

CHURCHGATE

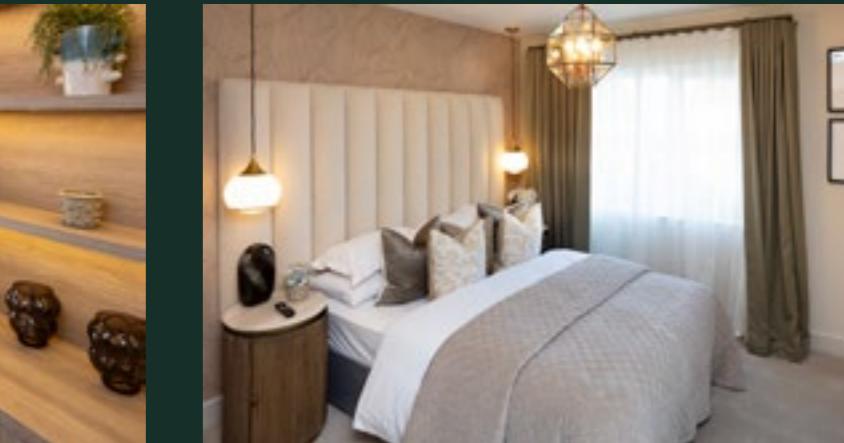
CLONSILLA



Churchgate, Clonsilla is the current release of superior family homes by E.P. Lynam Properties Ltd. The houses at Churchgate are designed using modern methods of construction with the family in mind. Once completed the development will consist of a mixture of one and two bedroom apartments, complimented by three and four bedroom homes. The exterior finish of Ibstock and Outhaus brick façades allude to the exemplary craftsmanship that E.P. Lynam Properties Ltd are renowned for. These stylish apartments and houses are designed for modern living at its best. The high-quality designer kitchens, the nine-foot-high ceilings downstairs coupled with the natural light throughout emphasises the quality standard of these superb family homes. The location of Churchgate cannot be underestimated, with it's proximity to Clonsilla Train Station along with all the modern conveniences that Clonsilla and the wider area has to offer. Including numerous eateries, pubs, and shopping amenities all within a short distance from the development.

CHURCHGATE IS YOUR HOME.





KITCHENS

- Modern painted kitchen by BeSpace
- Two styles depending on house type
- Contemporary quartz top.
- Kitchen island unit with integrated dishwasher
- Selection of various height cabinetry in the utility room where possible

INTERNAL - STANDARD FINISHES

- All walls and ceilings will be dry lined and skimmed
- 9ft ceiling heights to the ground floor
- "Shaker" primed one panel door with a Capri chrome lever on rose handle
- Modern Fireplace and Hearth - Two styles depending on the house type
- 22" Evonic Fireplace
- Insulated and floored attic space

BATHROOMS & ENSUITES

- High quality SONAS sanitary ware throughout
- Slimline shower trays, doors and screens
- Luxury bath with mixer handset
- Wall and floor tiles in main bathroom and ensuite as per showhouse
- Heated towel rails fitted in main bathroom and ensuite

MECHANICAL & ELECTRICAL

ELECTRICAL

- Well designed and generous electrical and lighting specification
- Smoke, carbon monoxide detectors and heat sensor fitted as standard
- Brushed chrome sockets to the ground floor
- Ample sockets throughout

HEATING & VENTILATION

- Air to water heat pump
- Heat recovery ventilation system
- Pressurised water system with variable speed pump
- Modern compact radiators

EXTERNAL

CONSTRUCTION

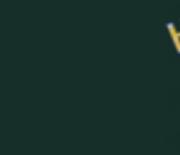
- Ibstock and Outhaus brick facades
- Condron Concrete roof tiles
- Off white double glazed PVC windows and doors supplied by Sean Doyle Windows
- Solid core engineered composite front door panel with grain definition.
- Excellent levels of insulation
- Post box and house number

GARDENS

- Rear gardens are levelled and seeded

PROPERTY GUARANTEE

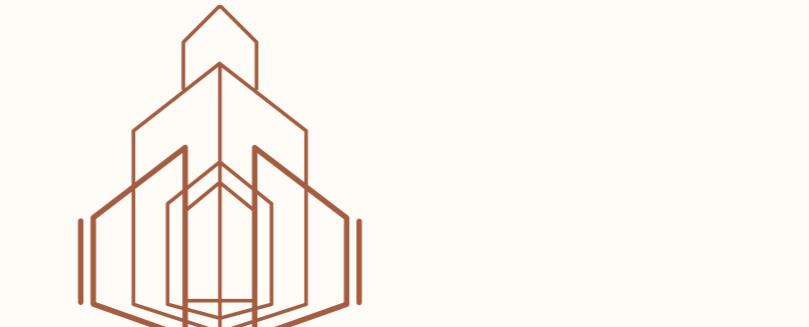
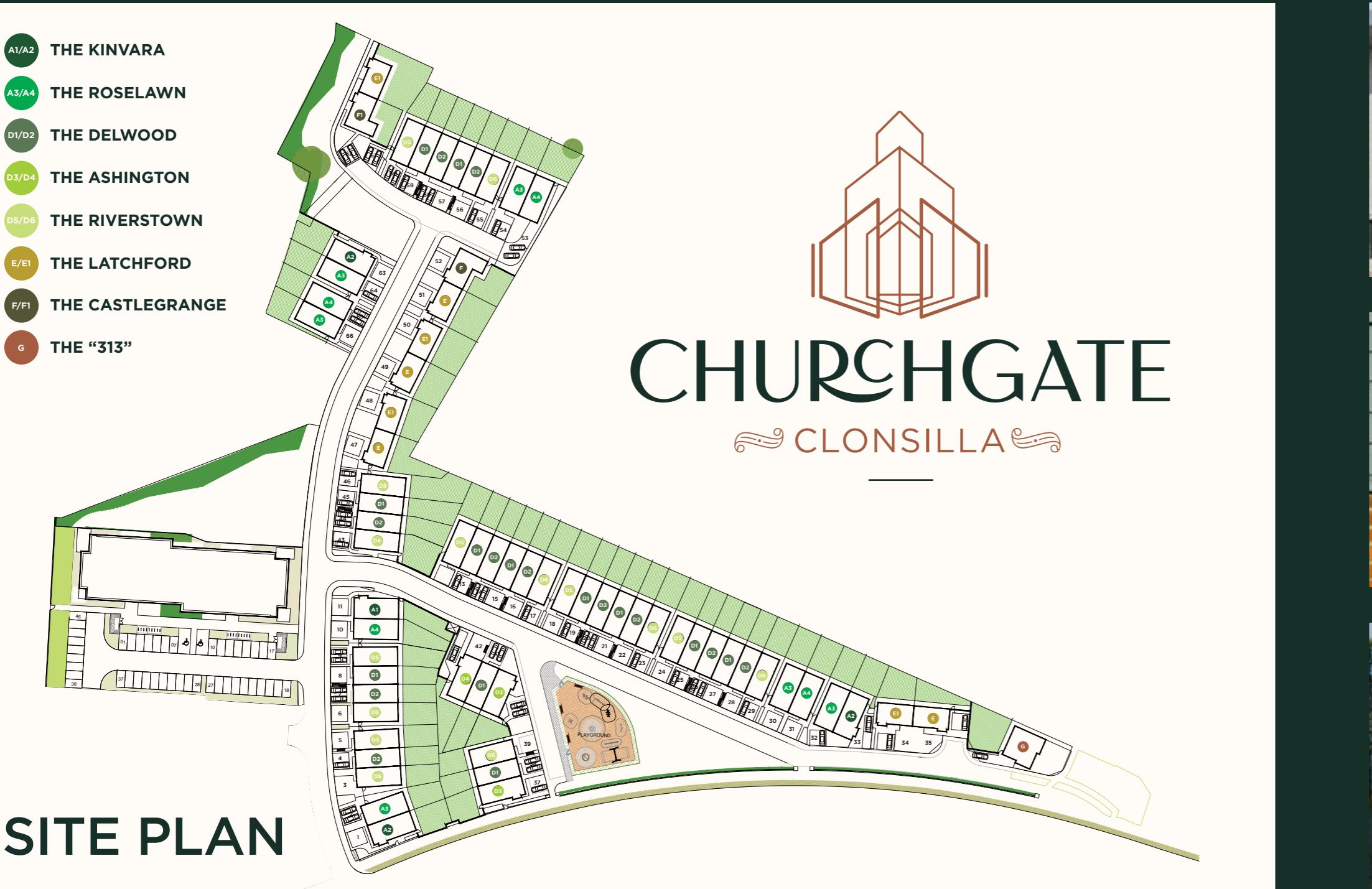
10-year Homebond Guarantee



BUILDING ENERGY RATING





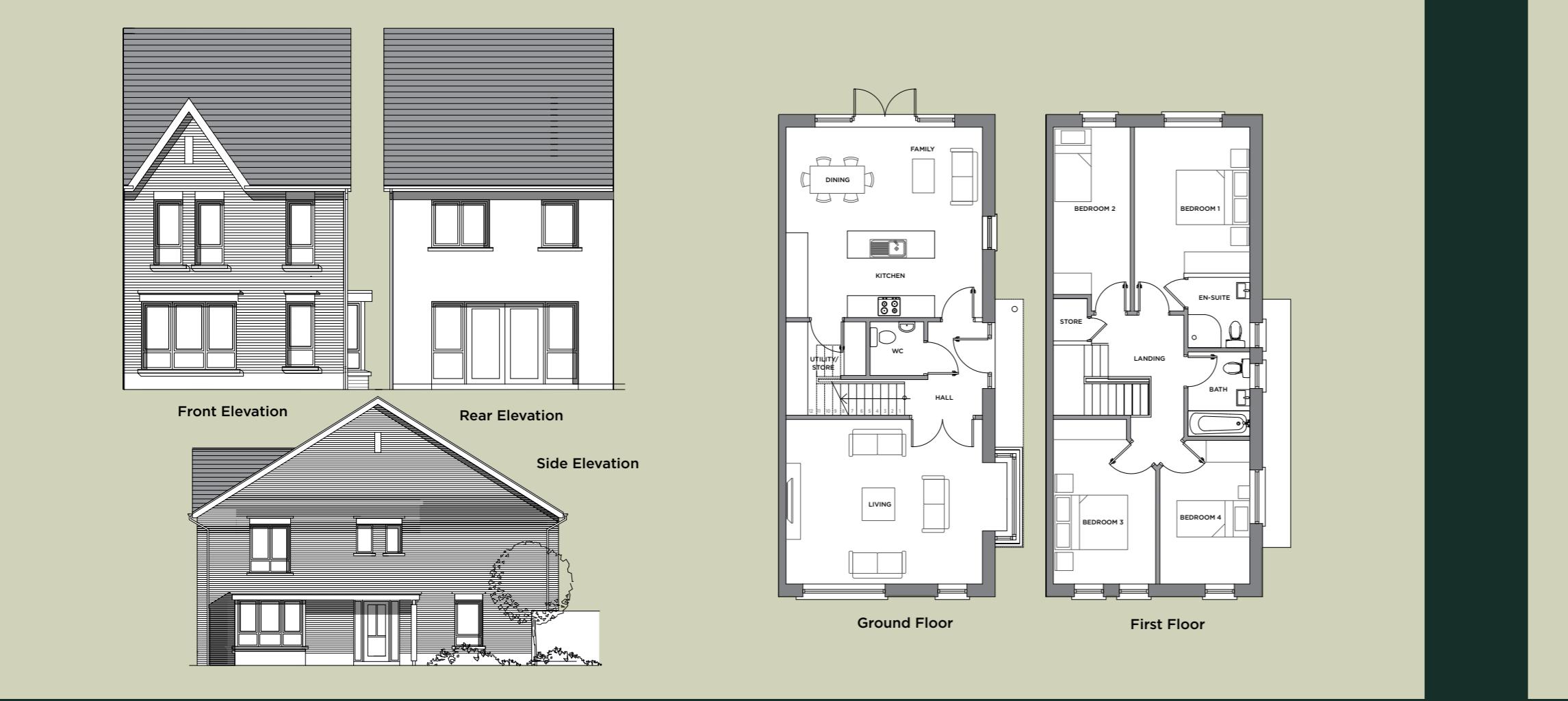


CHURCHGATE
CLONSILLA



THE KINVARA A1 / A2

4 BEDROOM SEMI-DETACHED HOUSE
138.1 SQ.M. / 1,486 SQ. FT.



THE ROSELAWN A3 / A4

4 BEDROOM SEMI-DETACHED HOUSE
137 SQ.M. / 1,474 SQ. FT.



THE DELWOOD D1 / D2

3 BEDROOM MID TERRACE
115.7 SQ.M. / 1,245 SQ. FT.



THE ASHINGTON D3 / D4

3 BEDROOM END OF TERRACE HOUSE
118.7 SQ.M. / 1,277 SQ. FT.



THE RIVERSTON D5 / D6

3 BEDROOM END OF TERRACE
117.5 SQ.M. / 1,264 SQ. FT.



THE LATCHFORD E / E1

3 BEDROOM SEMI-DETACHED
109.4 SQ.M. / 1,177 SQ. FT.



THE CASTLEGRANGE F / F1

4 BEDROOM SEMI-DETACHED HOUSE
129 SQ.M. / 1,388 SQ. FT.

Front Elevation



Rear Elevation



Ground Floor



First Floor





CONDITIONS TO BE NOTED

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. APAM Property Ltd or its staff are not authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. Professional Team PSP: 004487

PROFESSIONAL TEAM

DEVELOPER



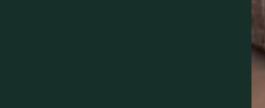
SALES AGENT



ARCHITECTS



INTERIORS



SOLICITOR





CHURCHGATE

CLONSILLA

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