

ADAMSTOWN TRAIN STATION



LOCAL SHOPS



LUCAN SHOPPING CENTRE



ADAMSTOWN SCHOOLS



LUCAN VILLAGE



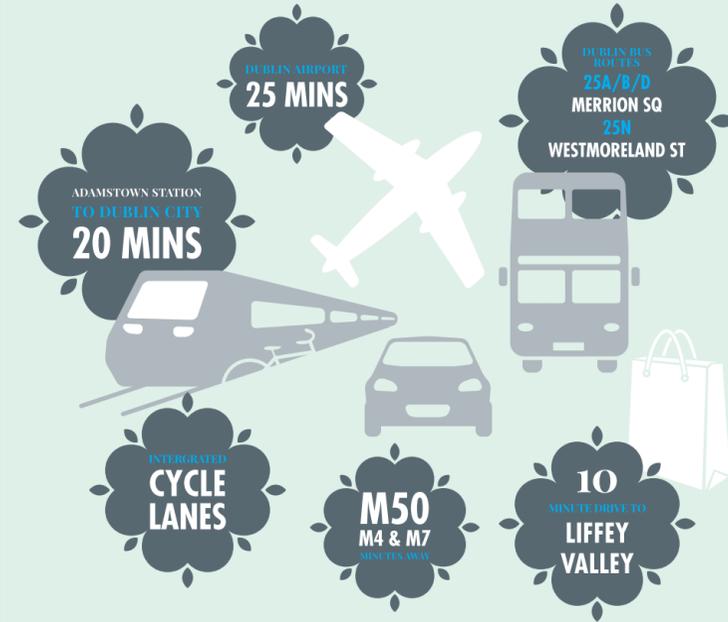
LIFFEY VALLEY SHOPPING CENTRE



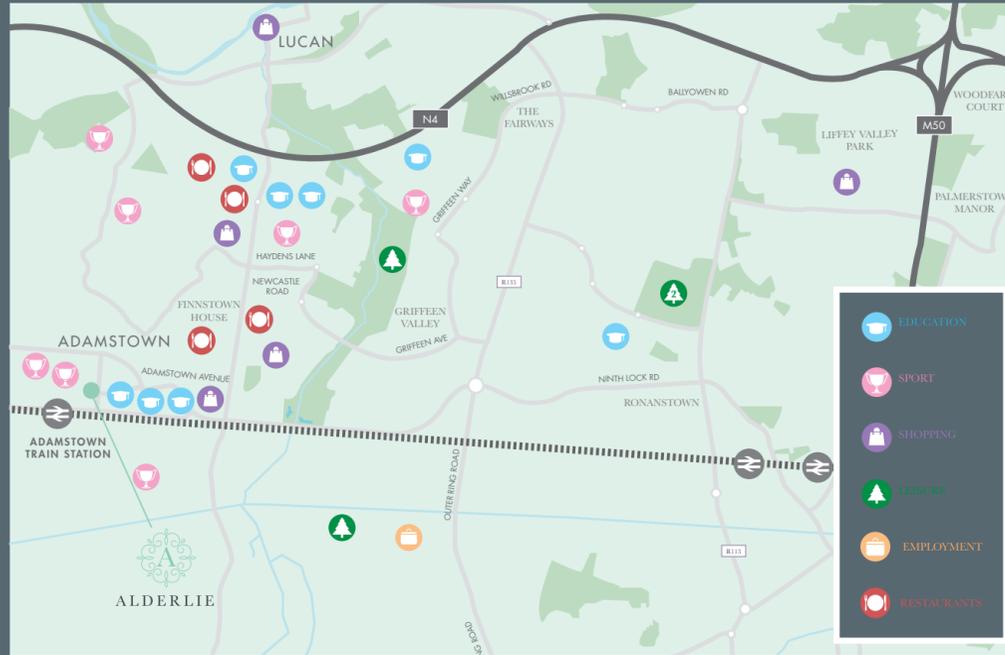
M50 ACCESS



LOCAL TRANSPORT & AMENITIES



Ideally positioned, the Alderlie apartments are just minutes from the Adamstown train station and two highly regarded primary schools and a secondary school. The apartments are also within close proximity to the local Adamstown neighbourhood shopping centre and crèche.



DEVELOPER

Castlethorn
Building Homes - Building Communities

CASTLETHORN DEVELOPMENTS
ADAMSTOWN UC
USHER HOUSE
MAIN STREET
DUNDRUM
DUBLIN 14

JOINT AGENTS



01 618 1300

PSRA: 002233

SAVILLS NEW HOMES
33 MOLESWORTH STREET
DUBLIN 2



01 601 1811

PSRA: 3325

LEAHY RESIDENTIAL
168 ADAMSTOWN AVENUE
LUCAN
CO. DUBLIN

ARCHITECTS

O MAHONY PIKE
THE CHAPEL
MOUNT SAINT ANNES
MILLTOWN
DUBLIN 6

SOLICITORS

MCCANN FITZGERALD
RIVERSIDE ONE
37 - 42
SIR JOHN ROGERSON'S QUAY
DUBLIN 2
PH: 01 829 0000



Adamstown

designed for living - designed for life

DISCLAIMER: SAVILLS IRELAND / LEAHY RESIDENTIAL AND THE VENDOR/ LESSOR GIVE NOTE THAT THE PARTICULARS AND INFORMATION CONTAINED IN THIS BROCHURE DO NOT FORM ANY PART OF ANY OFFER OR CONTRACT AND ARE FOR GUIDANCE ONLY. THE PARTICULARS, DESCRIPTIONS, DIMENSIONS, REFERENCES TO CONDITION, PERMISSIONS OR LICENCES FOR USE OR OCCUPATION, ACCESS AND ANY OTHER DETAILS, SUCH AS PRICES, RENTS OR ANY OTHER OUTGOINGS ARE FOR GUIDANCE ONLY AND ARE SUBJECT TO CHANGE. MAPS AND PLANS ARE NOT TO SCALE AND MEASUREMENTS ARE APPROXIMATE. WHILST CARE HAS BEEN TAKEN IN THE PREPARATION OF THIS BROCHURE INTENDING PURCHASERS, LESSEES OR ANY THIRD PARTY SHOULD NOT RELY ON PARTICULARS AND INFORMATION CONTAINED IN THIS BROCHURE AS STATEMENTS OF FACT BUT MUST SATISFY THEMSELVES AS TO THE ACCURACY OF DETAILS GIVEN TO THEM. NEITHER SAVILLS IRELAND NOR ANY OF ITS EMPLOYEES HAVE ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY (EXPRESS OR IMPLIED) IN RELATION TO THE PROPERTY AND NEITHER SAVILLS IRELAND NOR ANY OF ITS EMPLOYEES NOR THE VENDOR OR LESSOR SHALL BE LIABLE FOR ANY LOSS SUFFERED BY AN INTENDING PURCHASER/ LESSEES OR ANY THIRD PARTY ARISING FROM THE PARTICULARS OR INFORMATION CONTAINED IN THIS BROCHURE. PRICES QUOTED ARE EXCLUSIVE OF VAT (UNLESS OTHERWISE STATED) AND ALL NEGOTIATIONS ARE CONDUCTED ON THE BASIS THAT THE PURCHASERS/ LESSEES SHALL BE LIABLE FOR ANY VAT ARISING ON THE TRANSACTION. THIS BROCHURE IS ISSUED BY SAVILLS IRELAND ON THE UNDERSTANDING THAT ANY NEGOTIATIONS RELATING TO THE PROPERTY ARE CONDUCTED THROUGH IT. ALL MAPS PRODUCED BY PERMISSION OF THE ORDNANCE SURVEY IRELAND LICENCE NO AU 001799 © GOVERNMENT OF IRELAND | 2014



ALDERLIE APARTMENTS

204 - 214 ADAMSTOWN AVENUE

www.alderlie.ie

HIGH QUALITY SPECIFICATIONS

INTERNAL FINISHES

- All walls and ceilings will be plastered and painted in a neutral paint colour

KITCHEN/UTILITY

- Subject to signing contracts within 28 days of issue the following appliances will be included:- a fridge-freezer, electric oven/hob, dishwasher, combined washer/dryer and extractor fan

BATHROOMS/EN-SUITES

All bathrooms and en-suites are fitted with high-quality sanitary ware throughout

- Shower doors are fitted to all en-suites
- Wet-room style low profile shower trays to master en-suites
- Thermostatically-controlled shower in master en-suite
- Wall and floor tiling fitted in bathroom and en-suite as per show apartment
- Luxury baths with mixer handset
- Chrome towel rails fitted to all bathrooms and en-suites

DOORS AND IRONMONGERY

- All apartments fitted with 2-panel painted internal doors and architraves and quality chrome ironmongery
- All apartments fitted with 6" painted skirting board

WARDROBES

- Luxurious fitted wardrobes provided in bedrooms as per show apartment



ELECTRICAL

- Smoke, heat and carbon monoxide detectors fitted as standard
- Wired for intruder alarm
- Climote energy management system to enable control of the heat and hot water operations remotely
- All apartments are wired for Virgin Media and Eir

EXTERNAL WINDOWS AND DOORS

- High-performance low-energy Aluminium double glazed windows (u value 1:2)
- Patio doors fitted as per show apartment

HEATING, VENTILATION AND RENEWABLES

- Gas-fired central heating
- Demand control mechanical extract ventilation fitted to all apartments
- High levels of insulation in walls, roof and floors

MANAGEMENT COMPANY

- A management company, of which each owner will become a member, will take common areas and utilities in charge
- Service charges are paid annually to the management company
- Savills are the appointed management agent for Alderlie

GUARANTEE

- Each apartment is covered by a 10 year structural defects policy provided by Global Home Warranties Limited

204 -214 Adamstown Avenue

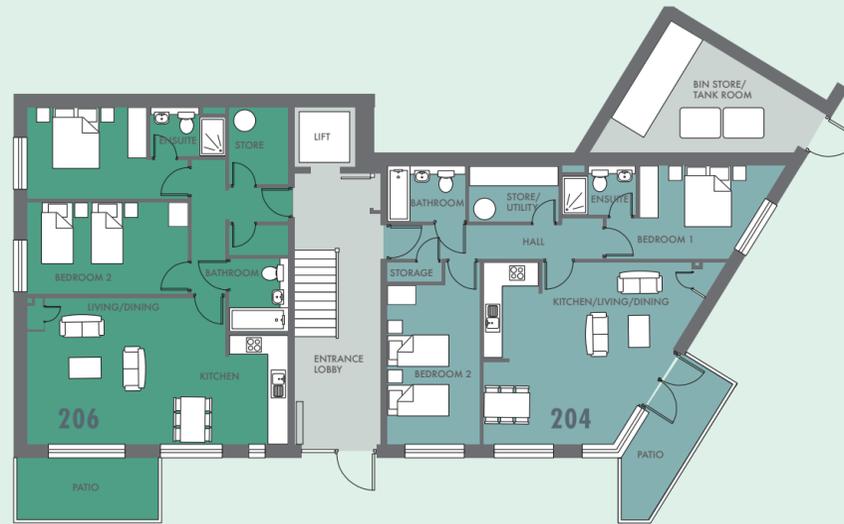


2 BEDROOM APARTMENT

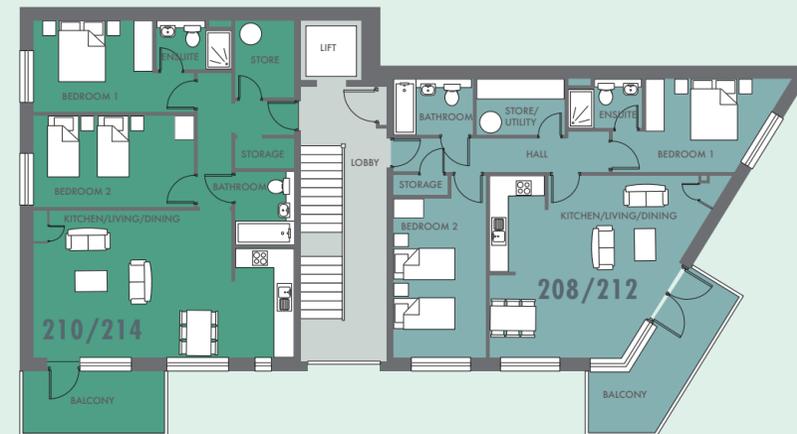
82 sq.m / 882 sq.ft

2 BEDROOM APARTMENT

81 sq.m / 872 sq.ft



GROUND FLOOR



FIRST / SECOND FLOOR

Floor plans are for illustrative purposes only. Layouts may vary.

SITE PLAN



ALDERLIE

