



HALLWELL

LUCAN

**HALLWELL GREEN
AT TUBBER LANE**

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SUPERB NEW HOMES AT HALLWELL GREEN, LUCAN.



The name McGreevy is synonymous with the construction of high quality homes in Dublin, with an exceptional reputation having been built up over the last 75 years, with 40 of those years being in the Lucan area – including such popular developments as Esker Park, Elmbrook, Fforster Square, Ballydowd Manor, The Grove Hanstead and Hallwell.

McGreevy's latest prestigious new development, Hallwell Green, at Adamstown, Lucan comprises 40 A rated homes, 20 of which are large three bedroom plus study ground and first floor own door duplex homes of 120 sq.m / 1,291 sq.ft and 20 large one bedroom plus study apartments at second floor level of 52 sq.m / 560 sq. ft. The development has been designed by JFOC Architects and the homes contain several interesting features, both internally and externally.



LOCAL AMENITIES

Hallwell Green is situated close to all the amenities of Lucan.

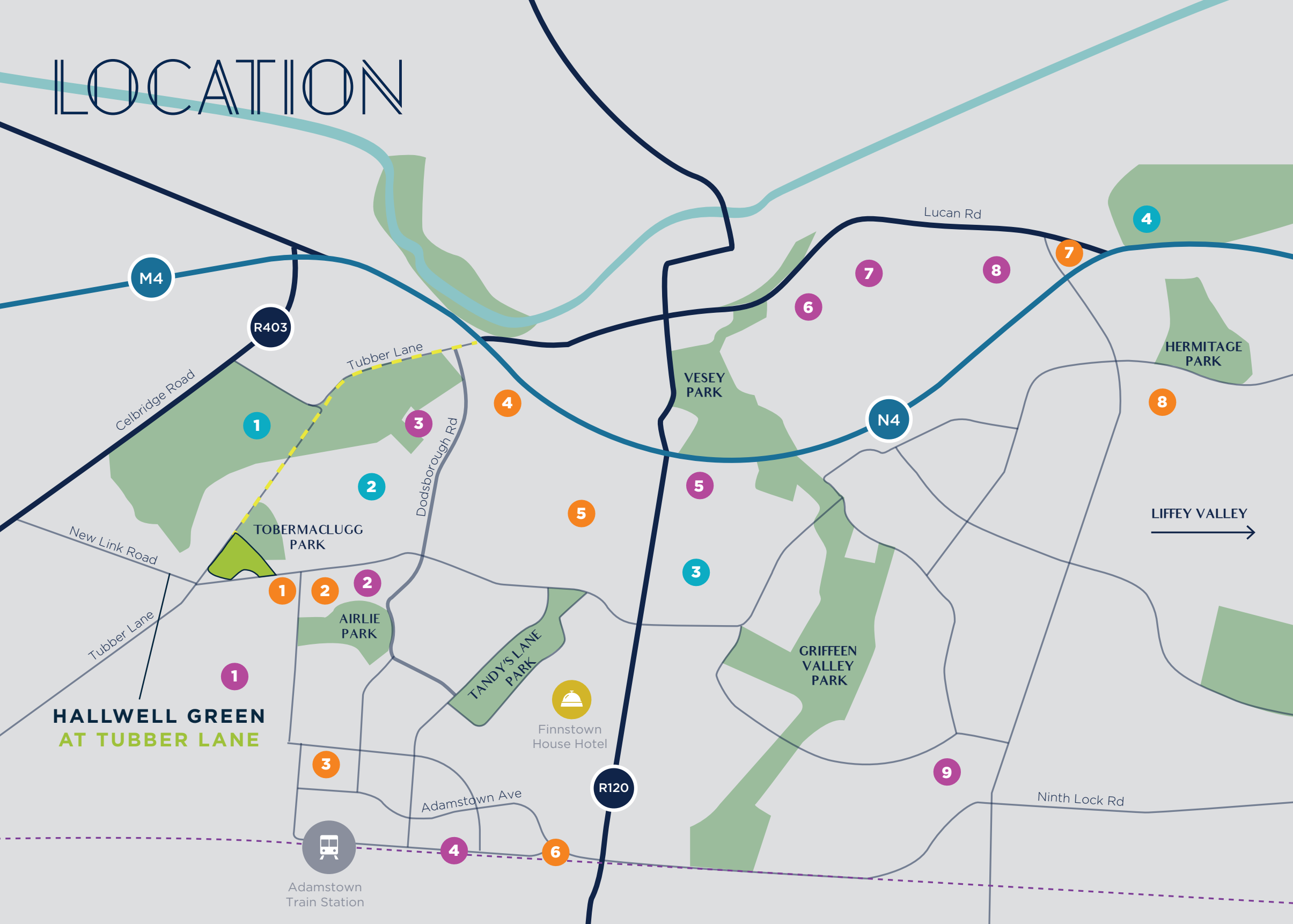
These homes are located overlooking the picturesque Lucan Golf Club and close to a multitude of amenities including shops, shopping centres, bus routes, train station, cafes, restaurants, schools, sports and leisure facilities. There are three large parks nearby, Airlie, Tubbermaclugg and Tandy's Lane Park. Lucan Village, with its array of shops and services, is nearby. There are numerous sports clubs in the area, including GAA, cricket, tennis, soccer, hockey and golf.



In the past two years, this location has seen exceptional development as many more families move into this great development. Already, schools, shops and a train station are in situ and three large parks – Airlie, Tubbermaclugg (beside Hallwell) and Tandy's Lane Park are taking shape as Adamstown further develops. A new link road to the Celbridge Road provides another main access to the project. Hallwell Green is beside the beautiful Lucan Golf Club and Lucan Village is only a short drive away.

Hallwell Green is perfectly located from a transport perspective, with easy access to the city centre by bus, train, car or cycling. The proximity to the N4 and M50 brings the whole of Dublin and surrounding counties within easy reach, also Dublin Airport.

LOCATION



Transport to the city is excellent with the very regular C1 and C2 bus routes passing close by and a superb rail service available from Adamstown. Local shopping is excellent, with Tesco at Dodsborough and Lucan Shopping Centre very convenient. Liffey Valley Shopping Centre is a short drive away and is one of Ireland's very best retail centres and includes a multi-screen cinema.

All journey times are estimated. Location map not to scale.

BY CAR

Lucan Village	5mins
Liffey Valley	10mins
M50	10mins
Dublin Airport	25mins
Dublin City	35mins
M4	10mins
Adamstown Train Station	10mins

BY TRAIN FROM ADAMSTOWN

Heuston Station	21mins
Connolly Station	34mins
Grand Canal Dock	42mins

BY BUS

C1 & C2	
Dublin City	55mins

RETAIL

1. Lidl
2. Insomnia
3. The Crossings - Tesco & Aldi
4. Hillcrest Shopping Centre
 - Tesco
 - Costa Coffee
 - Domino's Pizza
 - JJ Young Butcher
 - Adrian Dunne Pharmacy
5. Lucan Shopping Centre
 - SDCC Library
 - O'Briens Sandwich Cafe
 - McDonalds
 - Super Valu
 - Starbucks
 - Dunnes Stores
 - O'Briens Wine Off Licence
 - Lloyds Pharmacy
 - Peter Mark Haridressers
 - Lucan Barber
 - Medical Centre
 - Regency Cleaners
 - Mullins & Henry Opticians
 - Base Wood Fired Pizza
 - Mao
 - Musa Beauty
6. Londis Adamstown
7. Retail Park
8. Fonthill Retail Park

SCHOOLS/CRECHE

1. Proposed Primary School
2. Giraffe Childcare/Creche
3. Scoil Mhuire Primary
4. Primary Schools
5. St Thomas's & Scoil Aine Naoafa
6. St Mary's Primary School
7. St Joesph's College
8. Coilaiste Phadraig
9. Griffeen Educate Together

SPORTS

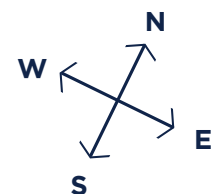
1. Lucan Golf Club
2. Lucan United
3. Athletics & Hockey Clubs
4. Hermitage Golf Club



SITE MAP

-  **APARTMENT**
One Bedroom Plus Study
Approx. 52 sq.m / 560 sq.ft
-  **DUPLEX**
Three Bedroom Plus Study
Approx. 120 sq.m / 1,291 sq.ft

Site Plan is for illustrative purposes only. Layouts may vary. Not to Scale.



**NOW
SELLING**



SITE MAP

APARTMENT
One Bedroom Plus Study
Approx. 52 sq.m / 560 sq.ft

DUPLEX
Three Bedroom Plus Study
Approx. 120 sq.m / 1,291 sq.ft

SPECIFICATIONS

ENERGY EFFICIENCY

- A2/A3 (BER) Building Energy Rating.
- Complies with the new proposed NZEB Performance requirements standards.
- Reduced heating bills and great heat retention.
- High levels of insulation to floors, walls, and roofs.
- Improved Air tightness used in conjunction with the HRV system reducing heat and energy loss through the fabric of the building.

BER A2/A3

WARRANTY

- Each home is covered by the 10 Year Homebond Guarantee Scheme.

PUBLIC OPEN SPACE

- The over all development comes with landscaped public open space including high levels of mature planting, informal seating areas and enjoyable walks.

HEATING

- Air to Water heat pump system provides domestic hot water and efficient heating, serving wall mounted steel radiators. Air to water heat pumps are electrically driven and are better suited to use renewable energy sources feeding into the electrical grid than other forms of heating such as Gas, Oil or electric storage.

AIR TIGHTNESS.

- All homes detailed and constructed to provide a high level of air tightness inline with the current building regulations.

KITCHEN

- High quality kitchen presses and worktops by Kube Kitchens as per each showunit.

VENTILATION

- Heat Recovery Ventilation (HRV) System providing tempered fresh air all year round. Ventilation tailored to the occupant needs reducing energy consumption and providing superior internal air quality and comfort as well as reducing humidity build up. Saving substantially on heating costs. The combination of HRV and heat pump technology future proofs these apartments and duplexes.

UTILITY

- Separate utility room with below countertop space provided for washing machine and dryer.

WARDROBES

- Superior quality fitted wardrobes by Bespace in bedrooms.

INTERNAL FINISHES

- High levels of insulation throughout Internal walls are plaster skimmed and painted throughout per the show unit.

BATHROOMS & EN-SUITES

- High quality fittings in bathrooms and ensuites standard as per show unit. Similar quality floor tiles as per show unit.

WINDOWS & DOORS

- High-performance double-glazed uPVC windows and patio doors.

EXTERNAL WALLS

- High quality low maintenance exterior finishes.

PARKING

- Each property has one desinated car space.

1 BEDROOM + STUDY

APARTMENT



A QUALITY DEVELOPMENT

Hallwell Green comprises spacious A-Rated apartments and duplexes.

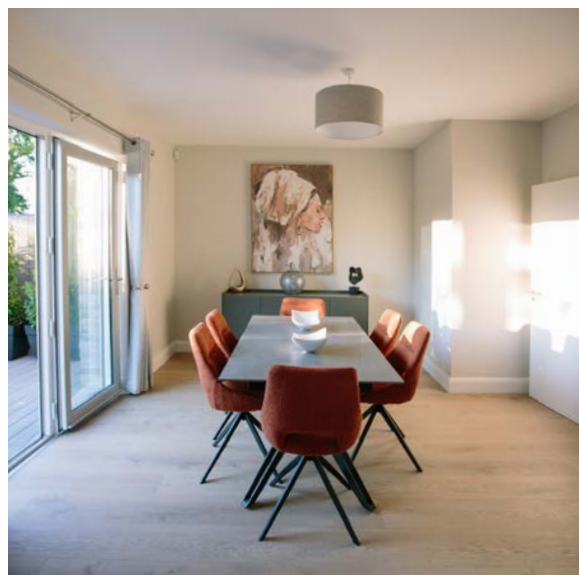
Hallwell Green is built to the very latest building standards and all homes will be A-rated. Very high levels of insulation will ensure that the running costs of the homes are well below those of older, less efficient homes.

Convenience is the key at Hallwell Green, with great connectivity to Lucan Village, Adamstown Train Station and numerous bus links to the city.

For over four decades, Hugh Mc Greevy & Sons have been building houses of real quality in the Lucan area. Developments such as Ballydowd Manor, Elmbrook, Fforster Square and The Grove in Hanstead in Lucan have stood the test of time and remain very popular today and are a testament to the build quality. McGreevy's are proud of their excellent reputation for building top quality homes and Hallwell Green is no different.

3 BEDROOM + STUDY

DUPIX HOME

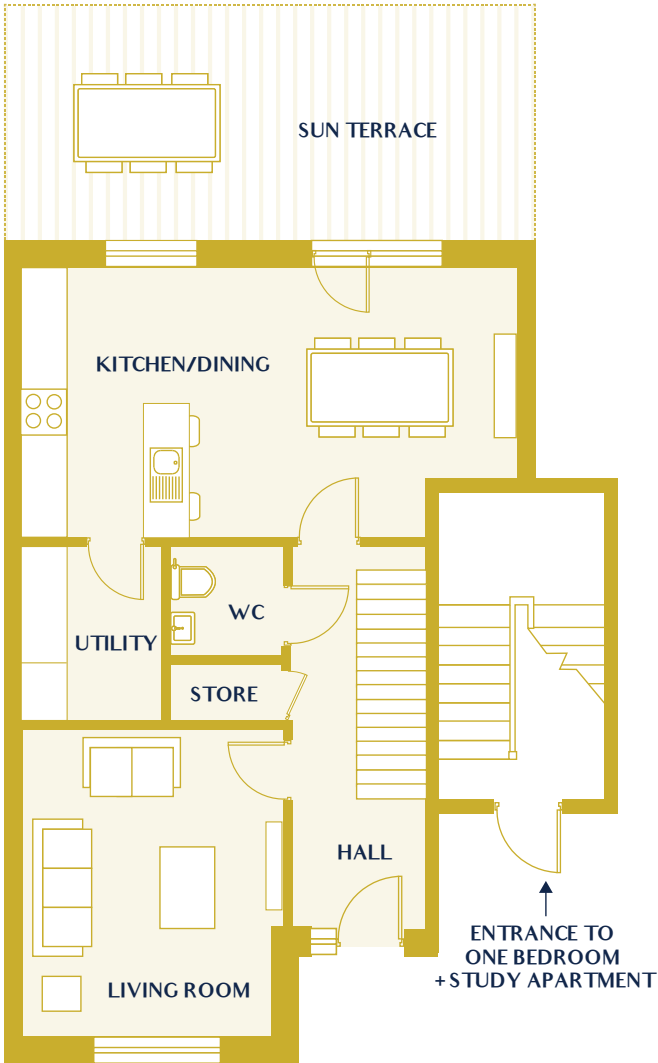


THREE BEDROOM PLUS STUDY GROUND/FIRST FLOOR DUPLEX HOME

APPROX. 120 SQM / 1,291 SQFT

ONE BEDROOM PLUS STUDY SECOND FLOOR APARTMENT

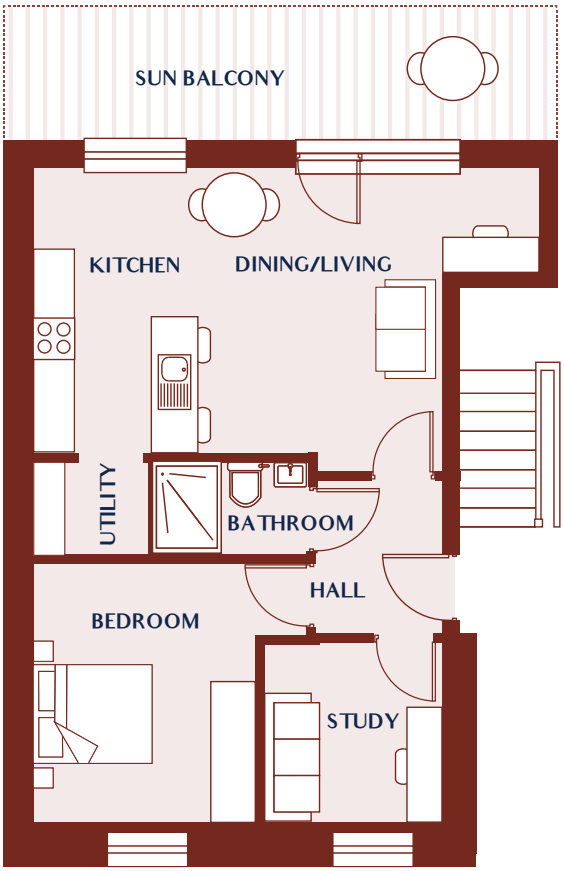
APPROX. 52 SQM / 560 SQFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PROFESSIONAL TEAM

DEVELOPER

**Hugh Mc Greevy
& Sons**

HUGH MCGREEVY & SONS

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DUBLIN 6W

SOLICITOR



HBMO SOLICITORS
12 ELY PLACE
DUBLIN 2

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