



DodderBrook

BALLYCULLEN



DodderBrook, come home to nature.

DodderBrook is an impressive new development of traditionally built energy efficient homes, positioned in a stunning location with an impressive backdrop of the Dublin Mountains. Just a short drive will bring you from the hustle & bustle of city life to peaceful surroundings and breath-taking scenery.

These traditional homes have been designed with family living in mind, with excellent finishes throughout and each home will be constructed to the very latest building standards by Maplewood Residential, whose name is synonymous with house building in the locality.



Traditional 'A-Rated' homes nestled in a scenic woodland haven



The Development

DodderBrook is an outstanding housing scheme blending traditional style with a contemporary modern living environment. These spacious houses have been uniquely designed with well proportioned rooms, excellent specification, thoughtful design and the highest standards of construction & workmanship. The final phase of DodderBrook comprises of mainly traditional two-storey 3 & 4 bedroom terrace, semi-detached & detached houses with brick and render front facades & rear gardens.

The development has been hugely successful and popular with purchasers, family and friends alike, due to the excellent design, finish and quality of the houses. These spacious houses have been uniquely designed with well proportioned rooms, superb specification, thoughtful design and the highest standards of construction and workmanship.

On your doorstep



DodderBrook will enjoy easy & immediate access to every amenity including shops, restaurants, cafes, public houses, libraries and many sporting & recreation facilities along with an impressive choice of schools.

Enviably positioned at the foot of the Dublin Mountains, just 25 minutes' drive from the City Centre & with Dublin's main motorway network less than a 5 minute drive away, it makes all of Dublin easily accessible.



Lemon-scented fern



Shopping

At nearby Lidl, Oldcourt, Tesco, Stocking Avenue, Woodstown & Knocklyon Shopping Centres and The Square and Dundrum Town Centre.

Villages

Nearby are Knocklyon, Templeogue, Rathfarnham, Tallaght and Terenure.

Golf Clubs

The selection close by includes Rathfarnham, Edmondstown, The Grange and Stackstown.

Health & Fitness

A number to choose from include Pro Fitness, Westpark Fitness, Butterfly Yoga & Pilates, Curves and Sylvia's Yoga.

Eateries & Pubs Locally

The Merry Ploughboy, Timbertrove Cafe, The Speaker Connolly Gastro Pub, The Old Mill, Scholars and The Cottage Tea Rooms.

Sporting Clubs

In the vicinity are Ballyboden St Enda's, St Anne's & Thomas Davis GAA Clubs, Firhouse Carmel and Knocklyon FC.

Schools

Within a short distance Colaiste Eanna, Sancta Maria College, Holy Rosary, Scoil Carmel, St Columba's & Wesley Colleges to name but a few.

Recreation and leisure facilities for all the family

You are truly spoiled in this location with the great outdoors on your doorstep. There is so much for all the family to enjoy...

Go for a leisurely walk at The Hell Fire Club, through Massey's Woods or marginally further afield are the picturesque mountain walks at Three Rock or Ticknock Hill where you can also rent mountain bikes.

For the more adventurous visit Zipit Forest Adventures at Tibbradden Woods; swing through the trees, fly down the zip wires or walk the tightropes. If heights aren't

your thing you can go on a ride out at the nearby Rathfarnham Equestrian Centre or take the family to Marley Park, one of the best parklands in the city offering playgrounds, tennis courts, playing pitches, walking and cycling paths. Alternatively, you can join in on one of the Saturday morning runs and if you not feeling too energetic, you can have a coffee and potter around the weekend farmers' markets or enjoy one of the many cultural events.

The best of the city, the best of the country; this really is the best of both worlds.



Holly & berries





Siteplan

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THE FOXGLOVE I II

 3 Bedroom Mid-Terrace / End of Terrace

 c. 106 sq m / c. 1,141 sq ft — c. 116 sq m / c. 1,249 sq ft

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THE CLOVER I II

 3 Bed Semi-Detached / Detached Wide Front

 c. 121 sq m / c. 1,302 sq ft

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THE PRIMROSE I II

 4 Bed Semi-detached / Side entry

 c. 130 sq m / c. 1,399 sq ft — c. 134 sq m / c. 1,442 sq ft



Site map and floor plans are indicative only and subject to change. The developer may alter the layout, building style, landscape and spec without notice and the finished home may therefore vary from the information provided.

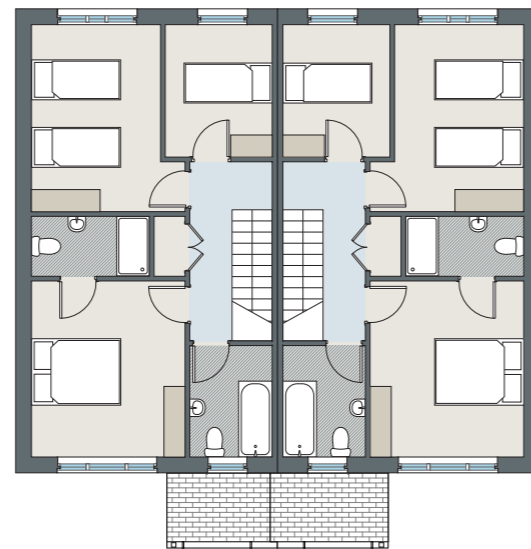
The Foxglove 1

3 BED MID-TERRACE HOUSE

c. 106 sq m / c. 1,141 sq ft



Ground Floor



First Floor

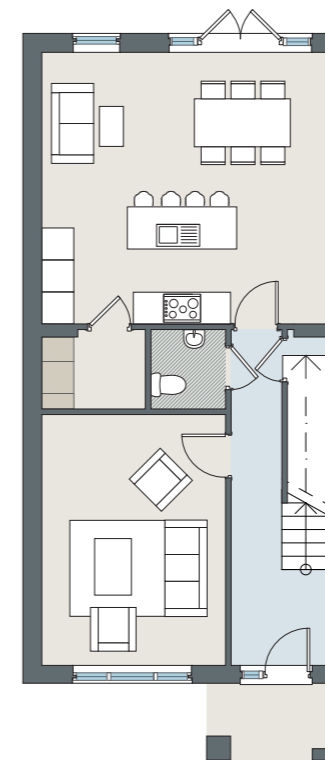


For identification purposes only - Floor plans not to scale

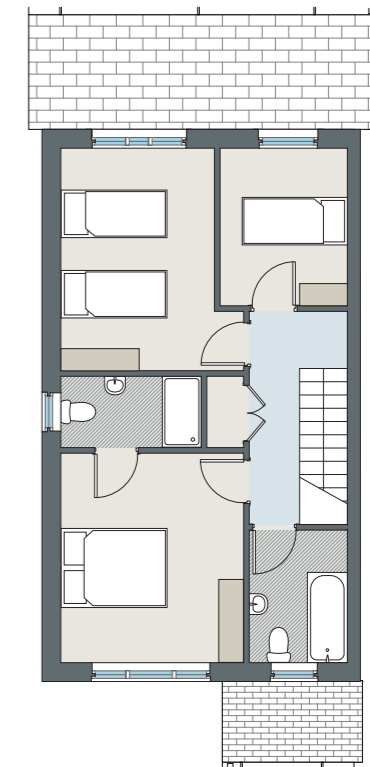
The Foxglove 2

3 BED END-TERRACE HOUSE

c. 116 sq m / c. 1,249 sq ft



Ground Floor



First Floor

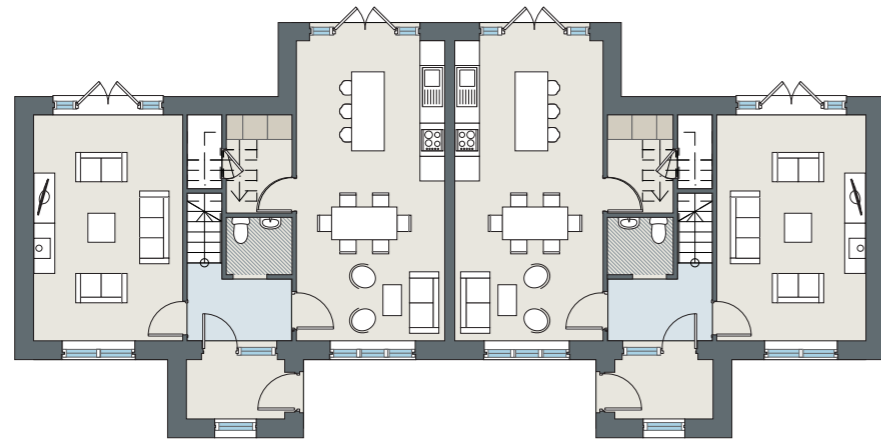


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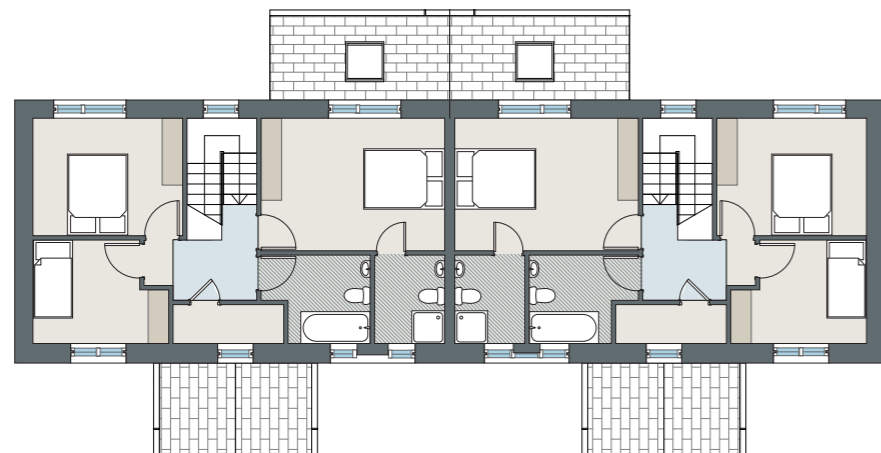
The Clover 1

3 BED SEMI-DETACHED HOUSE WIDE FRONT

c. 121 sq m / c. 1,302 sq ft



Ground Floor



First Floor

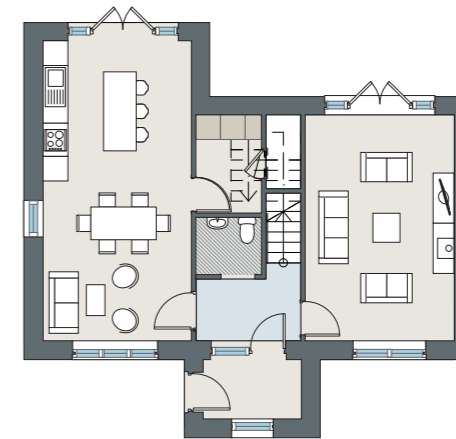


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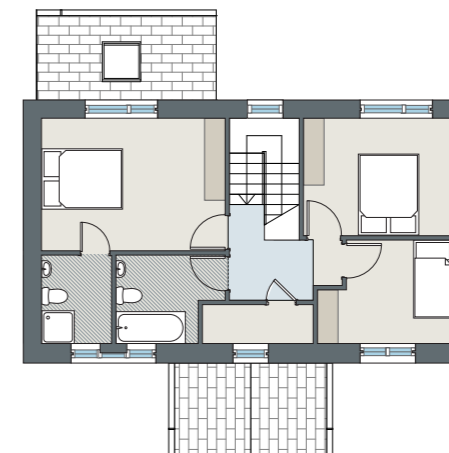
The Clover 2

3 BED DETACHED HOUSE WIDE FRONT

c. 121 sq m / c. 1,302 sq ft



Ground Floor



First Floor

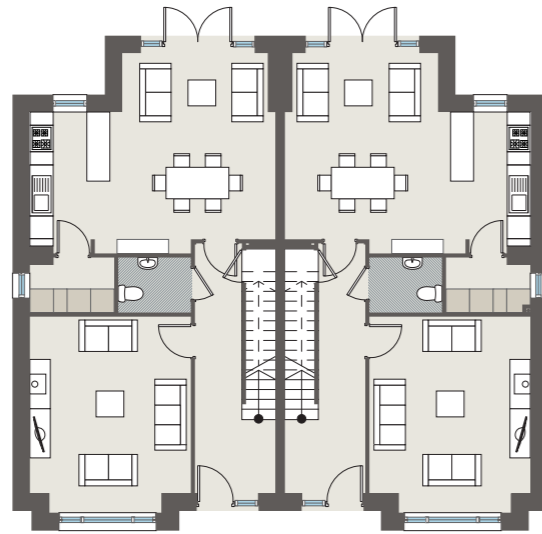


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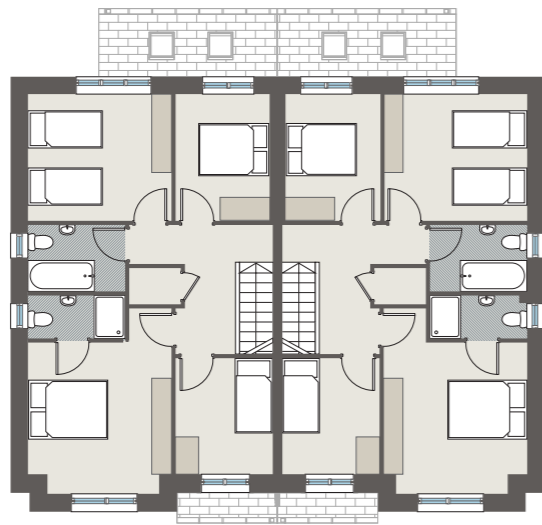
The Primrose 1

4 BED SEMI-DETACHED HOUSE

c. 130 sq m / c. 1,399 sq ft



Ground Floor



First Floor

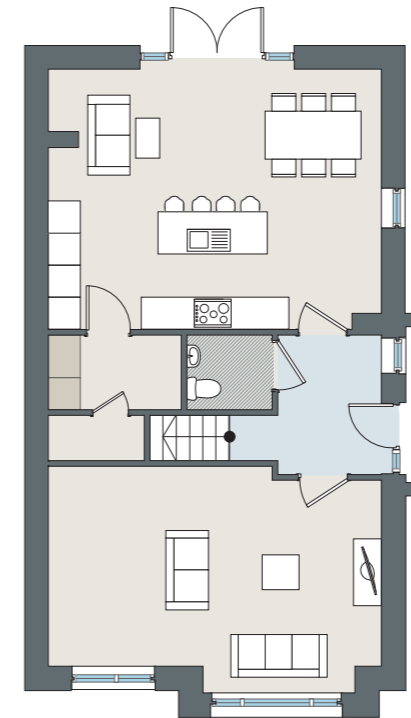


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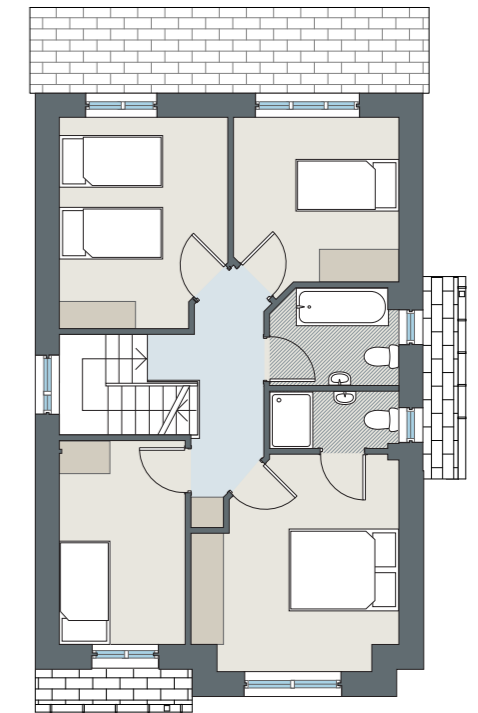
The Primrose 2

4 BED SEMI-DETACHED HOUSE WITH SIDE ENTRY

c. 134 sq m / c. 1,442 sq ft



Ground Floor



First Floor



For identification purposes only - Floor plans not to scale

Classic design, generous scope & superior specification



These fabulous new houses will impress you with their design, well-proportioned rooms and excellent finishes throughout. Each home has been designed to provide high end accommodation with custom designed fitted kitchens, extra ceiling height at ground floor level and large high performance windows giving you bright and light filled accommodation.

There will also be a number of energy saving features which vastly improve the efficiency of these 'A-rated' homes with innovative Heat Pumps and excellent standard of wall, floor & roof insulation helping to significantly reduce running costs.

Crocus



Specifications

General

- A3/A2 Building Energy Rating
- Innovative Heat Pump, providing energy efficient central heating and hot water at proven reduced energy costs than the current market alternatives
- Excellent standard of wall, floor & roof insulation
Low maintenance, high quality external finishes, of brick, render, uPVC and dash
- Stamp Duty - 1%
- 10 year structural guarantee with Home Bond

Kitchen

- High quality fitted kitchens with integrated doors for appliances
- Electrical voucher on closing on signing and returning of contracts with 21 days of receipt

Utility

- Utility rooms plumbed for washing machine & dryer
Floor tiling as standard

Bathrooms

- Vanity unit fitted in family bathroom as standard
- The bathrooms & ensembles are fitted with contemporary bathroom suites with mono block chrome fittings
- Pressurized shower systems & fitted shower screens in ensembles with mixer tap and hose to bath in main bathroom
- High quality porcelain tiling fitted to floors and wet areas as standard

Bedrooms

- High quality built-in wardrobes in all bedrooms, light grey doors, oak finished carcass and brushed chrome doorknobs.

Internal

- Heating to each floor is thermostatically controlled
Wall mounted electronic heating system controller
Generous and well-designed electrical & lighting specification
- Pre wired for intruder alarm, TV/ broadband and free to air TV with multiple points provided throughout each home
- All walls & ceilings are skimmed finished and painted throughout as standard
- High quality joinery & ironmongery specification throughout
- Extra ceiling height to ground floors
- High quality uPVC double glazed windows with safety catch
- High quality front doors with 3 point locking system

External

- Side gates fitted on the side passages of semi-detached and end terrace houses
- Maintenance free uPVC fascia, soffits and rainwater goods
- Rear gardens will be raked & seeded with a paved patio area
- Rear gardens fenced with concrete posts and timber panels
- High quality hard & soft landscaping to the front gardens and driveways
- In curtilage parking to 4 bed semi detached houses on DodderBrook View. Mix of in curtilage / on street communal parking on DodderBrook Court and DodderBrook Drive.
- Ducting in place to facilitate EV charging points at a future date

Legal

- €10,000 deposit required.
- Contracts must be signed within 21 days of receipt of them.
- Balance of 10% of purchase price is due on signing of contracts.





Maplewood Residential

The Maplewood team have over 45 years' experience in the property industry in the greater Dublin area. They have wide-ranging experience across all sectors and are a strong and reputable team within the industry.

The Maplewood team have an acute knowledge of the industry and are proactive in researching and implementing advances in construction techniques, sustainability and environmental friendliness, thus ensuring Maplewood remain progressive, productive and at the forefront of the Irish housing sector.

Their residential portfolio includes large and small-scale developments; all finished to exacting high standards. Such developments include Sion Hill Park, Drumcondra, Phoenix Mews, Castleknock; Newcastle Lyons, Newcastle; Ballycullen, Firhouse; Adamstown, Co. Dublin; Hazelhatch, Hazelwood; Celbridge, Herberton, Dublin 8; and Knockrabo, Mount Anville Road.



The Team

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A Development by

MAPLEWOOD
RESIDENTIAL

Messrs. DNG for themselves and for the vendors Maplewood Residential or lessors of the property whose agents they are, give notice that: (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG has any authority to make or give representation or warranty whatever in relation to this development.



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www.dodderbrook.com