



# FAIRFIELD

GREYSTONES



# A Personal Note from the Developer

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**In a departure from the norm, I would like to share my own thoughts and personal experiences of the locality, having moved to Greystones a little over six years ago. Since then, it has become clear to me that Greystones is one of those special towns in Ireland in which to live and raise a family.**

Greystones won the Award for Best Place to Live in The International Awards for Liveable Communities (LivCom), having previously won the Gold Medal Award in 2008. I recently asked my daughter how she would describe Greystones and she said, "A warm hearted community". I too would share this view as, within the town, everyone is welcoming and friendly and the pace of life is gentle and relaxed, even though we are only a short train ride or drive from Dublin City Centre.

Yes, I acknowledge that I am biased in my views and thoughts, but for those who choose to live in our new development at Fairfield, you will benefit from all of the amenities that the town of Greystones has to offer. Fairfield is located within a five-minute walk of three national schools and two secondary schools, with a further two schools within a short bike ride.

Locally, you will hear the term "The Golden Mile" but this is not a reference to prestigious housing on the coast, rather it refers to the number of sporting clubs which are located on the south of the town; GAA, Golf, Soccer, Shoreline, Tennis, Rugby, Lawn Bowls etc. All of these clubs are nestled beside the town, offering residents of all ages a great opportunity to enjoy a wide variety of sports on your doorstep, without having to get in the car. Of course there is also the Marina which is a stones throw away and the Sailing clubs for young and old, or if you simply want to cast your rod you will see the fishermen heading out of the marina too.

For those who enjoy the outdoor life, take a plunge in the sea or enjoy one of the many scenic walks such as The Cliff Walk to Bray, Glen of the Downs and Kindlestown Wood. Locals enjoy ease of access to what is widely acknowledged as one of Ireland's most beautiful counties, "The Garden of Ireland" and the county does not achieve this label without merit. I am a keen cyclist and I enjoy the fact that Greystones is within a short spin of The Wicklow Mountains, which offer stunning bike rides in the summer months, albeit the weather can be a bit more challenging in the winter!

We have an expression in our house when speaking to other family members who do not live in Greystones and that is "Sunny Greystones", don't hold me too it but we seem to enjoy an enormous amount of more sunny and certainly less wet days as Greystones is tucked away in its own little micro climate!

There is a special feeling within the Town of Greystones which has a permanent holiday vibe in the town, with families, both young and old, enjoying all the amenities the town offers. There is even a small space for those who might enjoy a quiet glass of wine in the evening sunshine at La Touche wine shop.

In 2023, The Durkan Group celebrates our 60th anniversary, with the company first founded by our

father in 1963. We are a family-run building company, and we take great care in the design, detailing and the delivery of each and every one of our new homes. We always look at the homes from a personal perspective, including details which we would want included if we were living in the homes ourselves.

If you ask me whether I have any regrets about moving to Greystones, I do; but only that we didn't decide to move to Greystones earlier than we did!

*Neil Durkan*

**Director, Durkan Group.**



*From the right: Neil Durkan on site at Fairfield with site manager Michael Hickey.*

# Jump Right In!

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Welcome to Fairfield, a stunning  
new development nestled in  
the heart of Greystones.



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Fairfield is Durkan's latest new development of quality homes to be delivered in the heart of Greystones. Greystones as a town has grown over the years and has been recognised as the best place to live in Ireland in 2008 and more recently the town has won the Award for Best Place to Live in The International Awards for Liveable Communities (LivCom).

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Greystones creates a real sense of place where families can enjoy all of the schools, sporting clubs and facilities all of which create the strong feel of community. As one of Ireland's happiest and healthiest places to live, the town continues to grow whilst still retaining its homely village feel and residents of all ages enjoy its strong sense of community, with various events and festivals taking place throughout the year. For many people, there is something special about the coast and whether its for a stroll along the seafront or a bracing dip at The Cove, Greystones has it all. That rare village vibe is also due to the array of local artisan shops, delicious delis and cafes in the town, not to mention the bustling gastro pubs and eateries, all within walking distance of Fairfield.

Fairfield is an elegant new development which features a special selection of new homes including 4 bedroom semi-detached and detached houses, 2 bedroom ground floor apartments & 3 bedroom duplex homes. These beautifully crafted high-spec new homes are perfect for families, both big and small, and anyone looking to put down roots. With excellent rail connections, Greystones is often described as the gateway to Dublin. It is the ideal place to enjoy coastal living, whilst still being within easy reach of the city, whenever required. Fairfield with its unique setting offers the rare opportunity of easy access to the Town of Greystones, the schools, sporting facilities and good transport links all within walking distance or a short bike ride.

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# This is Coastal Living

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One of the standout features of Greystones is its stunning natural surroundings. The town is nestled between the Irish Sea and the Wicklow Mountains, offering breathtaking views and plenty of outdoor activities. The coastal area is known for its beautiful beaches, where residents and visitors can enjoy swimming, sunbathing, and water sports such as sailing and kayaking. The nearby mountains provide ample opportunities for hiking, biking, and exploring nature trails. Greystones also boasts a vibrant town center with a range of modern amenities. The main street is lined with charming shops, boutiques, cafes, and restaurants, catering to various tastes and preferences.

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Greystones combines the tranquility and natural beauty of its coastal and mountainous surroundings with the convenience of modern amenities.

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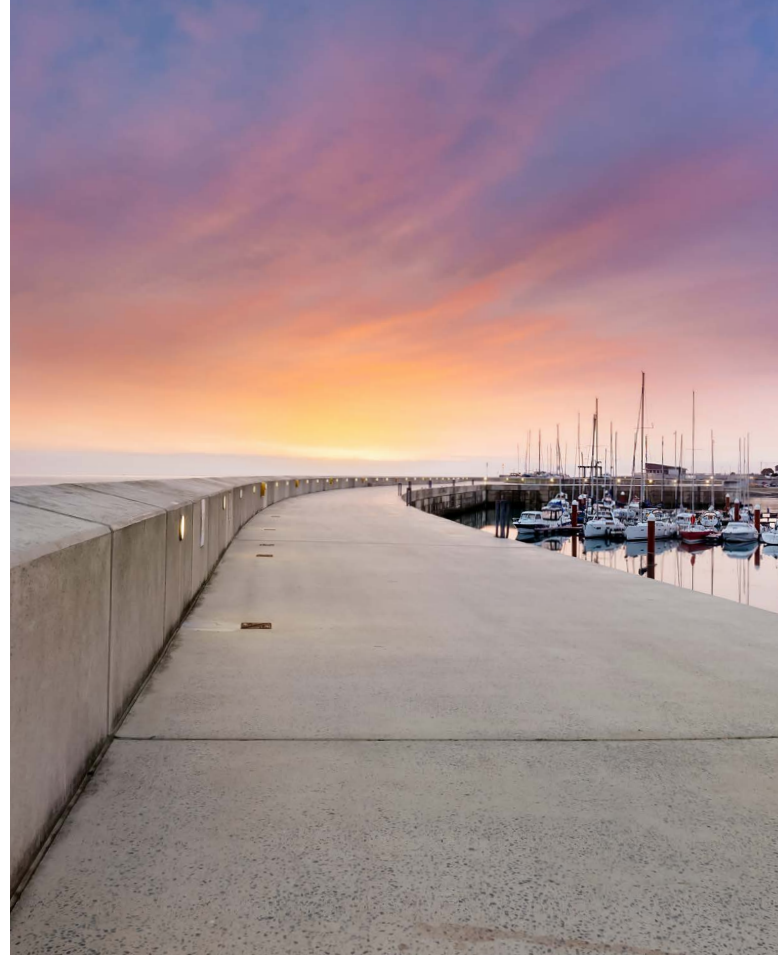
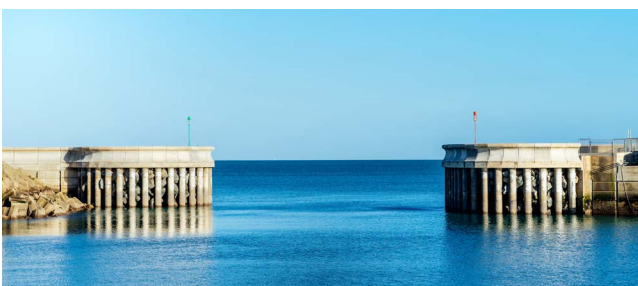






# An Enviably Location

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Fairfield is unrivalled in terms of location, the proximity to both natural beauty and a vibrant community is truly remarkable. Greystones town offers a diverse range of options for dining and entertainment. With delightful restaurants, cozy cafes, and lively bars, residents have plenty of choices when it comes to enjoying a delicious meal or relaxing with friends. The town provides a charming shopping experience, with unique and tempting offerings for those looking for something special. The town's atmosphere is characterized by its warm and inviting nature, making it easy to connect with neighbours and forge lasting relationships.

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# In the Heart of Greystones

## CAFES, BARS & RESTAURANTS

1. The Beach House
2. Elevelin Deli
3. The Fat Fox
4. Mooch
5. Mrs Robinsons
6. The Burnaby
7. Café Grey
8. Homans Café
9. The Bakers Table
10. The Happy Pear
11. Las Tapas
12. The Hungry Monk
13. Bochellis
14. La Touche Wines
15. The Bear Paw Deli
16. Buoy's Kitchen
17. La Creperie
18. Sweeneys Harbour Café
19. The Pigeon House
20. Camille
21. Daata
22. Chakra

## PUBLIC AMENITIES

1. Cliff Walk
2. Library
3. Playground
4. Greystones Dog Park
5. South Beach
6. Harbour
7. Delgany Fairy Trail
8. Delgany Heritage Trail

## SPORTS & ENTERTAINMENT

1. Greystones Lawn Tennis Club
2. Greystones Rugby Club
3. Éire Óg Greystones GAA Club
4. Greystones United AFC
5. Whale Theatre
6. Greystones Sailing Club
7. Greystones Golf Club
8. SoBe – South Beach Pavillion

## SCHOOLS

1. Little Stars on the Lane
2. Greystones Montessori
3. Knockeevin Montessori & NS
4. St. Brigid's NS (P)
5. St. Kevin's NS (P)
6. St. Patrick's NS (P)
7. St. Laurence's NS (P)
8. Greystones Educate Together (P)
9. Gaelscoil na gCloch Liath (P)
10. Greystones Community School
11. St. David's Holy Faith (S)
12. Temple Carrig School (S)

## SHOPPING

1. Lidl
2. Tesco
3. Donnybrook Fair
4. SuperValu
5. Boots Pharmacy



Fairfield on Foot

Nearest Dublin  
Bus Stop

05  
minutes

St Kevin's  
School

07  
minutes

The Beach  
House Pub

09  
minutes

Meridian Point  
Shopping Centre

14  
minutes

Greystones  
Train Station

16  
minutes



Fairfield by Dart

Greystones  
Train Station

09 mins

Bray  
Train Station

27 mins

Dun Laoghaire  
Train Station

45 mins

Grand Canal  
Train Station

48 mins

Pearse Street  
Train Station

50 mins

Connolly  
Train Station



Fairfield by Car

Luas Stop  
Brides Glen

25  
minutes

The Park  
Carrickmines

27  
minutes

Dundrum  
Town Centre

35  
minutes

St. Stephen's  
Green

40  
minutes

Dublin  
Airport

50  
minutes



Greystones benefits from its excellent transportation infrastructure, making it highly accessible and well-connected to various parts of Ireland.



# Connect with Ease

Fairfield's convenient location near the N11 and M50 provides residents with quick and easy access to major road networks. With the DART station located within walking distance, residents have a convenient and sustainable means of transportation, enabling them to easily access Dublin's city center for work or leisure. Greystones also has a well-established bus service allowing residents to travel to neighbouring towns. The combination of a well-connected road network, regular bus services, and the presence of the DART railway service ensures convenient transportation for both daily commuting and leisure activities.

# Special Features

# *The Houses*

## EXTERNAL FEATURES

- High quality brick and render finishes throughout.
- Munster Joinery UPVC high-performance double-glazed windows with low u-value for energy efficiency.
- Large, glazed sliding screen doors leading to patios.
- Paved patios located within the gardens to maximise sunlight and enjoyment of the space.
- Side passage gates to each home.
- Paved front driveways to accommodate parking (where applicable).
- All gardens are generously landscaped to the front and rear.
- Individual storage space for each apartment located to the side of the rear patio.
- Each home comes with fitted external lights at hall doorway and also to the front and rear patios.

## MEDIA & COMMUNICATIONS

- Wired for high-speed broadband (CAT 6).
- Data and TV points to main bedroom, kitchen and living room.
- USB charging sockets to living room, kitchen and main bedroom.
- Main infrastructure installed to accommodate, Virgin and Eir.

## ENERGY EFFICIENCY

- A2 BER rating for all homes.
- High level of insulation and airtightness design.
- All homes come fitted with Mechanical Ventilation Heat Recovery systems (MVHR) – this system gives greater control over the heating within the homes providing fresh air intake and expelling the stale air while maintaining the ambient temperature throughout.
- High level of wall, floor and ceiling insulation reducing the heat loss of the building fabric
- All homes come fitted with heat pumps.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED fittings.

## SECURITY & SAFETY

- Smoke detectors fitted throughout (main powered with battery backup).
- Locking system to all external ground floor windows and doors.
- Safety restrictors fitted to upper floor windows.
- Central hub where wireless alarm can be fitted (by homeowner).

## ELECTRICAL

- Generous provision of lighting and power points throughout.
- External socket to patio and front of houses.
- 5 AMP sockets provided to living room and master bedroom, facilitating softer lighting by way of use of lamps switched at main switch for each room.
- Recessed LED lighting to sitting room, hallways, kitchen, utility, bathrooms and master bedroom.
- Antique brass sockets and switches to living room and kitchen.
- Future proofing for provision of electrical charging point to the side of each home.

### KITCHEN & UTILITY ROOMS

- Contemporary and professionally designed high quality fitted kitchens complete with stone worktops.
- Fully integrated appliances (subject to 21-day contract rule).
- Stainless steel sink complete with mixer tap.
- Each home comes with a separate utility with fitted storage units and is plumbed for washer/dryer.

### INTERIOR FINISHES

- Extra floor to ceiling height on all three levels.
- High quality painted doors with high quality glazed doors in kitchen and living room.
- Stylish skirtings and architraves.
- Brushed satin finish ironmongery.
- Internal smooth white painted finish throughout.
- All homes are traditional plaster skimmed internally.
- Detached homes contain feature recessed lighting with vaulted ceiling in living room.

### HEATING

- Each home comes with underfloor heating to the ground floor only with the use of panel radiators at the upper levels.
- Each home is heated using a heat pump with controlled zones and zone-controlled panel radiators.
- Pressurised hot and cold-water system.

### WARDROBES & STORAGE

- Shaker style fitted wardrobes in all rooms with vanity unit fitted to master bedroom.
- Additional storage is provided under main roof structure at third floor level.

### BATHROOM & ENSUITES

- High quality tiling to walls and floors to wet areas within bathroom and ensuite (as per show home).
- Contemporary shower enclosure completes with pressurised water supply and fitted shower screen.
- Heated towel rails to all bathrooms.
- High quality sanitaryware.

### STRUCTURAL FEATURES

- All homes are built using Insulated Concrete Formwork (ICF) - please see separate note in relation to the specific method of construction. In short, all of the walls are concrete and all of the walls are concrete which is unique to ICF and very different by comparison to other new homes schemes delivered to the market today.
- The system structurally is more solid and due to the fact that there are concrete floors at each level the sound insulation is superior to standard methods of construction.

### WARRANTY & COVER HOMEBOND

- All homes are covered under the Homebond Structural and Latent Defects Insurance (10 years) and Mechanical and Electrical Defects Insurance (5 years).



# Special Features

# *Duplexes & Apartments*

## EXTERNAL FEATURES

- High quality brick and render finishes throughout.
- Munster Joinery UPVc high performance double glazed windows with low u-value for energy efficiency.
- Large glazed screen with doors to patios.
- Paved patios to the front and rear of the ground floor apartment.
- Individual storage space for each apartment located to the side of the rear patio.
- Large paved patio to the balconies of the three bedroom homes.
- Large storage area located on balcony of the three bedroom duplex.
- Each unit comes with fitted external lights at hall doorway and also to the front and rear patios.

## MEDIA & COMMUNICATIONS

- Wired for high speed broadband (CAT 6).
- Data and TV points to main bedroom and living room.
- USB charging sockets to living room and main bedroom.
- Main infrastructure installed to accommodate, Virgin and Eir.

## WARDROBES & STORAGE

- Shaker style fitted wardrobes in all rooms.

## HEATING

- Each home is heated using a heat pump with controlled zones and zone-controlled panel radiators.
- Pressurised hot and cold water system.

## ELECTRICAL

- Generous provision of lighting and power points throughout.
- External socket to patio of apartment and terrace of duplex home.

## ENERGY EFFICIENCY

- A2 BER rating for all homes.
- High level of insulation and airtightness design.
- All homes come fitted with Mechanical Ventilation Heat Recovery systems (MVHR) – this system gives greater control over the heating within the homes providing fresh air intake and expelling the stale air while maintaining the ambient temperature throughout.
- High level of wall, floor and ceiling insulation reducing the heat loss of the building fabric.
- All homes come fitted with heat pumps.
- High performance internal pipe insulation to reduce heat loss.
- Energy saving LED fittings.

## BATHROOM & ENSUITES

- High quality tiling to walls and floors to wet areas within bathroom and ensuite (as per show home).
- Contemporary shower enclosure complete with pressurised water supply and fitted shower screen.
- Heated towel rails to all bathrooms.
- High quality sanitaryware.



### KITCHEN AND UTILITY ROOMS

- Contemporary and professionally designed high quality fitted kitchens complete with stone worktops.
- Fully integrated appliances (subject to 21 day contract rule).
- Stainless steel sink complete with mixer tap.
- Each home come with separate utility plumbed for washer/dryer.

### INTERIOR FINISHES

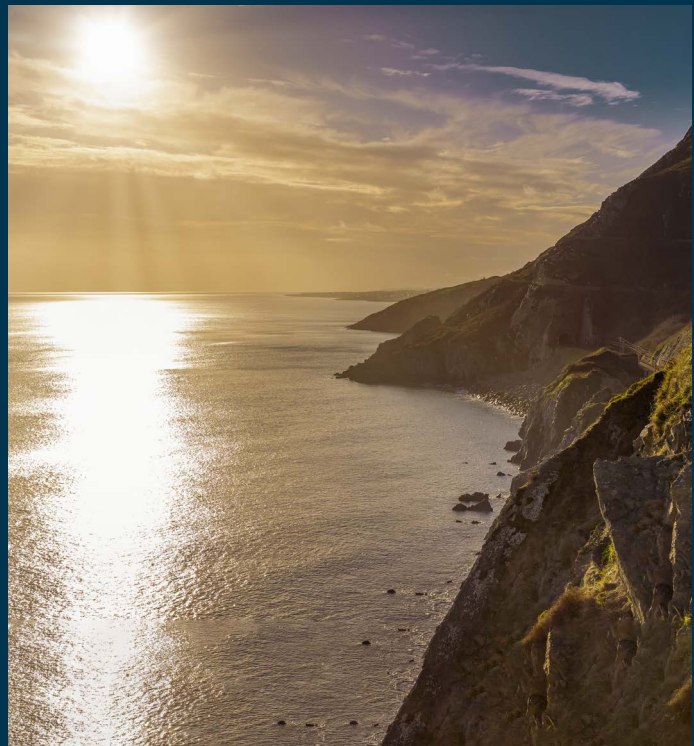
- Extra floor to ceiling height at ground and first floor levels.
- High quality painted doors.
- Stylish skirtings and architraves.
- Brushed satin finish ironmongery.
- Internal smooth white painted finish throughout.
- All homes are traditional plaster skimmed internally.

### STRUCTURAL FEATURES

- All homes are built using Insulated Concrete Formwork (ICF) - please see separate note in relation to the specific method of construction. In short, all of the walls are concrete which is unique to ICF and to very different by comparison to other new homes schemes delivered to the market today.
- The system structurally is more solid and due to the fact that there are concrete floors at each level the sound insulation is superior to standard methods of construction.

### WARRANTY & COVER HOMEBOND

- All homes are covered under the Homebond Structural and Latent Defects Insurance (10 years) and Mechanical and Electrical Defects Insurance (5 years).

















# Insulated Concrete Form



ICF combines off site methods of construction with onsite work and simply put, allows for all structures to be built from the foundations up combining ICF with re-enforced concrete and delivering high quality structures. Through the careful planning pre-commencement on site, right through to completion, thought has been given to every detail, right down to the location of services. Once the rising walls have been set in position, the cavity is filled with concrete and leveled off to take the upper walls. The light blocks can be man-handled into place, adding to speed of delivery and reducing the need for on-site heavy machinery.

Durkan believe in innovation and have chosen to use Insulated Formwork Concrete (ICF) at Fairfield.

Once the walls are standing, the entire of the ground floor walls can be filled in one day and left ready to take the next lift. The work is not weather dependent which aides the on-site programme. The ICF blocks come with wall ties holding the outer and inner leaf together, allowing space for reinforced steel bars to be inserted pre-pour of the concrete. Durkan are combining the use of concrete floors and stairs to speed up the delivery and enhance the overall durability of the structures. Through good design and co-ordination of off-site manufacture of precast concrete floors, the homes at Fairfield will be delivered ahead of traditional programming. Durkan are proud of this exciting opportunity that Fairfield has presented during the design and construction phases and look forward to the creation of a new community for discerning buyers in the heart of Greystones.





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# Passive Houses at FAIRFIELD

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The term Passive House or Passiv Haus suggests a very thorough and precise detailed design of a building with an energy demand 90% lower than most buildings. It is important to emphasise that 'Passive House' defines an energy standard and a set of principles. The construction method and the design methodology are not predetermined.

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Passive House is the highest comfort standard on the planet today. Unlike the national building standard in Ireland which assumes that heating is provided for just 8 hours per day, Passive House is modeled on the basis of 24 hours per day comfort. Comfort is assured in several ways including highly insulated glass which avoids temperature stratification or 'cold pockets' next to windows, complete elimination of drafts through proper air-sealing, absence of thermal bridges which creates warm edges to floors, tempered fresh air, improved sound insulation, comfortable humidity levels (around 50%) and high indoor air quality as exemplified by CO<sub>2</sub> levels. There is no other building standard available globally right now which delivers this level of comfort. Living in a Passive House is the closest thing we have to living in the outdoor fresh air due to the mechanical ventilation which flushes the entire building 24 / 7. Plus, the ventilation is super quiet with a maximum of 25 decibels in living rooms (inaudible) and uses very little electricity (the same as a 40 Watt bulb for whole-house ventilation).

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# Beautiful & Thoughtful Designs

All homes are built to showcase the innovative high-quality design, superior workmanship & attention to detail that is guaranteed with a Durkan built home.

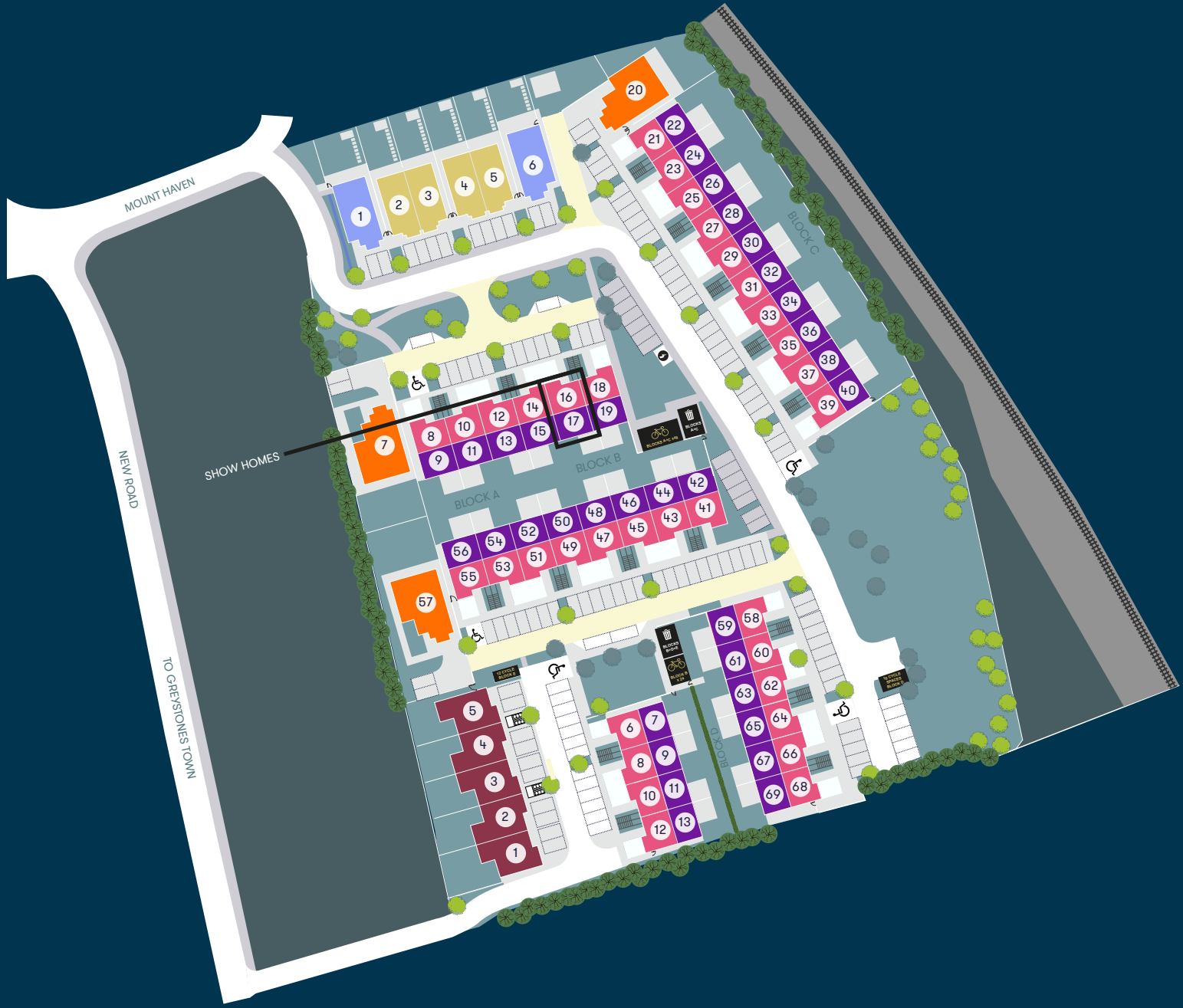


## Apartments & Duplexes

- THE SCHOONER (TYPE A)**  
2 Bed Own Door Apartment Mid - End Terrace  
c. 79 sq.m/850 sq.ft.
- THE CARAVEL (TYPE B)**  
3 Bed Duplex Mid - End Terrace  
c. 122 sq.m/1,313 sq.ft.

## Four Bedroom Houses

- THE GALLEON (TYPE C)**  
4 Bedroom Semi Detached 3 Storey House  
c. 170 sq.m/1,830 sq.ft.
- THE BRIGANTINE (TYPE E2)**  
4 Bedroom Detached 3 Storey House  
c. 213 sq.m/2,293 sq.ft.
- THE CLIPPER (TYPE E3)**  
4 Bedroom Detached 3 Storey House  
c. 240 sq.m/2,583 sq.ft.



# Site Plan



The Site Plan is intended for illustrative purposes only. Construction, landscaping and naming details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Durkan reserve the right to alter the layout, landscaping and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation. Please speak to a Selling Agent with any queries.

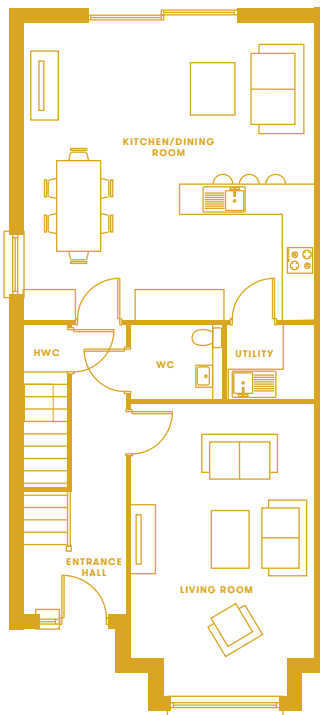
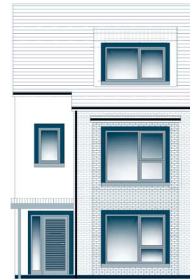
# The Galleon



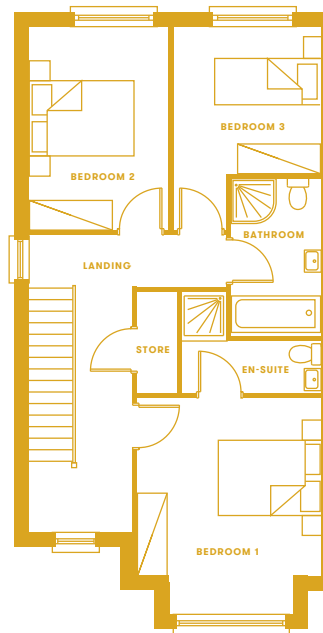
## HOUSE TYPE C

4 Bedroom Semi Detached 3 Storey House

c. 170 sq.m/1,830 sq.ft.



**GROUND FLOOR**



**FIRST FLOOR**

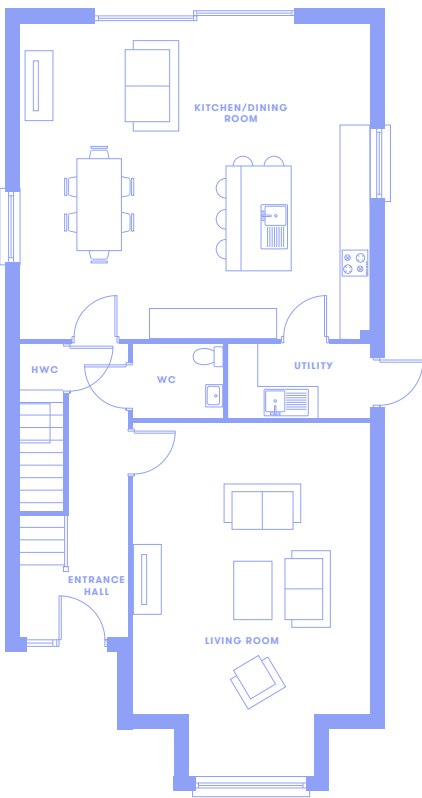
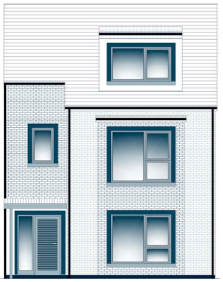


**SECOND FLOOR**

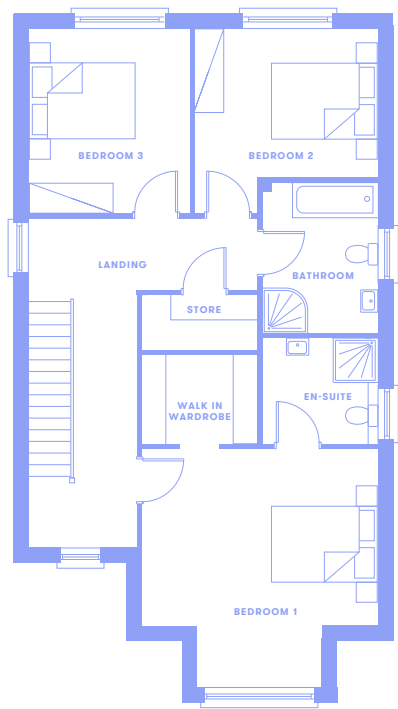


# The Brigantine

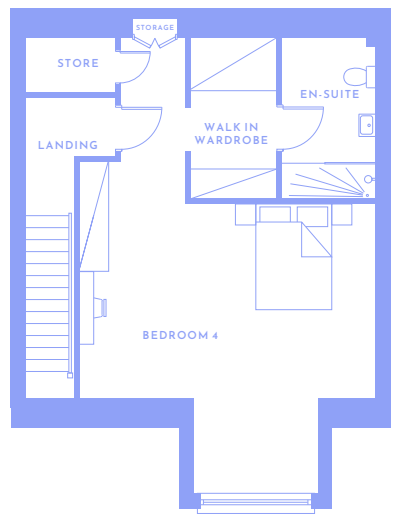
**HOUSE TYPE E2**  
**4 Bedroom Detached 3 Storey House**  
c. 213 sq.m/2,293 sq.ft.



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

Not to scale, for identification purposes only.

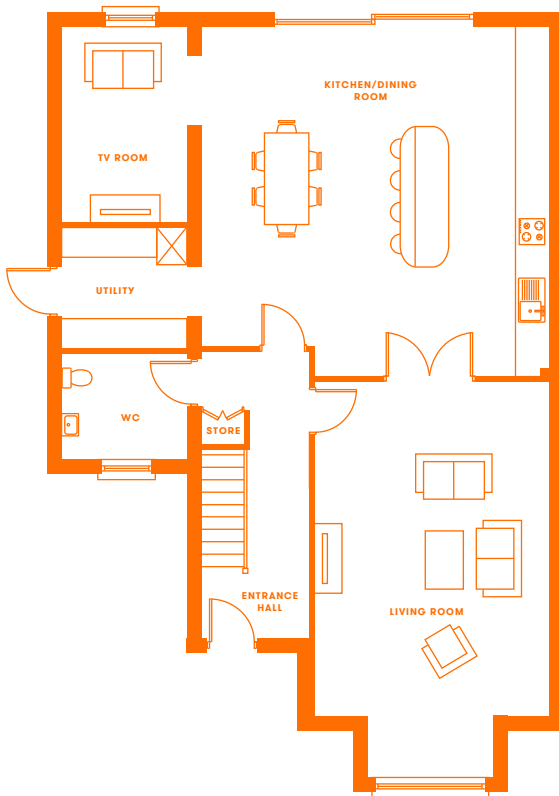
# The Clipper



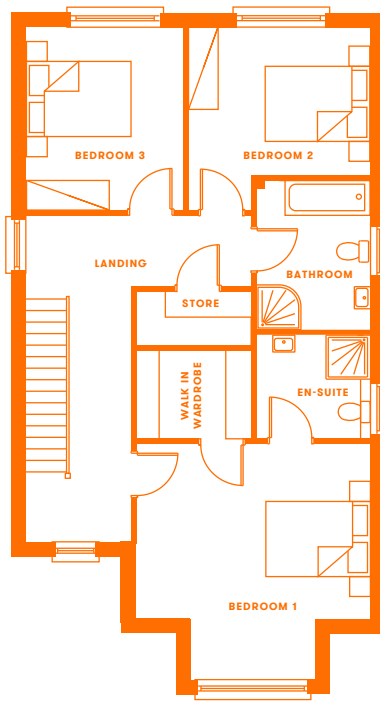
HOUSE TYPE E3

4 Bedroom Detached 3 Storey House

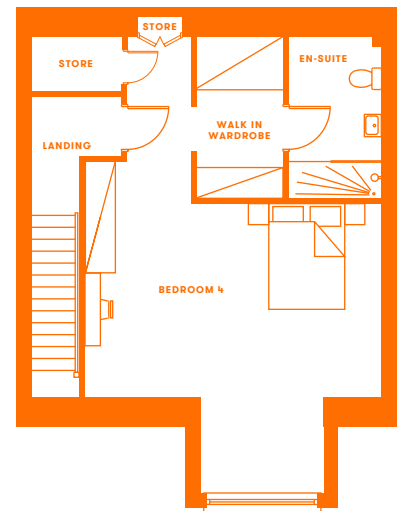
c. 240 sq.m/2,583 sq.ft.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



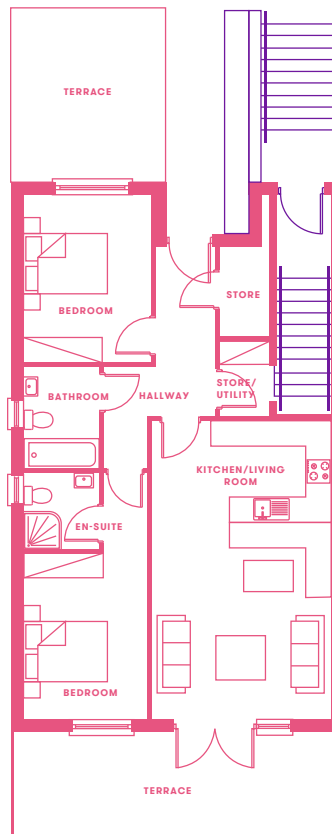
# The Schooner



## HOUSE TYPE A

2 Bed Own Door Apartment (End Terrace)

c. 79 sq.m/850 sq.ft.



**GROUND FLOOR**

Not to scale, for identification purposes only.

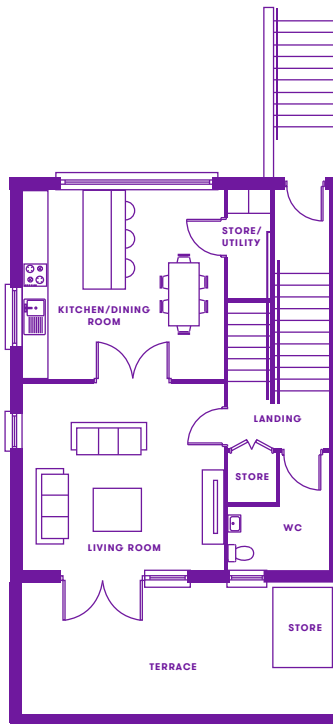
# The Caravel



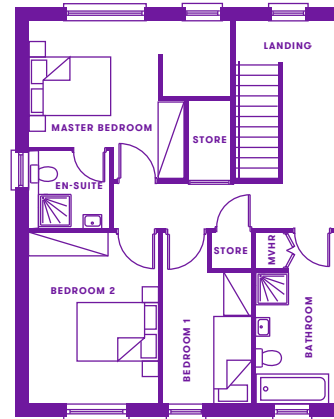
## HOUSE TYPE B

**3 Bed Duplex (End Terrace)**

c. 122 sq.m/1,313 sq.ft.



**FIRST FLOOR**



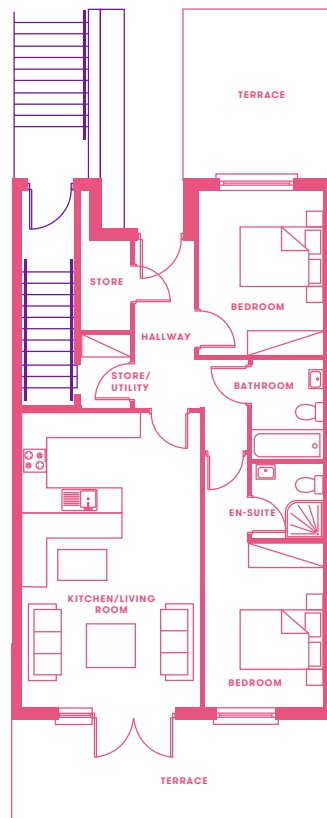
**SECOND FLOOR**

# The Schooner

## HOUSE TYPE A

### 2 Bed Own Door Apartment (Mid Terrace)

c. 79 sq.m/850 sq.ft.



**GROUND FLOOR**

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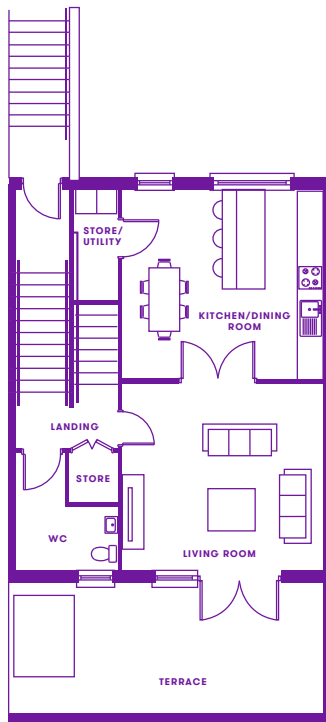


# The Caravel

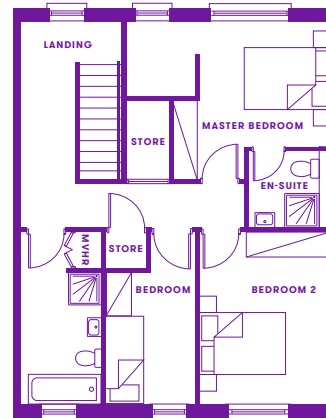
## HOUSE TYPE B

### 3 Bed Duplex (Mid Terrace)

c. 122 sq.m/1,313 sq.ft.



FIRST FLOOR



SECOND FLOOR

# About Durkan



For over 60 years Durkan have been at the forefront of modern, quality homes with a focus on design and functionality.



In today's homes, Durkan have added high-specification materials to maximise energy efficiency and cutting-edge technology to deliver passive and certified homes to high standards. Durkan continues to be a family-run business and stays true to its original ethos and character which holds honesty, authenticity, and excellence at its core.

Their mission is 'To safely deliver the most energy-efficient family homes through integrating design, construction techniques and new technologies that ultimately create a dynamic and healthy building environment that is sustainable in every sense.' Examples of Durkan's prestigious work to date include: Sillan, Vartry Wood, Bishops Gate and The Grove.

**DEVELOPER**

**Durkan**  
Maple House  
Lower Kilmacud Road  
Stillorgan  
Dublin



PSRA No. 004017

**AGENT**

**DNG NEW HOMES**  
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Ranelagh  
Dublin 6  
T: (01) 491 2600

**ARCHITECT**

**BBA ARCHITECTURE**  
Eden Gate Centre  
Farrankelly  
Delgany  
Co. Wicklow

**SOLICITOR**

**RDJ LLP**  
The Exchange  
George's Dock,  
IFSC  
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