





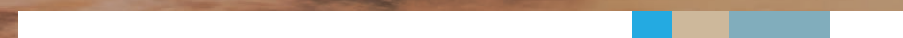
Introducing: **Rock Springs**

Rock Springs is a superbly
located, luxurious,
contemporary development
created and designed by
architects & builders with
over 20 years experience.

We have created a mixture of homes including:
3 & 4 bed, and a block of 2 bed terraced.

When designing Rock Springs, our designer focused
on space and movement throughout the home.
Our homes grow and evolve with your life.

Included: Domestic Home Air to Water heating
system, A2 Energy Rating, Triple Glazed Windows,
High Level of insulation.



Wicklow... Something for Everyone



Wicklow is painted with a rich palette of
experiences that cater to all kinds of tastes and is
equally loved by both the carefree and adventurous.

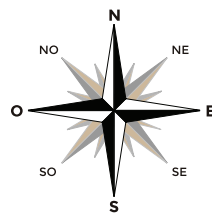
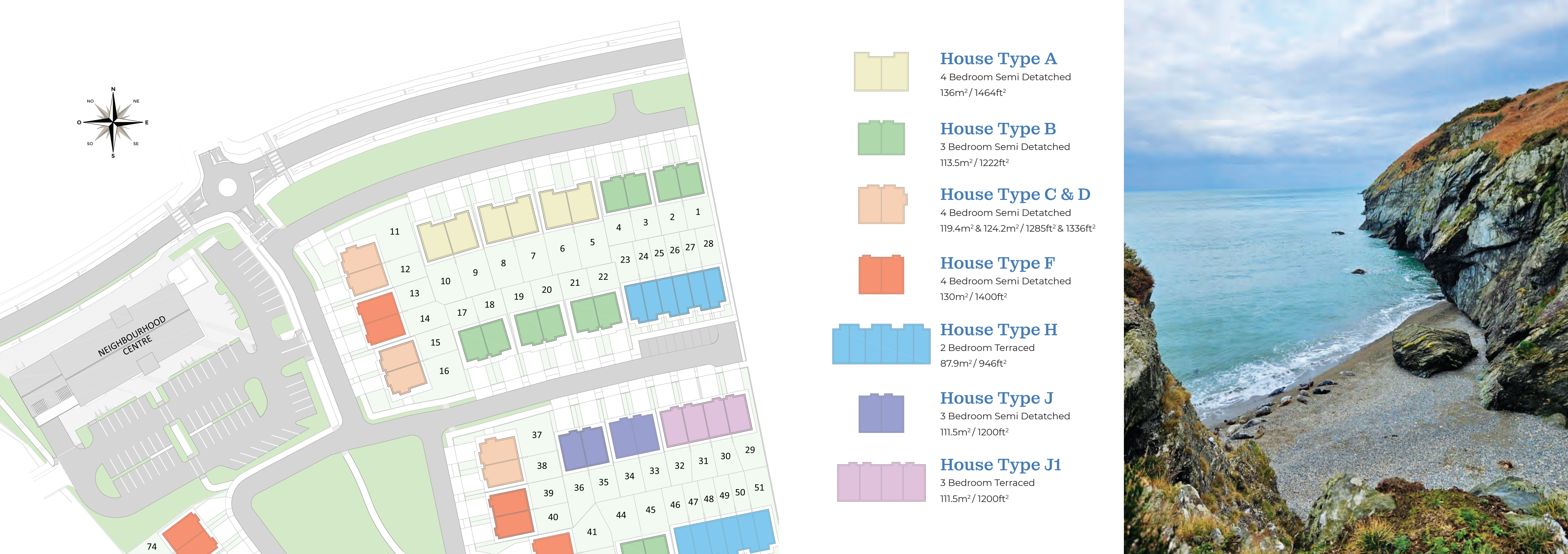
You're never too far away from taking in a historical site,
lounging comfortably on a beach, or exploring the
beautiful and mysterious trails that wind throughout
the Wicklow landscape.

Rock Springs, superbly located just off the Marlton Road
is only a five minute walk to Wicklow town centre. Easy
access to the motorway and only a 30 minute drive to
Dublin city means Rock Springs is ideally located for
anyone commuting to Dublin for work.



The well laid out development of large
3 & 4 bedroom homes gives a great
feeling of privacy with the inclusion
of private driveways.





NEIGHBOURHOOD
CENTRE

74

11

12

13

14

15

16

10

9

8

7

6

5

4

3

2

1

23

24

25

26

27

28

17

18

19

20

21

22

37

38

39

40

41

36

35

34

33

32

31

30

29

44

45

46

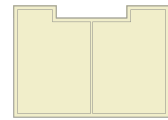
47

48

49

50

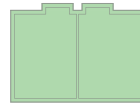
51



House Type A

4 Bedroom Semi Detached

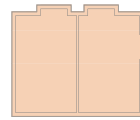
136m²/1464ft²



House Type B

3 Bedroom Semi Detached

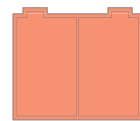
113.5m²/1222ft²



House Type C & D

4 Bedroom Semi Detached

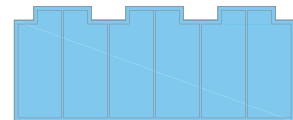
119.4m² & 124.2m²/1285ft² & 1336ft²



House Type F

4 Bedroom Semi Detached

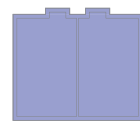
130m²/1400ft²



House Type H

2 Bedroom Terraced

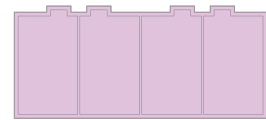
87.9m²/946ft²



House Type J

3 Bedroom Semi Detached

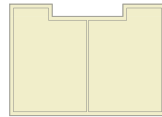
111.5m²/1200ft²



House Type J1

3 Bedroom Terraced

111.5m²/1200ft²



House type A 4 Bedroom Semi Detached

Total Floor Area - 136m²/1464ft²



4 BED SEMI DETACHED: Ground Floor = 68m² / 732 sq ft

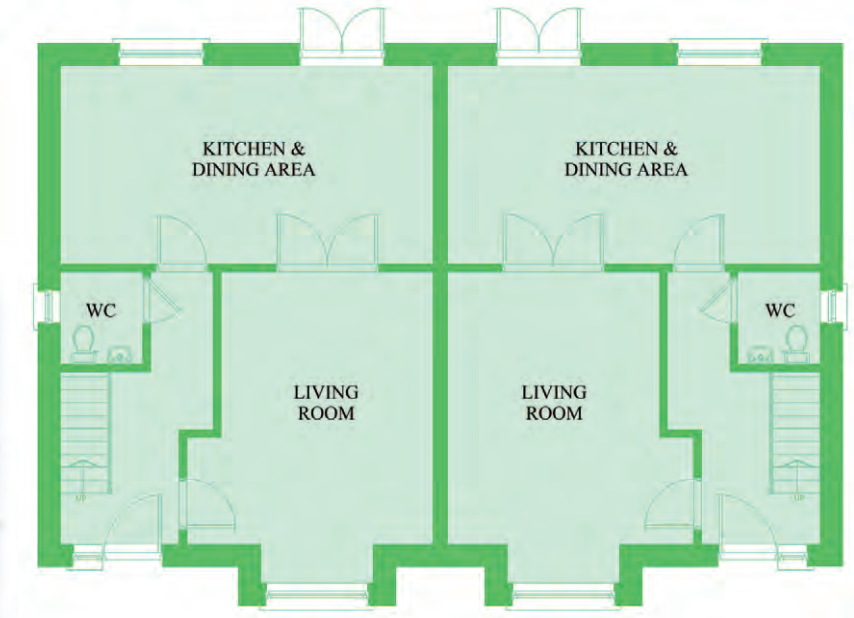


4 BED SEMI DETACHED: First Floor = 68m² / 732 sq ft

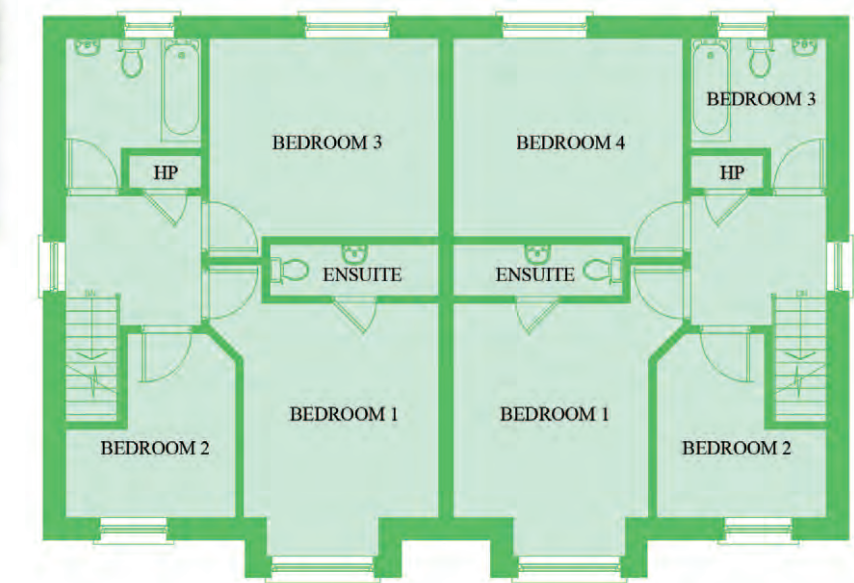


House type B 3 Bedroom Semi Detached

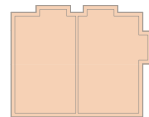
Total Floor Area - 113.5m²/1222ft²



3 BED SEMI DETACHED: Ground Floor = 56.8m² / 611 sq ft



3 BED SEMI DETACHED: First Floor = 56.8m² / 611 sq ft

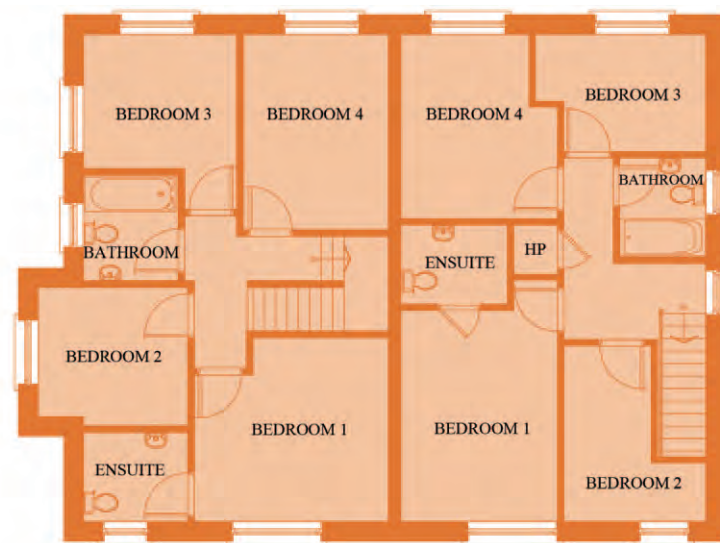


House type C & D 4 Bedroom Semi Detached

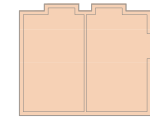
Total Floor Area - 119.4m² & 124.2m² / 1285ft² & 1336ft²



4 BED SEMI DETACHED : C - Ground Floor = 61.5m² / 662 sq ft
D - Ground Floor = 63.9m² / 687 sq ft

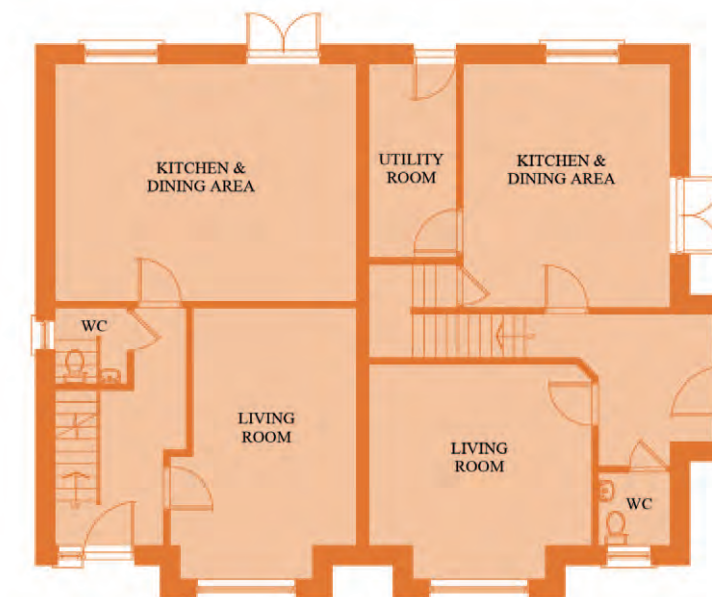


4 BED SEMI DETACHED: C - First Floor = 57.9m² / 623 sq ft
D - First Floor = 60.3m² / 649 sq ft



House type C1 & D1 4 Bedroom Semi Detached

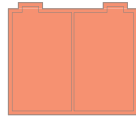
Total Floor Area - 119.4m² & 124.2m² / 1285ft² & 1336ft²



4 BED SEMI DETACHED : C1 - Ground Floor = 61.5m² / 662 sq ft
D1 - Ground Floor = 63.9m² / 687 sq ft

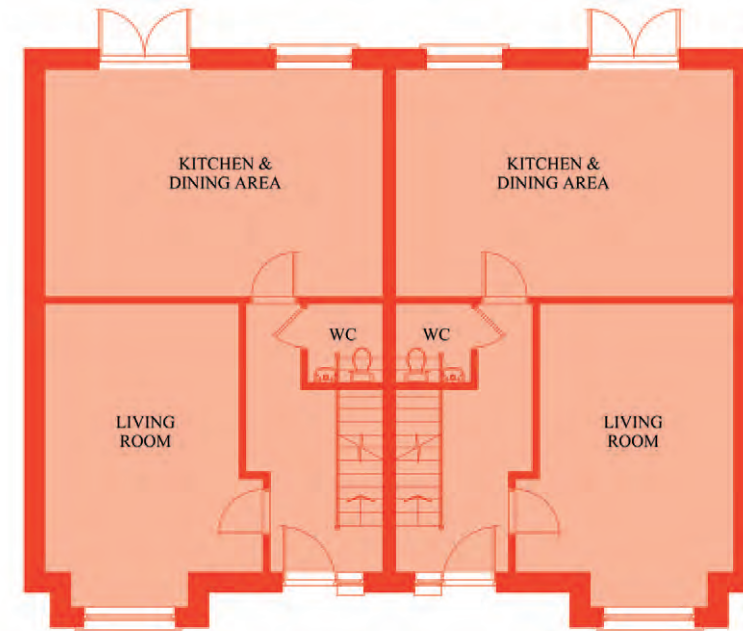


4 BED SEMI DETACHED: C - First Floor = 57.9m² / 623 sq ft
D - First Floor = 60.3m² / 649 sq ft

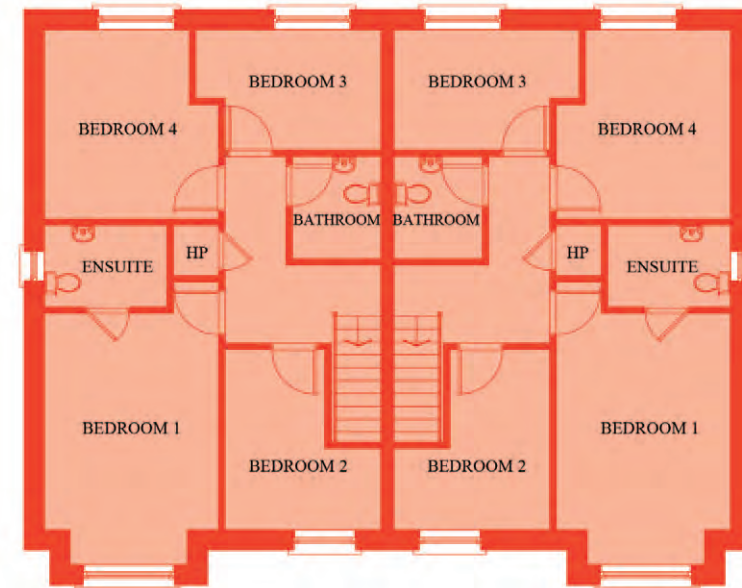


House type F 4 Bedroom Semi Detached

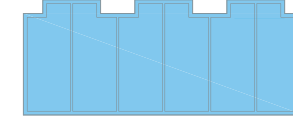
Total Floor Area - 130m²/1400ft²



4 BED SEMI DETACHED - Ground Floor = 65m²/ 700 sq ft

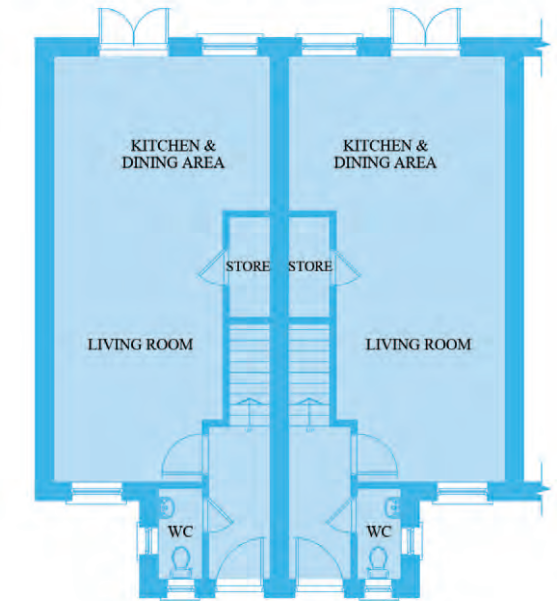


4 BED SEMI DETACHED - First Floor = 65m²/ 700 sq ft

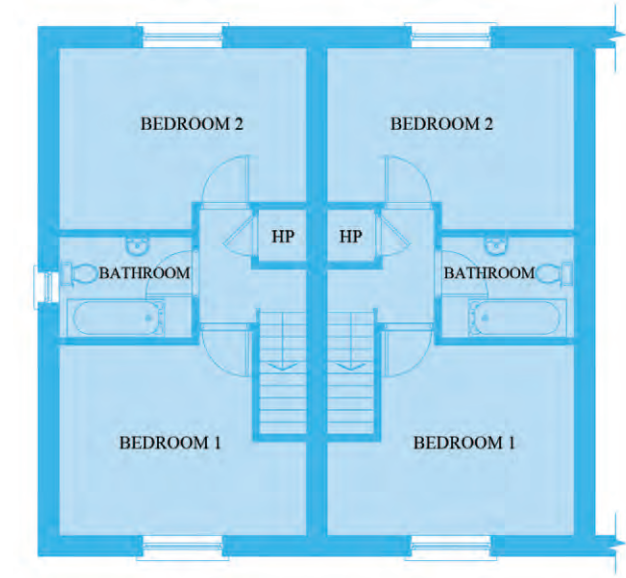


House type H 2 Bedroom Terraced

Total Floor Area - 87.9m²/ 946ft²



2 BED TERRACED - Ground Floor = 48.5m²/ 522 sq ft

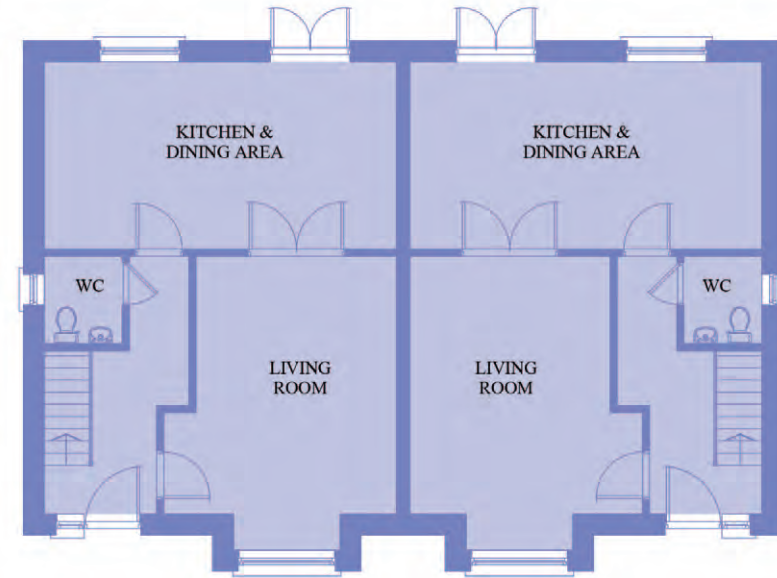


2 BED TERRACED - First Floor = 39.4m²/ 424.1 sq ft

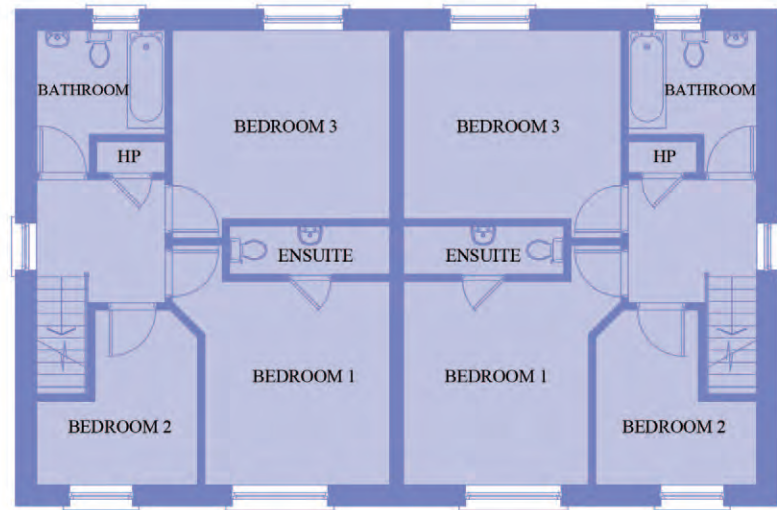


House type J 3 Bedroom Semi Detached

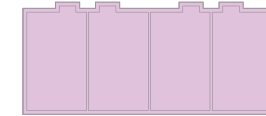
Total Floor Area - 111.5m²/1200ft²



3 BED SEMI DETACHED - Ground Floor = 57.1m²/ 614.6 sq ft



3 BED SEMI DETACHED - First Floor = 54.4m²/ 585.6 sq ft

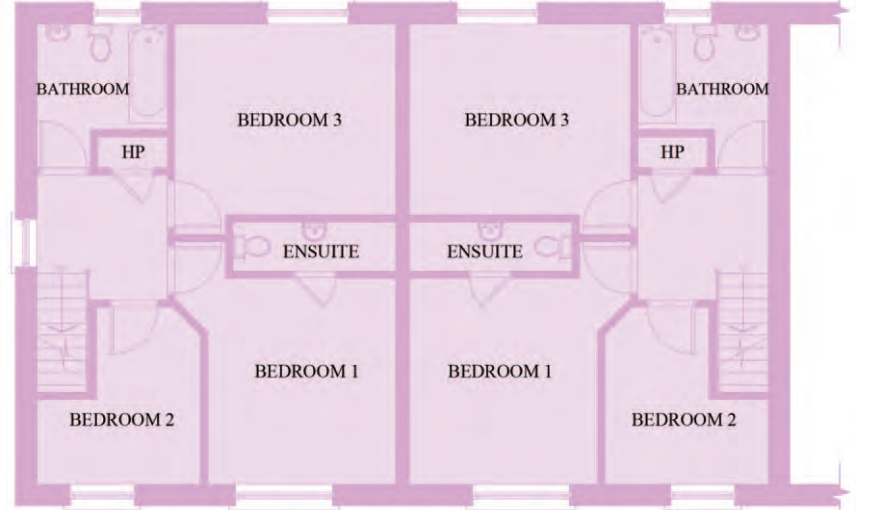


House type J1 3 Bedroom Terraced

Total Floor Area - 111.5m²/1200ft²

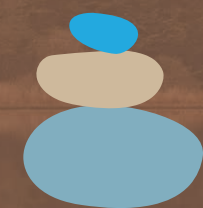


3 BED TERRACED - Ground Floor = 57.1m²/ 614.6 sq ft



3 BED TERRACED - First Floor = 54.4m²/ 585.6 sq ft





Rock Springs

MARLTON ROAD, WICKLOW





Developers

Redmond Construction,
Gorey, Co. Wexford



molloyarchitecture
& DESIGN STUDIO

Architects

Molloy Architecture &
Design Studio,
9 McCurtain Street,
Gorey, Co. Wexford



**O'Neill &
Flanagan**

Selling Agent

O'Neill & Flanagan Ltd
Fitzwilliam Sq., Wicklow Town,
Co. Wicklow, A67 PX97

0404 66410

info@oneillflanigan.com



Solicitors

O'Doherty Warren & Associates,
Charlotte Row,
Gorey, Co. Wexford



These particulars and price lists are issued on the strict understanding that they will not be construed as forming part of any contract. Maps are not drawn to scale and measurements are approximate. The builder reserves the right to make alterations to the design and specification in the interests of the overall quality of the development.