



DodderBrook

BALLYCULLEN



DodderBrook, come home to nature.

DodderBrook is an impressive new development of traditionally built energy efficient homes, positioned in a stunning location with an impressive backdrop of the Dublin Mountains. Just a short drive will bring you from the hustle & bustle of city life to peaceful surroundings and breath-taking scenery.

These traditional homes have been designed with family living in mind, with excellent finishes throughout and each home will be constructed to the very latest building standards by Maplewood Residential, whose name is synonymous with house building in the locality.



Traditional 'A-Rated' homes nestled in a scenic woodland haven



The Development

DodderBrook is an outstanding new housing scheme blending traditional style with a contemporary modern living environment.

The development has been hugely successful and popular with purchasers, family and friends alike, due to the excellent design, finish and quality of the houses. These spacious houses have been uniquely designed with well proportioned rooms, superb specification, thoughtful design and the highest standards of construction and workmanship.

DodderBrook comprises of mainly traditional two-storey 3 & 4 bedroomed semi-detached & 4 bedroom detached houses with brick and render front facades, front & rear gardens and off street parking. Adding to the variety within the development, there will be 3 bedroom terraced houses and a number of 2 bed apartments. DodderBrook will also benefit from a crèche within the development in the future.

On your doorstep

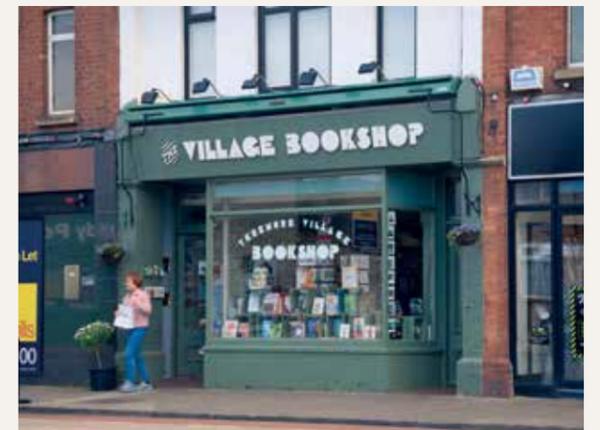


DodderBrook will enjoy easy & immediate access to every amenity including shops, restaurants, cafes, public houses, libraries and many sporting & recreation facilities along with an impressive choice of schools.

Enviably positioned at the foot of the Dublin Mountains, just 25 minutes' drive from the City Centre & with Dublin's main motorway network less than a 5 minute drive away, it makes all of Dublin easily accessible.



Lemon-scented fern



Shopping

At nearby Lidl, Oldcourt, Woodstown & Knocklyon Shopping Centres and The Square and Dundrum Town Centre.

Villages

Nearby are Knocklyon, Templeogue, Rathfarnham, Tallaght and Terenure.

Golf Clubs

The selection close by includes Rathfarnham, Edmondstown, The Grange and Stackstown.

Health & Fitness

A number to choose from include Dynamic Fitness, Westpark Fitness, Crunch Fitness, Curves and Sylvia's Yoga.

Eateries & Pubs Locally

The Merry Ploughboy, Timbertrove Cafe, The Speaker Connolly Gastro Pub, The Old Mill, Scholars and The Cottage Tea Rooms.

Sporting Clubs

In the vicinity are Ballyboden St Enda's, St Anne's & Thomas Davis GAA Clubs, Firhouse Carmel and Knocklyon FC.

Schools

Within a short distance Colaiste Eanna, Sancta Maria College, Holy Rosary, Scoil Carmel, St Columba's & Wesley Colleges, to name but a few.

Recreation and leisure facilities for all the family

You are truly spoilt in this location with the great outdoors on your doorstep. There is so much for all the family to enjoy...

Go for a leisurely walk at The Hell Fire Club, through Massey's Woods or marginally further afield are the picturesque mountain walks at Three Rock or Ticknock Hill where you can also rent mountain bikes.

For the more adventurous visit Zipit Forest Adventures at Tibbradden Woods; swing through the trees, fly down the zip wires or walk the tightropes. If heights aren't

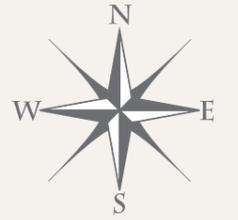
your thing you can go on a ride out at the nearby Rathfarnham Equestrian Centre or take the family to Marley Park, one of the best parklands in the city offering playgrounds, tennis courts, playing pitches, walking and cycling paths. Alternatively, you can join in on one of the Saturday morning runs and if you not feeling too energetic, you can have a coffee and potter around the weekend farmers' markets or enjoy one of the many cultural events.

The best of the city, the best of the country; this really is the best of both worlds.



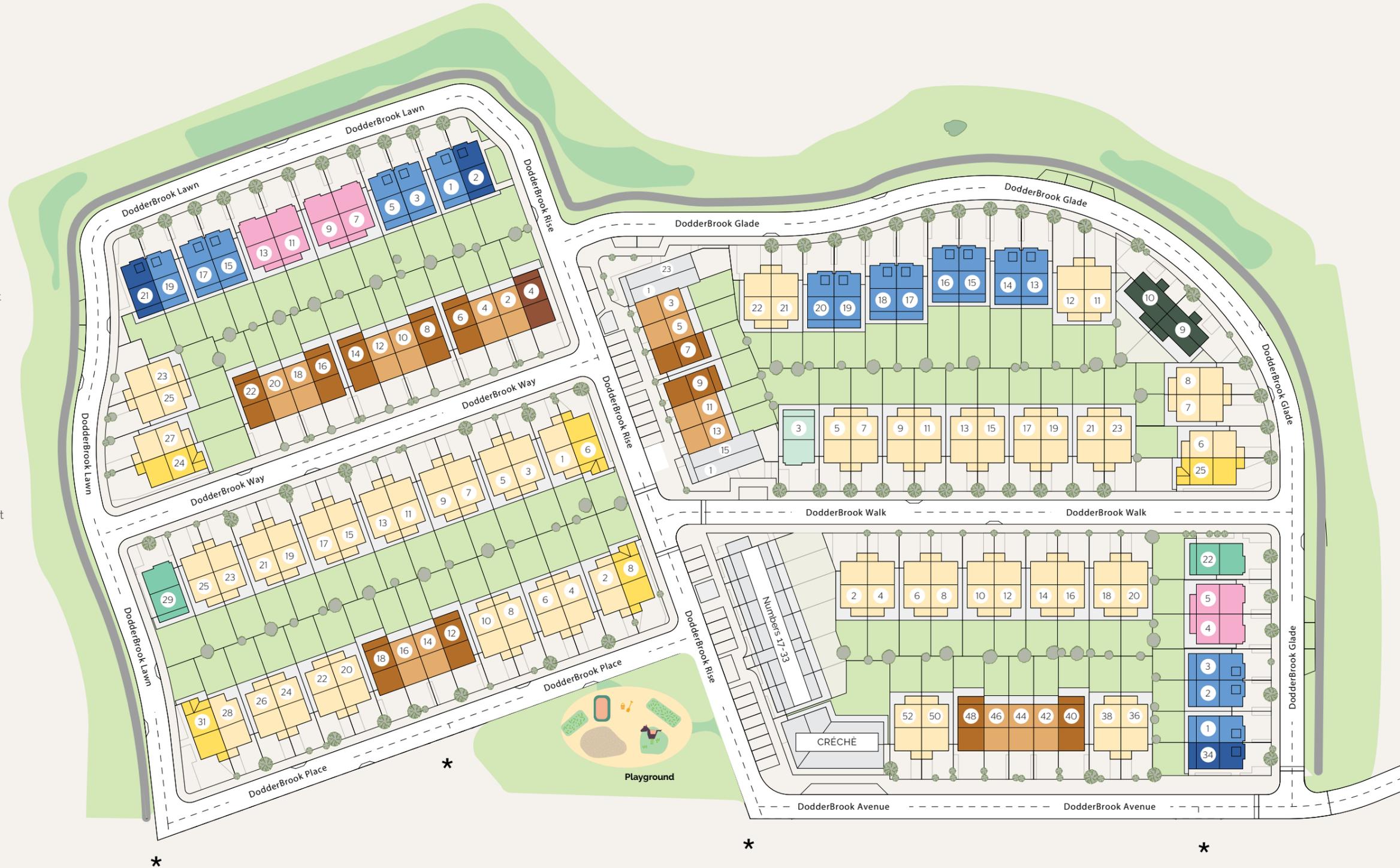
Holly & berries





Siteplan

- THE FOXGLOVE**
 3 Bedroom Mid-terrace
 c. 106 sq m / c. 1,141 sq ft — c. 116 sq m / c. 1,249 sq ft
- THE CLOVER**
 3 Bed Semi-detached wide front
 c. 121 sq m / c. 1,302 sq ft
- THE SNOWDROP**
 3 Bed Semi-detached,
 c. 118 sq m / c. 1,270 sq ft — c. 128 sq m / c. 1,378 sq ft
- THE BLUEBELL**
 4 Bed Semi-detached
 c. 146 sq m / c. 1,572 sq ft
- THE PRIMROSE**
 4 Bed Semi-detached
 c. 130 sq m / c. 1,399 sq ft
- THE HONEYSUCKLE**
 4 Bed Detached & 4 Bed Detached with side entry
 c. 134 sq m / c. 1,442 sq ft



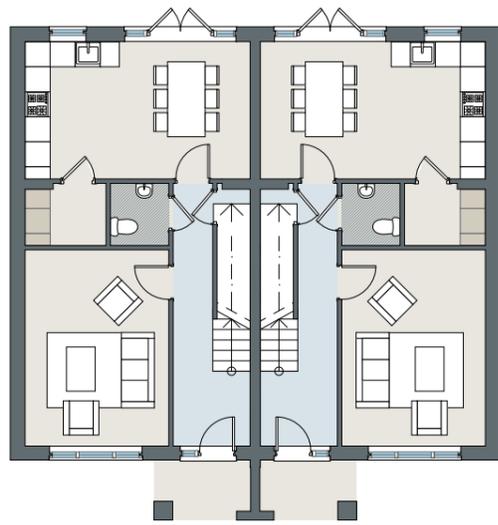
Site plan and floor plans are indicative only and subject to change.
 For identification purposes only. Not to scale.

* Possible road links to future developments

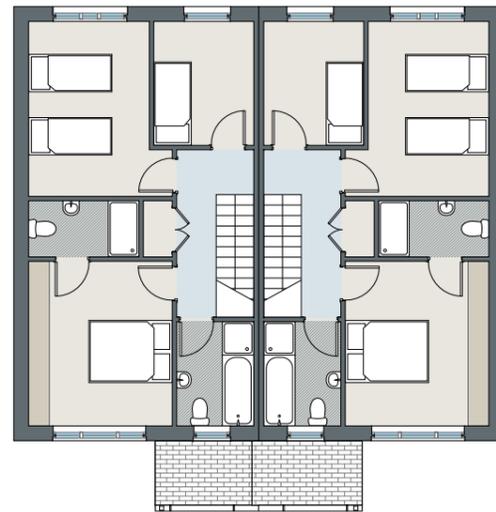
The Foxglove |

3 BED MID-TERRACE HOUSE

c. 106 sq m / c. 1,141 sq ft



Ground Floor



First Floor

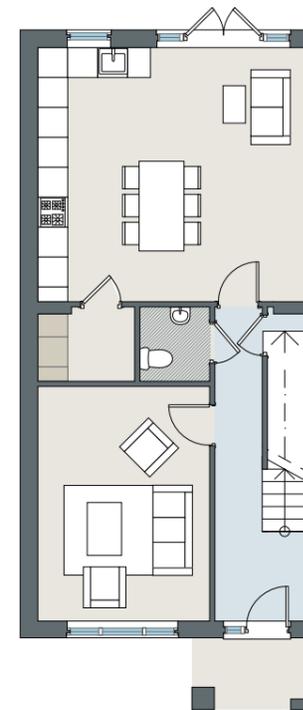


For identification purposes only - Floor plans not to scale

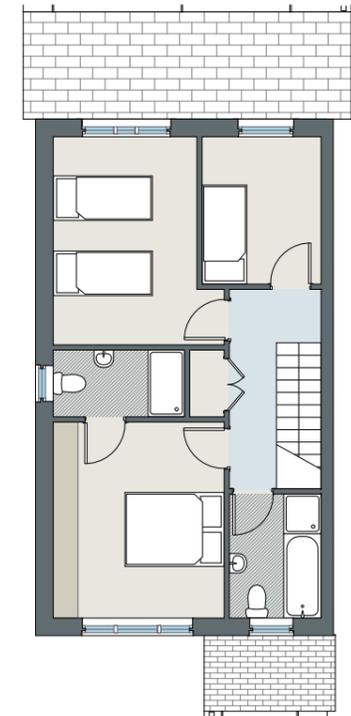
The Foxglove ||

3 BED END-TERRACE HOUSE

c. 116 sq m / c. 1,249 sq ft



Ground Floor



First Floor

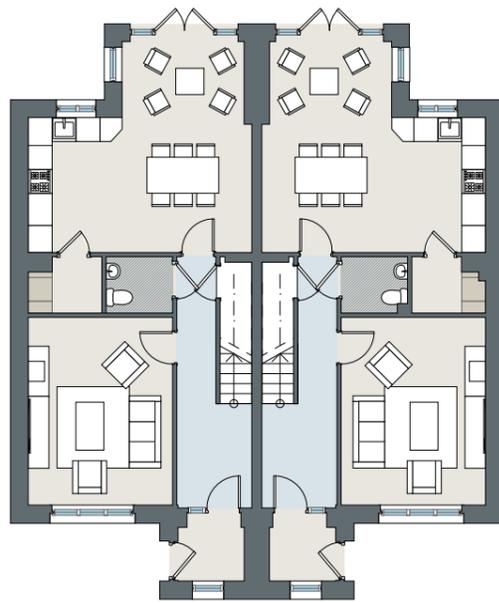


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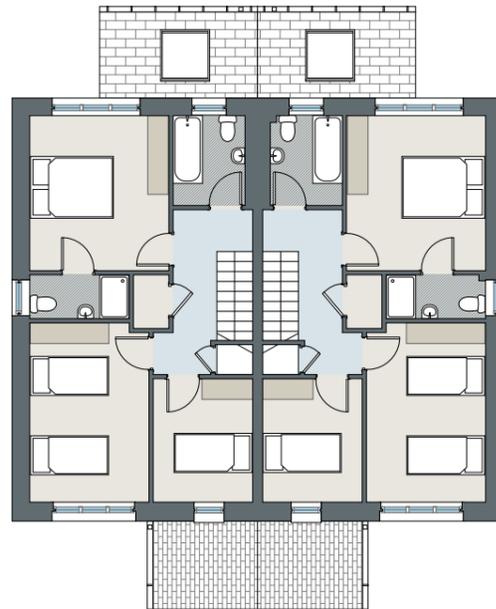
The Snowdrop I

3 BED SEMI-DETACHED HOUSE

c. 118 sq m / c. 1,270 sq ft



Ground Floor



First Floor

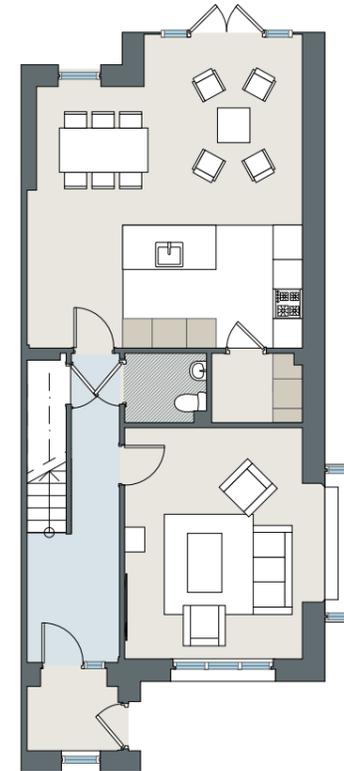


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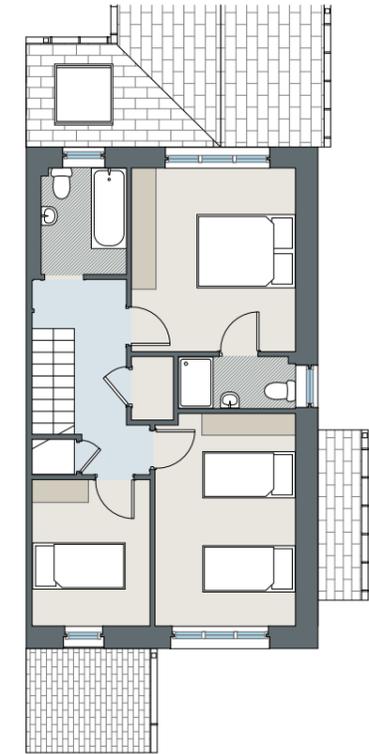
The Snowdrop II

3 BED SEMI-DETACHED HOUSE EXTENDED

c. 128 sq m / c. 1,378 sq ft



Ground Floor



First Floor



For identification purposes only - Floor plans not to scale

The Bluebell I

4 BED SEMI-DETACHED HOUSE

c. 146 sq m / c. 1,572 sq ft

The Bluebell II

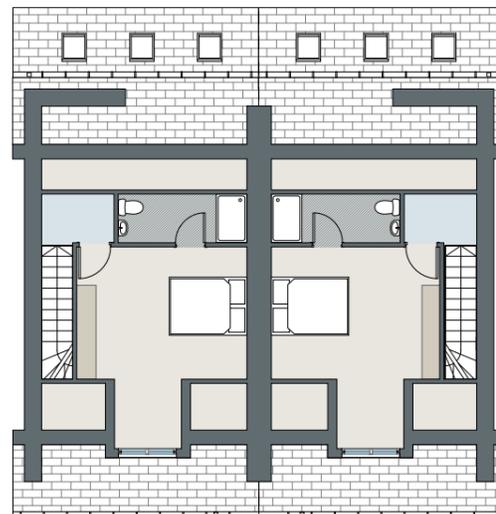
4 BED SEMI-DETACHED HOUSE WITH SIDE ENTRY

c. 146 sq m / c. 1,572 sq ft



Ground Floor

First Floor



Second Floor



For identification purposes only - Floor plans not to scale



Ground Floor

First Floor

Second Floor

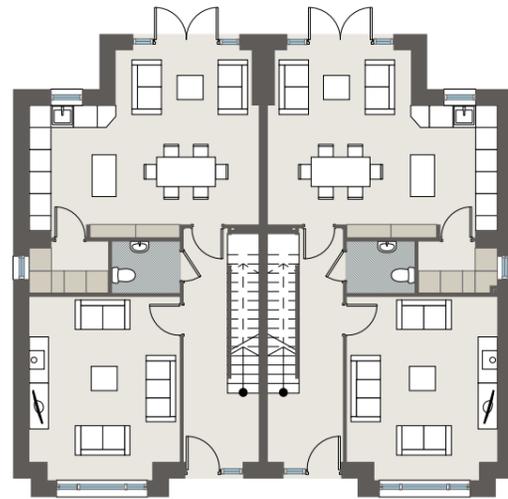


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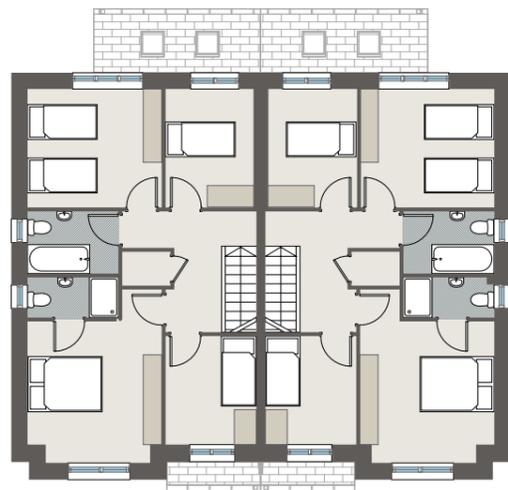
The Primrose |

4 BED SEMI-DETACHED HOUSE

c. 130 sq m / c. 1,399 sq ft



Ground Floor



First Floor

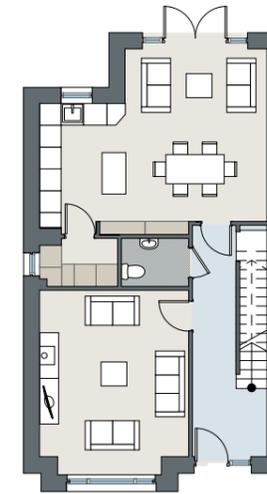


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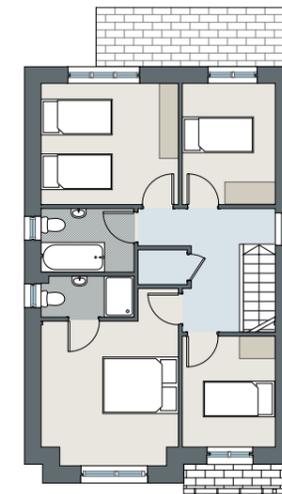
The Honeysuckle | & II

4 BED DETACHED HOUSE & 4 BED DETACHED HOUSE WITH SIDE ENTRY

c. 134 sq m / c. 1,442 sq ft

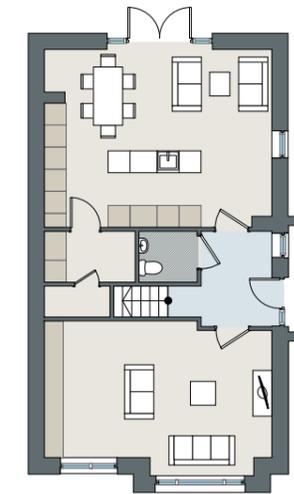


Ground Floor

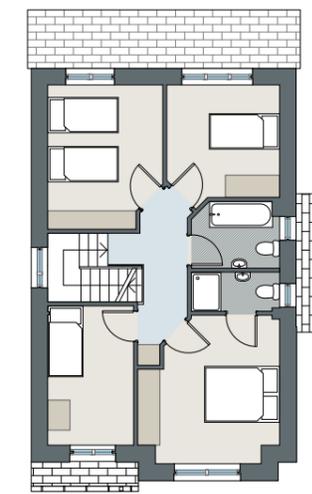


First Floor

with side entry



Ground Floor



First Floor



For identification purposes only - Floor plans not to scale

Classic design, generous scope & superior specification



These fabulous new houses will impress you with their design, well-proportioned rooms and excellent finishes throughout. Each home has been designed to provide high end accommodation with custom designed fitted kitchens, 9ft ceiling height at ground floor level and large high performance windows giving you bright and light filled accommodation. There will also be a number of energy saving features which vastly improve the efficiency of these 'A3 rated' homes with innovative Heat Pumps and excellent standard of wall, floor & roof insulation helping to significantly reduce running costs.

Crocus



Specifications

General

- A3 Building Energy Rating
- Innovative Heat Pump, providing energy efficient central heating and hot water at proven reduced energy costs than the current market alternatives
- Excellent standard of wall, floor & roof insulation
- Low maintenance, high quality external finishes, of brick, render, uPVC and dash
- Stamp Duty - 1%
- 10 year structural guarantee with Home Bond

Kitchen

- High quality fitted kitchens with integrated doors for appliances, with a choice of shaker or a plain panel finish
- Electrical voucher on closing on signing and returning of contracts with 21 days of receipt

Utility

- Utility rooms plumbed for washing machine & dryer
- Floor tiling as standard

Bathrooms

- The bathrooms & en-suites are fitted with contemporary bathroom suites with mono block chrome fittings
- Pressurized shower systems & fitted shower screens in en-suites with mixer tap and hose to bath in main bathroom
- High quality porcelain tiling fitted to floors and wet areas as standard
- Shower and bath screen fitted as standard in main bathroom in 4 bed houses

Bedrooms

- High quality built-in wardrobes in all bedrooms, with painted doors, oak finished carcass and brushed chrome door knobs.

Internal

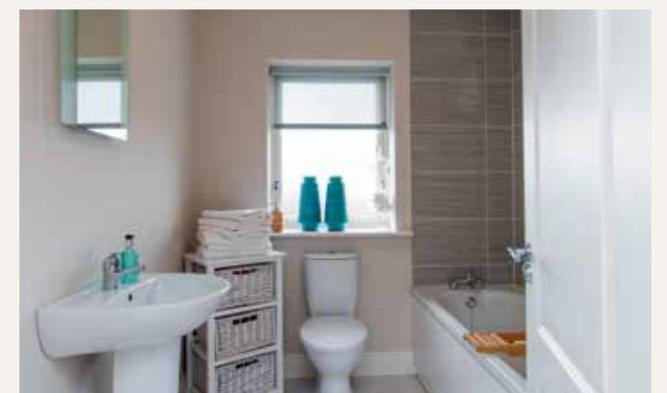
- Heating to each floor is thermostatically controlled
- Wall mounted electronic heating system controller
- Generous and well-designed electrical & lighting specification
- Pre wired for intruder alarm, TV/ broadband and free to air TV with multiple points provided throughout each home
- All walls & ceilings are skimmed finished and painted throughout as standard
- High quality joinery & ironmongery specification throughout
- 9ft ceilings on ground floor
- High quality uPVC double glazed windows with safety catch
- High quality front doors with 3 point locking system

External

- Side gates fitted on the side passages of semi-detached and end terrace houses
- Maintenance free uPVC fascia, soffits and rainwater goods
- Outside tap as standard
- Large rear gardens will be raked & seeded with patio area
- Rear gardens fenced with concrete posts and timber panels
- High quality hard & soft landscaping to the front gardens and driveways
- In curtilage parking to accommodate 2 cars in the semi detached and detached houses

Legal

- €10,000 deposit required.
- Contracts must be signed within 21 days of receipt of them.
- Balance of 10% of purchase price is due on signing of contracts.





Maplewood Residential

The Maplewood team have over 40 years' experience in the property industry in the greater Dublin area. They have wide-ranging experience across all sectors and are a strong and reputable team within the industry.

The Maplewood team have an acute knowledge of the industry and are proactive in researching and implementing advances in construction techniques, sustainability and environmental friendliness, thus ensuring Maplewood remain progressive, productive and at the forefront of the Irish housing sector.

Their residential portfolio includes large and small-scale developments; all finished to exacting high standards. Such developments include Sion Hill Park, Drumcondra, Phoenix Mews, Castleknock; Newcastle Lyons, Newcastle; Ballycullen, Firhouse; Adamstown, Co. Dublin; Hazelhatch, Hazelwood; Celbridge, Herberton, Dublin 8; and Knockrabo, Mount Anville Road.



The Team

Selling Agents



Solicitors
Noel Smyth & Partners,
12 Ely Place, Dublin 2.

Architects
Delphi Architects Planners
& development consultants
6 Camden Place, Dublin 2

A Development by



DNG
30 Leeson Park,
Ranelagh,
Dublin 6.
+353 (0) 1 491 2600
www.dodderbrook.ie

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