

BEAUTIFULLY DESIGNED HIGH QUALITY
2, 3, 4 & 5 BEDROOM HOMES



GRANGE
OAKS







Grange Oaks at a glance



High quality residential development in a very convenient location in South Dublin



Ideally located in between Kilternan (800m), Carrickmines (1.3km) & Stepaside (1.2km)



Within walking distance of Luas and nearby QBC bus corridor



Approximately 1.7km northwest of Junction 15 of the M50 Motorway



Ample Parking



Highly experienced developer B&C Building Contractors with over 50 years experience.





An idyllic way of life

Grange Oaks offers an exceptional lifestyle with a perfect selection of 2, 3, 4 and 5 bedroom homes that prioritize quality, comfort, and convenience. This is the latest high quality residential development by B&C Contractors who have an exceptional reputation in the building industry.

This is a unique new development that seamlessly blends contemporary design with beautiful natural surroundings.

Each thoughtfully crafted home prioritizes harmony, featuring generous interiors, exceptional energy efficiency, and a host of premium amenities—making everyday life effortlessly enjoyable.

A welcoming environment to call home in the heart of South Dublin. Located between the thriving communities of Kiltarnan and Stepaside, this charming development has the advantages of city living in a country setting.

Everyday necessities are instantly accessible with supermarkets, cafés, pharmacies, crèches, butchers, dental clinics and schools all convenient.

Leisure and sports facilities are also readily available, Golf, Tennis, Football, Hurling and Rugby clubs and an Equestrian centre all easily accessible.

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.



The Ideal Location for Modern Living

Grange Oaks is a premium new development, perfectly positioned on the Enniskerry Road offering easy access to Stepaside, Kilternan, and Carrickmines. Situated in one of South Dublin's most sought-after areas, this location combines the best of suburban tranquility with exceptional convenience.

Grange Oaks provides an enviable lifestyle, blending proximity to charming villages, vibrant city living, and picturesque natural surroundings. With excellent schools, shopping, dining, and leisure facilities close by, this development caters to every need.

Seamless Connectivity

Residents at Grange Oaks benefit from outstanding transport options. A nearby QBC bus corridor, connects to Dublin Airport and the city centre. The LUAS Green Line and Carrickmines Park & Ride are also just a short distance away, providing a fast and reliable link to Dublin city in under 30 minutes.

Close to Nature and Urban Amenities

Ideally located near Stepaside and Kilternan, and within easy reach of the business hubs of Sandyford and Cherrywood, Grange Oaks offers unrivaled convenience. Spend your weekends exploring the stunning coastline of Dún Laoghaire, Dalkey, and Killiney or adventuring in the Dublin and Wicklow Mountains—all just 20 minutes away by car.



Ticknock



Leopardstown Shopping Centre



Carrickmines Equestrian Centre

Photo © Anthony Woods



Kilternan



Stepaside Golf course



Discover a new way of living

Grange Oaks offers unparalleled convenience in a vibrant and sought-after location. With an entrance onto the Enniskerry Road, this exceptional development is minutes from Carrickmines Retail Park (The Park) and the M50, ensuring seamless connectivity.

Excellent Transport Links

Connectivity is key at Grange Oaks. With immediate access to the M50, the LUAS Green Line, multiple high-speed bus routes, and the Carrickmines Park & Ride facility, commuting and exploring the city couldn't be easier.

Lifestyle essentials within easy reach

Shopping ●

- 1 Carrickmines Retail Park
- 2 IKEA
- 3 Woodies
- 4 Smyths Toys
- 5 Aiken village
- 6 Hedgeroe Home
- 7 Fresh The Good Food Market
- 8 Dundrum
- 9 Leopardstown Shopping Centre
- 10 Alice May Bridal Boutique
- 11 Interiors Project
- 12 Sandyford retail park
- 13 Cornelscourt

Restaurants, bars & cafés ●

- 14 The Golden Ball
- 15 The Step Inn
- 16 Woodruff
- 17 Neels Kitchen
- 18 GRIND101
- 19 Vanilla Pod Eatery
- 20 Johnnie Fox's Pub

Crèches & Preschools ●

- 21 Dun Óir on-site crèche
- 22 Treehouse Preschool & Montessori
- 23 Copperbeech Montessori
- 24 Little Star Preschool
- 25 Giraffe childcare
- 26 Once Upon a Time Nursery & Montessori
- 27 Dimples Crèche & Montessori

Schools ●

- 28 Kiltarnan School
- 29 Kiltarnan Church of Ireland National School
- 30 Our Lady of the Wayside National School
- 31 Stepside Educate Together
- 32 Gaelscoil Shliabh Rua
- 33 Rosemont School

Local parks & attractions ●

- 34 Kiltarnan Cemetery Park
- 35 Bishops Lane Park
- 36 Ballyedmonduff Megalithic Tomb
- 37 Shanganagh Park
- 38 Cabinteely Park
- 39 Fairy Castle
- 40 Fernhill House & Gardens

Leisure facilities ●

- 41 The Carrickmines Golf Club
- 42 Stepside Golf Course & Driving Range
- 43 Purely Yoga
- 44 Prime Performance
- 45 GoQuest
- 46 DLRCoCo All Weather Pitch
- 47 Retro Drive-in Movies Leopardstown
- 48 Ballyogan Concrete skatepark
- 49 Carrickmines Croquet & Lawn Tennis Club
- 50 Carrickmines Equestrian Centre
- 51 Leopardstown Golf Club
- 52 Ski Club Ireland
- 53 Gap Adventure Trails

Key destination times

Drive 🚗

M50	3 mins
Carrickmines Retail Park	3 mins
Carrickmines Park & Ride Luas	4 mins
Leopardstown Valley	6 mins
Cherrywood Business Park	7 mins
Aircoach stop	10 mins
Leopardstown racecourse	11 mins
Bray Seafront	11 mins
Sandyford Business Park	12 mins
Dundrum Town Centre	12 mins
Powerscourt Gardens	17 mins
Dun Laoghaire	22 mins
Dublin Airport	28 mins
Dublin City Centre	30 mins

Luas 🚊

Leopardstown Valley	4 mins
Cherrywood Business Park	8 mins
Sandyford Business Park	18 mins
Dundrum Town Centre	20 mins
Dublin City Centre	32 mins

Bus 🚌

Dublin City Centre	52 mins
Enniskerry	18 mins
Sandyford Business Park	30 mins

Walk 🚶

Enniskerry Road	4 mins
Kiltarnan	9 mins
Carrickmines Retail Park	18 mins
Ballyogan Luas	22 mins

Journey times based on Google Maps and are subject to change



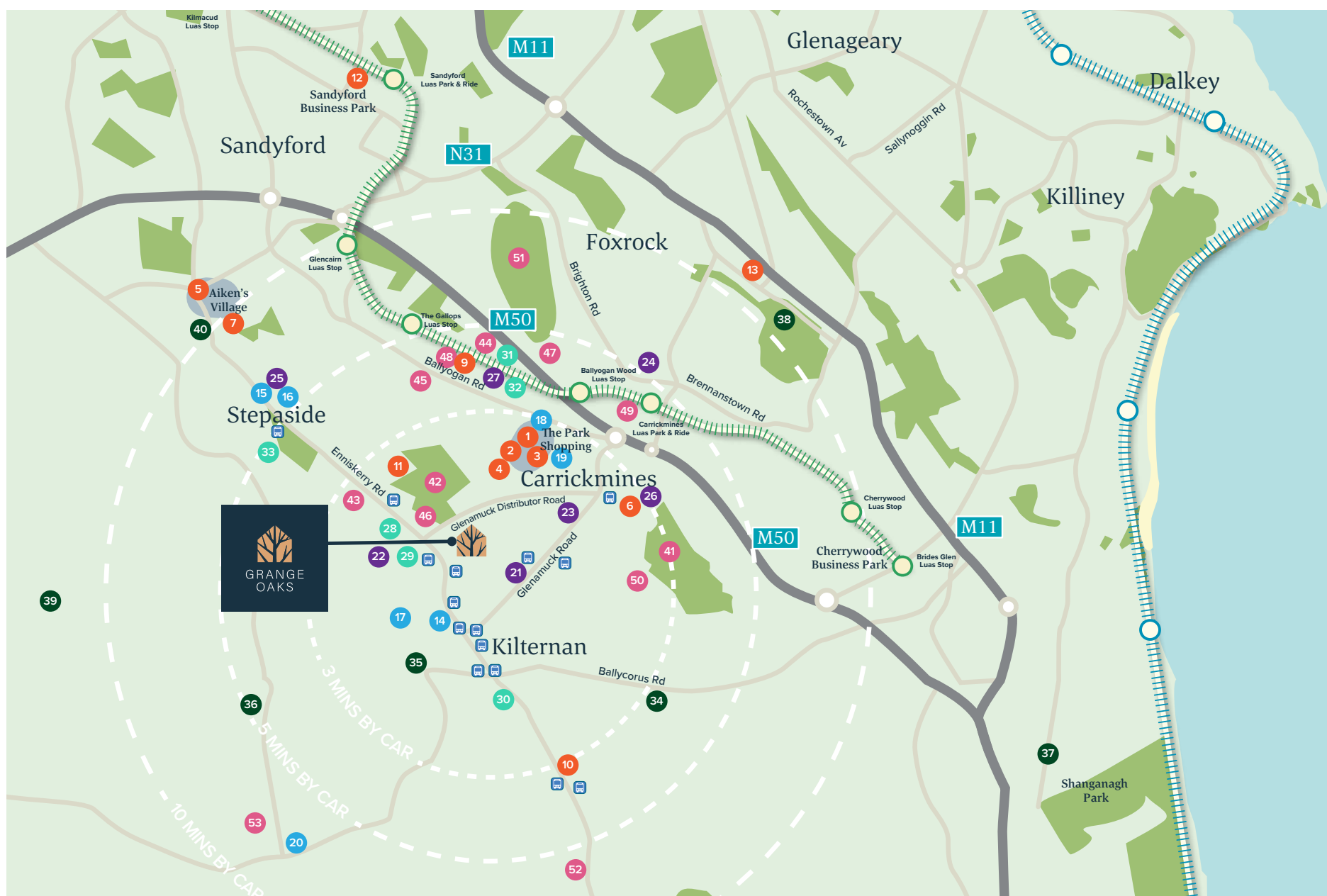
Grange Oaks is perfectly placed for enjoying the best of South Dublin living. Its proximity to the charming village of Stepaside adds a unique appeal, with its selection of cozy cafés, restaurants, and local amenities. Additionally, the nearby suburbs of Leopardstown and Dundrum boast an impressive array of shopping, dining, and leisure options. The area is also rich in schools, scenic beauty spots, and recreational facilities.



Carrickmines Park & Ride



Woodruff













Grange Oaks

House Types

House Name	House Type	Description	Size Sqm	Size Sqft
The Redwood	1	5 Bedroom Detached - 3 Storey Houses	c.213	c.2291
The Oak	2	5 Bedroom Semi Detached - 3 Storey Houses	c.193	c.2077
The Ash	2A	5 Bedroom Semi Detached - 3 Storey Houses	c.193	c.2077
The Willow	2B	5 Bedroom Semi Detached - 3 Storey Houses	c.190	c.2045
The Birch	2C	5 Bedroom Semi Detached - 3 Storey Houses	c.190	c.2045
The Elm	3	4 Bedroom Semi Detached - 3 Storey Houses	c.167	c.1797
The Alder	3A	4 Bedroom Semi Detached - 3 Storey Houses	c.167	c.1797
The Hazel	4	4 Bedroom Semi Detached - 3 Storey Houses	c.168	c.1808
The Sycamore	5	3 Bedroom Semi Detached - 3 Storey Houses	c.134	c.1442
The Rowan	6	4 Bedroom End Terrace with study - 3 Storey Houses	c.168	c.1808
The Hawthorn	6A	4 Bedroom End Terrace with study - 3 Storey Houses	c.169	c.1819
The Cedar	6B	4 Bedroom End Terrace with study - 3 Storey Houses	c.168	c.1808
The Maple	7	3 Bedroom Mid Terrace with Study - 3 Storey Houses	c.157	c.1689
The Pine	8	3 Bedroom End of Terrace - 3 Storey Houses	c.134	c.1442
The Aspen	9	2 Bedroom Mid Terrace - 3 Storey Houses	c.123	c.1323

Apartments	10	Ground Floor - 2 Bedroom Apartment	c.97.1
		First Floor - 2 Bedroom Apartment	c.84.4
		Second Floor - 2 Bedroom Apartment	c.109.5

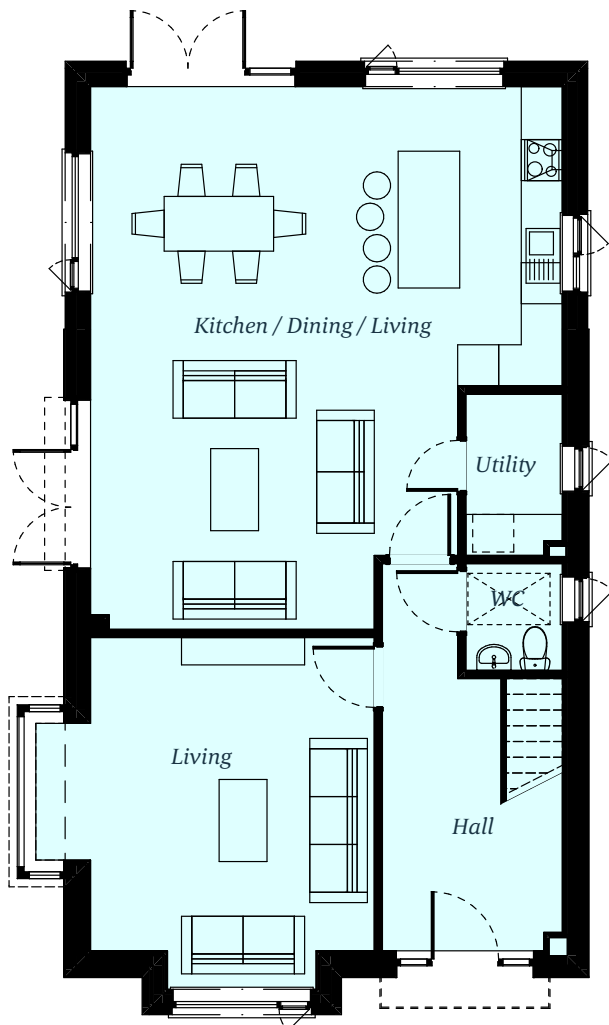
To Luas / M50 ►



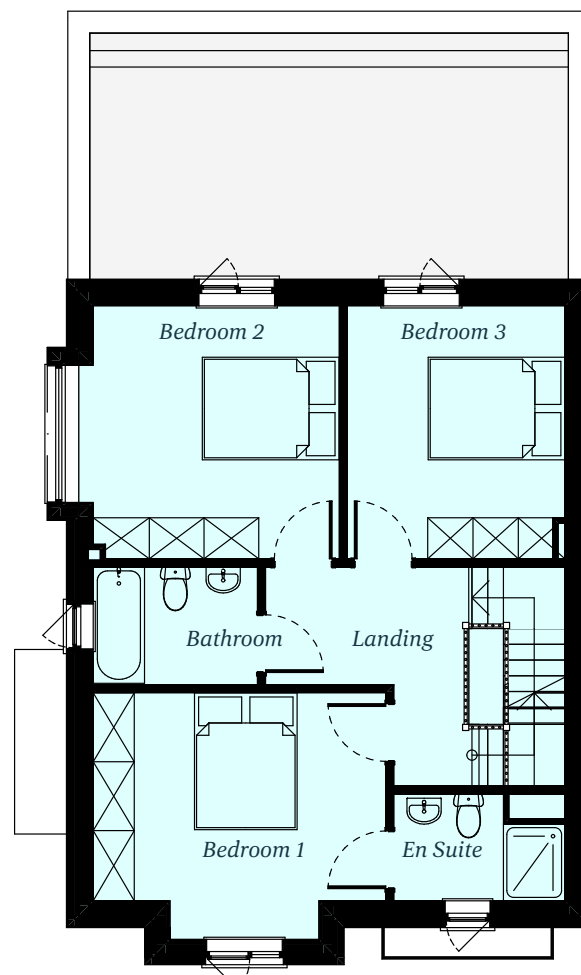


5 Bedroom Detached

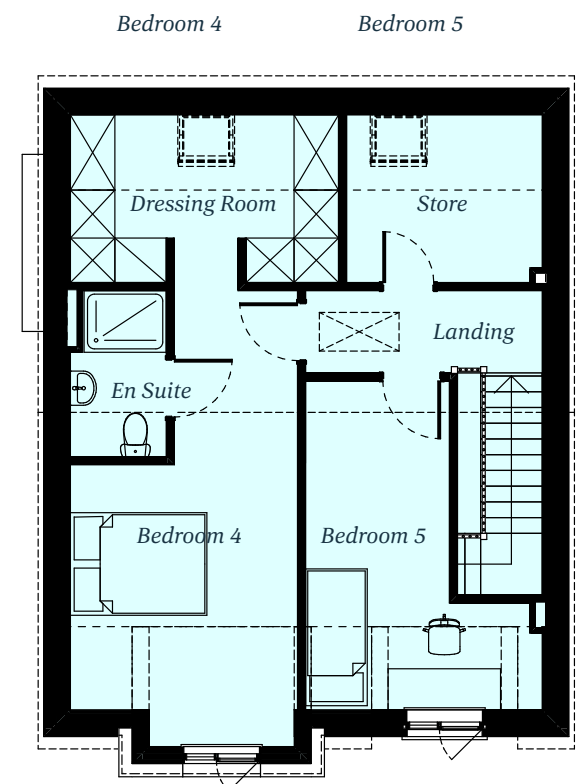
The Rewood (Type 1) - c.213 sqm / c.2291 sqft



Ground Floor



First Floor



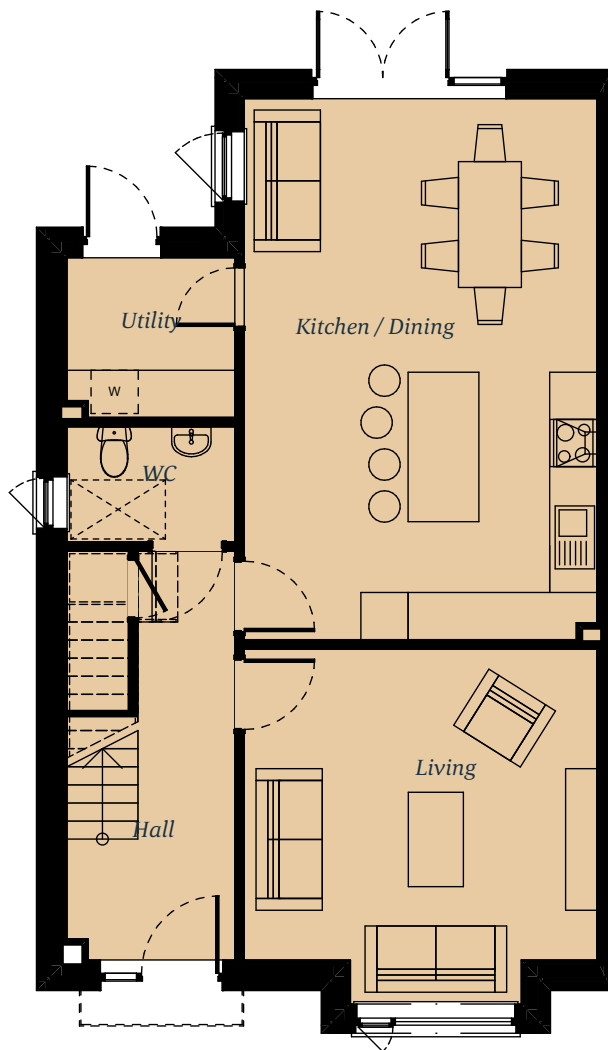
Second Floor



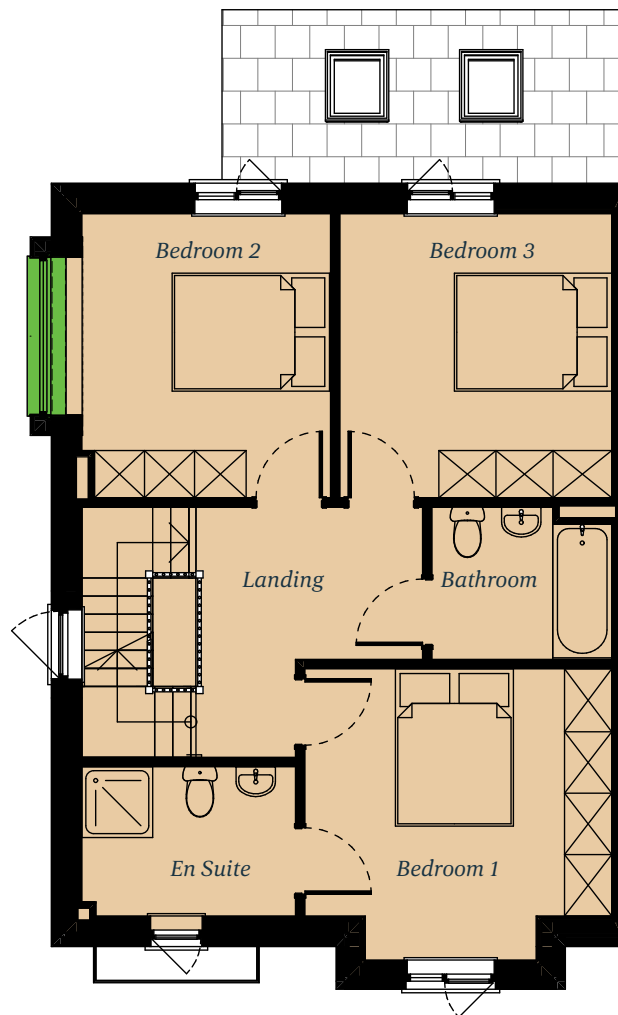
5 Bedroom Semi Detached

The Oak (Type 2) - c.193 sqm / c.2077 sqft

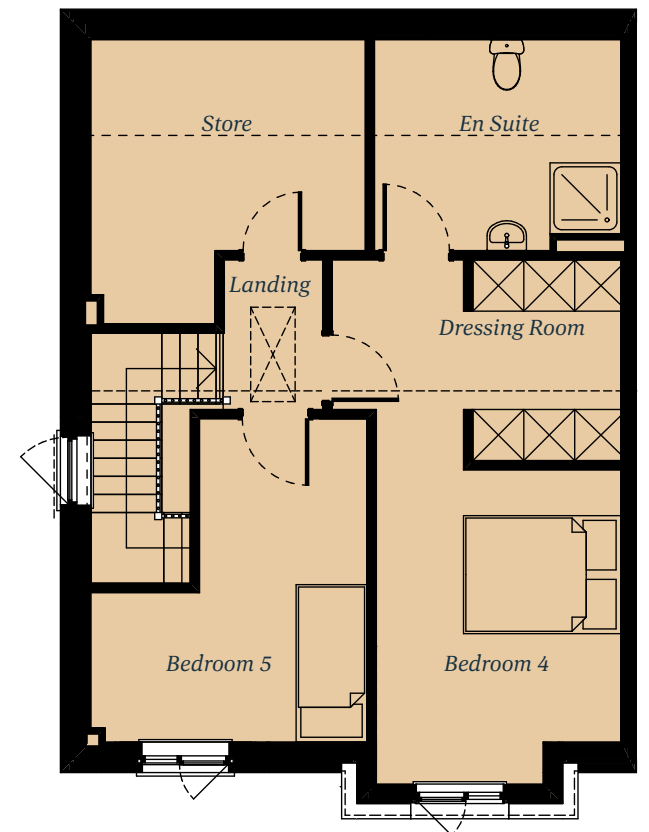
The Ash (Type 2A) - c.193 sqm / c.2077 sqft



Ground Floor



First Floor



Second Floor



Type 2 - no window, Bedroom 2 (side wall)



5 Bedroom Semi Detached

The Willow (Type 2B) - c.190 sqm / c.2045 sqft
The Birch (Type 2C) - c.190 sqm / c.2045 sqft



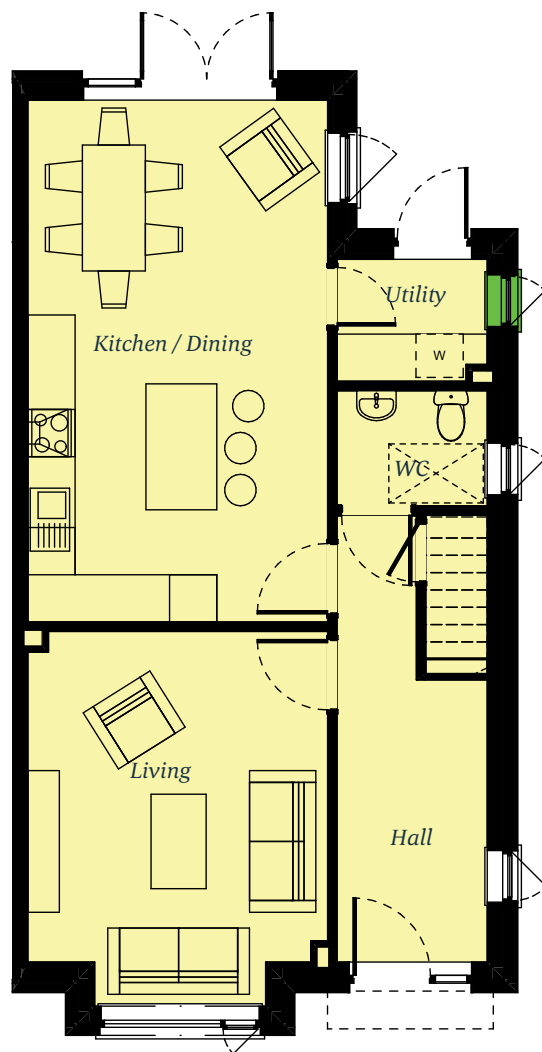
Type 2C - no window, Bedroom 2 (side wall)



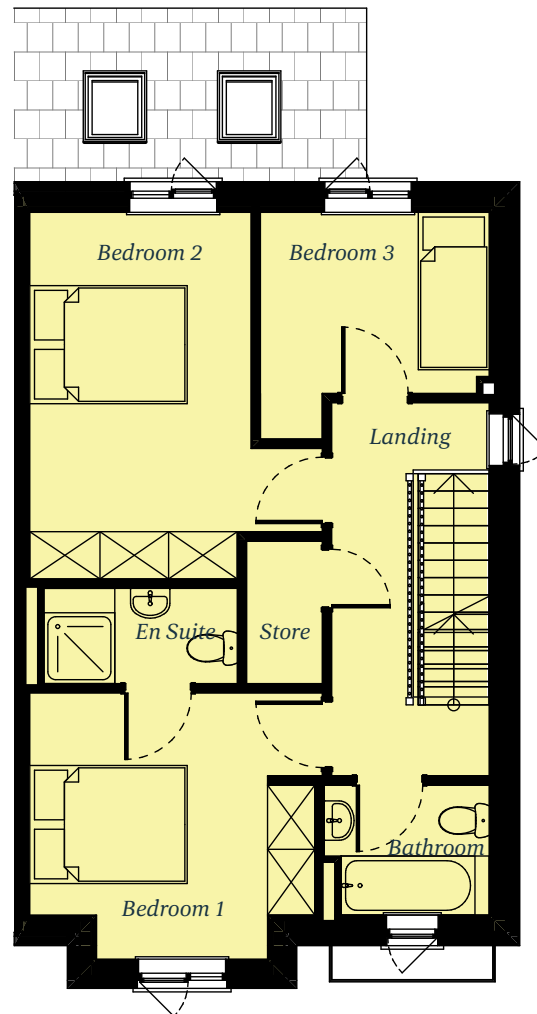
4 Bedroom Semi Detached

The Elm (Type 3) - c.167 sqm / c.1797 sqft

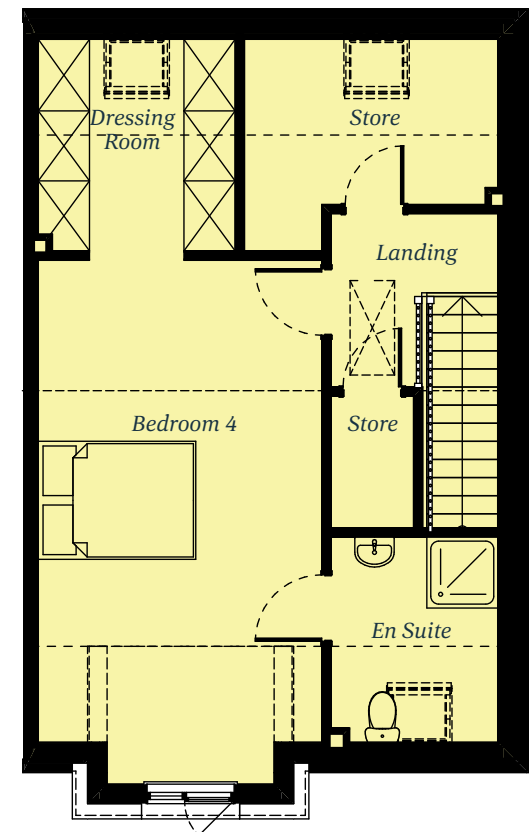
The Alder (Type 3A) - c.167 sqm / c.1797 sqft



Ground Floor



First Floor



Second Floor

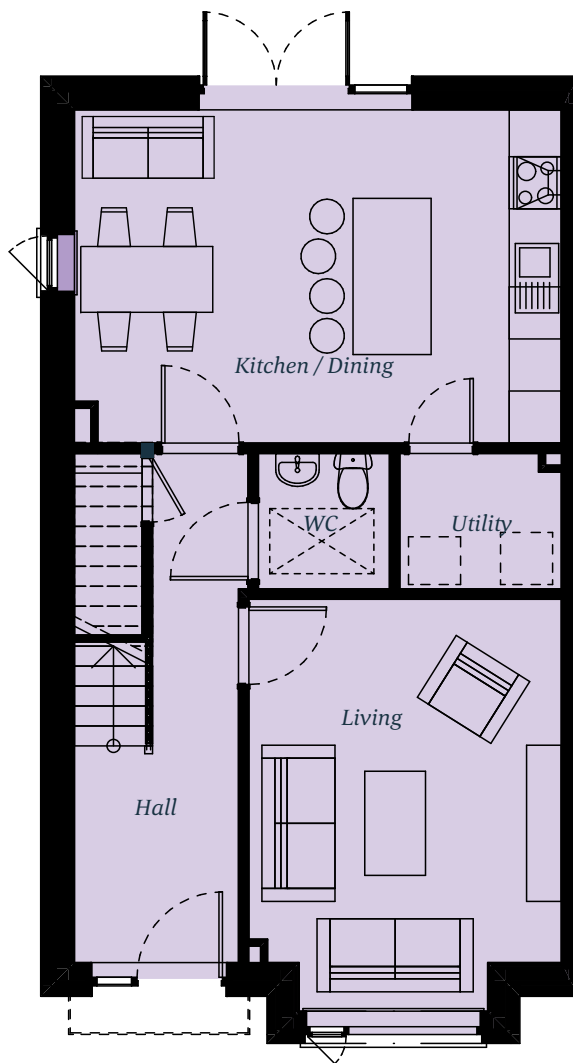


Type 3 - no window in the utility room

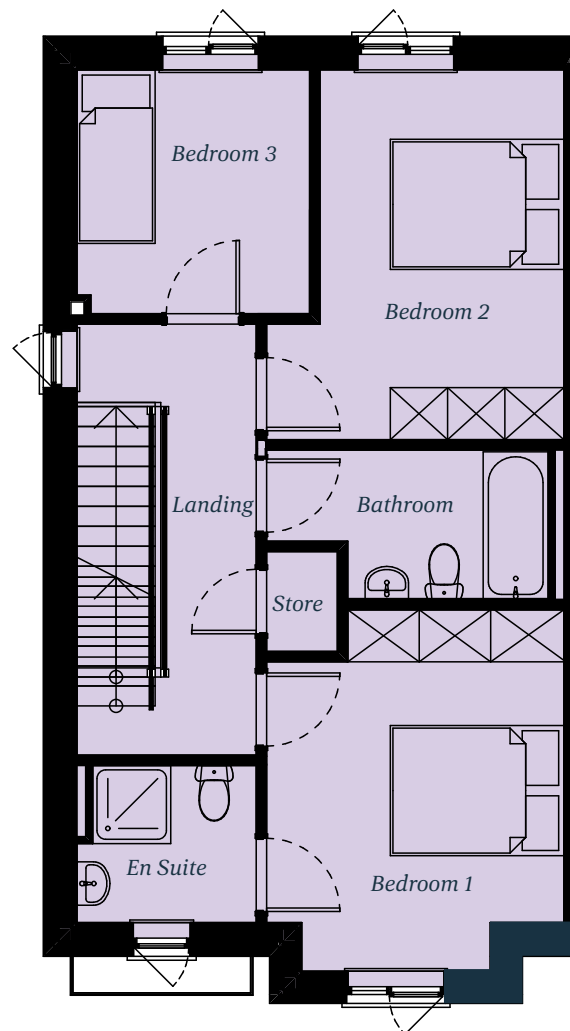


4 Bedroom Semi Detached

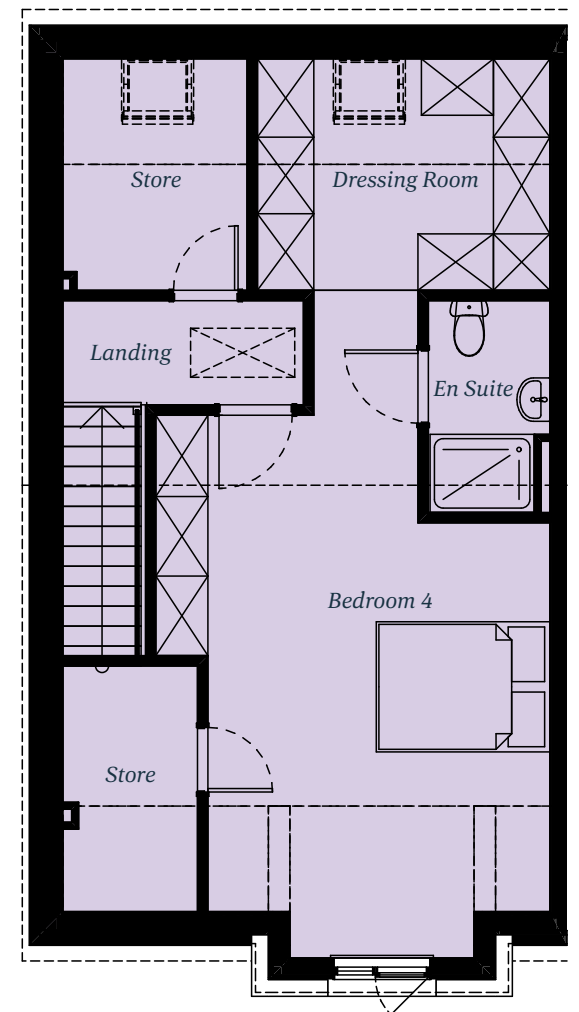
The Hazel (Type 4) - c.168 sqm / c.1808 sqft



Ground Floor



First Floor

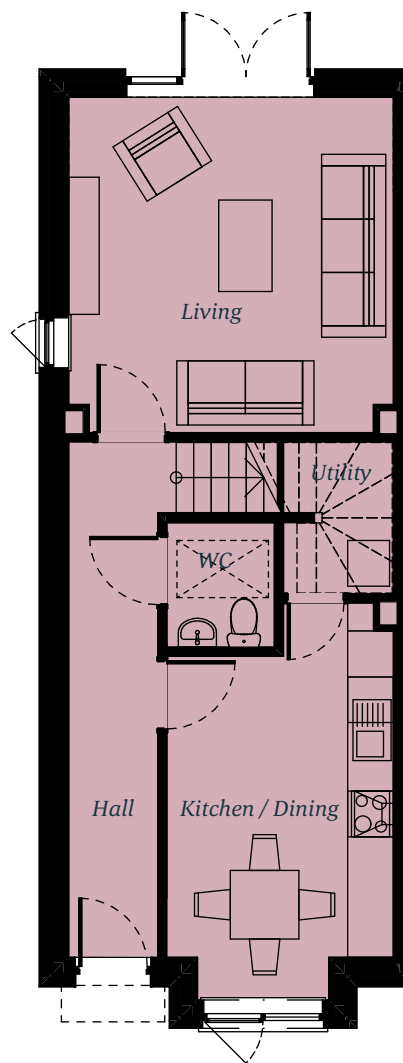


Second Floor

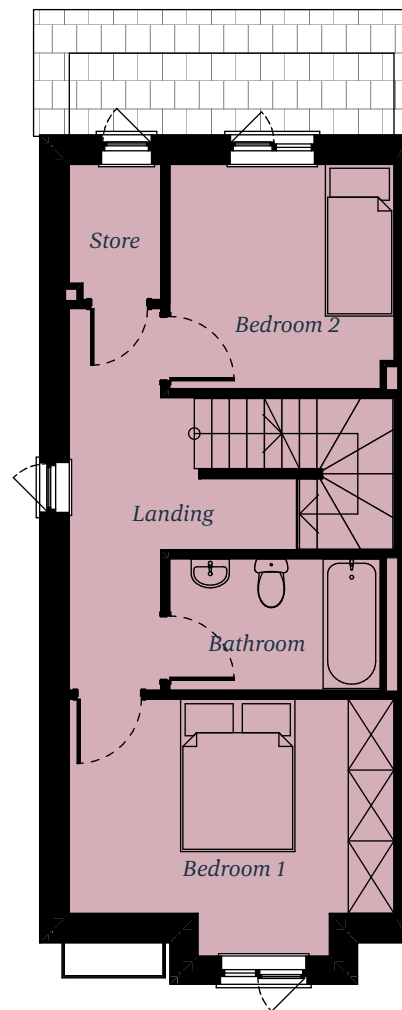


3 Bedroom Semi Detached

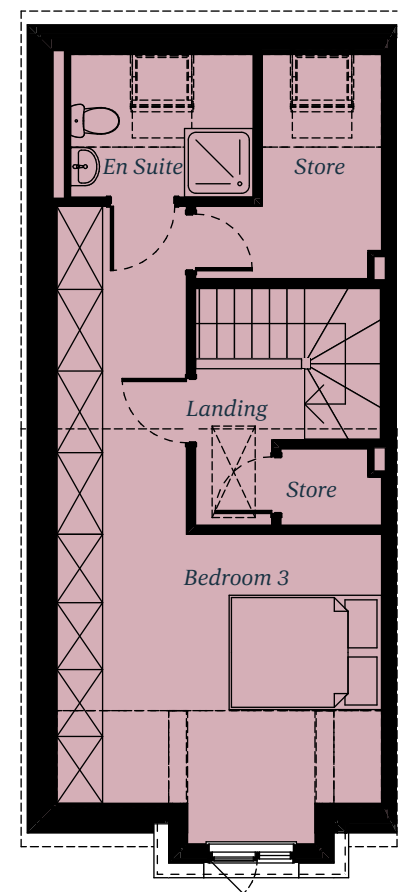
The Sycamore (Type 5) - c.134 sqm / c.1442 sqft



Ground Floor



First Floor



Second Floor

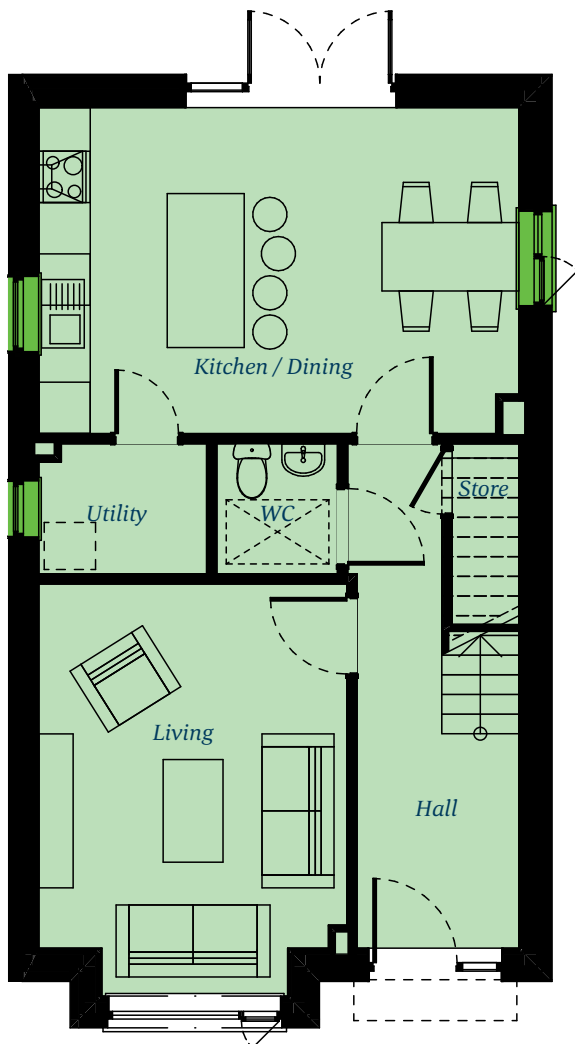


4 Bedroom, End-Terrace with study

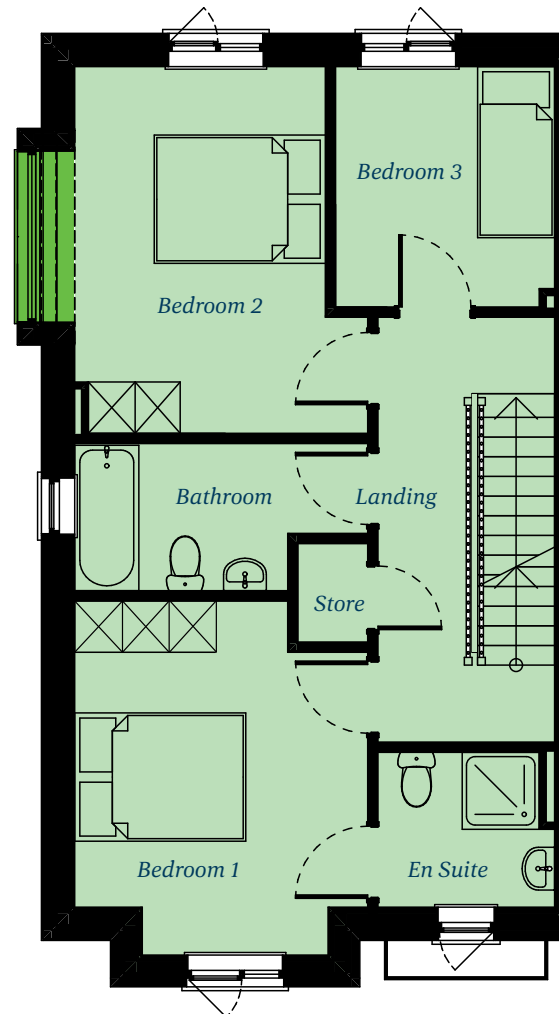
The Rowan (Type 6) - c.168 sqm / c.1808 sqft

The Hawthorn (Type 6A) - c.169 sqm / c.1819 sqft

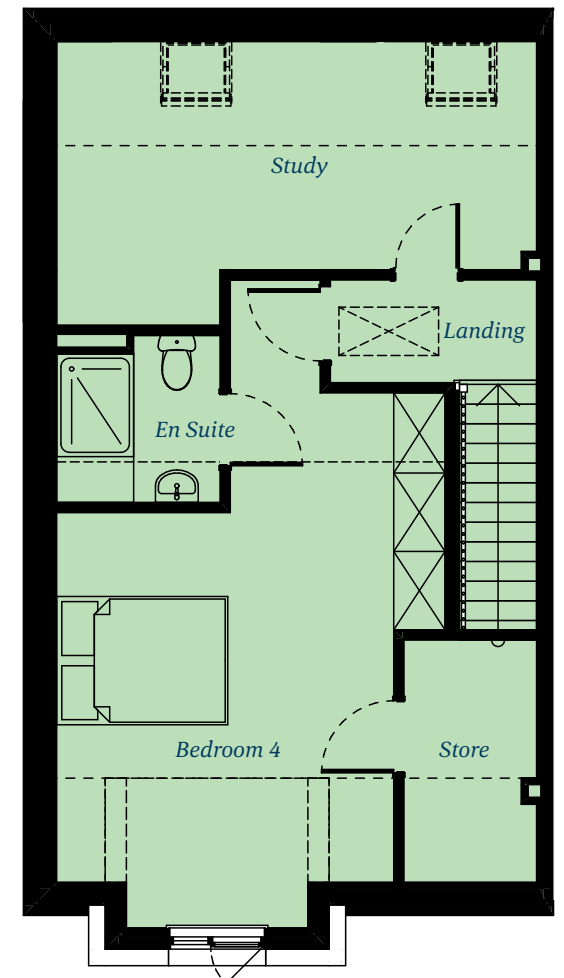
The Cedar (Type 6B) - c.168 sqm / c.1808 sqft



Ground Floor



First Floor



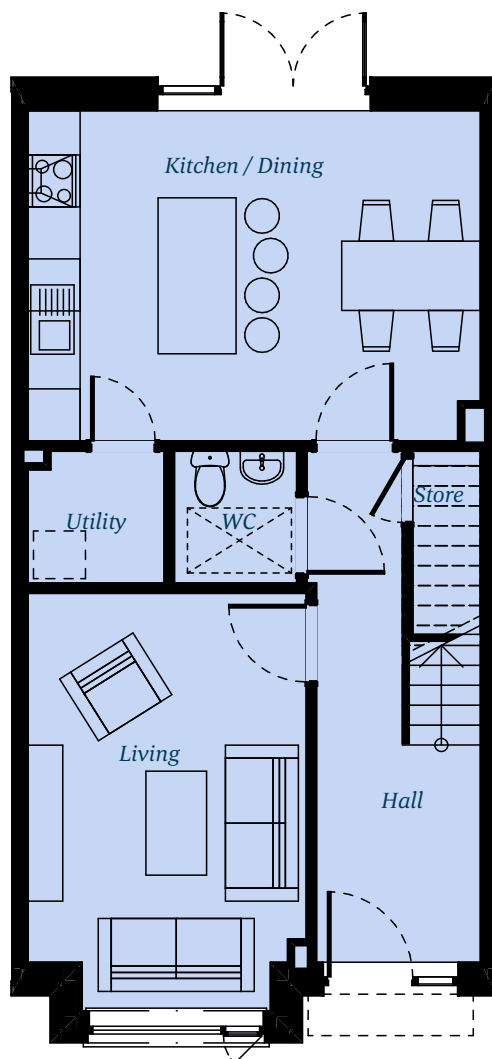
Second Floor

- Type 6 - no window at Kitchen wall, in utility room, or Bedroom 2 (side wall)
- Type 6A - no window in dining room
- Type 6B - no window in dining room or Bedroom 2 (side wall)

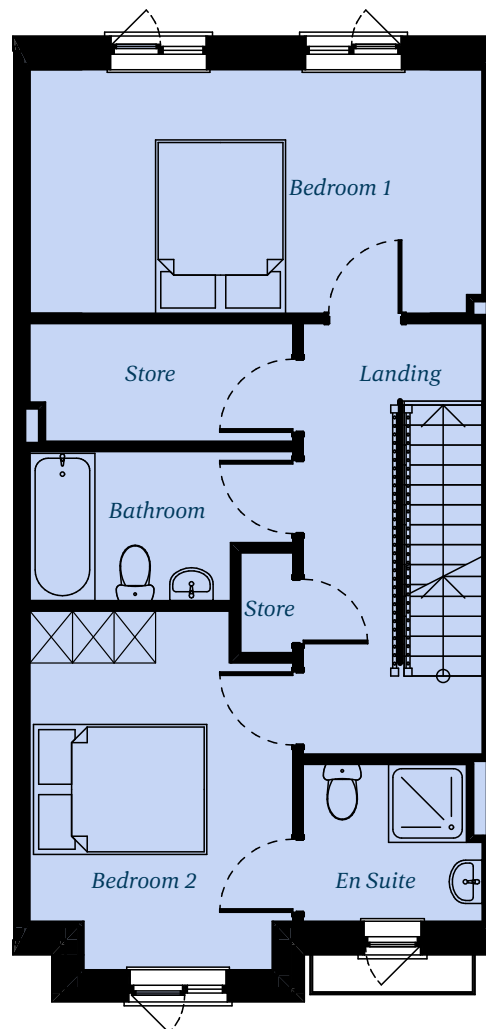


3 Bedroom, Mid Terrace with Study

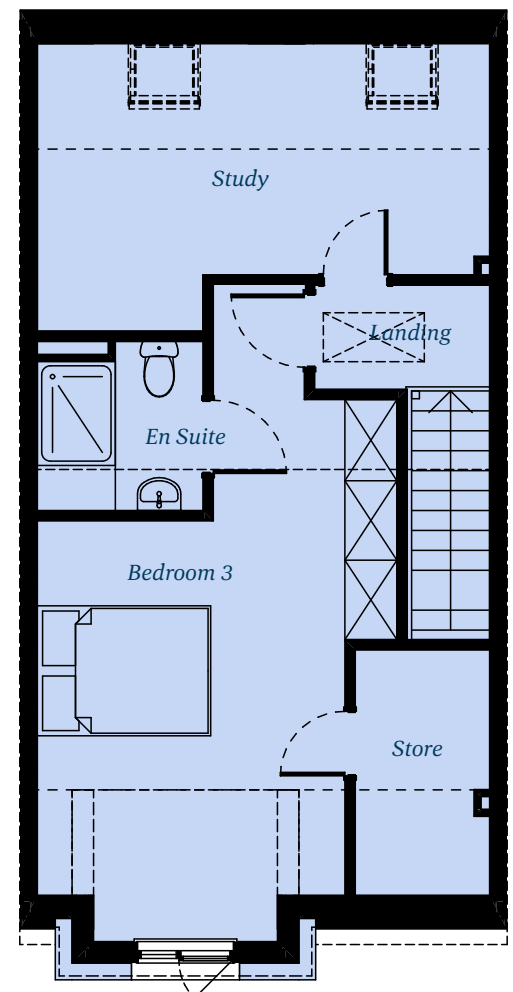
The Maple (Type 7) - c.157sqm / c.1689 sqft



Ground Floor



First Floor

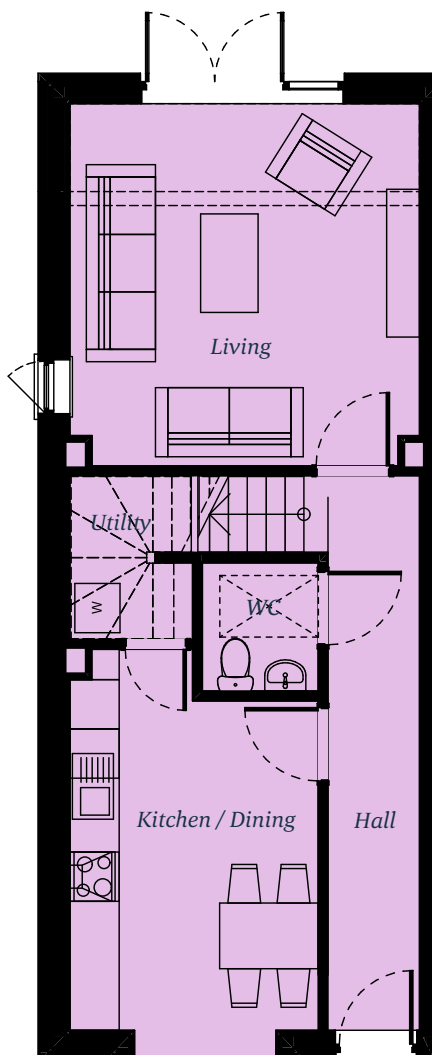


Second Floor

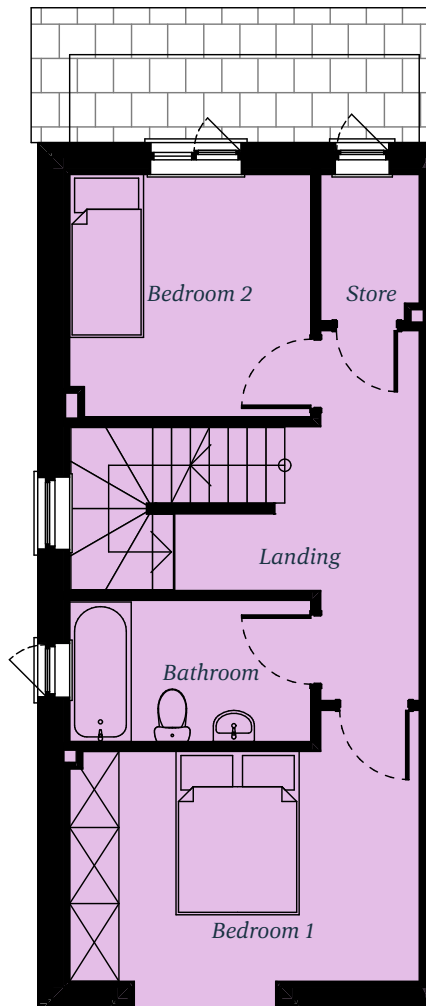


3 Bedroom End of Terrace

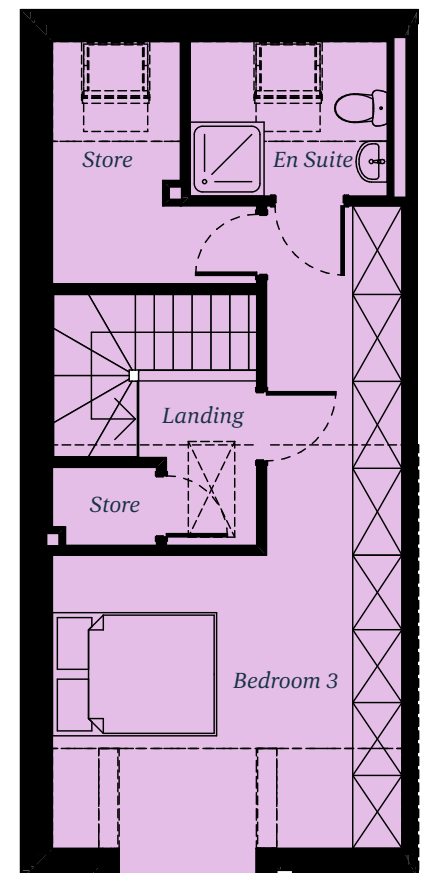
The Pine (House Type 8) - c.134 sqm / c.1442 sqft



Ground Floor



First Floor

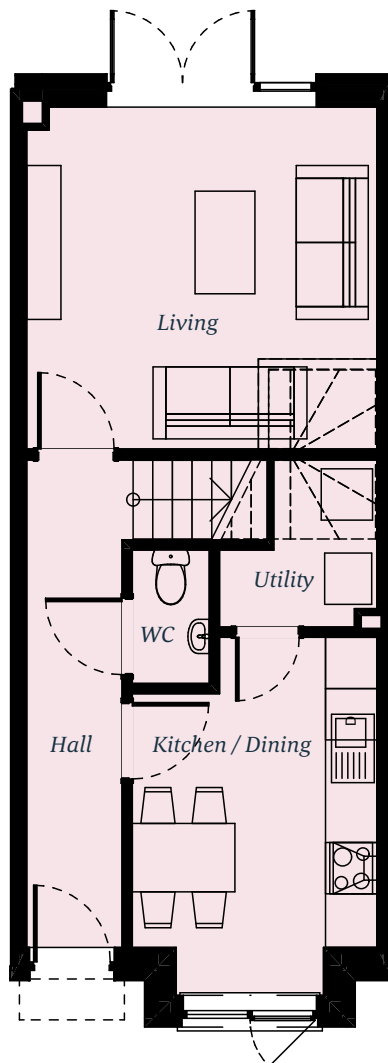


Second Floor

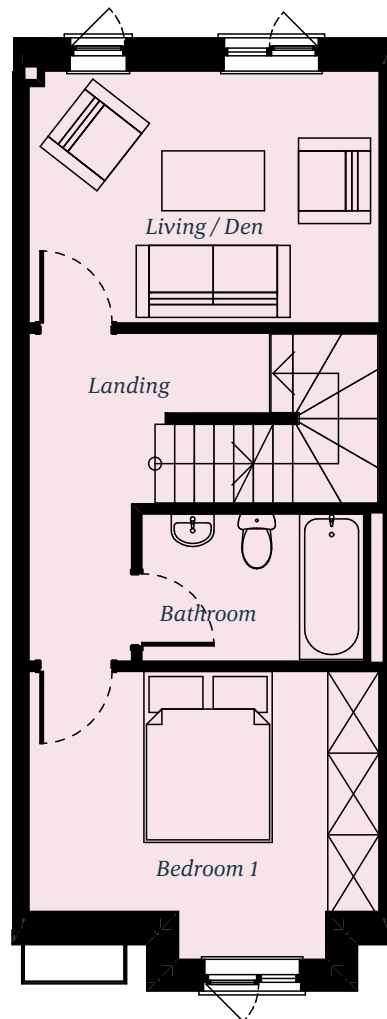


2 Bedroom Mid Terrace

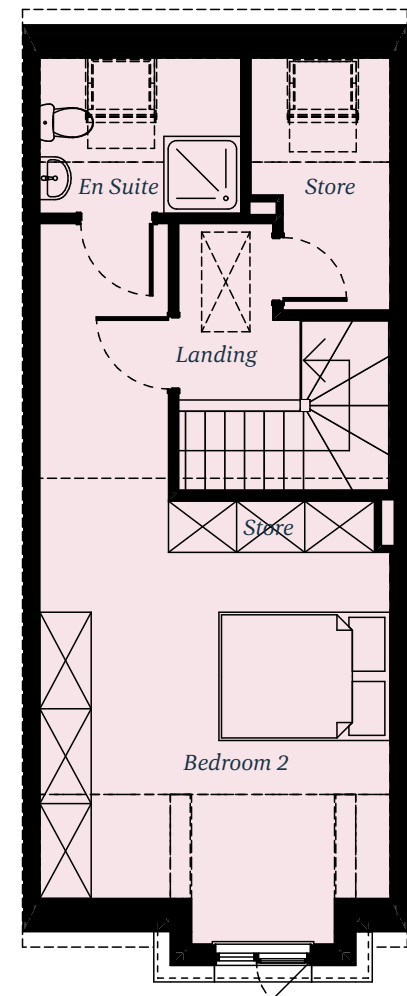
The Aspen (House Type 9) - c.123 sqm / c.1323 sqft



Ground Floor



First Floor

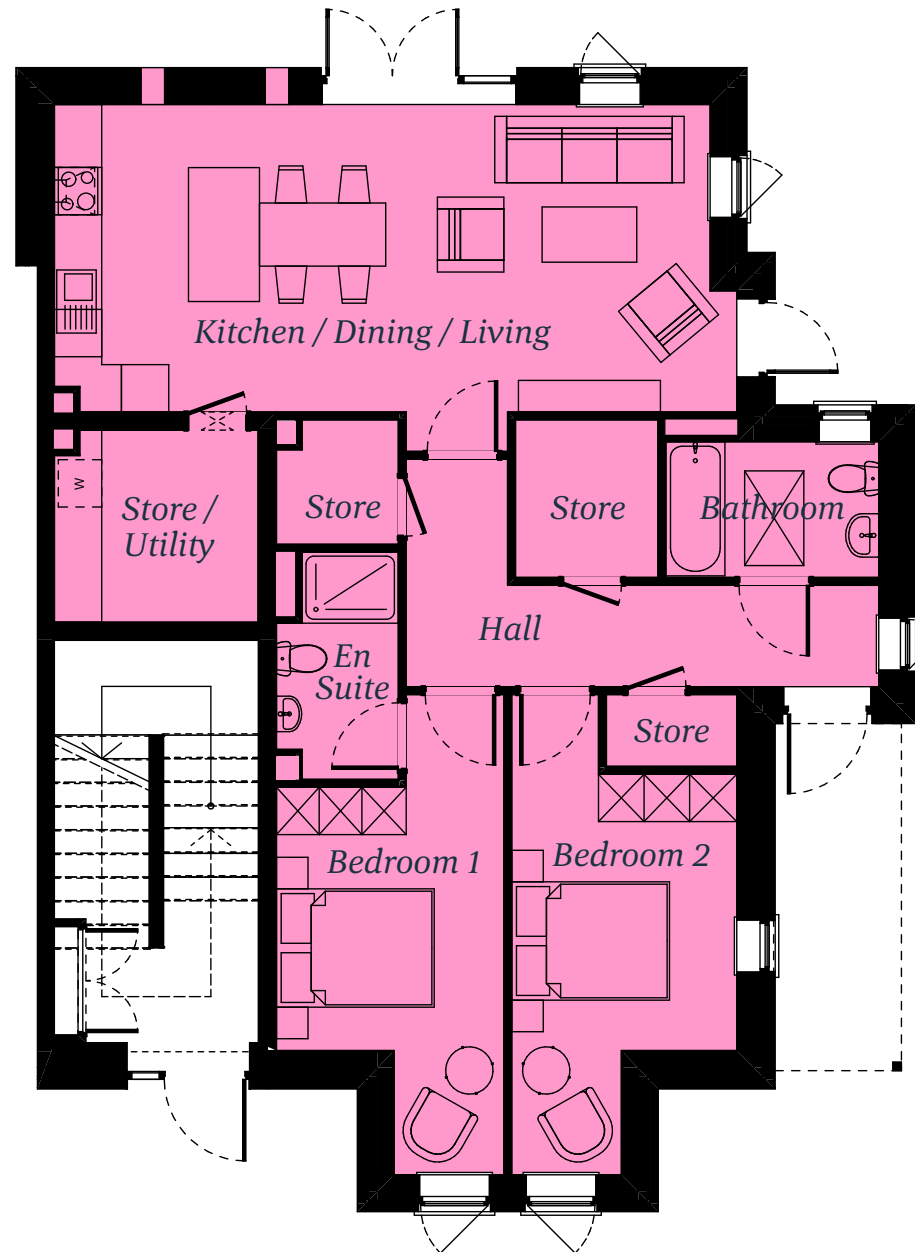


Second Floor



Apartments (Type 10)

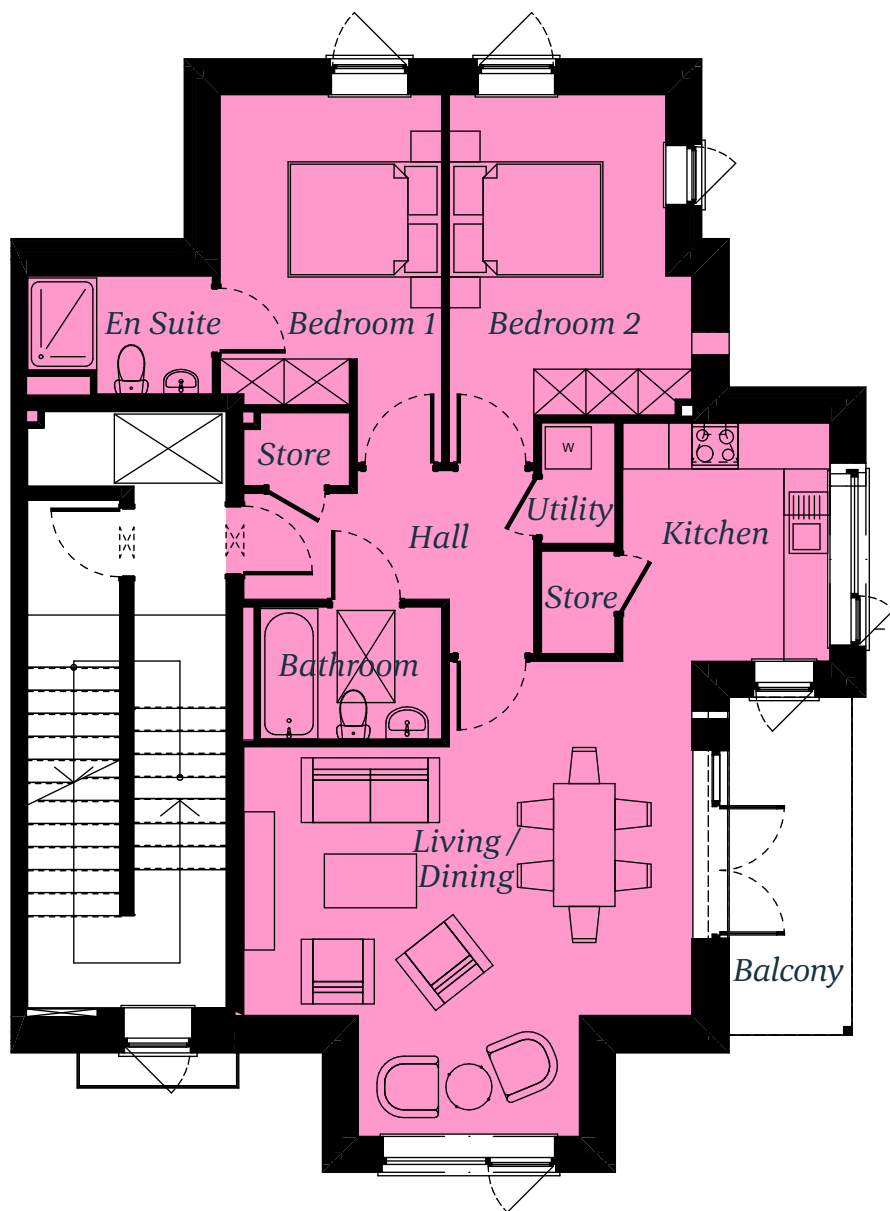
Ground Floor Two Bedroom Apartment -
c.97.1 sqm



Ground Floor

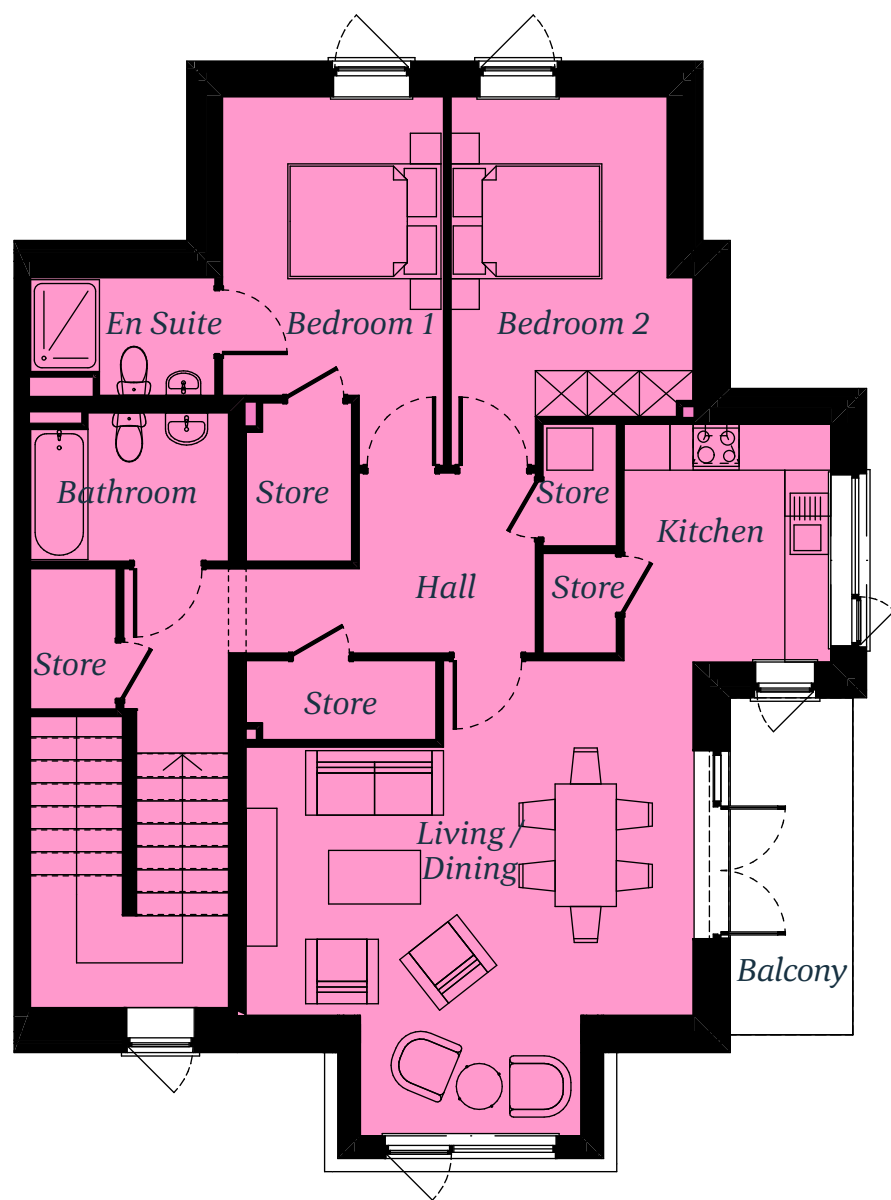


First Floor Two Bedroom Apartment - c.84.4 sqm



First Floor

Ground Floor Two Bedroom Apartment - c.109.5 sqm



Second Floor



Specification

**Every house is designed to deliver
a comfortable and sustainable home**

External façade finishes

Brick,
Corum (Buff),
Hampton Rural Blend (Red).

Windows & external doors

Windows & patio doors are made from high performance German u-PVC profiles sealed with double glazed units throughout, finished with elegant satin silver inline handles.

Front door is a “Thermo Engineered timber front door”.

Mechanical

Each house has been fitted with a high efficiency air to water heat pump system. This generates the space heating, supplying radiators which has multiple heating zones. Hot water generation is also by the heat pump and the system is set up to prioritise hot water delivery. Within the house there is heat recovery ventilation and this ensures the house gets a constant supply and extract air flow that keep the space fresh and controls against humidity build up. The incoming fresh air is heated up by the outgoing discharge air flow.

Electrical

Each house has been fitted out with an extensive electrical services system to deliver power and lighting to all areas. Each house also has a fire alarm detection system fitted. TV and data services available for media use. Each house has been future proofed for the installation of a car charger and wireless intruder alarm systems.

Kitchens

Micro shaker style painted door,
paint colour: Sage Grey
Hickory Carcase
20mm Cahacatta Gold solid surface

Wardrobes

Bedrooms feature generous contemporary, integrated high quality, floor to ceiling wardrobes.

Internal doors

Sedac – Hampton shaker door with Bari satin nicel handles.

Sanitary ware

White ceramic sanitary units by Sonas.
Floor standing 2 drawer vanity units to main bathroom and ensuites.





About us

Over 50 years of completed projects

B&C Building Contractors, part of the B&C Group was originally established over 50 years ago by Michael McBride Snr. It is now run by his two sons, Jim and Colm McBride and a third generation, Stephen and Michael McBride.

Originating in Co. Monaghan, B&C have offices in both Monaghan and Dublin. They specialise in residential, commercial and industrial projects in Dublin City Centre, County and Nationwide. We pride ourselves in maintaining a consistent and exceptionally professional service. Our team of staff are all accredited and are highly qualified and experienced for all types of projects.



Contact details

HEAD OFFICE

Church street, Carrickmacross,
Co. Monaghan

DUBLIN OFFICE

Airport Business Park, Swords Road. Santry,
Co. Dublin



Dun Oir



Castle Court, Sandymount, Dublin 4

The development comprises of a collection of 3 bedroom houses, 2 bedroom own door ground floor apartments and 4 bedroom duplexes. These elegant new homes have been thoughtfully designed to provide luxurious accommodation, with above average ceiling heights, extensive glazing providing naturally bright homes. You will also note the impressive attention to detail with the carefully selected finishes throughout.



Cottonwood, Castleknock, Dublin 15

Development of 7 detached five bedroom houses which have been finished to a very high standard.



Professional team

B&C Contractors have selected a highly experienced professional team to ensure that every aspect of the development is delivered to the highest of standards:

Contractor

P Lonergan & Sons

P. Lonergan & Sons Ltd.



Landscape architect

Mitchell & Associates

Mitchell + Associates

Planning

TPA Planning Consultant



PSDP

Cubit Safety



Architects

NDBA and Assigned Certifier



Engineers

Civil & Structural Engineers



Construction Consultant

BRIGHTLITE Construction Consultant



Fire Consultant

AKM



M&E Design engineers

McElligott Consulting Engineers



Selling agent

Hooke & MacDonald



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PSRA: 001651

Legal advisors

Bryne Wallace



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Dublin 2
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Additional Information

Conditions to be noted:

Subject to Contract / Contract Denied. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give, the Agent(s) or is its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively.

Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.

Warranties and Latent Defects Insurance

10 Year HomeBond warranties cover provided.



(BER) Certification

All the proposed apartments will have a minimum A2/A3 certification.





GRANGE
OAKS



PSRA Licence No: 001651