

ADAMSTOWN TRAIN
STATION



300M

LOCAL SHOPS



700M

LUCAN SHOPPING CENTRE



1.7km

ADAMSTOWN SCHOOLS



500M

LUCAN VILLAGE



2.9KM

LIFFEY VALLEY
SHOPPING CENTRE



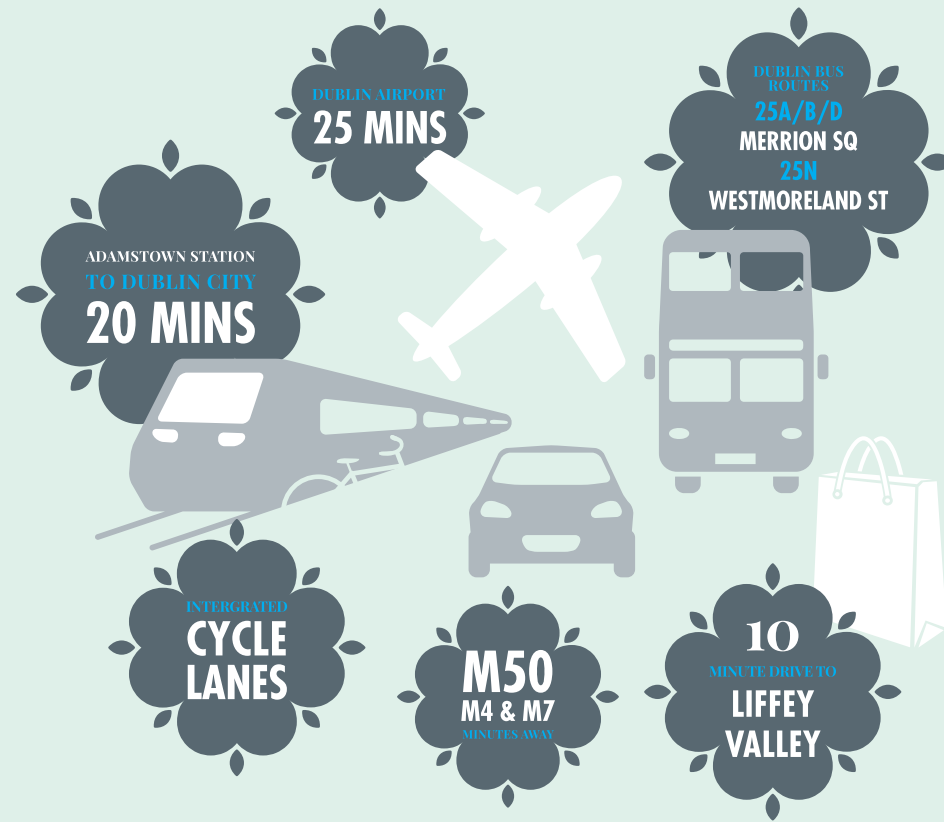
6KM

M50 ACCESS



6.9KM

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
DUNDUM
DUBLIN 14

ARCHITECTS

O MAHONY PIKE
THE CHAPEL
MOUNT SAINT ANNES
MILLTOWN
DUBLIN 6

JOINT AGENTS



01 618 1300

PSRA: 002233

SAVILLS NEW HOMES
33 MOLESWORTH STREET
DUBLIN 2

SOLICITORS

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



01 601 1811

PSRA: 3325

LEAHY RESIDENTIAL
168 ADAMSTOWN AVENUE
LUCAN
CO. DUBLIN



Adamstown

designed for living - designed for life

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**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

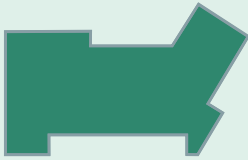
MANAGEMENT COMPANY

- 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

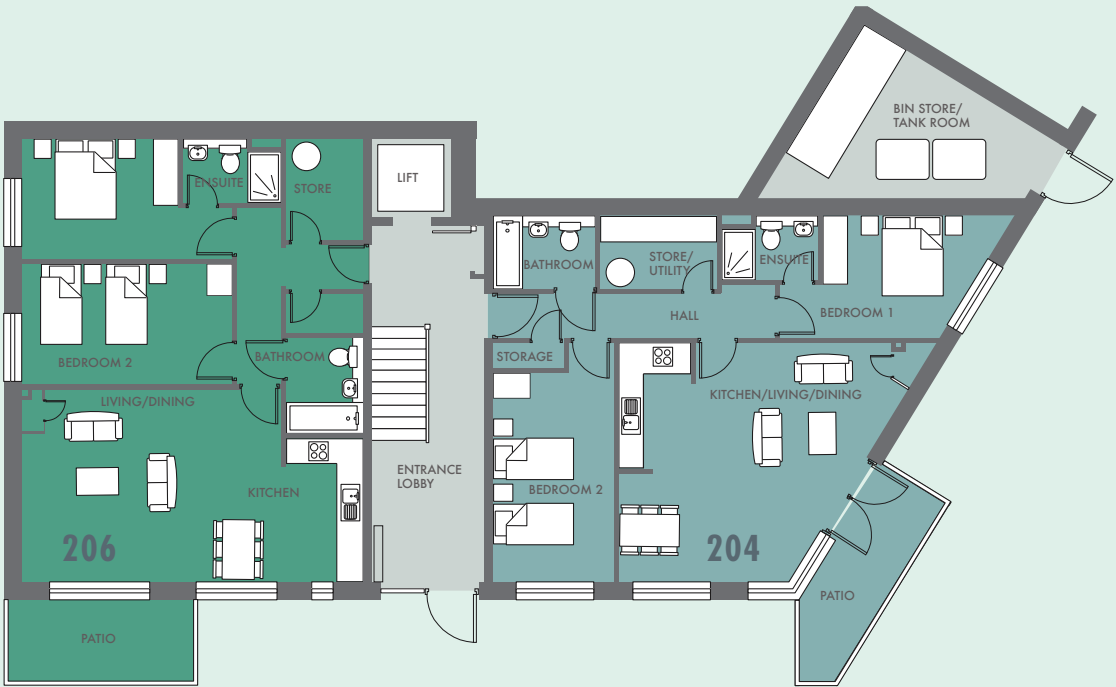


2 BEDROOM APARTMENT

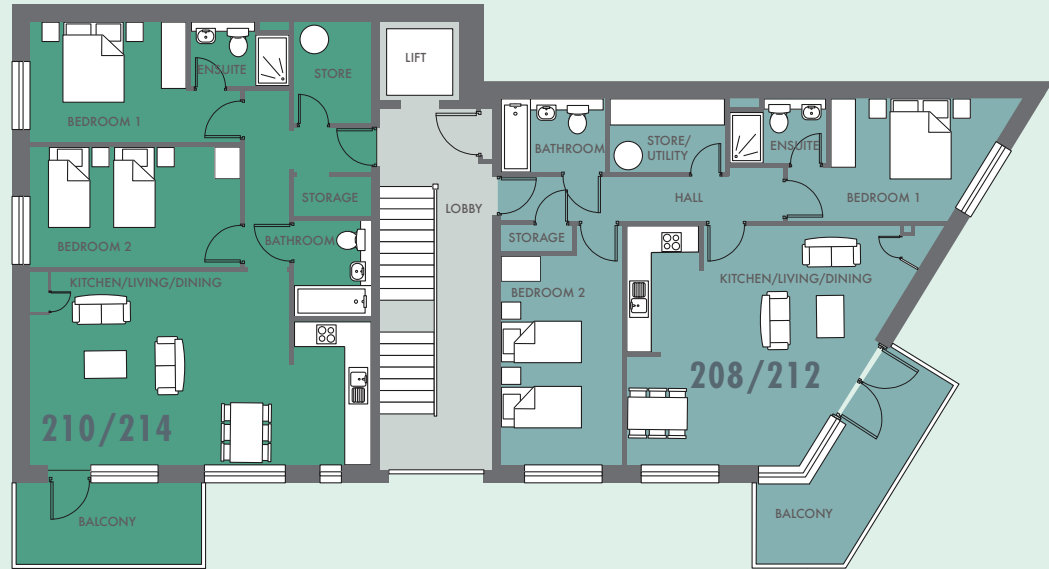
82 sq.m / 882 sq.ft

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

