St Josephs
CLONSILLA

stjosephsclonsilla.ie

A NEW STANDARD OF LIVING

WELCOME TO

St Josephs

CLONSILLA

Following on a long tradition of establishing marquee developments in the Dublin 15 area, Castlethorn are proud to bring their latest creation St Josephs Clonsilla to the market.

Comprising a varying mix of 2, 3 and 4 bed homes and featuring a mixture of elegant red brick and render exteriors, the homes provide a variety of internal designs, all of which are built with requirements necessary for todays modern living in mind.

Designed by DDA Architects, all homes at St Josephs have thoughtfully laid out interiors, including spacious living rooms, fully fitted kitchens with integrated appliances, while upstairs well proportioned bedrooms with all 3 and 4 bedroom houses benefiting from ensuites. In addition, all homes will have an A3 BER energy rating ensuring that the houses will benefit from reduced energy bills and increased comfort.

Superbly located in Clonsilla, St Josephs is within easy reach of many schools, parks, shops and transport infrastructure including Clonsilla train station that adjoins the development.

EXCELLENT AMENITIES RIGHT ON YOUR DOORSTEP

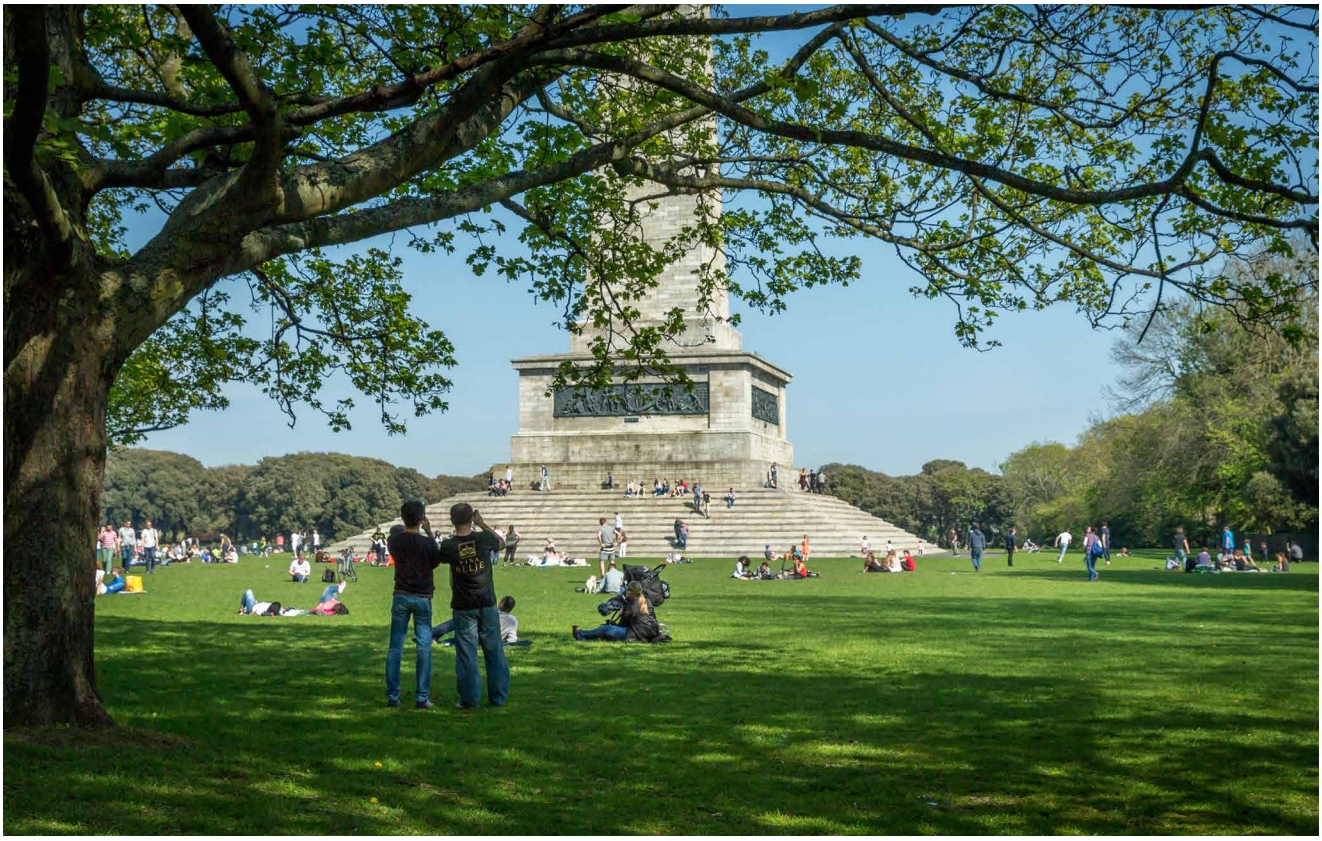
Clonsilla is a thriving village that offers an array of amenities including shops, restaurants, schools and sports clubs making it an attractive Dublin suburb with excellent transport links.

The Blanchardstown Centre provides a large retail, food and beverage offering as well as a cinema and numerous leisure facilities. Retailers include Penneys, Marks & Spencer and Debenhams.

Local primary schools include Scoil Choilm, St. Mochtas and Hansfield Educate Together. At secondary level there is Coolmine Community School, Castleknock Community College, Mount Sackville and Castleknock College.

Sports facilities include numerous golf clubs as well as St. Mochtas Football Club and Coolmine Sports & Leisure Centre. Clonsilla also benefits from a number of parks, playgrounds and walking routes including the Royal Canal Way, and the nearby Beechpark.

Beechpark



MAKE THE MOST OF YOUR FREE TIME

The National Aquatic Centre is one of the biggest and most visited attractions for families, groups and individuals in the country.

Home to over 4,500 members in its award-winning Gym, ToneZone, it has won best leisure facility in Ireland on numerous occasions and the Waterpark at Aquazone really is a great day out for all the family.

The Blanchardstown Centre offers a unique shopping & leisure experience. Home to over 180 stores, 3 Retail Parks and 25 Restaurants, it is located just outside Dublin City on the N3, (M50 exit 6) linked to all major motorways making it Ireland's most accessible and largest destination shopping centre.

The Draíocht Centre is a multi-purpose arts and entertainment centre in the heart of Blanchardstown Centre. Visitors can choose from some of the best comedy, theatre, music, film, dance, family events and exhibitions throughout the calendar year.

A SHORT DRIVE FROM

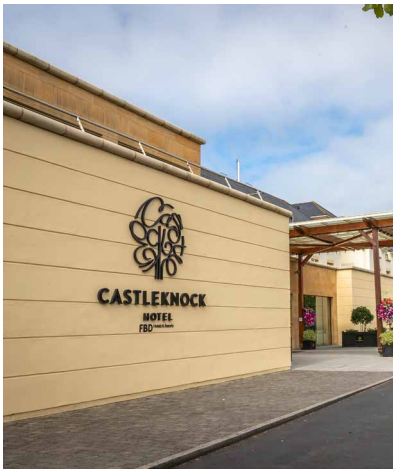
PHOENIX PARK

IMPRESSIVE FACILITIES AT THE NATIONAL

AQUATIC CENTRE

A VARIETY OF SHOWS AT

DRAOICHT ARTS CENTRE



NUMEROUS

PARKS & GREENSPACE

ESTABLISHED

LOCAL SCHOOLS

PRIMARY SCHOOLS

Scoil Choilm Community NS | Hansfield Educate Together | St Phillips Senior NS | Castaheany Educate Together NS

SECONDARY SCHOOLS

Luttrelstown Community College | Hansfield Educate Together Secondary School | Castleknock College | Castleknock Community College | Mount Sackville

RESTAURANTS & SHOPS AT BLACHARDSTOWN

Ongar Village

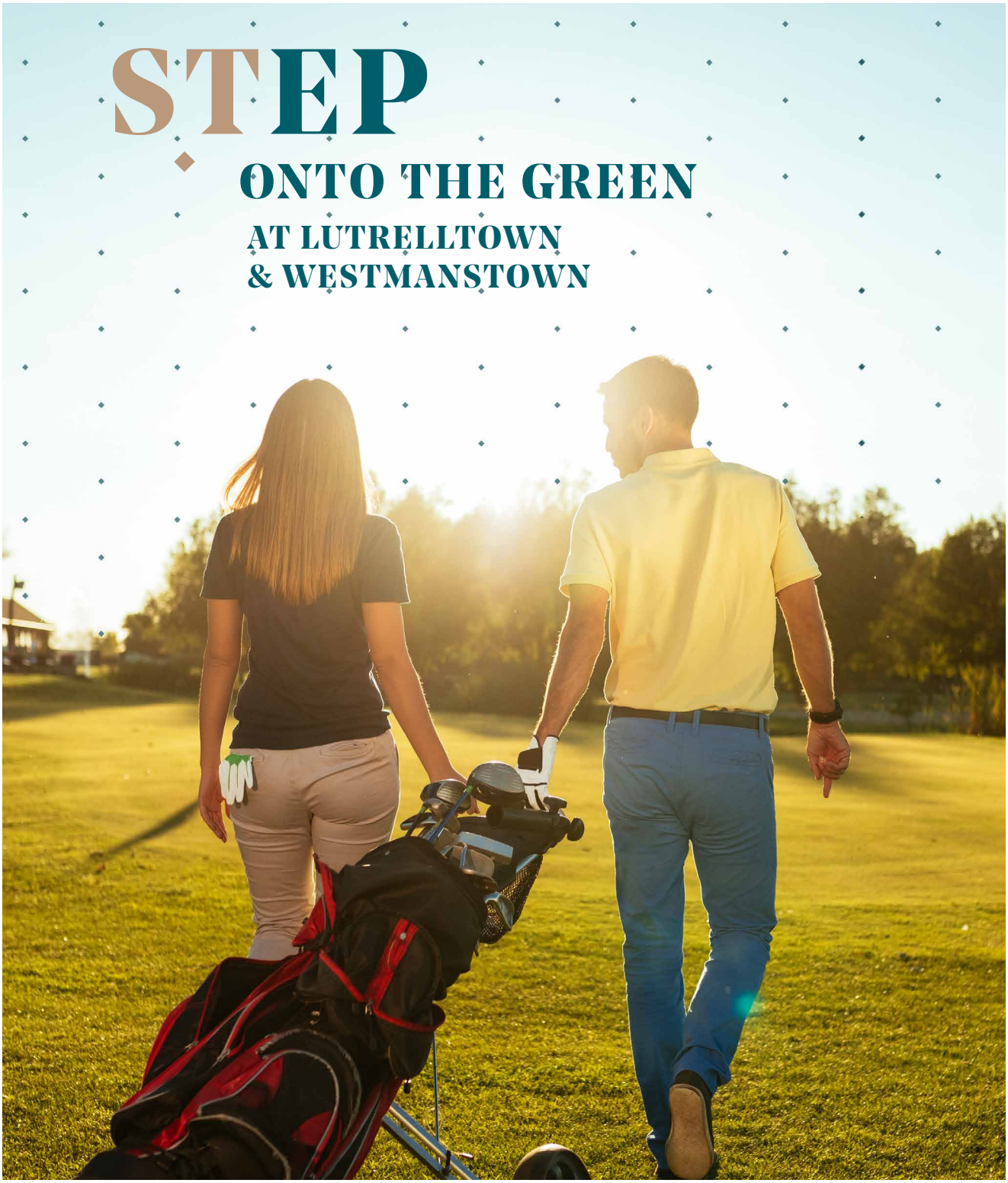
Blanchardstown Centre

Castleknock Village

STEP

ONTO THE GREEN

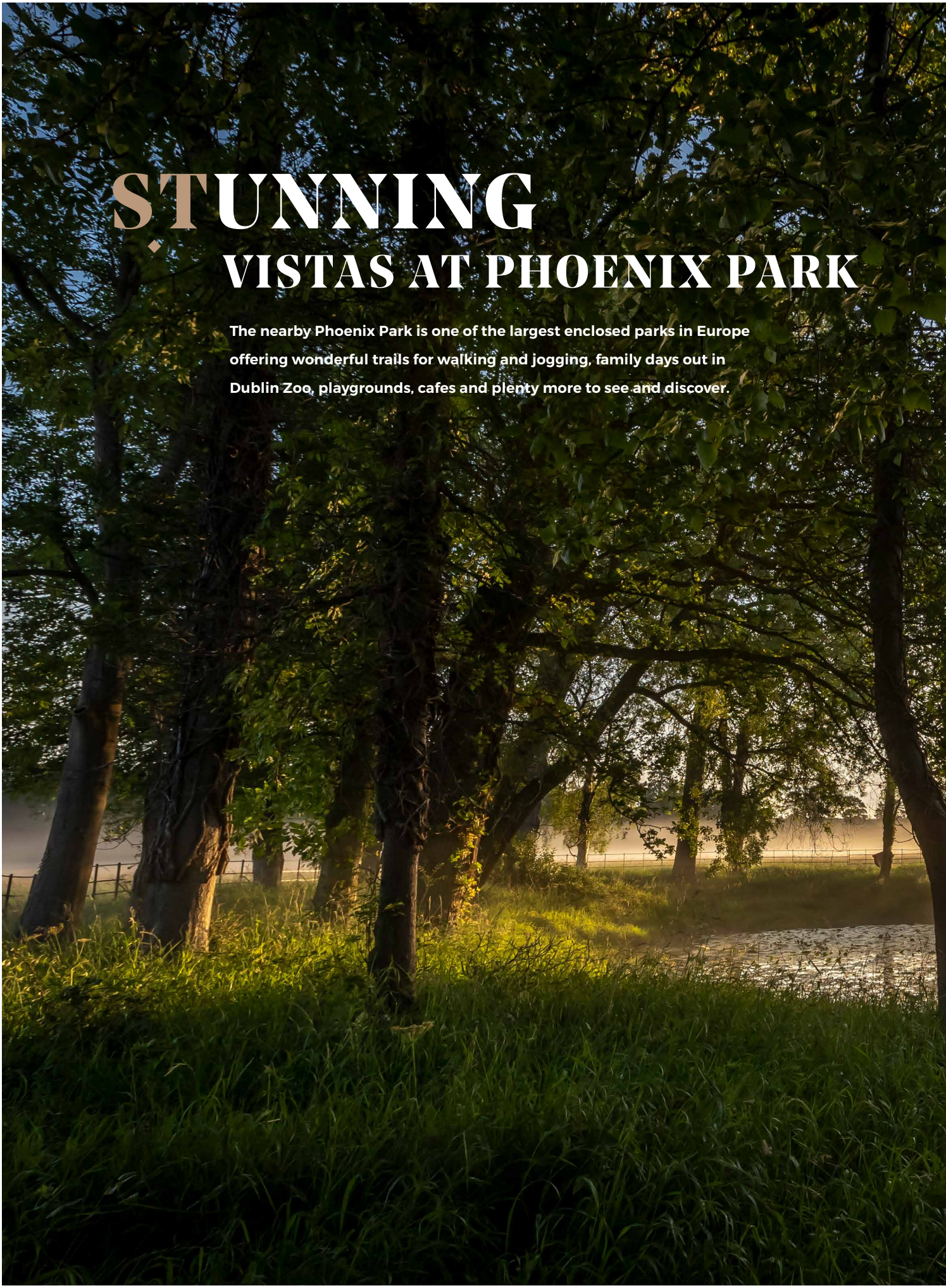
AT LUTRELLTOWN & WESTMANSTOWN



For those golfing fanatics or those of you looking to take it up, St Josephs provides the perfect stepping stone. Four of Irelands premier Golf destinations are moments away. Luttrelstown Castle is set on 567 acres of lush private parkland and there in lies a championship golf course. The castle itself was also hosted Victoria and David Beckham's wedding. Other courses include the well renowned Hermitage set amongst some of the finest scenery imaginable or the challenging Castleknock and Westmanstown Golf Courses are also within easy reach.

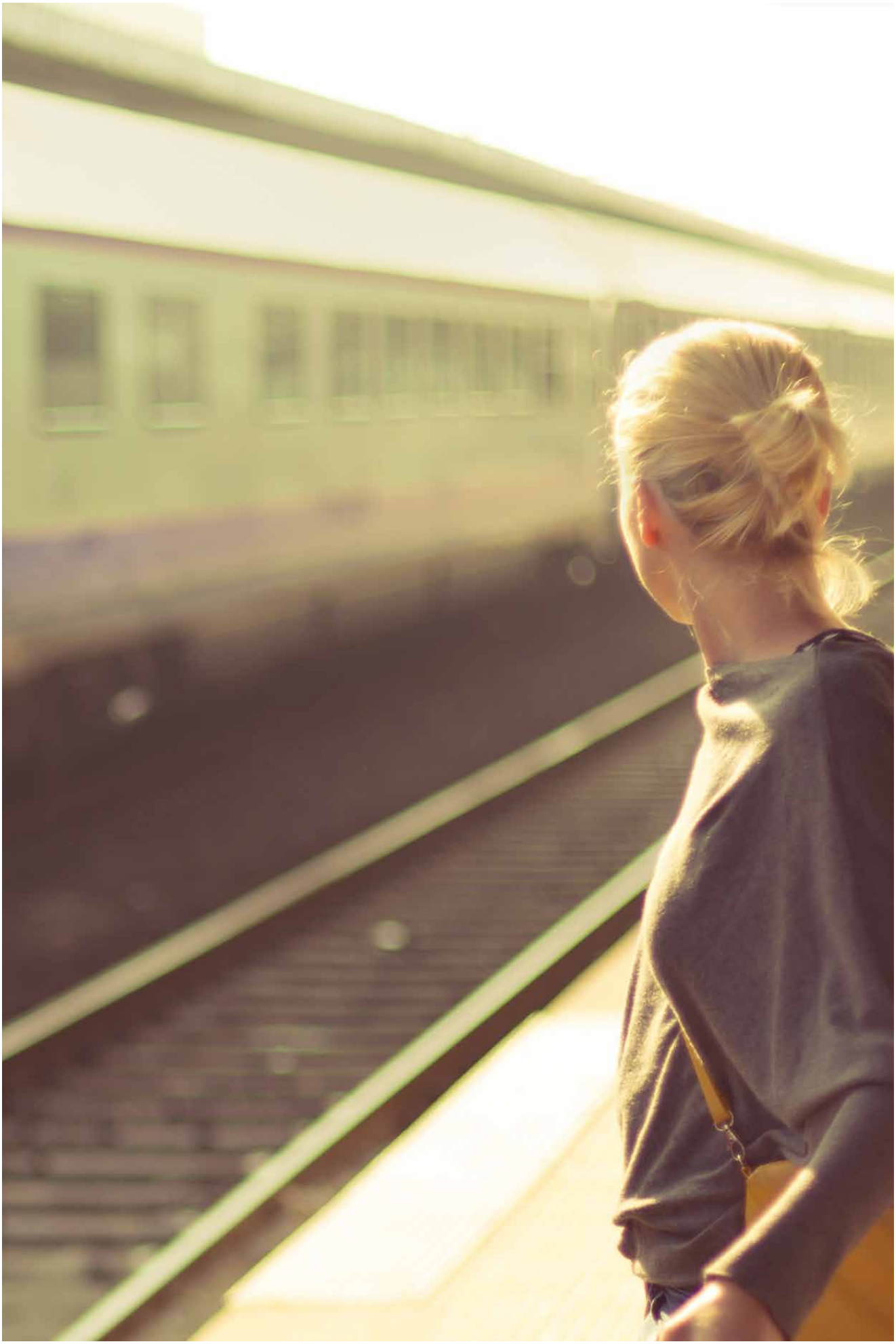
Westmanstown Sports Centre

Strawberry Beds



STUNNING VISTAS AT PHOENIX PARK

The nearby Phoenix Park is one of the largest enclosed parks in Europe offering wonderful trails for walking and jogging, family days out in Dublin Zoo, playgrounds, cafes and plenty more to see and discover.

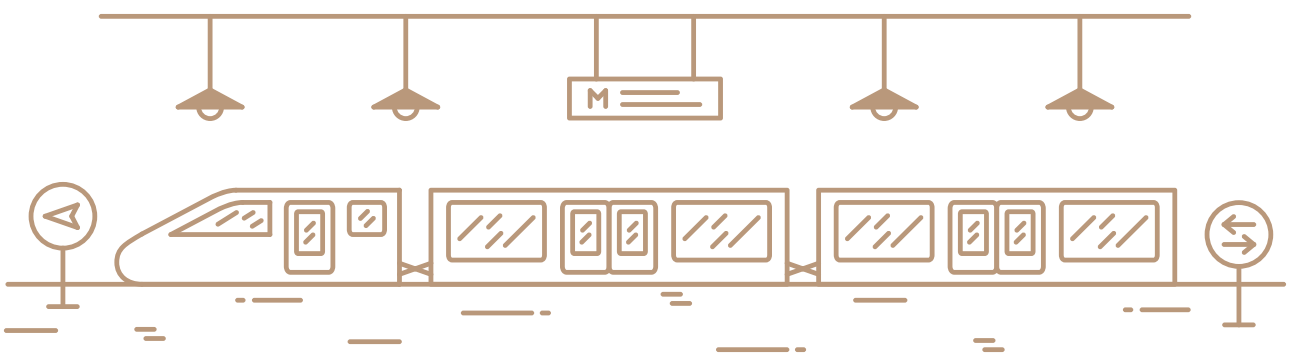


YOUR OWN TRAIN STATION

ONLY MINUTES AWAY

The Maynooth commuter line from Clonsilla Station will take you to Dublin Connolly Station in about 25 minutes. Additionally, a transfer to the Luas green line can be found at Broombridge station.

Local bus routes include 37,39,39x (express route), 139 and 239 which readily connect the area to all parts of the city whilst forming part of the Quality Bus Corridor (QBC). The M50 motorway is approx. 4.5km from the property providing access to Dublin City Centre, the Port Tunnel and Dublin Airport whilst also linking to all primary routes.



FUTURE RESIDENTIAL
DEVELOPMENT

St Josephs
CLONSILLA
FUTURE RESIDENTIAL
DEVELOPMENT

LOCAL AREA MAP

Castleknock

Entrance

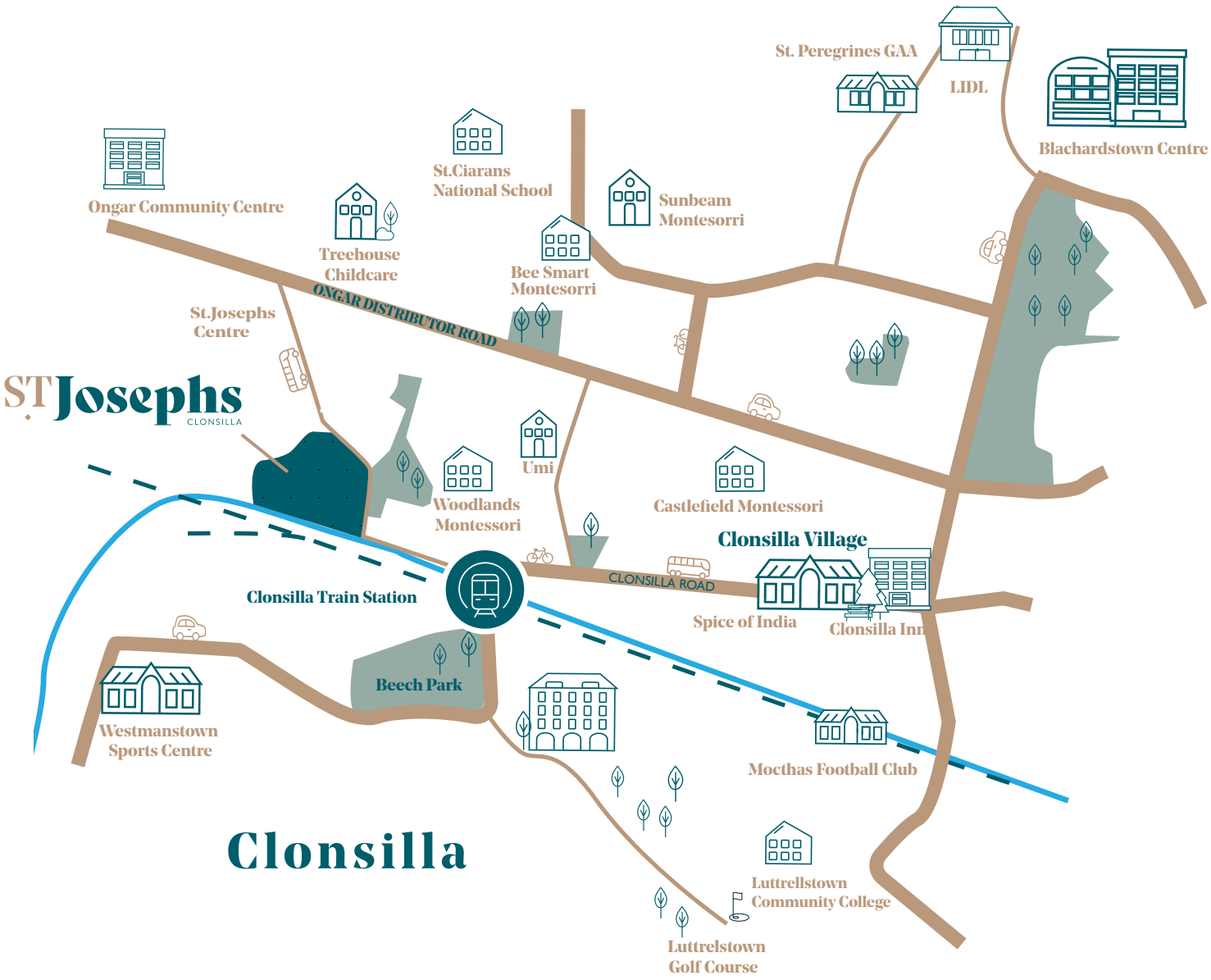
Blanchardstown Centre

National Aquatic Centre

St Josephs
CLONSILLA

Phoenix Park
Clonsilla Train Station
Beechpark
Luttrellstown Golf Course
Clonsilla Village
M50
City Centre

RIGHT UP YOUR STREET

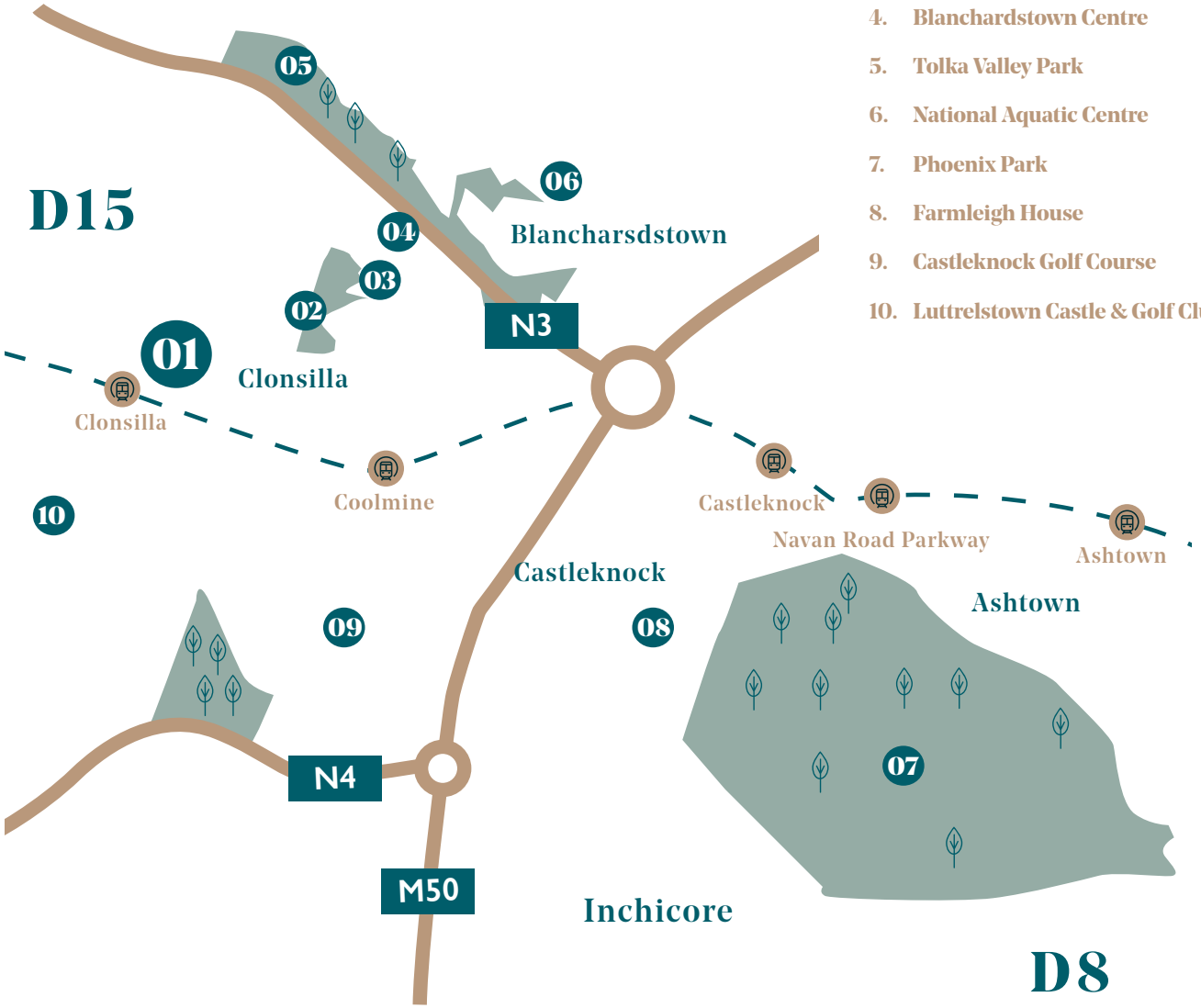


Clonsilla — 25MINS — Connolly — 5MINS — Pearse

Maynooth — 18MINS — Clonsilla

TRAVEL TIMES ARE APPROXIMATE

1. ST Josephs CLONSILLA
2. Millennium Park
3. Draoicht Arts Centre
4. Blanchardstown Centre
5. Tolka Valley Park
6. National Aquatic Centre
7. Phoenix Park
8. Farmleigh House
9. Castleknock Golf Course
10. Luttrelstown Castle & Golf Club



BLACHARDSTOWN CENTRE **7 MINS**

DUBLIN AIRPORT **20 MINS**

CITY CENTRE **25 MINS**

START ANY JOURNEY

WITH EASY MOTORWAY ACCESS

fifteen
KILOMETRES
to the city centre

TRAVEL TIMES ARE APPROXIMATE

HOMES MADE WITH
STYLE

FIT WITH THE HIGHEST QUALITY SPECIFICATIONS

External Finishes

- High quality low-maintenance external finishes
- Low-maintenance uPVC fascia, soffits, gutters and downpipes
- All car parking spaces are cobble-locked.
- All rear gardens are seeded
- Hit and miss timber panel fencing to all rear gardens

Internal Finishes

- All walls and ceilings will be plaster skimmed and painted.
- 8ft floor-to-ceiling heights on the ground floor
- Insulated air tight trap door and pull down ladder fitted for easy access to attic in all houses
- All houses fitted with 5" moulded painted skirting boards
- Solid oak handrail and balustrades varnished in 4 bedroom homes
- Handrail and balustrades painted in 3 bed homes

Doors And Ironmongery

- All houses fitted with 2-panel painted internal doors and architraves and quality chrome ironmongery

Wardrobes

- Luxurious fitted wardrobes to all double bedrooms

Bathrooms / En-Suites

- All bathrooms and en-suites are fitted with high-quality sanitary ware throughout
- Wet-room style low profile shower trays
- Shower doors are fitted to all en-suites
- Thermostatically-controlled shower in master en-suite
- Luxury baths with bath shower mixer and handset
- Tiles supplied by Tile Style to wall and floors in bathroom and en-suite. Choice of tiles available
- Chrome heated towel rails fitted in main bath and en-suite

2 & 3 Bed Houses

- Luxury 5 piece matt shaker style door with soft close hinges and doors
- Modern style 28mm leading edge worktop fitted to all 2 and 3 bed kitchens

4 Bed Houses

- Hartford painted matt shaker style doors with soft close hinges and drawers
- Carrara Quartz worktop, with up-stand and splash-back behind the hob.
- Feature island unit in certain 4 bed house styles

Appliances

- Kitchens will be fitted with the following appliances; integrated fridge freezer, electric oven, induction hob, integrated. dishwasher, washer / dryer and extractor fan (subject to signing contracts within 28 days)

Electrical

- Smoke, heat and carbon monoxide detectors fitted as standard
- Wired for intruder alarm
- All houses are wired for Virgin Media and eir
- Ample amount of sockets throughout including USB integrated ports in the kitchen living and main bedroom

Efficient Low-Energy Design

- The houses at St. Josephs enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production

Air-Tightness

- Air-tightness membranes and other features have been incorporated to ensure that these homes are draft free and that heat is minimised to provide a comfortable living environment.

Insulation

- All of our houses are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs.

Air Source Heat Pumps

- Environmentally friendly air to water heat pumps are externally mounted units, located in rear patio, that convert energy from outdoor air to heat via an internal exchanger.

Windows

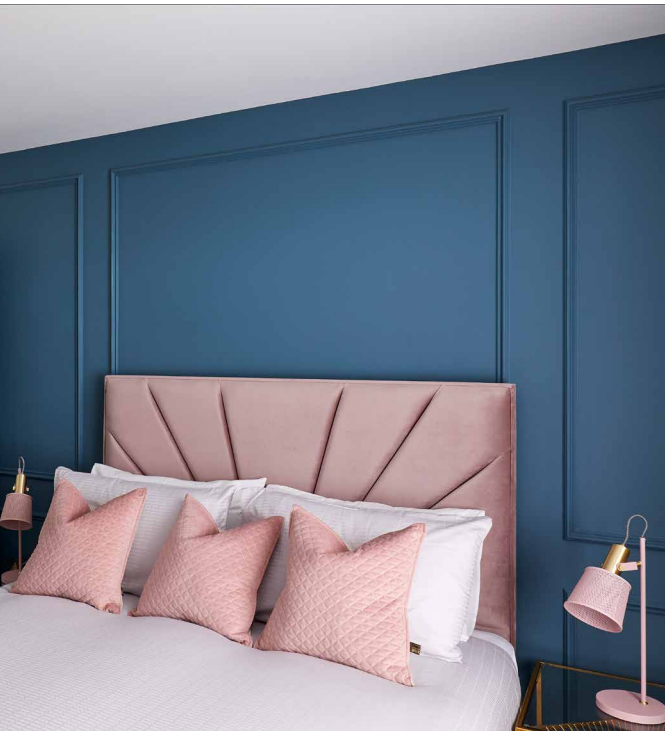
- Houses at St. Josephs are fitted with high performance windows which are significantly more efficient than traditional double glazing.

Mechanical Extract Ventilation

- The ventilation system in the dwelling is a ‘demand controlled system’ which uses a centralised low energy fan located in the attic to extract air from bathrooms,en-suites, utility rooms and kitchens.

- The system automatically responds to the moisture levels in the dwelling, increasing and decreasing the amount of air being extracted from the house to suit the home owner’s activities.

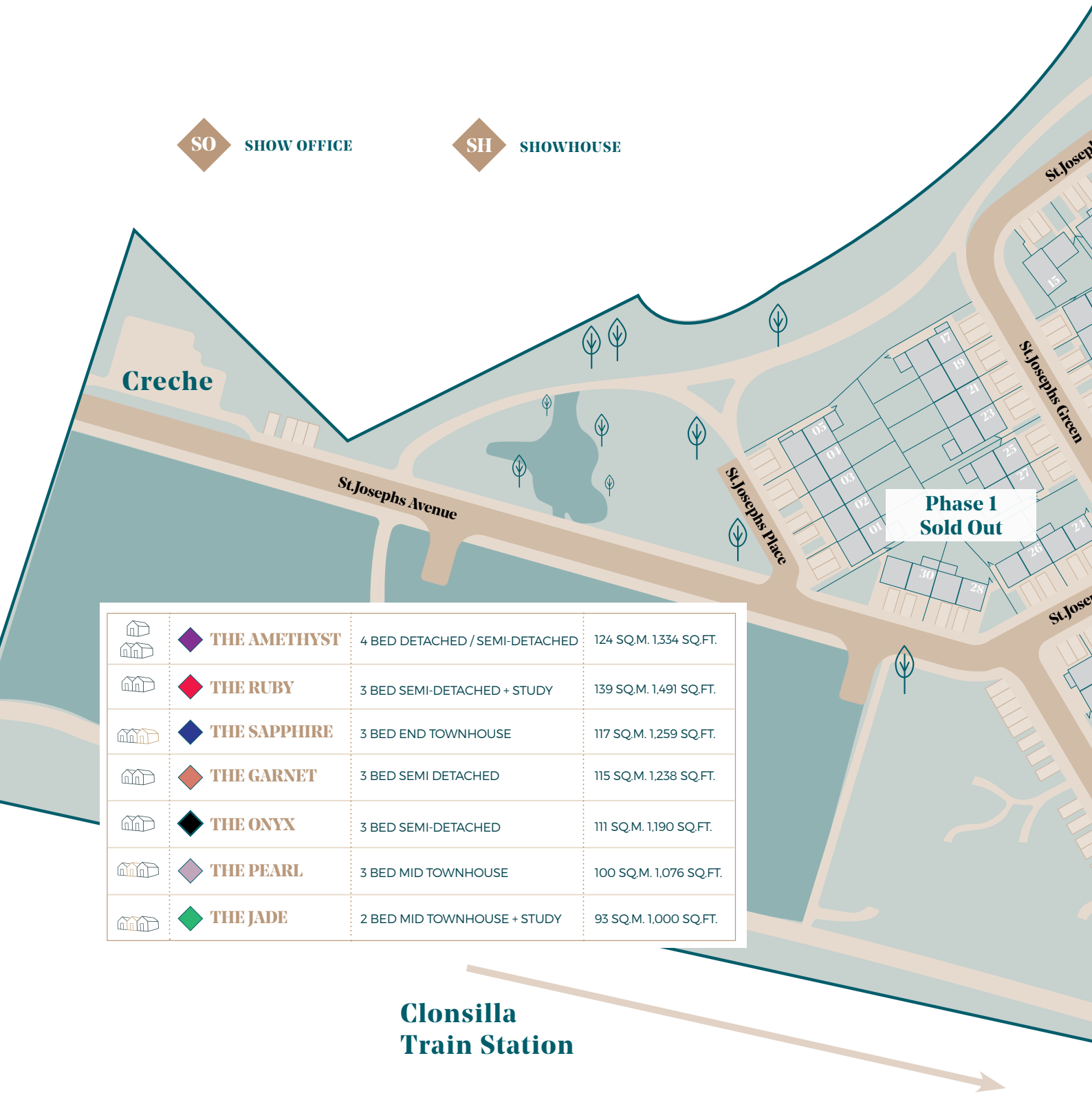
- Fresh air is introduced to the living areas and bedrooms via specially designed grills in the walls which also respond to moisture levels in the house and ensure that the right amount of air is being introduced at all times. The grills are also designed to minimise the effects of wind and as a result, minimise cold draughts in living areas and bedrooms.



THE PERFECT HOME FOR ANY
STAGE OF LIFE

SO SHOW OFFICE

SH SHOWHOUSE

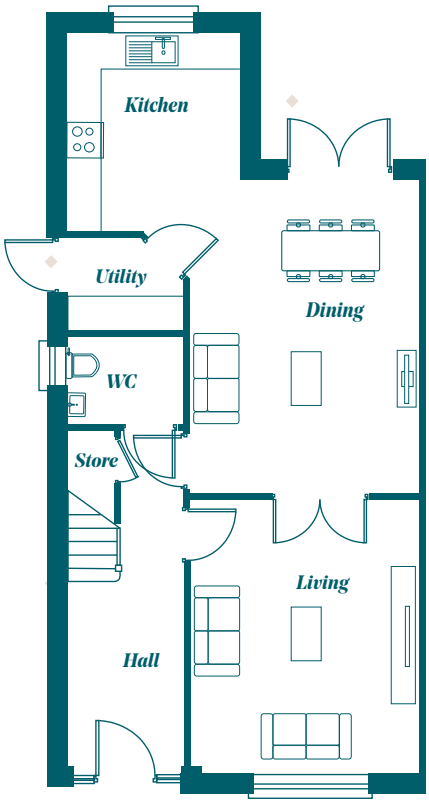


	THE AMETHYST	4 BED DETACHED / SEMI-DETACHED	124 SQ.M. 1,334 SQ.FT.
	THE RUBY	3 BED SEMI-DETACHED + STUDY	139 SQ.M. 1,491 SQ.FT.
	THE SAPPHIRE	3 BED END TOWNHOUSE	117 SQ.M. 1,259 SQ.FT.
	THE GARNET	3 BED SEMI DETACHED	115 SQ.M. 1,238 SQ.FT.
	THE ONYX	3 BED SEMI-DETACHED	111 SQ.M. 1,190 SQ.FT.
	THE PEARL	3 BED MID TOWNHOUSE	100 SQ.M. 1,076 SQ.FT.
	THE JADE	2 BED MID TOWNHOUSE + STUDY	93 SQ.M. 1,000 SQ.FT.

N
ENTRANCE
St.Josephs Green
St.Josephs Crescent
SHOW COURT
St.Josephs Avenue
Phase 1 Sold Out
St.Josephs Grove
Future Phase
St.Josephs Close
Future Residential Development

THE AMETHYST

4 BEDROOM SEMI-DETACHED & DETACHED
124 SQ.M | 1,334 SQ.FT



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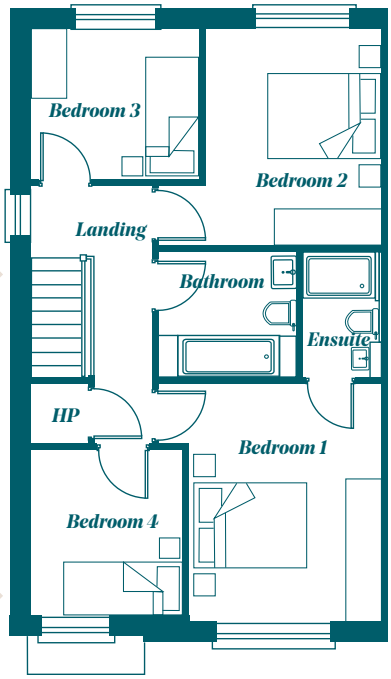

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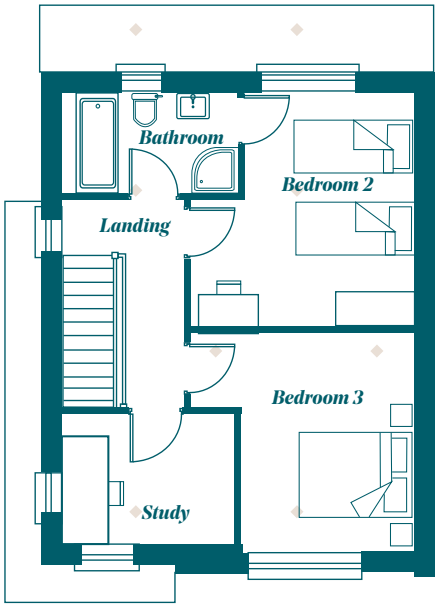
THE RUBY

3 BEDROOM SEMI-DETACHED + STUDY

139 SQ.M | 1,490 SQ.FT



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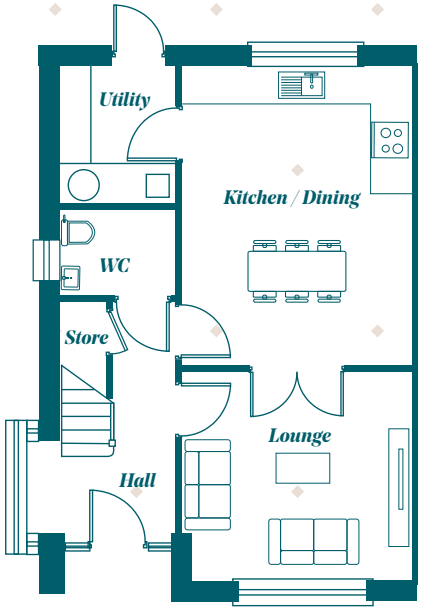

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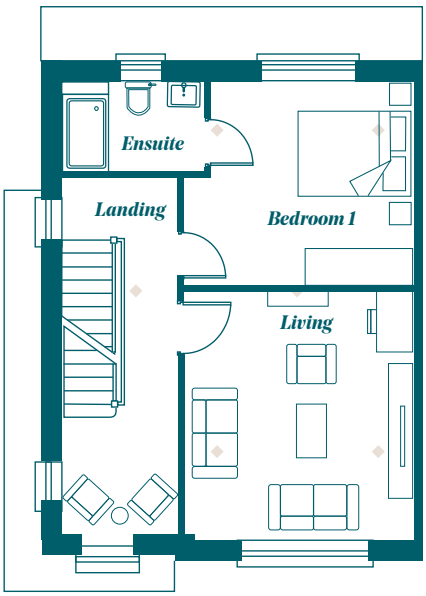

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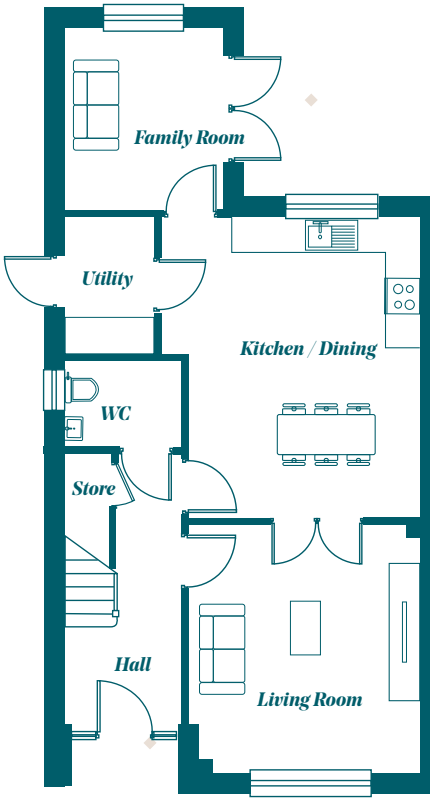
THE SAPPHIRE

3 BEDROOM END TOWNHOUSE
117 SQ.M | 1,259 SQ.FT



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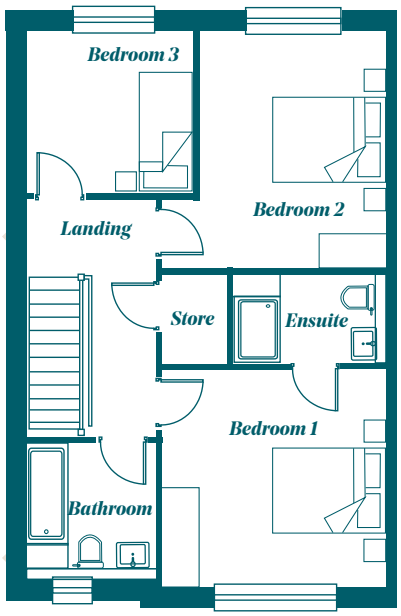

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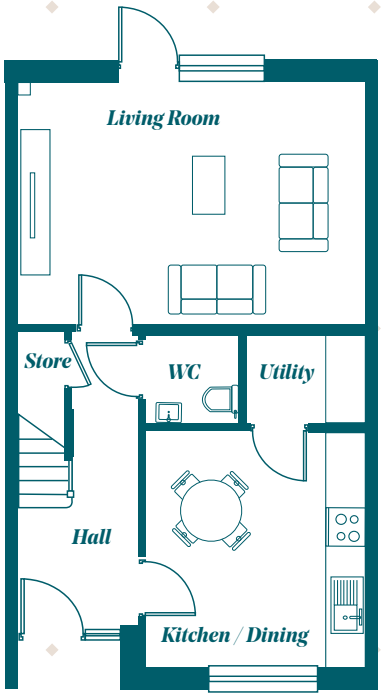
THE PEARL

3 BEDROOM MID TOWNHOUSE
100 SQ.M | 1,076 SQ.FT



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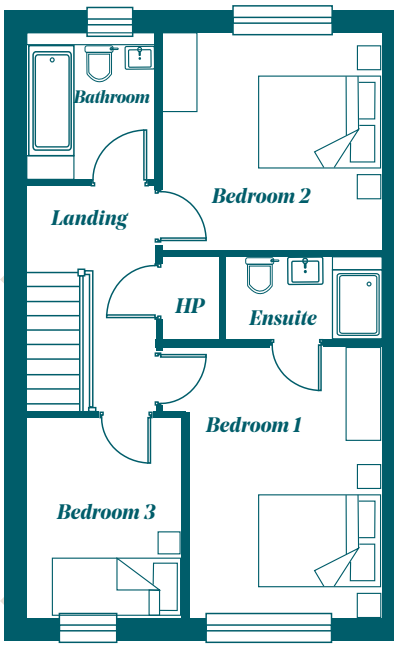

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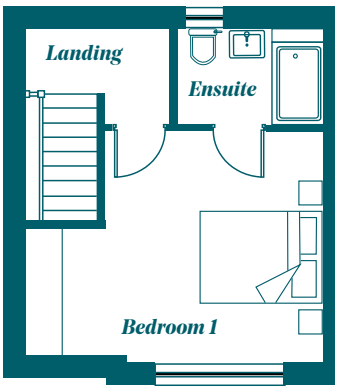
THE AMBER

3 BEDROOM SEMI-DETACHED
133 SQ.M | 1,430 SQ.FT



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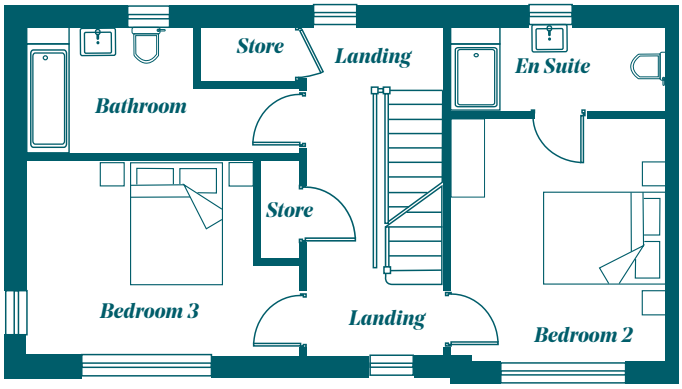

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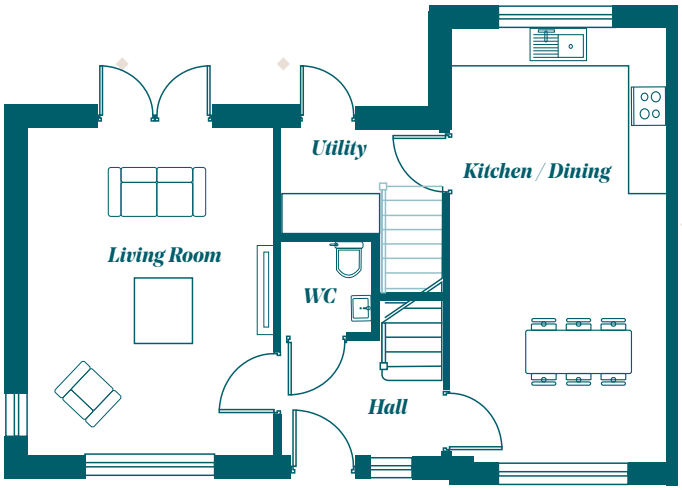

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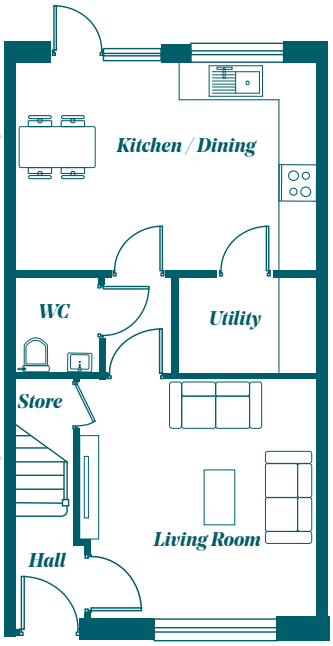
THE JADE

2 BEDROOM MID TERRACE
93 SQ.M | 1,000 SQ.FT



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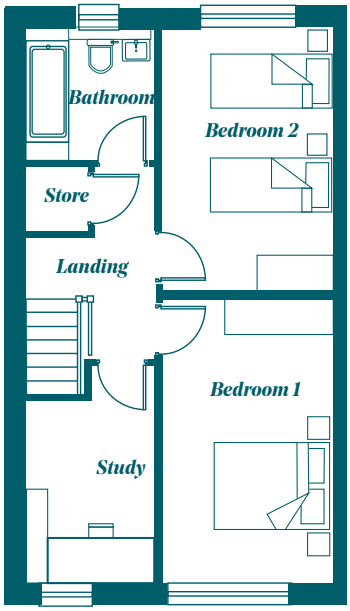

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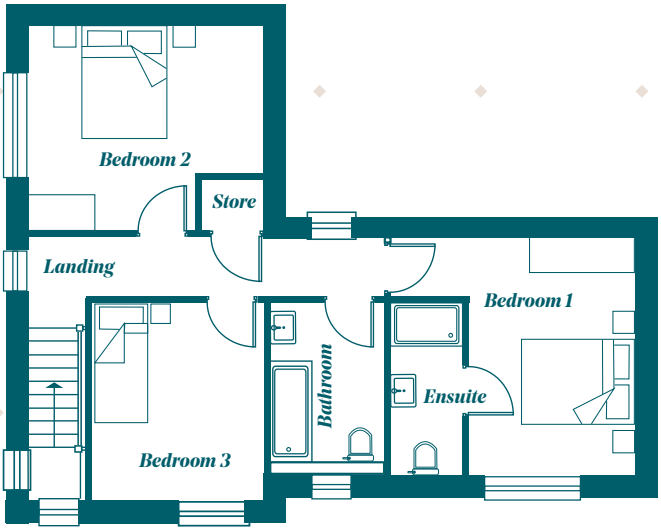
THE GARNET

3 BEDROOM DETACHED
115 SQ.M | 1,237 SQ.FT



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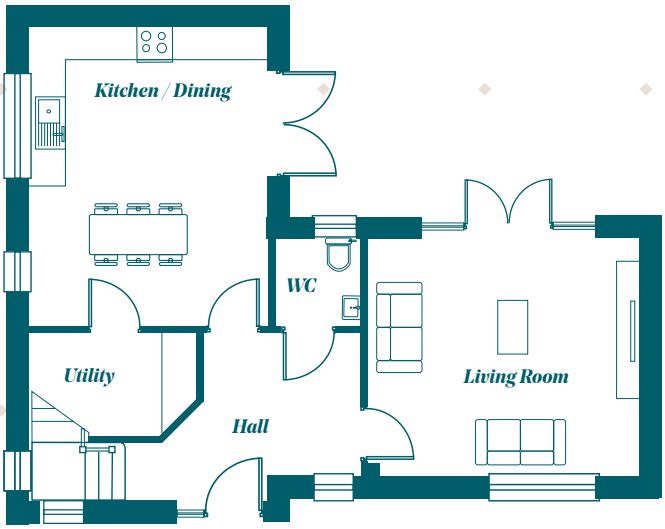

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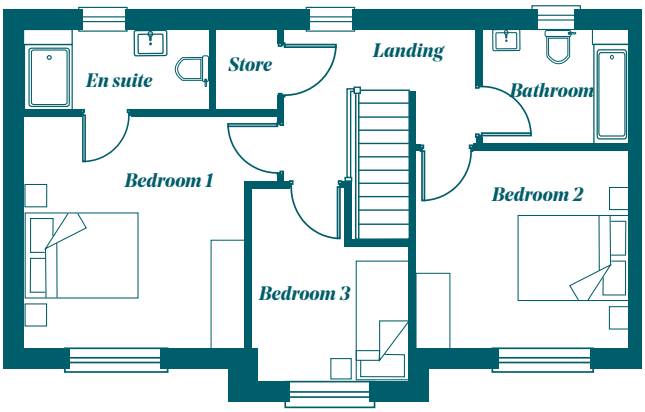
THE ONYX

3 BEDROOM SEMI-DETACHED

111 SQ.M | 1,190 SQ.FT



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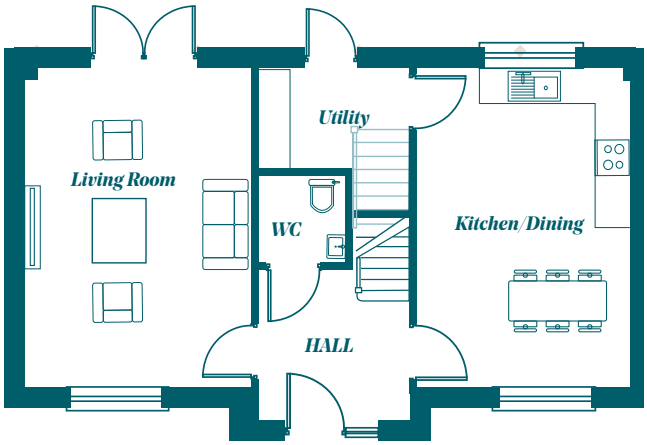

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BUILDING STRONGER COMMUNITIES

Castlethorn

Building Homes – Building Communities

Over the last three decades Castlethorn have built some of the most attractive, desirable and innovative developments in the Greater Dublin area. Castlethorn's success to date can be largely attributed to their meticulous site selection.

Castlethorn provide quality new homes in areas which offer an excellent range of amenities, proximity to schools, shopping and transport. Castlethorn's attention to detail, high quality specification and finish makes them an industry leader in residential house building in Ireland.

Examples of Castlethorn's prestigious work to date include:

- Somerton, Lucan
- Rathborne Park, Ashtown
- Riverwood, Castleknock
- Fernleigh, Castleknock
- Woodbrook, Castleknock
- Grace Park Wood, Durmcondra
- Brighton Wood, Foxrock
- Belarmine Woods, Stepaside
- Adamstown, Co. Dublin
- Carysfort Park, Blackrock
- Holmwood, Cabinteely
- Dún Ríoga, Dunshaughlin. Co.Meath
- Killeen Castle, Dunsany, Co. Meath

CIRI Construction Industry Register Ireland

Construction Industry Federation

IHBA Irish Home Builders Association

Castlethorn

USHER HOUSE, DUNDRUM
DUBLIN 14

Visit our new website Castlethorn.ie and follow us on Facebook, Instagram and Twitter

01 618 1300
PSRA: 002233

SAVILLS NEW HOMES
33 MOLESWORTH STREET
DUBLIN 2

DDA ARCHITECTS LTD.
62 BRIGHTON SQUARE, RATHGAR, DUBLIN 6
D06 TV29

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