



HEATHFIELD

DUBLIN 11

New phase in this superb development
of 3 bedroom family homes

Location

Located beside Cappagh Hospital, Heathfield boasts generously proportioned living space, good sized private rear gardens and private paved driveways to the front of each home. There are excellent retail facilities on offer with both Blanchardstown

Shopping Centre and Charlestown Shopping Centre reachable within less than 10 minutes' drive. Sports and leisure activities include Elmgreen Golf Club, The National Aquatic Centre and a range of top quality gyms all in easy reach of this development.



2km

CHARLESTON SHOPPING CENTRE



5km

BOTANIC GARDENS



6km

CROKE PARK



2km

CLEARWATER SHOPPING CENTRE



5km

DUBLIN ZOO



6km

BLANCHARDSTOWN SHOPPING CENTRE



4km

NATIONAL AQUATIC CENTRE



6km

HEUSTON TRAIN STATION





Internal Features

- Gas fired central heating – efficient condensing gas boiler together with Photovoltaics
- Generous electrical specification including switch sockets; front and back door outside lights
- High quality wardrobes from floor-to-ceiling
- High quality fitted kitchens, stainless steel extractor fan and stainless steel splash back
- Quality fitted fire surround
- Colonial four panel doors with brush stainless steel handles
- Smoke alarms fitted as standard and connected to mains supply
- Wired for alarm
- Contemporary white sanitary ware
- High quality wall, floor and attic insulation
- Wire for television, telephone and ISDN Line
- Walls and ceilings painted throughout

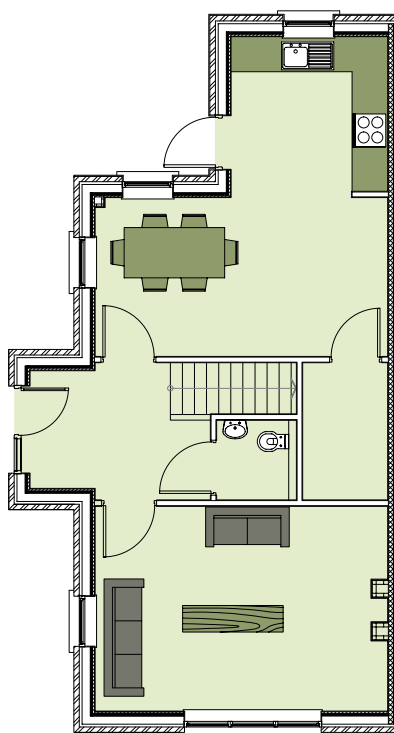
- Easily accessed attic storage via retractable stair
- Pumped shower
- Patio door
- Extensive wall tiling to bathroom and en-suite
- Shower enclosure with glass and chrome finished shower door

External features

- Schematically designed layout to front house elevations incorporating varying design mixes of brickwork and colour plaster finishes
- Maintenance free uPVC double glazed windows
- UPVC fascia, soffit, gutters and downpipes
- Hardwood door with 3 point Locking System
- Graded and seeded rear garden with post and panel fencing.
- 10 year Structural guarantee
- Detailed and extensive professionally design landscaping scheme throughout overall development

Floor Plans

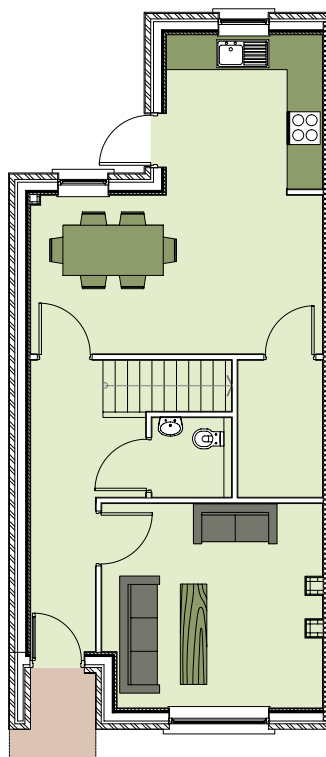
The Fern



Ground Floor

1,200 sq.ft. / 111.5 sq.m.

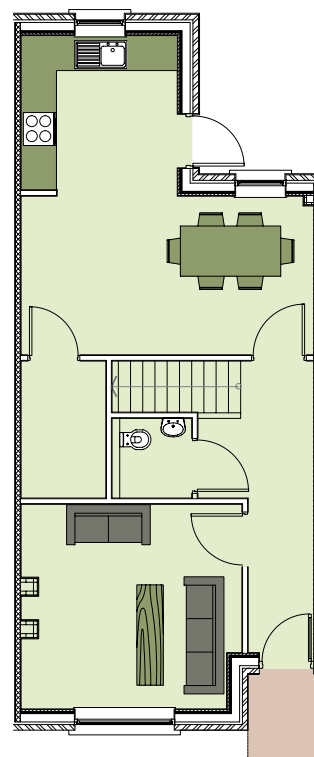
The Willow



Ground Floor

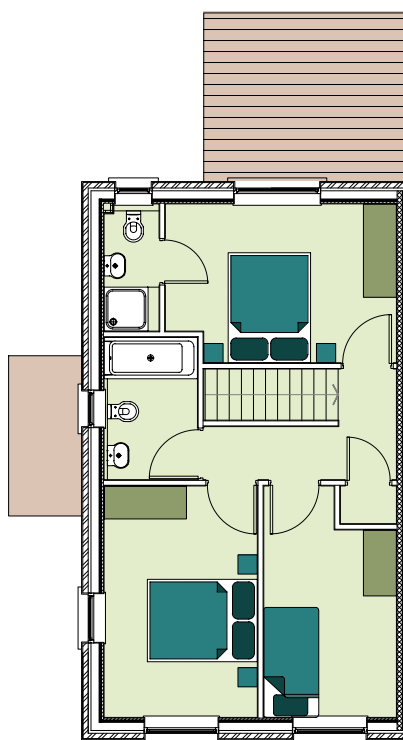
1,170 sq.ft. / 108.5 sq.m.

The Beech

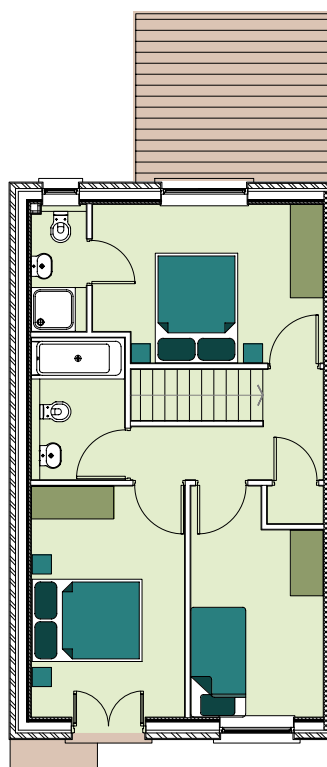


Ground Floor

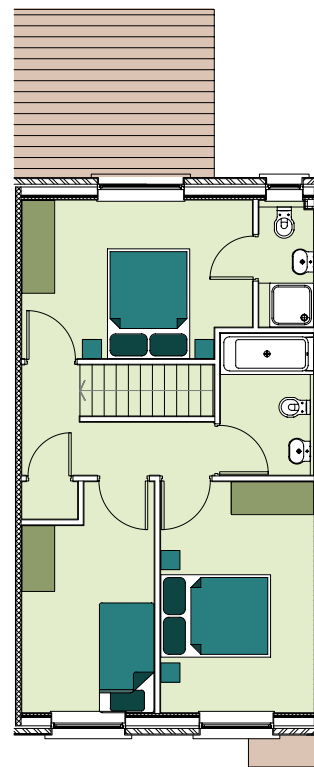
1,170 sq.ft. / 108.5 sq.m.



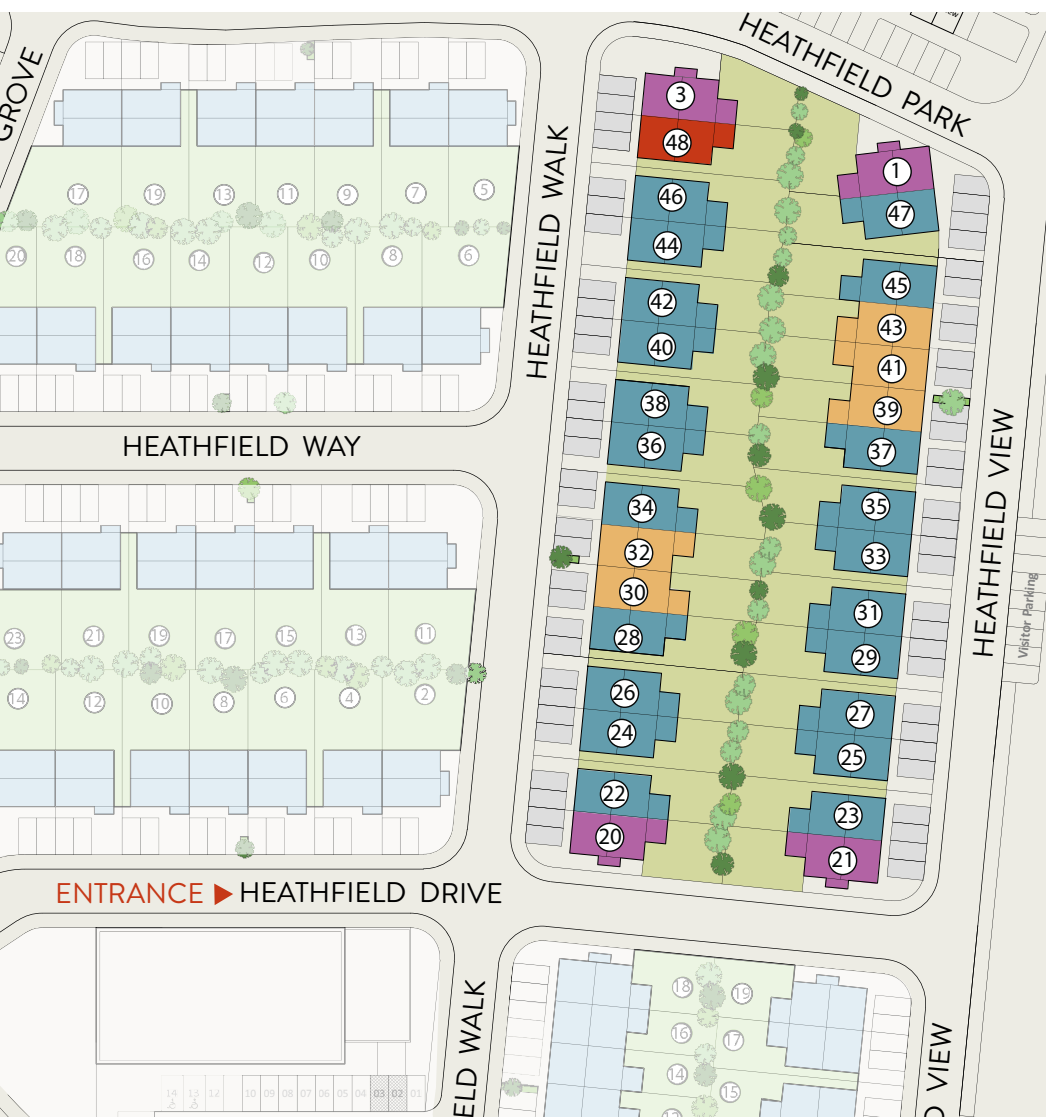
First Floor



First Floor



First Floor



Site Plan



The Fern
3-bed double-fronted
1,200 sq.ft. / 111.5 sq.m.



The Willow
3-bed semi-detached
1,170 sq.ft. / 108.5 sq.m.



The Beech
3-bed townhouse
1,170 sq.ft. / 108.5 sq.m.



Showhouse



Not to scale, for illustrative purposes only.



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