



# Woodlands Grove

BLACKROCK

LUXURY LIVING IN THE  
HEART OF BLACKROCK

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A BOUTIQUE DEVELOPMENT OF  
TWENTY FIVE LUXURY RESIDENCES

## Luxurious sustainable living in a stylish contemporary development in the heart of Blackrock, Co Dublin.

Woodlands Grove is a boutique collection of 25 apartments and penthouses in one of South County Dublin's most desirable locations. Designed and finished by Turkington Rock, Ireland's first interior design-led luxury residential developer, it combines luxury, sustainability and practicality for today's discerning homeowners.





# Unrivalled Connectivity

Perfectly located between Blackrock village and the N11, Woodlands Grove offers easy access to the city by road, DART or bus. Ample bicycle parking also encourages residents to enjoy the scenic coastal route from Sandymount to Bray.

## Travel Times



**Dublin Bus**  
Walking | 2 mins  
**Travel Time**  
20 mins to City Centre



- N11 Motorway**  
Car | 6 mins
- M50 Motorway**  
Car | 17 mins



**Blackrock DART**  
Walking | 20 mins  
**Travel Time**  
18 mins to City Centre



**Aircoach**  
3 mins  
**Travel Time**  
40 mins to Dublin Airport

Situated in a sought-after coastal location that's home to a wide range of shops, restaurants, cafes and bars.

Living at Woodlands Grove means enjoying one of Dublin's best areas. Blackrock offers everything from Michelin-star dining at Liath to authentic Indian at Ruchii and Daata, plus lively pubs like The Blackrock and Jack O'Rourke's. It's also a retail hub with two shopping centres, a bustling main street, artisan stores and a popular weekend market. For even more choice, Dundrum Town Centre and the city centre are close by.



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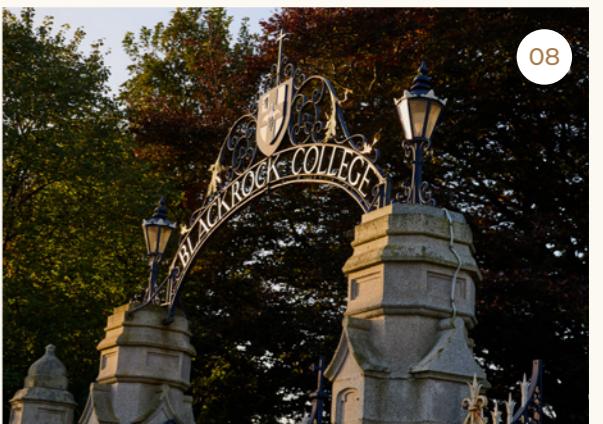
05



06



07



08

01. Blackrock Dart Station

02. Gleasons of Booterstown

03. Main Street, Blackrock

04. Blackrock Park

05. Starbucks Coffee

06. Bear Market Coffee

07. Mount Merrion Avenue

08. Blackrock College

# The Homes

Set across five floors, Woodlands Grove apartments and penthouses balance style with practicality. The brick, render and glass design sits within landscaped gardens, blending naturally with the leafy surroundings.



Main Block



Two-Storey Mews



At the heart of every home is a bespoke kitchen. Contemporary cabinetry and elegant finishes create a sleek, modern look. Open-plan layouts flow into generous dining and living spaces, with feature lighting adding warmth for both daily living and entertaining.





Bedrooms include fitted or walk-in wardrobes with clever storage, creating calm, clutter-free spaces.



Homes are filled with natural light through large double-glazed windows and private balconies with decking and feature lighting. These outdoor spaces extend living areas with views over landscaped gardens and leafy surrounds.



Bathrooms and ensuites feature sleek tiling, high-quality sanitaryware, rain head showers and heated towel rails, combining everyday ease with modern luxury.



# Specifications

## HEATING & HOT WATER

- » Heating and hot water supplied via individual air source heat pumps in each apartment. Heating and hot water zoned separately
- » Wet heating system, distributed through wall mounted radiators, thermostatically controlled

## KITCHENS

- » Custom designed contemporary kitchen, featuring Quartz Calacatta Gold worktops and splashbacks, bespoke cabinetry, with ample storage and full height wall units
- » Fully integrated Miele cooking appliances, fridge, freezer, microwave, oven, dishwasher, (Wine fridge installed in 3 bedroom apartments and penthouses)
- » LED lighting throughout

## UTILITY ROOM

- » Air Source Heat Pump and Heat Recovery Unit located within Utility room and integrated into the fitout design
- » Utility storage units and counter top installed, with provision for future install of washer and dryer (not included)

## BATHROOMS AND ENSUITES

- » Contemporary designed bathrooms and en-suites
- » Quality floor and wall tiling
- » High quality sanitaryware from Halo Bathroom and Tiling
- » Pressurised shower system with thermostatic valve, rain head and hand-held shower unit
- » Wall-mounted heated towel rails
- » Wall-mounted custom designed vanity mirror with additional undermounted sink storage

## MEDIA & COMMUNICATIONS

- » Entry video-phone system in each apartment connected to the main entrance door and entrance gate to provide remote access

- » TV points in living room
- » Access control to main building entrance and main gate
- » Car number plate recognition technology at main gate

## BEDROOMS

- » Fitted wardrobes with a contemporary design of assorted storage and hanging options
- » Walk-in wardrobes to master bedrooms with built-in LED lighting

## INTERIORS FINISHES & FEATURES

- » All walls and ceilings have a neutral colour painted finish
- » High quality Carlson double glazed aluminium windows and external windows with multi-point locking system
- » Contemporary feature architrave and skirting, with painted finish

## MANAGEMENT & SECURITY

- » Mains-supply smoke and heat detectors
- » CCTV provided to main entrances and external areas
- » Entry video-phone system in each apartment connected to the main entrance door and entrance gate to provide remote monitoring and access control

## THE BUILDING

- » A combination of high quality, attractive façades, which are a mix of Brick and insulated Render, with double glazed external window and doors
- » Terraces, finished with porcelain decking and feature lighting, maximise light and views from each apartment
- » Shared landscaped common gardens and additional open space for apartment residents to enjoy

## ELECTRICAL

- » Recessed, energy efficient LED spot lighting provided throughout

- » Generous light and power points provided within each apartment using contemporary brushed antique brass switches and sockets

## PARKING & SERVICES

- » Secure private parking with direct access to the apartments
- » One allocated car parking space for each apartment
- » All car parking spaces ducted and cables installed for future private installation of EV charging points. Chargers procured to be 'Garo' chargers to conform with the Management system for the development.
- » Entrance gate to development equipped with number plate recognition to provide contactless vehicular access and egress to and from the development.
- » Lift access
- » Centralised bin storage facility
- » Secure bicycle store

## OUTSIDE SPACE

- » The scheme is set amidst landscaped grounds offering a serene setting to relax or meet friends
- » Each apartment has a private balcony or terrace, maximising natural light and aspects

## ENERGY EFFICIENCY

- » A2 Building Energy Rating energy rating
- » Energy efficient, double glazed windows

## GUARANTEE

- » Each home at Woodlands Grove, Blackrock is covered by a 10-year HomeBond structural guarantee scheme





## Ground Floor

● One Bedroom ● Two Bedroom



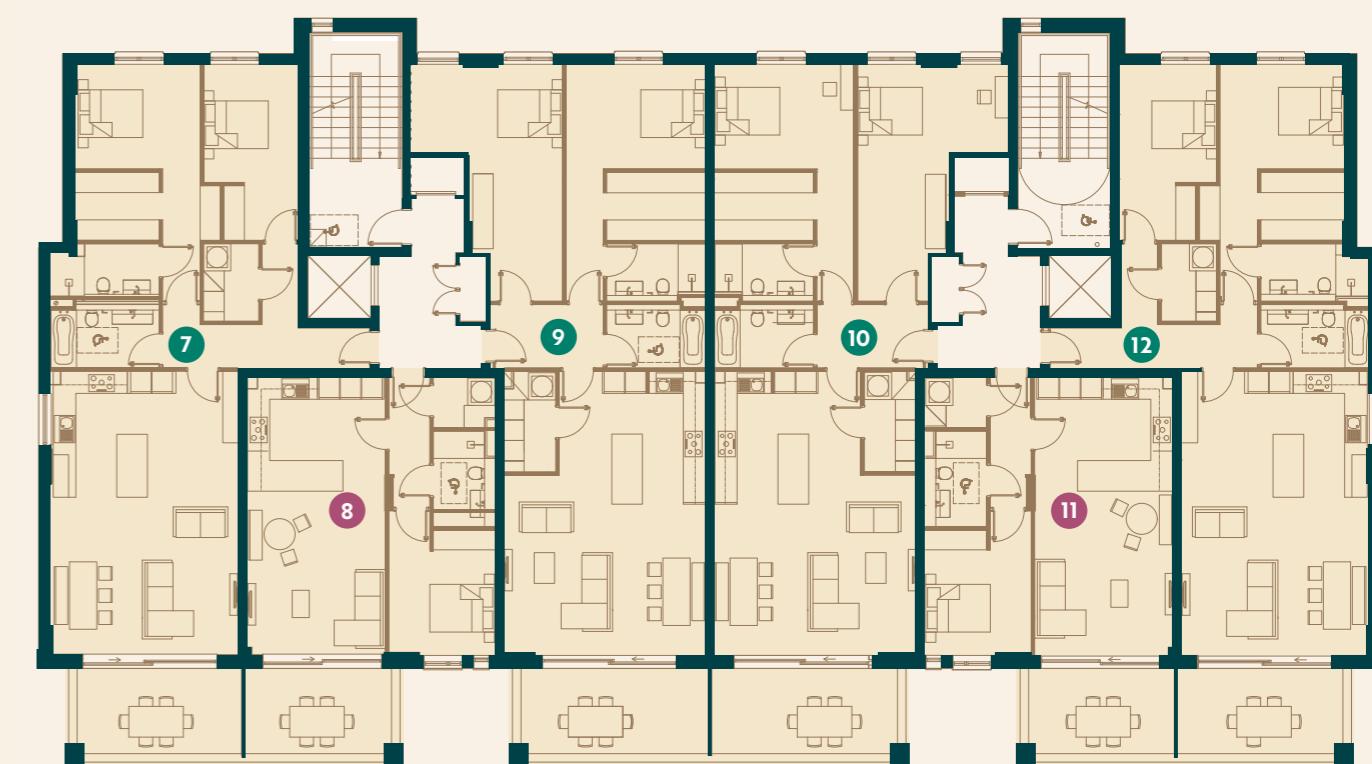
## Schedule of Accommodation

Number	Level	Description	Aspect	Sq.m	Sq.ft
1	Ground	1 Bedroom Apartment	Dual	63.0	678
2	Ground	2 Bedroom Apartment	Dual	79.0	850
3	Ground	2 Bedroom Apartment	Dual	109.0	1,173
4	Ground	2 Bedroom Apartment	Dual	110	1,184
5	Ground	2 Bedroom Apartment	Dual	79.0	850
6	Ground	1 Bedroom Apartment	Dual	63.0	678

\*for information purposes only

## First Floor

● One Bedroom ● Two Bedroom



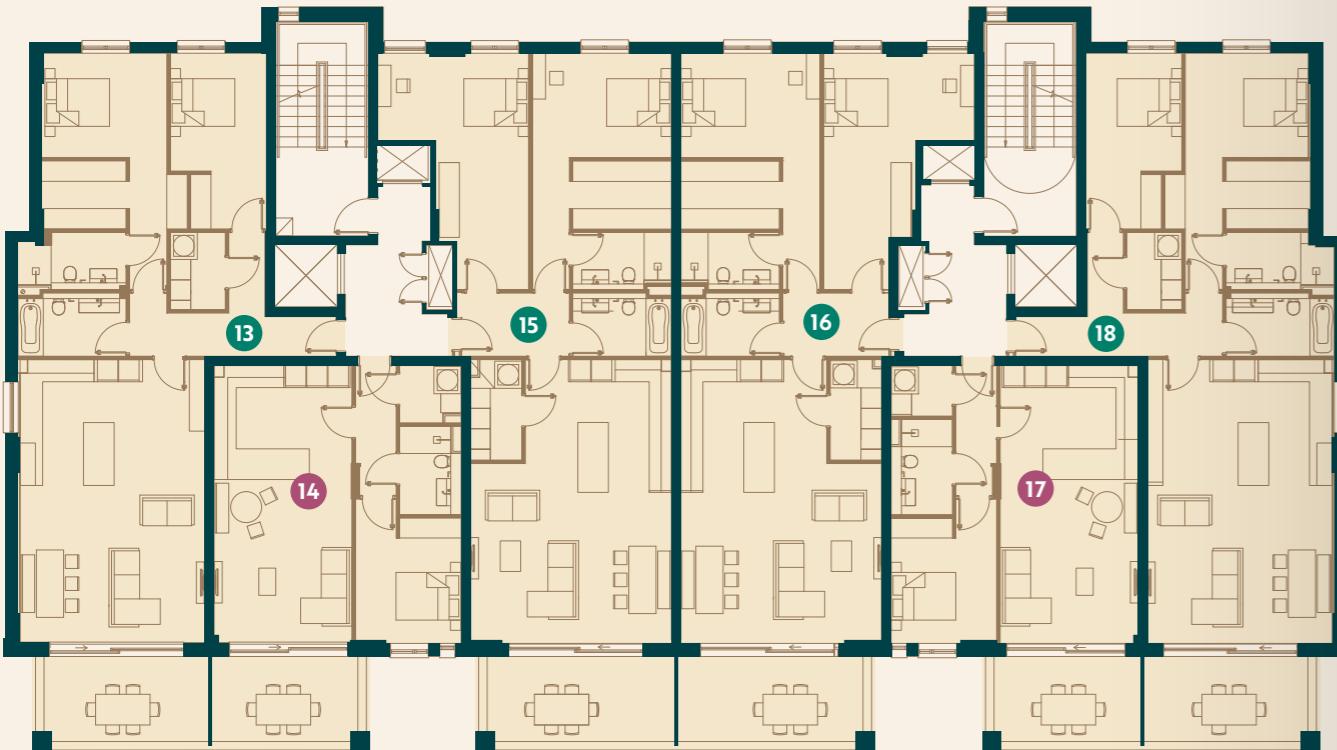
## Schedule of Accommodation

Number	Level	Description	Aspect	Sq.m	Sq.ft
7	First	2 Bedroom Apartment	Dual	109.0	1,173
8	First	1 Bedroom Apartment	Single	59.0	635
9	First	2 Bedroom Apartment	Dual	113.0	1,216
10	First	2 Bedroom Apartment	Dual	113.0	1,216
11	First	1 Bedroom Apartment	Single	59.0	635
12	First	2 Bedroom Apartment	Dual	109.0	1,173

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## Second Floor

● One Bedroom ● Two Bedroom



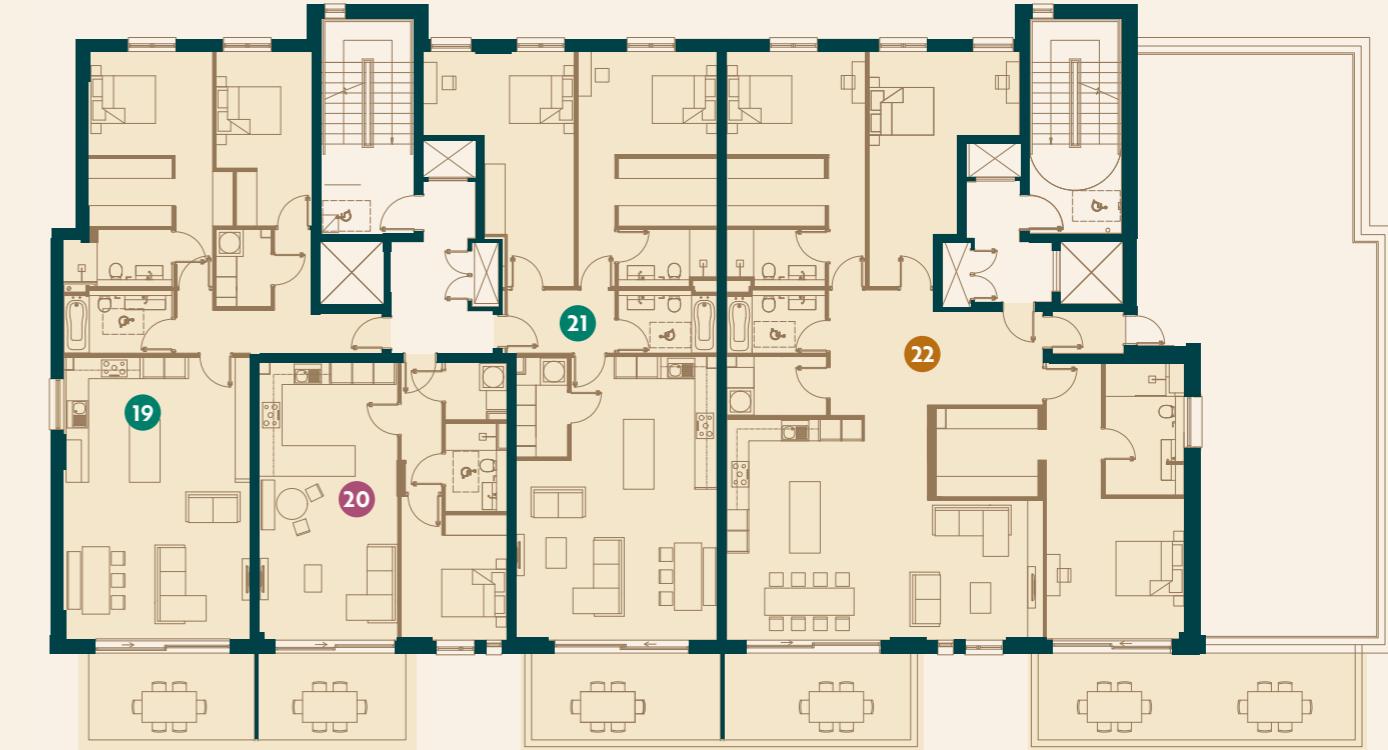
### Schedule of Accommodation

Number	Level	Description	Aspect	Sq.m	Sq.ft
13	Second	2 Bedroom Apartment	Dual	109.0	1,173
14	Second	1 Bedroom Apartment	Single	59.0	635
15	Second	2 Bedroom Apartment	Dual	113.0	1,216
16	Second	2 Bedroom Apartment	Dual	113.0	1,216
17	Second	1 Bedroom Apartment	Single	59.0	635
18	Second	2 Bedroom Apartment	Dual	109.0	1,173

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## Third Floor

● One Bedroom ● Two Bedroom ● Three Bedroom



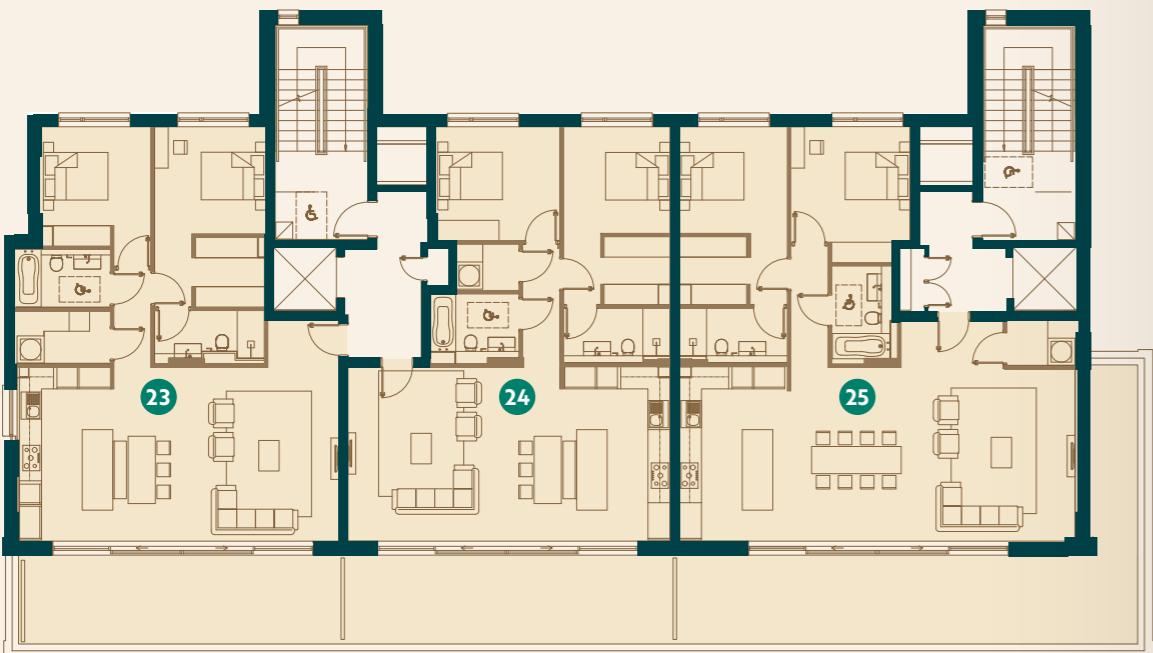
### Schedule of Accommodation

Number	Level	Description	Aspect	Sq.m	Sq.ft
19	Third	2 Bedroom Apartment	Dual	109.0	1,173
20	Third	1 Bedroom Apartment	Single	59.0	635
21	Third	2 Bedroom Apartment	Single	113.0	1,216
22	Third	3 Bedroom Apartment	Dual	178.0	1,916

\*for information purposes only

## Penthouse

● Two Bedroom



### Schedule of Accommodation

Number	Level	Description	Aspect	Sq.m	Sq.ft
23	Fourth	2 Bedroom Penthouse	Dual	99.0	1,066
24	Fourth	2 Bedroom Penthouse	Dual	96.0	1,033
25	Fourth	2 Bedroom Penthouse	Dual	112.0	1,206

\*for information purposes only

## Mews

● Three Bedroom



First Floor



Ground Floor

### Schedule of Accommodation

Number	Level	Description	Aspect	Sq.m	Sq.ft
26	Mews	3 Bedroom Mews	Dual	110.0	1,184

\*for information purposes only

## SALES AGENTS



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**woodlandsgrove.ie**



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