



Rathbeale

GROVE

SWORDS, CO.DUBLIN

A STUNNING SELECTION OF 2 & 3 BEDROOM
DETACHED & SEMI-DETACHED HOMES OFFERING
INDEPENDENT LIVING AND MODERN SPECIFICATION.





SUPERBLY LOCATED WITHIN A SHORT DISTANCE OF THE BUSTLING CENTRE OF SWORDS TOWN.

Rathbeale Grove is a development comprising of 12 elegantly designed 2 & 3 bed homes built for modern living. These superb 'A'-rated houses enjoy the very latest standards of insulation and technology to ensure that they will be very efficient to heat and extremely comfortable to live in.

The development is superbly located within a short distance of the bustling centre of Swords town. Swords is a vibrant mixed

commercial and residential town with a population of 42,000, located in Northeast Dublin just 10 minutes from Dublin Airport and 25-30 minutes from Dublin city centre.

Swords is well known for its historic attractions, amazing food and excellent nightlife. Some of the many fine attractions around the town include, Swords Castle and park, Malahide Castle and demesne, and the Classical Mansion of Newbridge House, demesne and farm.

Through the last thirty years Swords has expanded in every direction to cater for the large number of people wanting to live in a prosperous town with excellent amenities which include Schools, crèches, boutiques, cafés, restaurants, bars, leisure facilities and sports clubs ... and all within easy walking distance of this fantastic development.



HOUSE TYPE 1 3 Bedroom Semi-Detached

GROUND FLOOR:

Living Room	5.20m x 5.20m*
Kitchen	4.50m x 2.95m*
W.C.	2.15m x 1.55m

FIRST FLOOR:

Bedroom 1	4.50m x 3.25m*
Ensuite	2.30m x 1.45m
Bedroom 2	3.80m x 2.30m
Bedroom 3	2.80m x 2.75m
Bathroom	1.85m x 1.80m
Hot Press	1.45m x 0.80m

TOTAL AREA: 92sq.m.

* Maximum measurements





SPECIFICATION

EXTERNAL:

lbstock brick feature panels.

UPVC high performance triple glazed windows with low u value for energy efficiency.

Energy efficient, high security hall doors with multi lock system.

Large patio doors to private rear gardens.

EFFICIENCY RATING:

The houses are built to a highly insulated, airtight specification achieving A3 BER energy rating.

High efficiency A Rated Gas condensing Boiler central heating system.

Solar photovoltaic panels on the roof can generate additional electricity.



SECURITY:

Wired for security alarm.

Triple locking system to all doors and windows.

Smoke & carbon monoxide detectors fitted throughout
Standard as per Show house

Media and communications supplied by Virgin

Data point to living room

TV points to living and two bedrooms.

BATHROOMS AND EN-SUITES:

High quality sanitary ware fitted
Standard as per Show House.

High quality tiling to en-suite and bathrooms
Standard as per show house.

Bath screens/shower doors in all bathroom
Standard as per Show House.

KITCHEN:

Stylish contemporary designed kitchens, all kitchen units have soft close doors and drawers. Fitted with fully integrated fridge-freezer, oven, hob, microwave and dishwasher
Standard as per Show house

INTERIOR FINISHES:

High quality oak flush doors

Satin chrome finish ironmongery

Oak handrail to stairs

All walls painted throughout using 'Heavens Breath', Matt Vinyl

Contemporary wardrobes throughout
Standard as per Show House

Stira-stairs to partly floored attic
Standard as per Show House

All homes are covered by the HomeBond 10 year structural warranty.



HOUSE TYPE 5

2 Bedroom Semi-Detached

GROUND FLOOR:

Living Room	4.95m x 4.65m*
Kitchen	4.35m x 2.55m*
W.C.	1.70m x 0.90m

FIRST FLOOR:

Bedroom 1	4.30m x 3.65m*
Ensuite	1.65m x 1.46m
Bedroom 2	4.65m x 3.10m
Bathroom	2.35m x 1.80m
Store	1.25m x 1.15m

TOTAL AREA: 80sq.m.

* Maximum measurements





SELLING AGENT



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A DEVELOPMENT BY

**ROCKRIDGE
LIMITED**

SOLICITOR

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SOLICITORS**

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- House Type 1**
3 Bedroom Semi-detached
- House Type 2**
3 Bedroom Detached
- House Type 3**
2 Bedroom Semi-detached
- House Type 4**
3 Bedroom Detached
- House Type 5**
2 Bedroom Semi-detached

Site Map, Measurements and Artist's Impressions are for illustrative purposes only and may not be accurate. The builder reserves the right to change the brick and/or stone type plus the elevational finish as the site progresses.

NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in preparing this marketing material, the purchaser must satisfy themselves regarding the description and measurements.

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