

RATHBORNE
BOULEVARD

ASHTOWN, D15

THE ORIGINS OF RATHBORNE

Rathborne is named after the most famous inhabitants of the Ashtown area - the world renowned Rathborne candle making family, which is one of the oldest manufacturing companies in Ireland and also among the oldest in Europe. The Rathborne family started their business in Ireland when their original base in Chester, England was forced to close. Their Irish operation was initially located in Dublin's Liberties but in the early 1700s they moved to two new locations one of them being right beside the Canal Bridge at Ashtown. Castlethorn were proud to continue this historical link when they commenced their first development in Rathborne back in 2003 and we are now delighted to present our latest chapter in this location, Rathborne Boulevard.

Your new home in

RATHBORNE

WELCOME TO
RATHBORNE
BOULEVARD



Connecting **YOUR** lifestyle

**WITH YOUR
NEW HOME**





The ethos of Castlethorn is **Building Homes - Building Communities** and there is no exception here at Rathborne Boulevard, which comprises a variety of house styles located beside **Ashtown train station, Rathborne village and within easy reach of Dublin City Centre** and the magnificent **Phoenix Park**.

This contemporary development, designed by award winning architects O'Mahony Pike, includes three and four bedroom homes with spacious interiors, attractive exteriors and beautiful green spaces coming together to create enviable homes in a central location.

Rathborne Boulevard's architectural design and attention to detail is well crafted, generously sized and thoughtfully laid out for 21st century living. The development blends seamlessly into the existing environs of a modern residential suburb and village, while making the connection to all the local and national amenities with ease.



Connecting you with
NATURE AND
THE OUTDOORS

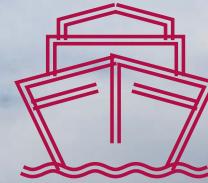


Rathborne Boulevard has an abundance of green amenity areas on its doorstep with **Tolka Valley Park** to the north, the 2 acre Crescent Parkland to the East and one of Europe's largest urban parks, **The Phoenix Park**, just a few minutes away. In addition **the Royal Canal Greenway** is right on your doorstep.





THE ROYAL CANAL



This **historic trail** follows the Royal Canal into the City Centre. Popular with walkers who seek **rural seclusion along the canal** banks and for cyclists, making it a popular commuter route.

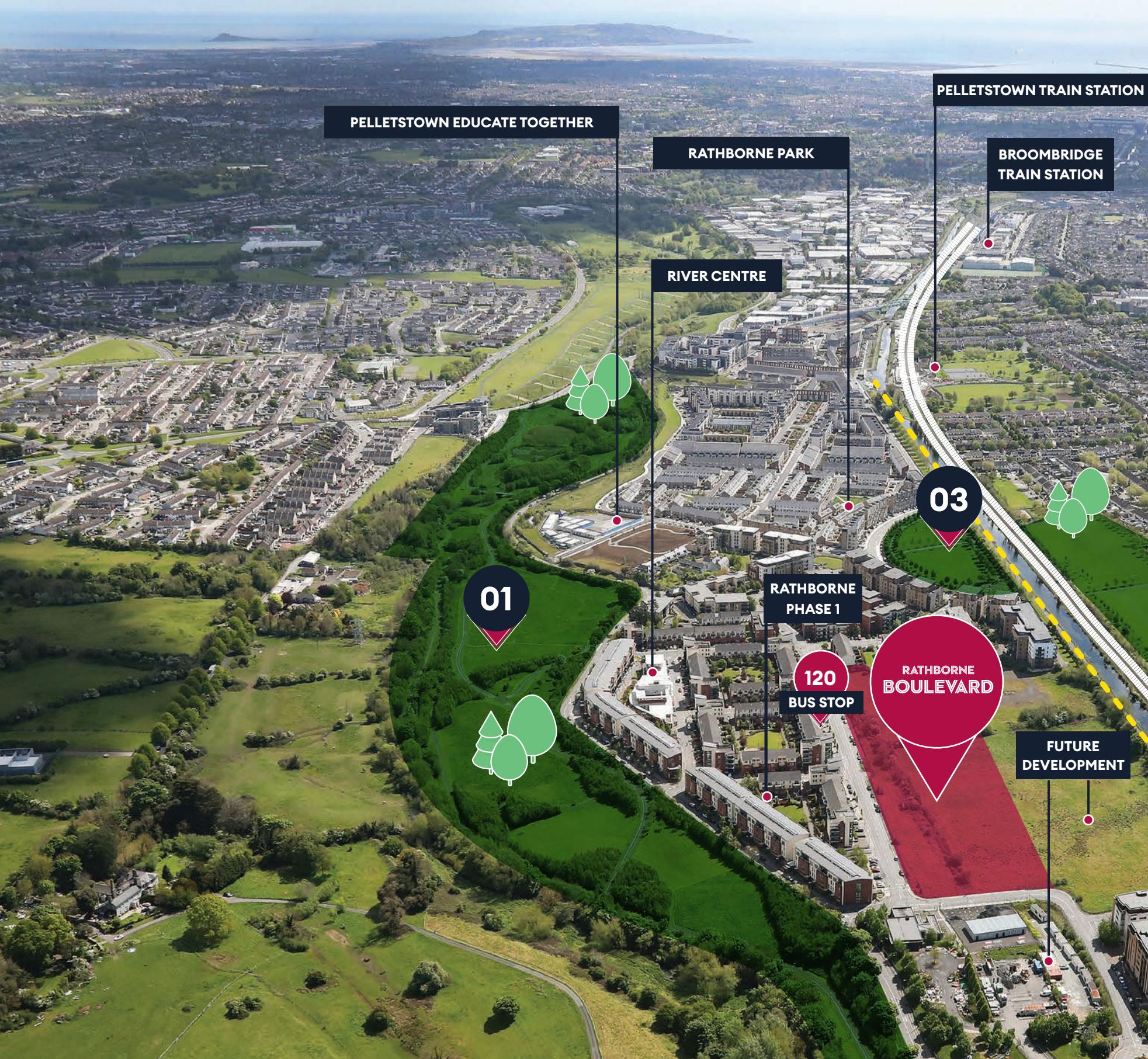


Plentiful
PARKS ON YOUR
DOORSTEP

PHOENIX PARK

Formed as a royal hunting Park in the 1660s, a large herd of fallow deer still remain to this day. The Park is also home to the **Zoological Gardens, Áras an Uachtaráin, and Farmleigh**. Pursuits such as walking, running, polo, cricket and cycling are popular among park-goers.

RATHBORNE BOULEVARD AT THE HEART OF IT ALL..





TRAIN LINE TO THE CITY

ROYAL CANAL GREENWAY

RATHBORNE VILLAGE

ASHTOWN TRAIN STATION

02

05

04

- 01 Tolka Valley Park
- 02 GAA Pitches
- 03 Crescent Park
- 04 Phoenix Park
- 05 Dublin City Centre

Connecting **YOU** with
YOUR LOCAL
COMMUNITY



**EATING, DRINKING
AND SHOPPING**

- Super Valu
- Douglas & Kaldi Cafe
- Lloyds Pharmacy
- The Run Hub
- Phoenix Dental
- Bombay Pantry
- The Lock Keeper Bar
- Geisha Asian Restaurant



Situated so **close to the city**, you would rightly expect Rathborne Boulevard to be well served by **plentiful social and infrastructural amenities**.

The nearby River Centre boasts a gymnasium, doctors surgery, Spar, a creche and Rathborne Village, a mere 2 minute walk away, offers further retail amenities such as SuperValu, Lloyds Pharmacy, Douglas & Kaldi Café, The Lock Keeper Bar & Geisha Restaurant and much more. Rathborne Boulevard is also within easy reach of Blanchardstown shopping centre & the City Centre.





CLUBS & SPORTS

- St Oliver Plunketts Eoghan Ruadh GAA Club
- Phoenix Football Club
- Coolimine R.F.C.
- Castleknock Tennis Club
- Neptune Rowing Club
- MBC Fitness Ashtown
- Kilo Gym Rathborne Village
- Elm Green Golf Club



Croke Park is less than a 20 minute cycle alongside the **Royal Canal** for the big match days!

EDUCATION AT THE CENTRE OF RATHBORNE BOULEVARD



SCHOOLS & CRÈCHES

- Giraffe Creche, River Centre
- Pelletstown Educate Together, Rathborne Park
- Our Lady Help of Christians GNS
- St John Boscos BNS
- St Declans Boys Secondary School
- St Dominics College
- Castleknock College
- Mount Sackville Secondary School

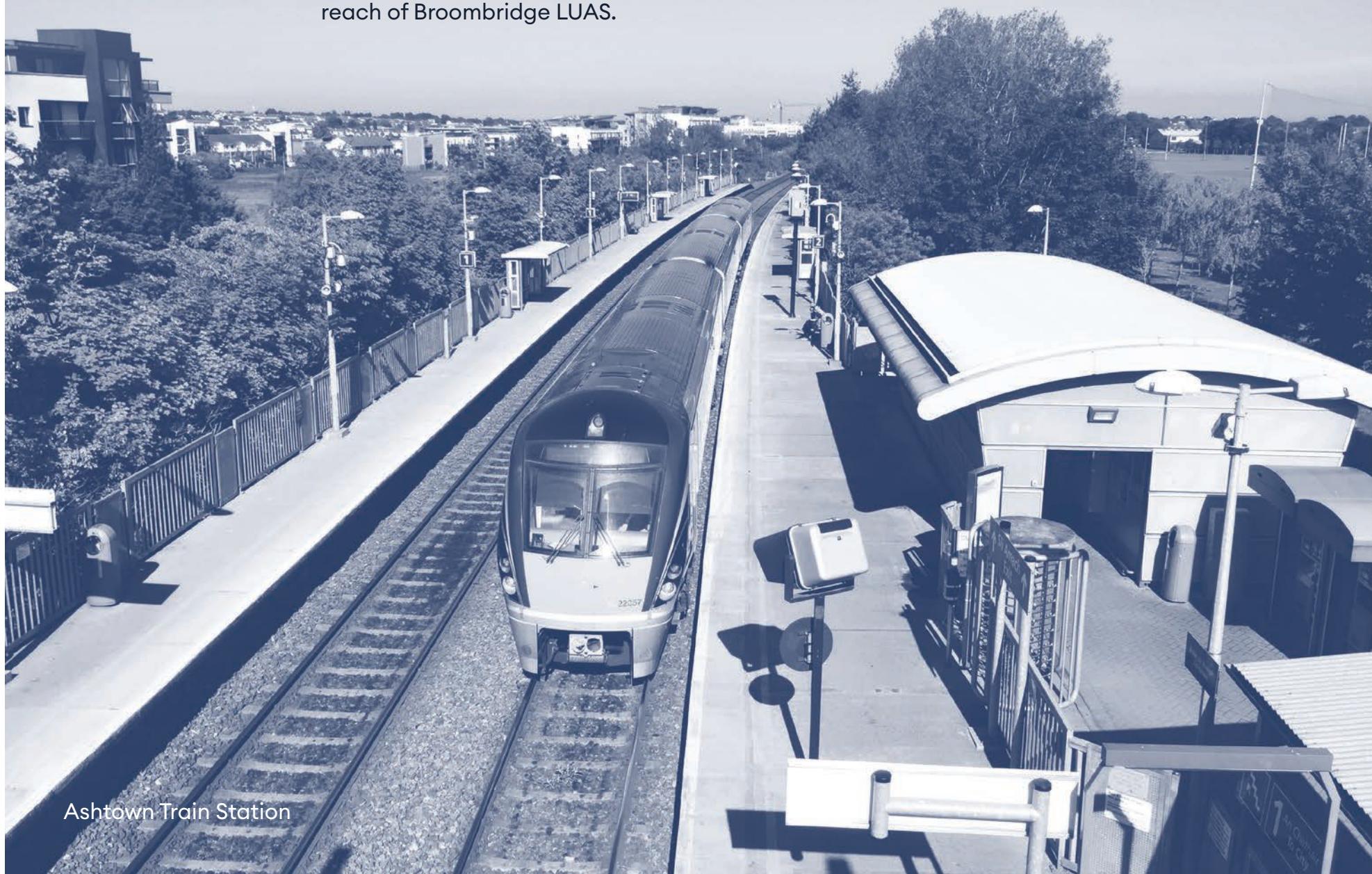
Connecting you with

CONVENIENT

TRANSPORT LINKS



Rathborne Boulevard is located beside **Ashtown Train Station** with a travel time to Dublin City Centre in 14 minutes. It is also within walking distance of the brand new **Pelletstown Train Station** and within easy reach of Broombridge LUAS.



Ashtown Train Station

TRAVEL BY LUAS



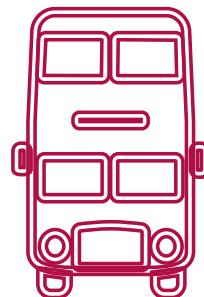
- 5 MINS**
Grangegorman
- 13 MINS**
Parnell Street
- 25 MINS**
Stephens Green
- 39 MINS**
Dundrum



The nearby Luas green line at Broombridge makes connections to St. Stephen's Green and beyond easily accessible.



TRAVEL BY DUBLIN BUS NO. 120



- 21 MINS**
Phibsborough
- 27 MINS**
O'Connell Street
- 51 MINS**
Ballsbridge

TRAVEL BY TRAIN



- 5 MINS**
Broombridge
- 12 MINS**
Dublin Docklands
- 14 MINS**
Connolly Station
- 25 MINS**
Pearse Street

*All times are approximate

TRAVEL BY CAR



6 MINS

M50

12 MINS

Blanchardstown S.C.

17 MINS

Liffey Valley S.C.

20 MINS

Dublin Airport



Commuting the easy way: Rathborne Boulevard is located close to the **M50** motorway which is easily reached via the **M3** and allows you to get to get to and from **Dublin Airport** in as little as 20 minutes





Dublin Airport

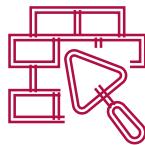
SITE PLAN

-  **THE JOYCE**
Three Bedroom
Mid/End Townhouse
105 sq.m. / 1,130 sq.ft.
-  **THE WILDE**
Three Bedroom
Wide Front Semi-Detached House
102 sq.m. / 1,098 sq.ft.
-  **THE BECKETT**
Four Bedroom
End Townhouse
150 sq.m. / 1,614 sq.ft.
-  **THE YEATS**
Four Bedroom
Mid/End Townhouse
153 sq.m. / 1,646 sq.ft.
-  **THE BINCHY**
Four Bedroom
Semi-Detached
167 sq.m. / 1,797 sq.ft.





Plans are for illustrative purposes only. Layouts may vary



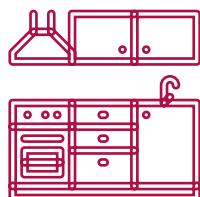
External Finishes

- Low-maintenance, brick and render finish.
- Low-maintenance uPVC fascia, soffits, gutters and downpipes.
- Houses are fitted with high performance windows which are significantly more efficient than traditional double glazing.
- All car parking spaces are cobble-locked.
- All rear gardens are seeded.



Internal Finishes

- All walls and ceilings will be plaster-skimmed and painted in a single neutral tone.
- Solid oak handrail varnished with painted balustrades and newel posts.
- Insulated airtight trap door and pull-down stairs with easy access to attic in all 2-storey houses.



Kitchen & Utility

- Fully-fitted kitchens with electrical appliances as standard to include a fridge-freezer, electric oven/induction hob, dishwasher, combined washer/dryer and extractor fan (Appliances subject to signing of contracts within 28 days).
- Separate washer & dryer in 4 bedroom houses. Combination washer/dryer to 3 bedroom houses.

3 Bed Houses

- Luxury 5 piece matt shaker style door with soft close hinges and doors.
- Modern style 28mm leading edge worktop.

4 Bed Houses

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



Wardrobes

- Luxurious fitted wardrobes provided in double bedrooms. In the case of three bedroom houses; two of the three bedrooms will have wardrobes. In the case of four bedroom houses; three of the four bedrooms will have wardrobes.



Bathroom & En-suites

- All bathrooms and en-suites are fitted with high quality sanitary ware throughout.
- Luxury baths with mixer handset in 4 bedroom houses.
- Thermostatically controlled bath taps with shower head on rail over bath in 3 bedroom houses.
- Shower doors are fitted to all en-suites.
- Thermostatically-controlled shower in master en-suite.
- Chrome towel rails fitted to all bathrooms and en-suites.
- Floor tiling and wet area wall tiling fitted in bathroom and en-suites.
- Floor tiling and splashback behind sink in Downstairs WC.



Heating, Ventilation and Renewable Energy

- Environmentally friendly Air to Water Heat Pumps that convert energy from outdoor air to heat via an internal exchanger fitted as standard.
- Demand Control Ventilation (DCV) system for automatic control of dwelling ventilation.
- High levels of insulation in walls, roof and floors.
- All our houses are constructed with superior levels of insulation, carefully designed and detailed to reduce heat loss through floors, walls and roofs.



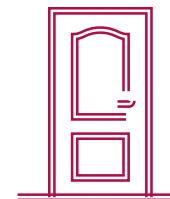
Electrical

- USB charging point in main living room, kitchen and master bedroom.
- Smoke and heat detector alarms.
- Wired for intruder alarm.
- All houses are wired for Virgin Media and Eir.
- Future proofing for electrical car charging (on curtilage parking spaces only).
- Wired for high speed broadband (Cat 6).
- Electrical weatherproof power point to rear garden.



Management Company

- A Management Company, of which each owner will become a member, will take common areas in charge. Service charges are paid annually to the Management Company.
- Benchmark Property Management are the appointed management agent for Rathborne Boulevard.



Doors and Ironmongery

- All houses fitted with 2-panel painted internal doors and architraves, and quality brushed steel ironmongery.
- All houses fitted with 6" painted skirting board.



Guarantee

- Each home is covered by a 10 year structural defects policy provided by HomeBond Limited.



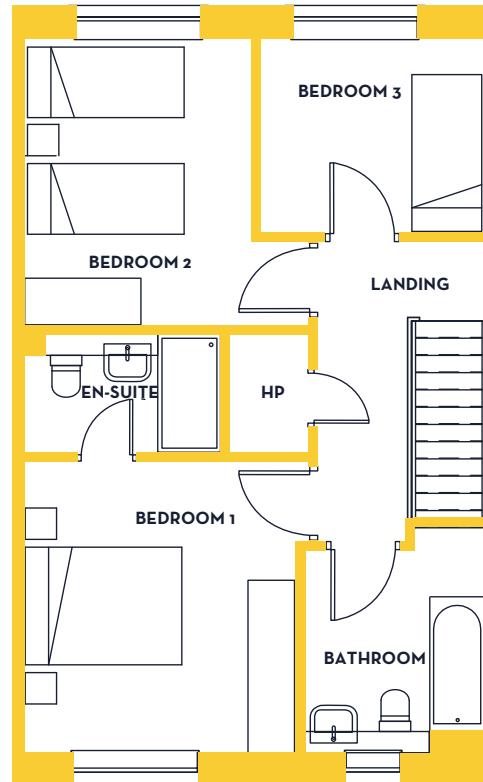
**Three Bedroom
Mid/End Townhouse**

105 sq.m.

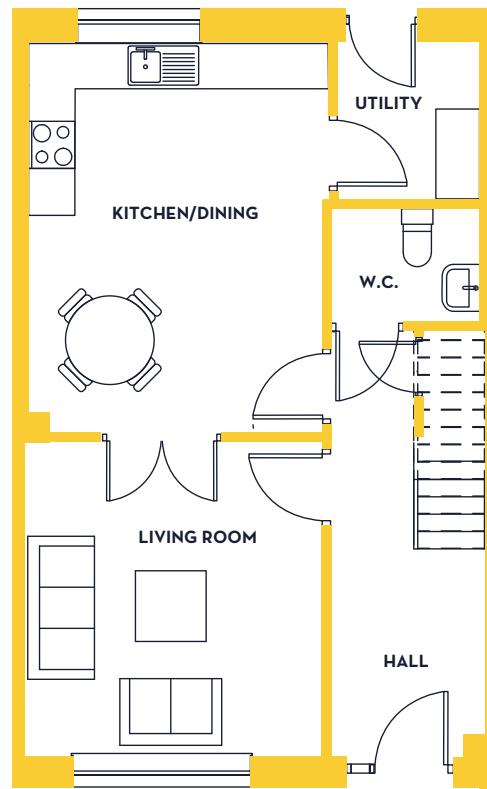
1130 sq.ft.

THE JOYCE

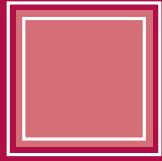
FRIST FLOOR



GROUND FLOOR



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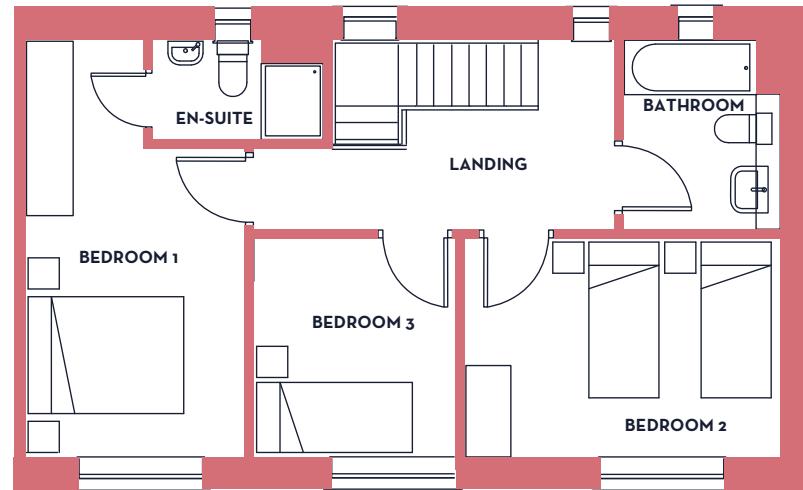


**Three Bedroom
Wide Front Semi-Detached
House**

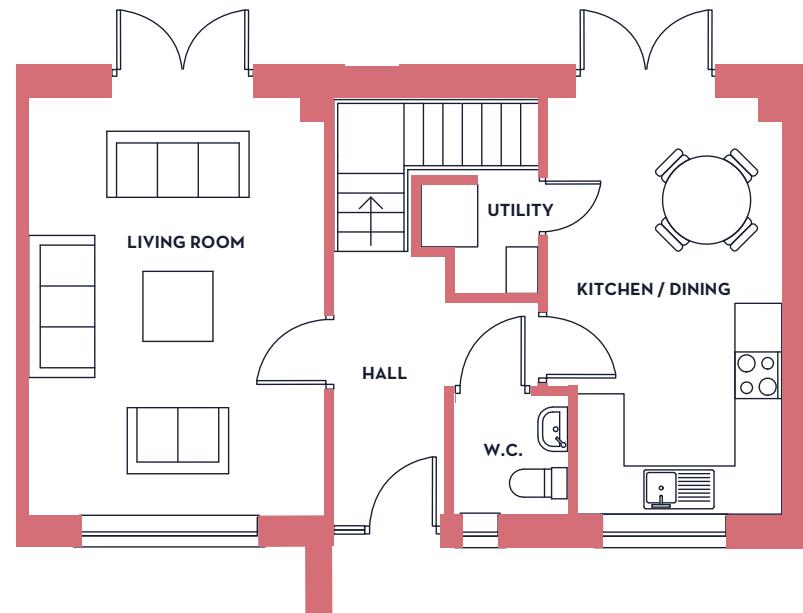
102 sq.m.
1,098 sq.ft.

THE WILDE

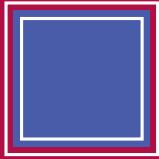
FRIST FLOOR



GROUND FLOOR



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**Four Bedroom
End Townhouse**

150 sq.m.

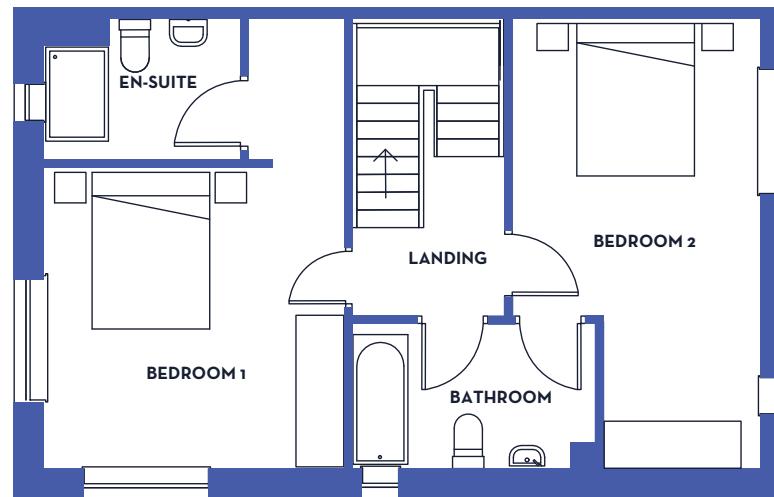
1,614 sq.ft.

THE BECKETT

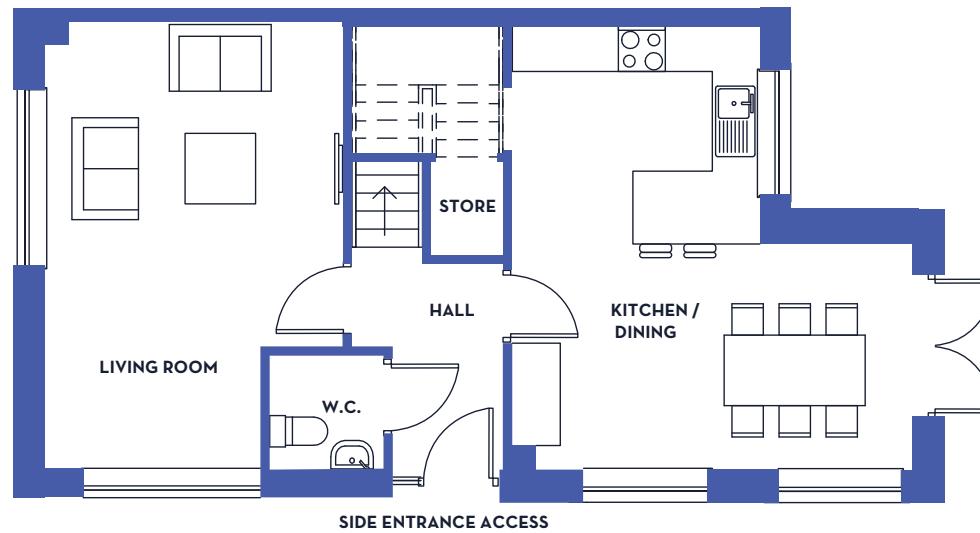
SECOND FLOOR



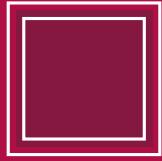
FRIST FLOOR



GROUND FLOOR



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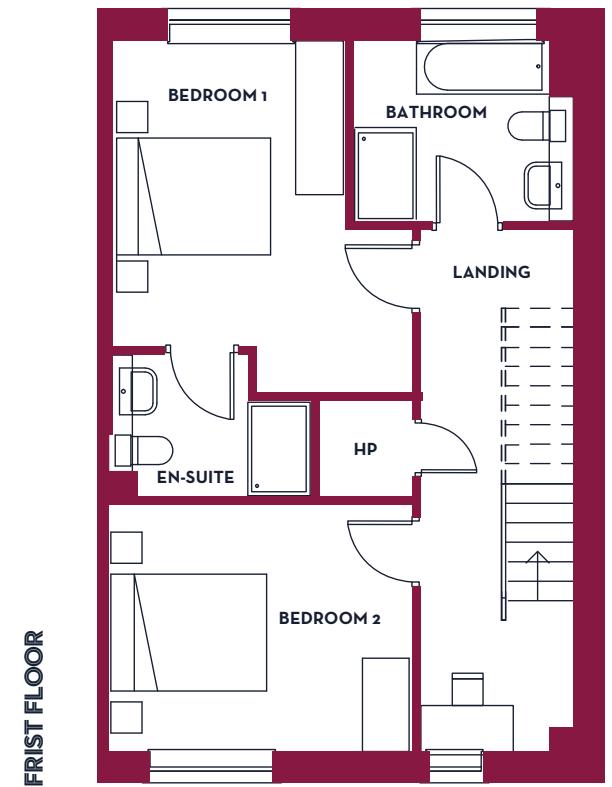
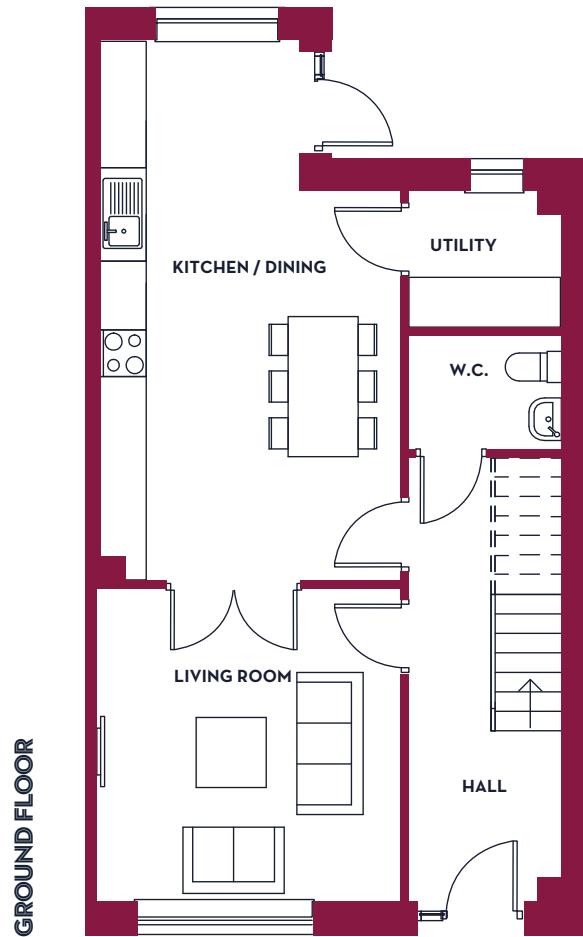
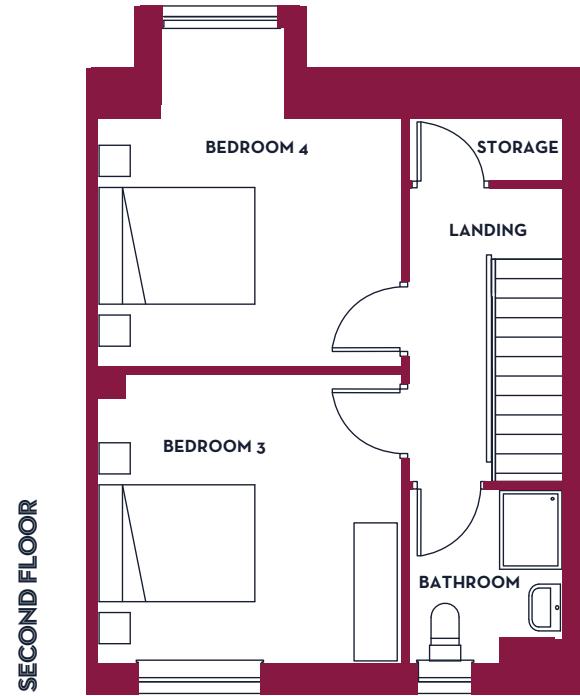


**Four Bedroom
Mid/End Townhouse**

153 sq.m.

1,646 sq.ft.

THE YEATS



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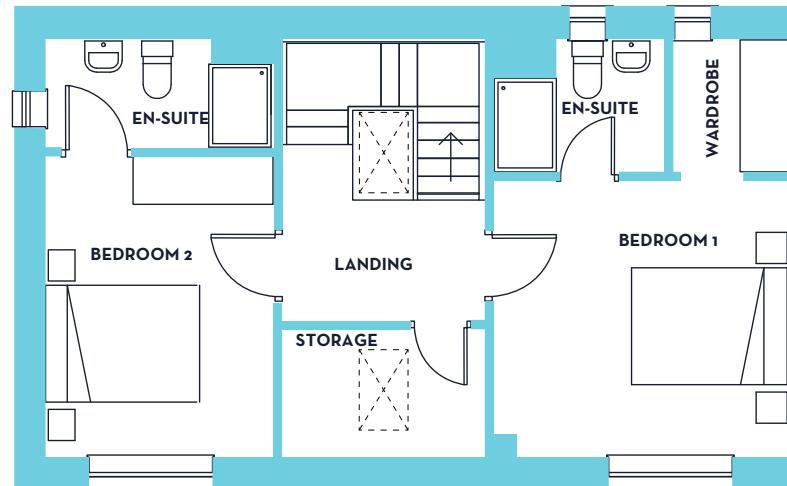
**Four Bedroom
End Townhouse with Study**

167 sq.m.

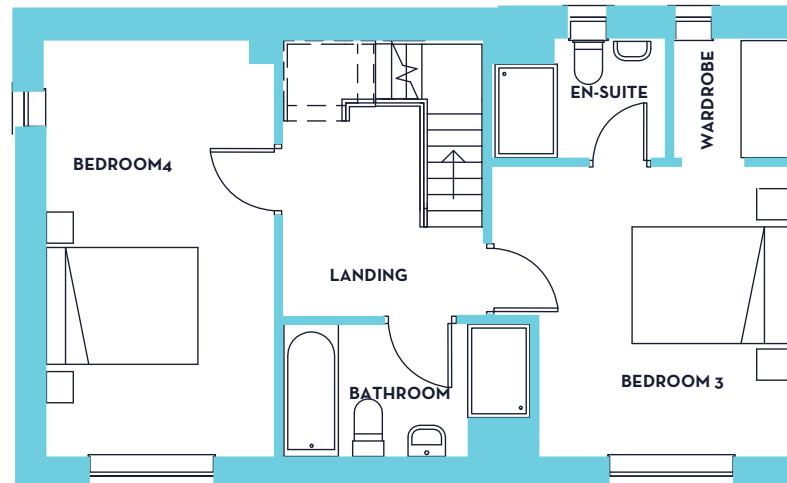
1,797 sq.ft.

THE BINCHY

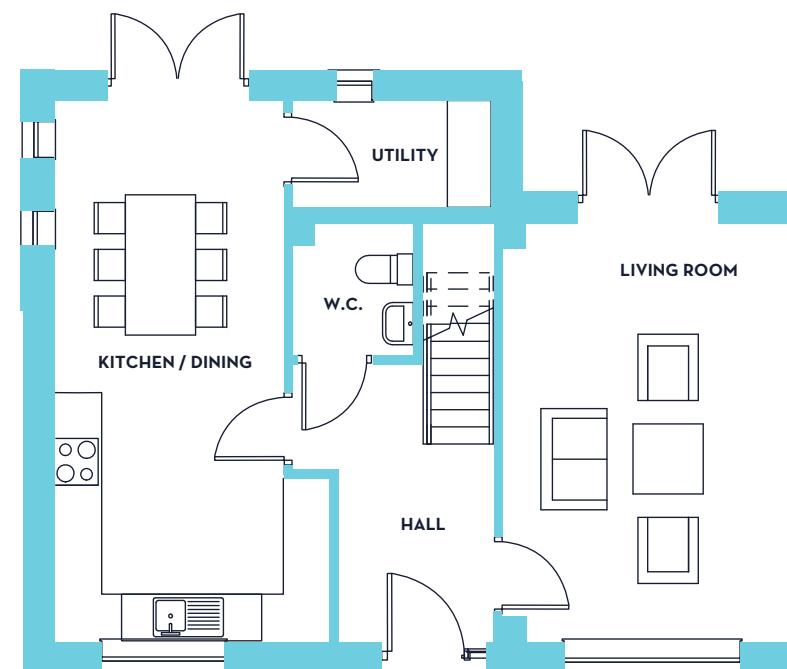
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



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Castlethorn

Building Homes – Building Communities

Over the last three decades Castlethorn has built some of the **most attractive, desirable and innovative developments** in the Greater Dublin area. Castlethorn's success to date can be attributed to their meticulous site selection, offering an excellent range of **amenities, proximity to schools, shopping and transport.**

Rathborne Village



Dún Ríoga



Further examples of Castlethorn's work to date include Brighton Wood in Foxrock, Somerton in Lucan, Grace Park Wood in Drumcondra, Riverwood Square in Castleknock, St Josephs in Clonsilla and Dún Ríoga in Dunshaughlin. Castlethorn is a proud member of Homebond, the Irish Homebuilders Association and the Construction Industry Federation.

Grace Park Wood



Castlethorn

Building Homes – Building Communities

DEVELOPER

Castlethorn

Usher House
Dundrum
Dublin 14

ARCHITECT

O'Mahony Pike

Mount St. Annes
Milltown Avenue
Dublin 6

SOLICITOR

Byrne Wallace

88 Harcourt Street
Dublin 2



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AGENT

Savills

33 Molesworth Street
Dublin 2



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