



# Castlegrange

Spacious and energy efficient 2, 3 & 4 bedroom homes



“A place where you can live, grow, experience”

The Lynam family have been leading house builders in Dublin since 1946, and in Dublin 15 since 1971. Since that time they have successfully completed developments in the Dublin 15 area at Roselawn, Delwood, Lambourne, Lohunda Park, Castlefield, Charnwood, Sorrel Dale, Limelawn, Latchford and Aspenwood.

At the Lynam Group of Properties we're passionate about the homes we build and delivering total satisfaction to our customers. The Lynam name stands out as a byword for reliability and quality. The Lynam Group are privately owned and run by a management team that has built an enviable reputation within our industry. We continue the Lynam tradition of building to a high level of craftsmanship and design on well located sites.

*The Lynam Group, passionate about your home, your satisfaction and your peace of mind.*



BLANCHARDSTOWN

NATIONAL AQUATIC CENTRE

# Connected



## Be part of Castlegrange....

A dynamic young community that combines the best of rural and urban living. A place where you can live, grow, experience. Where you can be yourself. Where you can bring up your family amid green fields and fresh air. In spacious, well designed homes with a wealth of state of the art facilities on your doorstep. Giving you a lifestyle that's big on 'life' and big on 'style'.

Open your door and gaze out onto greenery, open spaces and beautifully landscaped courtyards. Go jogging, cycling, or just strolling. At Castlegrange, you have the space and the freedom and when you want more, it's all there for you. Right on your doorstep. The area thrives in the hi-tech multi-nationals that are generating the opportunities of tomorrow. Not to mention cutting edge leisure facilities. At Castlegrange, you'll live a 21st century life....without the 21st century hassle.



# A great way to live

A cutting edge community. One day, everywhere could be like this. Clean, modern, hi-tech, user-friendly, multi-functional. For example, nearby Blanchardstown is now one of Ireland's premier town centres. As well as great shops and restaurants, it boasts the multi-million Euro Draiocht Arts Centre and Theatre. Leading multi-nationals such as IBM, Xerox and 3com have moved into the new hi-tech business parks in the area. Blanchardstown Institute of Technology offers many higher education opportunities, while there are also many excellent schools nearby.

For local shopping choice, there are nearby centres like Roselawn, while the stunning new Ongar Village offers not only supermarkets, shops, restaurants and pubs but also primary schools, crèches, playgrounds, all weather sport pitches, tennis courts and woodland walks! All these facilities are easily accessible by bus, road and the train from Hansfield. For a great day out, there's always the Phoenix Park, and don't miss the zoo. As if! In fact, at Castlegrange you're spoilt for choice on how to spend your leisure hours. Play golf, gaelic, tennis, cricket, weight training... you name it, you can do it.





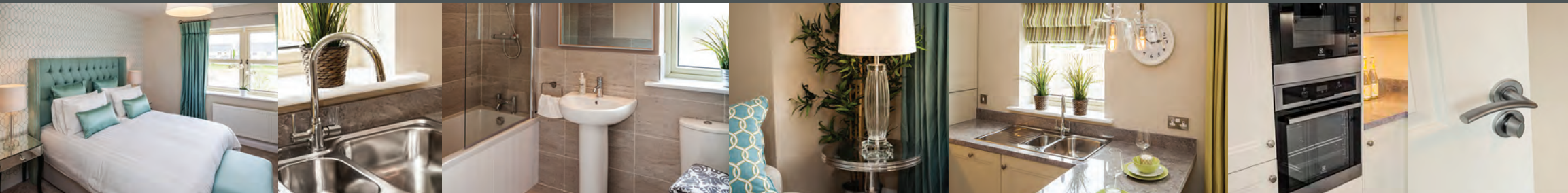
## Stylish family homes.....

See the front facades with stunningly attractive manor brickwork. Enjoy well-thought out, living-friendly, open plan interiors. With the highest energy efficient luxuries from future proof uPVC windows to gas central heating, from LED light bulbs to brushed chrome sockets and light switches. From en-suite master bedrooms to fitted fireplaces. From custom fitted kitchens to top quality fitted wardrobes. Choose from town houses, semi-detached and end houses with two, three or four bedrooms. As well as enjoying the benefits of a low maintenance exterior at Castlegrange you will have the added advantage of low energy consumption using the highest energy efficiency rating. Plus space to spare, with generous dimensions to every room. And for such a size and specification, Castlegrange gives you exceptional value. It's great to live in, great to invest in. More choice.....



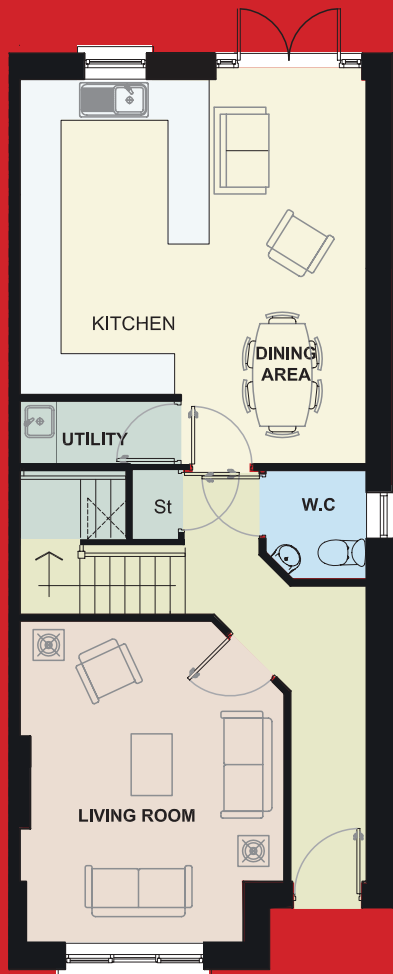


A great place to live ... a place you can call home



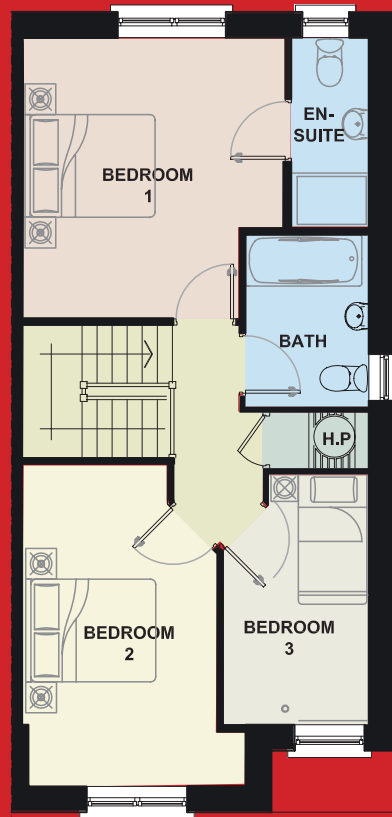
Be amazed...at the style and quality of every home at Castlegrange



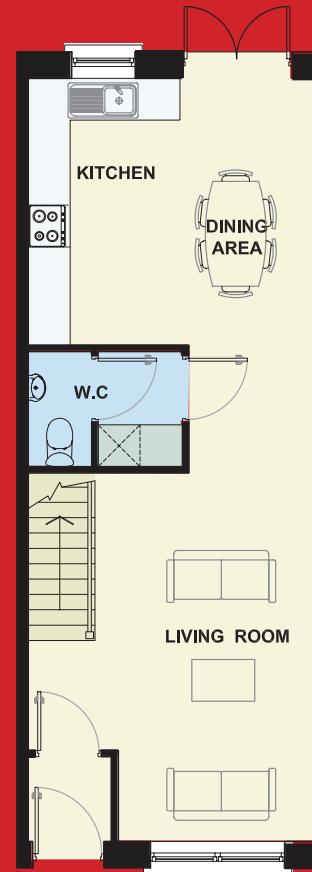


GROUND FLOOR

HOUSE TYPE R - 3 Bed House



FIRST FLOOR



GROUND FLOOR

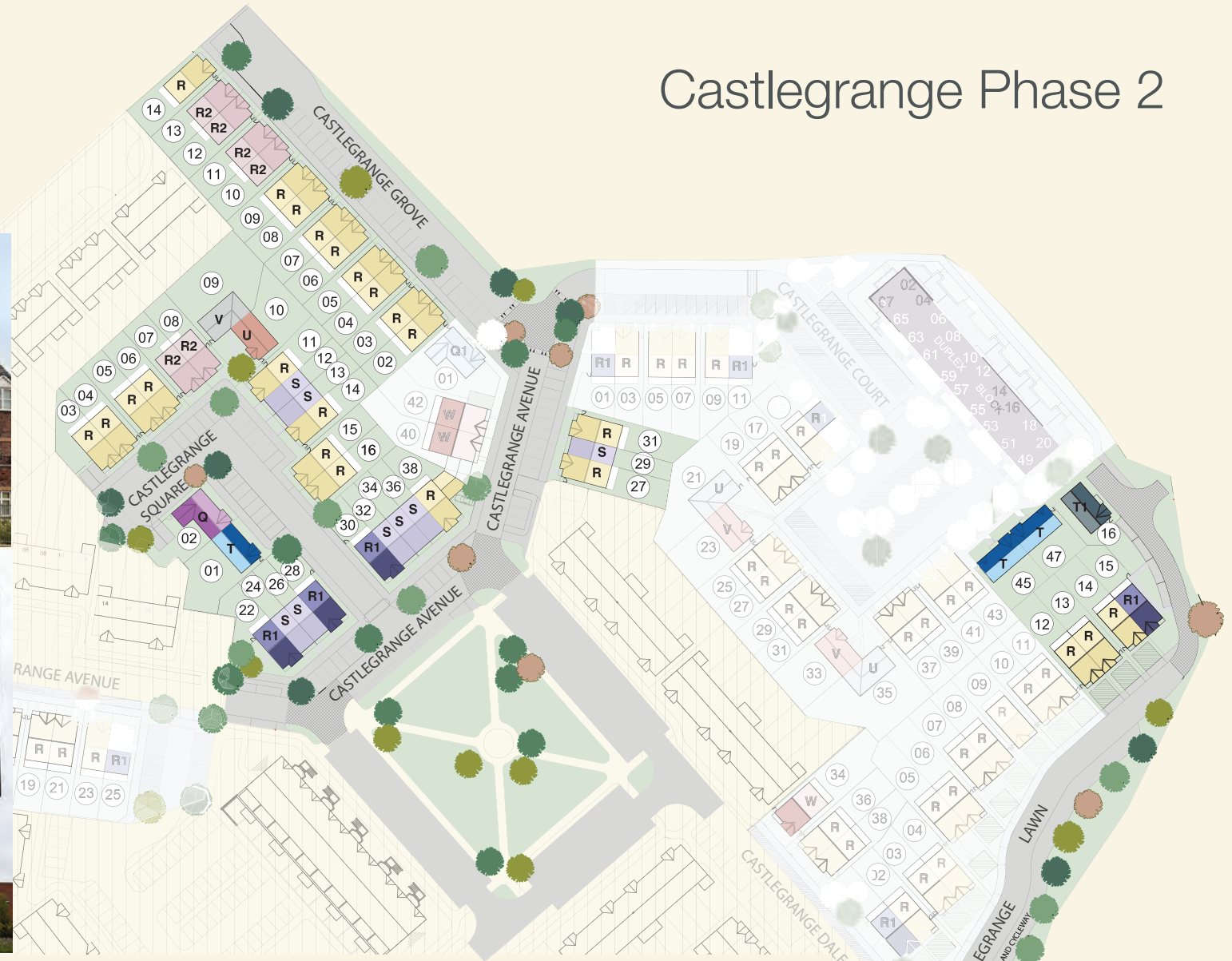
HOUSE TYPE S - 2 Bed House












FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plans and site layout, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to this important notice.

# Castlegrange Phase 2



- |  |   |   |
|--|---|---|
|  TYPE R<br>3 BED SEMI-DETACHED HOUSE  |  TYPE S<br>TWO BED TERRACED HOUSE    |  TYPE V<br>3 BED SEMI-DETACHED HOUSE |
|  TYPE R1<br>3 BED SEMI-DETACHED HOUSE |  TYPE T1<br>3 BED DETACHED HOUSE     |  TYPE Q<br>4 BED SEMI-DETACHED HOUSE |
|  TYPE R2<br>3 BED SEMI-DETACHED HOUSE |  TYPE T<br>3 BED SEMI-DETACHED HOUSE |  TYPE U<br>3 BED SEMI-DETACHED HOUSE |

# Choose Castlegrange...

## ULTIMATE INTERIOR SPECIFICATION

- ▶ Downstairs recess LED lighting standard as per showhome
- ▶ Gas fired radiator central heating, using highest energy efficiency rating, Band "A" boiler
- ▶ Quality custom fitted kitchen as per showhome
- ▶ Spacious living areas
- ▶ Extra high ceilings
- ▶ High quality fitted wardrobes as per showhome,
- ▶ Superior en-suite to master bedrooms
- ▶ Plumbed utility rooms with provision made for additional storage
- ▶ Downstairs guest WC
- ▶ Wired for alarm, telephone, tv. Optimum wi-fi performance
- ▶ High standard of insulation which complies with new building regulations
- ▶ High quality porcelain wall tiling and floor tiling in bathroom and en-suite as per showhomes
- ▶ Fireplace is Ariel/Helsinki all round limestone mantle complete with one piece black granite interior and matching hearth to include an electric fire with a polished steel frame. (For the 2 Bed House ( electric fire with graphite front and Graphite rear).
- ▶ High quality sanitary ware
- ▶ Towel rails fitted in bathrooms
- ▶ Pumped shower in bathrooms and en-suite
- ▶ Internal doors as per showhouse
- ▶ Appliances as per showhouse
- ▶ Solar panels complete with all controls
- ▶ Modern high efficient mechanical ventilation and heat recovery throughout each house
- ▶ Walls are drylined, skimmed and painted as standard
- ▶ Generous electrical specification
- ▶ Fitted smoke detectors (carbon + heat)

## ULTIMATE EXTERIOR SPECIFICATION

- ▶ The best natural materials, the latest innovations, the finest craftsmanship. Though there are many different styles to choose from at Castlegrange, each home in this exclusive development has in common the same high standards of fixture and fittings.
- ▶ Maintenance free exterior
- ▶ External walls will be finished with a Heritage Blend and Andante Buff brick and dry dash Carlingford mix to remaining walls
- ▶ Future proof UPVC windows and patio doors 1.2 U - value, ultra tech front doors
- ▶ Full brick front with dry dash finish to remaining walls
- ▶ UPVC fascia soffit and guttering
- ▶ Paved patio as per showhome
- ▶ Timber side gate (to semis and end of terrace houses)
- ▶ Cloaking tiles to roof verge
- ▶ High quality paving to front doors. Rear gardens levelled and seeded
- ▶ Concrete post and pressure treated timber fencing to rear gardens
- ▶ Roofs - Lagan tiles with cloaking tiles to roof verge

In addition to buying your home from E.P Lynam Properties Ltd each home is covered by the 10 year Homebond structural guarantee scheme.

## Location Map



### Professional Team

**Architects**  
**MCORM**  
 4 Adelaide Court  
 Adelaide Road  
 Dublin 2

**Engineers**  
**Waterman Moylan**  
 Marine House  
 Clanwilliam Place  
 Dublin 2

**Solicitors**  
**Maureen Black,**  
**M.P. Black & Co.,**  
 Main Street,  
 Malahide,  
 Co. Dublin

**Interior Designer**  
**Ventura Design**  
 Blanchardstown  
 Corporate Park,  
 Dublin 15



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