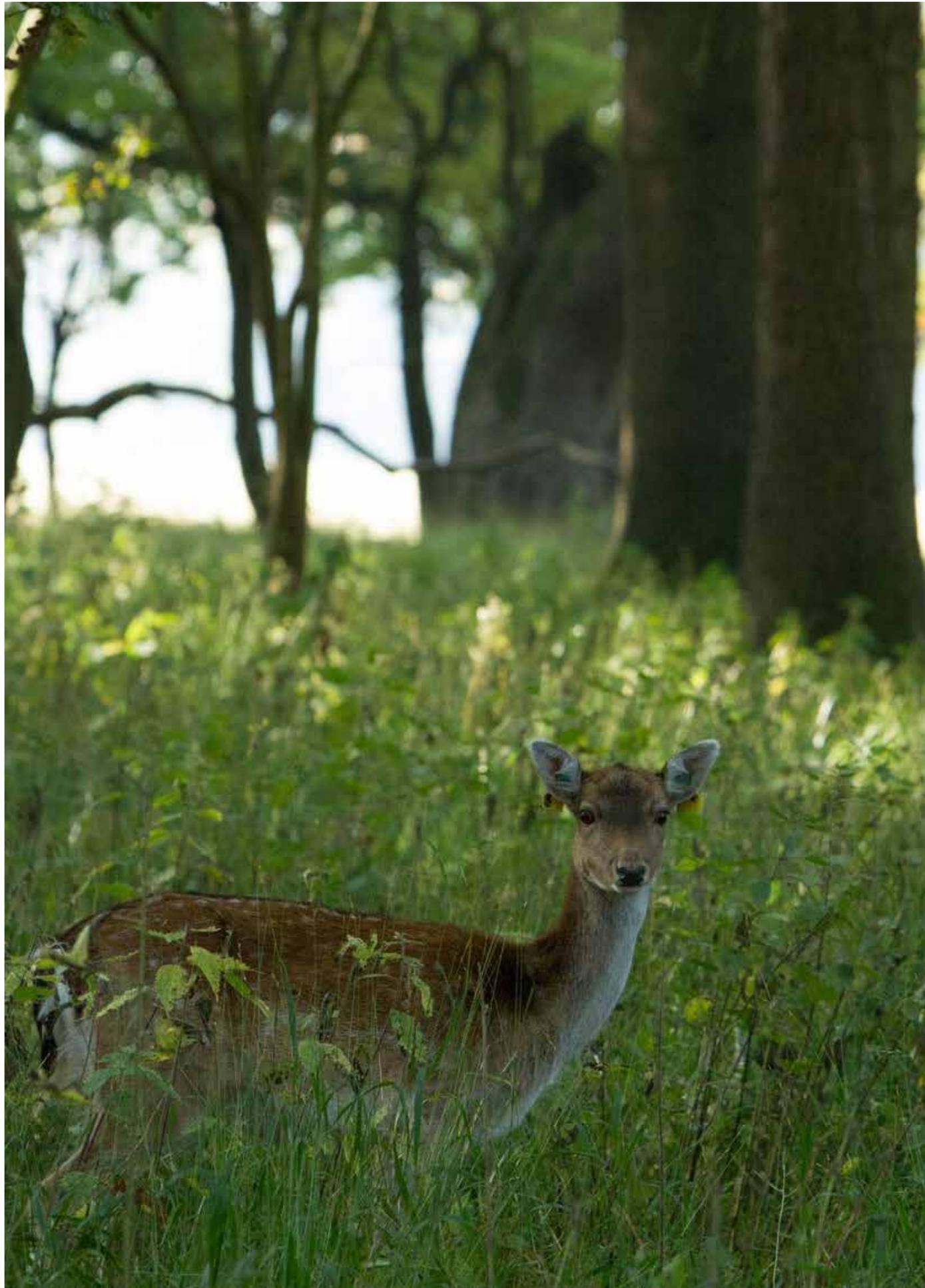


Castlegrange

CASTAHEANY • DUBLIN 15



WELCOME TO Castlegrange

Designed by McCrossan O'Rourke Manning Architects, the homes at Castlegrange combine traditional craftsmanship with the very best in modern construction resulting in 'A'-rated energy efficient family homes. Whilst enjoying a classic brick exterior, each home features modern energy-saving devices and up-to-the-minute specification in terms of kitchens, bathroom and internal finishes, each detail carefully selected by La Vista Ltd. to ensure that Castlegrange offers the optimum living experience to the home owner.

Generous open green space and extensive landscaping are the hallmarks of a La Vista development and Castlegrange is the latest in a long list of quality developments that include: Riverston Abbey; Castlefield; Limelawn Park; Sorrel Park and Latchford, where design and quality are ever present.

La Vista Ltd. (part of the E & J Lynam Properties Ltd. Group, Est. 1958) is a family-run business with over 50 years experience in quality construction. Their expertise and attention to detail has been a hallmark of their new homes for generations and Castlegrange is the latest in a long list of superior developments which bear the Lynam name. La Vista Ltd. is also a member of CIRI (Reg. No. 150210).

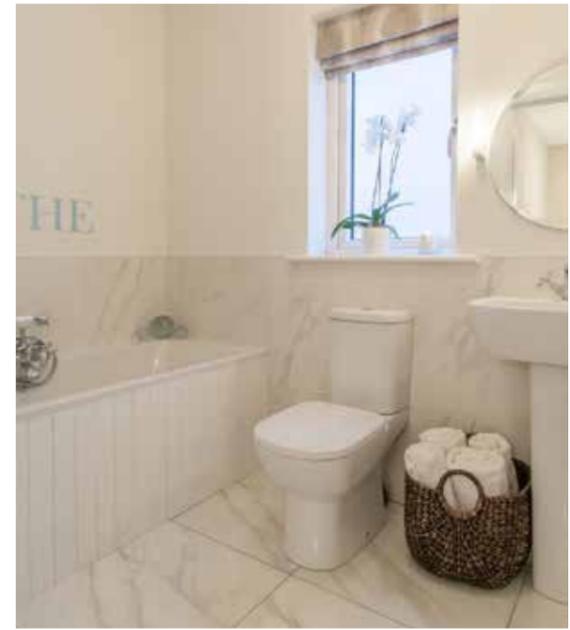




THE PERFECT Location

Located just off the M3 and minutes' drive from Blanchardstown Village and the villages of Clonee and Clonsilla, the immediate surrounding area offers residents of Castlegrange an array of local amenities including shopping facilities, public transport (Arrow Train service and the frequent No. 39 Dublin Bus service) and an excellent selection

of schools, sporting and fitness clubs. Castlegrange is notably only a short stroll from Hansfield Train Station and Castaheany Educate Together School. Luttrellstown Golf Club, Odeon Cineplex, Westwood Fitness Centre and The Phoenix Park are only a sample of amenities that can be enjoyed whilst living at Castlegrange.



ENERGY EFFICIENT Homes

The exceptional specification synonymous with the Lynam name is ever-present in each new home at Castlegrange resulting in truly outstanding 'A3'-rated family homes. The very best in timber frame construction (each IJM timber frame has a U-value of 0.21 ensuring airtightness and compliance with current building regulations) is coupled with numerous energy saving devices including Photovoltaic Solar panels positioned on the roof of each house to harness the sun's energy generating electricity to reduce

energy consumption and a three-zone heating system (upstairs, downstairs and hot water only) with a Logic Ideal Standard condensing gas boiler (with five-year guarantee subject to annual maintenance). In addition, these modern high-spec houses are fitted with a high-tech Vent Axia Heat Recovery Ventilation System which extracts old air from the home and transfers 90% of the heat extracted from it to fresh-air drawn from outside. This system, in addition to an exceptional level of insulation, results in a warm and energy efficient home.

EXCEPTIONAL Specification



External finishes

La Vista's signature attention to detail shines through in the choice of brick for the Castlegrange homes which is Washington Red from Country Manor. This finish, plus the dry-dashed gable and rear, results in a maintenance-free exterior to each home further complimented by the high-performance Munster Joinery Futureproof uPVC windows in chalk colour with a 1.2 U value. Each house is finished with Lismore pavers approaching the Ultratech hardwood hall door finished in sumptuous black and featuring a centre glass panel.

Each home also features maintenance-free uPVC fascia, soffit and drainpipes. Gardens to the rear are seeded and enclosed by sturdy timber panels with concrete posts, with front gravel gardens planted with an array of evergreen shrubbery. There is ample parking to the front of each house with parking bays finished in tar-macadam.

Internal Finishes

Each home benefits from exceptional nine-foot ceiling height on the ground floor which adds to the sense of spaciousness. The walls and ceilings are skimmed and painted in a neutral contemporary off-white colour and each home features attractive 'S'-shaped coving and six-inch chamfered skirting as per the show house. The internal doors are classic moulded four-panel doors, painted white with feature bespoke ironmongery and ornate architraves for a particularly stylish finish. There is an elegant glass half-panel in the door to the living room. The stairs in each home is finished with painted spindles and contrasting varnished bannister.

State-of-the-art mechanical and electrical specification is provided in each Castlegrange home including LED downlighters downstairs as per show house and pendant lighting upstairs. All plugs and sockets downstairs are finished in ultra-luxurious polished chrome and each home is wired for alarm, high-speed broadband, TV and telephone. Smoke detectors are fitted to each room and a carbon monoxide detector is fitted to each house as standard to ensure the occupants' safety.

Bathrooms

The main bathroom and en-suite feature exceptional high-quality bathroom fittings and they are finished in beautiful Calcutta Spanish marble-effect porcelain tiling as per show house including wall and floor tiling as standard.

The main bathroom also features a superb walk-in shower separate from the double-ended bath with centre mounted mixer tap and T & G bath panel. In addition, there is an extra-large shower fitted to the ensuite. Heated towel rails are fitted to the main bathroom, en-suite off master bedroom and downstairs WC for an added touch of luxury. To complete the exemplary finish, shower doors are fitted as standard and the lighting in all bathrooms is complimented by additional wiring for two side lights along with the standard shaving light fitted as standard.

The water system in each home is pressurised ensuring excellent water pressure and a silent-run Lowara three-bar pump installed which is superior to the traditional gravity-fed water system. In addition, the cylinder fitted to the hot press comes with a 25 year guarantee.

Kitchen

Stunning contemporary Shaker-style solid wood kitchen by Kitchen Elegance with a painted finish in Farrow and Ball Cornsfort White and complimented with European square-edge counter tops, matching upstands and feature glazed doors. Superb features include the following: Solid beech doors with painted finish, extra high 900 mm eye level units, unique antique oak internals, V-grooved end panels and Blum-branded fittings, all providing superb kitchen storage.

High-quality Electrolux integrated kitchen appliances are fitted to include energy efficient oven, hob and extractor fan, fridge-freezer and dishwasher (excluding utility room appliances.) Large utility room plumbed for washing machine.

Additional kitchen features include wiring for over-counter lighting and a contemporary-style light bar in the vaulted ceiling with four movable spotlights for versatile ambient lighting. The kitchen is also fitted with a central isolator panel of switches in polished chrome.



Living Room

Superb built-in log-effect electric fire fitted to the living room for an atmospheric focal point to the living area of your new home.

Wardrobes

High-quality fitted wardrobes by Bedroom Elegance with wood grained interiors and painted step shaker square edge doors providing generous storage solutions to each bedroom. All wardrobes finished with top in-fills and modern tangent cornice.

Attic

Floored attic in all houses. Also the "Riverston", "Ashington", and "Latchford" house types have extra high roofs built with dormer trusses thus reducing the cost and disruption of any future conversion (subject to the necessary planning permission). The attic is floored and is accessed via a pull-down trap door on the landing and a light is fitted to the attic space rendering it suitable as an exceptional storage space.

Structural Guarantee

All homes at Castlegrange are covered by the Homebond Ten-Year Structural Guarantee.

Site Layout



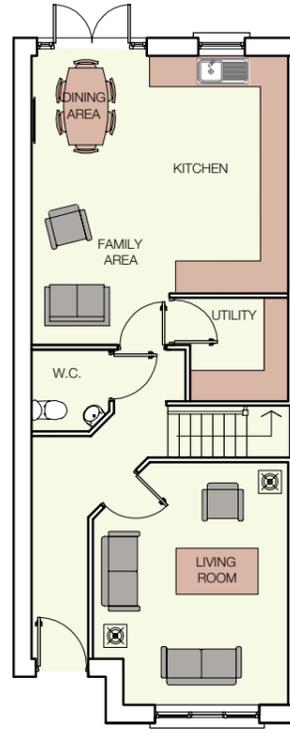
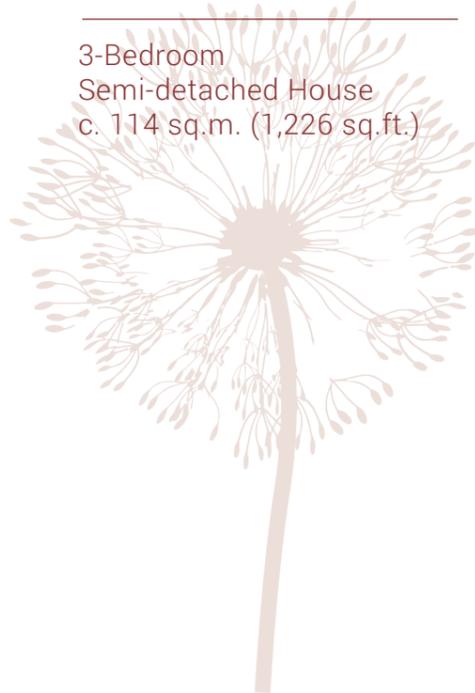
- The Limelawn**
4-Bed Detached House
c.133 sq.m. (1,426 sq.ft.)
- The Riverston**
3-Bed Semi-detached/Detached House
c.114 sq.m. (1,226 sq.ft.)
- The Ashington**
3-Bed Semi-detached House (side entry)
c.114 sq.m. (1,226 sq.ft.)
- The Castlefield**
3-Bed Semi-detached House
c.106 sq.m. (1,141 sq.ft.)
- The Sorrel**
3-Bed Semi-detached House
c.111 sq.m. (1,196 sq.ft.)
- The Latchford**
4-Bed Semi-detached/Detached House
(with garage)
c.137 sq.m. (1,474 sq.ft.)
- The Charnwood**
2-Bedroom Apartment - Ground Floor
3-Bedroom Duplex - First Floor



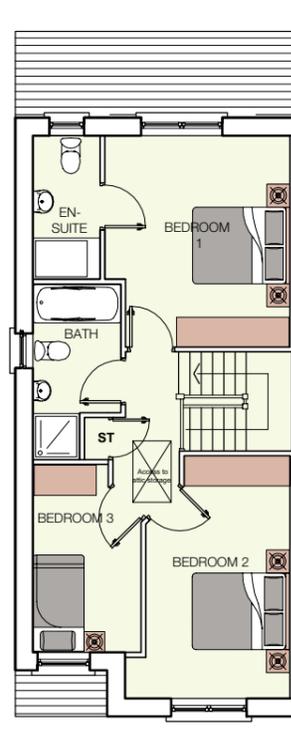
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The Riverston

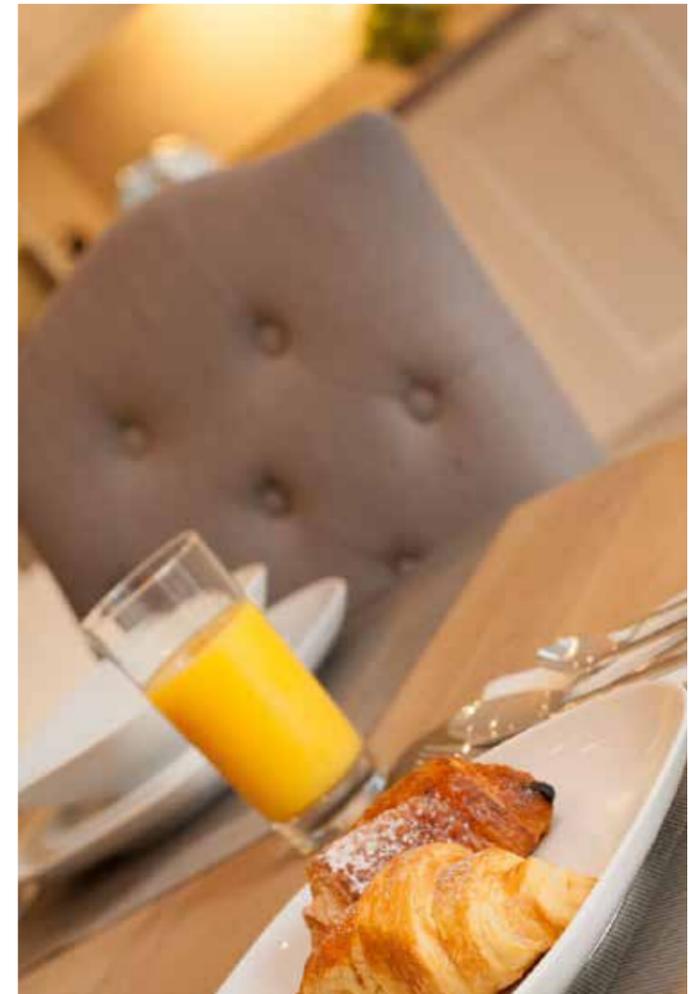
3-Bedroom
Semi-detached House
c. 114 sq.m. (1,226 sq.ft.)



Ground Floor

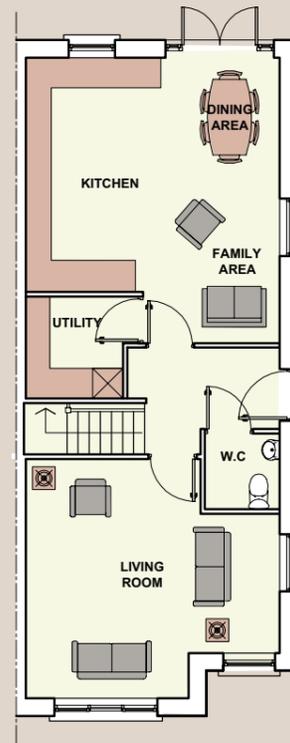


First Floor

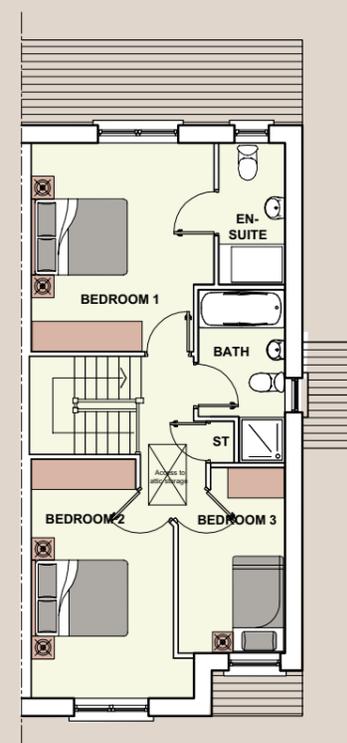


The Ashington

3-Bedroom
Semi-detached House
(side entry)
c. 114 sq.m. (1,226 sq.ft.)



Ground Floor



First Floor



The Limelawn

4-Bedroom Detached House
c. 133 sq.m. (1,426 sq.ft.)

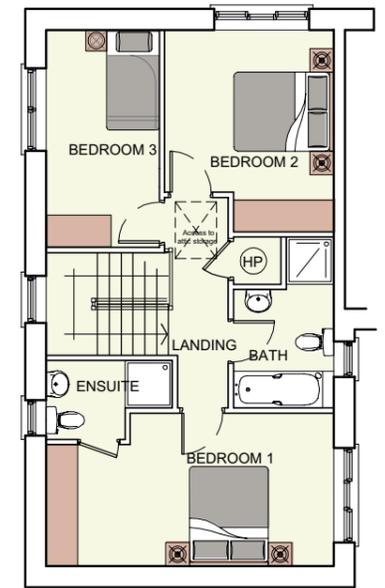
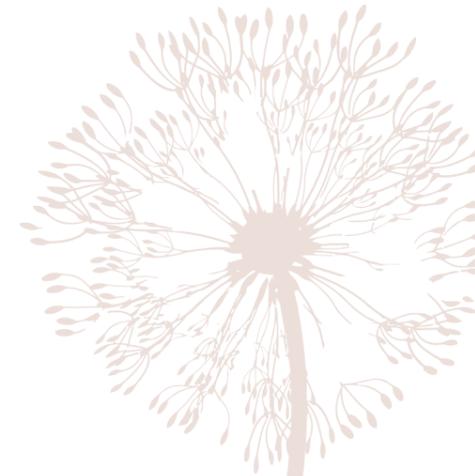


First Floor



The Castlefield

3-Bedroom
Semi-detached House
c. 106 sq.m. (1,141 sq.ft.)



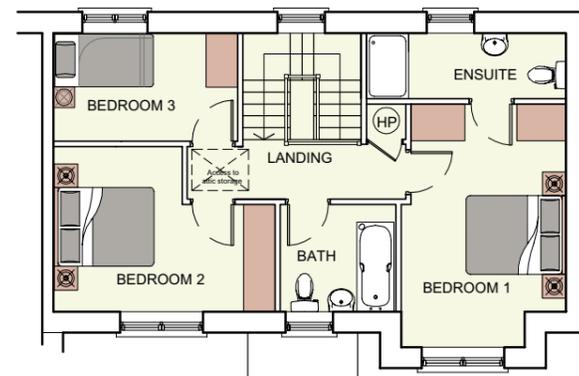
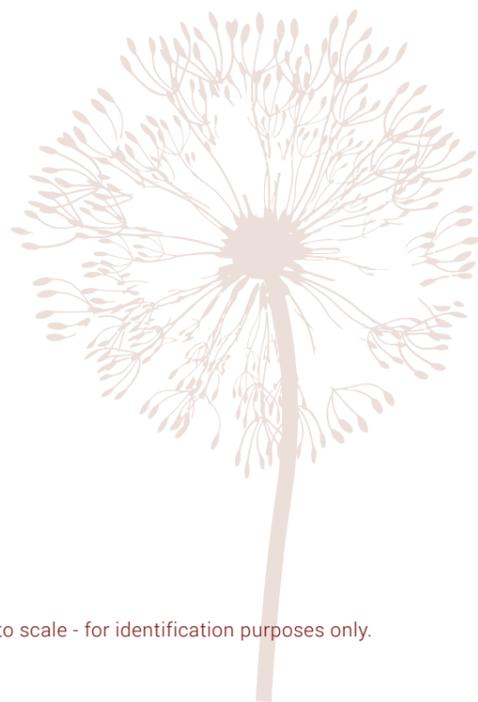
Ground Floor

First Floor

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The Sorrel

3-Bedroom Semi-detached House
c. 111 sq.m. (1,196 sq.ft.)



First Floor

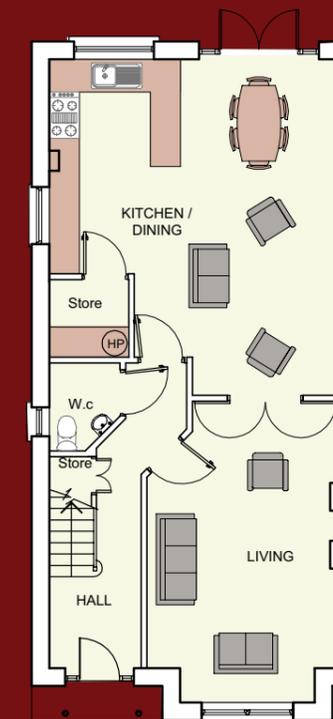


Ground Floor

Not to scale - for identification purposes only.

The Latchford

4-Bedroom Semi-detached/
Detached House (with garage)
c.137 sq.m. (1,474 sq.ft.)



Ground Floor



First Floor



PROFESSIONAL TEAM

Architects

McCrossan O'Rourke Manning (mccorm),
Albert Place West,
Harcourt Lane,
Dublin 2.

Structural Engineering Consultants

Sutton Cronin,
45 Fitzwilliam Place,
Dublin 2.

Mechanical & Electrical Engineering Consultants

McElligott Consulting,
H2a Centrepont Business Park,
Oak Road,
Dublin 12.

Civil Engineering Consultants

Waterman Moylan,
Marine House,
Clanwilliam Place,
Dublin 2.

Landscape Architects:

TBS,
Malahide Marina Village,
Malahide,

Interior Design

Helen Turkington Interiors,
Terminus Mill,
Clonskeagh,
Dublin 6.

Solicitors

MP Black,
2 Main Street,
Malahide.



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DEVELOPER



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