobes to selected bedroom(s), with a walk-in wardrobe provided in certain house types (as per plans) supplied by Fitzgerald Kitchens

Internal Finishes
- All homes feature a contemporary timber stair with solid oak handrails
- High density insulation is provided throughout each home to provide a warm, comfortable, A-rated energy efficient house
- All homes come fully painted

Dalkey Manor

Kensington Manor

Clearstream Court

Kensington Lodge

Eaton Way

Previous developments by Kilkenny Residential.

Thornbrook
Site Layout

The Birch
Detached 4-Bed Home
Size 130.5 sq.m.

The Oak
Detached 4-Bed Home
Size 129.2 sq.m.

The Elm
Detached 4-Bed Home
Size 120.2 sq.m.

The Sycamore
Detached 4-Bed Home
Size 120.2 sq.m.

The Holly
Detached 3-Bed Home
Size 114.9 sq.m.

The Ash
Semi-detached 3-Bed Home
Size 113.8 sq.m

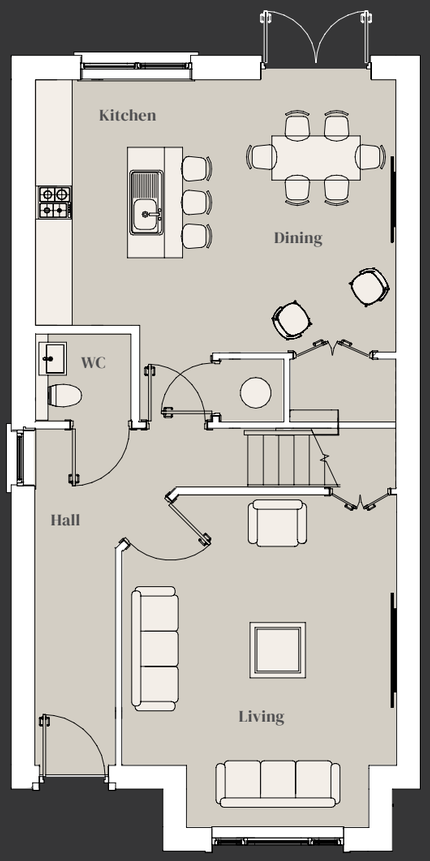
The Maple
Semi-detached 3-Bed Home
Size 96.5 sq.m.

The Willow
2-Bed Bungalow
100.7 sq.m.

the Birch

Detached 4-bedroom home

Size 130.5 sq. m. / 1,405 sq. ft.



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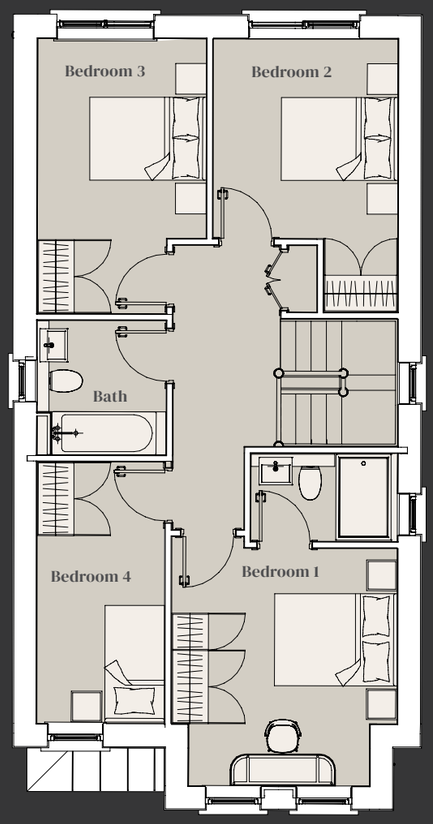
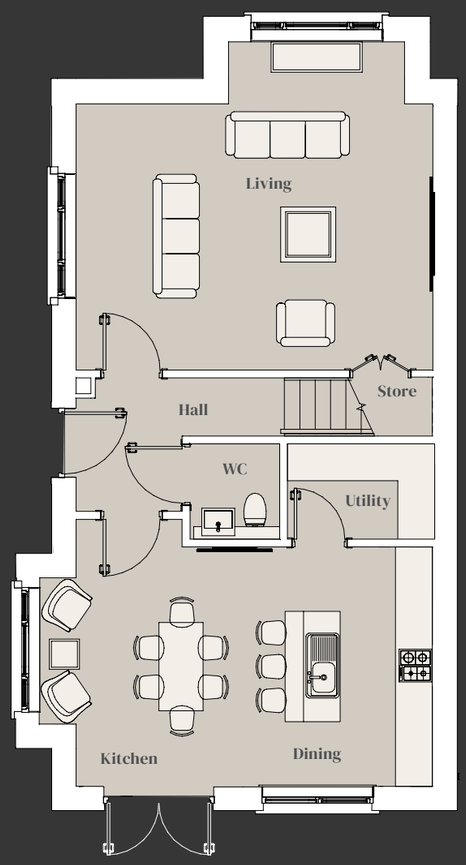


FIRST FLOOR

the Oak

Detached 4-bedroom home

Size 129.2 sq. m. / 1,391 sq. ft.



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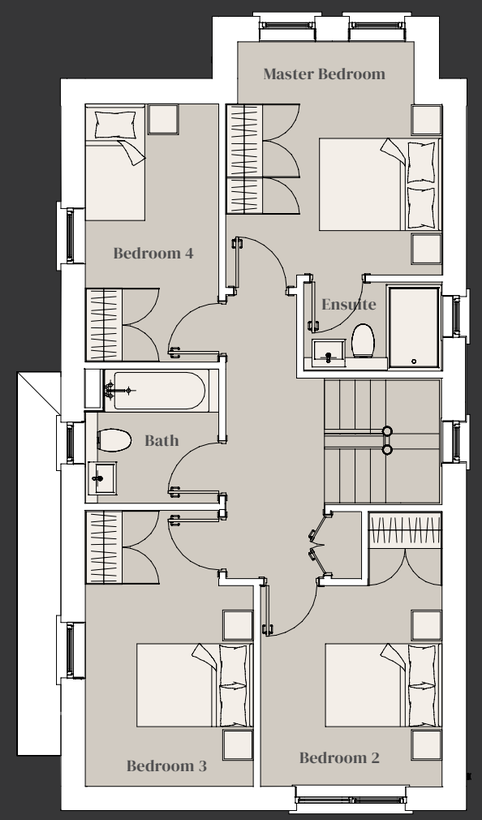
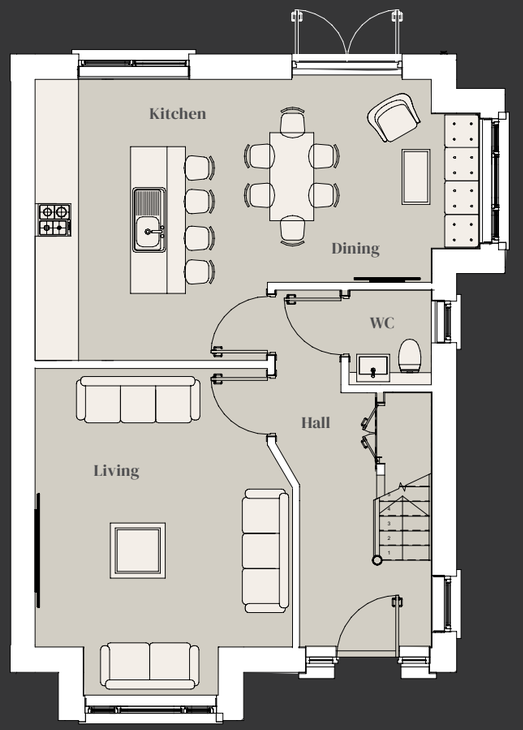


FIRST FLOOR

the Elm

Detached 4-bedroom home

Size 120.2 sq. m. / 1,294 sq. ft.



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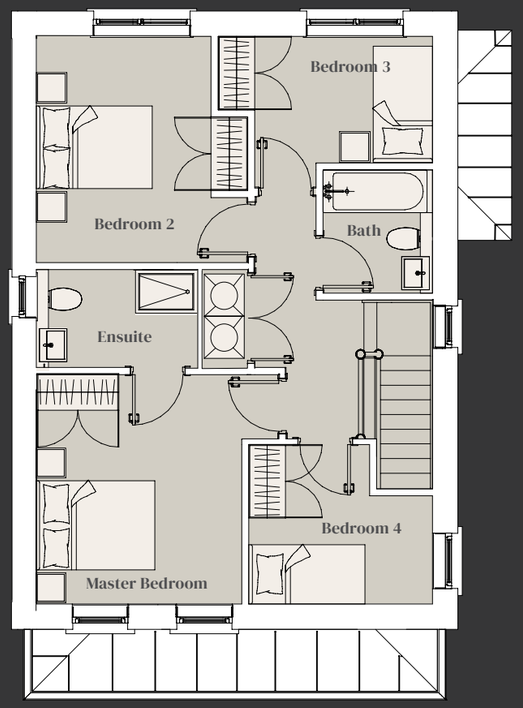
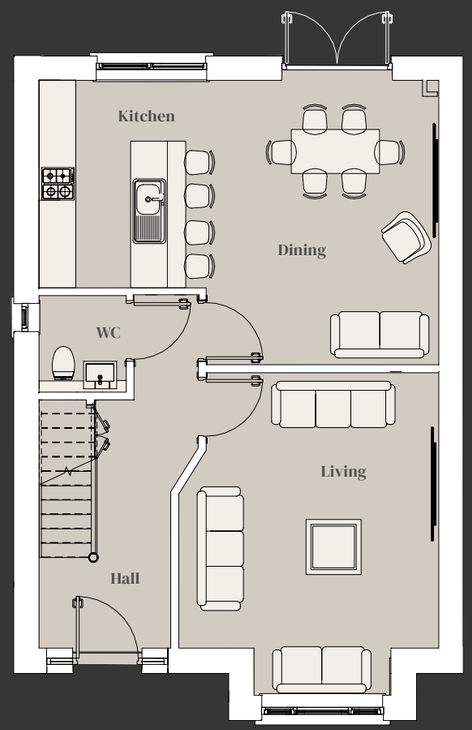


FIRST FLOOR

the Sycamore

Detached 4-bedroom home

Size 120.2 sq. m. / 1,294 sq. ft.



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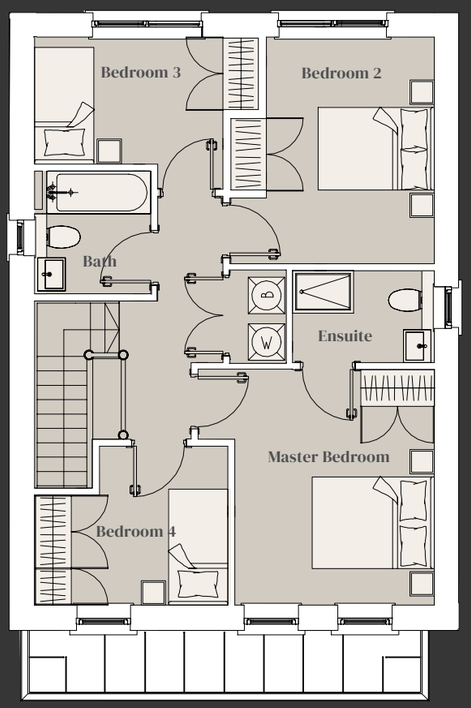
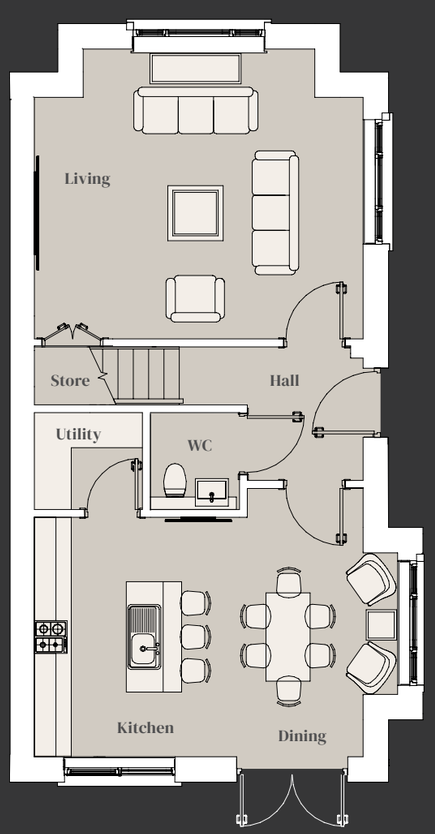


FIRST FLOOR

the Holly

Detached 3-bedroom home

Size 114.9 sq. m. / 1,237 sq. ft.



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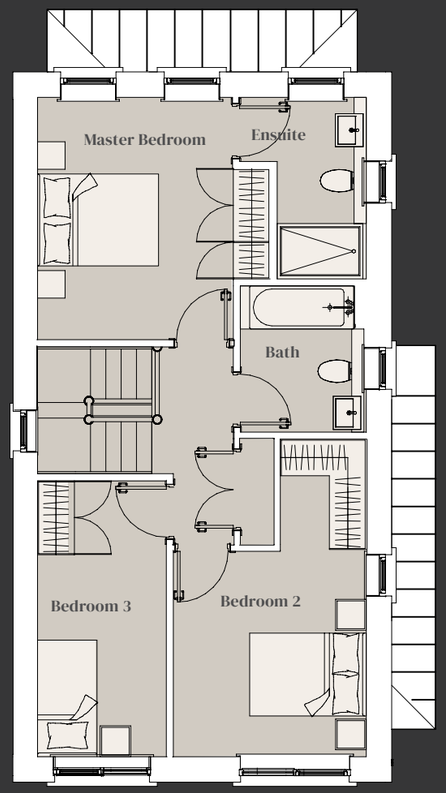
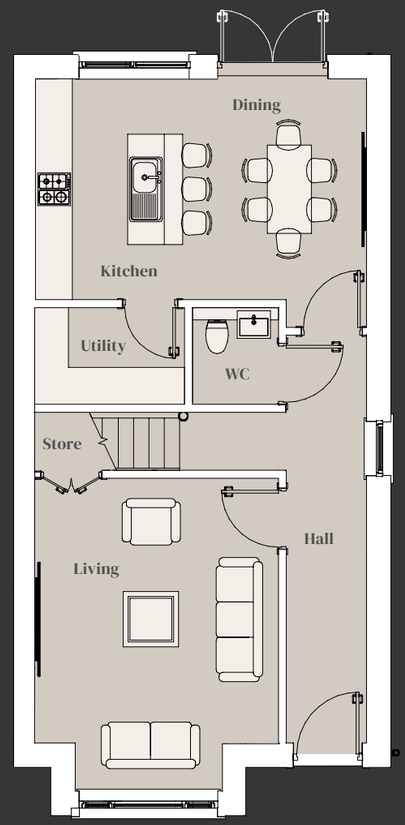


FIRST FLOOR

the Ash

Semi-detached 3-bedroom home

Size 113.8 sq.m. / 1225 sq.ft.



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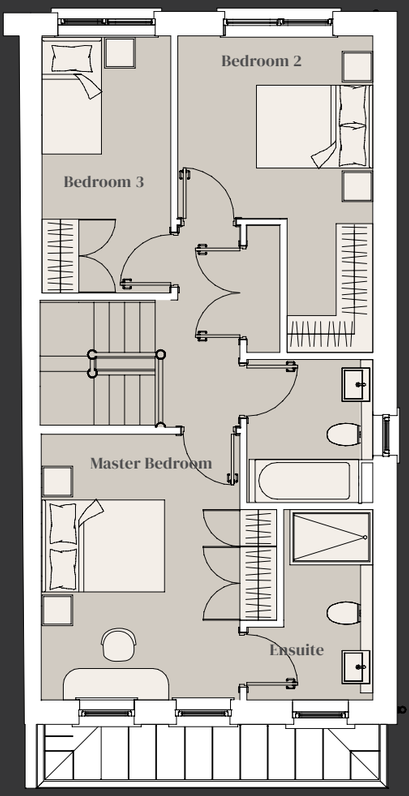
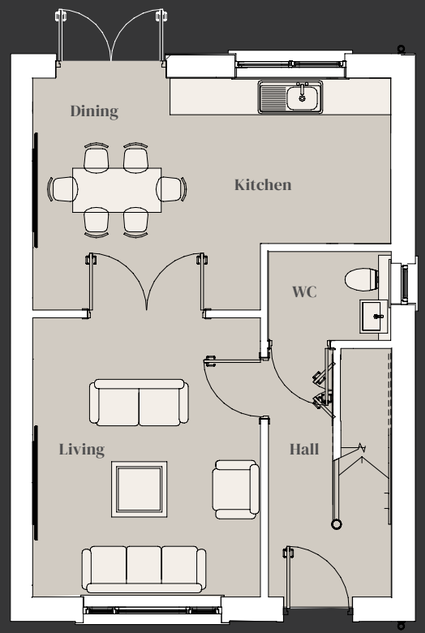


FIRST FLOOR

the Maple

Semi-detached 3-bedroom home

Size 96.5 sq.m / 1,038 sq. ft.



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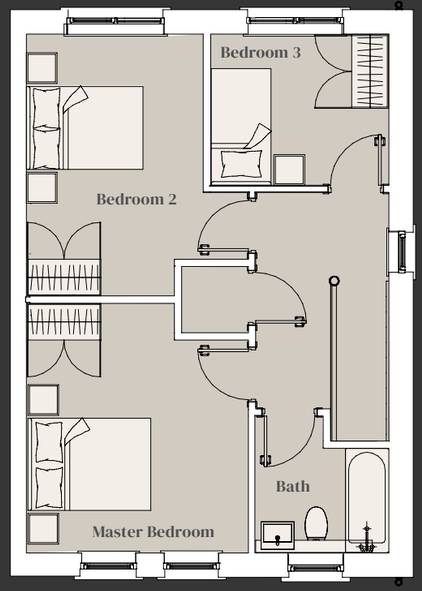

FIRST FLOOR

the Willow

The Willow - 2-bedroom bungalow

Size 100.7 sq.m / 1,084 sq. ft.

GROUND FLOOR

www.thornbrook.ie

DEVELOPER

Kilkenny
RESIDENTIAL

SELLING AGENT

Dillon
Marshall
NEW HOMES

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