

SOUTH COAST

W O O D B R O O K



a new way of life on the horizon

Welcome to South Coast, the next chapter in Castlethorn's landmark Woodbrook development, an exciting new neighbourhood nestled between the coast and the mountains in Shankill, South County Dublin. Comprising 3 and 4 bed houses, as well as apartments and duplexes, South Coast continues Woodbrook's reputation for high-quality A-rated homes, with something to suit every buyer.

At South Coast, everything you need is right on your doorstep. Enjoy the convenience of a local neighbourhood centre, crèche, local golf club, Shankill Village and the M11 – all very close by, making everyday life easier.

Plus, with the brand-new Woodbrook DART Station, you will benefit from fast, frequent connections to Dublin City Centre and beyond – perfect for work, leisure, and everything in between.

contemporary architecture meets greener living

EXTERIORS



SOUTH COAST WOODBROOK



EXTERIORS



SOUTH COAST WOODBROOK

meticulous design & high-quality finishes with every home.

Designed by award-winning architects O'Mahony Pike, the homes at South Coast offer the perfect mix between eye-catching modern design and practical features for busy families. Thoughtful use of colour and materials help these beautiful new homes fit into the existing neighbourhood and stunning natural surroundings.

Discover a greener way of living at South Coast. Every home is A-rated for energy efficiency, with a design vision inspired by Passive House standards—meaning lower energy bills and a more comfortable home all year round. Nearby, enjoy the convenience of communal EV charging points, generous bicycle parking, and eco-conscious design features that reflect Castlethorn's commitment to a more sustainable future—for you and for the planet.

wander winding trails & scenic terrain



South Coast is located in one of South Dublin's most beautiful areas, with plenty of opportunities to keep fit & enjoy nature at its finest.



Challenge yourself with a hike along the Dublin Mountains Way, a 42.6 km national trail that begins just a few minutes from your new front door. Enjoy a day out at Powerscourt Waterfall, a short drive from South Coast. Enjoy the spectacular views of both city and coast from Killiney Hill, a popular spot for locals and tourists alike.

a look towards
the city centre



Dublin City

Blackrock

Dún Laoghaire

UCD

Dalkey

Carrickmines

Cherrywood

Killiney Beach

M50

Shankill Village

Shanganagh Park

M11

Old Dublin Road

New Woodbrook Station



Shankill Beach

SOUTH COAST
Woodbrook Point

Woodbrook Golf Club

seaside tranquility



THE BEACH

SOUTH COAST WOODBROOK

Sea swims, sunset coastal walks and fun in the sun, all on your doorstep



South Coast residents can enjoy the best that coastal living has to offer and is just metres from the coast. From Shankill you can walk north to Killiney beach, through Dalkey and finish with a dip at the Forty Foot in Sandycove. Or venture south to Bray, you'll never tire of that fresh sea air.

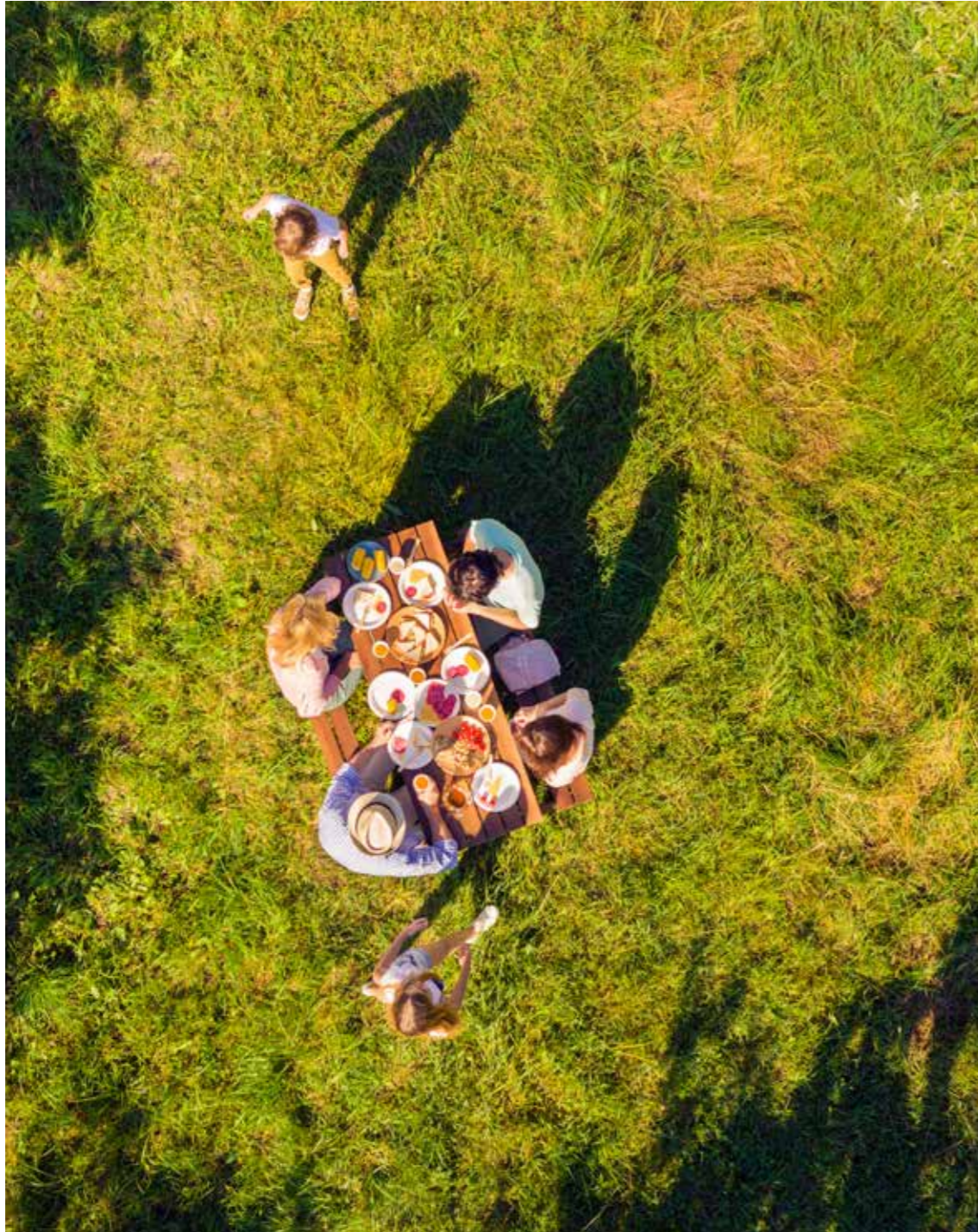


THE BEACH

SOUTH COAST WOODBROOK



a charming suburban community



COMMUNITY

SOUTH COAST WOODBROOK



Catch up with friends or family in one of the many local parks or cafes.

COMMUNITY

SOUTH COAST WOODBROOK

a look towards Bray, Greystones & the
garden county



Greystones

The Sugarloaf

Bray Golf Club

Bray Promenade

Bray Town Centre

Bray Harbour

M1

Woodbrook College

Woodbrook Golf Club

Woodbrook Point

**SOUTH
COAST**

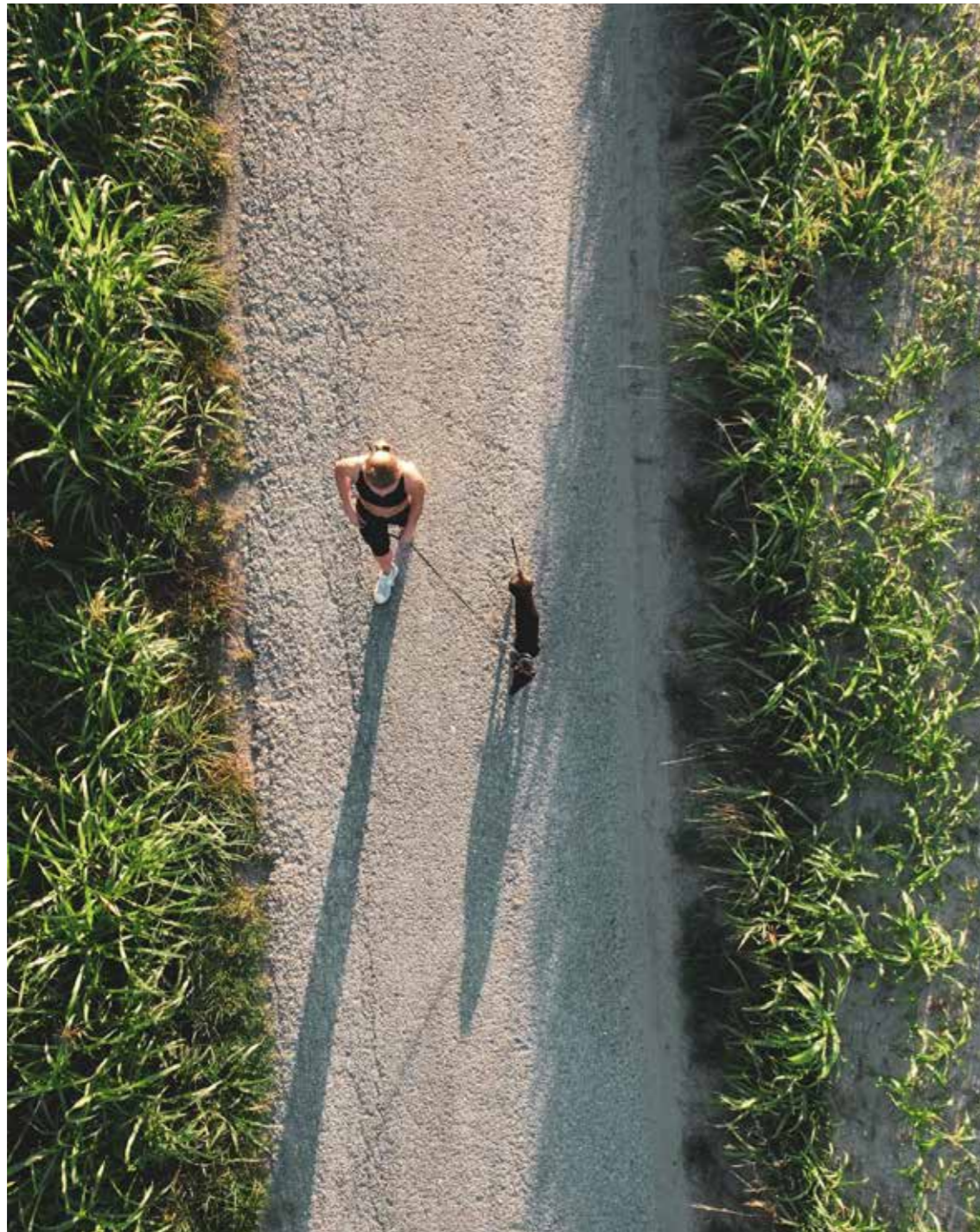
Old Dublin Road

New Woodbrook Station

To Shankill Village



sporting amenities for every generation



ACTIVITIES

SOUTH COAST WOODBROOK



From golf, to football and everything in between, Shankill is perfect for an active lifestyle

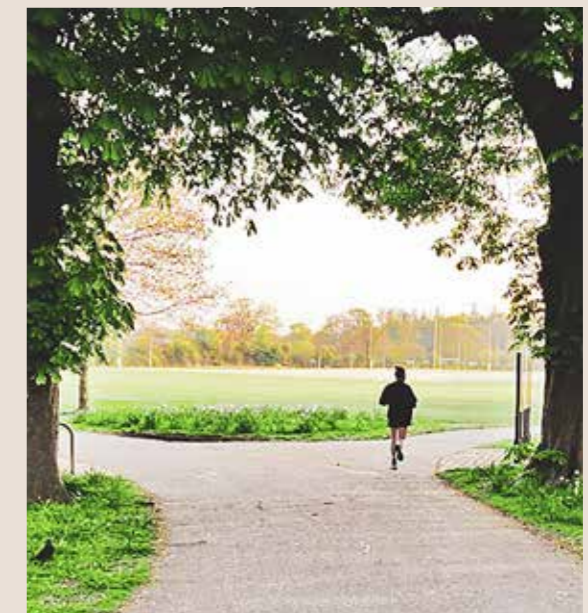


ACTIVITIES

SOUTH COAST WOODBROOK

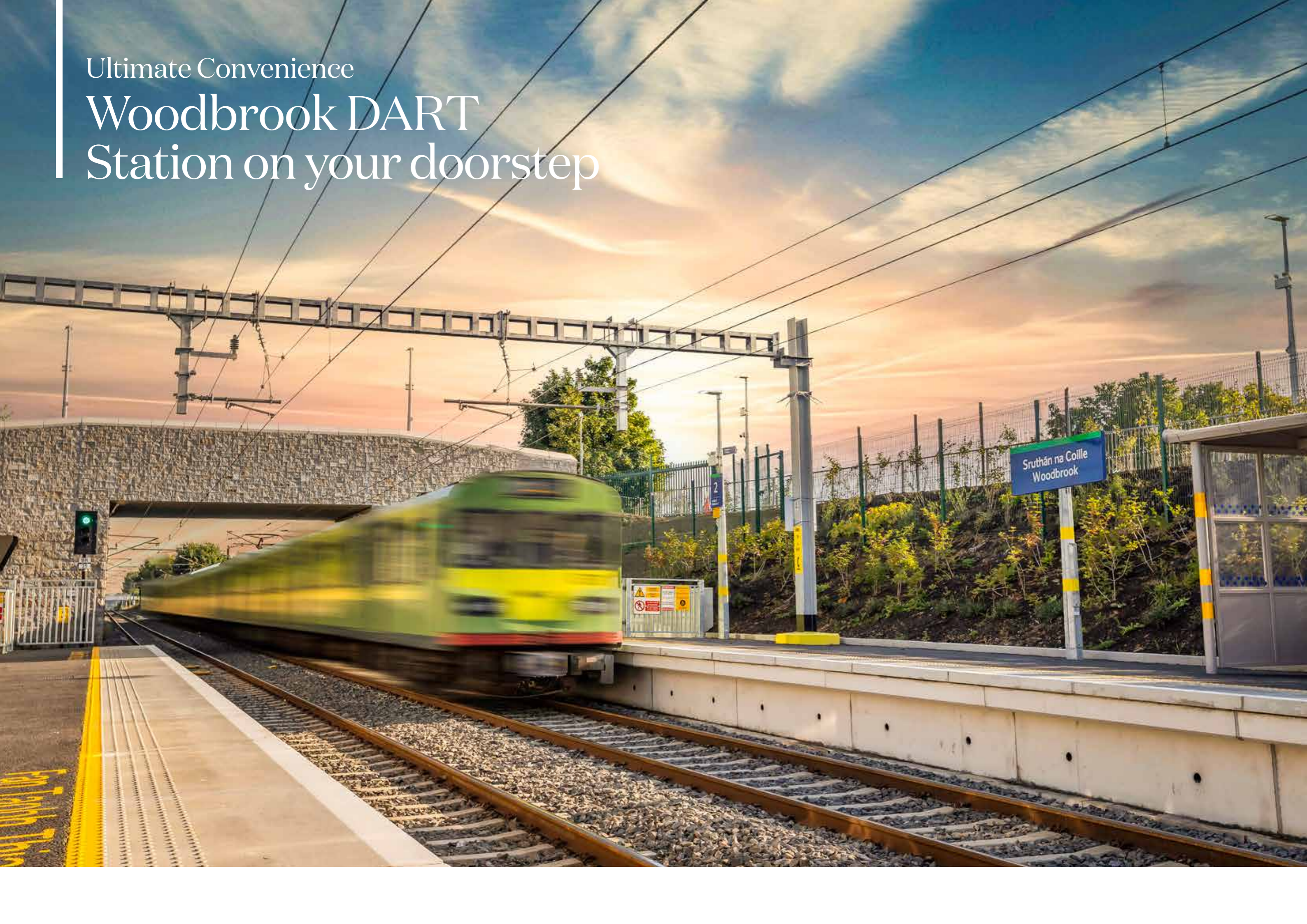
South Coast is packed full of amenities for every member of the family. The Woodbrook development is adjacent to the historic Woodbrook Golf Club, which celebrates its centenary year in 2026.

- **Woodbrook Golf Club.**
- **Shankill FC.**
Shanganagh Park, Shankill, Co Dublin
- **Old Conna Golf Club.**
Ferndale Road, Bray, Co. Wicklow
- **Shankill Tennis Club.**
Quinn's Road, Shankill, Dublin 18
- **Shanganagh Park Run.**
Shanganagh Park, Shankill, Dublin 18
- **Bray Emmets GAA Club.**
Old Connaught Avenue, Bray, Co. Wicklow
- **Shankill GAA Club.**
Stonebridge Road, Shankill, Co Dublin



Ultimate Convenience

Woodbrook DART Station on your doorstep





Excellent connectivity via bus, train and road



getting around

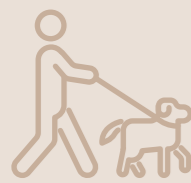
Woodbrook Dart Station	01 min
Shankill Village	05 mins
Bray Main Street	10 mins
Cornelsecourt	13 mins
Dalkey	15 mins
Greystones	15 mins
Sandyford	12 mins
Carrickmines	10 mins
Blackrock	20 mins
Dundrum	18 mins
Wicklow Town	30 mins
St Stephen's Green	40 mins

*all driving times are approximate



unrivalled, convenient connectivity

BY FOOT



DART STATION

03
MINUTES

SHANKILL BEACH

06
MINUTES

WOODBROOK GOLF

13
MINUTES

BY BIKE



SHANKILL BEACH

04
MINUTES

SHANKILL VILLAGE

07
MINUTES

BRAY TOWN

10
MINUTES

BY CAR



SHANKILL VILLAGE

05
MINUTES

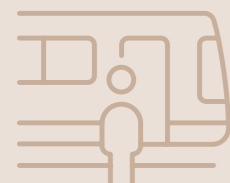
CHERRYWOOD

10
MINUTES

BRAY TOWN

10
MINUTES

BY DART



BRAY

05
MINUTES

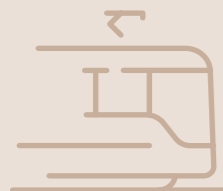
KILLINEY

05
MINUTES

GRAND CANAL DOCK

36
MINUTES

BY LUAS*



CARRICKMINES

08
MINUTES

STILLORGAN

17
MINUTES

DUNDRUM

25
MINUTES

*from Cherrywood station

SHANKILL VILLAGE

25
MINUTES

KILLINEY BEACH

53
MINUTES

LOUGHLINSTOWN

60
MINUTES

KILLINEY BEACH

13
MINUTES

LOUGHLINSTOWN

15
MINUTES

KILLINEY VILLAGE

25
MINUTES

KILLINEY VILLAGE

10
MINUTES

DALKEY

16
MINUTES

CITY CENTRE

35
MINUTES

PEARSE STATION

40
MINUTES

TARA STREET

42
MINUTES

CONNOLLY STATION

45
MINUTES

RANELAGH

34
MINUTES

CITY CENTRE

37
MINUTES

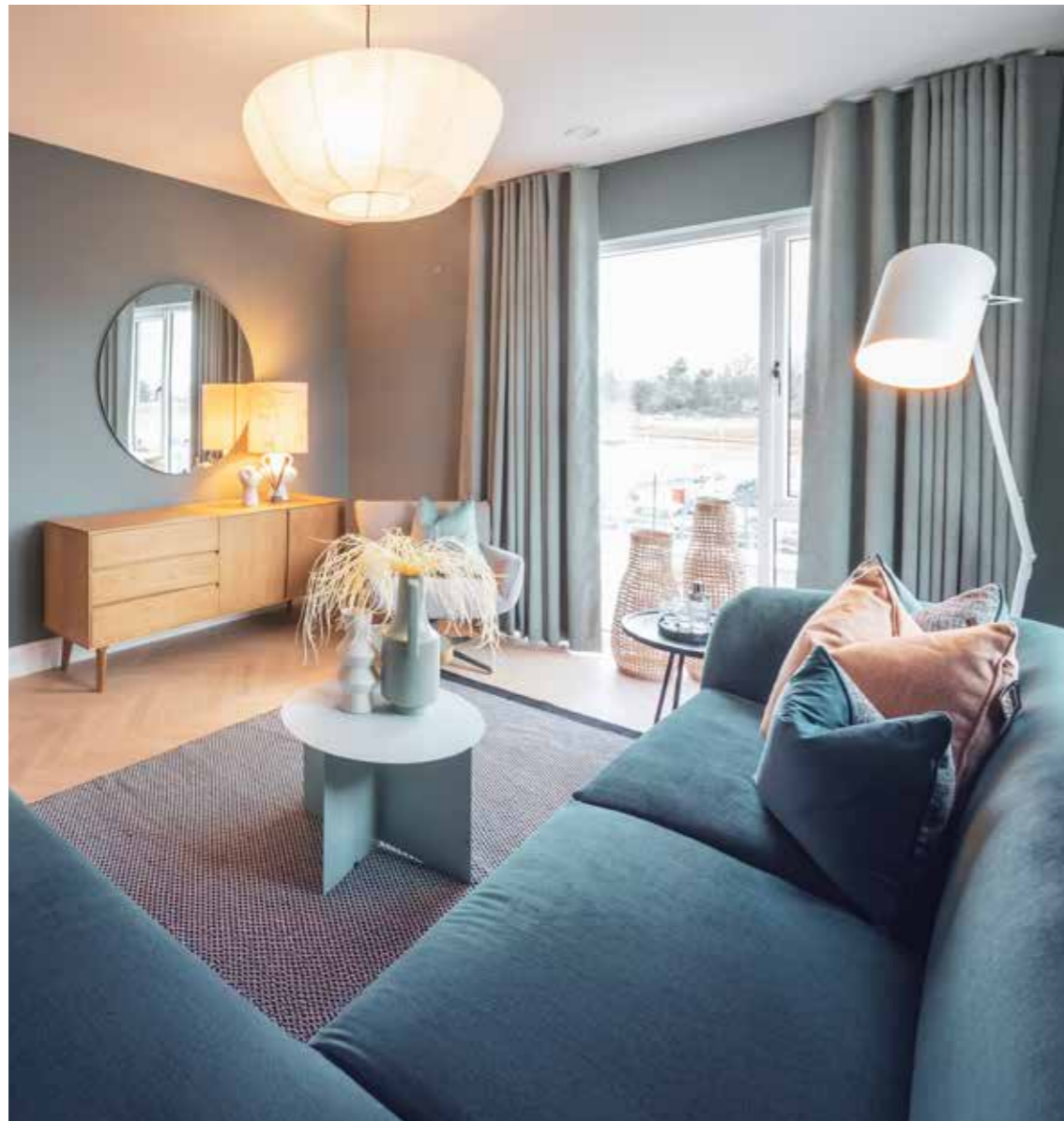
O'CONNELL STREET

55
MINUTES

TRANSPORT

SOUTH COAST WOODBROOK

sophisticated craftsmanship



Photos are indicative only and are of previous house styles at Woodbrook by Castlethorn

External Finishes

- High quality low-maintenance external finishes
- Low-maintenance uPVC fascia, soffits, gutters and downpipes
- All rear gardens are seeded
- Hit and miss timber panel fencing to all rear gardens

Internal Finishes

- All walls and ceilings will be plaster skimmed and painted
- Insulated air tight trap door and pull down ladder fitted for easy access to attic in all houses
- All houses fitted with painted skirting boards
- Mahogany hardwood handrail varnished and painted balustrades in all homes

Doors and Ironmongery

- All homes fitted with single panel internal doors and architraves and quality chrome ironmongery

Windows

- Homes are fitted with high performance, double glazed windows from Munster Joinery

Wardrobes

- Luxurious fitted wardrobes by Mountlodge Furniture to all double bedrooms

Bathrooms & En-suites

- All bathrooms and en-suites are fitted with high-quality Sonas sanitary ware throughout
- Wet-room style low profile shower trays
- Shower doors are fitted to all en-suites
- Thermostatically-controlled shower in en-suite
- Heated LED Mirror in main bathroom and en-suites.
- Luxury baths with thermostatic controlled bath shower mixer and handset
- Tiles supplied by Tile Style to wall and floors in bathroom and en-suite
- Heated towel rails fitted in main bath and en-suite

Kitchens

3 BEDROOM HOMES

- Micro shaker door with soft close hinges and doors
- Carrara Quartz worktop, with upstand and splash-back behind the hobs

4 BEDROOM HOMES

- Hartford painted matt shaker style doors with soft close hinges and drawers
- Carrara Quartz worktop, with upstand and splash-back behind the hob

Appliances

- Kitchens will be fitted with the following appliances; integrated fridge freezer, electric oven, induction hob, integrated dishwasher, Combi washer / dryer and extractor fan (subject to signing contracts within 28 days)

Electrical

- Smoke and heat detectors fitted as standard
- Wired for intruder alarm
- Future connection for Virgin Media, Eir and Siro high speed broadband
- Ample number of sockets throughout including USB integrated ports in the kitchen living and main bedroom
- Chrome sockets over worktops in kitchen areas
- Outdoor electrical socket provided

Efficient Low-Energy Design

- The houses at South Coast enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production

Air-Tightness & Insulation

- Air-tightness membranes and other features have been incorporated to ensure that these homes are draft free and that heat loss is minimised to provide a comfortable living environment
- All of our houses are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors, walls and roofs

Electrical Car Charging Points

- Houses with garages and on curtilage car parking are pre wired for EV charging. In addition, communal EV charging points will be provided throughout the development.

Heating & Ventilation

- Firebird air source heat pump in all houses with 24/7 programmable heating controls allowing full control of timing and temperature in houses
- As these homes are highly insulated and airtight, mechanical heat recovery ventilation has been incorporated
- The benefits of this system are managed ventilation, reduced heat loss, and less dust and pollutants as the fresh air is filtered
- All homes are compliant with NZEB (nearly zero energy building standard) standards and have a BER rating of A2



Note: These features apply to the houses at South Coast, Woodbrook. Apartments and duplexes have a different spec list

immaculate interiors

INTERIORS



Woodbrook has already gained a fine reputation for carefully designed interior layouts that are both attractive and practical. South Coast continues this standard, with elegant, bright rooms that are ideal for families of all sizes and ages. Kitchens filled with natural light are the hub of the home, while spacious living areas, peaceful bedrooms and meticulously finished bathrooms complete these beautiful new A-rated homes.

SOUTH COAST WOODBROOK



INTERIORS

SOUTH COAST WOODBROOK

Photos are indicative only and are of previous house styles at Woodbrook by Castlethorn



site plan

- **THE GLEN**
4 BED. 152-154 SQ.M / 1635 -1657 SQ.FT
- **THE CONNAWOOD**
4 BED + GARAGE 141 SQ.M / 1517 SQ.FT
- **THE KILRUDDERY**
4 BED + GARAGE 143 SQ.M / 1539 SQ.FT
- **THE RATHMICHAEL**
3 BED + STUDY 142 SQ.M / 1528 SQ.FT
- **THE ROSEDALE**
3 BED + COURTYARD 99 SQ.M / 1065 SQ.FT
- **THE ENNISKERRY**
3 BED 88 SQ.M / 947 SQ.FT
- **THE CRINKEN**
3 BED 92 SQ.M / 990 SQ.FT
- **THE FASSAROE**
3 BED 94 SQ.M / 1011 SQ.FT
- **THE ARDMORE**
3 BED 94 SQ.M / 1011 SQ.FT

All sizes are approximate



Note: South Coast is a marketing name only. All homes will be addressed Woodbrook Row, Woodbrook Ave etc.



Site Plan for guidance only – Not to scale – Subject to change

woodbrook masterplan

 Castlethorn



WOODBROOK

DART

TOWARDS DUBLIN

SHANKILL BEACH

SITING RESERVED FOR SCHOOL

TOWARDS SHANKILL

CRINKEN CHURCH

OLD DUBLIN RD

TOWARDS BRAY

TOWARDS BRAY

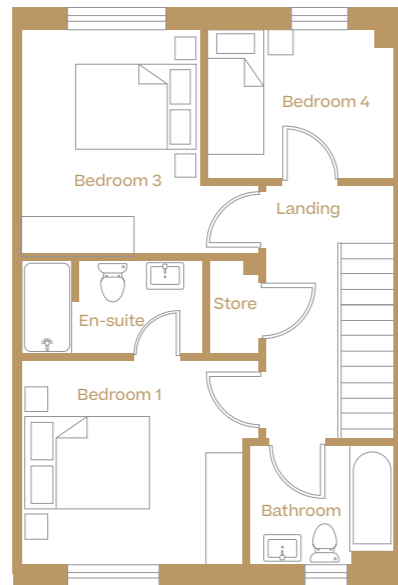
WOODBROOK PHASE I
- NOW COMPLETED

WOODBROOK POINT

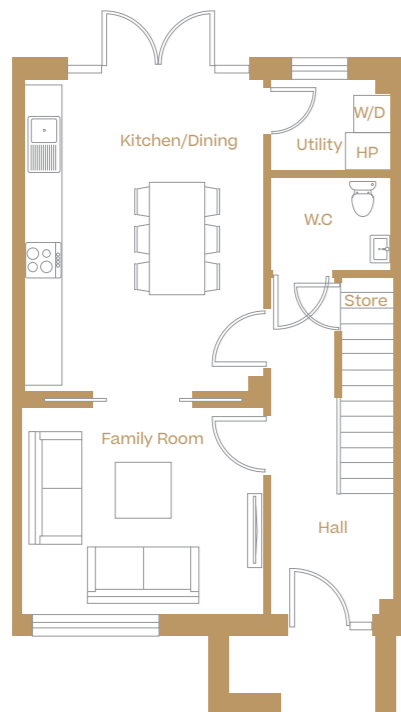
WOODBROOK GOLF CLUB

THE GLEN

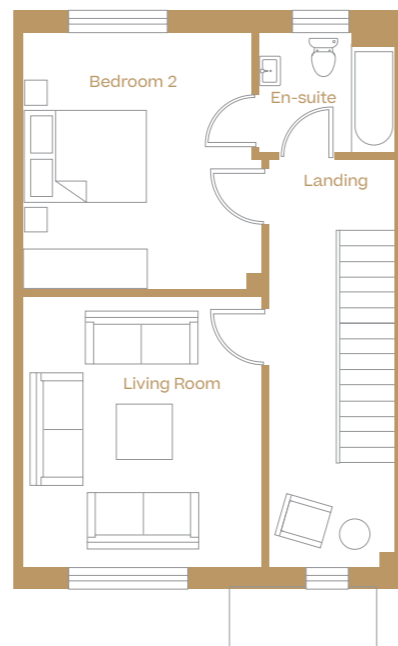
Large 4 Bed House with a Second Living Area at First Floor.
Approx 152-154 Sq.M / 1635-1657 Sq.Ft



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

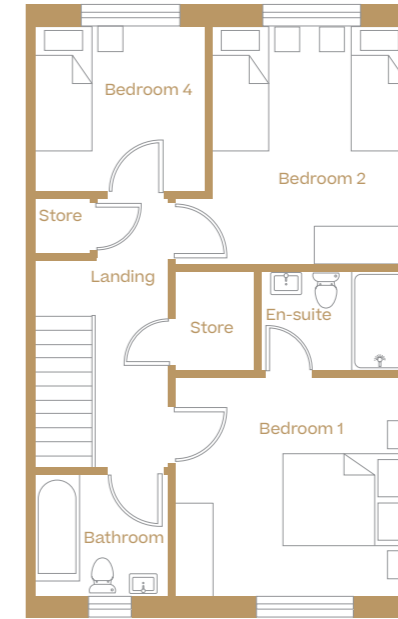
W/D Washer Dryer. HP Heat Pump. Note detail can change.
Layout subject to change. Houses may be "handed". All floor areas are approximate.
Note patio detail can change – please consult sales agent

FLOOR PLANS

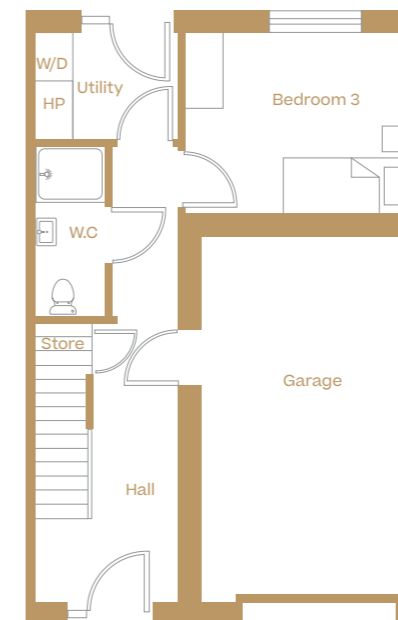
SOUTH COAST WOODBROOK

THE CONNAWOOD

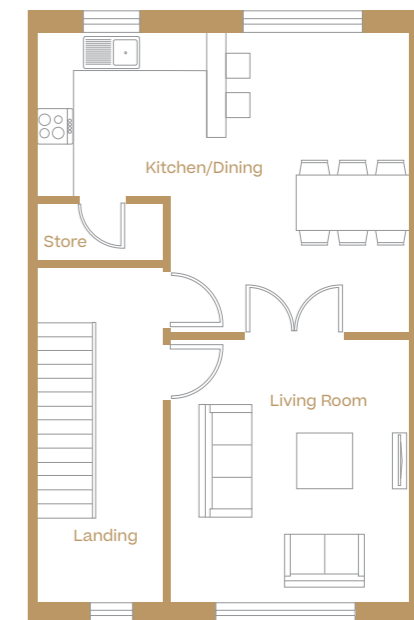
4 Bed House with garage Mid/End Terrace.
Approx. 141 Sq.M / 1517 Sq.Ft



SECOND FLOOR



GROUND FLOOR



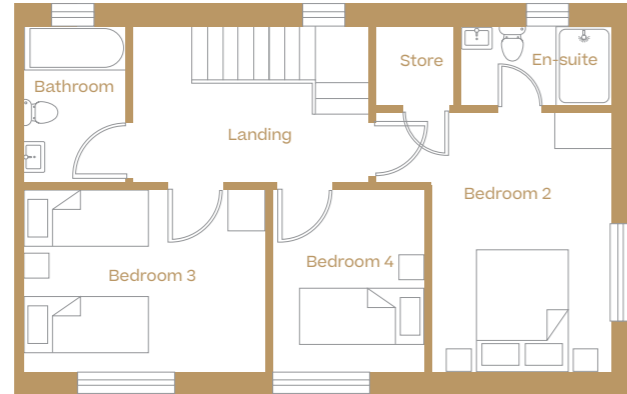
FIRST FLOOR

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Layout subject to change. Houses may be "handed". All floor areas are approximate.

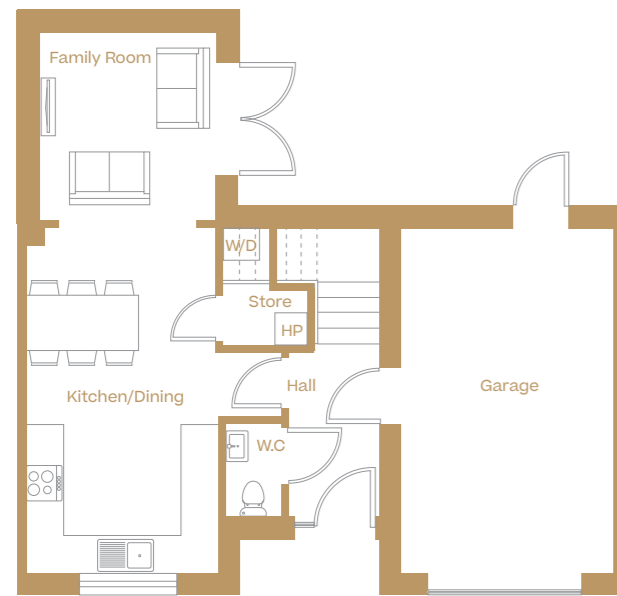
FLOOR PLANS

THE KILRUDDERY

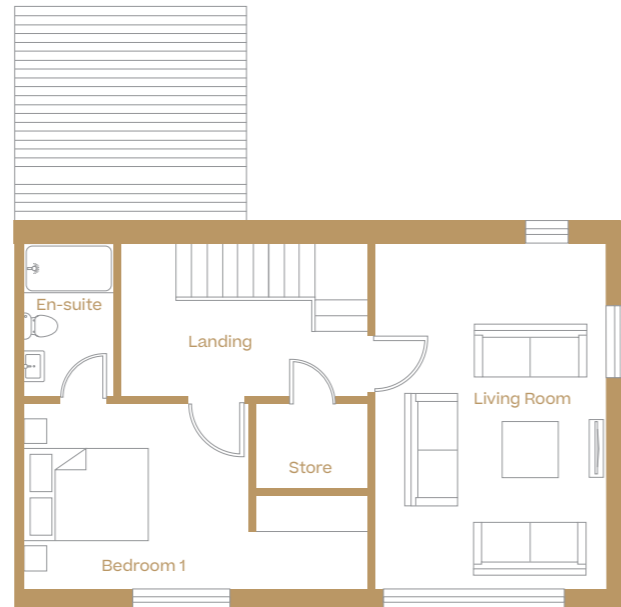
4 Bed House with garage. Semi-detached / Mid/End Terrace.
Approx. 143 Sq.M / 1539 Sq.Ft



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

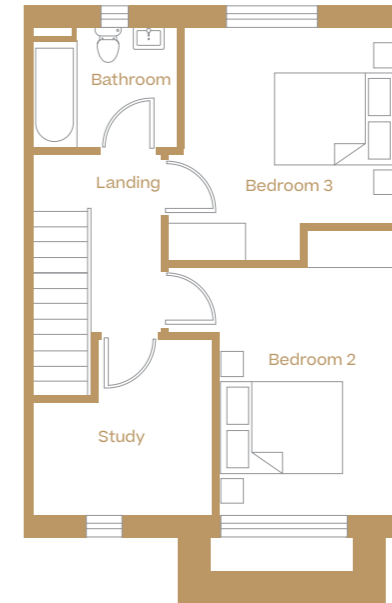
FLOOR PLANS

SOUTH COAST WOODBROOK

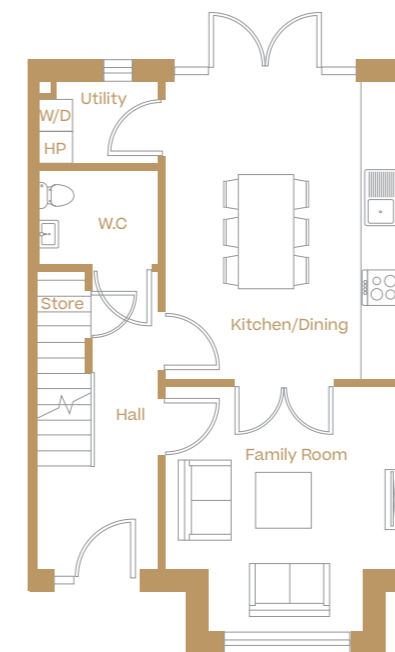
W/D Washer Dryer. HP Heat Pump. Note detail can change.
Layout subject to change. Houses may be "handed". All floor areas are approximate.

THE RATHMICHAEL

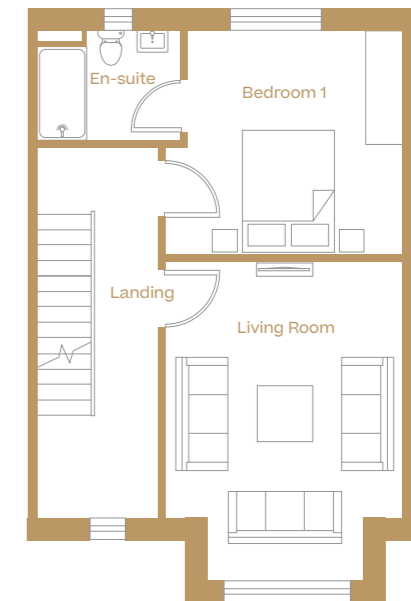
3 Bed House with Study. Semi-detached / Mid/End Terrace.
Approx. 142 Sq.M / 1528 Sq.Ft



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

FLOOR PLANS

SOUTH COAST WOODBROOK

W/D Washer Dryer. HP Heat Pump. Note detail can change.
Layout subject to change. Houses may be "handed". All floor areas are approximate.

THE ROSEDALE

3 Bed Courtyard House with Patio and Large First Floor Terrace.
Approx. 99 Sq.M / 1065 Sq.Ft

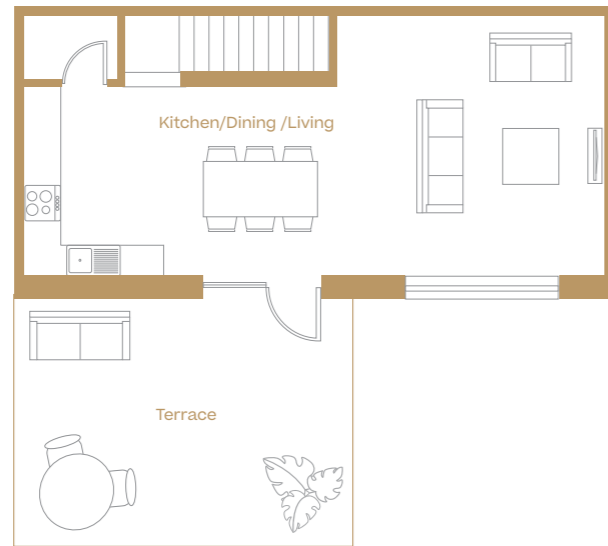


THE ENNISKERRY

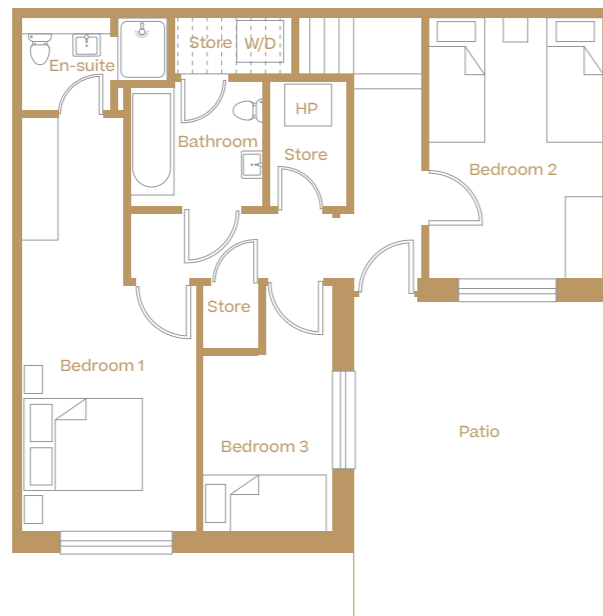
3 Bed House Mid/End Terrace.
Approx 88 Sq.M / 947 Sq.Ft



FLOOR PLANS



FIRST FLOOR

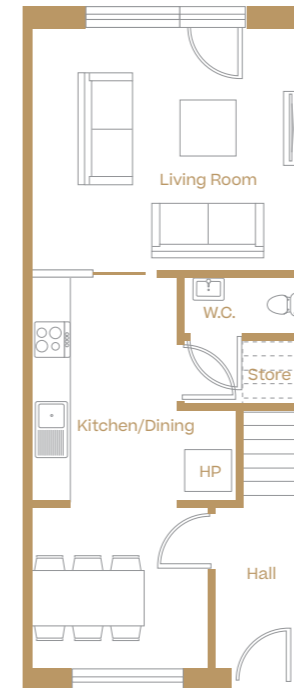


GROUND FLOOR

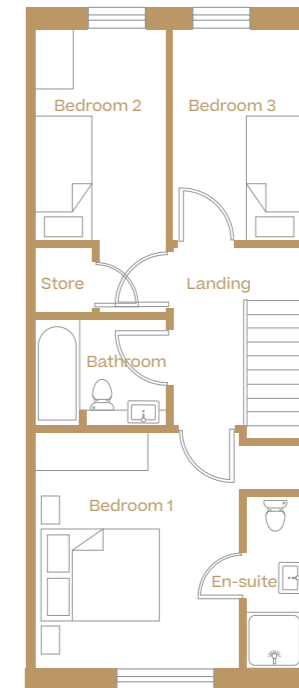
SOUTH COAST WOODBROOK

W/D Washer Dryer. HP Heat Pump. Note detail can change.
Layout subject to change. Houses may be "handed". All floor areas are approximate.

FLOOR PLANS



GROUND FLOOR



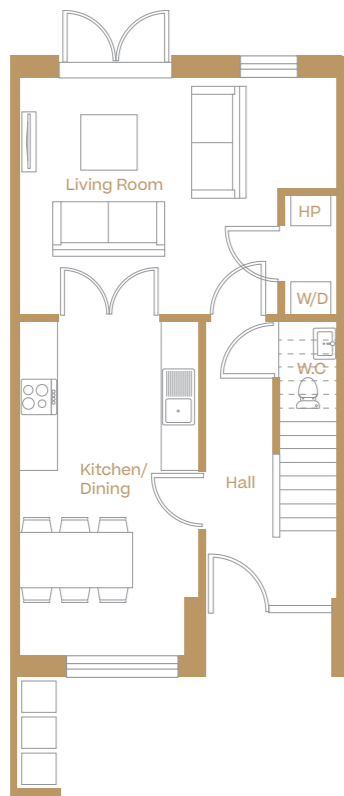
FIRST FLOOR

SOUTH COAST WOODBROOK

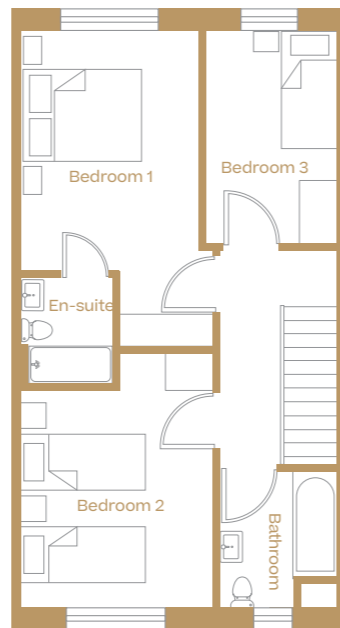
W/D Washer Dryer. HP Heat Pump. Note detail can change.
Layout subject to change. Houses may be "handed". All floor areas are approximate.

THE CRINKEN

3 Bed House Mid/End Terrace.
Approx 92 Sq.M / 990 Sq.Ft



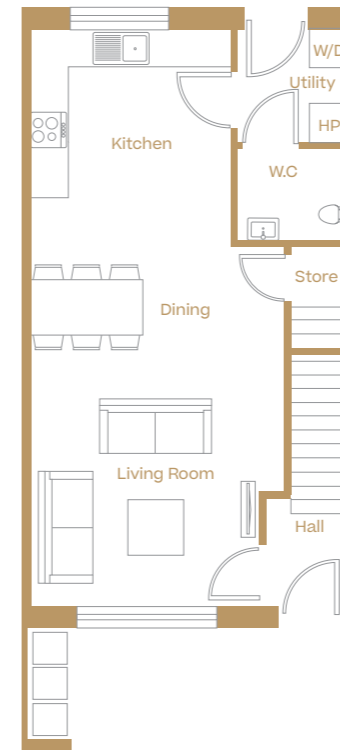
GROUND FLOOR



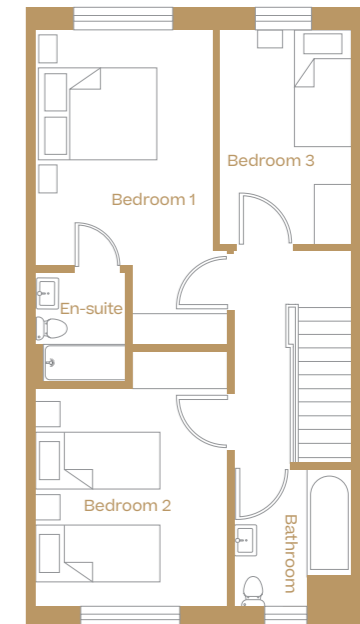
FIRST FLOOR

THE FASSAROE

3 Bed House Mid / End Terraced.
Approx. 94 Sq.M / 1011 Sq.Ft



GROUND FLOOR



FIRST FLOOR

FLOOR PLANS

SOUTH COAST WOODBROOK

FLOOR PLANS

SOUTH COAST WOODBROOK

W/D Washer Dryer. HP Heat Pump. Note detail can change.

Layout subject to change. Houses may be "handed". All floor areas are approximate.

W/D Washer Dryer. HP Heat Pump. Note detail can change.

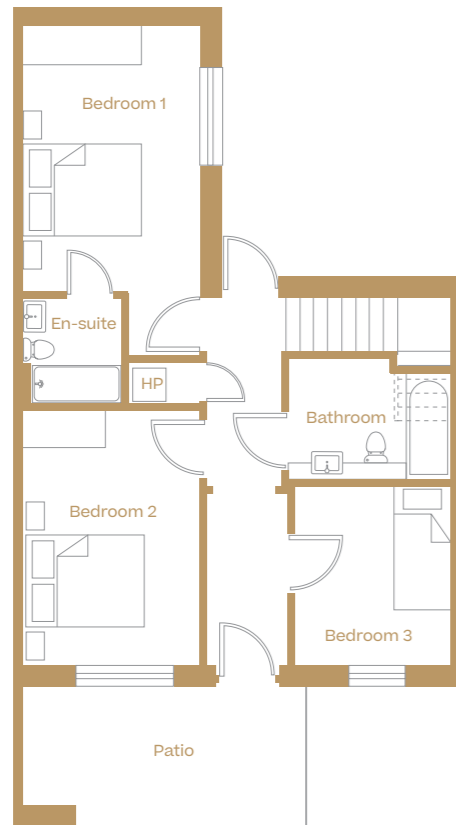
Layout subject to change. Houses may be "handed". All floor areas are approximate.

THE ARDMORE

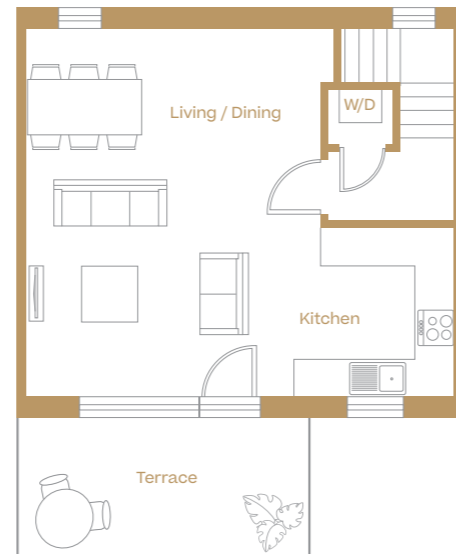
3 Bed Extended Mid / End Terraced House with a Large Balcony off the Living / Dining Area. Approx 94 Sq.M / 1011 Sq.Ft



FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

SOUTH COAST WOODBROOK

W/D Washer Dryer. HP Heat Pump. Note detail can change.

Layout subject to change. Houses may be "handed". All floor areas are approximate.

The Kilruddery



*Window design may vary depending on house type and location

The Crinken





Castlethorn

Since 1991, Castlethorn is renowned for creating great places to live in Dublin and the surrounding counties, with a strong track record of delivering quality New Homes in areas with a broad range of amenities, proximity to schools, shopping and transport networks.



Woodbrook



Belarmine

Continuing to shape and contribute to the vibrant communities where we build is always at the forefront of Castlethorn's mind. We look forward to extending Castlethorn's high standards in build quality and site planning to even more families in South Coast, Woodbrook ensuring we create a community our residents will be proud to call home.

ABOUT US



St. Joseph's



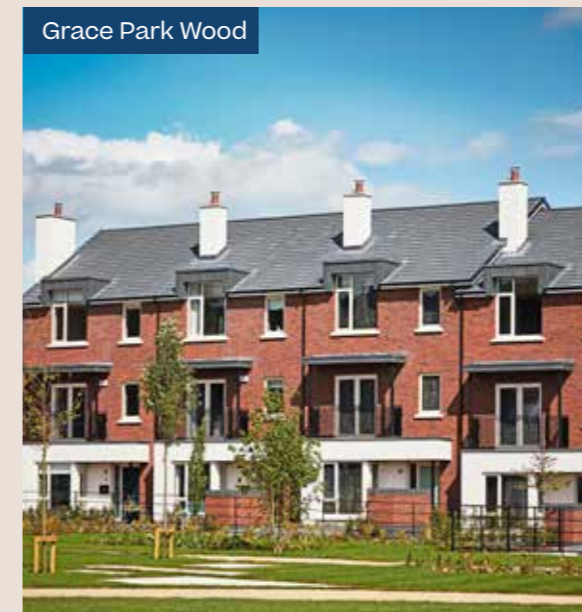
Dún Ríoga



Brighton Wood



Ballymakenny Park



Grace Park Wood

Castlethorn is committed to continuing their contribution to Ireland's built environment, following their successful past projects such as;

- Woodbrook, Shankill
- Brighton Wood, Foxrock
- Holmwood, Cabinteely
- Avoca Park, Blackrock
- Carysfort Park, Blackrock
- Belarmine, Stepside
- Somerton, Lucan
- Grace Park Wood, Drumcondra
- Killeen Castle, Dunsany, Co. Meath
- Rathborne Village, Ashtown
- Ballymakenny Park, Drogheda, Co. Louth
- Riverwood Square, Castleknock
- St. Joseph's, Clonsilla
- Dún Ríoga, Dunshaughlin, Co. Meath

ABOUT US

SOUTH COAST WOODBROOK

professional team.

meet our team of experts

PROFESSIONAL TEAM

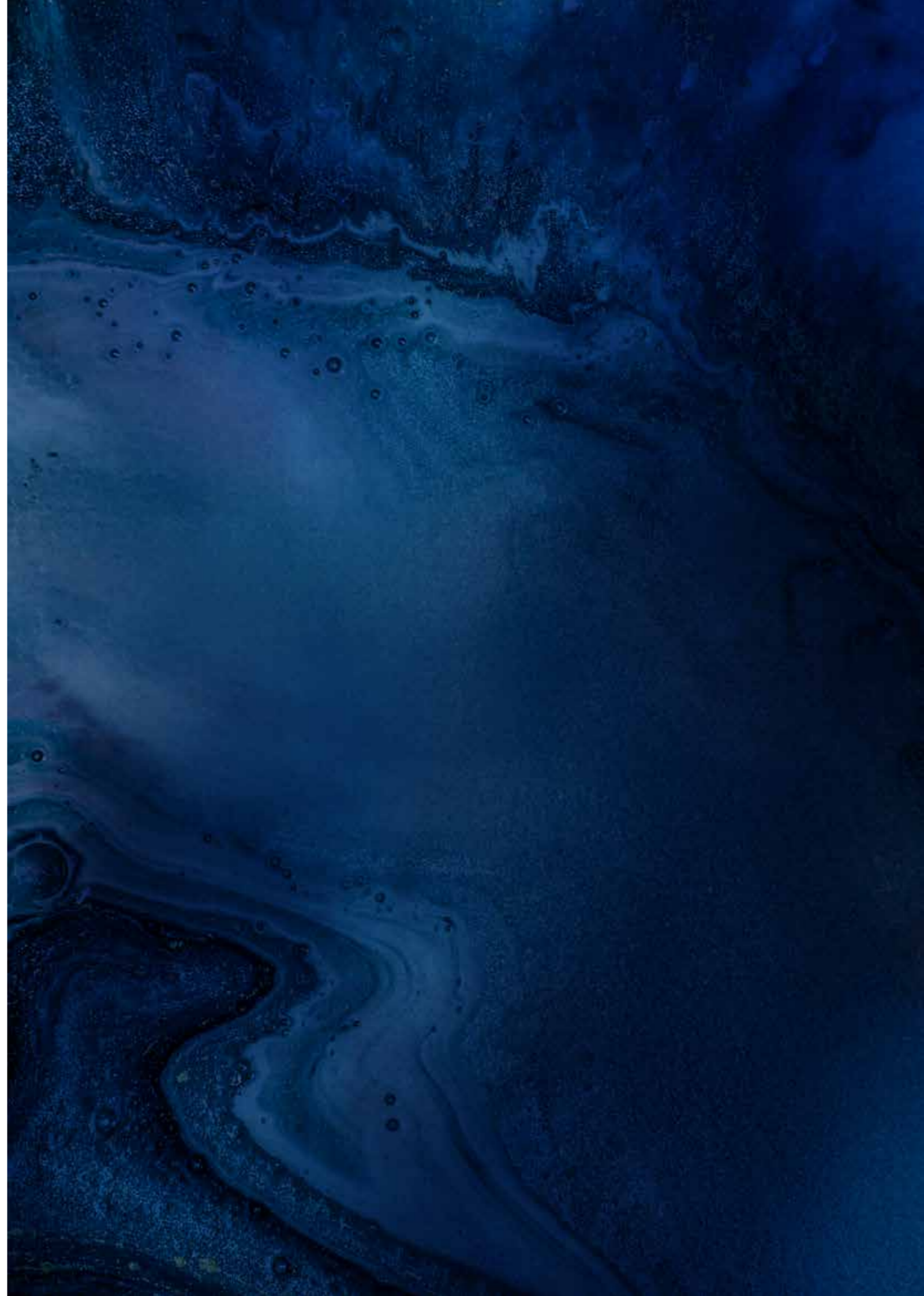


PSRA 002183

<p>Developer Castlethorn Overend House Dundrum Town Centre Sandyford Road Dundrum, D16 A4W6.</p>	<p>Agent Sherry FitzGerald New Homes 176 Pembroke Rd Ballsbridge Dublin 4</p>	<p>Funder Activate Capital 62 Fitzwilliam Square N Dublin 2 D02 FH21</p>
<p>Architect O'Mahony Pike The Chapel Milltown Ave Dublin 6</p>	<p>Solicitor Byrne Wallace Shields 88 Harcourt St Saint Kevin's Dublin 2</p>	<p>BER A2</p>

Disclaimer: These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from internal wall to internal wall excluding internal finishes. This is the industry norm and variations can occur.

SOUTH COAST WOODBROOK



further information at
south-coast.ie