



CROFTWELL
— RATHCOOLE, CO. DUBLIN —

We are delighted to introduce you to
Croftwell, a new development of
large three and four bedroom A-rated
family homes situated in the village of
Rathcoole, with Dublin City on your doorstep.





Croftwell

A tranquil living environment

Quality, comfort & generous accommodation combined with numerous attractive design features both internally and externally.



Traditional Masonry Built Homes with Exceptional Specification

LOW ENERGY DESIGN

- 'A' rated energy efficient houses
- Low maintenance attractive brick front elevation
- Low energy and low carbon houses
- Very high levels of insulation incorporated in floors, walls and roofs
- Super warm concrete construction delivering exceptionally high levels of thermal performance and air tightness
- Triple Glazed high performance, low U-value windows and external doors
- Air Source Heat Pump located externally with aluminium radiators. The system provides energy efficient central heating and a hot water supply

KITCHEN & UTILITY

- Elegant high-quality fitted kitchens with a choice of finishes
- Quartz kitchen worktops
- Soft-close drawers & doors
- Chrome mixer set
- Extractor hood as standard
- White goods included provided signed contracts returned within 21 days

BUILDING GUARANTEE

- These quality homes are covered by the HomeBond 10 Year Guarantee Scheme
- Freehold – no management fees

WARDROBES

- Cleverly designed high quality fitted wardrobes to all bedrooms
- Soft-close drawers & doors

BATHROOMS & ENSUITE

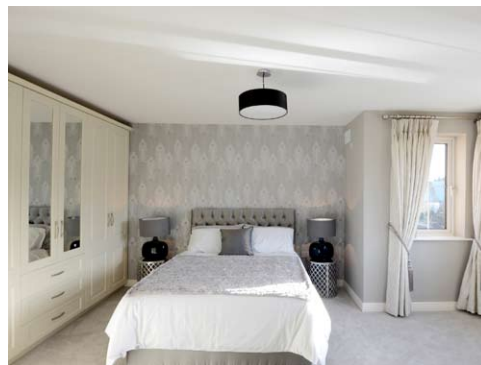
- Stylish bathrooms with attractive range of high quality sanitary ware and fittings
- Bathrooms & ensembles tiled as per showhouse
- Pumped thermostatically controlled showers
- Chrome heated towel rail

FINISHING DETAIL

- Generous tiling allowance throughout
- Internal walls plastered and painted throughout and finished in emulsion paint
- Stylish internal doors & ironmongery
- Silver granite cills and window surrounds
- Smoke, heat and CO2 detectors fitted as standard
- Built in vacuum system
- CAT 5 cable wiring for data and telephone points for high speed broadband connection
- Standard pendant light fittings and attractive power points. Showhouse light fittings not included as standard
- Side entrance gate fitted
- Virgin Media available on site
- Chrome fittings (where applicable)

GARDENS

- Rear gardens are top soiled and seeded with grass
- All boundaries treated as per showhouse
- Front driveways (where applicable)



Rathcoole Village is home to an excellent range of pubs and restaurants and it benefits from being ideally located close to many Golf and Sports Clubs. There are numerous shopping centres within a short drive to include City West, Liffey Valley, The Square, Dundrum Shopping Centre and Kildare Village.

Croftwell could not be situated in a more convenient location to make the most of the excellent amenities in the area.

It boasts immediate access to the Naas Road (N7) and the M50 motorway allowing for simple and easy commuting to and from Dublin City.





Rathcoole Country Living, City Convenience.

With an abundance of amenities,
excellent businesses, schools &
shops on hand, a home in Croftwell
offers a fantastic quality of life.



N7 Naas Road / M7 Motorway

School Road

An Poitín Still

Greenogue Business Park

Rathcoole Main Street

Tesco

Avoca Handweavers

Citywest

- Type C
4 Bed Semi Detached
- Type C1
4 Bed Semi Detached
- Type C2
4 Bed Detached
- Type D
3 Bed Townhouse
- Type D1
3 Bed End Townhouse
- Type E
5 Bed Semi Detached
- Type E2
5 Bed Detached
- Type F
4 Bed Townhouse
- Type F1
4 Bed End Townhouse
- Type F2
4 Bed Townhouse
- Type G
4 Bed Semi Detached
- Type K
3 Bed Semi Detached
- Type K1
3 Bed Semi Detached







CROFTWELL

— RATHCOOLE, CO. DUBLIN —

Architects

McGrane & Partners

Paradigm House,
Dundrum Office Park,
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Solicitors

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Directions

From Dublin take the N7 (Naas / Limerick Road). Take exit 4 signed Rathcoole / Saggart. Take the second exit off the roundabout and continue straight ahead. Approach the next roundabout and take the first exit signed Rathcoole. Continue straight ahead and enter Rathcoole Village. Proceed along the Main Street, turn left at The Poitín Still and continue on to School Road. Croftwell is on your right hand side.

