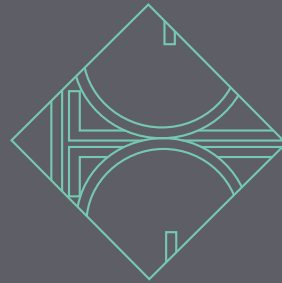


# Terenure Gate

Terenure Road West, Terenure, Dublin 6.





# Modern Luxurious Living

Terenure Gate is an exclusive new development comprising of an excellent blend of large A-Rated houses, duplexes and apartments nestled just off Terenure Road West opposite Greenlea Road. This special development of only 51 houses, duplexes and apartments has been designed with the modern family in mind and finished to an exceptional standard.

Terenure Gate is one of the most exclusive developments to be built in the area offering a truly unique opportunity to live in the heart of Terenure and is sure to appeal to families, young professionals as well as those looking to downsize but remain living in this most desirable neighbourhood.











## Location, Location, Location

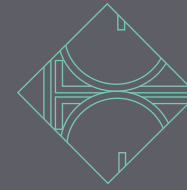
Set back off Terenure Road West, this prime and highly sought after location needs little introduction with Terenure being a well-known and much sought after residential suburb. Terenure Gate is just minutes stroll away from Terenure Village which offers a broad range of amenities and transport facilities.

There is also a wealth of shopping facilities and amenities to be found in the neighbouring villages of Rathgar, Templeogue and Rathfarnham. The beautiful setting of Bushy Park is also within walking distance of this development and the bustling Dundrum Town Centre is only 5km away.

Terenure is renowned for its local junior and senior schools including Terenure and Templeogue Colleges, Our Lady's, Presentation College, St Pius X Boy's National School and The High School, Rathgar to name but a few.

The City Centre is within easy commuting distance with a number of Dublin bus routes frequently passing through the village. The M50 network is just a short commute offering access to all major national routes.





## Local Amenities

### Sporting & Recreation

Selection of golf clubs including Rathfarnham, Edmondstown & The Grange, Templeogue Tennis Club, Ballyboden St. Enda's GAA Club, Bushy Park & Marlay Park

### Health & Fitness

Carlisle Health & Fitness & AM Fitness Terenure

### Villages

Nearby you will find the villages of Terenure, Rathgar, Rathfarnham & Templeogue

### Shopping

Lidl, Aldi & Tesco Metro are all located in Terenure Village with Rathfarnham Shopping Centre & Dundrum Shopping Centre located nearby

### Eateries & Pubs Locally

Brady's & Vaughan's Gastropub Terenure, JD's Steakhouse, Bramble's Cafe Bistro, Mayfield Deli & Eatery & The Corner Bakery Terenure

# Everything on Your Doorstep













# Specifications

## General

- A Rated energy efficient homes.
- Highly efficient A-Rated condensing gas boiler.
- Excellent standard of wall, floor and roof insulation.
- Low maintenance high quality external façade with a mix of attractive brick and rendered finish.
- The houses at Terenure Gate are Ultima Therm timber-frame construction from Kingspan Century Homes.
- Each home is covered by the Homebond 10 Year Structural Guarantee.

## Kitchen / Utility

- Custom designed fitted kitchens by Bedroom Elegance with classic painted wood doors.
- Velstone counter top as standard.

## Wardrobes

- High quality built-in wardrobes by Bedroom Elegance to all bedrooms with extensive hanging rails and shelving.

## Bathrooms & Ensuites

- Superior quality 'Duravit' sanitary ware in bathroom and en-suites.
- Heated towel rails provided in main bathrooms and en-suite bathrooms.
- Pressurised shower systems fitted to all bathrooms with rain shower overhead as per show house.
- High quality tiles fitted to floor and shower areas as standard (tiles from Project Tiles).

## Management Company

- A management Company will be put in place to ensure that the high standards of the development at Terenure Gate will be maintained into the future.



# Specifications

## Internal Finishes

- Increased ceiling height at ground floor level.
- All walls and ceilings are skimmed finished and painted throughout as standard.
- High quality joinery and ironmongery specification throughout.
- Heating zoned with Nest Smart Technologies thermostats.
- Generous and well-designed electrical and lighting specification.
- Each home pre-wired for intruder alarm.
- Multiple T.V. points provided in each home.
- All homes are fitted for smoke detectors and carbon monoxide alarms.
- Refined hardwood handrail on stairwell with painted spindles.
- Ceiling coving to hallway, living room and master bedroom.
- Ambient electric fire fitted as standard to living room.

## External Finishes

- Red brick and low maintenance rendered finish with granite window sills and reveals.
- Stylish painted low maintenance front door.
- Side gates fitted on the side passages of all end of terrace houses.
- Elegant high quality uPVC EcoTherm windows.
- Sash windows to front of each house.
- Maintenance free uPVC fascia, soffit and rainwater goods.
- A mix of both cobble locked and tarmacadam parking.
- Rear gardens are levelled and seeded and finished with Indian Sandstone patio.

## Highly Efficient A-Rated Homes

- Passive house principles have been adopted which future proof these homes and improve comfort while reducing the energy demand of the house, with features such as; superior levels of insulation, increased levels of air tightness, high performance double glazed windows by Muster Joinery, solar PV system & 'A-Rated' gas condensing boiler.

## BER

- Highly efficient A-Rated homes, BER numbers available from selling agent.

## Heat Recovery

- Each home at Terenure Gate will utilise a state of the art Heat Recovery Ventilation System.











# SITE PLAN

- 

Type A  
3 Bedroom plus Study / 4 Bedroom End & Mid Terrace House  
185.9 m<sup>2</sup> / 2,001 ft<sup>2</sup> (approx.)
- 

Type B  
3 Bedroom plus Study / 4 Bedroom Mid Terrace House  
156 m<sup>2</sup> / 1,679 ft<sup>2</sup> (approx.)
- 

Type C  
3 Bedroom End of Terrace House  
127 m<sup>2</sup> / 1,367 ft<sup>2</sup> (approx.)
- 

Type D  
2 Bedroom Plus Study / 3 Bedroom Semi Detached House  
113.8 m<sup>2</sup> / 1,224.9 ft<sup>2</sup> (approx.)
- 

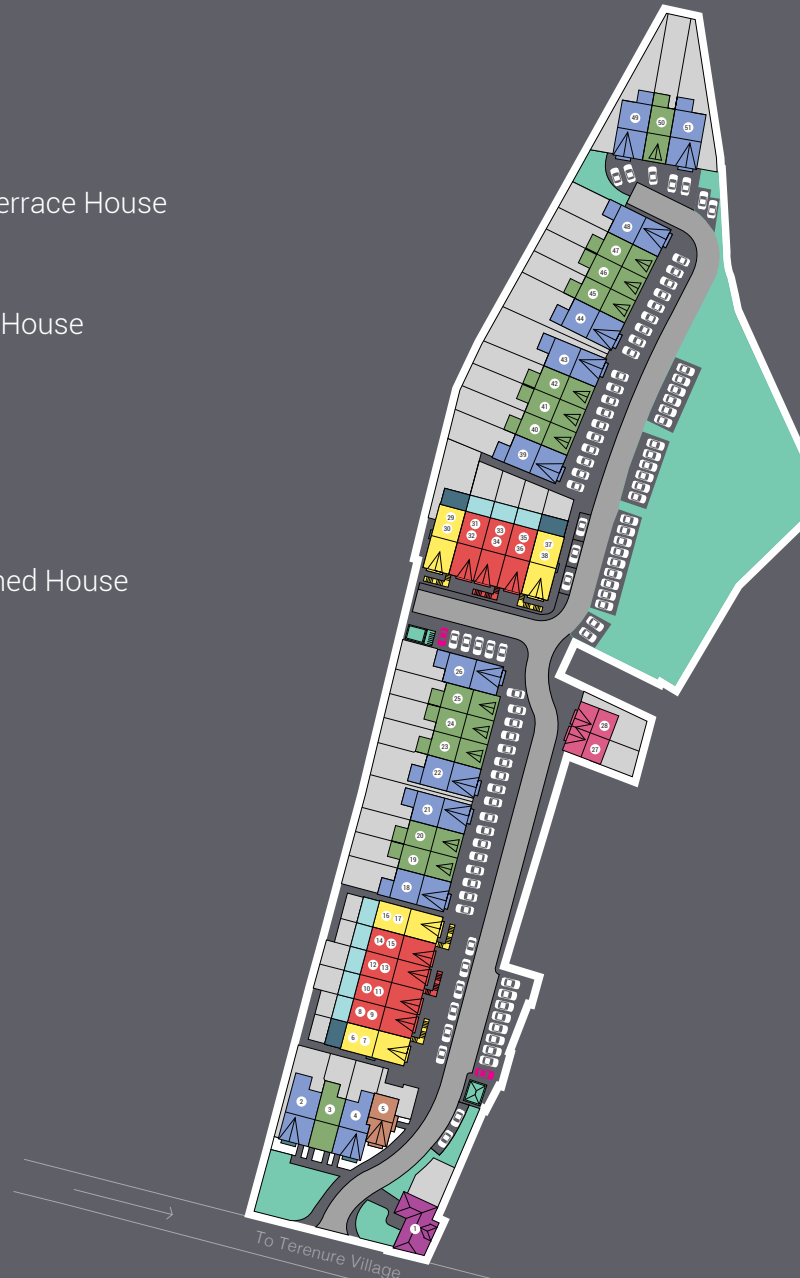
Type E  
The Gate Lodge 3 Bedroom Detached House  
113.8 m<sup>2</sup> / 1,225 ft<sup>2</sup> (approx.)
- 

Type F  
2 Bedroom Side Entry Own Door Apartment  
83 m<sup>2</sup> / 893 ft<sup>2</sup> (approx.)
- 

Type F1  
End of Terrace 3 Bedroom Duplex  
129 m<sup>2</sup> / 1388 ft<sup>2</sup> (approx.)
- 

Type F2  
2 Bedroom Own Door Apartment  
83 m<sup>2</sup> / 893 ft<sup>2</sup> (approx.)
- 

Type F3  
Mid Terrace 3 Bedroom Duplex  
129 m<sup>2</sup> / 1388 ft<sup>2</sup> (approx.)



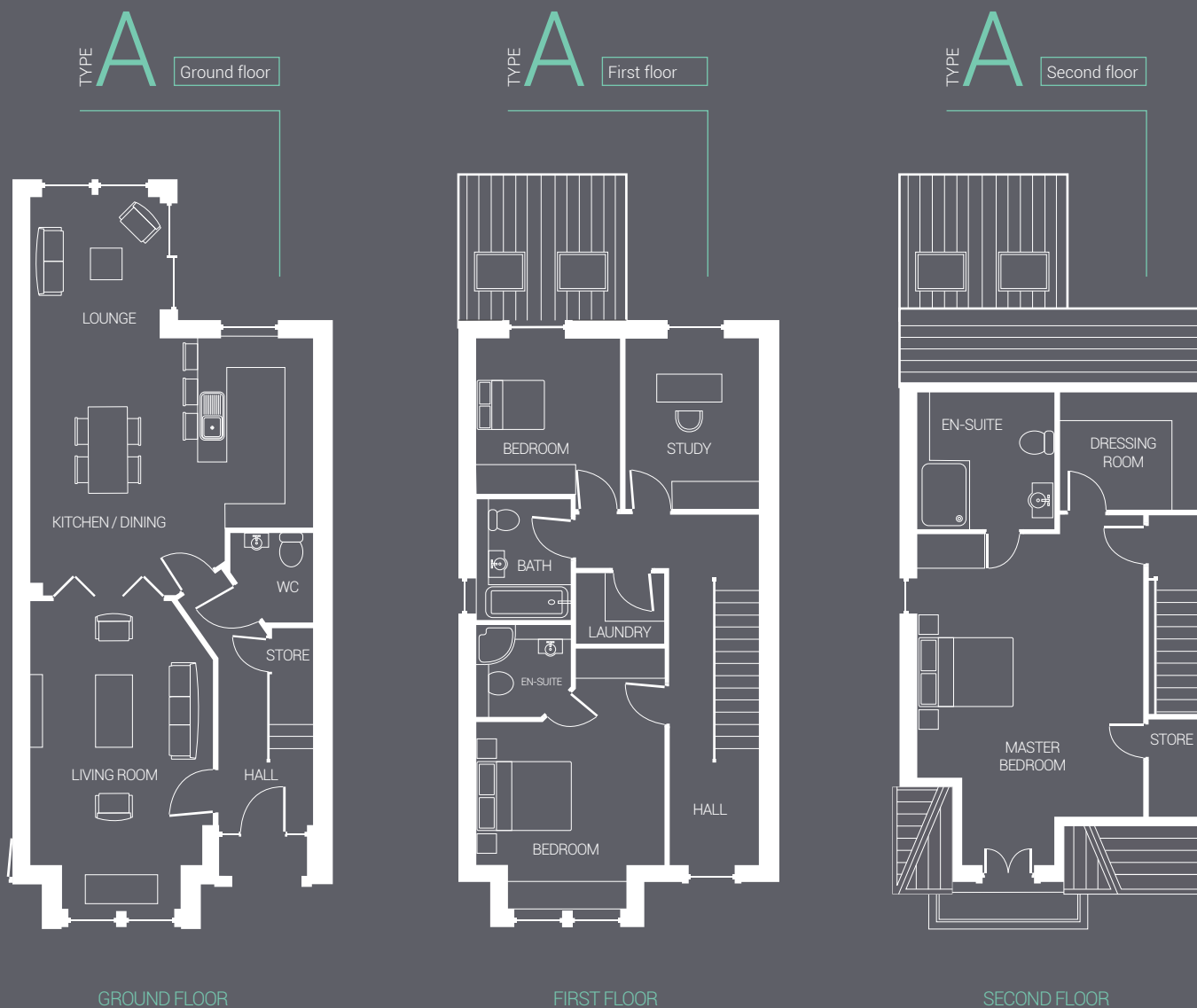
-  Designated parking space
-  Disabled parking space

\*Not to scale - For identification purposes only





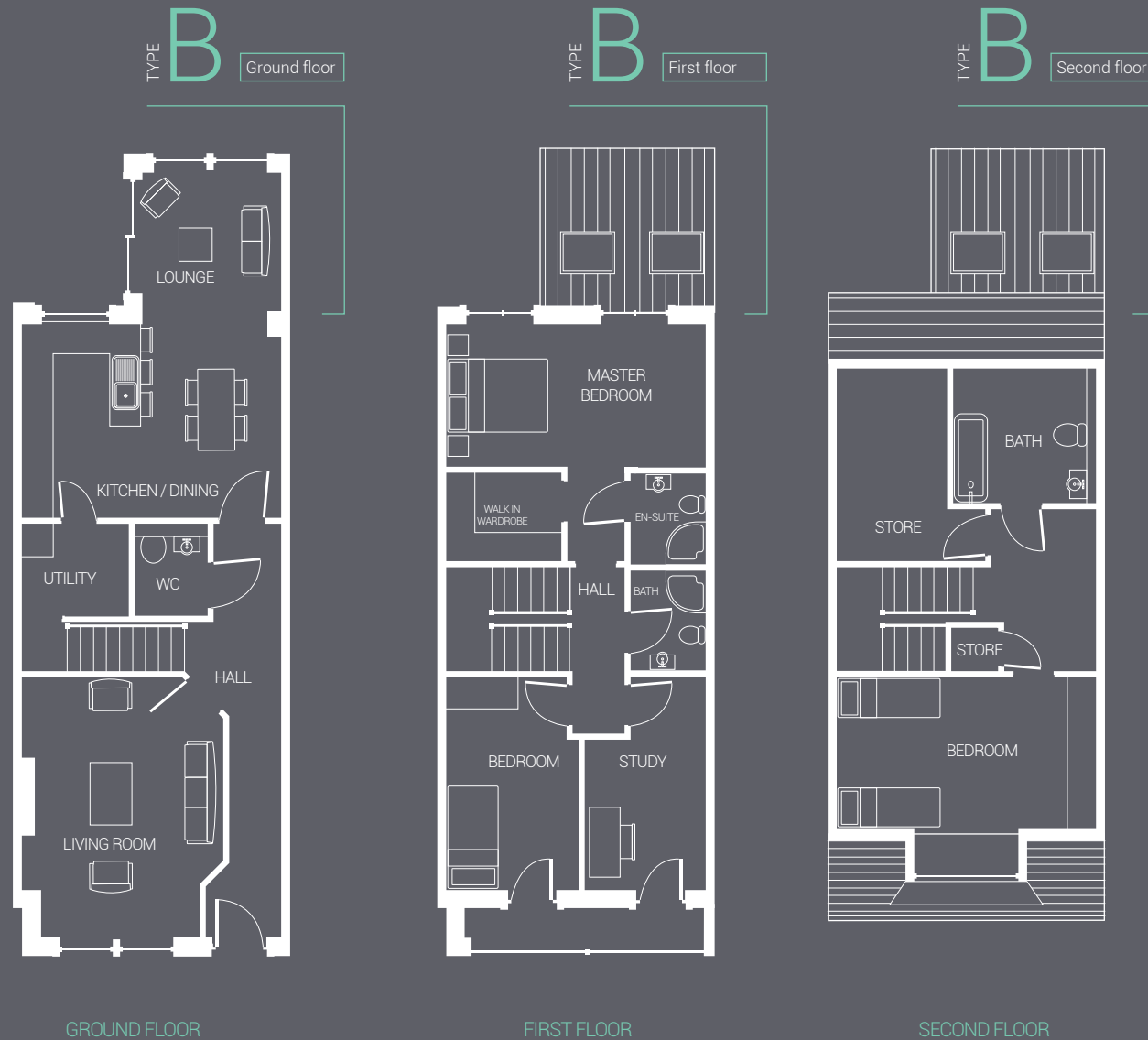
# Type A: 3 Bedroom plus Study / 4 Bedroom End & Mid Terrace House 185.9 m<sup>2</sup> / 2,001 ft<sup>2</sup> (approx.)



\*Not to scale - For identification purposes only



Type B : 3 Bedroom plus Study / 4 Bedroom Mid Terrace House 156 m<sup>2</sup> / 1,679 ft<sup>2</sup> (approx.)

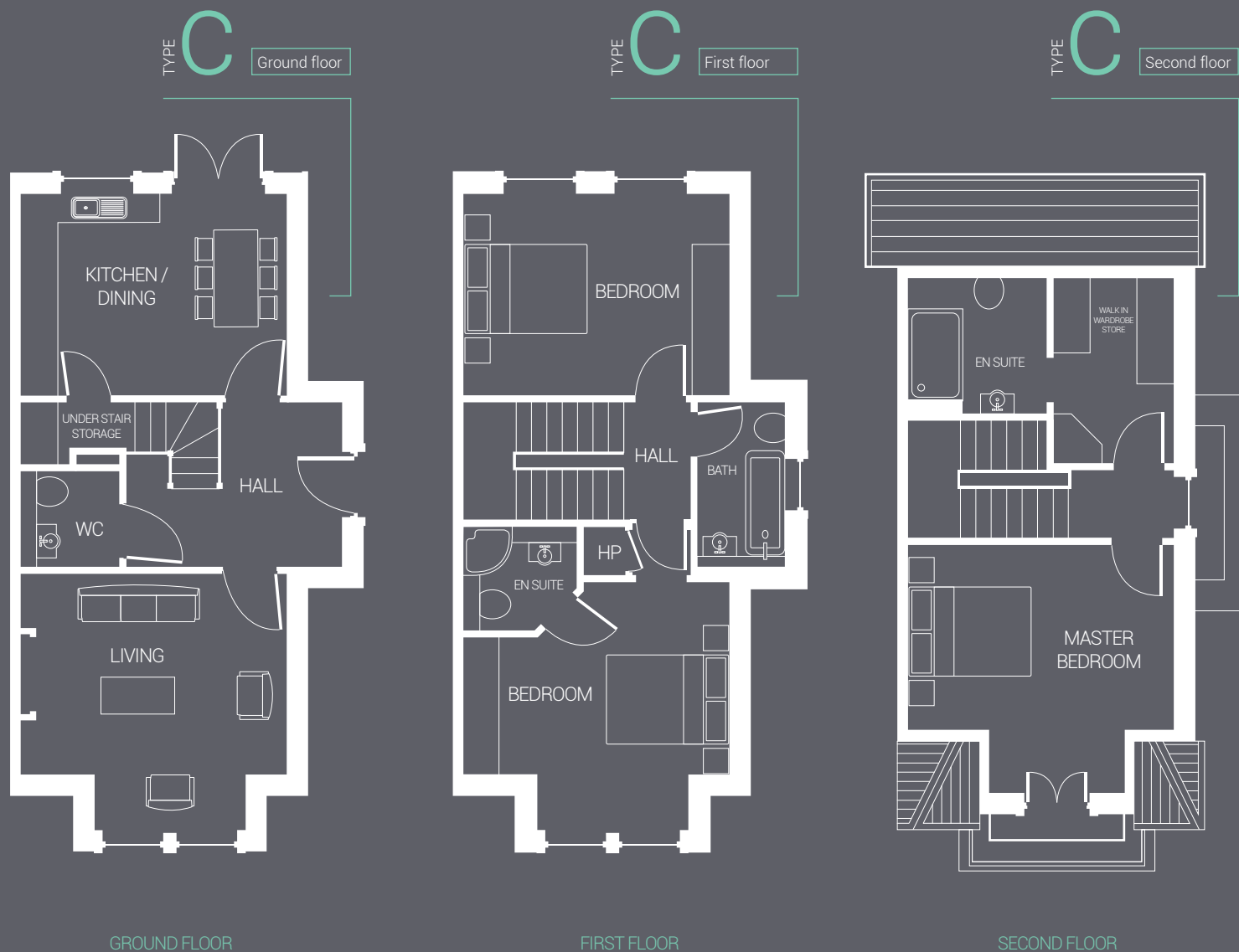


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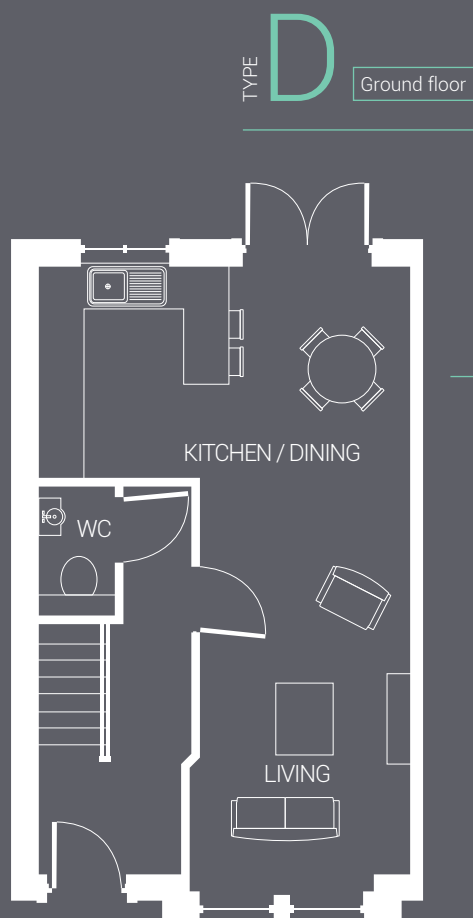
## Type C : 3 Bedroom End of Terrace House 127 m<sup>2</sup> / 1,367 ft<sup>2</sup> (approx.)



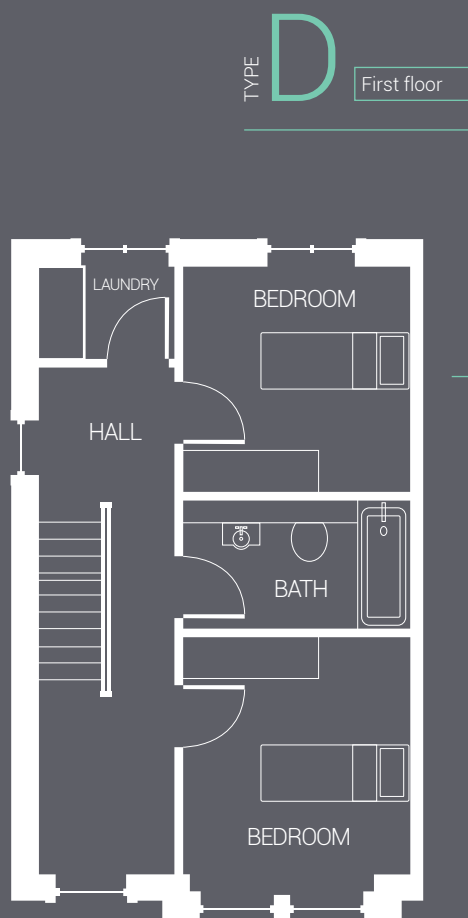
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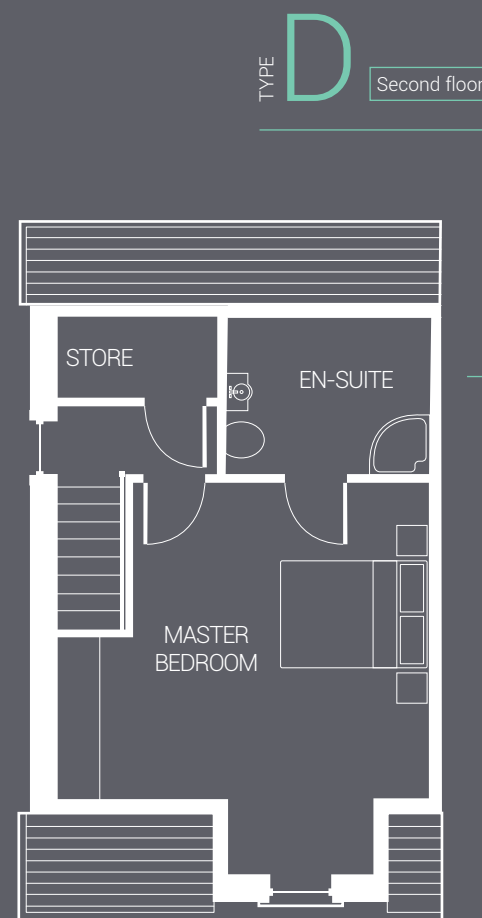
Type D : 2 Bedroom Plus Study / 3 Bedroom Semi Detached House 113.8 m<sup>2</sup> / 1,224.9 ft<sup>2</sup> (approx.)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

\* Not to scale - For identification purposes only





## Type E: The Gate Lodge 3 Bedroom Detached House 113.8 m<sup>2</sup> / 1,225 ft<sup>2</sup> (approx.)

TYPE  
E

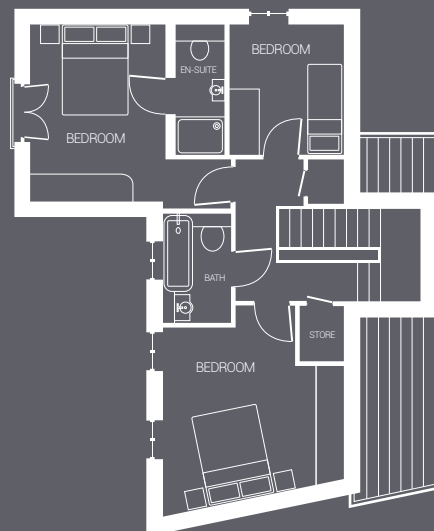
Ground floor



GROUND FLOOR

TYPE  
E

First floor



FIRST FLOOR

\* Not to scale - For identification purposes only



Type F : 2 Bedroom Side Entry Own Door Apartment 83 m<sup>2</sup> / 893 ft<sup>2</sup> (approx.)

Type F2 : 2 Bedroom Own Door Apartment 83 m<sup>2</sup> / 893 ft<sup>2</sup> (approx.)



F & F2 GROUND FLOOR OWN DOOR APARTMENTS

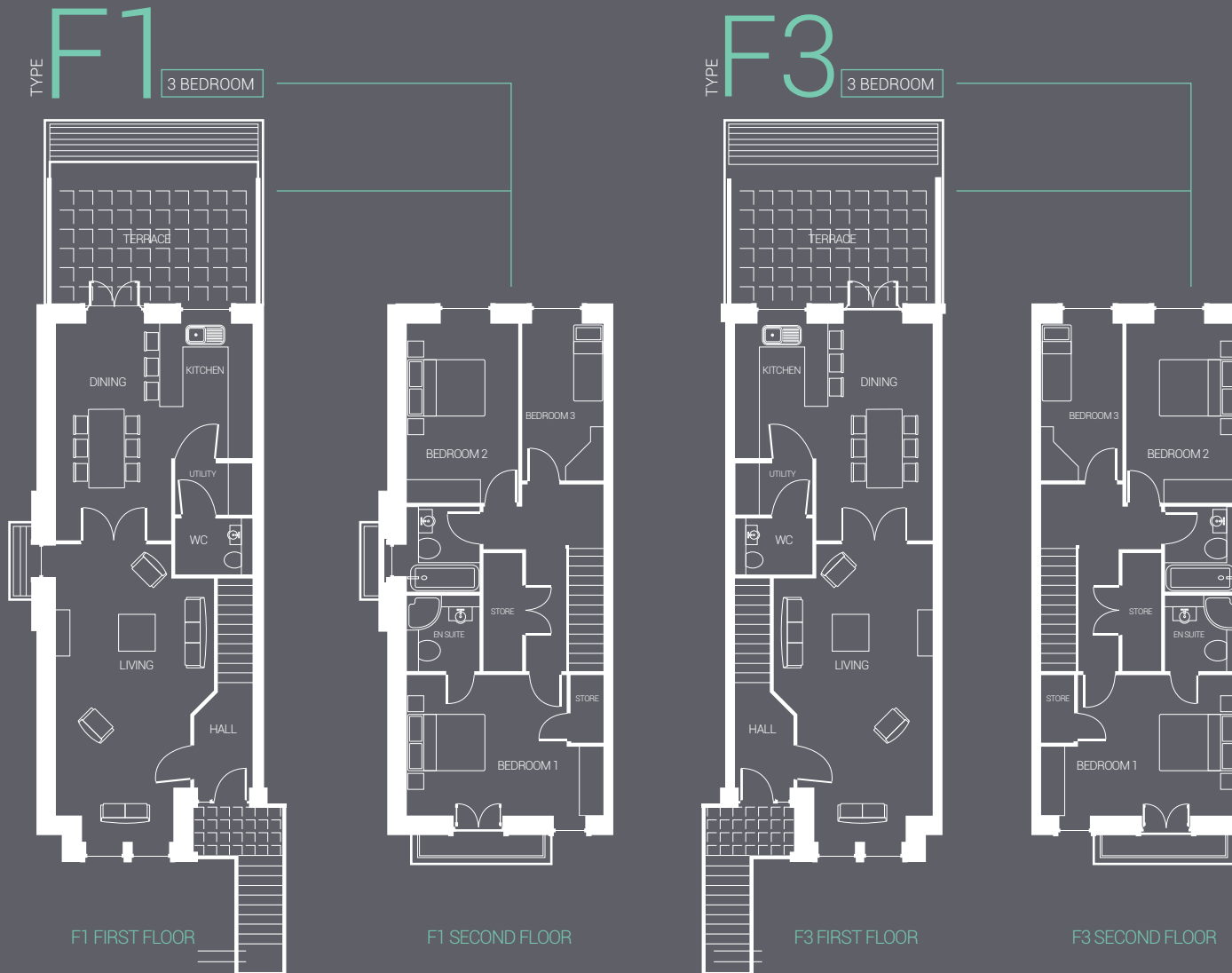
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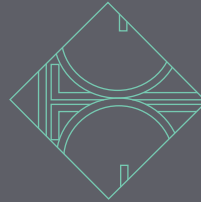
Type F1 : End of Terrace 3 Bedroom Duplex 129 m<sup>2</sup> / 1388 ft<sup>2</sup> (approx.)

Type F3 : Mid Terrace 3 Bedroom Duplex 129 m<sup>2</sup> / 1388 ft<sup>2</sup> (approx.)



\* Not to scale - For identification purposes only





# Professional Team

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Sole Selling Agent:  
DNG New Homes  
30 Leeson Park,  
Ranelagh,  
Dublin 6  
Tel: 01-4912600  
Email: newhomes@dng.ie

Architects:  
CCH Architects,  
Regus Centre,  
Harcourt Road,  
Dublin 2

Engineer:  
2HQ Consulting Engineers Ltd  
Office 6  
Burnell Court  
Northern Cross  
Malahide Road  
Dublin 17

Solicitor:  
Pearts Solicitors,  
24/26 Upper Ormond Quay,  
Dublin 7

Developer:  
Kimpton Vale Ltd,  
Collegefort,  
Carpenterstown Road,  
Castleknock,  
Dublin 15

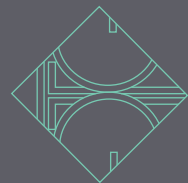


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# Terenure Gate

Another Quality Development by

