



PARKRIDGE

9-16 FAIRVIEW TERRACE, D3



PARKRIDGE

A MODERN SANCTUARY IN A TRULY CONVENIENT LOCATION



Welcome to PARKRIDGE, an exclusive new boutique collection of 8 exceptionally appointed contemporary 4 bed homes all finished to impressive specifications.

CONTEMPORARY LIVING FOR THE MODERN FAMILY...

Luxury comes as standard in these 8 remarkable new homes that have been constructed with the very best finishes, fixtures, and fittings. These contemporary homes have been built with modern family living standards in mind with the delivery of energy efficient, comfortable, airy, and light filled spaces of paramount importance.



SUPREME LOCATION

Parkridge is set within an established family friendly neighbourhood, in an unrivalled location with its proximity to Dublin City Centre, Fairview Village, and neighbouring areas of Clontarf and Drumcondra. The development is perfectly situated to enjoy easy and immediate access to a variety of amenities and major road networks including the M50 and the Port Tunnel, meaning all of Dublin is within easy reach.

The immediate area benefits from convenient access to multiple bus stops and the Dart is a plus for any commuter. Located only 4 minutes' walk is the Fairview Dublin Bus stop (stop No.522), some of the many bus routes include the 15, 6, 14 & 27. Clontarf Dart Station is located only 500 meters away and less than a 15-minute walk, bringing you to Dublin City Centre in record time.

There is an excellent choice of primary and secondary schools in the area; these include

Primary: St. Joseph's CBS Primary (Marino Park Ave) and St. Mary's National School (Windsor Ave)

Secondary: St. Joseph's CBS Secondary (Marino Park Ave), Rosmini (Grace Park Road), Mount Temple (Malahide Road) and Holy Faith Girls School (Clontarf)



ON YOUR DOORSTEP

Parkridge is superbly located with a vast array of amenities on the doorstep including many cafes, restaurants, convenience stores and retail outlets. Nearby boasts an impressive variety of excellent sporting and leisure pursuits including Westwood Sports Club which is Ireland's Largest Gym & Health Club, golf courses which include the Royal Dublin & St Annes, GAA and rugby clubs. There is also a large array of attractive and scenic walks which include but not limited to Fairview Park, the Clontarf Promenade, Bull Island and Howth.

9-16 FAIRVIEW TERRACE

These 4-bedroom homes are finished to the highest standards. The houses at Parkridge boast extra high ceilings and high-performance windows adding to the bright, airy, light-filled accommodation with the 2 generous sized balconies on the 2nd floor adding to the appeal of these homes. The largest end of terrace boasts a large, southwest facing balcony on the top floor.

Externally, the houses are finished in an attractive brick Façade to match the traditional theme of the area. These are robust concrete-built homes, with superior sound and fire insulation. These spacious houses have been uniquely designed with well-proportioned rooms, excellent specification throughout, thoughtful design and excellent standards of construction & workmanship.



SPECIFICATIONS



ENERGY EFFICIENCY SPECIFICATION

- ◆ All homes have a Low energy design and will achieve an A rating BER
- ◆ Underfloor heating on all floors using innovative 'A'-class air-to-water heating system, providing energy efficient central heating and hot water, at proven reduced energy cost against current market alternatives
- ◆ Robust concrete built homes, for superior sound and fire insulation
- ◆ Heating system is thermostatically controlled with wall mounted electronic heating system controllers
- ◆ Excellent standard of wall, floor and roof insulation

KITCHENS

- ◆ BeSpace classic painted kitchens in the colour Graphite
- ◆ Stainless steel bowl sink and porcelain in number 16
- ◆ Mirrored backsplash to compliment the kitchen
- ◆ High quality kitchen appliances with integrated doors fitted as standard. Kitchen appliances include fridge/freezer, oven, microwave, induction hob and dishwasher

INTERNAL FINISHES

- ◆ Extra high ceiling to ground floor
- ◆ All walls and ceilings painted throughout as standard. (Colour trend)
- ◆ Classic Herringbone flooring throughout ground floor with carpets fitted to all other floors and stairs
- ◆ Dual Aspect windows.
- ◆ Contemporary design staircase banisters and balusters.
- ◆ Panel doors with brushed steel door furniture
- ◆ Window boards, architraves and skirtings fitted and painted in all units.
- ◆ Sliding doors between kitchen and living room

BATHROOMS & ENSUITES

- ◆ Stylish bathroom and ensuite with high quality fittings from Sonas Bathrooms
- ◆ Silver heated towel rails provided.
- ◆ Pressurised shower systems fitted to showers and baths.
- ◆ High quality tiles fitted to floor, basin and shower area as standard.
- ◆ Wet room type shower in ensuite bathrooms.

WARDROBES

- ◆ Built-in wardrobes with handleless tip on door opening system supplied by Bespace

ELECTRICAL

- ◆ Generous electrical and lighting specification throughout
- ◆ Each home pre-wired for multiple TV/ broadband providers and free-to-air with multiple points located both downstairs and to each bedroom.
- ◆ Upper floor windows protected with motion sensors
- ◆ High quality washing machine and separate dryer fitted as standard.

GARDENS

- ◆ Private rear, low maintenance gardens with paved area and synthetic grass
- ◆ Two Private terraces situated on the 2nd floor

LEGALS

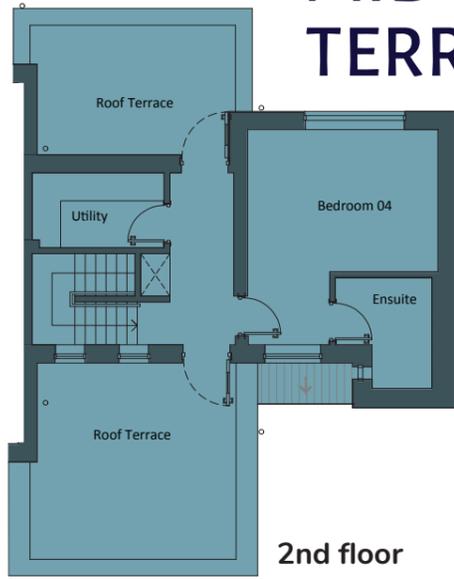
- ◆ €10,000 initial booking deposit (Subject to Contract/ Contract Denied)



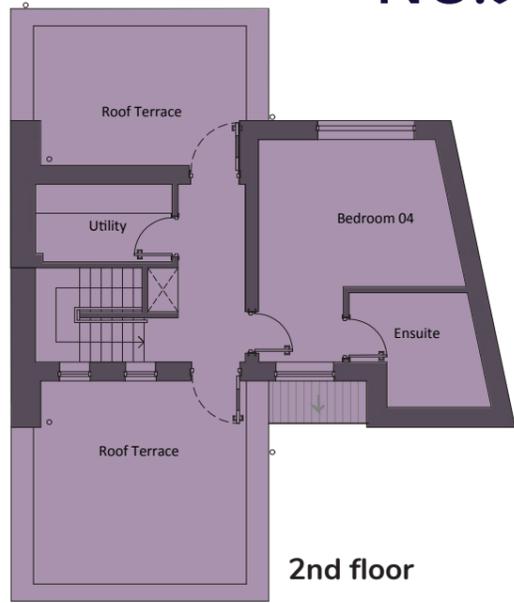
MID TERRACE

NO.9

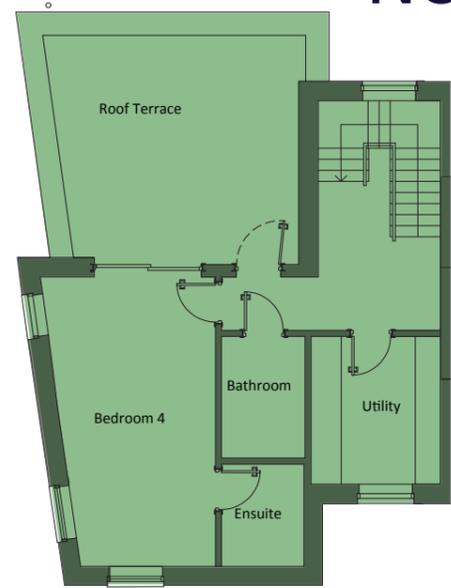
NO.16



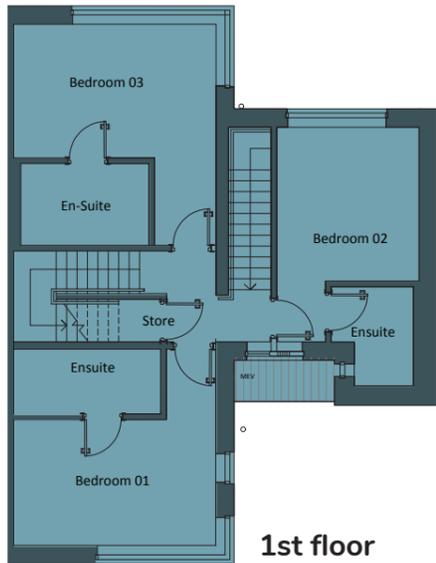
2nd floor



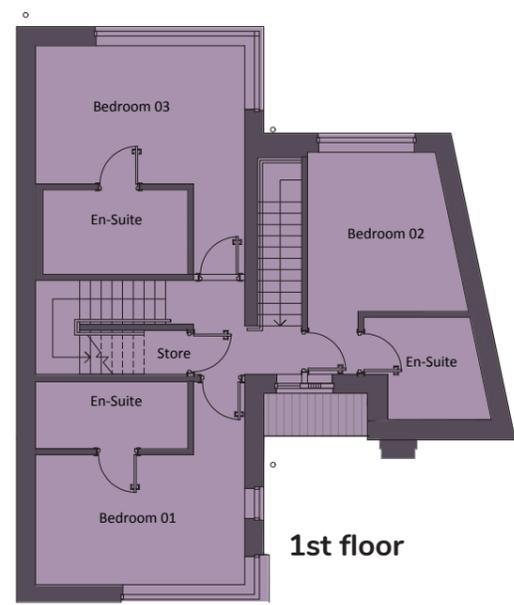
2nd floor



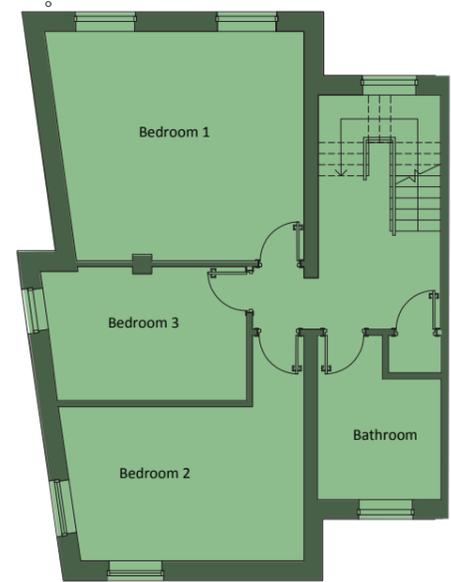
2nd floor



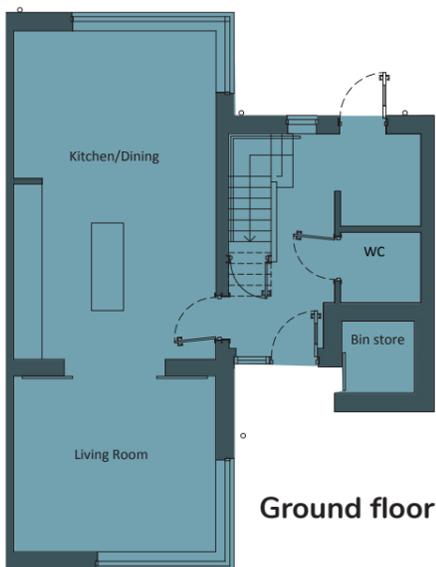
1st floor



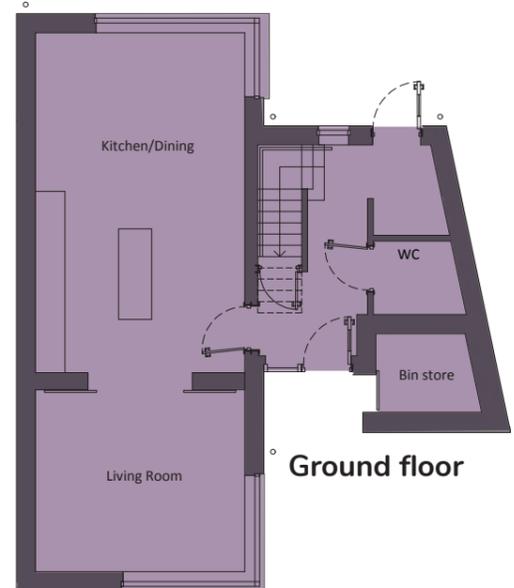
1st floor



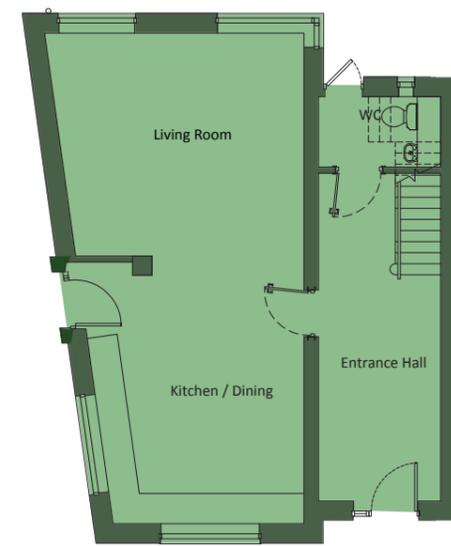
1st floor



Ground floor



Ground floor



Ground floor

- 4 bed mid terrace
168 sq.m. / 1,808 sq.ft.
- No 9, 4 bed end of terrace
172 sq.m. / 1,851 sq.ft.
- No.16 4 bed end terrace
21 sq.m. / 2,164 sq.ft.

SITE MAP





SALES AGENT

Noma Mlotshwa
E: sales@dng.ie
T: +353 1 491 2600



DNG
DNG Head Office, 30 Lesson Park, Ranelagh,
Dublin 6
www.dng.ie
PSRA No: 004017



Messrs. DNG for themselves and for the vendors 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 leasees, and do not constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary premissions 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. Please note all interior photos are virtually staged - For illustration purposes only. PSL:004017

