



SOMERTON

Newcastle Road, Lucan

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[somerton.ie](http://somerton.ie)

# Castlethorn

Building Homes, Building Communities



**LUCAN LIVE HERE**



# SOMERTON

Newcastle Road, Lucan

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**Family life is brought to a new level at Somerton, a Castlethorn development of superior homes in the heart of beautiful Lucan.**

Designed by O'Mahony Pike Architects, Somerton offers an attractive and varied mix of house styles, with homes to appeal to a wide variety of purchasers along with communal open amenity spaces within the development to maximise the residents enjoyment of their living environment.





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## A HOME AND COMMUNITY THAT GROW WITH YOU.

The ethos of Castlethorn is “Building homes, Building Communities” and there is no exception here at Somerton with a variety of house styles on offer for purchasers at all stages of their life, giving the development the core foundations of building a thriving community from its infancy.

Somerton’s contemporary architectural design and attention to detail is inspired by the local history and village of Lucan. The result is a well craft, generously sized and thoughtfully laid out 21st century A rated development that blends into the existing environs of a mature residential suburb.

This prestigious development of three, four and five bedroom homes is designed with spacious interiors, attractive exteriors and beautiful green spaces coming together to create enviable homes in a central location.



# LUCAN PLAY HERE





O'NEILLS



ozone  
cars

FIRST

# A Lucan lifestyle caters for all.

Lucan Village, situated less than 10 miles from Dublin City Centre is steeped in history and charm with a wide variety of shops, cafés, restaurants, bars and retail outlets.

For the more athletic orientated, local sports clubs include Lucan Sarfields GAA club, Lucan United Soccer Club, Barnhall Rugby Club and Weston Hockey club. Golfers are spoilt for choice with both Hermitage and Lucan golf clubs within easy reach of Somerton.

There are many local parks including the planned Tandy's Lane Park, Griffeen Valley Park and Vesey Park together with scenic walks along the River Liffey banks and The Grand Canal.

For the shopping enthusiast there is Lucan Shopping Centre, Lucan Village or The Liffey Valley shopping centre which is one of Ireland's largest shopping and leisure destinations.

Local schools include Lucan National School, Lucan Community College and Kings Hospital.







AN ABUNDANCE OF CONVENIENCES  
ON YOUR DOORSTEP



Liffey Valley Shopping Centre

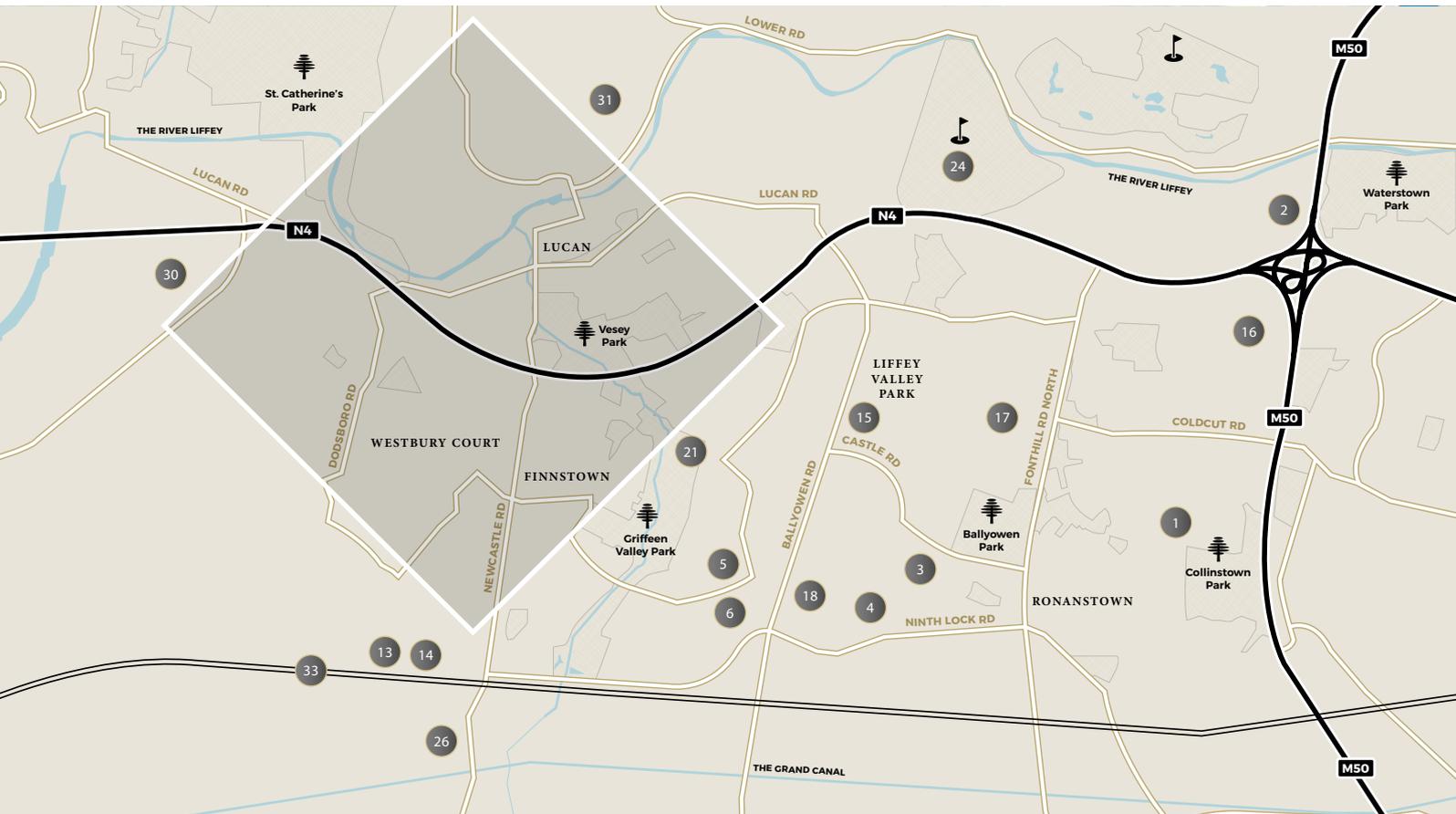
Griffen Valley Park

Newcastle Road

Finnstown House



# PERFECTLY POSITIONED



## EDUCATION

1. St Marys Senior NS
2. The Kings Hospital
3. Divine Mercy Junior NS
4. Lucan Community NS
5. Griffeen Valley Educate together NS
6. Lucan East Educate together NS
7. Gaelscoil Eiscir Riada
8. Esker Educate Together NS
9. Scoil Mhuire NS
10. Lucan Community College
11. Scoil Aine Naofa
12. St Josephs Secondary School
13. Adamstown Community College
14. Adamstown Primary Schools

## RETAIL

15. Fonthill Retail Park
16. Liffey Valley Shopping Centre
17. Lidl & Eurospar
18. Finnstown Neighbourhood Centre
19. Supervalu & Lucan Shopping Centre
20. Lucan Village

## SPORT AND LEISURE

21. Lucan Sports & Leisure Centre
22. Lucan Golf Club
23. Lucan United Football Club
24. Hermitage Golf Club
25. Weston Hockey Club
26. Lucan Sarsfields GAA

## PLACES OF INTEREST

27. Lucan Library
28. Saint Patricks Church
29. Finnstown Castle
30. Weston Airport
31. Fort Lucan
32. Lucan Spa Hotel
33. Adamstown Train Station

## 34. SOMERTON



# IDEALLY LOCATED



Iarnród Éireann



Dublin Bus ROUTE 25A



Dublin Bus ROUTE 25B



M50 Northbound



M50 Southbound



\*All Times are approximate and arrival times may vary. Times shown above are incremental.



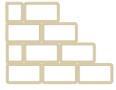




## RELAX UNWIND

Somerton homes feature large kitchen and dining areas, which are perfect for entertaining, as well as warm and inviting living rooms for that all-important family movie night.

# SUPERIOR LIVING SPACE



## External Finishes

- ◆ High quality low-maintenance external finishes
- ◆ Low-maintenance uPVC fascia, soffits, gutters and downpipes



## Internal Finishes

- ◆ All walls and ceilings will be plaster skimmed and a choice of paint colours will be available
- ◆ 9ft floor-to-ceiling heights on the ground floor
- ◆ Insulated air tight trap door and pull down ladder fitted for easy access to attic in all houses



## Kitchen / Utility

- ◆ Fully-fitted kitchens will be fitted with the following appliances; integrated fridge freezer, Bosch electric oven, Bosch induction hob, integrated dishwasher, washer / dryer and extractor fan (subject to signing contracts within 28 days)



## Wood Stoves

- ◆ Fitted to a selection of Detached homes
- ◆ A Wanders S60 Wood burning stove with contemporary stone surround and hearth, fitted to the ground floor living room



## The 3 Bed Houses

- ◆ Super quality fitted kitchen in deep recessed 5 piece shaker style panel with oak grain finish in a choice of colours
- ◆ Solid black granite worktop, with up-stand and splash-back behind the hob



## The 4 and 5 Bed Houses

- ◆ Superbly crafted kitchen in solid oak in a choice of colours
- ◆ Carrara Quartz worktop, with up-stand and splash-back behind the hob
- ◆ Integrated Bosch double oven to 4 and 5 bed kitchens





### Bathrooms / En-Suites

- ◆ All bathrooms and en-suites are fitted with high-quality sanitary ware throughout
- ◆ Wet-room style low profile shower trays and doors
- ◆ Luxury baths with bath shower mixer and handset
- ◆ Shower doors are fitted to all en-suites
- ◆ Porcelanosa tiles to wall and floors in bathroom and en-suite as per showhome. Choice of tiles available.
- ◆ Thermostatically-controlled shower in master en-suite
- ◆ Chrome heated towel rails fitted in main bath and en-suite
- ◆ Additional stand-alone shower in main bathroom in The Willow, The Maple, The Sycamore and The Oak houses.



### Wardrobes

- ◆ Luxurious fitted wardrobes to all double bedrooms



### Electrical

- ◆ Smoke, heat and carbon monoxide detectors fitted as standard
- ◆ Wired for intruder alarm
- ◆ Climate electronic time clock for heating and hot water
- ◆ Under-counter lighting included in the kitchen
- ◆ All houses are wired for Virgin Media and eir



### Doors And Ironmongery

- ◆ All houses fitted with 3-panel painted internal doors and architraves & brushed chrome handles
- ◆ All houses fitted with 6" moulded painted skirting board
- ◆ White oak handrail to stairs with painted balustrades



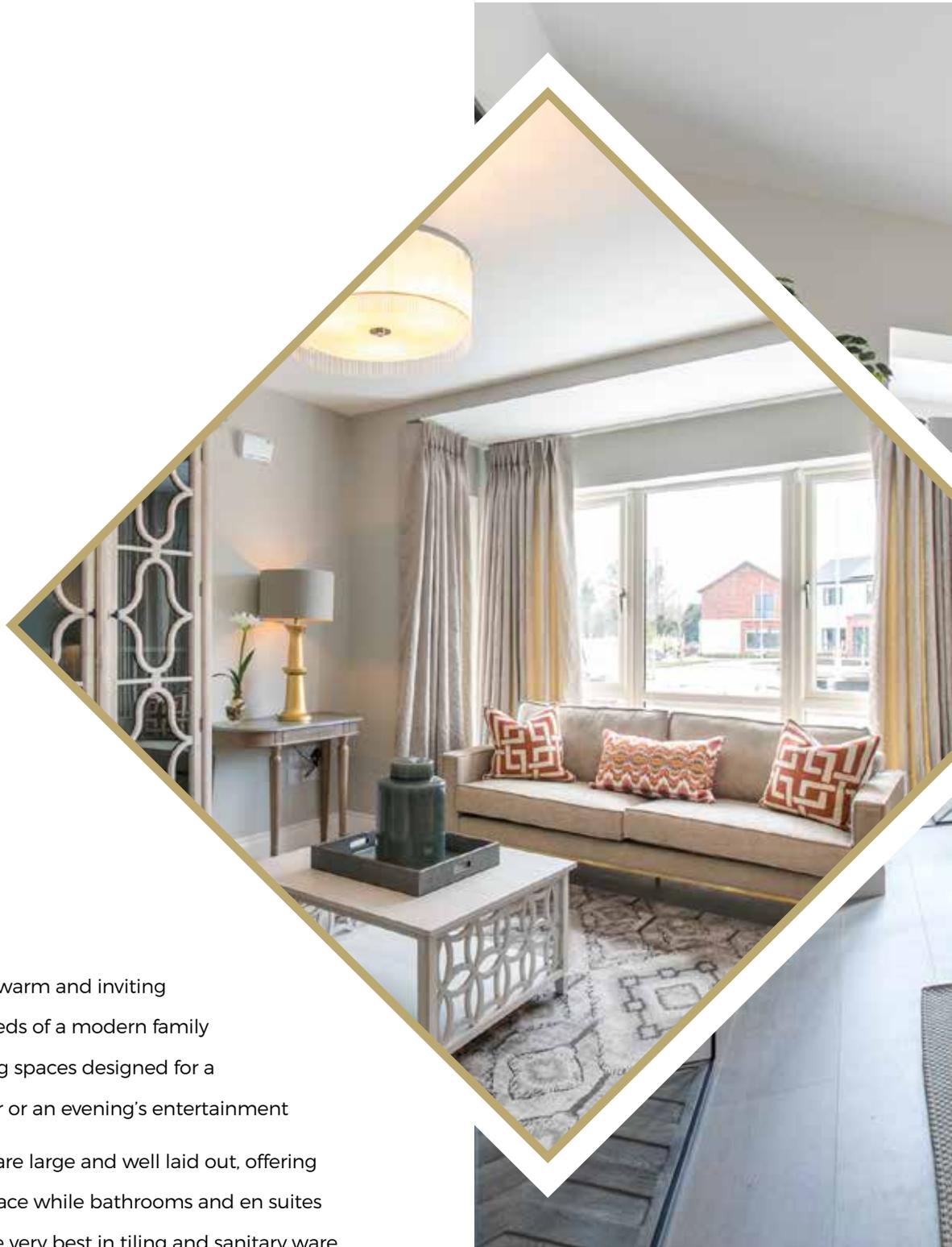
# EFFORTLESSLY ELEGANT

Bright, spacious and undeniably stylish  
Somerton homes bring the beauty outside  
in. With 9ft high ceiling heights at ground  
floor and well proportioned double glazed  
windows bring an abundance of natural  
light taking full advantage of the summer  
sun, while contemporary fireplaces with  
wood burning stoves lend warmth and  
comfort in the winter.\*



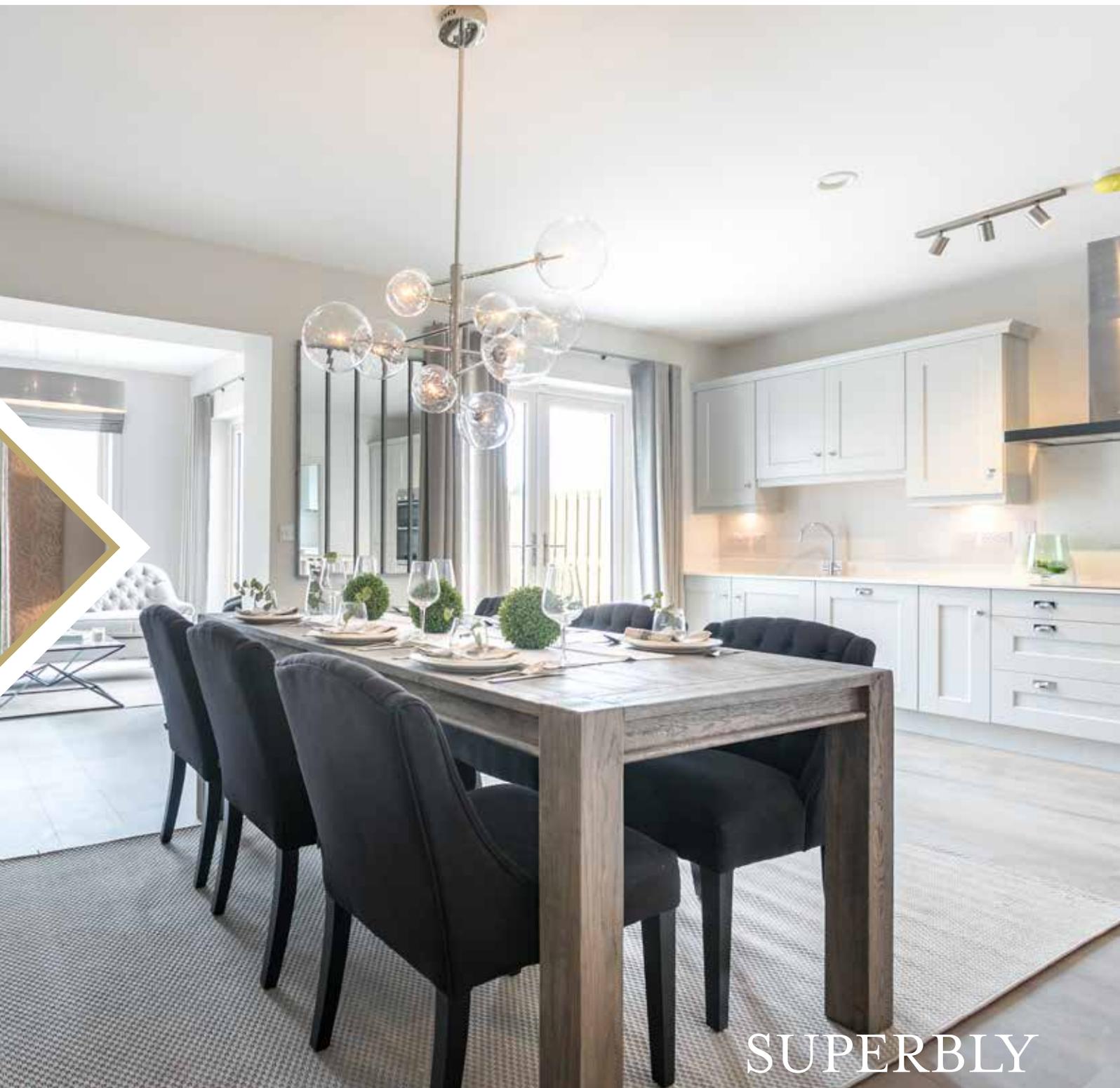


\*Fireplaces with wood burning stoves in certain house types only



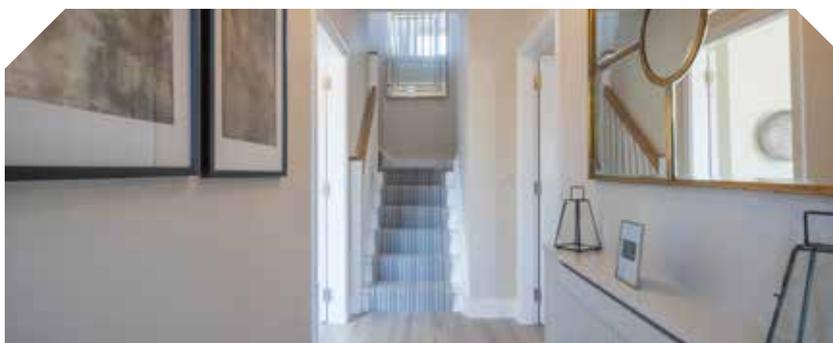
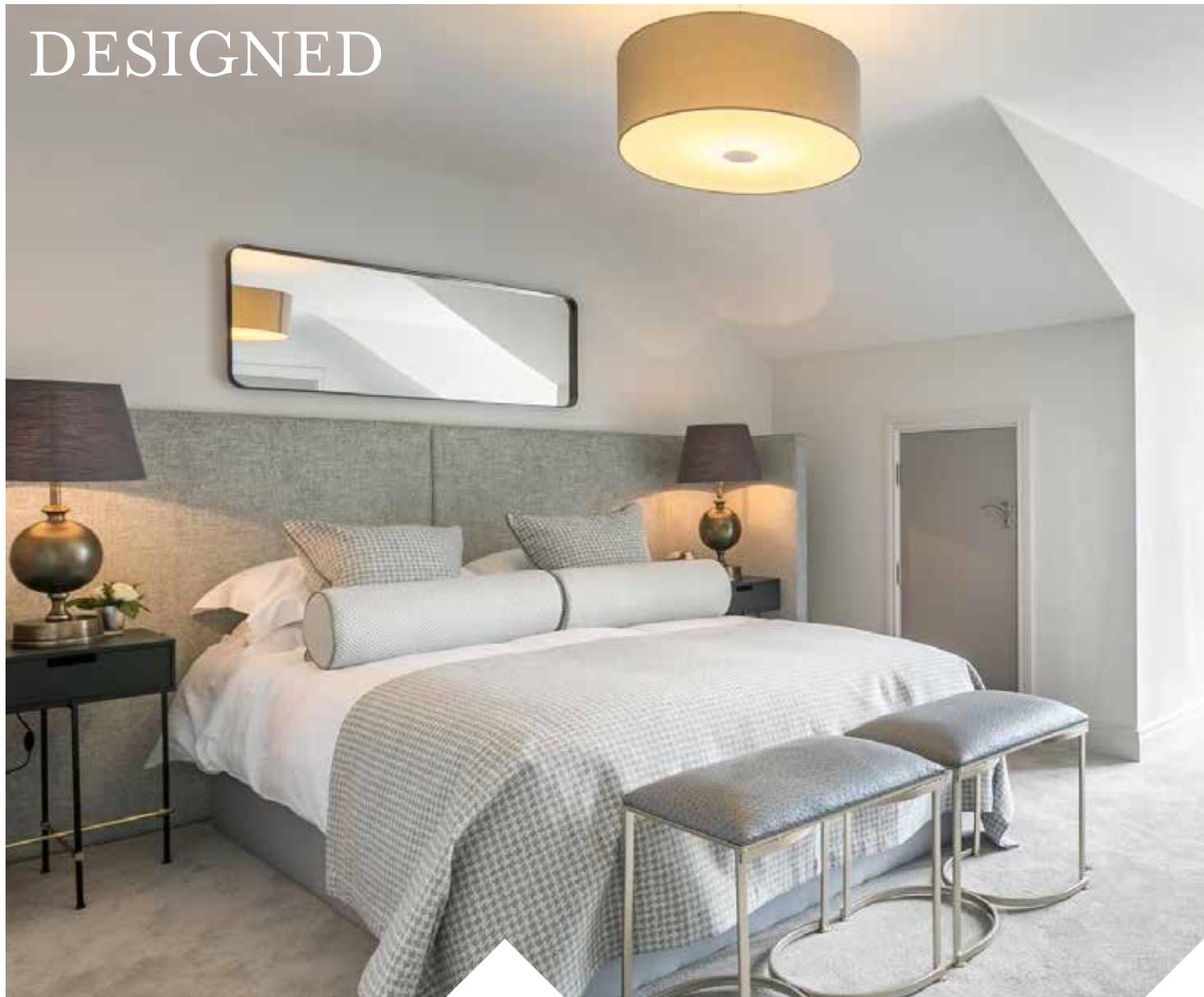
Stylish kitchens are warm and inviting designed for the needs of a modern family with open plan living spaces designed for a simple family dinner or an evening's entertainment

Upstairs bedrooms are large and well laid out, offering excellent storage space while bathrooms and en suites are finished with the very best in tiling and sanitary ware.



SUPERBLY  
SPACIOUS

# TASTEFULLY DESIGNED





# ENVIRONMENTALLY FRIENDLY

## Heating and Ventilation

- ◆ 3 zone gas-fired central heating
- ◆ Pressurised hot and cold water system throughout houses providing increased pressure to all wash hand basins, baths and showers
- ◆ Mechanical demand controlled ventilation system
- ◆ Roof mounted solar photo voltaic panels for supplementary electricity and reduced energy bills
- ◆ All radiators with individual thermostatically-controlled valves
- ◆ Dual-flush WC cisterns for water conservation
- ◆ Low pressure water conservation taps to sinks
- ◆ High levels of insulation in walls, roof and floors
- ◆ A3 BER rating

## Gardens

- ◆ Rear gardens are seeded
- ◆ Flag paved patio area
- ◆ Cobble lock paving to private driveways

## Common Areas

- ◆ Extensive landscaping throughout the development

## Management Company

- ◆ An owners management company(OMC), of which each owner will become a member, will take certain common areas in charge
- ◆ Service charges, inclusive of bin collection, are paid annually to the owners management company (OMC)
- ◆ The managing agent is Savills Property management

## Efficient Low-Energy Design

- ◆ The houses at Somerton enjoy many features designed to reduce energy demand and to reduce the cost of heating and hot water production.

## Windows

- ◆ Houses at Somerton are fitted with high performance windows which are significantly more efficient than traditional double glazing

## Insulation

- ◆ All of our houses are constructed with superior levels of insulation and they are carefully designed and detailed to reduce heat loss through floors walls and roofs

## Air-Tightness

- ◆ Air-tightness membranes have been incorporated and other features to ensure that these homes are draft free and that heat does not escape from the fabric of the building

## Solar photo voltaic Panels

- ◆ The solar PV panels are mounted on the roof and are linked to the internal electrical system of the house. The panels generate power during daylight from solar radiation, a "clean green energy source". This is a totally automatic seamless and synchronized process that does not require any homeowner intervention

## Mechanical Ventilation

- ◆ The house is fitted with a mechanical ventilation system which uses a centralized low energy fan which is located in the attic. It extracts air from bathrooms, En-suites, utility rooms & kitchens. The system automatically responds to moisture in the dwelling, increasing and decreasing the amount of air being extracted from the house to correspond with the homeowners' activities
- ◆ Fresh air is introduced to the living areas and bedrooms through patented ventilation grills in the walls which also respond to moisture levels in the home

## Property Guarantee

- ◆ All properties are covered under a 10 year Global Home Warranty





# SITE PLAN

SH

## SHOWHOMES

No. 10 Somerton Green (Ash)  
No's 23, 25 & 27 Somerton Grove (Blackthorn)  
No 14 (Elder) & 16 Somerton Crescent (Oak)  
No's 33 & 35 Somerton Way (Willow)

## SALES OFFICE

No. 4 Somerton Green



### THE BLACKTHORN

3 Bedroom Mid / End Terrace  
116 Sq.m / 1248 Sq.ft



### THE ASH

3 Bedroom Detached /  
Semi detached / Terraced  
118 Sq.m / 1270 Sq.ft



### THE ELDER

5 Bedroom Semi-Detached  
184 Sq.m / 2045 Sq.ft  
or 194 Sq.m / 2152 Sq.ft



### THE OAK

5 Bedroom Detached  
188 Sq.m / 2023 Sq.ft  
or 200 Sq.m / 2150 Sq.ft



### THE WILLOW

4 Bedroom Semi-Detached  
141 Sq.m. / 1516 Sq.ft.  
or 152 Sq.m. / 1634 Sq.ft.



### THE MAPLE

4 Bedroom Detached  
143 Sq.m / 1537 Sq.ft

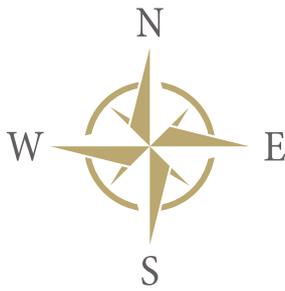


### THE SYCAMORE

4 Bedroom Detached  
156 Sq.m / 1677 Sq.ft



Plans are for illustrative purposes only. Layouts may vary.



**FUTURE PHASES**

**PHASES 1 & 2 SOLD OUT**

**SALES OFFICE**

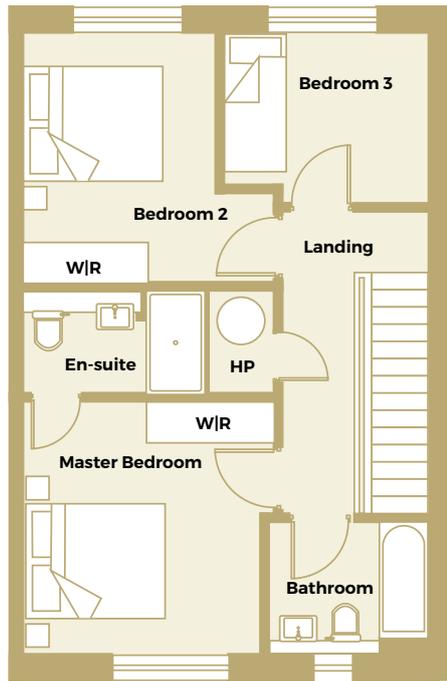
**SHOWCOURT**

**ENTRANCE**

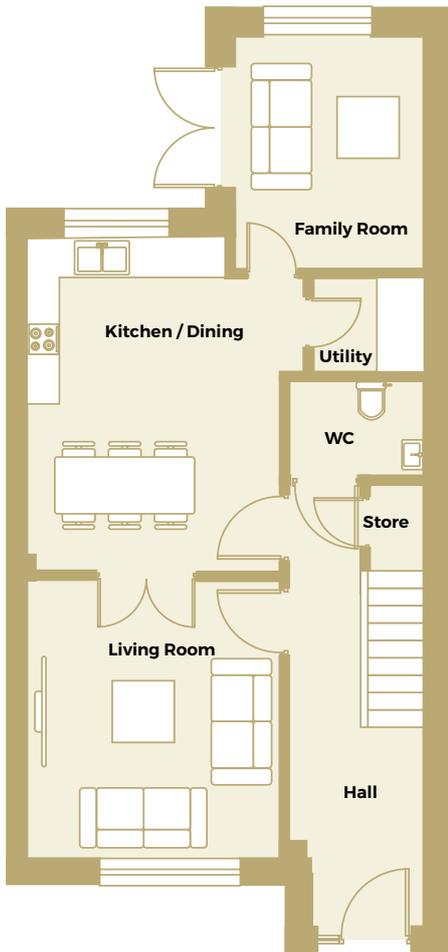
**NEWCASTLE ROAD**

# THE BLACKTHORN

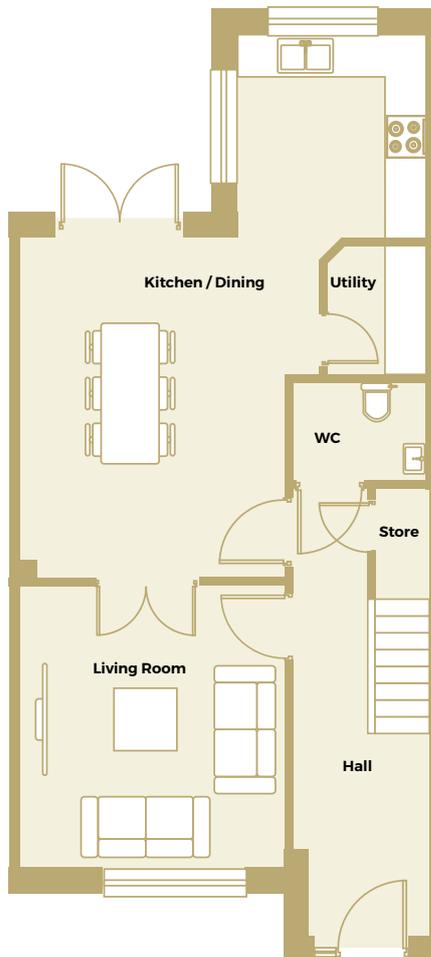
3 Bedroom Mid / End Terrace  
116 Sq.m. / 1248 Sq.ft.



FIRST FLOOR



GROUND FLOOR **OPTION 1**



GROUND FLOOR **OPTION 2**



GROUND FLOOR **OPTION 3**

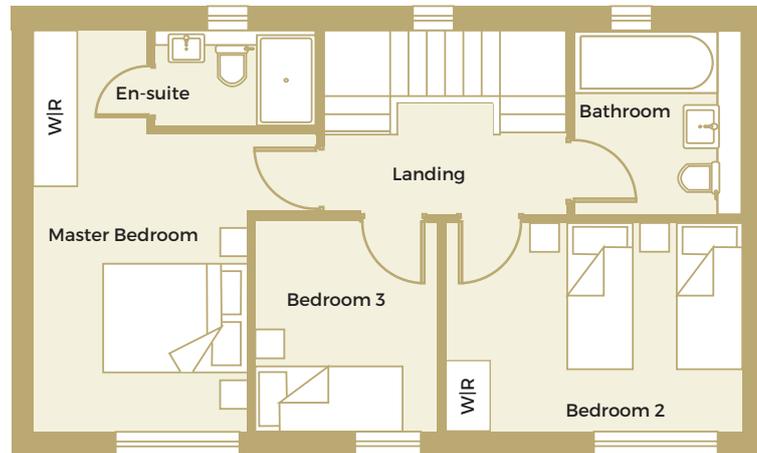
## THE ASH

3 Bedroom Detached / Semi Detached

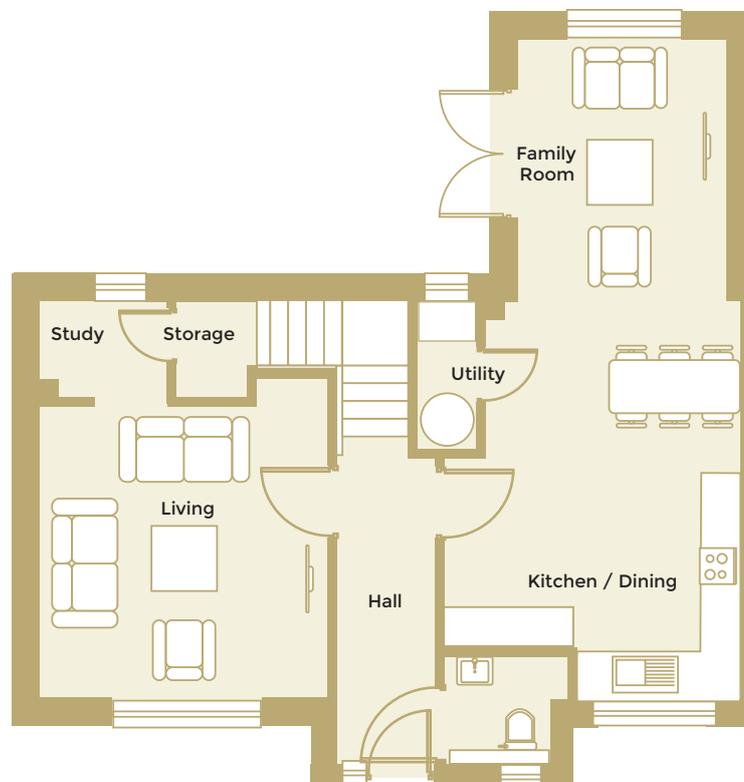
111 Sq.m. / 1,193 Sq.ft.

119 Sq.m. / 1,282 Sq.ft.

120 Sq.m. / 1,297 Sq.ft.



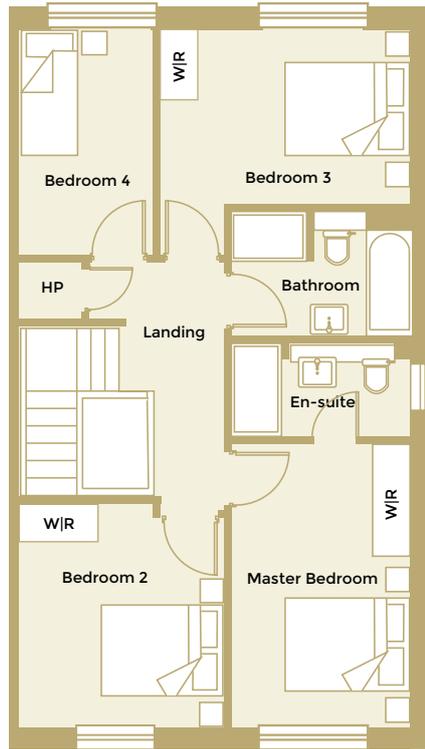
FIRST FLOOR



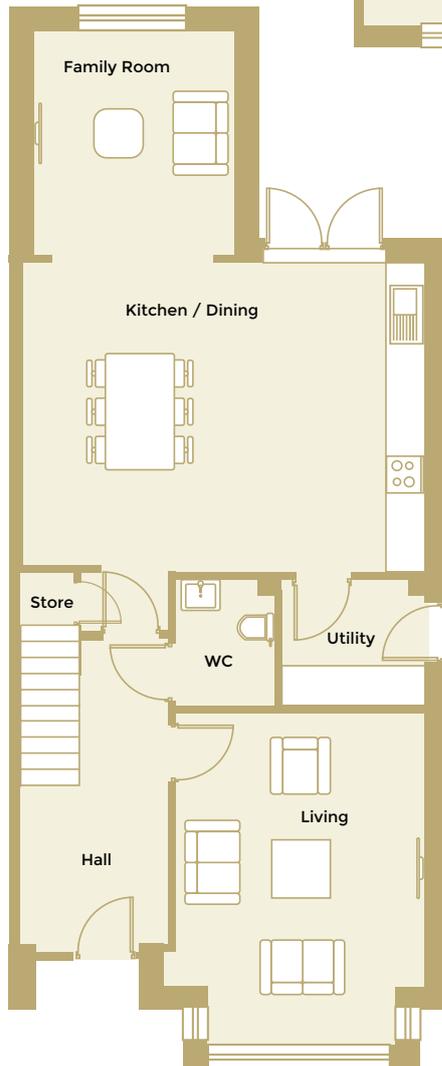
GROUND FLOOR

# THE WILLOW

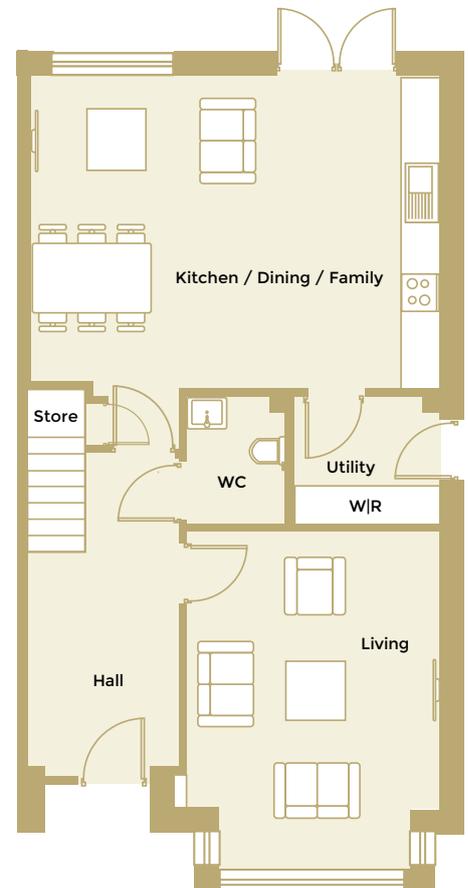
4 Bedroom Semi-Detached  
141 Sq.m. / 1516 Sq.ft or  
152 Sq.m. / 1634 Sq.ft.



FIRST FLOOR



GROUND FLOOR **OPTION 1**

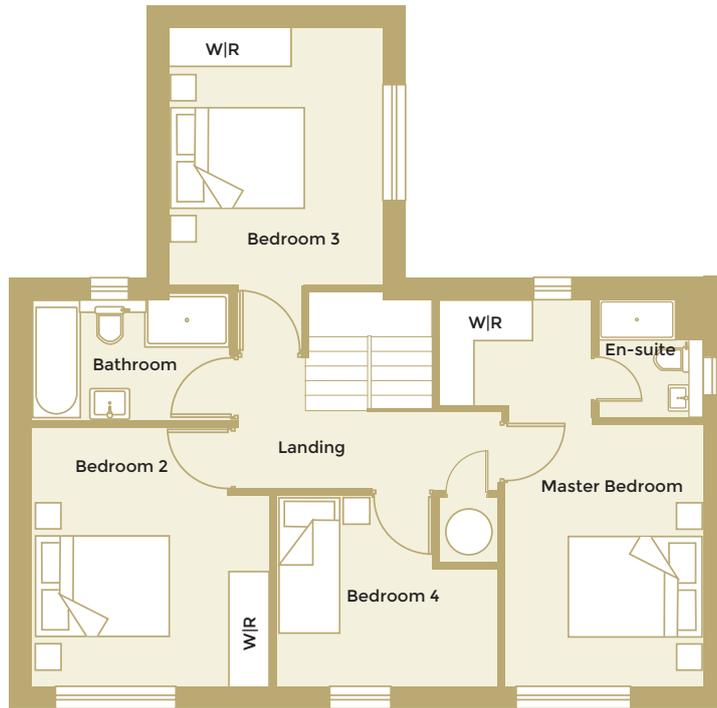


GROUND FLOOR **OPTION 2**

# THE MAPLE

4 Bedroom Detached

143 Sq.m. / 1537 Sq.ft.



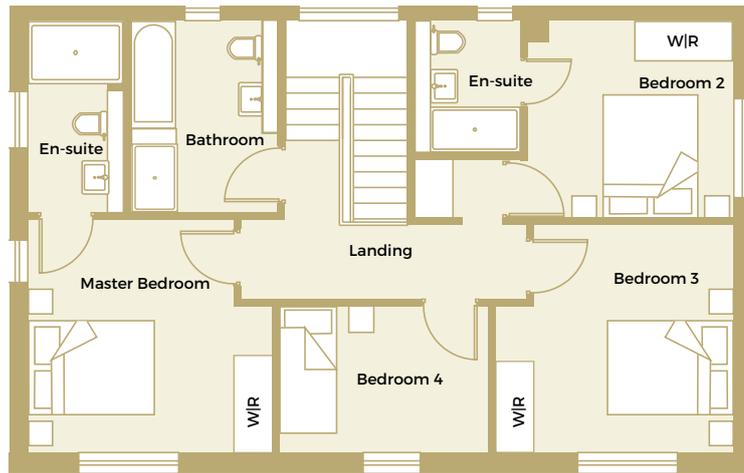
FIRST FLOOR



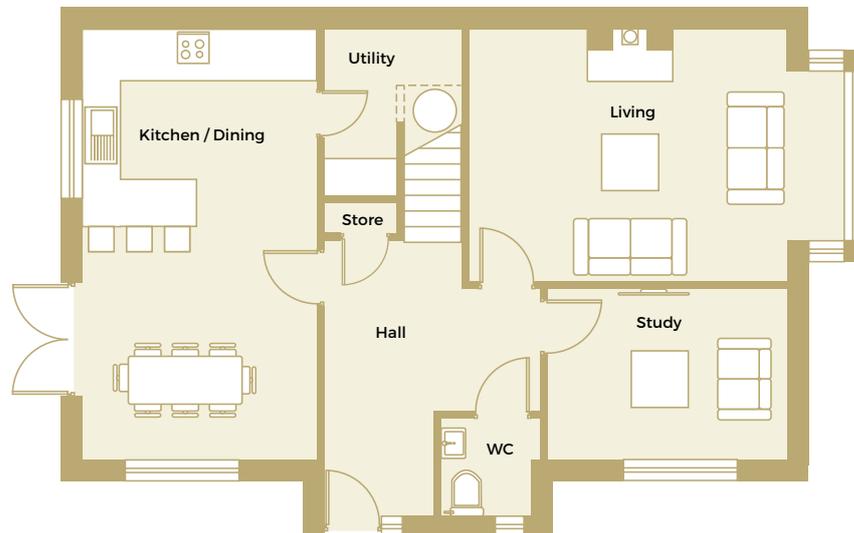
GROUND FLOOR

# THE SYCAMORE

4 Bedroom Detached  
158 Sq.m. / 1,700 Sq.ft.



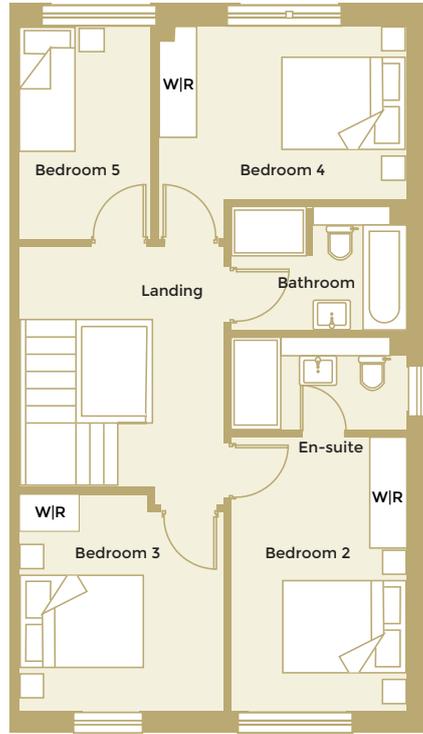
FIRST FLOOR



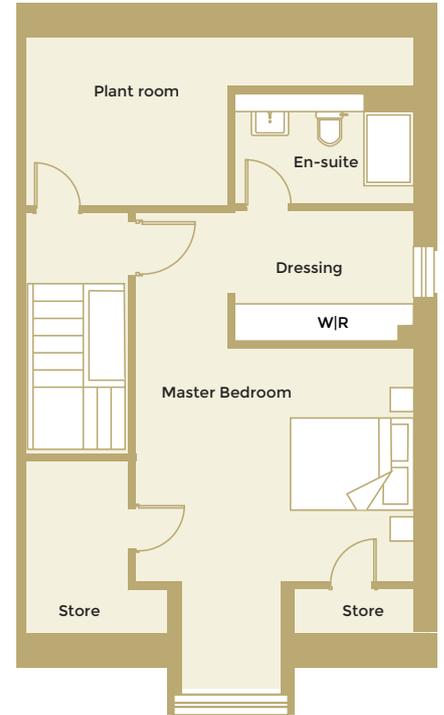
GROUND FLOOR

## THE ELDER

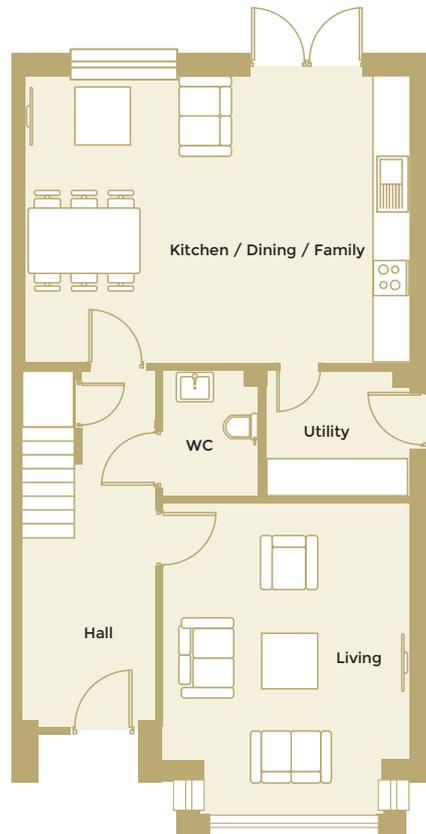
5 Bedroom Semi-Detached  
184 Sq.m / 2045 Sq.ft  
or 194 Sq.m / 2152 Sq.ft



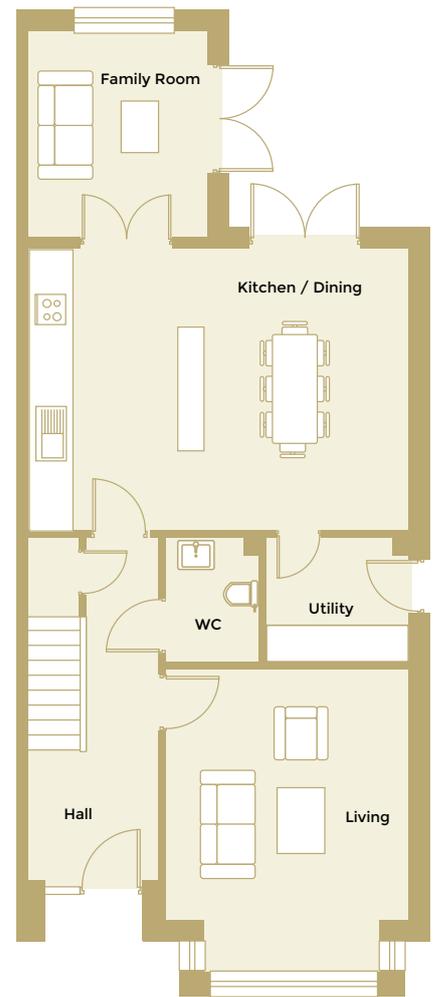
FIRST FLOOR



SECOND FLOOR



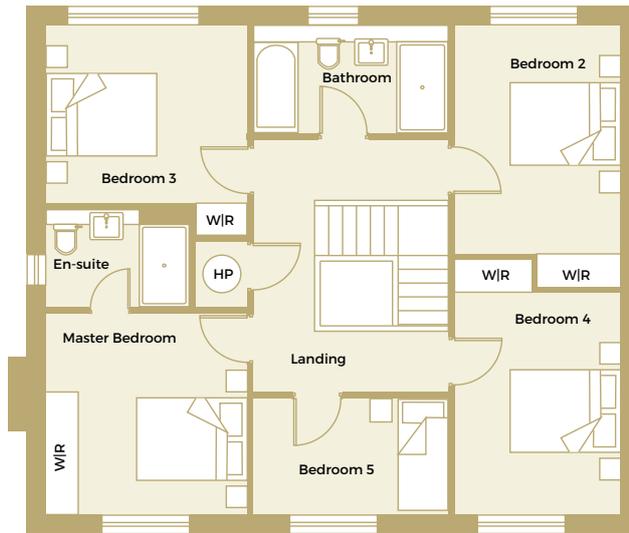
GROUND FLOOR **OPTION 1**



GROUND FLOOR **OPTION 2**

# THE OAK

5 Bedroom Detached  
188 Sq.m. / 2023 Sq.ft.  
or 200 Sq.m. / 2150 Sq.ft.



FIRST FLOOR



GROUND FLOOR **OPTION 1**

188 Sq.m. / 2023 Sq.ft.

GROUND FLOOR **OPTION 2 WITH EXTENSION**

200 Sq.m. / 2150 Sq.ft.



# Castlethorn

Building Homes, Building Communities

Over the last three decades Castlethorn have built some of the most attractive, desirable and innovative developments in the Greater Dublin area. Castlethorn's success to date can be largely attributed to their meticulous site selection.

Castlethorn provide quality new homes in areas which offer an excellent range of amenities, proximity to schools, shopping and transport.

Castlethorn's attention to detail, high quality specification and finish makes them an industry leader in residential house building in Ireland.

Examples of Castlethorn's prestigious work to date include:

- ◆ Grace Park Wood, Drumcondra
- ◆ Avoca Park, Blackrock
- ◆ Carysfort Park, Blackrock
- ◆ Holmwood, Cabinteely
- ◆ Killeen Castle, Dunsany, Co. Meath
- ◆ Rathborne, Ashtown
- ◆ Belarmine, Stepaside
- ◆ Riverwood, Castleknock
- ◆ Fernleigh, Castleknock
- ◆ Woodbrook, Castleknock
- ◆ Adamstown, South Lucan



Visit our new website [Castlethorn.ie](http://Castlethorn.ie) and follow us on Facebook, Instagram and twitter



1. Rathborne Village, Ashtown 2. Brighton Wood 4. Grace Park Wood, Drumcondra 5. Belarmine Woods, Stepaside

## DEVELOPER

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# Castlethorn

Building Homes, Building Communities

### CASTLETHORN DEVELOPMENTS

ADAMSTOWN UC  
USHER HOUSE  
MAIN STREET  
DUNDRUM  
DUBLIN 14

## JOINT AGENTS

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**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 ARCHITECTS

THE CHAPEL  
MOUNT ST ANNES  
MILLTOWN AVENUE  
DUBLIN 6

## SOLICITORS

### MCCANN FITZGERALD

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

design: byroncreative

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# Castlethorn

Building Homes, Building Communities