

MACNEBURY MEWS CHERRYWOOD



building with integrity

Designed for Living Inside & Out

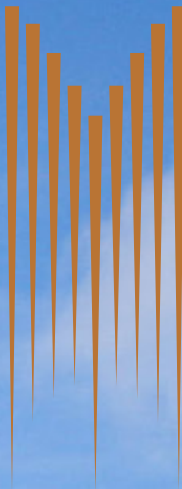
Macnebury Mews continues Evara's mission to build high-quality family homes in popular, vibrant locations with the variety of local amenities and transport links that are essential for a modern lifestyle. Energy-efficient features, thoughtful, flexible interior layouts, and a high level of craftsmanship combine to create comfortable and practical homes in all seasons. Among the homes at Macnebury Mews is an exciting new addition to the Evara portfolio, The Beckett & The Joyce a unique three-bedroom plus study townhouse featuring both a private ground floor terrace and an impressive rooftop terrace, offering a new perspective on contemporary living. Simply step outside to enjoy all the perks of a well-connected neighbourhood, from natural retreats like the coast and the mountains, to the selection of local parks surrounding the development, to the vast array of local shops, eateries, schools and more.

More than just a place to live, the homes at Macnebury Mews create a lifestyle built around comfort, convenience, and connection.



We approached this development with an uncompromising commitment to detail. From the tactile quality of the interior finishes to the timeless proportions of the exterior.

HENRY J LYONS
Architects



CONNECTED LIVING

Your Own Space to Open Space

Life at Macnebury Mews extends far beyond your front door. At its heart is Tully Park, a beautifully landscaped green space where children can play, neighbours can gather and the community comes together. Beyond it, nearby Ticknick Park and a network of walking and cycling routes provide even more opportunities to enjoy the outdoors. Add cafés, restaurants, local shops and sports facilities, and Macnebury Mews delivers the perfect balance of green space and vibrant community living.

Beautiful green spaces and welcoming places
make every day feel connected.



Playground at Beckett Park



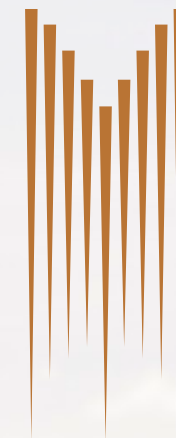
Playground at Beckett Park

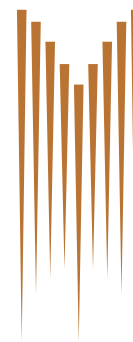


Tully Park



Tully Park





CONNECTED LIVING

From Heritage to Home

Macnebury Mews residents can enjoy a fresh, sustainable and modern lifestyle in this latest addition to Dublin's newest neighbourhood in Cherrywood. Yet despite its newness, Cherrywood Village is a community built upon hundreds of years of heritage. The area's significant history has been blended with the needs of modern communities to create a harmonious link between the past and the present, a new chapter in the story of this beautiful area.

Connect with the rich history of Macnebury Mews' surroundings. Located in an area steeped in history and heritage, Cherrywood Village is a meticulously planned new neighbourhood firmly rooted in the local landscape.



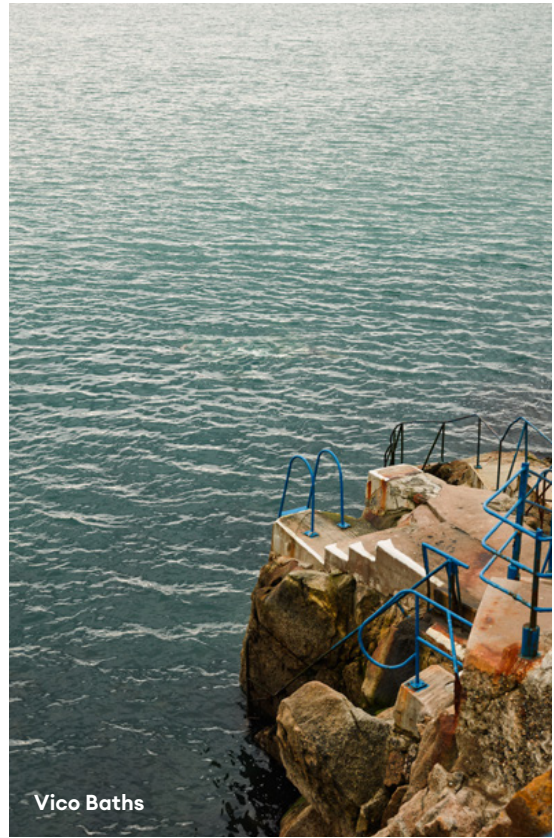
Castle Street

Mountain Roads

CONNECTED LIVING

From Coastline to Mountain Trail

Whether your ideal morning starts with a sea swim, a run through the park or a cycle into the hills, Macnebury Mews places the outdoors on your doorstep. Cherrywood's extensive network of walking and cycling routes connects seamlessly with nearby parks, the Dublin Mountains and the stunning South Dublin coastline, making it easy to embrace an active lifestyle every day.



Vico Baths



The Leadmines



Tully Park

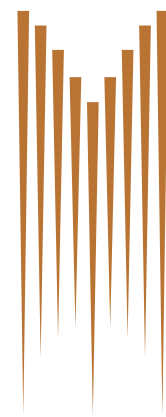
Killiney Beach

CONNECTED LIVING

From Home to the Heart of the City

Life at Macnebury Mews gives you the freedom to enjoy the best of both worlds. Stay local for a morning coffee, lunch with friends or everyday essentials, or hop on the Luas for an afternoon on Grafton Street, dinner in the city or an evening out with friends.

Whether your plans are spontaneous or carefully made, everything is effortlessly connected. Enjoy the pace of a growing neighbourhood one day and the buzz of Dublin city the next, knowing that home is never far away.



Stay local or head into the city – every day brings a new choice.



Cherrywood Luas Stop



Laughanstown Lane

Grafton Street

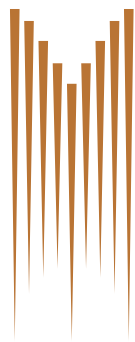


Restaurant

Evava Kitchen



Rustic Honey Café



Connected by design.
A lifestyle where every
destination feels close.
Where home, community
and convenience come
together.



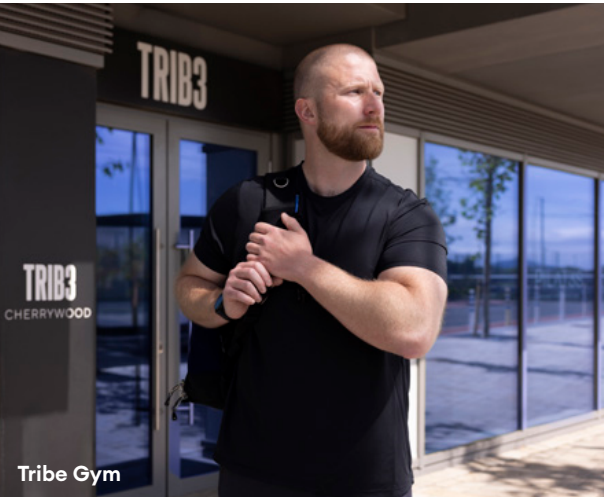
Windyridge Dún Laoghaire
Cherrywood Location Opening Soon



Local Amenities



Whelehans Wines



Tribe Gym



CONNECTED LIVING

Great Starts to Curious Minds

Macnebury Mews is designed with families in mind. Cherrywood Educate Together is already part of the neighbourhood, with a new school planned directly across the road. Parks, playgrounds, sports clubs and leisure facilities are all close by, while safe walking and cycling routes help children enjoy an active, independent lifestyle. From the school run to weekend kickabouts, everything is part of one connected community.



From Tramlines to Treelines & much more

Macnebury Mews residents can enjoy easy access to anywhere they need to go. The M50 and N11 major road network is just a few minutes away, offering direct access to Dublin City Centre, Dublin Airport and all of the major motorways to every corner of Ireland. The Cherrywood Green Luas stop is just a short stroll away, ideal for commuters, shoppers, students and more.

Car

MACNEBURY MEWS CHERRYWOOD	DUNDRUM TOWN CENTRE 13 MINS	ST. STEPHEN'S GREEN 35 MINS	DUBLIN AIRPORT 35 MINS
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Luas

MACNEBURY MEWS CHERRYWOOD	SANDYFORD 16 MINS	DUNDRUM 23 MINS	ST. STEPHEN'S GREEN 37 MINS
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Bus

MACNEBURY MEWS CHERRYWOOD	CORNELSCOURT 21 MINS	BLACKROCK 35 MINS	CITY CENTRE 55 MINS
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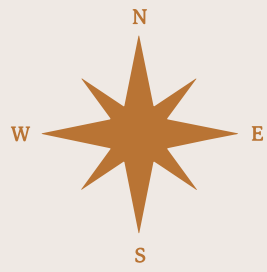
Bike

MACNEBURY MEWS CHERRYWOOD	KILLINEY BEACH 13 MINS	SANDYFORD 33 MINS	ST. STEPHENS GREEN 55MINS
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Travel times are approximate and subject to traffic conditions.



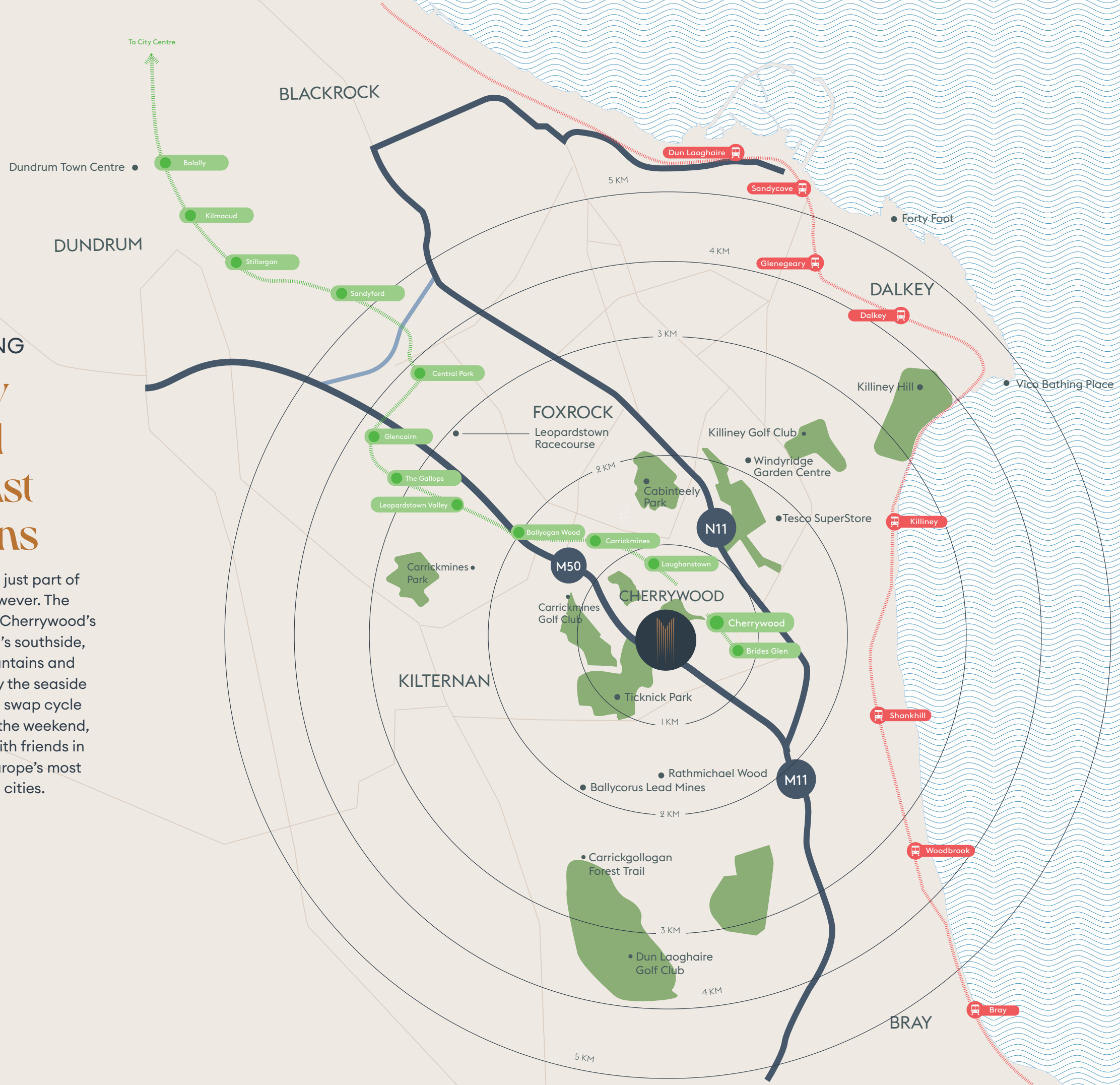
Entrance to Tully Park from Cherrywood Luas Stop



CONNECTED LIVING

Effortlessly connected to city, coast & mountains

Excellent transport links are just part of Macnebury Mews' story, however. The development benefits from Cherrywood's strategic location on Dublin's southside, between the coast, the mountains and the city. Enjoy warm days by the seaside with the kids or with friends; swap cycle lanes for mountain trails at the weekend, or shop, eat and socialise with friends in Dublin city centre, one of Europe's most vibrant and exciting capital cities.



Macnebury Mews sits at the heart of a fully formed neighbourhood



Schools & Childcare

1. Cherrywood Educate Together
2. Park Academy Childcare
3. Once Upon a Time Crèche
4. Future Secondary School



Sports & Outdoor

1. All Weather Pitches & Basketball Courts
2. Tullyvale Leisure Centre
3. Tully Park & Playground
4. Trib3 Gym
5. Ben Dunne Gym
6. Ticknick Park



Café & Restaurants

1. Art & Aroma
2. Zambrero
3. Starbucks
4. Rustic Honey Cafe
5. The Kitchen
6. Croi Coffee
7. The Little Yeti
8. Eleven



Services & Shopping

1. Tesco Express
2. U Nails
3. The Grafton Barber
4. Whelehans Wine
5. Future Windyridge Garden Centre

All Within A 10 Minute Drive

SCHOOL 1 MIN	COFFEE 3 MIN	LUNCH 3 MIN	PLAYGROUND 4 MIN	TENNIS 4 MIN	GROCERIES 7 MINS	PHARMACY 10 MINS	GYM 10 MINS
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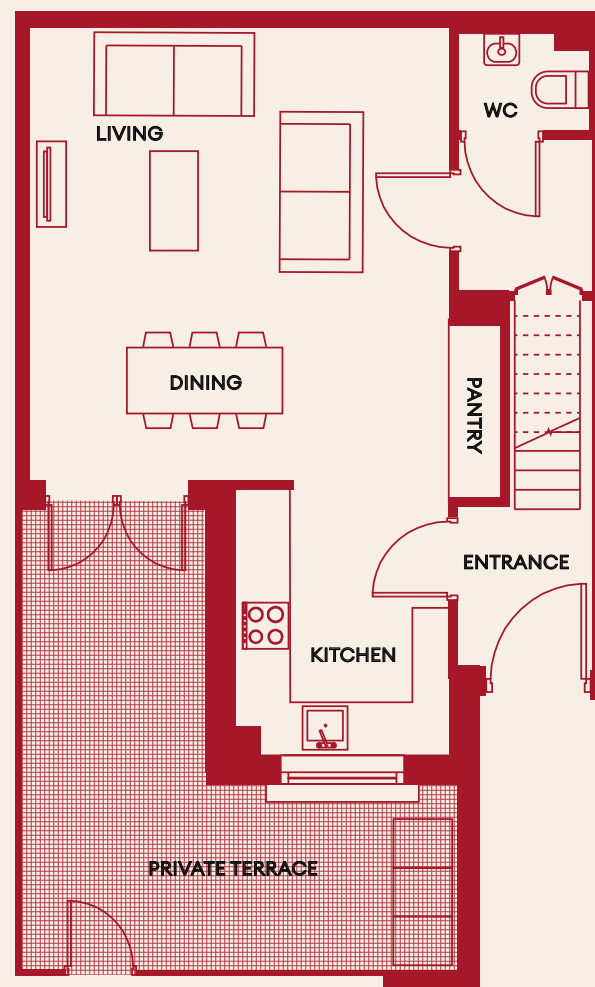
Site Plan

- THE JOYCE**
3 BED PLUS STUDY
MID TERRACE TOWNHOUSE
125 sq.m / 1345 sq.ft
- THE BECKETT**
3 BED PLUS STUDY
END TERRACE TOWNHOUSE
125 sq.m / 1345 sq.ft
- THE BOWEN**
1 BED APARTMENT
GROUND FLOOR
46 sq.m / 502 sq.ft

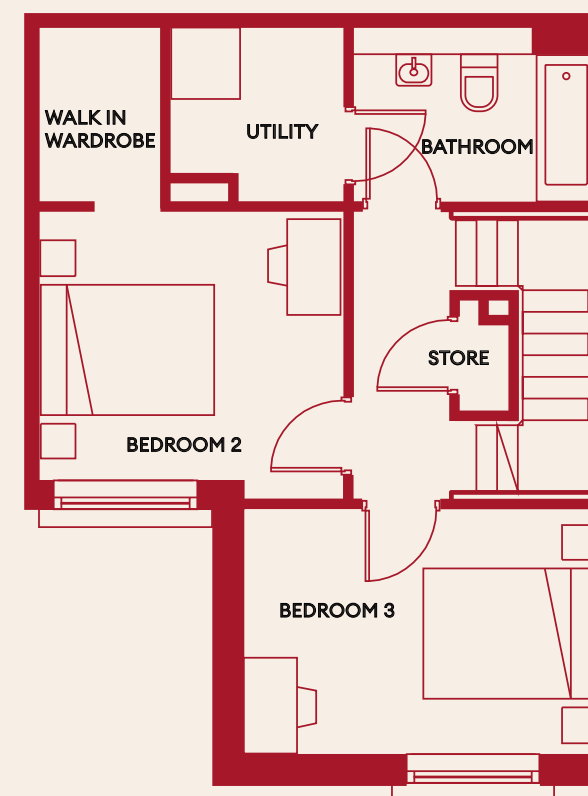
SO - Sales Office
SH - Showhouse

The Joyce

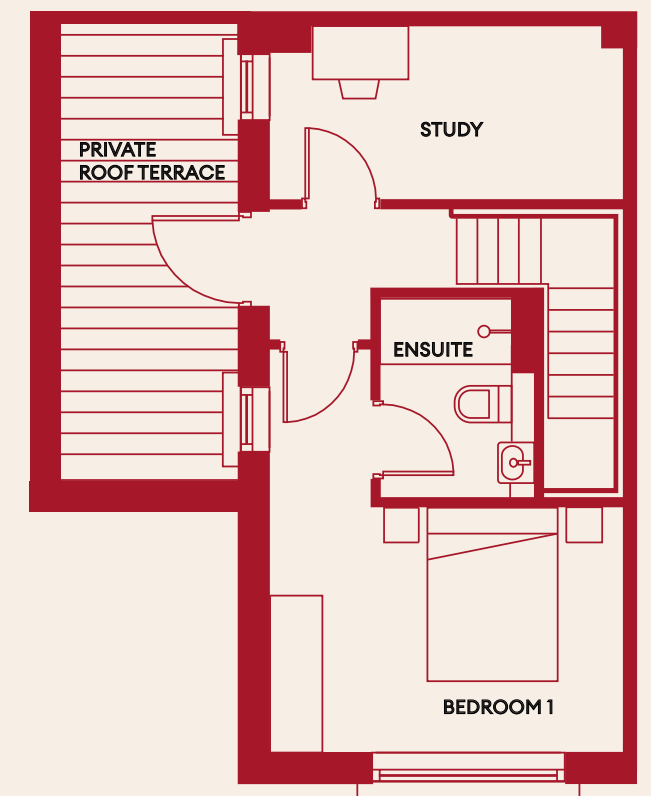
3 BED PLUS STUDY
MID TERRACE TOWNHOUSE
125 sq.m / 1345 sq.ft



GROUND FLOOR



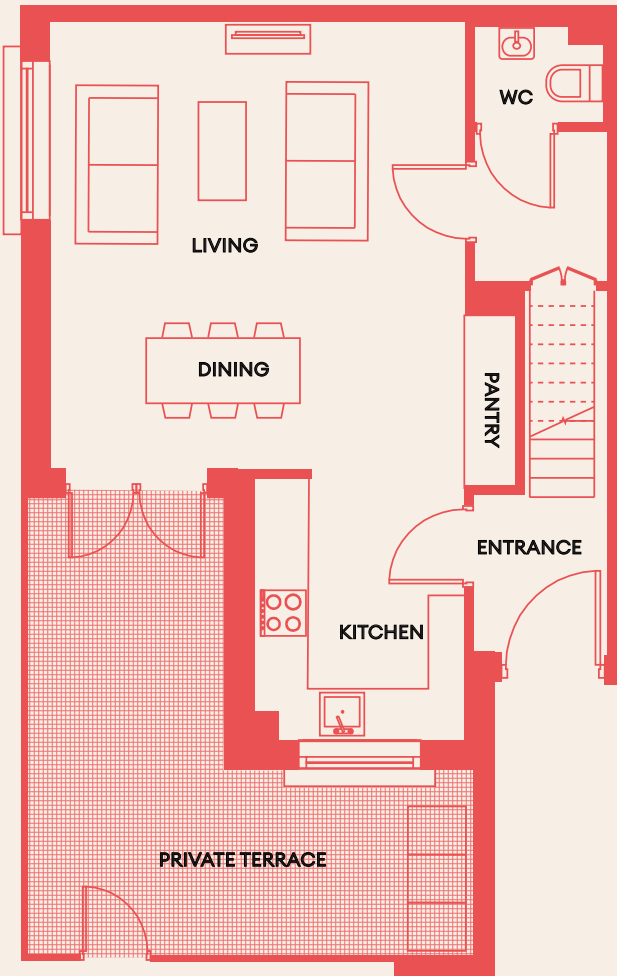
FIRST FLOOR



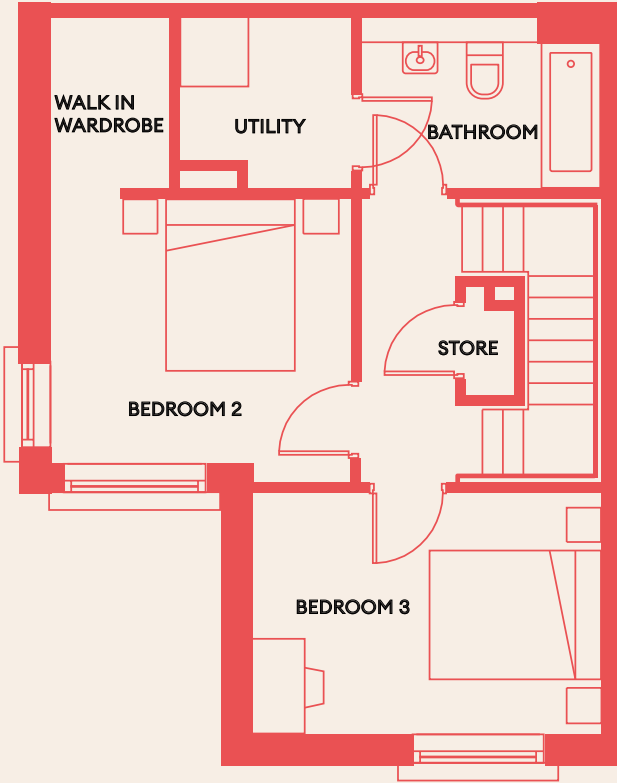
SECOND FLOOR

The Beckett

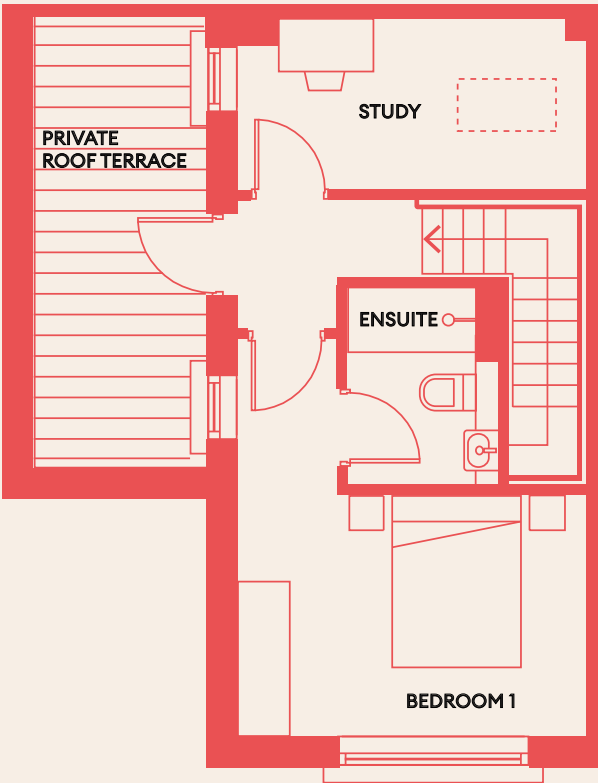
3 BED PLUS STUDY
END TERRACE TOWNHOUSE
125 sq.m / 1345 sq.ft



GROUND FLOOR

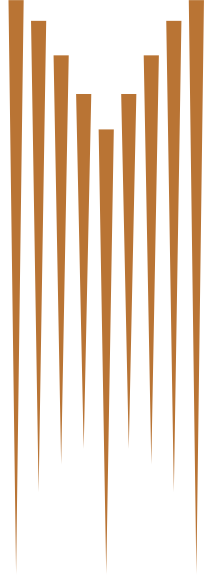


FIRST FLOOR



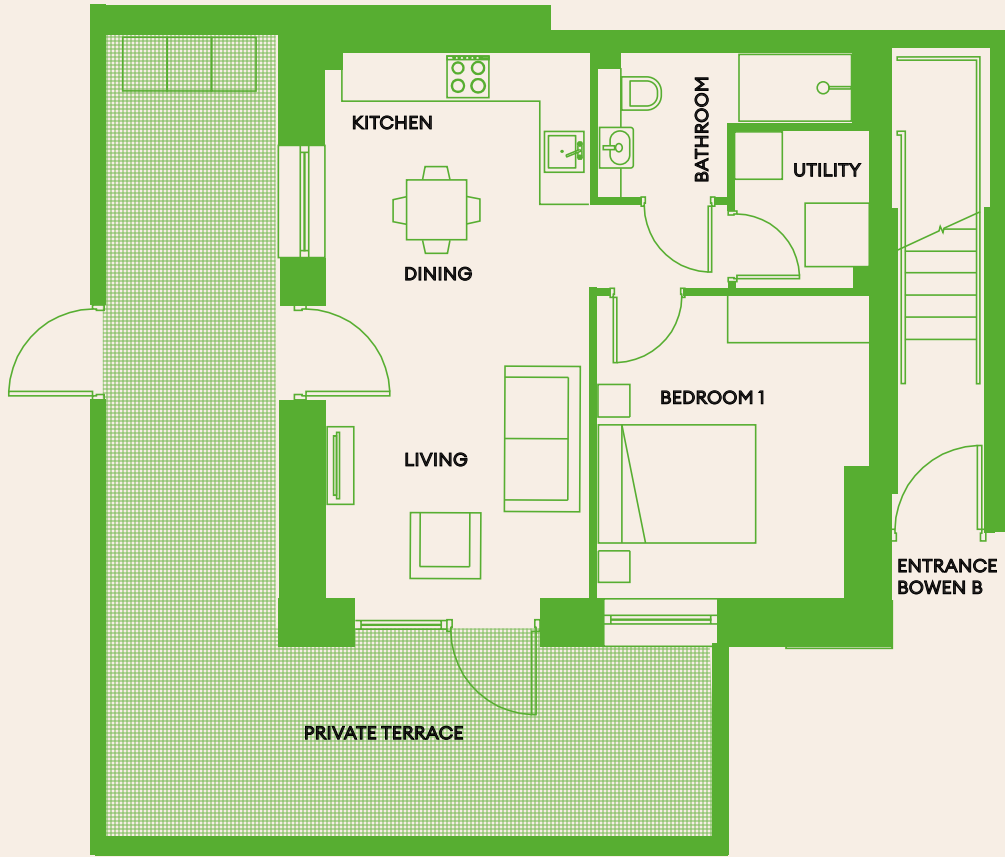
SECOND FLOOR

Floor Plans are for Illustrative Purposes only and variations may occur within each house type. A handed version of the house type may also apply.



The Bowen

1 BED DUPLEX
GROUND FLOOR
46 sq.m / 502 sq.ft



GROUND FLOOR

Floor Plans are for Illustrative Purposes only and variations may occur within each house type. A handed version of the house type may also apply.



From Design To Living



External Finishes

- Low maintenance mix of brick and render
- Premium front entrance door with multi locking point system
- Private terraces and paved patios where applicable
- Private roof terraces to the 3 bed townhouse

Building Energy Efficiency

- BER A rated homes
- High levels of roof, wall and floor insulation
- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving

Warranty

- 10 Year Homebond warranty provided

Electrical

- Generous power points throughout
- Satin Chrome power points above kitchen counter top
- USB power points provided in the living room, kitchen, master bedroom and study
- Mains powered battery backup smoke and heat detectors fitted throughout
- Recessed lights to select areas as per showhouse
- All homes wired for telecoms & media (EIR and Siro Broadband)

Heating & Hot Water

- Energy-efficient heat pump systems are installed throughout the development, providing low-carbon heating, hot water and, where applicable, whole-home ventilation. System types vary by house type, with advanced exhaust-air heat pump technology serving apartments and duplexes, and air-source heat pump technology serving townhouses, ensuring comfort, efficiency and sustainability across all homes.

Bedrooms

- Full height superior quality contemporary wardrobes by BeSpace
- Ample wardrobe space with a combination of hanging and shelved storage

Kitchens

- Beautifully designed contemporary kitchens by Bespace featuring quality cabinetry, integrated appliances and carefully curated finishes.
- Townhouses - Custom designed display & pantry cabinetry with smoked glass doors, oak interiors, including a seamlessly integrated wine cooler
- Appliances provided subject to signed contracts returned within 28 days
- Fitted units to utilities are plumbed for a washing machine and dryer

Internals Finishes

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary bevelled-edge skirting and architraves fitted throughout
- High quality contemporary internal doors with satin finish ironmongery
- Townhouses - handrail with integrated LED

Bathrooms / En suites

- Specially selected finishes and premium sanitary ware & fittings throughout bathrooms and ensuites
- Full height wall tiling around bath, shower areas with stylish feature wall behind the wash hand basin
- Bath screen and shower doors provided as standard
- Thermostatically controlled shower in ensuite



Passionate About Our Communities

Community engagement is one of Evara’s core values. We have worked with various voluntary and sporting groups to support the local community which is made up of many of our residents across our neighbourhoods.

We were very proud to be an annual sponsor for Momentum Games 2025, which helped raise money for Dublin Simon Community.

- 1. Momentum Games 2025
- 2. Kilmacud Musical Society “A night of Broadway Legends”
- 3. Adamstown Cricket Club Women’s Team
- 4. Malahide United Under 8s
- 5. DLR Waves Football Club
- 6. Lucan Sarsfields U15 Girls
- 7. Ireland Women’s Cricket Team



“A key driver for Evara to partner with us is their interest in being able to support and grow women’s sport, and in doing so, aiming to make cricket a sport of choice for women and girls across Ireland. Evara’s community-focus also aligns with our vision to increase participation and inspire the next generation of players. Equally, their support of the club game – through the club cup competitions – will see Evara invest in enhancing the profile and visibility of our great game across this island – which will, in turn, build strong foundations for our clubs at all levels.”

Sarah Keane, CEO
Cricket Ireland

“Lucan Sarsfields GAA Club is delighted to have had the support of Evara throughout this year. It has been a pleasure dealing with Evara. They are approachable, professional and motivated to give back to this Community as it continues to grow. We look forward to building on our relationship into the new year and welcoming new players to Lucan Sarsfields from the wider community that Evara has developed throughout Lucan and Adamstown.”

Colm Farrell, Chairperson
Lucan Sarsfields GAA Club

Meet the Team

Selling Agents



(01) 618 1300

PSRA: 002233

Developer



Architects

Henry J Lyons

Solicitors

McCANN FITZGERALD



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 block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.



