

# CROSFORGE CLOSE

SAGGART



BER A3

savills



Avoca at Rathcoole

## Village Living

A home in Crosforge Close offers all the benefits of village living with a host of shops and amenities on your doorstep.

A wide variety of neighbourhood shops are located along the main street with a large 'Avoca' food market and café just a five minute walk away.

Citywest Shopping Centre and Citywest Business Park are both located within a five minute drive of Crosforge Close. The shopping centre offers a wide variety of retailers including Dunnes Stores, McCabe's Pharmacy, Costa Coffee and Lifestyle Sports to name but a few. Citywest Business Park is home to some of the world's largest companies with Sony, Unilever, Adobe and Pfizer all having a presence in the Park.

Crosforge Close benefits from excellent transport links. Saggart Luas stop is a five minute walk from the development, whilst the N7 road network - giving access to the M50 and beyond - is within immediate access to the development.



Saggart Village



## Quality New Homes

- Anthony Neville Homes Ltd take pride in achieving the highest standards of energy efficiency and attention to detail
- Proven track record having completed many successful developments in both Ireland and the UK
- Unparalleled standard specification
- Concrete block built homes
- 10 Year Homebond Structural Guarantee





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## Special Features - Exterior

- A-Rated, energy efficient construction
- Solar PV Panels
- Extensive natural stone cladding
- Low maintenance coloured plaster render
- Maintenance free PVC fascia and soffits
- Private garden laid out in grass with large cobblelock paved patio area
- Designated cobblelock car parking spaces to the front of each house
- Extra low U-value, double glazed PVC windows and doors

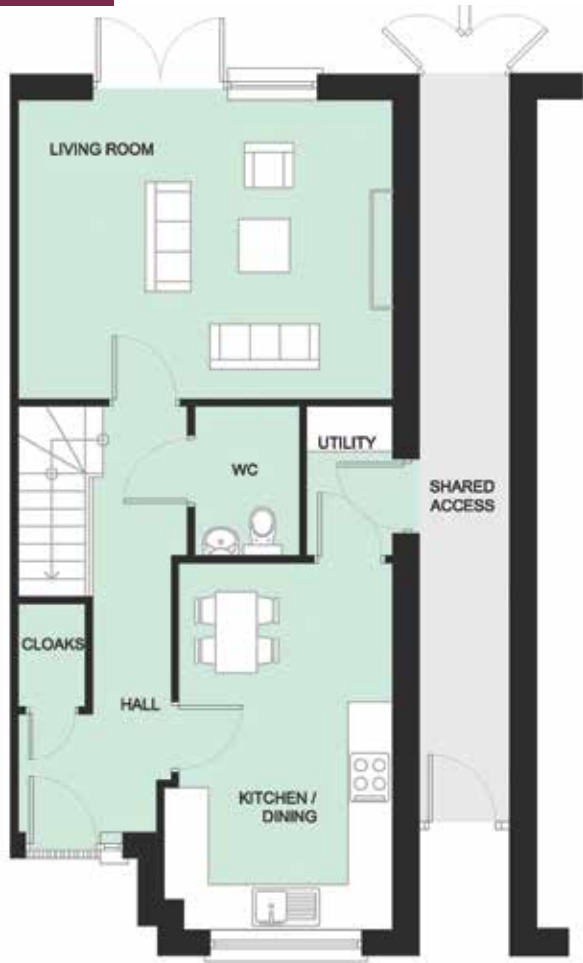




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### B1 Ground Floor



## House Type B1

Large four bedroom house  
144 sqm (1,550 sqft) Approximately  
House no's 5, 6, 7 and 8 Crosforge Close

### B1 First Floor



### B1 Second Floor

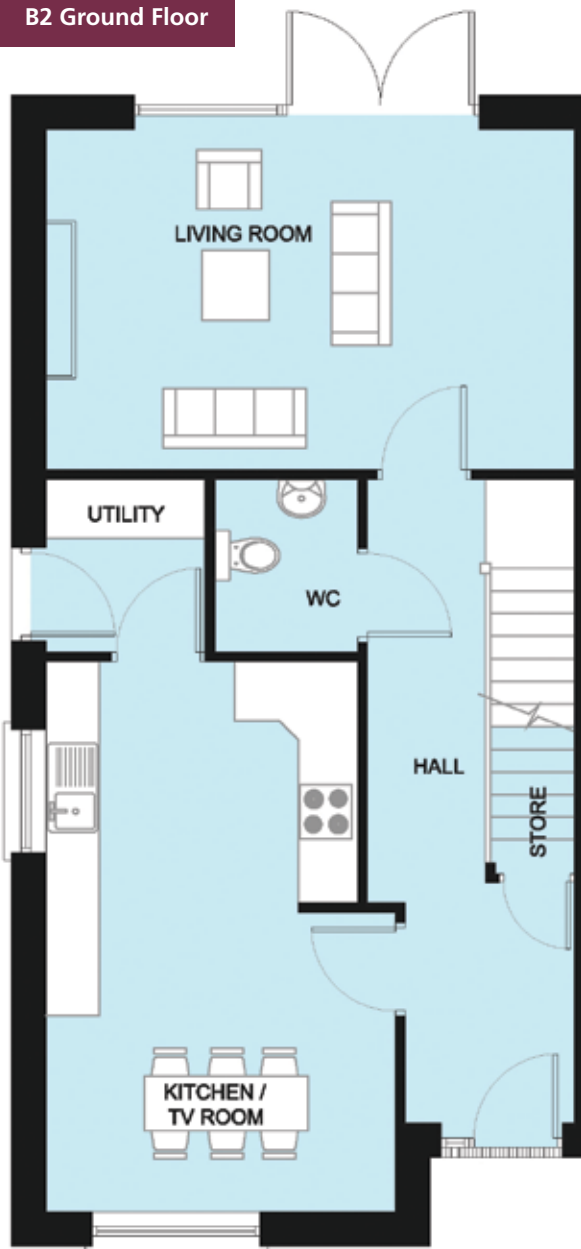




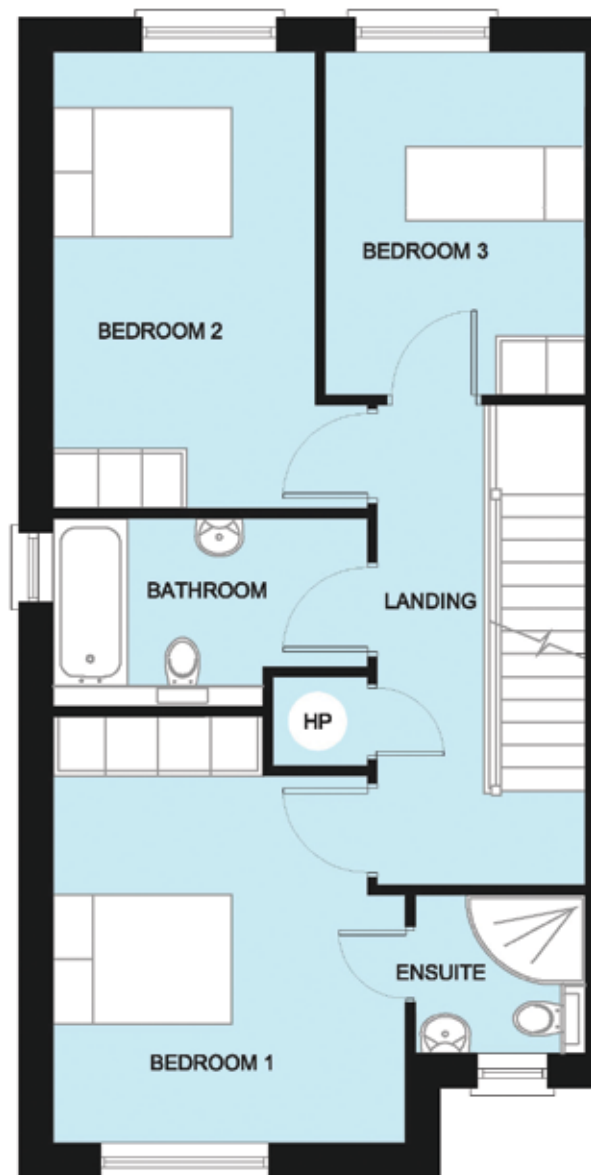
## House Type B2

Three bedroom semi-detached houses  
106 sqm (1,141 sqft) Approximately  
House no's 1 and 2 Crosforge Close

B2 Ground Floor



B2 First Floor



## House Type E1

Four bedroom end of terrace house  
121 sqm (1,302 sqft) Approximately  
House no. 9

E1 Ground Floor



E1 First Floor



## House Type E1A

Four bedroom end of terrace house  
121 sqm (1,302 sqft) Approximately  
House no. 3

E1A Ground Floor



E1A First Floor





## Special Features – Interior

### Flooring

- Fully floored as standard – Tile flooring to entrance hall, kitchen / dining room, utility, downstairs W/C, main bathroom and en-suites. Carpet fitted throughout the remainder of the house

### Bathrooms

- High quality, contemporary bathroom fittings with extensive tiling on bathroom and en-suite walls

### Kitchen

- Cawley's designed, painted kitchen units including integrated fridge/freezer, dishwasher, hob, oven, microwave and stainless steel extractor fan.
- Teka kitchen appliances carrying a 5 year parts and labour warranty

### Bedrooms

- Cawley's designed fully fitted, high specification wardrobes

### Doors

- Painted doors with contemporary chrome ironmongery fitted throughout

### Electrical

- Generous power points
- Chrome Faced electrical fittings to main area of ground floor

### Utilities

- Highly efficient gas boiler with zoned central heating
- Choice of Natural Gas fire's and fireplaces

### Decoration

- All internal walls painted with two coats of Bleached Lichen and all timber work finished in Pale Slate.



# Site layout



# Location



# Professional Team

## Solicitors

Sheehan & Company Solicitors

1 Clare Street, Dublin 2

[www.sheehanandco.ie](http://www.sheehanandco.ie)

## Savills New Homes

33 Molesworth Street

Dublin 2

[newhomes@savills.ie](mailto:newhomes@savills.ie)

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