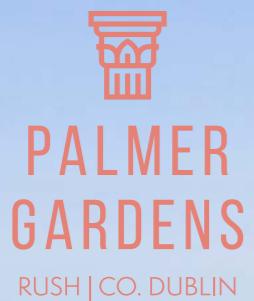




PALMER GARDENS

RUSH | CO. DUBLIN

Beautiful 2, 3 & 4 Bedroom Homes



Life in Full Bloom by the Sea

Welcome to Palmer Gardens, where coastal living meets modern elegance in the charming seaside town of Rush, Co. Dublin. Designed for those who value connection, comfort and the simple luxury of sea-breezed mornings, Palmer Gardens isn't just a place to live, it's a place to truly thrive.

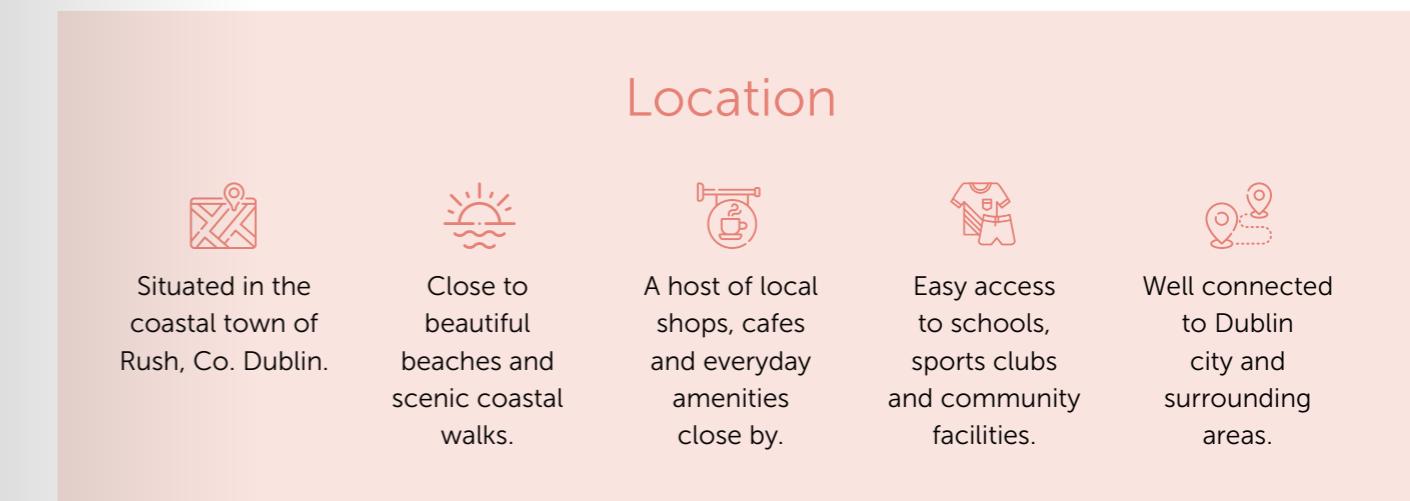
Set against the backdrop of a sparkling shoreline and a vibrant village atmosphere, Palmer Gardens offers a curated collection of beautifully crafted 2, 3 and 4 bedroom homes, each thoughtfully designed to balance contemporary living with everyday practicality. Bright interiors, generous layouts and private outdoor spaces create homes that feel open, calm and effortlessly liveable, while on-curtilage parking adds ease and convenience.

What truly sets Palmer Gardens apart is the attention to detail found in every aspect of the homes. Thoughtfully planned layouts, generous proportions and abundant natural light create spaces that feel welcoming and enduring, with select house types offering attic areas that provide useful storage and the potential to adapt as life evolves..

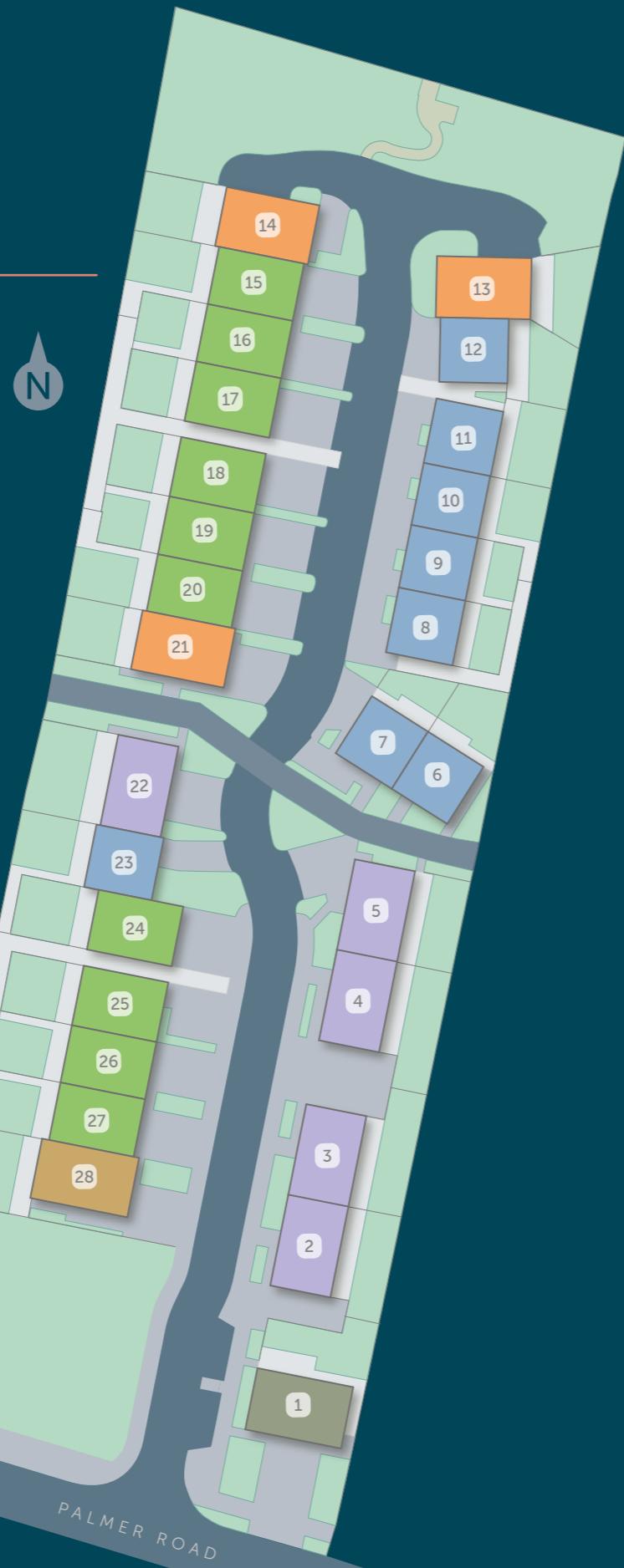
Interiors are finished to a high standard throughout, with a focus on quality, longevity and comfort. Carefully considered layouts maximise light and flow, creating welcoming spaces that feel as good to live in as they look. Combined with energy-efficient construction, these homes deliver modern comfort while remaining economical and sustainable for the long term.

Life at Palmer Gardens is shaped by the rhythm of the coast. Mornings begin with beach walks and fresh sea air; afternoons invite a coffee in the village or time spent outdoors; evenings are for gathering with friends and family, framed by coastal sunsets. With local shops, cafés, schools and amenities just moments away and excellent connections to Dublin and beyond everything you need is close at hand.

Palmer Gardens is a place to settle, a place to grow, and a place to enjoy life in full balance where coastal calm meets contemporary comfort, and where every season brings new possibilities.



Site Plan



House Type A1/2

2 Bedroom Mid Terrace/End of Terrace/Semi Detached
87.2 sq.m / 939 sq.ft

House Type B

3 Bedroom
End of Terrace/Semi Detached
113.6 sq.m / 1,223 sq.ft

House Type C

3 Bedroom Mid Terrace/End of Terrace (with convertible attic)
104 sq.m / 1,119 sq.ft

House Type D

3 Bedroom
End of Terrace/Semi Detached
114 sq.m / 1,227 sq.ft

House Type E

4 Bedroom End of Terrace
120 sq.m / 1,292 sq.ft

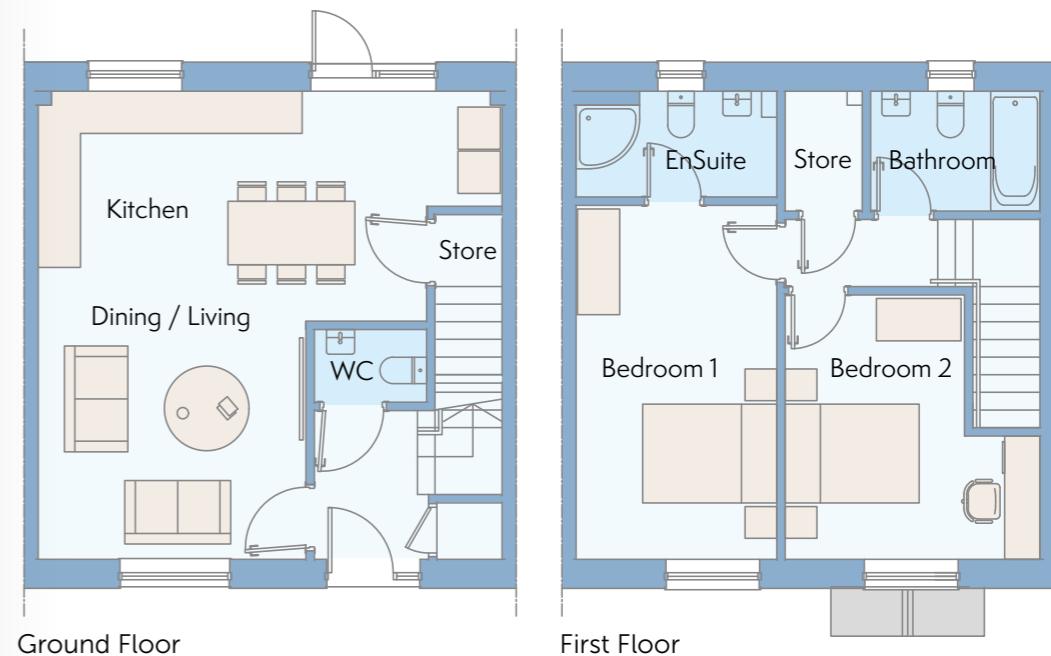
House Type F

4 Bedroom Detached.
120 sq.m / 1,292 sq.ft

Please note that all mid terrace house types will have their own private bin stores to the front of their house. Please speak to a sales agent for any queries. The Site Plan is intended for illustrative purposes only. Construction and landscaping details are subject to change in the course of development. Trees, planting and the open areas shown are indicative only and the final number and location may vary. Ashcroft Developments Ltd reserve the right to alter the layout, landscaping, and specifications at any time without notice. The Site Plan does not constitute or form part of an offer or contract nor may it be regarded as a representation.

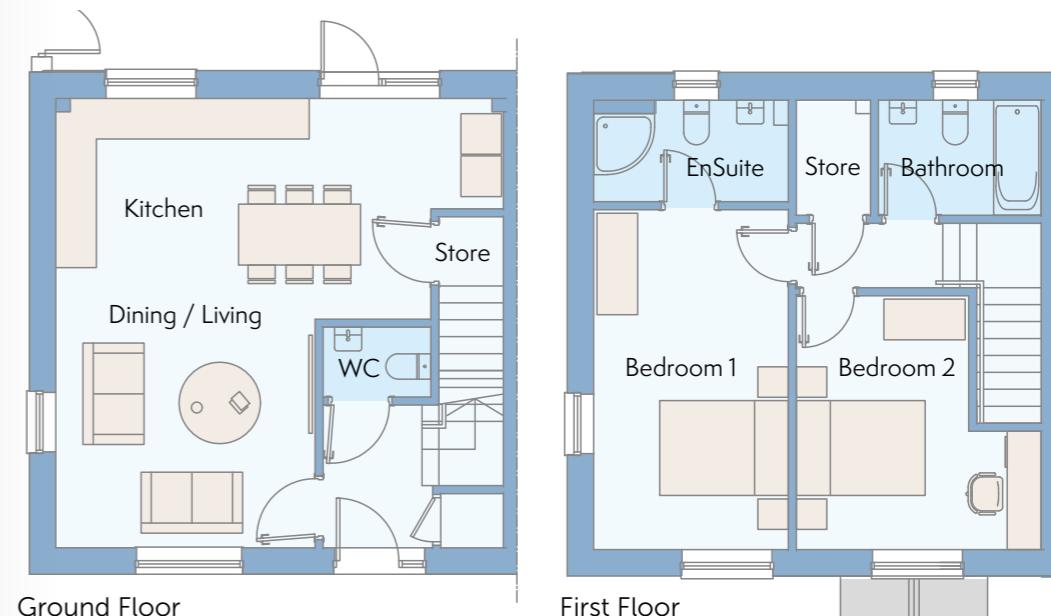
House Type A1

2 Bedroom Mid Terrace/End of Terrace/Semi Detached
87.2 sq.m / 939 sq.ft



House Type A2

2 Bedroom End of Terrace/Semi Detached
87.2 sq.m / 939 sq.ft



Please note: Floor plans, room areas, and dimensions are indicative only and subject to change. House types can be handed left or right. In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping, and specifications at any time without notice.

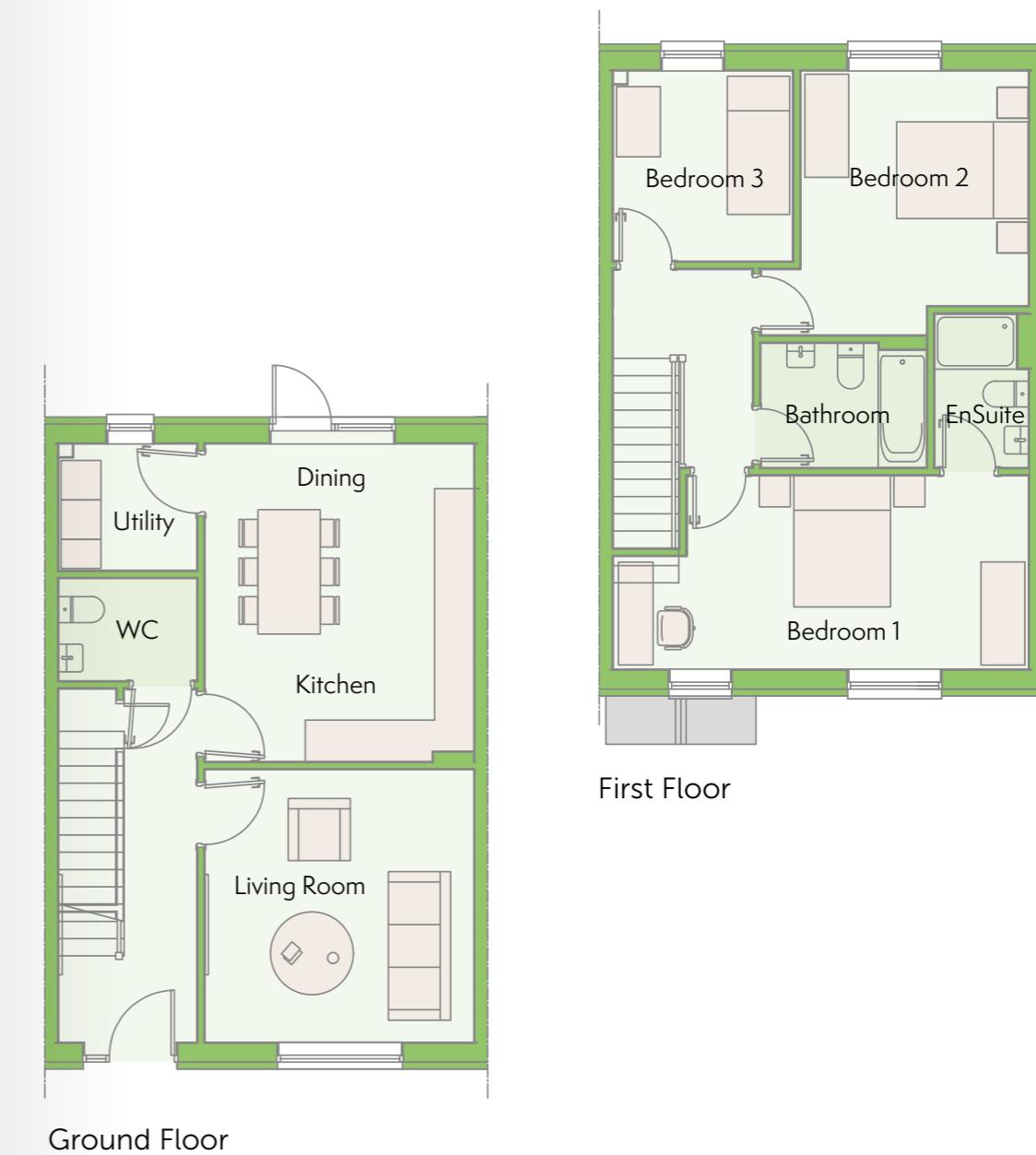
House Type B

3 Bedroom End of Terrace/Semi Detached
113.6 sq.m / 1,223 sq.ft



House Type C

3 bedroom Mid Terrace/End of Terrace (with convertible attic)
104 sq.m / 1,119 sq.ft



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House Type D1

3 Bedroom End of Terrace/Semi Detached
114 sq.m / 1,227 sq.ft



House Type E

4 Bedroom End of Terrace
120 sq.m / 1,292 sq.ft



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House Type F

4 Bedroom Detached
120 sq.m / 1,292 sq.ft



First Floor



Ground Floor

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Life in Full Bloom by the Sea



Specifications

Interiors

General

- Bathroom tiling, sanitaryware and kitchen designs by Jackie Carton - award winning Interior Designer cartoninteriors.ie.
- Attic trusses providing storage use and to facilitate future upward extension of living space at a later date. (C type houses only).
- All attics will have a pendant light and smoke detector fitted.
- Eloquent built-in wardrobes, by Fitzgerald Kitchens, allowing a combination of shelf units and hanging space.
- Sleek panel profiled solid core interior doors with satin chrome finish door handles.
- Stylish splayed top architrave and matching skirting boards on all floors.
- Elegant staircase structure combining elegant white painted balustrades with lacquered walnut hardwood handrails.
- Safety restrictors on upper floor windows.

Kitchens

- Bespoke custom designed painted kitchen units by Fitzgerald Kitchens, incorporating generous storage cabinets, and stylish worktops as standard.
- LED counter lights in Kitchen units
- Utility Room worktop units, with power points, plumbed for washing machine.

Bathrooms

- Quality sanitaryware by Sonas and coordinated large format floor and wall tiling, Ava range by Project Tile.
- Heated towel rails in all bathrooms and ground floor toilets.

Energy Efficiency

- NZEB - A2 BER energy rating, combining high levels of roof, wall and floor insulation in a fully tested airtight design.
- Samsung Mono Air source heat pump system with 2 zone 24/7 programmable heating controls by Heatmiser, allowing independent management of the living areas, sleeping areas and hot water.
- Heat distribution by convection panel radiators by Warmhaus.
- Low energy Aereco demand control ventilation system, quietly and efficiently extracting moist air from wet rooms, based on the humidity levels in those rooms. Fresh air is introduced to habitable rooms via wall mounted humidity sensitive air inlets by Aereco, which balances and ensures air quality.
- Pressurised hot and cold-water systems.

Electrical

- Generous Lighting and power point distribution throughout. Stylish brush chrome sockets and light switches in kitchen, Hallway & Living area including wiring for high-speed broadband.
- Recessed LED downlights in entrance hallway .
- Surface mounted ceiling LED light fittings in bathrooms and downstairs toilet
- Type LD2 fire detection system with smoke detectors fitted throughout all habitable rooms and circulation areas.
- Houses are pre wired for high-speed broadband.

External Features

- Classic contemporary style front elevation with high quality clay brick and monocouche rendered finish and reconstituted stone windowsills & surrounds to front elevation.
- High performance uPVC double glazed windows, with factory paint finish, low E glass and argon filled sealed glass units. The glazing system comes with satin anodised ironmongery and large sliding doors to rear patio areas.
- Heavy duty Ultra Tech engineered timber front door with glazed inset panels.
- Maintenance free UPVC fascia and gutter systems.
- Concrete side paths and patio area with external Wall mounted up/down lights and power point.
- Front driveways paved and landscaped. Meter cabinet/bin store walls, where required, are finished in monocouche render and reconstituted stone copings to match front elevation.
- External water tap in rear garden.
- Wiring for electric vehicle home charger point on external wall of house. SEAL grant available for installation at charge unit.
- Extensive front and rear garden areas partially levelled and seeded.

Warranty

- Warranty cover under Homebond 10 year structural and latent defects insurance scheme.

Estate Management

- It is anticipated that the estate roads, footpaths and lighting will be taken in charge by the local authority.

About your developer



Ashcroft Developments is proud to deliver high-quality, A-rated homes across the Greater Dublin area and beyond. With over 10 years of combined experience, our team of dedicated construction professionals is committed to building homes that reflect thoughtful design, energy efficiency, and long-term value.



We understand the significance of purchasing a new home, and we approach every project with care, integrity, and a deep respect for the communities we help shape. From starter homes to boutique developments, our portfolio reflects a consistent focus on quality, functionality, and lasting appeal.





PALMER GARDENS

RUSH | CO. DUBLIN

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& CS Consulting
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