





1 THE INTRO

Discover the perfect blend of modern living and convenience at Keepers Lock, a vibrant new community, featuring spacious 2, 3 & 4 Bedroom houses, apartments & duplexes.

A VIBRANT COMMUNITY



3 THE CONNECTED

Commuting to and from Keepers Lock is a breeze thanks to its excellent transport links.



2 THE VIBRANCY

Just a stone's throw away lies the vibrant Clondalkin Village, brimming with a wealth of amenities to cater to your every need. From quaint cafes and bustling restaurants to numerous shops, supermarkets, schools and sports clubs, everything you could desire is within easy reach.



~ INTRODUCING KEEPERS LOCK

DESIGNED AND MADE FOR LIVING

Keepers Lock is within walking distance of the historical village of Clondalkin and beside the magnificent Grand Canal, offering residents easy access to scenic walking and cycling paths by the water. Residents can soak up the beauty of nature right on your doorstep. A serene retreat from the hustle and bustle of city life while being conveniently close to all amenities.



~ JUST A STONE'S THROW AWAY

THE VIBRANCY COMMUNITY

Explore the rich history of the area with visits to landmarks such as the historic Round Tower or unwind in one of the many parks and greenways. Only moments away from Keepers Lock, Liffey Valley Shopping Centre offers a diverse range of amenities and experiences, including an extensive selection of retail outlets, dining options, and entertainment venues. Whether you're seeking fashion-forward boutiques, gourmet dining experiences, or family-friendly entertainment, Liffey Valley has something for everyone.





~ A TRULY WELL CONNECTED TOWN

THE BEST CONNECTIONS

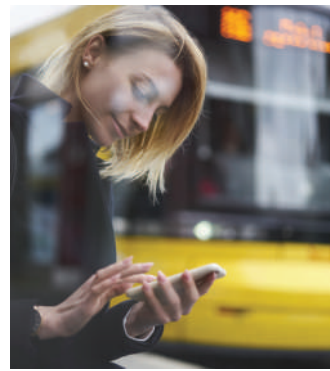
Commuting to and from Keepers Lock is a breeze thanks to its excellent transport links. Located next to the Clondalkin/Fonthill train station, Keepers Lock is also well-served by an extensive network of Dublin bus routes and the nearby LUAS Red line at the Red Cow with its Park & Ride facility, allowing residents to enjoy quick and convenient access to Dublin City Centre and beyond. For those who prefer to drive, the M50 motorway is easily accessible, offering seamless travel to the greater Dublin area and beyond.





~ SO MANY AMENITIES ON YOUR DOORSTEP

EMBRACE ALL THAT SURROUNDS YOU



EXPERIENCE

Keepers Lock is an enviable canal side development, where you can enjoy the beauty of nature and all the Grand Canal Green Way has to offer along with the convenience of this well-established location.



Keepers Lock



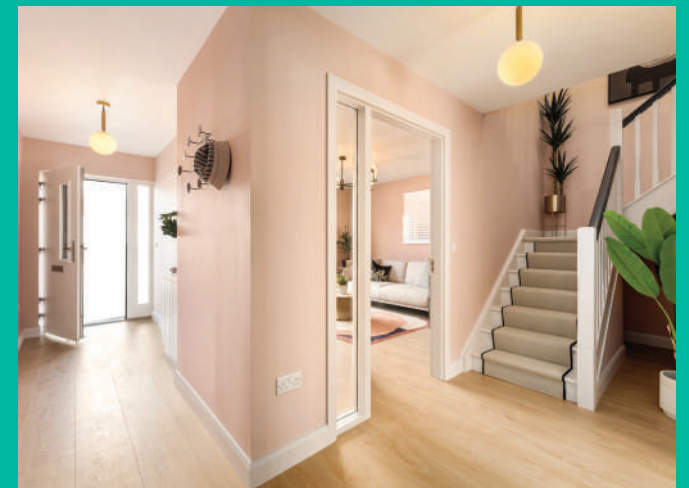
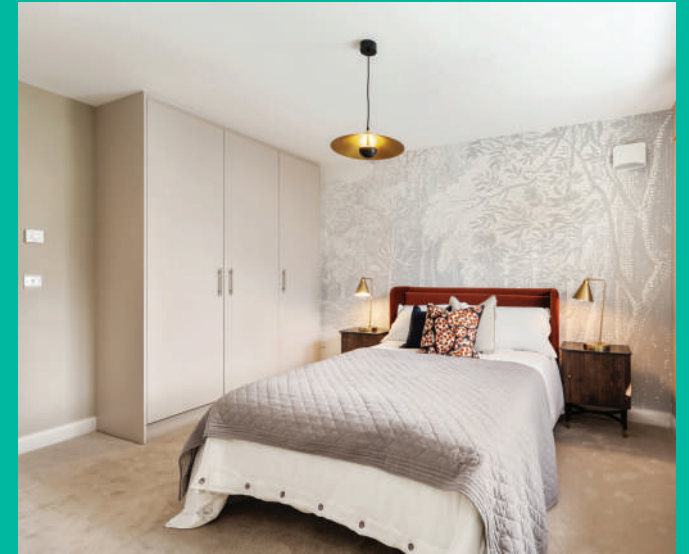
Discover the new 2, 3 & 4 bedroom homes at Keepers Lock, finished to an excellent standard by Kelland Homes. These homes are thoughtfully designed to provide spacious accommodation offering an intelligent use of space, a keen eye for style and true commitment to quality.



Keepers Lock



Note the impressive specification of the custom designed fitted kitchens with tastefully finished bathrooms.



Keepers Lock



~ THE DEVELOPMENT

ABOUT CLONBURRIS...

Keepers Lock is a new development within the exciting upcoming community boasting over 9,000 modern residences, which is within the Clonburris SDZ. Located alongside the Grand Canal Greenway, the development is thoughtfully planned & designed around expansive open spaces featuring playgrounds, sports fields, and outdoor fitness facilities. Within Clonburris there will be a vibrant centre, where a dynamic mix of retail outlets, commercial spaces, leisure amenities, and entertainment options. Plus, conveniently located schools and childcare facilities ensure every aspect of your lifestyle is catered for. Welcome to a new way of living in Clonburris.

KEEPERS LOCK ISN'T JUST A PLACE TO LIVE

It will be a vibrant new community where neighbours become friends and memories are made. Our development will feature communal green spaces, playgrounds, and recreational facilities, providing ample opportunities for residents of all ages to socialise and unwind.



A VIBRANT COMMUNITY

Don't miss your chance to be a part of this vibrant new community, these homes are perfect for first-time buyers as the development will qualify for both the First Home and Help to Buy Schemes. The First Home Scheme helps buyers with up to 30% of the market value of their new home. This will reduce to 20% if availing of the Help to Buy scheme.

Family living in an idyllic canal side location – A better place for families to grow.

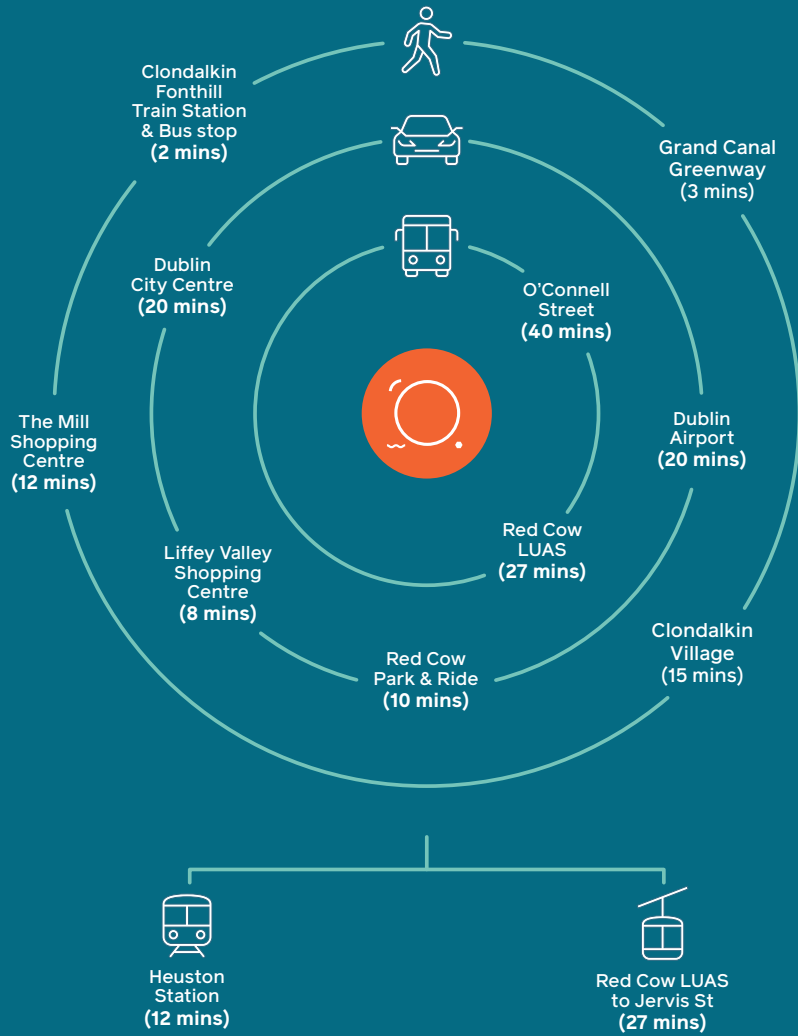




CLOSELY CONNECTED

DISTANCES

WALKING/BY CAR/
BUS/TRAIN/LUAS



SO CONVENIENT





SHOPPING

- 01 Tesco Super Store
- 02 Lidl
- 03 The Mill Shopping Centre
- 04 Dunnes Stores
- 05 Clondalkin Village
- 06 Aldi
- 07 Liffey Valley Shopping Centre
- 08 Fonthill Retail Park
- 25 Gaelscoil Chluain Dolcain
- 26 Footprints Montessori
- 27 Village Day Care Centre
- 28 St. Johns N.S.
- 29 Moyle Park College
- 30 Kishoge Community College
- 31 Griffeen Community College
- 32 St Peters Junior National School

BARS + EATERIES

- 09 The Waterside
- 10 Woodfire & Wings Clondalkin
- 11 The Laurel Clondalkin
- 12 The Treetop Restaurant
- 13 Elephant & Castle
- 14 Monk's Kitchen, Clondalkin
- 15 Quinlan's, The Black Lion
- 16 The Purty Central
- 17 East Village
- 18 Pattaya
- 19 Pandini's Italian Restaurant

CRECHE + SCHOOLS

- 20 Colaiste Chillian
- 21 Colaiste Bride
- 22 Sacred Heart N.S.
- 23 Talbot Senior N.S.
- 24 Clonburrin N.S.

CLUBS & GYMS

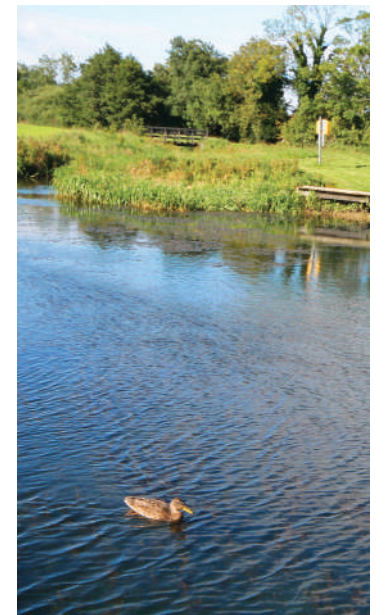
- 33 Clondalkin Rugby Club
- 34 Newlands Golf Club
- 35 Clondalkin Leisure Centre
- 36 National Baseball Facility
- 37 Adamstown Cricket Club
- 38 Grange Castle Golf Club
- 39 Round Tower GAA Club
- 40 Anytime Fitness

PARKS & RECREATION

- 41 9th Lock Canal Walk
- 42 Clondalkin Round Tower Visitor Centre
- 43 Tully's Castle
- 44 Clondalkin Library
- 45 The Irish Cultural Centre of Aras Chronain
- 46 Corkagh Park
- 47 Collinstown Park
- 48 Ballyowen Park



CITY, PARKLANDS,
MOUNTAINS, WATER,
SHOPPING, DINING,
EXPLORING, WHATEVER
YOU ARE INTO, YOU'LL
FIND IT CLOSE BY AT
KEEPERS LOCK.





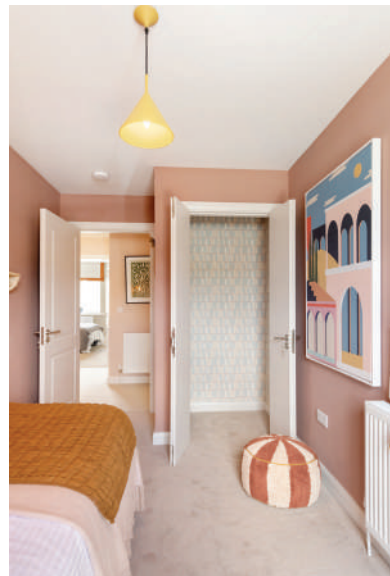
~ THE DETAILS

STUNNING INTERIORS



ENJOY ERGONOMIC EFFECTIVE DESIGN

Designed in the nordic minimal style, for a fresh, calm, and airy atmosphere, the houses at Keepers Lock are generously proportioned and offer clever space and storage solutions for innovative design features.



~ THE SPECIFICATIONS

ENERGY EFFICIENCY

All homes will achieve an A2 Building Energy Rating



Heat Pump with dual zone controls

High performance future proof passive PVC low u-value double glazed windows

On demand ventilation system - which delivers a 'refreshed' indoor environment day-in day-out through extract fans and humidity sensor vents.

High levels of floor, wall and attic insulation reducing heat loss of the building fabric.

Internal mechanical insulated pipework

All houses are constructed to provide a high level of air tightness to a standard which surpasses the current Building Regulations.

Energy saving LED fittings

KITCHEN

Superior contemporary designed bespoke fitted kitchens in contrasting colours of Onyx Grey and Shorewood with soft door, drawer closers, complete with polished solid worktop and splashback in Ice Crystal.

Stainless steel undermounted sink and mixer tap.

*Separate utility.

ELECTRICAL

Generous provision of lighting and power points throughout.

BATHROOM & EN-SUITES

High quality tiling to walls and floor wet areas in bathroom and ensuite

Chrome heated towel rail to all bathrooms and ensuites

High quality sanitary ware

Twin shower head with rainwater trencher and handset in bathroom and ensuite.

SECURITY AND SAFETY

Smoke detectors fitted throughout - main powered with battery back up

Locking system to all external ground floor windows and doors

Safety restrictors fitted to upper floor windows

Wireless alarm can be fitted (by homeowner).

MEDIA AND COMMUNICATION

Wired for high-speed broadband (Cat 6)

Telephone / data points to living room and main bedroom

Main infrastructure installed to accommodate Eir and Siro

HEATING

Energy efficient heat pump with dual time and temperature control zones.

Pressurized hot and cold water system.

WARDROBES & STORAGE

High quality fitted wardrobes fitted in all double bedrooms.

INTERIOR FINISHES

*High quality painted doors with glazed doors to kitchen and living room

Superior quality internal joinery

Contemporary chamfered skirting and architrave

All wall and ceilings to be painted throughout, painted as per sales office.

Brushed satin finish ironmongery

EXTERNAL FEATURES

High quality and low maintenance bricks and coloured render finishes throughout

*Large glazed patio doors to private rear garden

Each home comes with fitted external lights over front and rear doors.

*Gates fitted on side passages (where applicable)

*All gardens will be raked seeded with dividing hit & miss fence.

*External water tap to rear of all houses

WARRANTY COVER WITH HOMEBOND

All homes are covered by a 10 year Homebond structural guarantee and latent defects insurance and 5 years mechanical and electrical defects insurance.

MANAGEMENT COMPANY

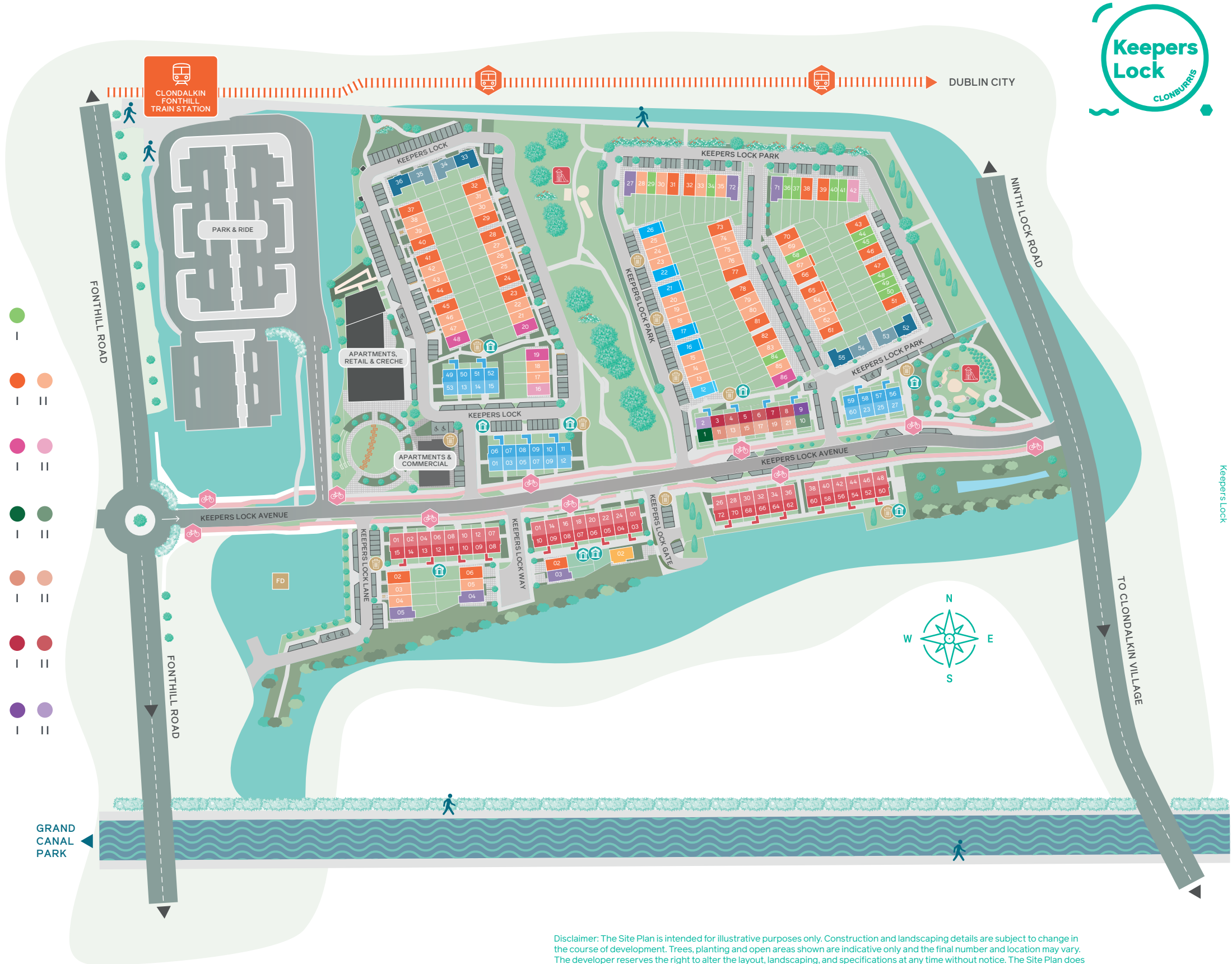
Every household will become a member of the estate's management company which will oversee the affairs and day to day running of the estate in the interests of the residents.



SITE MAP

- **THE FOXGLOVE I (B)**
 2 Bed Mid Terrace House
 c. 90 sq m / 969 sq ft
 I
- **THE DAISY I & II (A1/A2)**
 3 Bed End/Mid Terrace House
 c. 113 sq m / c. 1,216 sq ft
 I II
- **THE POPPY I & II (A3/A4)**
 3 Bed Side Entry End Terrace House
 c. 110.5 sq m / c. 1,189 sq ft
 I II
- **THE PRIMROSE I & II (D2-ES)**
 2 Bed Own Door Apartment Side entry
 c. 77.4 sq m / 883 sq ft
 I II
- **THE HOLLY I & II (D2-M)**
 2 Bed Own Door Apartment Mid
 c. 76 sq m / 818 sq ft
 I II
- **THE ORCHID I & II (D3-M)**
 3 Bed Duplex Mid Terrace
 c. 111.4 sq m / 1,199 sq ft
 I II
- **THE ASTER I & II (D3-E)**
 3 Bed Duplex End Terrace
 c. 115 sq m / 1,238 sq ft
 I II

- CYCLEWAY
- BIKE SHED
- BIN STORES
- PLAYGROUND



Disclaimer: The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and open areas shown are indicative only and the final number and location may vary. The developer reserves 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.

THE FOXGLOVE I (B)

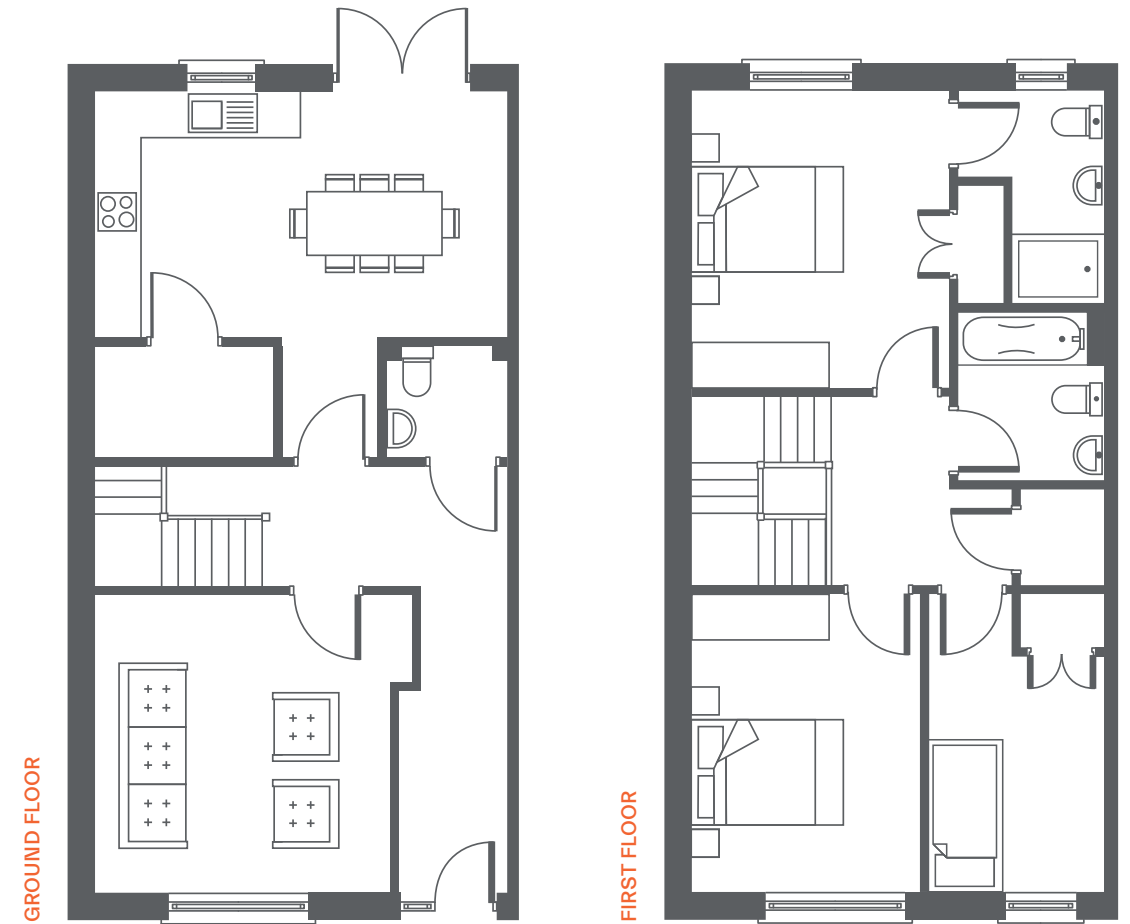
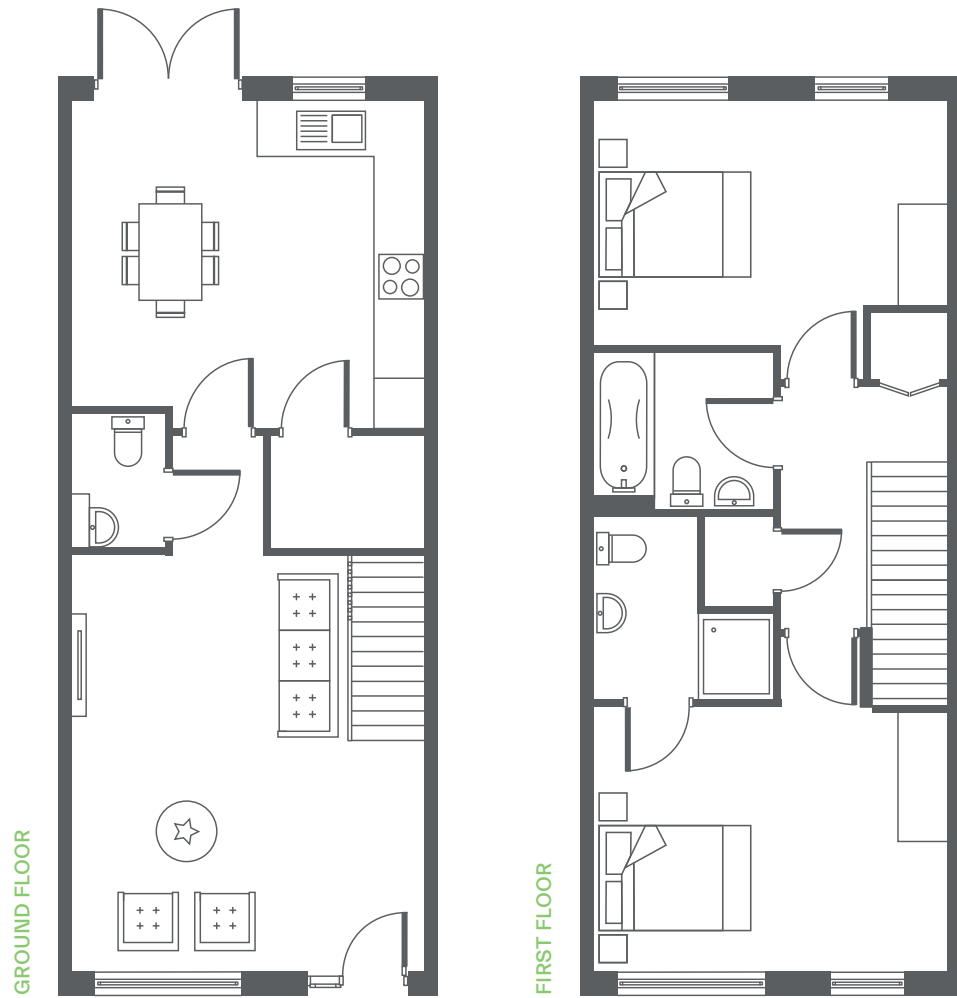
2 Bed Mid Terrace House

c. 90 sq m / 969 sq ft

THE DAISY I & II (A1/A2)

3 Bed End / Mid Terrace House

c. 113 sq m / c. 1,216 sq ft



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THE PRIMROSE I (D2-ES)

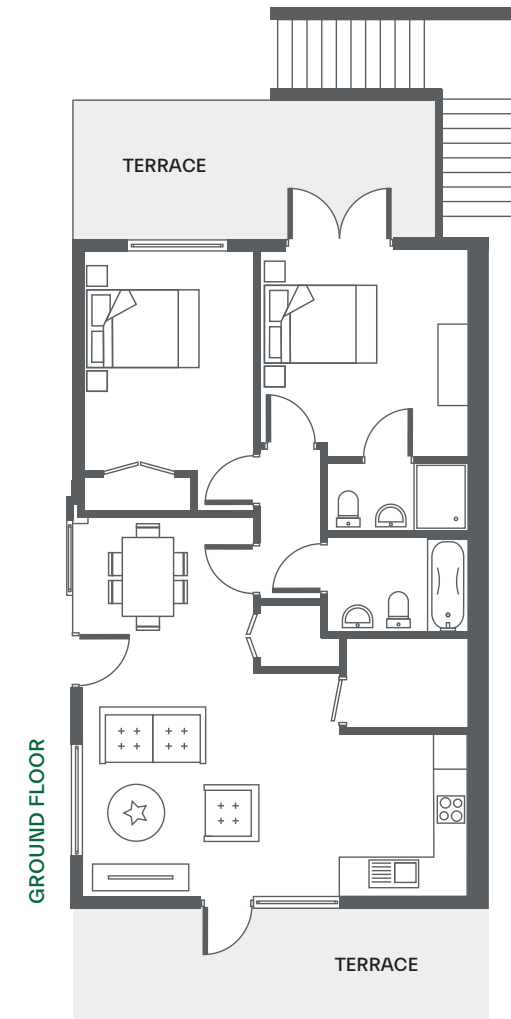
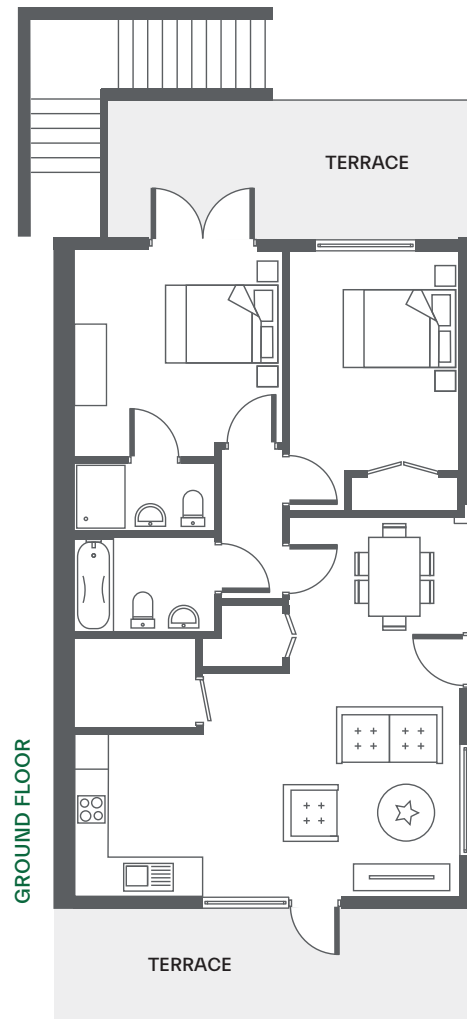
2 Bed Own Door Apartment
(End Terrace Side Entry, RHS) No.1

c. 77.4 sq m / 883 sq ft

THE PRIMROSE II (D2-ES)

2 Bed Own Door Apartment
(End Terrace Side Entry LHS) No.10

c. 77.4 sq m / 883 sq ft



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THE HOLLY I (D2-M)

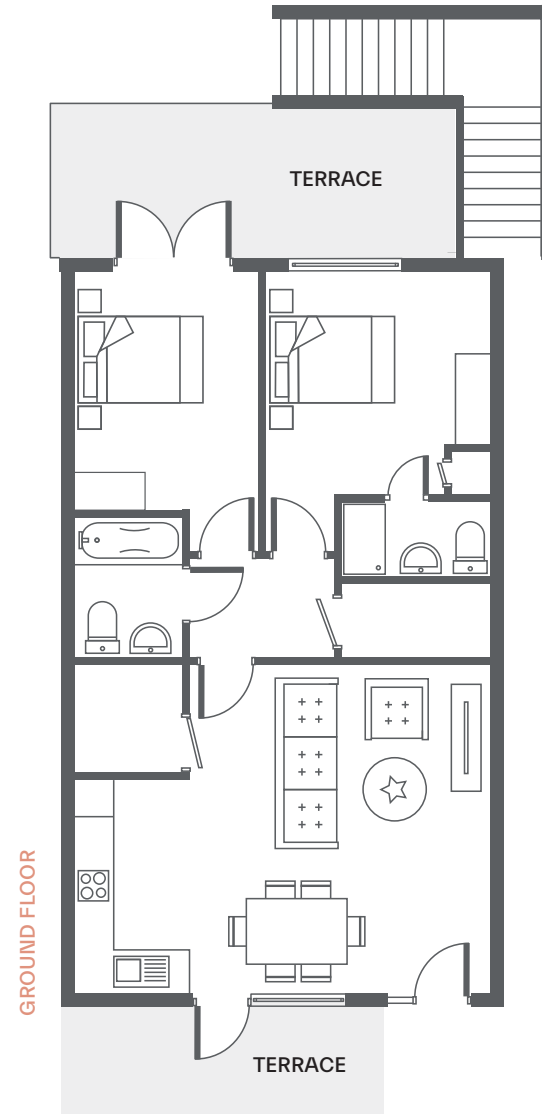
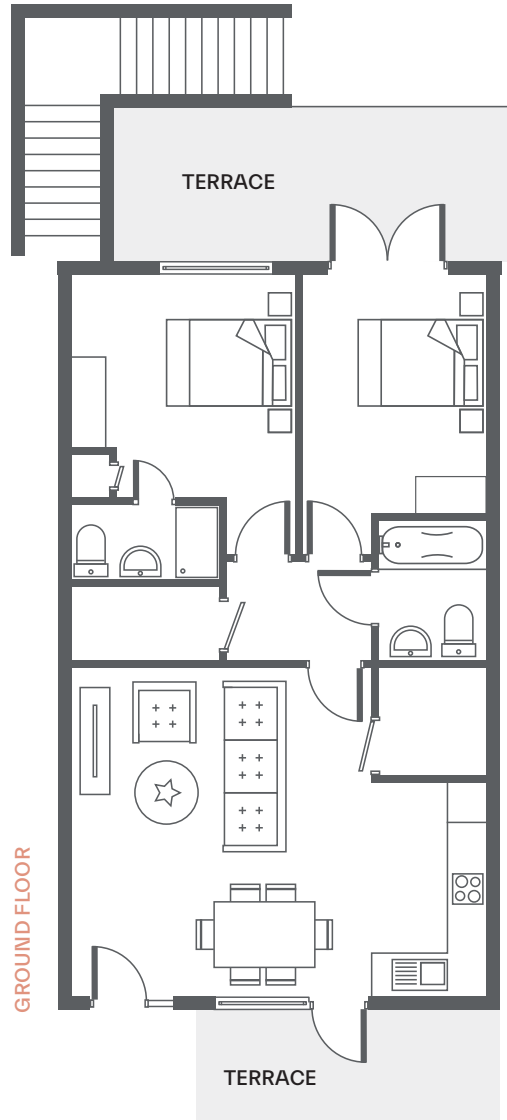
2 Bed Own Door Apartment
(Mid Terrace RHS) No. 11, 15, 19

c. 76 sq m / 818 sq ft

THE HOLLY II (D2-M)

2 Bed Own Door Apartment
(Mid Terrace LHS) No. 13* , 17, 21

c. 76 sq m / 818 sq ft



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THE ASTER I (D3-E)

3 Bed Duplex (End Terrace RHS)
No. 9

c. 115 sq m / 1,238 sq ft



THE ASTER II (D3-E)

3 Bed Duplex (End Terrace LHS)
No. 2

c. 115 sq m / 1,238 sq ft



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THE ORCHID I (D3-M)

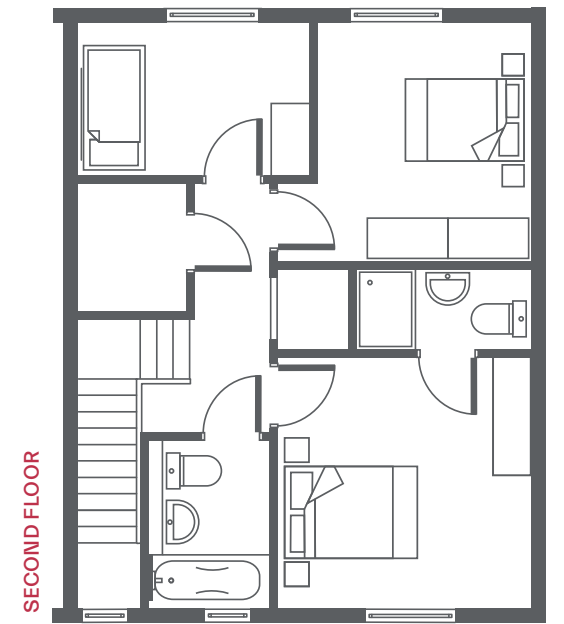
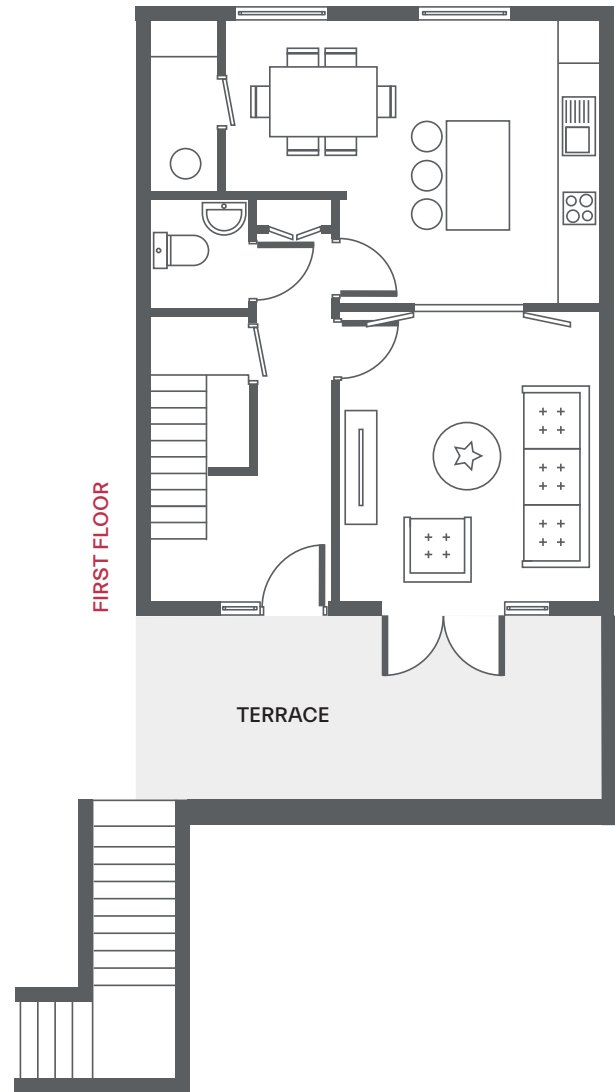
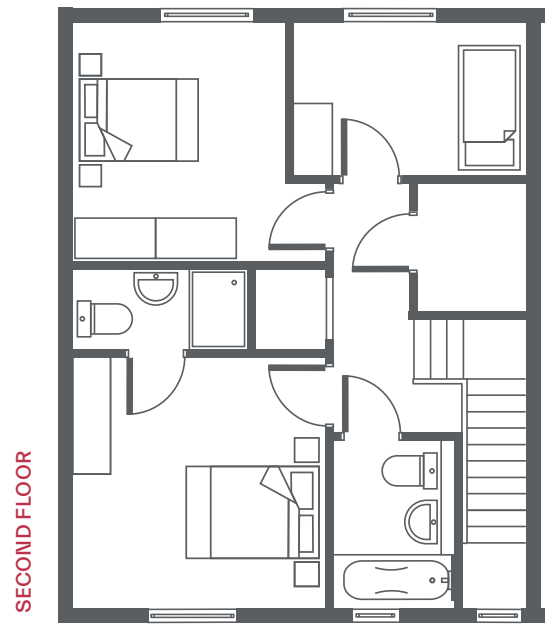
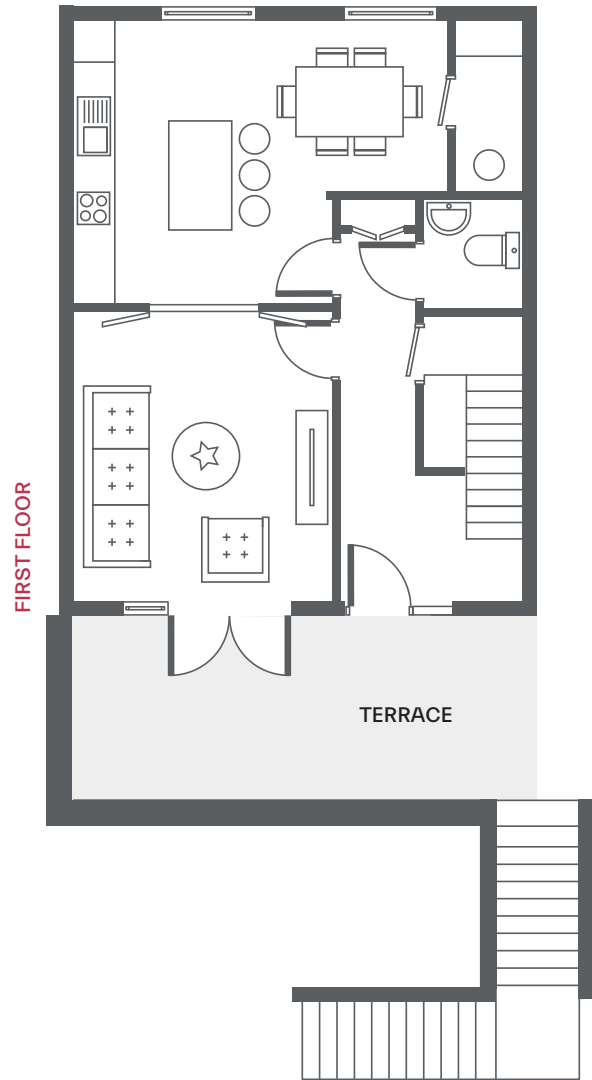
3 Bed Duplex (Mid Terrace RHS)
No. 3, 5, 7*

c. 111.4 sq m / 1,199 sq ft

THE ORCHID II (D3-M)

3 Bed Duplex (Mid Terrace LHS)
No. 4*, 6, 8*

c. 111.4 sq m / 1,199 sq ft



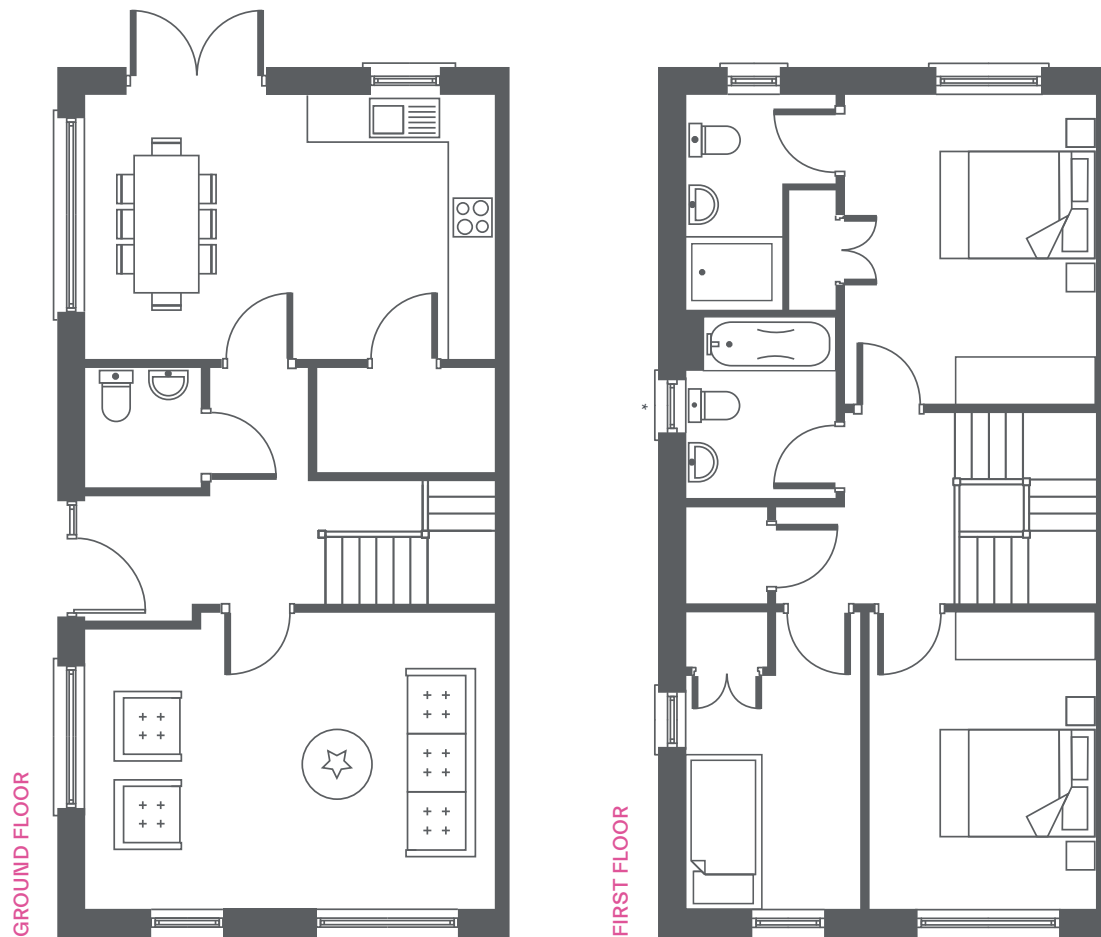
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THE POPPY I & II (A3/A4)

3 Bed Side Entry End Terrace House
c. 110.5 sq m / c. 1,189 sq ft



*Please note: The Poppy II (A4) window is opaque in this location.



ABOUT KELLAND HOMES

Kelland Homes Limited, with over 50 years building quality homes, have become adaptable to the ever-changing needs of discerning buyers.

At Kelland Homes we have always endeavoured to meet the increasing requirements of our customers and we pride ourselves on our reputation for combining outstanding value with a high-quality finish, creating superior developments and living environments. Our close attention to detail, craftsmanship, design and market research have enabled us to offer our customers the very best in quality homes. We ensure we use the highest

quality materials and most up-to-date technologies and construction methods. We are delighted to be constructing homes at Keepers Lock, which we believe offers an excellent opportunity to acquire a family home in a superb location.

A number of other developments completed by Kelland Homes include; Carraig Bui – Cabinteely, Elder Heath – Kiltipper, Wavertree – Kildare, Blackmillers Hill – Kildare, George's Place & Cumberland Place Apartments – Dun Laoghaire – The Orchard – Terenure, Rossmore – Templeogue, The Georgian Village – Castleknock and many more developments over the last 50 years!

SOME OF OUR DEVELOPMENTS



Carraig Bui
Cabinteely



Elder Heath
Kiltipper



Wavertree
Kildare



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A KELLAND HOME IS A HOME FOR LIFE!



THE TEAM

A DEVELOPMENT BY



SELLING AGENTS



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Architect

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keeperslock.ie

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 **Kelland
Homes**