



# BALLYCULLEN

—❧ GREEN ❧—





# INTRODUCTION

Ballycullen Green is a superb new development set in a stunning location with an impressive backdrop of the Dublin Mountains and awe inspiring views of Dublin City. These traditional 3 & 4 bedroom family homes will be constructed to the highest building and environmental standards, offering A-Rated energy efficient homes with excellent finishes throughout. Ballycullen Green is being built by Maplewood Residential whose name is synonymous with incomparable standards of house building in the locality. The development has the appeal of a peaceful, picturesque and serene rural setting whilst having Dublin City only a short drive away.



## LOCATION, LOCATION, LOCATION



**Ballycullen Green is perfectly situated to enjoy easy and immediate access to a variety of amenities including shops, restaurants, cafes, public houses, libraries and many sporting and recreational facilities.**

It is also surrounded with an impressive wealth of schools including Colaiste Eanna, Sancta Maria College, Holy Rosary, Scoil Carmel, St Columbas & Wesley College to name a few.

Family shopping is made extremely convenient with Lidl located directly opposite the development and Woodstown & Knocklyon Shopping Centres as well as the Square & Dundrum Town Centre only a short drive away.

### TRANSPORT

The location is within easy commute of Dublin City by car and it has easy access to all road networks via the M50 at Exit 12 (Knocklyon/Firhouse). The area is well serviced by Dublin Bus. Route No. 15, from Ballycullen Road to Clongriffin via Terenure and Dublin City Centre, No. 15B from Stocking Avenue to Grand Canal Dock via Rathfarnham and Dublin City Centre and 65B from Kilinenny Road to Dublin City Centre via Rathmines. The LUAS station at Tallaght is also close by, and Cheeverstown with its Park & Ride facilities.



# SUPERIOR SPECIFICATION



**These remarkable new houses, will impress with their design, well-proportioned rooms and admirable finishes throughout.**

Each home has been designed to provide high-end accommodation with custom designed fitted kitchen, extra high ceilings at ground floor level and large high performance windows giving bright, light filled accommodation.

There will also be a number of energy saving features which vastly improve the energy efficiency of these A rated homes with innovative Air to Water Heat Pumps and excellent standards of wall, floor and roof insulation helping to significantly reduce running costs.



Images for illustrative purposes only.

## NOTEWORTHY FEATURES

### INTERNAL

- Heating to each floor is thermostatically controlled
- Wall mounted electronic heating system controller
- Generous & well designed electrical & lighting specification
- Pre-wired for intruder alarm, TV/broadband & free to air TV with multiple points provided through to each home
- All walls & ceilings are skimmed finished & painted throughout as standard
- High quality joinery & ironmongery specification throughout
- Higher than standard ceilings on ground floor
- High quality uPVC double glazed windows with safety catch
- High quality front doors with 3 point locking system

### KITCHEN

- High quality fitted kitchens with integrated doors for appliances
- Electrical voucher on closing on signing & returning of contracts with 21 days of receipt

### UTILITY

- Utility rooms plumbed for washing machine & dryer
- Floor tiling as standard

### BATHROOMS

- The bathrooms & en-suites are fitted with contemporary bathroom suites with mono block chrome fittings
- Pressurized shower systems & fitted shower screens in en-suites with mixer tap and hose to bath in main bathroom
- High quality tiling fitted to floors & wet areas as standard

### BEDROOMS

- High quality built-in wardrobes in all bedrooms with oak finished carcass & brushed chrome door knobs

### EXTERNAL

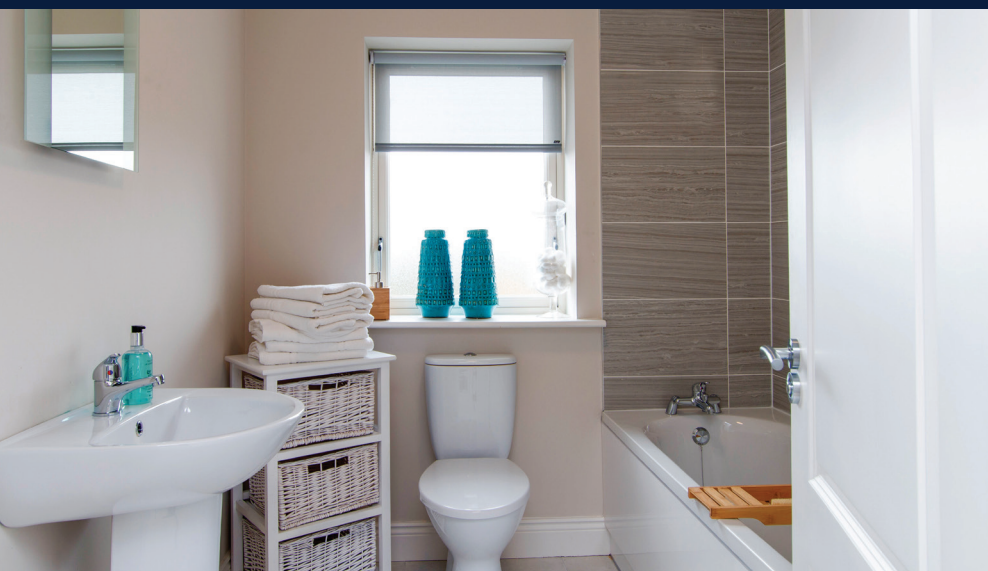
- Side gates fitted on the side passages of semi-detached & end of terrace houses
- Maintenance free uPVC fascia, soffits & rainwater goods
- Outside tap as standard
- Large rear gardens will be raked & seeded with a paved patio area
- Rear gardens fenced with concrete posts & timber panels
- High quality hard & soft landscaping to the front gardens & driveways
- In curtilage parking to accommodate 2 cars per house

### GENERAL

- A3 Building Energy Rating
- Innovative Heat Pump, providing energy efficient central heating & hot water at proven reduced energy costs than the current market alternatives
- Low maintenance, high quality external finishes, of brick, uPVC & dry dash
- Stamp Duty 1%
- 10 year structural guarantee with Home Bond

### LEGAL

- €10,000 deposit required
- Contracts must be signed within 21 days of receipt of them. Balance of €10% of purchase price is due on the signing of contracts.





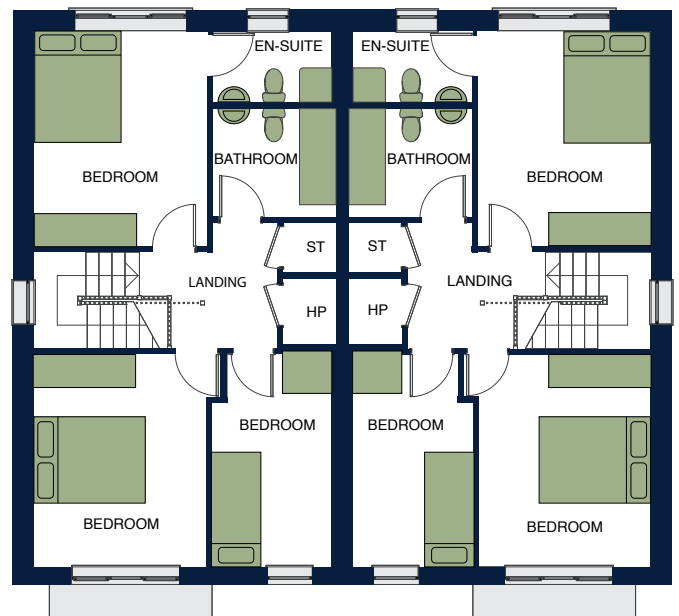
# INTRODUCING BALLYCULLEN GREEN



Phase 1 of Ballycullen Green will comprise of 3 bed semi-detached houses - Type A. (c. 116.5 sq m/1,254 sq ft).



GROUND FLOOR



FIRST FLOOR

For identification purposes only - not to scale



# SITEPLAN



For identification purposes only - Not to scale  
Please note this site plan is subject to change in house types and house numbering (pending planning permission)

## The Team

### Selling Agents



01 491 2600



PSL 002049

### DNG

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Ranelagh,  
Dublin 6.

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[www.ballycullengreen.ie](http://www.ballycullengreen.ie)

### A Development by



### Solicitors

Noel Smyth & Partners  
12 Ely Place, Dublin 2.

### Architects

Delphi Architects Planners  
& development consultants  
6 Camden Place, Dublin 2

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