



ST. DAVID'S GROVE

DUBLIN 5



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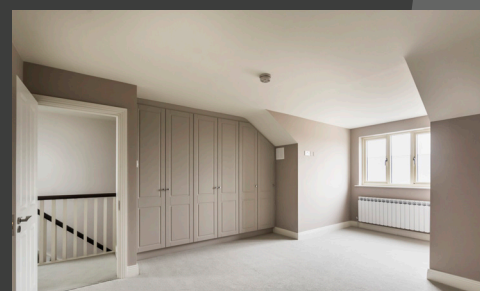
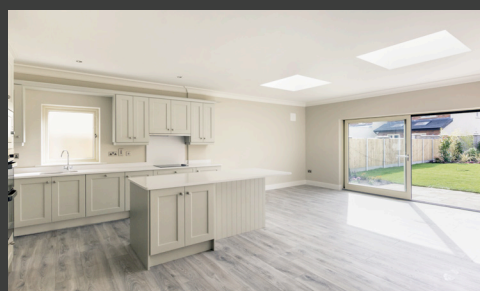
DUBLIN 5

St. David's Grove is a modern development of four and five-bedroomed family homes nestled in a quiet suburban setting located off the Malahide Road.

The initial phase of the development comprised eight large family homes. The new phase continues on the success of the original build by offering a further seven stunning family homes. Each house has been designed to create a large open plan living area which links

directly to and optimises the generous south facing rear gardens.

St. David's Grove provides modern 'A'-rated houses which piece seamlessly into the mature residential surroundings of Dublin 5.



For identification purposes only.



St. David's Grove provides easy access to shopping facilities, in addition to social and educational amenities on its doorstep.

Artane Castle Shopping Centre which is located less than 100 metres from St. David's Grove has a wide variety of retail outlets.

Clontarf is just 2.5 kilometres away with access to the sea front and all the amenities the village has to offer. There are numerous restaurants and coffee shops dotted along the promenade, which stretches all the way to Dollymount Strand.

The area has an abundance of sport and entertainment facilities including Clontarf Golf Club, the state-of-the-art Westwood Gym and

Tennis Club and Odeon Cinema on the Malahide Road. All are within easy access of this development.

There are a good choice of primary and secondary schools in the immediate vicinity with St. David's CBS, St. Mary's and Rosemount all within a few minutes walk.

There are good transport links including numerous bus routes serving the area and both Clontarf and Killester Dart stations located within a reasonable distance.



Finish Specification

Kitchens

- Classic-painted kitchens with a choice of colours, quartz worktops and chrome handle finishes
- Generous appliance package included as standard to kitchen area with integrated doors on the basis that contracts are signed within 21 days
- Tiling and high-quality designer flooring, fitted to kitchen area as standard

Utility Room

- Large utility room is fitted with a sink, cupboards and worktop space including washing machine and tumble dryer, with tiling to floors

Bathrooms and Ensuites

- Stylish bathrooms and ensuites with contemporary style bathroom suites, all fitted with chrome fittings
- Chrome heated towel rails provided in main bathroom and master ensuite
- Pressurised shower systems fitted in ensuites with mixer tap and hose to bath in main bathroom
- High-quality tiles fitted to floor and shower areas as standard

Wardrobes

- Classic built-in wardrobes with shaker-door finishes and chrome door knobs

Electrical

- Generous and well-designed electrical and lighting specification
- Each home pre-wired for intruder alarm, multiple TV/broadband providers and free-to-air with multiple points provided to each home

Extra Ceiling Height

- Houses have been built with a nine-foot floor-to-ceiling height at ground floor level

Internal Finishes

- All walls and ceilings are painted throughout as standard

- Plaster-cornicing detail to living room, hallway and kitchen
- High-quality joinery and ironmongery specification throughout
- Excellent levels of insulation to walls, floors and roof
- Low Energy Design - BER A3

Heating System

- Innovative 'A'-Class air-to-water heating system, providing energy-efficient central heating and hot water, at proven reduced energy cost against current market alternatives
- Heating system to each floor is thermostatically controlled with underfloor heating on the ground floor
- Wall-mounted electronic heating system controller

Gardens

- All gardens are landscaped to the front of the houses to a high standard together with cobble-lock driveway
- Large rear south-facing gardens, some up to 100 ft. in length
- Each house will be raked and seeded with a paved patio area

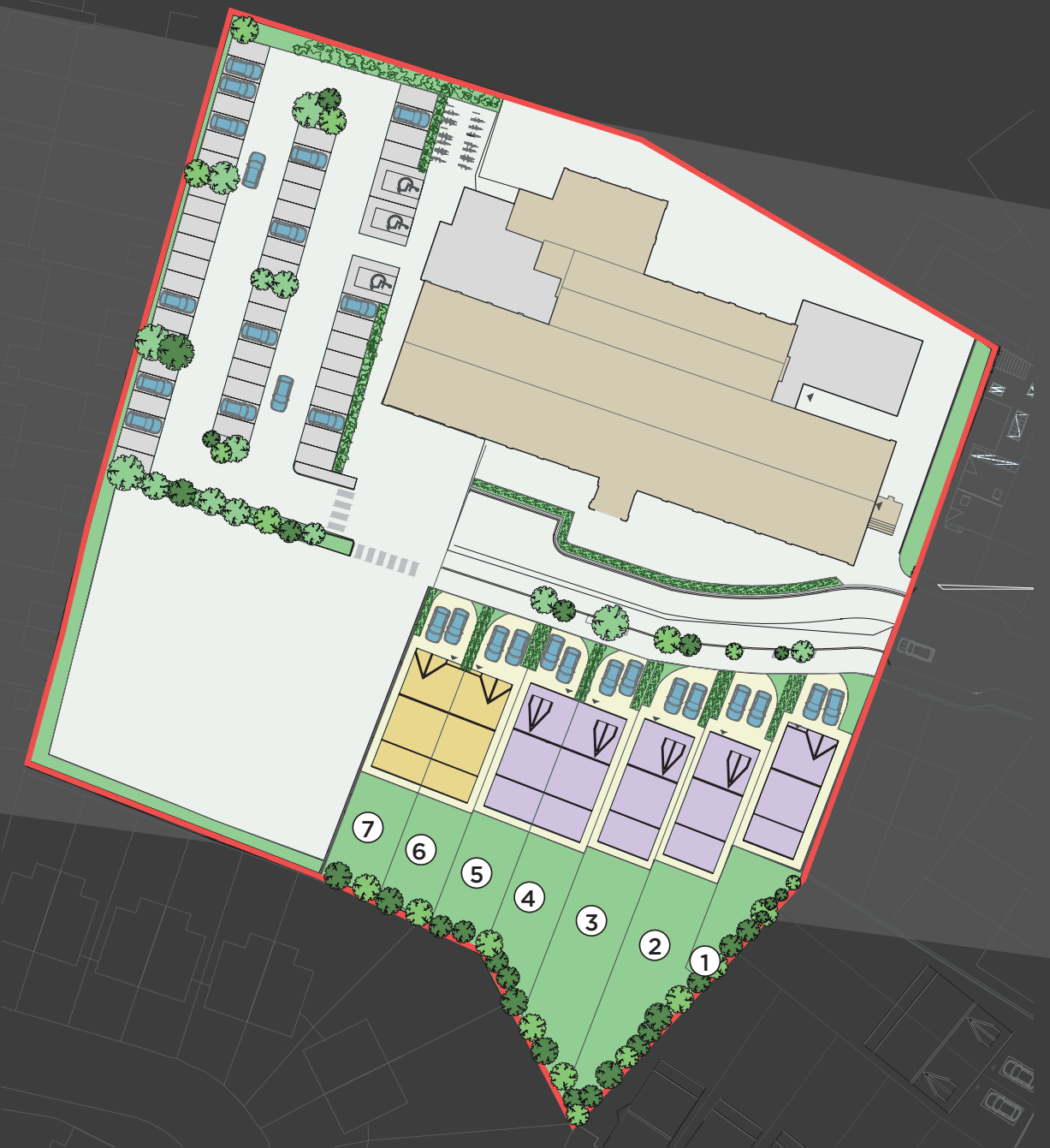
External Finishes/Features

- Low-maintenance and high-quality external finish with a mix of attractive brick, stone, render and uPVC
- Maintenance free uPVC fascia, soffit and rainwater goods
- High-quality future proof double-glazed windows with safety catches
- High-quality hardwood front door with three-point locking system


Structural Guarantee


- Each home is covered for ten years under the HomeBond Structural Guarantee Scheme

Site Plan at St. David's Grove



Not to scale.
For illustrative purposes only.

 **5 bed** detached and semi-detached homes
189.7 sq. m.

 **4 bed** detached and semi-detached homes
151.4 sq. m.



4-Bedroom House Typical Layout 151.4 sq. m. 1,630 sq. ft.



For information purposes only.



5-Bedroom House Typical Layout 189.7 sq. m. 2,042 sq. ft.



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