



Castlefield Hall

CLONSILLA, DUBLIN 15



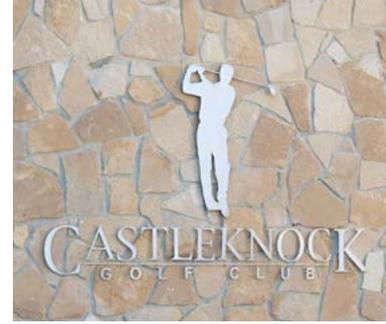
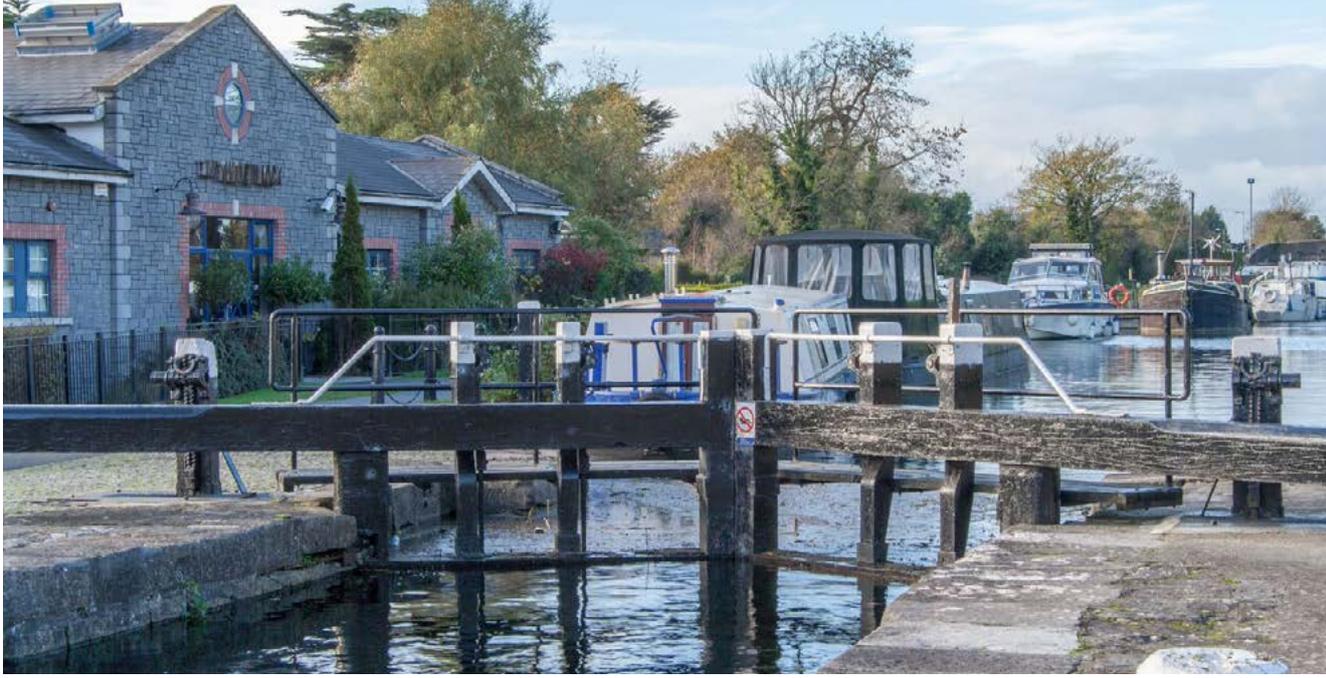
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'An exclusive new development with a unique charm.'

Castlefield Hall is a prestigious new development of quality built 'A' rated 3 & 4 bedroom family homes, ideally located in the well-established and sought after residential area of Clonsilla. These homes have been thoughtfully designed with family living in mind in their design, layout and energy efficiency, providing a great space for families to flourish and enjoy all that modern life has to offer in this enviable location.







Explore the Area

Castlefield Hall offers great access to Blanchardstown Shopping Centre, Connolly Hospital, Dublin Airport and Dublin City via the M3/M50 or the commuter train from Clonsilla Train Station.

Just thirteen kilometres from the city centre, this truly is a desirable location which will be home to a world class way of life. Castlefield Hall is enviably positioned minutes from the M3 and M50 motorways providing access to all parts of Dublin and surrounding areas.

This convenient location has a wide range of local amenities and excellent shopping facilities such as Blanchardstown Shopping Centre, Clonsilla & Blanchardstown villages with an extensive selection of shops, restaurants and cinema.

There is an excellent choice of local schools including St. Mochtas National School, St. Francis Xavier Junior National School, Scoil Choilm Community National School, Coolmine Community School & Luttrellstown Community College.

Residents also benefit from a nearby college the Institute Of Technology Blanchardstown.

The immediate surrounding area offers residents of Castlefield Hall an array of sporting, health and fitness clubs including Westwood Fitness Centre. Go for a swim or take the kids to the nearby National Aquatic Centre. Golf enthusiasts can enjoy a game of golf right on their doorstep with an array of golf clubs including Luttrellstown Castle, Castleknock Golf Club & Elmgreen Golf Club within short distance from your home. The Phoenix Park is one of the best parklands in the city offering a range of walking and bike trails to be explored, just minutes from your doorstep.

Castlefield Hall is ideally located minutes' walk from Clonsilla Train Station providing easy access to the Connolly Station and the city centre within 25 minutes via the Commuter Train Service. Clonsilla is also well served by a host of bus routes including the frequent No. 39 & 39a Dublin Bus service.

Castlefield Hall boasts great access to
Dublin City Centre, Dublin Airport &
Connolly Hospital'



The Development

This exceptional development comprises of three and four-bedroom houses and provides sizable homes in a variety of different layouts, all finished to a high standard and offering an intelligent use of space, a keen eye for style and a commitment to quality.

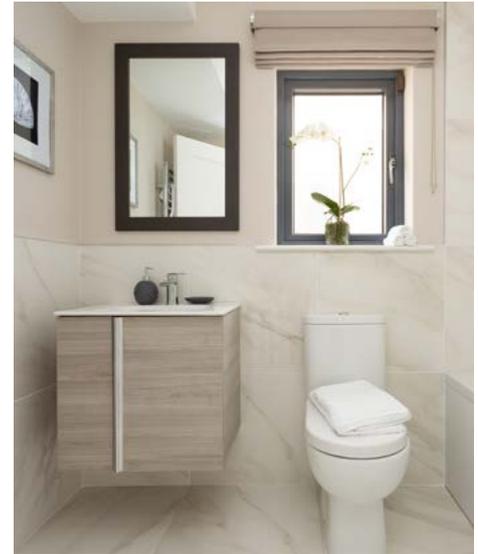
These thoughtfully designed new homes will immediately impress you with their design. Each home features modern energy saving devices and up to the minute specification in terms of kitchens, bathroom and internal finishes and each detail has been carefully selected by La Vista Ltd to ensure that Castlefield Hall offers the optimum living experience to the home owner.

Generous open green space and extensive landscaping are the hall marks of a La Vista development and Castlefield Hall is the latest in a long list of quality developments including Castlegrange, Limelawn Park, Riverston Abbey, Sorrel Park and Latchford, where design and quality are ever present.













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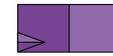
'With eight variations,
Castlefield Hall has
is great selection of
family homes'

House Types



THE ASHFORD

4 bedroom semi detached
c. 134.4 sq m / 1447 sq ft



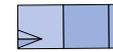
THE LISMORE

4 bedroom semi detached side entry
c. 134.4 sq m / 1447 sq ft



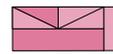
THE SLANE

4 bedroom semi detached corner house
c. 130 sq m / 1399 sq ft



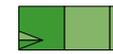
THE ROSS

3 bedroom end of terrace
c. 119.6 sq m / 1287 sq ft



THE DUNLUCE

3 bedroom semi detached side entry
c. 118.1 sq m / 1271 sq ft



THE CASHEL

3 bedroom semi detached and end of terrace
c. 117 sq m / 1259 sq ft



THE GLENVEAGH

3 bedroom mid terrace
c. 106.6 sq m / 1147 sq ft



THE CARLINGFORD

3 bedroom semi detached wide front
c. 108 sq m / 1162 sq ft

Site Plan



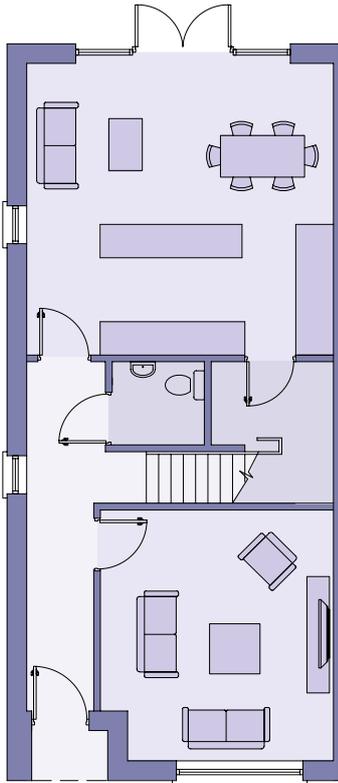
Floor Plans



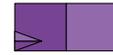
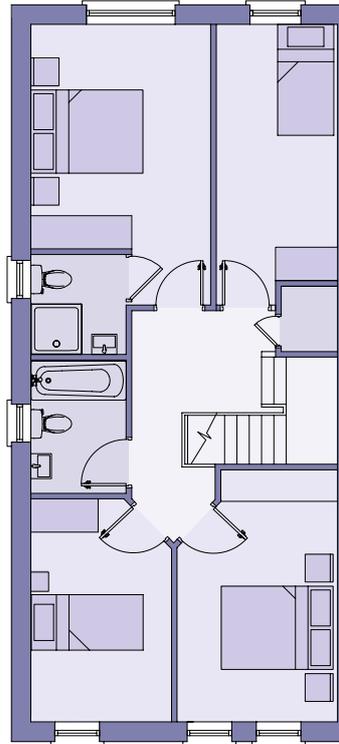
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Ground Floor



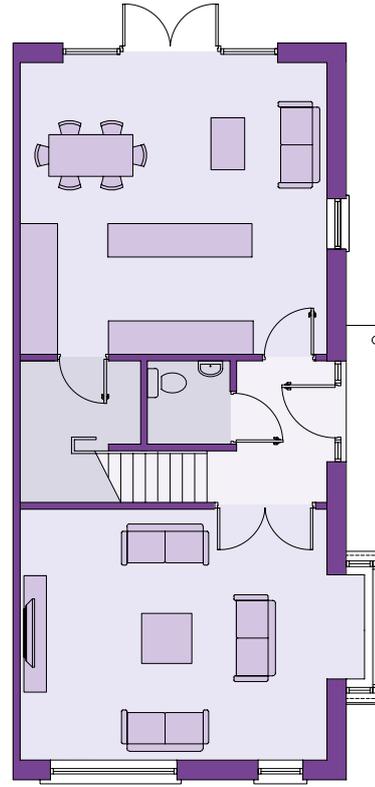
First Floor



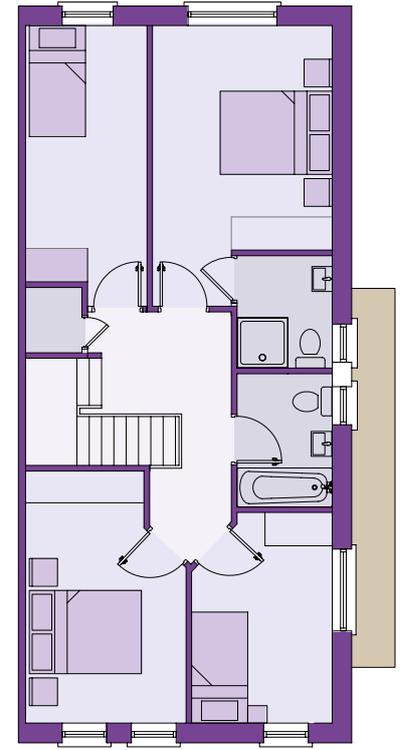
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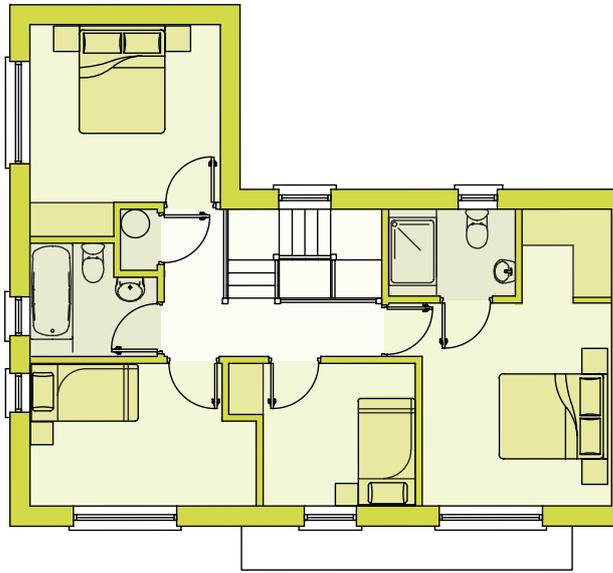




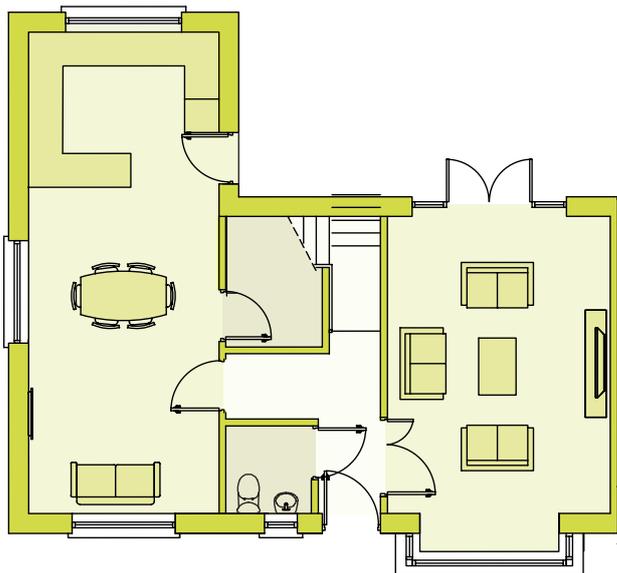
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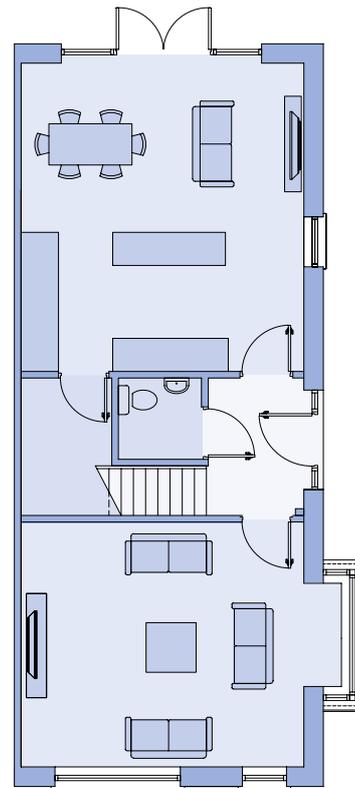
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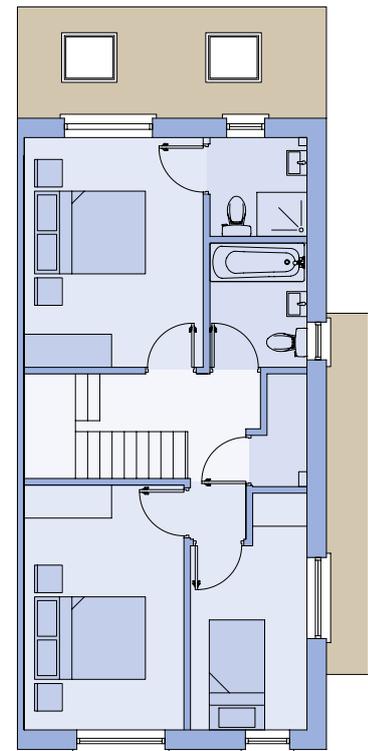
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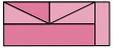
Ground Floor



First Floor



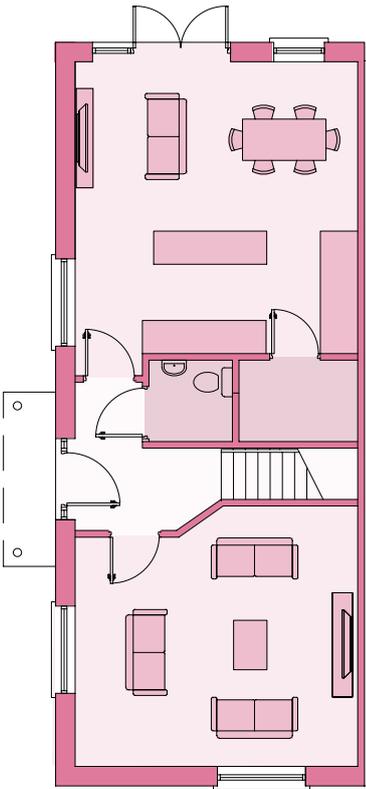
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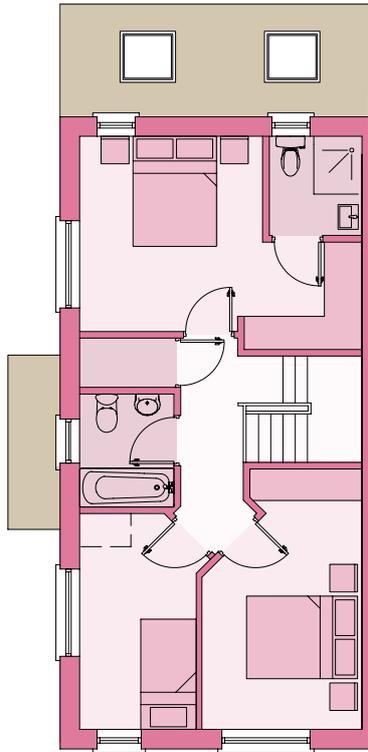
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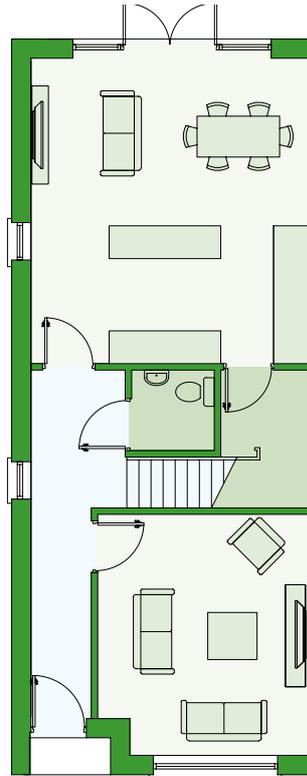
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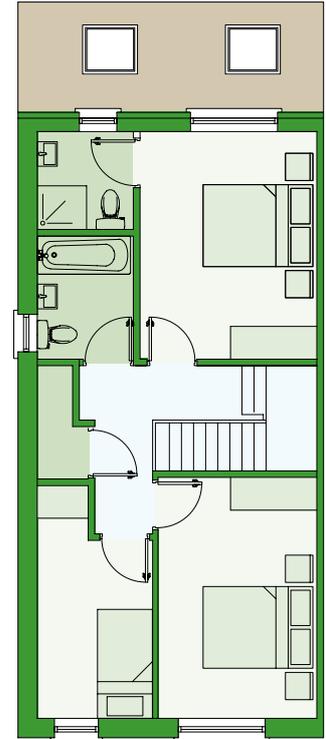
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First Floor

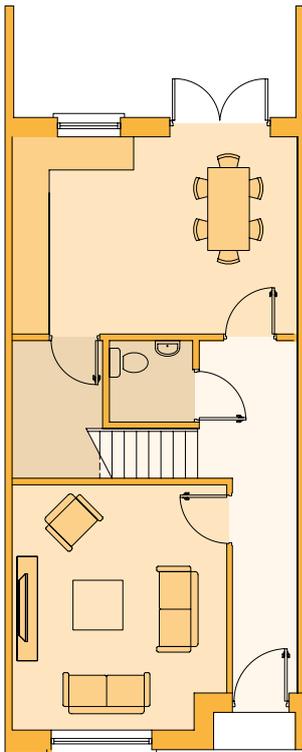




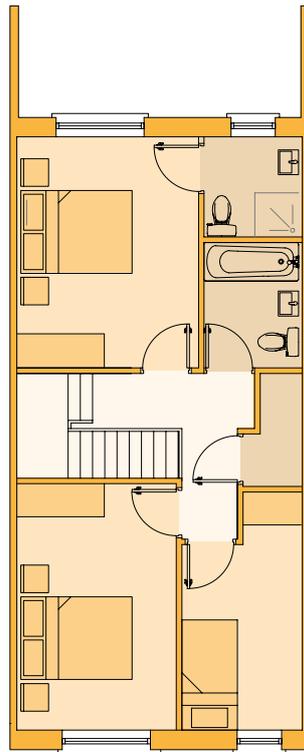
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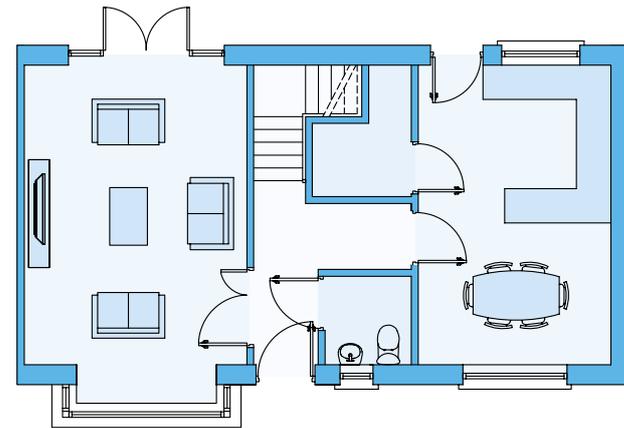
First Floor



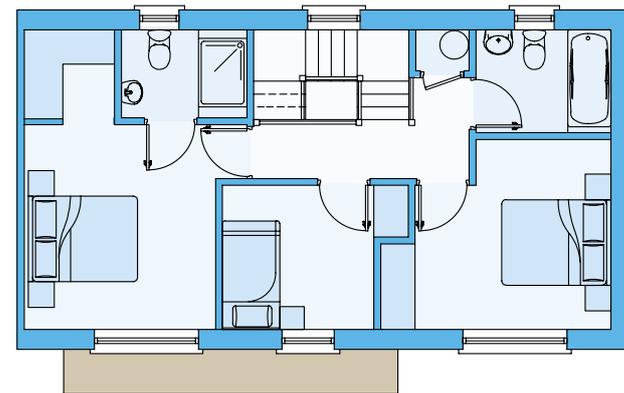
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3 bedroom semi detached wide front
c. 108 sq m / 1162 sq ft.

Ground Floor



First Floor



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Specification



Kitchens

Stunning contemporary step Shaker kitchen by "BE Space" with solid wood painted doors and woodgrain units which are complemented by a Velstone solid surface counter top and splashback in the cooking area.

Most house types have a large island unit painted in a contrasting colour which features a solid oak breakfast bar, and an integrated three compartment recycling bin.

Large utility room with sink in most house types also fitted with contemporary Shaker style painted wood kitchen cupboards and plumbed for washing machine and condensing dryer.

Internal Finishes

Each home benefits from exceptional c. 9 ft ceiling height on the ground floor which adds to the sense of spaciousness. The walls and ceilings are skimmed and painted in a neutral "Oyster Bed". Each home features an attractive 6 inch high profile skirting as per the show house.

The internal doors are modern minimalist style with an attractive chrome ironmongery. Feature Glass door to every living room offer a particularly stylish finish.

Living Room

Superb built-in flame 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 "BE Space" are a modern style with handleless soft close doors and are designed to maximise storage space.

Electrical

Generous electrical specification is provided in each home including LED down lighters as per show house. All plugs and sockets downstairs are finished in an elegant 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. All homes are wired for Smart heating as standard with digital thermostats.

Bathrooms and En- Suites

The main bathroom and ensuite feature exceptional high quality bathroom ware from the Sonas Tonique range and each bathroom and ensuite are finished in beautiful Calcutta Spanish Marble effect porcelain tiling as per show house including wall and floor tiling as standard.

Semi shrouded bathroom suites in both the main bathroom and ensuite feature an attractive floating vanity basin. Heated towel rails are fitted to the main bathroom, ensuite off master bedroom and downstairs WC for an added touch of luxury. To complete the exemplary finish, shower doors are fitted as standard.

The water system in each home is pressurised ensuring excellent water pressure and a "Silent Run" 3 Bar pump installed which is superior to the traditional gravity fed water system.



Energy Rating

The exceptional specification synonymous with the Lynam name is ever present in each new home resulting in truly outstanding A3 rated family homes. The very best in timber frame construction from IJM Timber Engineering ensures air tightness and compliance with current building regulations, and is coupled with numerous energy saving devices. 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 5 Year Guarantee, subject to annual maintenance).

Ventilation

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.

External Finishes/ Features

La Vista's signature attention to detail shines through in the choice of brick which is "Soft Red Gala" a hand moulded brick from Country Manor. This finish, plus the dry dashed gables and rear results in a maintenance free exterior to each home and end houses will be finished in full brick gable. The externals are further complimented by the high performance Munster Joinery Futureproof uPVC windows in contemporary grey colour and an Ultratech hardwood front door.

Gardens

Back gardens are cleaned, levelled with top soil and seeded. Each house has a large patio finished in Kilsaran Newgrange silver granite pavers. Gardens are enclosed by sturdy timber fences. Timber side gates are fitted to all properties with side access.

Parking

There is ample parking to the front of each house with parking bays finished in tarmacadam.

Attic

All house types have an extra high roof built with dormer trusses. The extra high roof built with dormer trusses reduces the cost of any future attic conversion in each home (subject to the necessary planning permission). The attic 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.

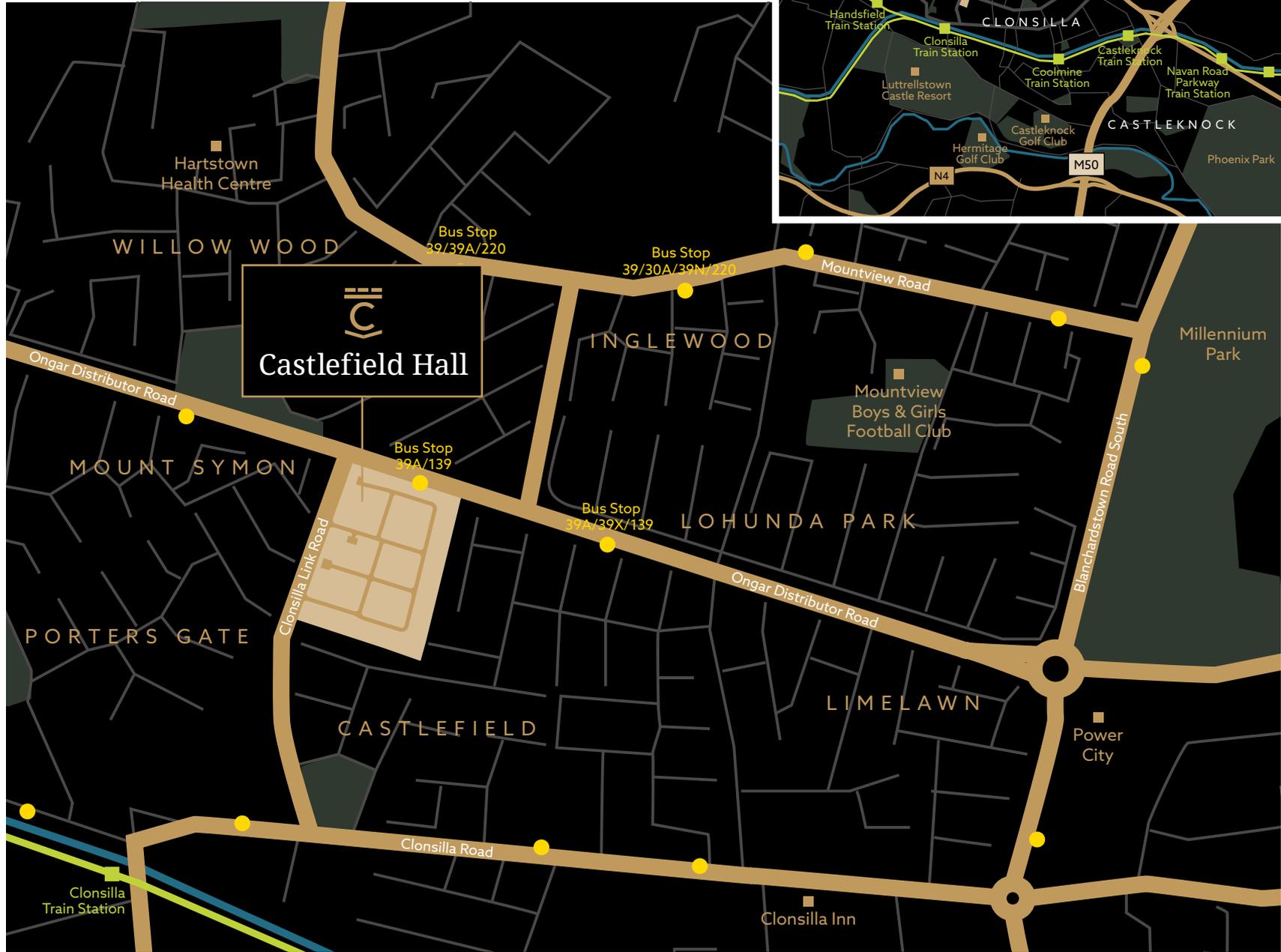
Attic trusses are provided to assist in the future conversion of the attic storage space. Purchasers must engage appropriate professional advice before any conversion works are commenced, and any conversion works should only be undertaken after consultation with and under the supervision of a suitably qualified structural engineer. All work should be carried out by qualified trades people and the appropriate certification provided.

Structural Guarantee

All houses are covered by Homebond 10 year structural guarantee and also Homebond Latent Defects Insurance.



Location | Clonsilla



Your Developer



Part Of The Lynam Homes Ltd Group.



La Vista has many years experience developing beautiful new homes in Dublin.

Latchford	Castaheany	Dublin 15
Castlegrange	Castaheany	Dublin 15
Limelawn Park	Clonsilla	Dublin 15
Sorrell Park	Clonsilla	Dublin 15
Charnwood	Clonsilla	Dublin 15
Castlefield Park	Clonsilla	Dublin 15
Riverston Abbey	Navan Rd	Dublin 7
Ashington	Navan Rd	Dublin 7



Professional Team



McCrossan O'Rourke Manning
(McCorm)
Albert Place West
Harcourt Lane
Dublin 2



Sutton Cronin
45 Fitzwilliam Place
Dublin 2



McElligott Consulting Engineers
H2a Centrepont Business Park
Oak Road
Dublin 12



Waterman Moylan
Marine House
Clanwilliam Place
Dublin 2



TBS
Malahide Marina Village
Malahide
Co. Dublin



House And Garden,
28 Spruce Avenue,
Stillorgan Industrial Park,
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M.P. Black & Co. Solicitors

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Malahide
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DNG New Homes,
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Ranelagh,
Dublin 6.

DNG PSRA No. 002049

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