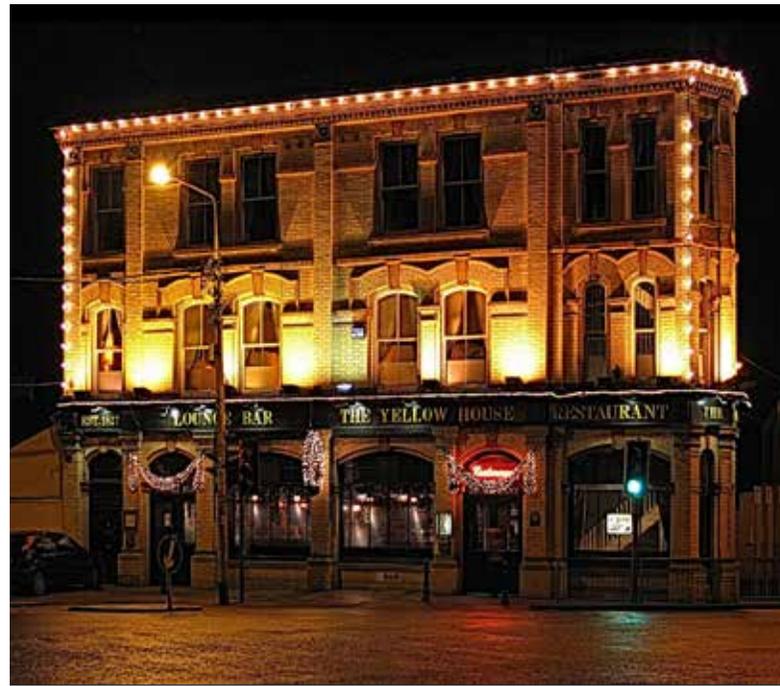




BOLTON  
GROVE

RATHFARNHAM

Two & three bedroom  
'A' rated homes



# Rathfarnham

The historic village of Rathfarnham is wonderfully quaint but also modern and convenient, with an array of shops, restaurants, and pubs.

The area is famed for its friendliness. Call into a local butchers, supermarket or delicatessen, unwind in one of the locale's many splendid cafés and bars.



Relax with a stroll in Marlay Park and it's weekly market, a walk around Rathfarnham Village or a round of golf in Rathfarnham Golf Club. Ramble around, and see the delights of the locality for yourself.





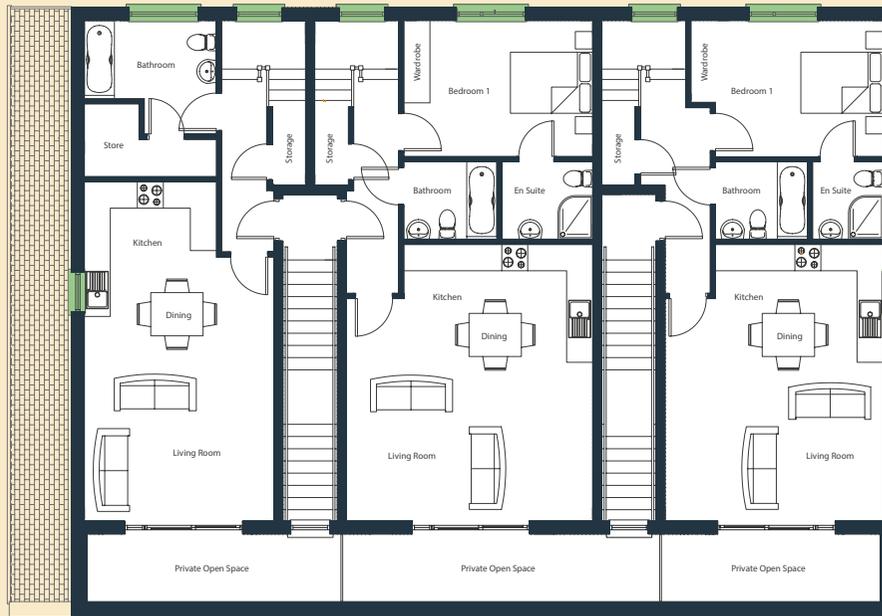
# Own Door Apartments

- Three own door 2 bedroom apartments with large private south facing gardens



# Duplex Townhouses

- One 2 bedroom duplex townhouse with private balcony
- One 3 bedroom duplex townhouse with private balcony
- One own door 3-bedroom duplex townhouse also with private balcony

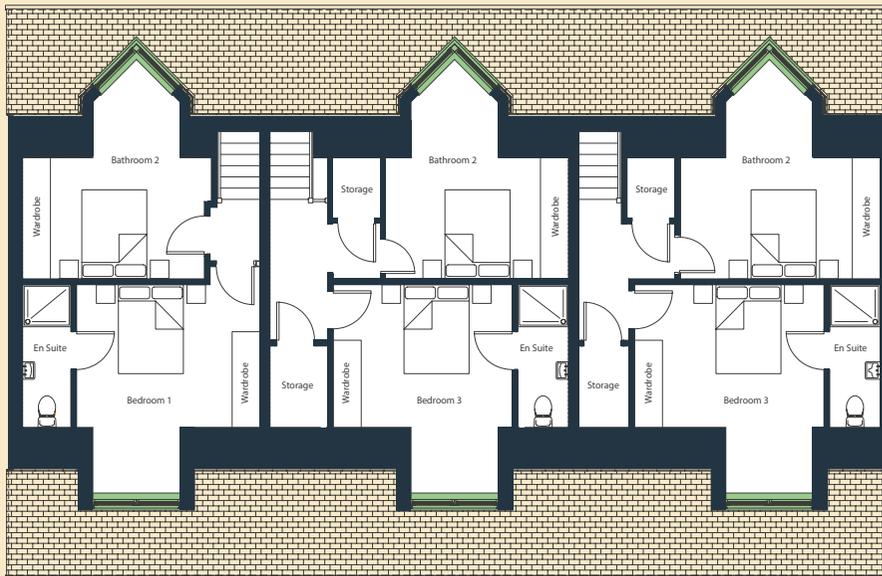


TOWNHOUSE 1

TOWNHOUSE 2

TOWNHOUSE 3

First Floor



TOWNHOUSE 1

TOWNHOUSE 2

TOWNHOUSE 3

Second Floor

# Specification

Introducing Bolton Grove, an exclusive development of 6 brand new luxury homes smartly nestled off the Ballyboden Road next to the exclusive Bolton Hall development.

Bolton Grove provides a choice of homes ranging in size from 82 sq. m. to 119 sq. m.

These new A rated homes have been architecturally designed to a very high specification and come with many superb features.



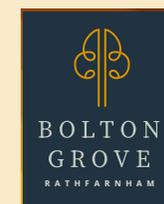
## OVERVIEW:

- 3 x 2-bedroom ground floor units each with individual south facing gardens
- 2 x 3-bedroom duplex units with private balcony
- 1 x 2-bedroom duplex unit with private balcony
- Quality retail facilities nearby including Dundrum Shopping Centre, Rathfarnham Shopping Centre, Rathfarnham Village and Nutgrove Retail Park
- Premier location close to St. Ends Park, Marlay Park, Bushy Park and the beautiful Dublin Mountains

## Specification and Features:

- BER 'A2' rated energy efficient homes
- 10 Year structural Homebond guarantee
- Maintenance free brick & render exterior
- Rationel 'Auraplus' Aluclad windows
- All windows and external doors are wired for an intruder alarm
- Cobble lock parking
- High standard of sound and heat insulation
- Innovative A-Class air-to-water heating system, providing energy-efficient central heating and hot water, at proven reduced energy cost
- Generous electrical specification with recess LED lights and additionally television points in master bedroom

- Wired for high speed fibre broadband
- Choice of superb fitted kitchen colours which will include Quartz worktop and up stand and concealed under unit lighting
- Generous kitchen appliance package with integrated appliances
- Luxurious built-in wardrobes to all bedrooms
- Stylish bathrooms and En Suites with contemporary bathroom suites and generous tiling
- Heated towel rails standard to main bathroom and En Suite





# Location

Situated just off Ballyboden Road in the heart of Rathfarnham, Bolton Grove is within close proximity to some wonderful local amenities including St. Endas Park, Rathfarnham Village and Rathfarnham Shopping Centre to name but a few. Neighbourhood shops are available nearby on Taylors Lane while the exclusive villages of Templeogue, Terenure and Rathgar are also within easy reach. Local primary and secondary schools are in plentiful supply and Dublin Bus provide excellent public transport facilities to the city centre and surrounding areas. The M50 motorway is also very accessible allowing easy access to the nation's national road network.





**BOLTON  
GROVE**  
RATHFARNHAM

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