



Clay Farm

Leopardstown,
Dublin 18

Welcome to Clay Farm

Live near to nature and close to everything with a beautifully designed home set amid 14 acres of eco parkland. Alive with nature, this vibrant address offers a natural playground the whole family can enjoy.

A lifestyle worth sharing



Everyone wants a welcoming environment to call home and that's what Clay Farm offers.

Situated in the heart of South County Dublin in the thriving community of Leopardstown, this charming development has the advantages of city living in a country setting.

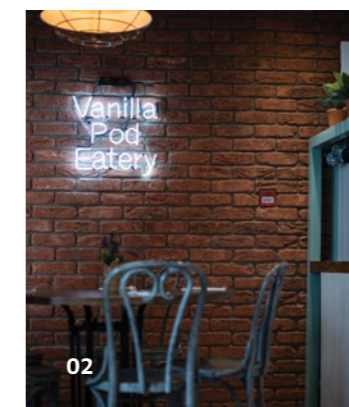
You can embrace the great outdoors with Clay Farm's 14 acres of natural eco parkland giving residents the freedom to explore with educational tracks, trails, playgrounds and more.

Everyday necessities are instantly accessible with supermarkets, cafés, pharmacies, crèches,

butchers, dental clinics and schools right on your doorstep.

The appeal of a short commute is equally hard to overlook with business parks such as Sandyford, Cherrywood and The Park Carrickmines within easy reach by car or Luas.

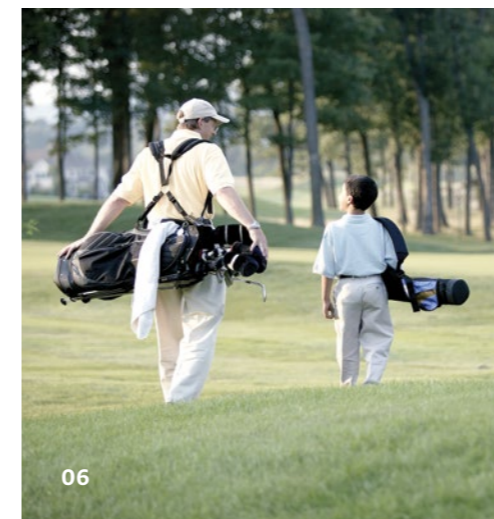
- 01 The Park Carrickmines
- 02 The Vanilla Pod Eatery, Leopardstown Shopping Centre
- 03 Leopardstown Shopping Centre
- 04 Luas, Leopardstown Valley



New adventures in every direction

Life at Clay Farm is characterised by convenience giving you more opportunities to enjoy a rewarding way of life. This high quality development is enriched by its close proximity to popular villages like Stepaside, Dundrum, Cabinteely, Foxrock and Kilternan, as well as the sheer choice of local attractions.

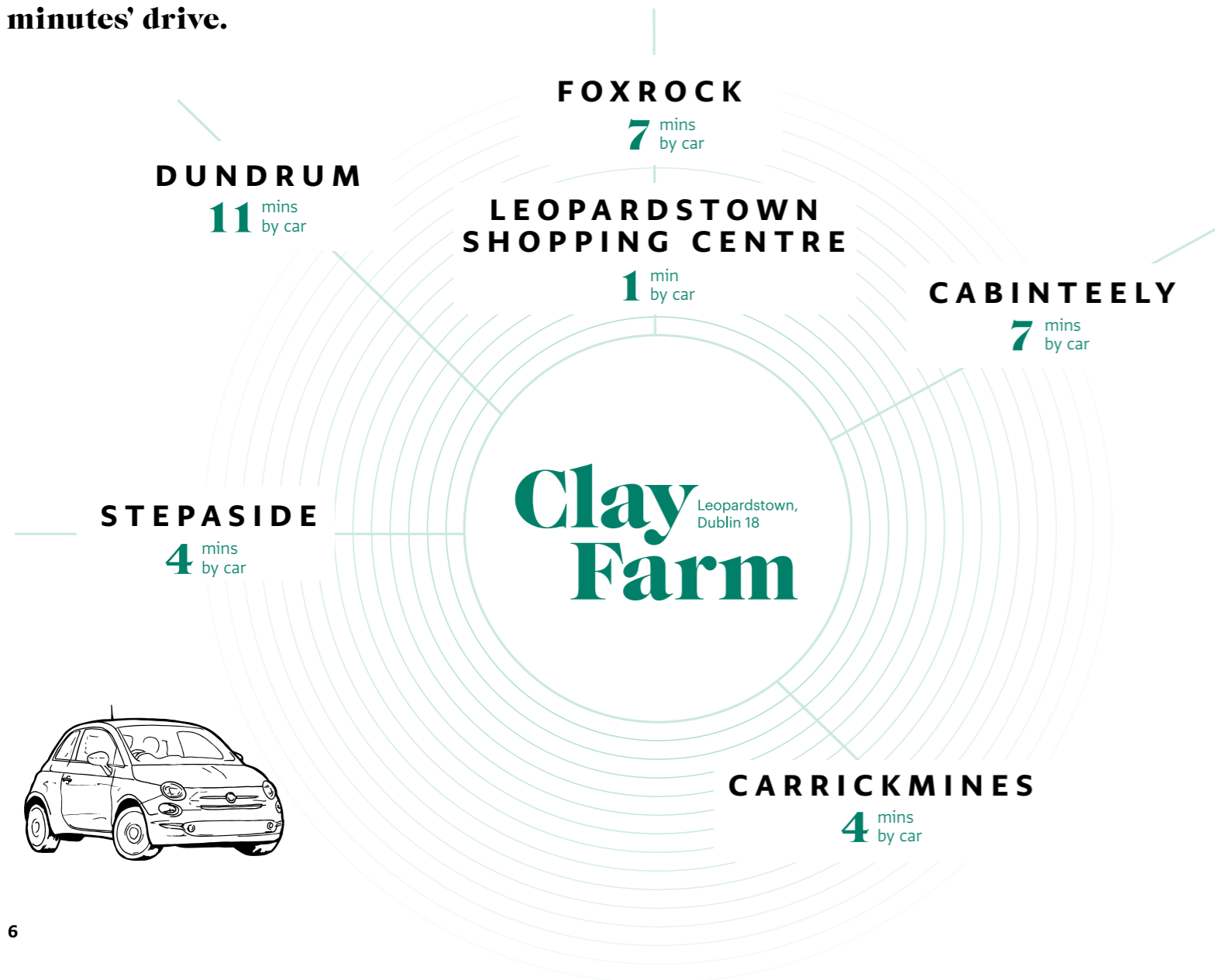
You can take in the scenery of Ticknock Hill and the Hell Fire Club or picnic at Powerscourt Waterfall. Sample the culinary delights of Stepaside Village and enjoy weekend escapes to Brittas Bay and Killiney Beach. Soak up the excitement of Leopardstown Races or go skiing at the Ski Centre in Sandymount. Your weekend activities are only limited by your energy levels.



- 01 Leopardstown Races
- 02 Cabinteely Park
- 03 Ski Centre, Sandymount
- 04 Dundrum Town Centre
- 05 Thomas's of Foxrock
- 06 Carrickmines Golf Club
- 07 Veda, Cabinteely

Explore the Clay Farm neighbourhood

Living in Clay Farm means that whether it's shopping, food or local attractions you're looking for, nothing is further than a few minutes' drive.



Dundrum Town Centre

Dundrum Shopping Centre

If a night of entertainment is on the cards, hop on the Luas and be in Dundrum Town Centre for a movie date in 15 minutes.



Stepaside Village

The Step Inn

Visit the nearby village of Stepaside for gourmet restaurants, artisan shops and atmospheric pubs in a stunning rural setting at the foot of the Dublin Mountains.



Leopardstown Shopping Centre

The Scarlet Heifer

In the immediate area and less than 200 metres away from Clay Farm is Leopardstown Shopping Centre. Here you will find everything from supermarkets and butchers to hairdressers and pharmacies.



Cabinteely

Cabinteely Park

Outdoor enthusiasts will love Cabinteely with its urban-village feel and proximity to the beautiful 40-hectare Cabinteely Park.



Carrickmines

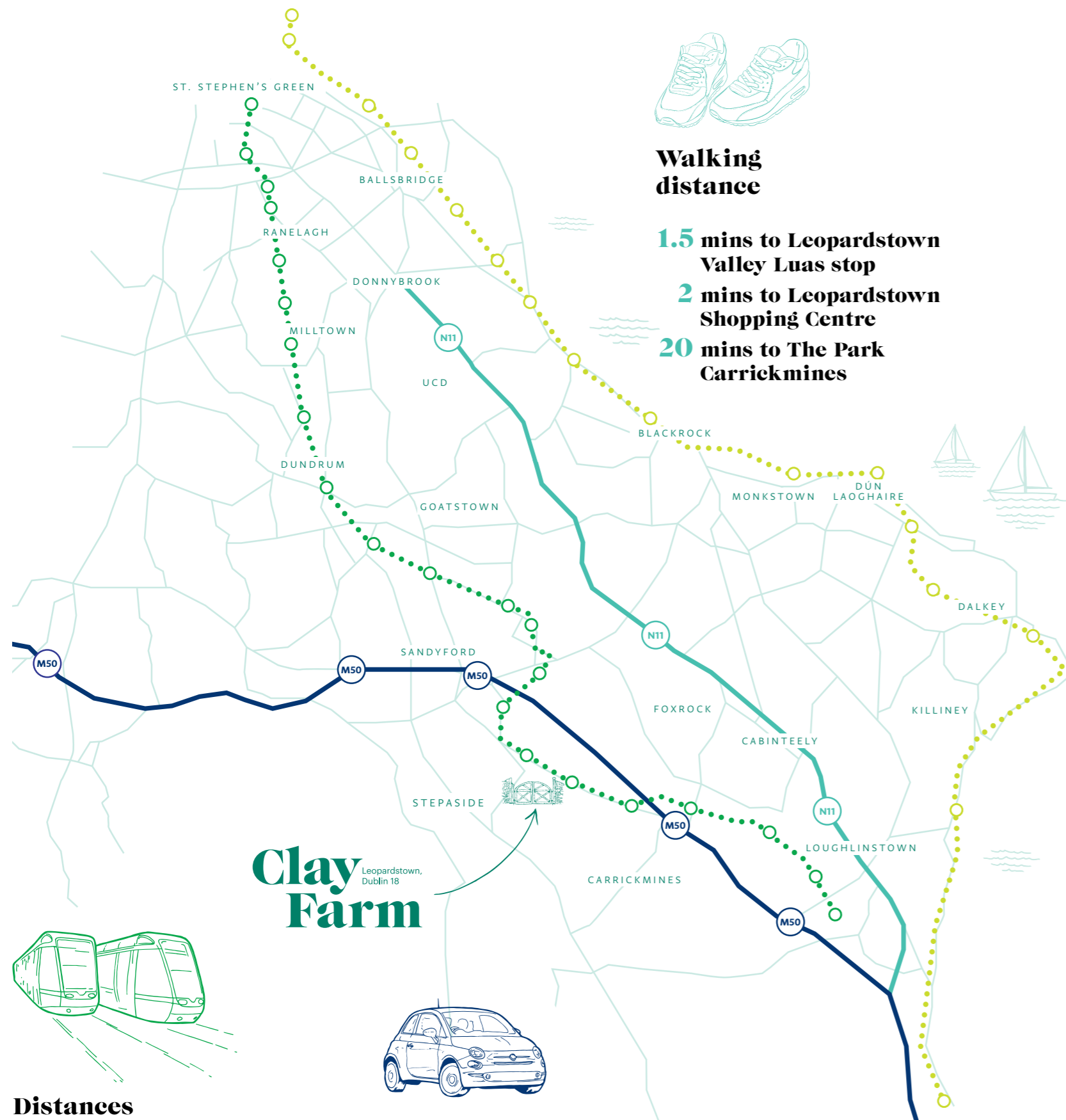
Carrickmines Croquet & Lawn Tennis Club

Jump on the Luas and head to Carrickmines Croquet & Lawn Tennis Club in just 5 minutes. Serve an ace against the backdrop of the Dublin Mountains or in one of the many indoor tennis courts. The club also has a fully equipped gym, and an active croquet, bridge and bowls membership offering. You can also enjoy the social scene of the onsite clubhouse.



The Park Carrickmines

Go to The Park Carrickmines and shop in Ikea, TK Maxx or Harvey Norman, or have lunch in The Vanilla Pod Eatery.

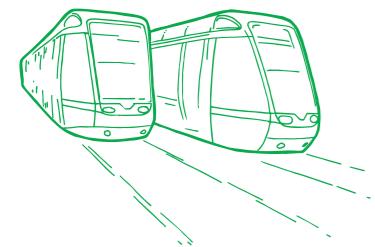


Walking distance

1.5 mins to Leopardstown Valley Luas stop

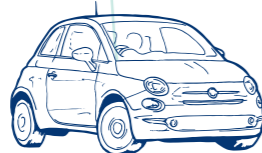
2 mins to Leopardstown Shopping Centre

20 mins to The Park Carrickmines



Distances by Luas

7 mins to Sandymount
10 mins to Cherrywood
15 mins to Dundrum
24 mins to Ranelagh
28 mins to St. Stephen's Green



Distances by car

3 mins to M50
4 mins to Stepaside
7 mins to Foxrock
7 mins to Cabinteely
7 mins to Kilternan
11 mins to Dundrum
14 mins to Enniskerry
28 mins to Dublin Airport

••○•• Dart / Commuter Line

••○•• Luas Green Line

— N11

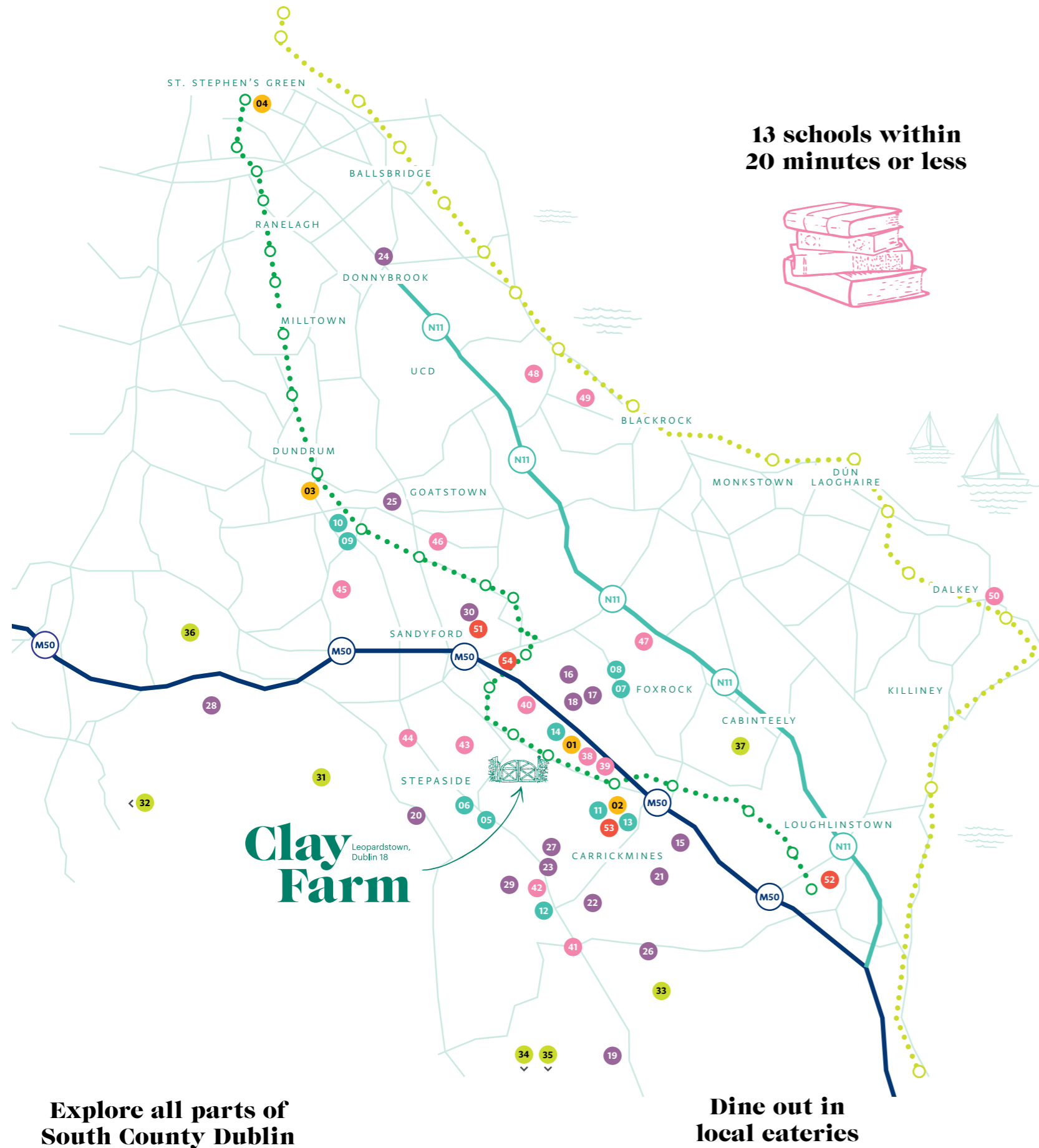
— M50 Motorway

Go wherever the feeling takes you

Clay Farm residents have the advantage of an address that is connected to the city centre and beyond with great transport infrastructure and services. The M50 road network is only three minutes away giving you more flexibility when travelling northbound and southbound while the N11 facilitates easy travelling to seaside towns. You can travel throughout the Greater Dublin Area with ease any day of the week and escape to the West or sunny South East at weekends.

Save on petrol, emissions and parking when it comes to the daily work commute with a Luas Green Line station across the road from Clay Farm serving local business destinations like Sandymount, Carrickmines and Cherrywood. You can hop on at the Leopardstown Valley stop and be ferried to St. Stephen's Green in just 28 minutes.





**Shop at
Leopardstown
Shopping Centre,
The Park Carrickmines,
Dundrum &
St. Stephen's Green**



Experiences for every age

Shopping destinations

- 01 Leopardstown Shopping Centre
- 02 The Park Carrickmines
- 03 Dundrum Town Centre
- 04 St. Stephen's Green

Cafés & restaurants

- 05 Woodroof
- 06 The Step Inn
- 07 Bistro One
- 08 Kerb
- 09 Siam Thai
- 10 Ananda
- 11 The Vanilla Pod Eatery
- 12 The Golden Ball
- 13 Barry Browne
- 14 The Vanilla Pod Eatery

Sports & leisure

- 15 Carrickmines Golf Club
- 16 Leopardstown Racecourse
- 17 Leopardstown Golf Club
- 18 Westwood Health Club
- 19 National Snowsports Centre
- 20 The Paddocks Riding Centre
- 21 Carrickmines Equestrian Centre
- 22 Wayside Celtic Football
- 23 De la Salle Rugby Club
- 24 Bective Rangers Football Club and Old Wesley Rugby Club
- 25 Kilmacud Crokes GAA Club
- 26 Lansdowne Old / Wesley RFC
- 27 Stepaside Golf Club
- 28 Stackstown Golf Club
- 29 Stepaside Driving Range
- 30 Ski Centre

Local attractions

- 31 Ticknock Hill
- 32 Hell Fire Club
- 33 Lead Mines
- 34 Powerscourt Waterfall
- 35 Wicklow Mountains
- 36 Marlay Park
- 37 Cabinteely Park

Primary & secondary schools

- 38 Gaelscoil Shliabh Rua
- 39 Educate Together National School
- 40 Holy Trinity National School
- 41 Our Lady of the Wayside
- 42 Kilternan Church of Ireland
- 43 Gaelscoil Thaobh na Coille
- 44 Rosemount Secondary School
- 45 Wesley College
- 46 St. Benildus College
- 47 Loreto College Foxrock
- 48 St. Andrew's College
- 49 Blackrock College
- 50 Loreto Abbey Dalkey

Business parks

- 51 Sandymount
- 52 Cherrywood
- 53 The Park Carrickmines
- 54 Central Park



Where nature is your neighbour

The natural beauty of Clay Farm comes to life with 14 acres of natural eco parkland stretching across the development as far as the historic Pale boundary. Here residents have the opportunity to take in the natural wildlife and scenic vistas of the Dublin Mountains.

Tracks and trails and a dedicated greenway provide cycling enthusiasts and hikers of all ages a way to explore this conservation area where they can enjoy a welcome break from the daily demands of everyday life.



Call Clay Farm your home

It's easy to put down roots in this new, eco-friendly community. Clay Farm gives you a choice of five house types that meet the highest energy and building standards, so you can discover the right home environment for you.

Each 3 and 4 bed house type – The Fern; The Elder; The Bilberry; The Rowan; and The Hawthorn – is designed for sustainable living with energy saving technologies, fibre-to-the-home broadband and an exceptional build quality throughout.

Each home has the benefit of two dedicated parking spaces and back garden patio areas which are perfect for summer barbecues.









Clay Farm sitemap

**Beautiful landscaping
and natural parkland
await you beyond the
entrance to Clay Farm.**

House types

- THE FERN
- THE ELDER
- THE BILBERRY
- THE ROWAN
- THE HAWTHORN
- THE LAUREL

Showhouses

- THE FERN - 3 CLAY FARM AVENUE
- THE ROWAN - 4 CLAY FARM PARK
- THE HAWTHORN - 2 CLAY FARM PARK

Sales Office

- THE BILBERRY - 1 CLAY FARM AVENUE

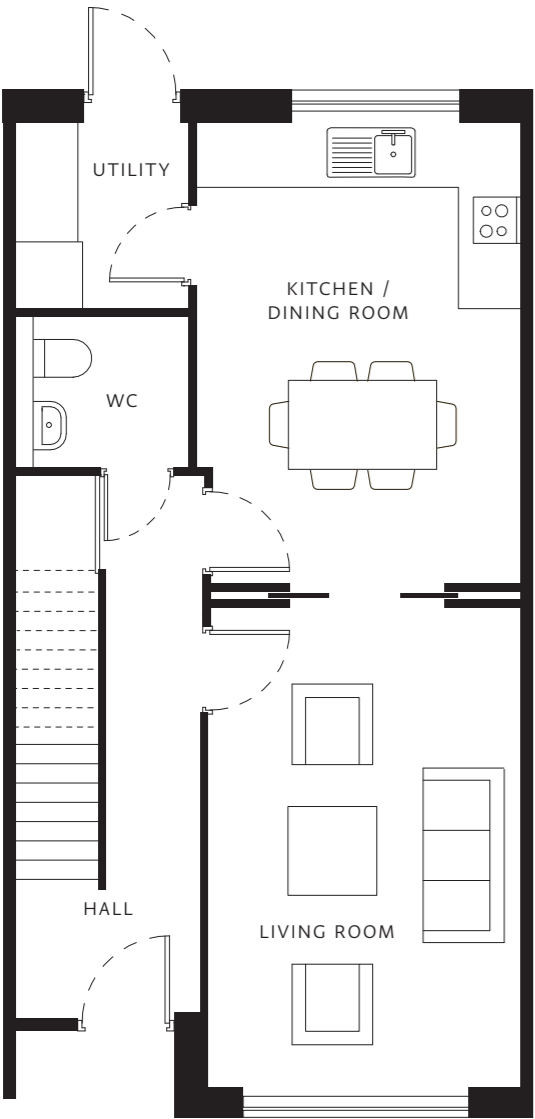
- CYCLEWAY / FOOTPATH
- GREENWAY
- PLAYGROUND
- CRÈCHE
- RETAIL STORE



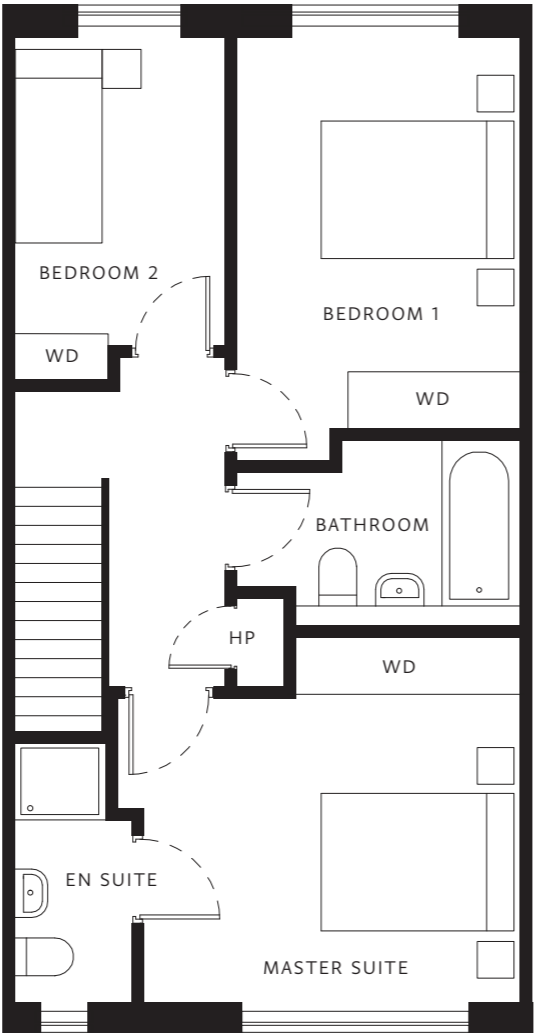
Sitemap not to scale. For indicative purposes only.

The Laurel

3 bedroom house
2 Storey / 99.3 sq.m / 1,068 sq.ft



Ground Floor



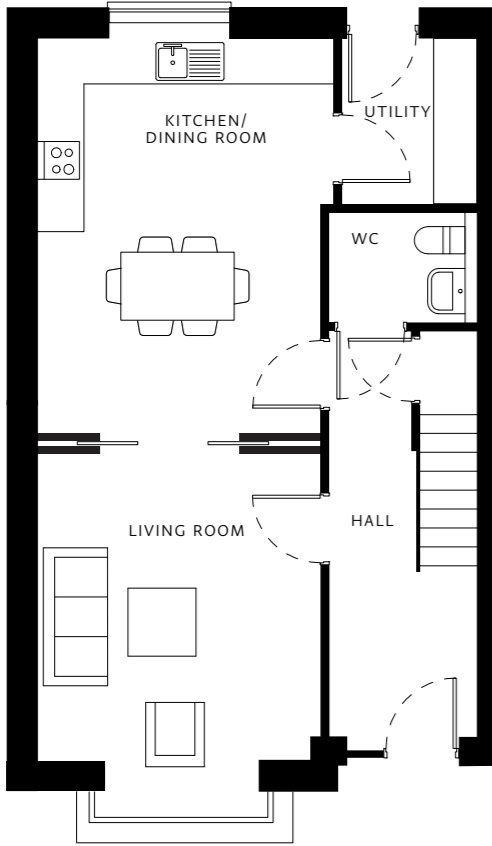
First Floor

Not to scale. For indicative purposes only.

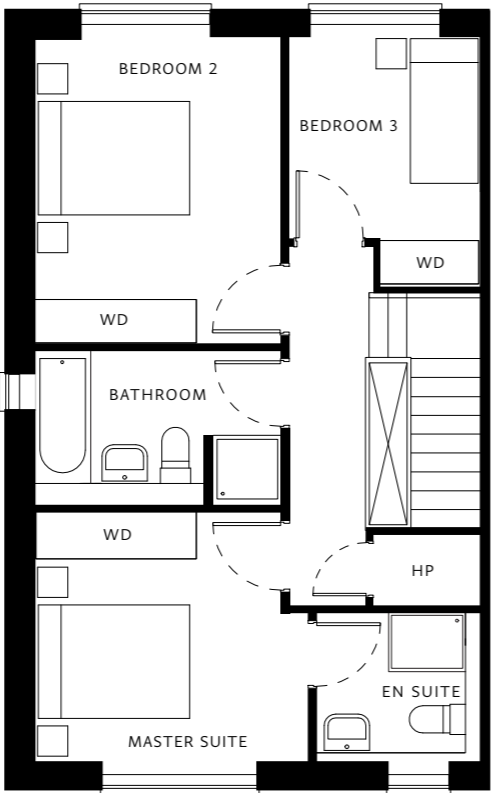


The Fern

3 bedroom house
2 Storey / 112 sq.m / 1,200 sq.ft



Ground Floor

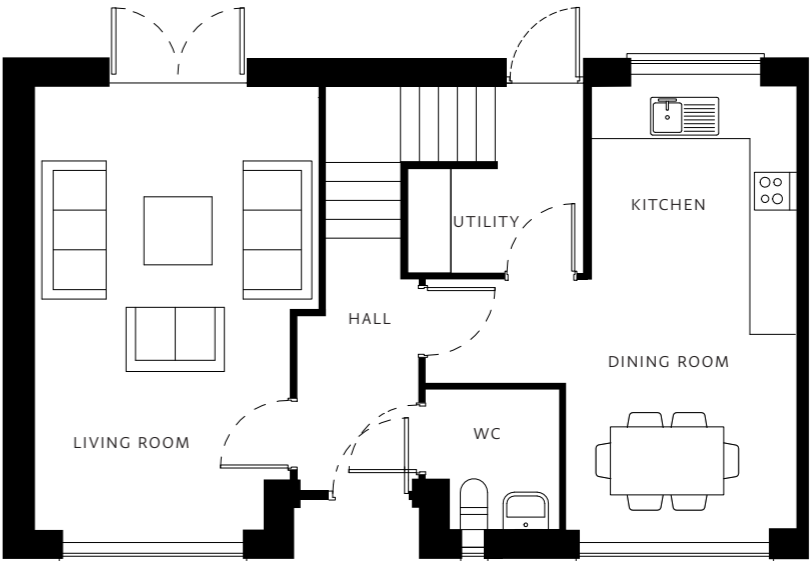


First Floor

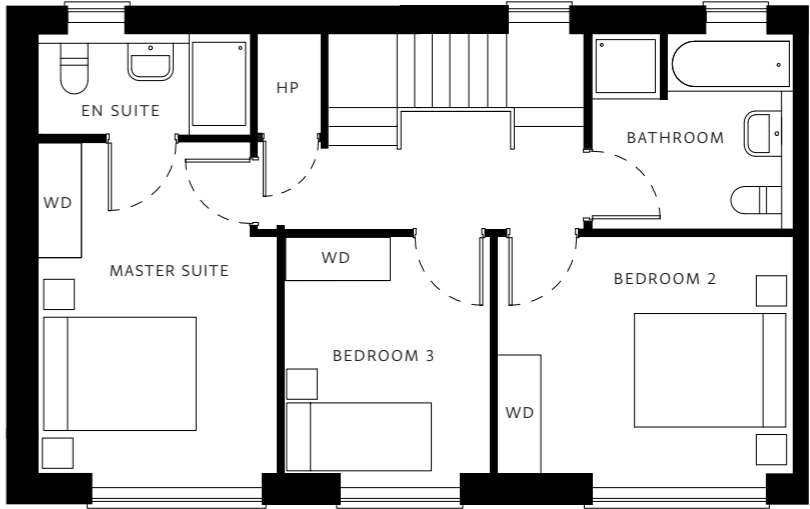
Not to scale. For indicative purposes only.

The Elder

3 bedroom house
2 Storey / 116 sq.m / 1,251 sq.ft



First Floor

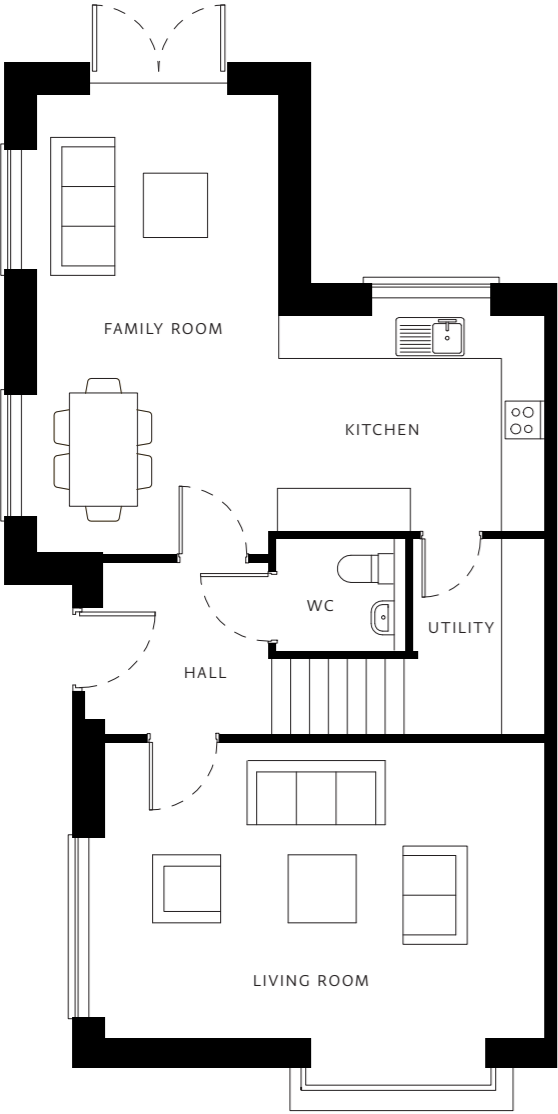


Ground Floor

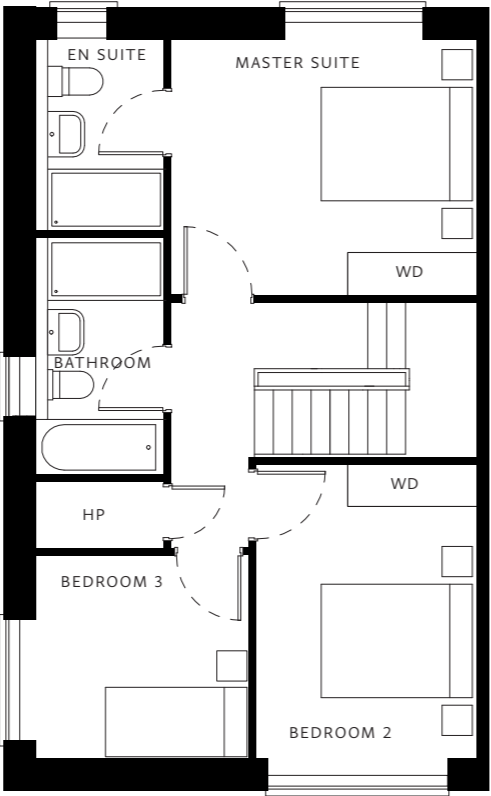
Not to scale. For indicative purposes only.

The Bilberry

3 bedroom house
2 Storey / 124 sq.m / 1,338 sq.ft



Ground Floor



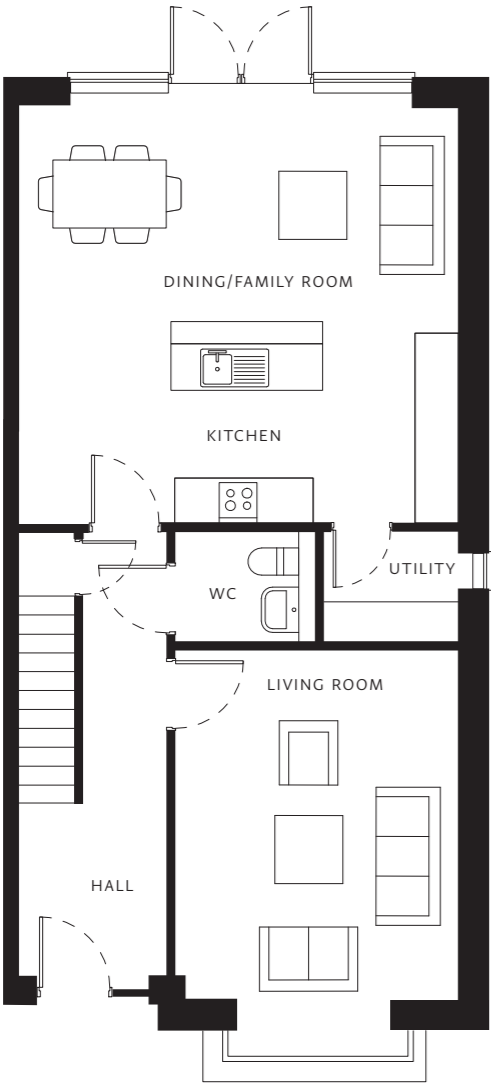
First Floor

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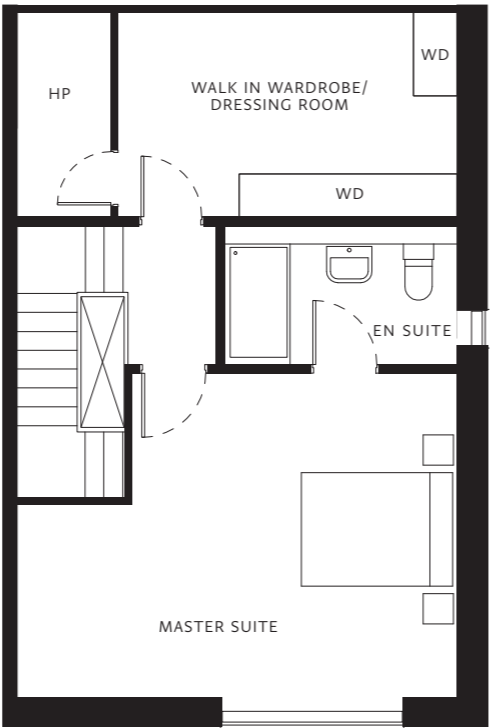


The Rowan

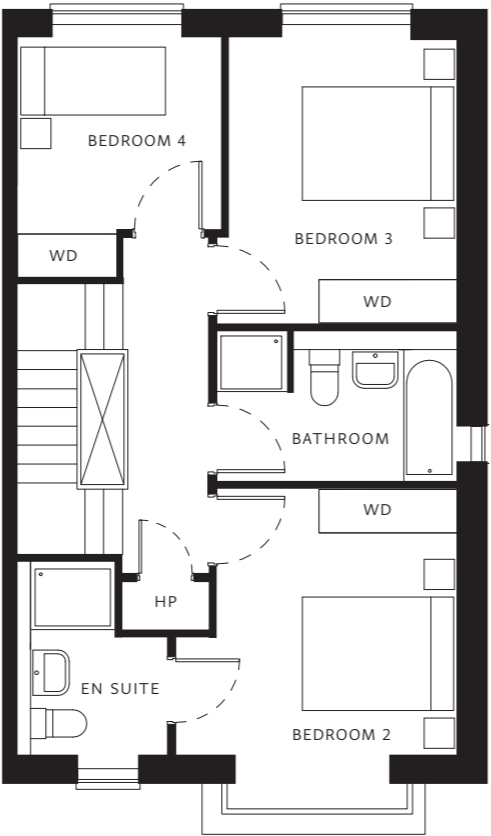
4 bedroom house
3 Storey / 162 sq.m / 1,742 sq.ft



Ground Floor



Second Floor

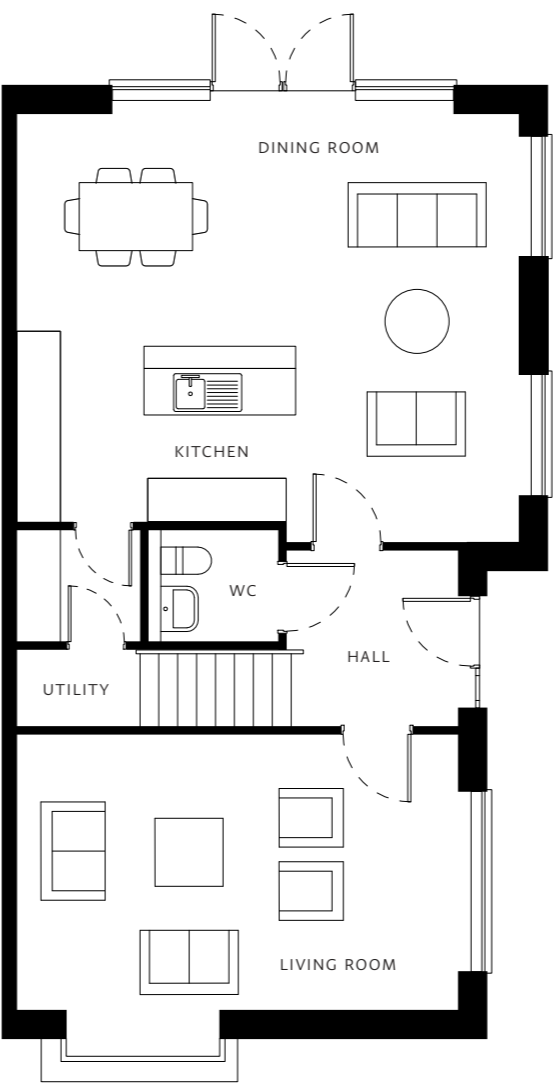


First Floor

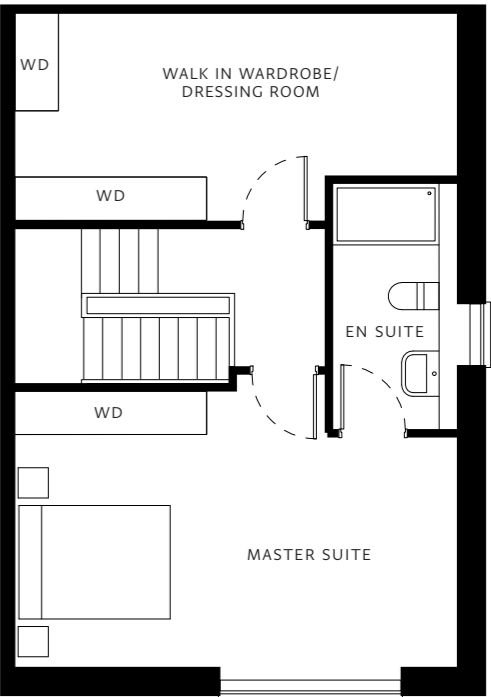
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The Hawthorn

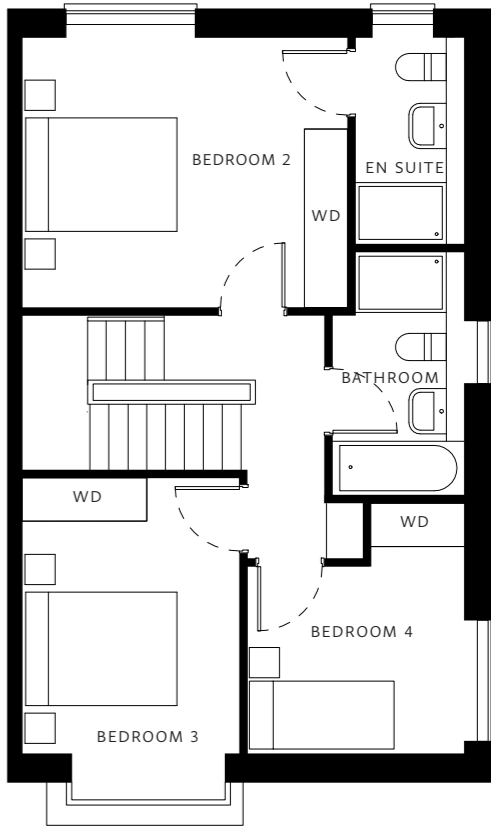
4 bedroom house
3 Storey / 165 sq.m / 1,779 sq.ft



Ground Floor



Second Floor

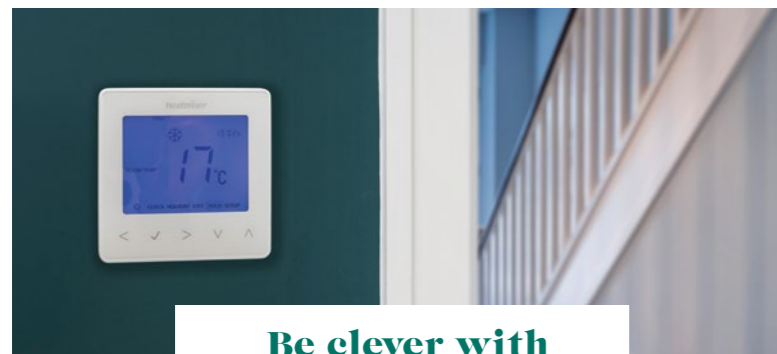


First Floor

Not to scale. For indicative purposes only.

Specification

Economical living is part of the lifestyle promise that Clay Farm delivers. Energy saving technologies are installed for your convenience. Quality is paramount which is evident in the craftsmanship invested in each interior and exterior.



Be clever with Heatmiser



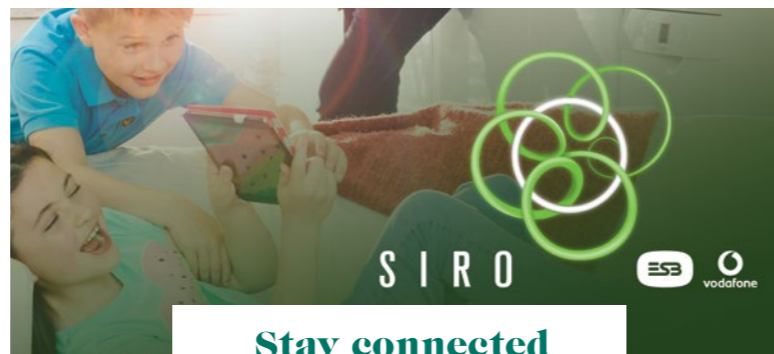
Energy saving



Control your heating from your phone*



Heating control experts



Stay connected with SIRO



10 times more powerful than the fastest average speed in Ireland**



1 Gigabit per second speeds



100% fibre optic network



Wired for electric car charging



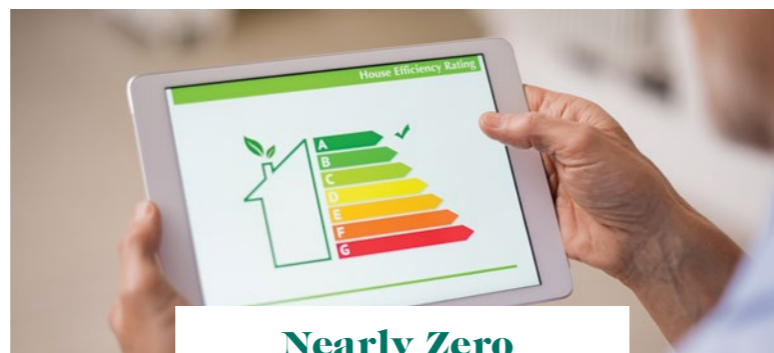
Energy saving



Environmentally friendly



Easy recharge access



Nearly Zero Energy Building



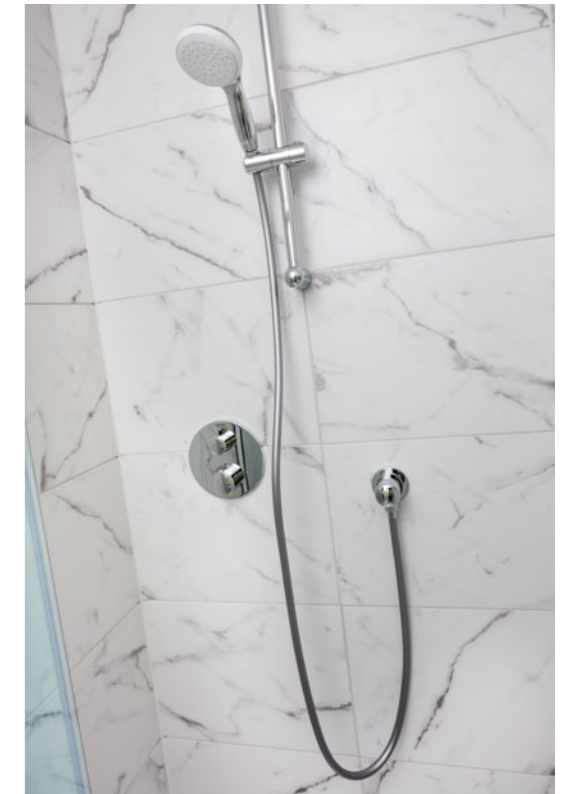
Energy saving



Environmentally friendly



Reduced energy bills



External finishes

- Elegant, high quality elevations comprising brickwork and low maintenance rendered finishes
- High quality "Tobermore" permeable paving to the front of each house
- uPVC fascia, soffits and gutters throughout

Internal finishes

- Walls and ceilings are skimmed and painted throughout in a neutral colour

Doors & ironmongery

- High quality flush painted internal doors with recessed trim
- Brushed chrome ironmongery throughout

Bathrooms & en suites

- Attractive bathrooms and en suites with extensive wall and floor tiling
- Thermostatically controlled Grohe showers, top quality sanitary ware and screens also come as standard
- Custom made floating vanity units to all bathrooms by Brogan Jordan
- Chrome heated towel rails are fitted as standard in the main bathroom and en suite/s

- Fitted mirrors included in the bathrooms

Wardrobes

- Luxurious built-in wardrobes with extensive hanging rails and shelving to all bedrooms by Brogan Jordan

Kitchens / utility rooms

- Custom designed fitted kitchens by Nolan Kitchens to include quartz counter tops, and feature over counter lighting
- High quality integrated appliances comprising an oven, hob, fridge/freezer, dishwasher and microwave
- The utility room features fitted storage, a separate washer and dryer and tiled flooring
- Appliances package subject to signing of contracts within 28 days

Connectivity

- Pre-wired for e-car charging
- Pre-cabled for Virgin and eir
- Access to SIRO which is Ireland's first 100% fibre optic broadband. Gigabit speeds are delivered directly to your home

Heating & electrical

- Energy efficient Daikin Air to Water Heat Pump for central heating and hot water
- Thermostatically controlled radiators
- Heatmiser thermostat control panels to facilitate the installation of the Heatmiser neoHub and use of Heatmiser App
- Smoke and heat detectors fitted as standard
- Recessed LED down lighters to kitchen area, hallway, utility room and bathroom

Triple glazed windows

- High performance, low maintenance rational triple glazed windows and entrance doors with a 3-point locking security system. The benefits include durability, enhanced sound insulation, low thermal conductivity and an attractive appearance

Heat Recovery Ventilation (HRV)

- Heat Recovery and Ventilation System which is designed for 24-hour exhaust ventilation of stale moist air from the kitchens, bathrooms and en suites. As the air is extracted, a heat exchanger within the system captures the majority of the heat and transfers it into the fresh air supply entering the living room and bedrooms. The benefits of this system are managed ventilation, reduced heat loss and less dust and pollutants as the fresh air is filtered

Air tightness

- Improved air tightness works together with the HRV to retain heat and minimises exposure to external elements

Improved insulation

- Timber frame construction
- High insulation levels which reduce heat loss through floors, walls and roofs

Gardens

- Rear gardens are fenced and seeded. Patio areas feature top quality paving and external lighting
- External power socket and tap provided in the back garden of each house

Attic

- Pull-down access ladder to the attic
- Attic storage trusses as standard in 2 storey houses (as 3 storey houses are already in the attic space)

Guarantee

- 10-year Home Bond Structural Guarantee including Mechanical and Electrical Latent Defects cover

BER rating

- Excellent energy performance ensures every household gets the benefit of lower utility bills

BER A2

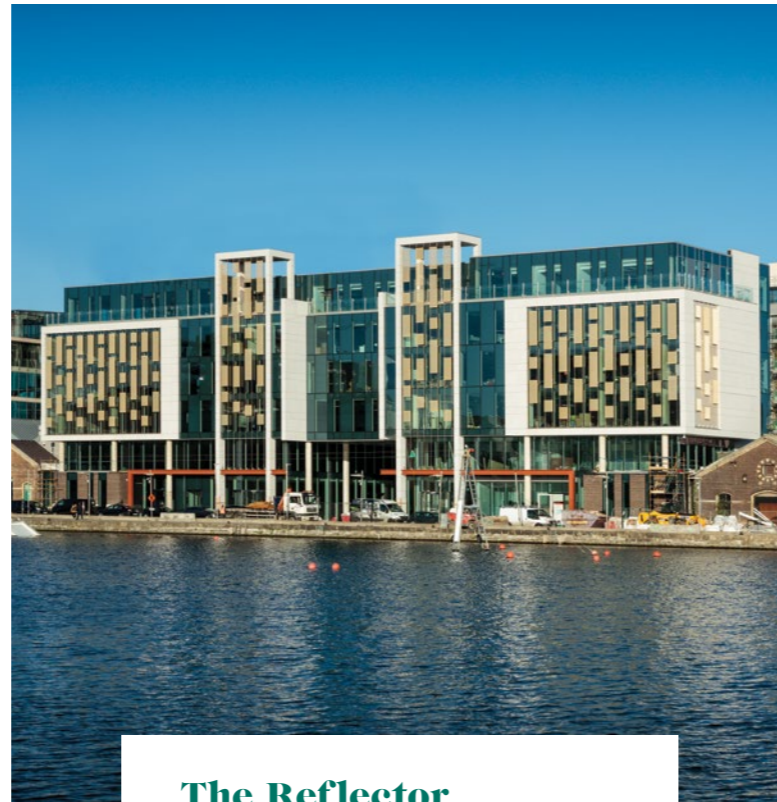
Nearly Zero Energy Building

- Clay Farm brings some of the first homes to market which are nZEB compliant. Each home is a “Nearly Zero Energy Building” where the amount of energy required is mainly derived from renewable sources



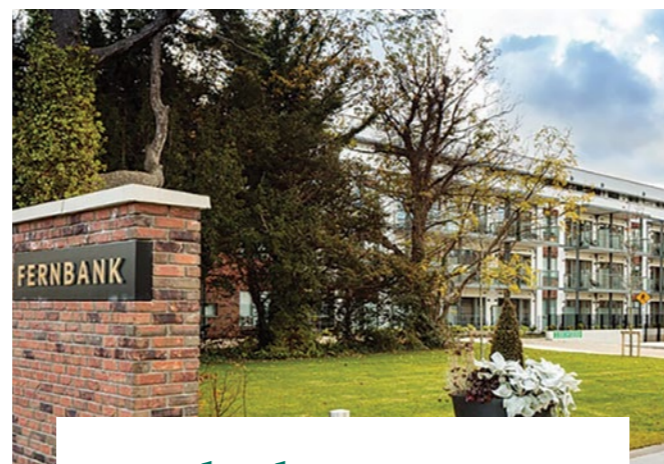
Building for generations since 1962

We are one of Ireland's most respected building and property development groups. Our pioneering approach delivers iconic buildings that stand the test of time.



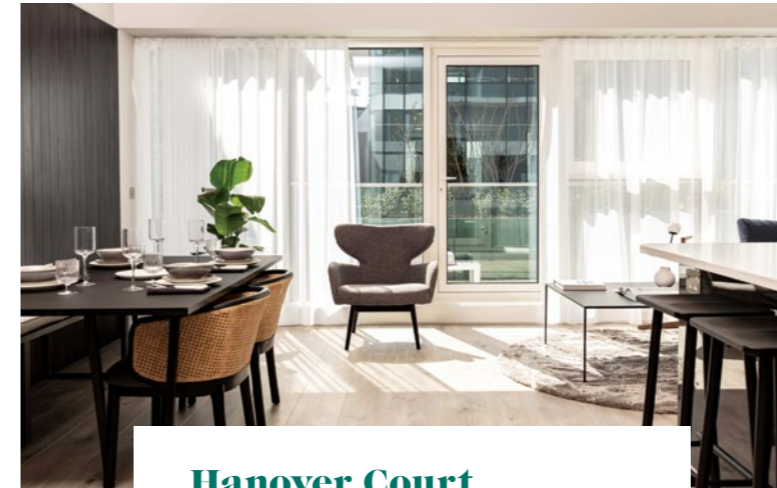
The Reflector

A landmark office development prominently situated in Grand Canal Dock with impressive unobstructed water frontage spanning almost 75 metres on Hanover Quay.



Fernbank

Fernbank is a beautiful development of 261 luxury apartments set within landscaped gardens and courtyards. It is situated within the sylvan suburbs of Churchtown in Dublin 14, adjacent to Dundrum Town Centre and the Dundrum Luas Stop.



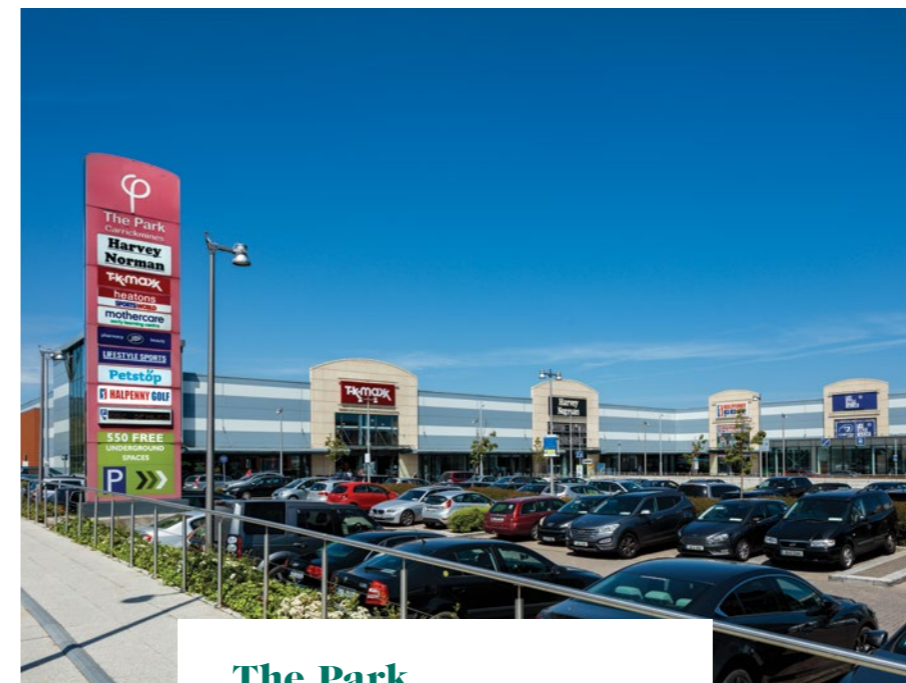
Hanover Court

A collection of elegant apartments in the fashionable district of Dublin 2. Located at The Reflector in Grand Canal Dock, each apartment has access to a courtyard and landscaped roof garden.



The Gallops, Levmoos Park

Developed over a period of 15 years, The Gallops is a stunning residential development in Leopardstown with landscaped gardens and mature trees. Later phases include Levmoos Park and Mimosa which offer beautiful apartments and houses.



The Park Carrickmines

Ireland's premier shopping and business park which accommodates a growing range of national and international retail and commercial brands in Dublin 18.



Hamilton Park

Bright, spacious 3 and 4 bedroom houses and apartments set in 5.5 acres of open space in the popular residential neighbourhood of Castleknock with close proximity to the Phoenix Park, city centre and M50.



parkdevelopments.ie

Professional team

Developer

Park Developments



Selling Agents

Savills
savills.ie
01 618 1300
PSRA No: 002233



Architects

O’Mahony Pike

Landscape Architect

Brady Shipman Martin

Solicitors

Matheson

clayfarm.ie

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