



Aderrig

AT AIRLIE PARK

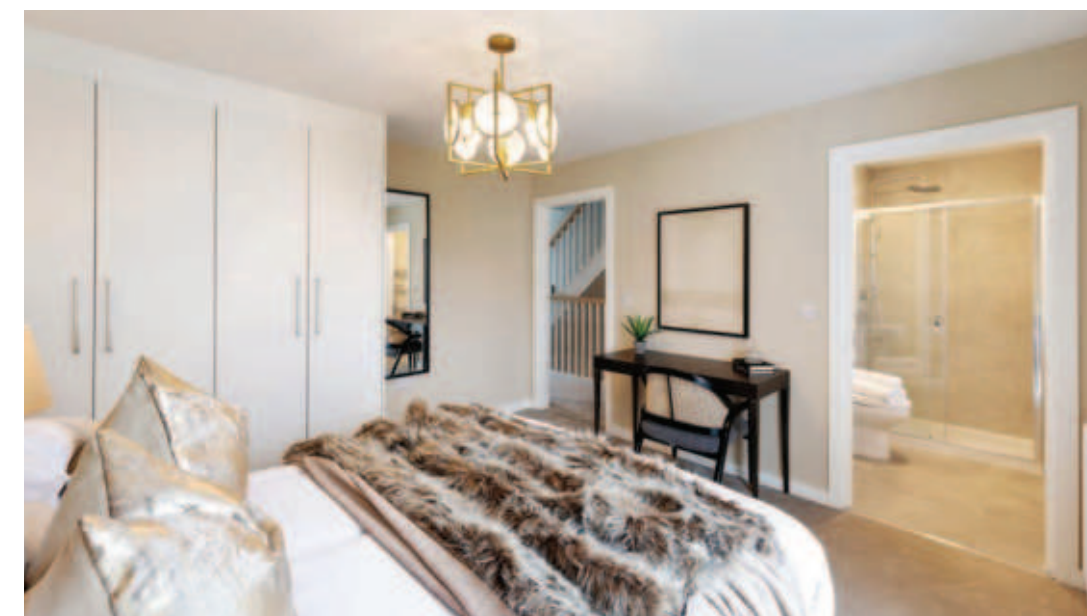


QUINTAIN

Your New Adventure Starts Here

Embrace a new standard of living at Aderrig, an exciting new development of impeccably designed 2, 3 & 4 bed family homes and duplexes adjacent to Airlie Park in Adamstown. With a wide range of housing types and styles, all finished to the highest standards, Aderrig is the ideal choice for first-time buyers looking to start their family adventure in a young and vibrant community, or for those looking for a larger home in this thriving neighbourhood.





THOUGHTFULLY DESIGNED HOMES

Developed by Quintain and designed by BKD Architects, the homes at Aderrig are carefully planned for families who want to make the most out of modern life. Residents can enjoy the many facilities at the 27-acre Airlie Park, located on the doorstep of the development, as well as an abundance of schools, a wide variety of retail options and sporting facilities within easy reach.

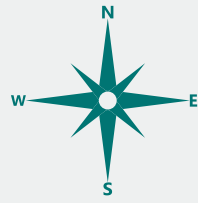




Welcome to Adamstown

Adamstown is a thriving established community located just 30 minutes west of Dublin's City Centre. The area has been meticulously planned, with amenities of all descriptions located alongside the homes – from schools and leisure facilities to retail and recreational amenities. Residents can also enjoy the natural beauty of the area, with Airlie Park on the doorstep and Tandy's Lane Park just a short walk away.





Schools

1. Adamstown Community College
2. St. John the Evangelist NS
3. Adamstown Castle Educate Together
4. Scoil Mhuire National School
5. Scoil Aine Naofa
6. Lucan Community College
7. Griffeen Valley Educate Together
8. Gaelscol Eiscir Riada
9. Esker Educate Together
10. Colaiste Padraig
11. St. Andrews National School
12. Lucan East Educate Together
13. Lucan Community National School
14. Kishoge Community College
15. St Peter the Apostle National School
16. Collinstown Park Community College
17. St. Mary's National School
18. The Kings Hospital School

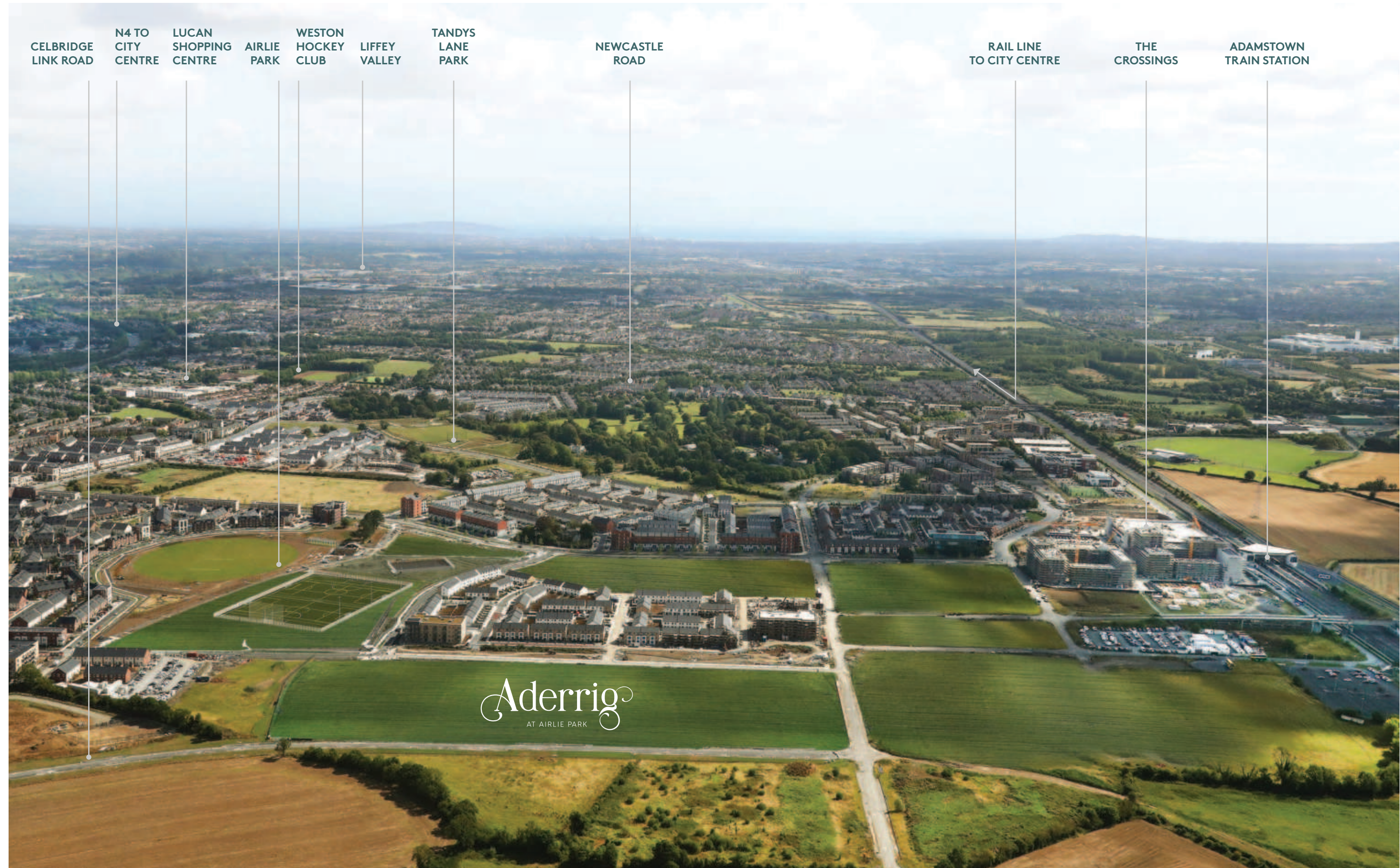
Sports

19. Lucan Sarsfields GAA
20. Lucan Harriers
21. Lucan United
22. Cricket Grounds
23. Esker Football Club

Retail

24. The Crossings - Tesco & Aldi
25. Lidl
26. Lucan Shopping Centre
27. Tesco
28. Lucan Village
29. Fonthill Retail Park
30. Liffey Valley Shopping Centre

ALL ON YOUR DOORSTEP



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VIBRANT COMMUNITY ON YOUR DOORSTEP

Adamstown offers great shopping facilities—the newly built Lidl is just 5 minutes' walk from the development and Lucan and Liffey Valley Shopping Centres, offer a host of retail and food offerings and are only a short drive away. Lucan Village offers plenty of additional options, including a wide range of restaurants, bars, cafés and artisan food stores.



RETAIL DESTINATION ON YOUR DOORSTEP

Even closer to home, Aderrig families can enjoy the wonderful new amenities at The Crossings, Dublin's newest retail offering located in the heart of Adamstown. The Crossings, is located less than a 10 minutes walk from Aderrig, and has Tesco and Aldi as its anchor tenants. This new neighbourhood at The Crossings has been designed to accommodate 11,700 sq.m of retail space in the initial phase, and as a place to shop, dine, relax, work out, entertain and live every day. A vibrant central urban plaza, as the centrepiece of The Crossings, will be the ideal location for people to come together, and get to know their new neighbours.



HIGHLY REGARDED SCHOOLS ON YOUR DOORSTEP



When it comes to education, every age group is well catered for at Aderrig. For the tiny tots, a wide range of pre-schools and montessori schools are available in the immediate area, while for primary school children, an abundance of schools are located in the neighbourhood. Secondary school pupils are equally spoilt for choice and with excellent public transport links on your doorstep, no school or college in the Dublin area is too far away.

- St Mary's Senior NS
- Lucan NS
- Lucan Educate Together
- Lucan Community College
- King's Hospital
- Griffeen Valley Educate Together NS
- Lucan East Educate Together NS
- Gaelscoil Eiscir Riada
- Esker Educate Together NS
- Scoil Mhuire NS
- Lucan Community College
- Scoil Aine Naofa
- St Joseph's Secondary School
- Adamstown Community College
- St. John the Evangelist NS
- Adamstown Castle Educate Together

*This list does not take into account school catchments. Please contact schools directly.



A walk in the park at Aderrig

Aderrig is located adjacent to Airlie Park, a brand-new facility for Adamstown spanning over 27 acres. Airlie Park will offer residents an incredible range of facilities, including an all-weather pitch, a cricket ground, tennis courts, basketball courts and a teen space. Enjoying life outdoors has never been more convenient.



NATURE ON YOUR DOORSTEP.



As well as Airlie Park, Aderrig is within easy reach of an incredible array of great parks, including Tandy's Lane Park, Griffeen Valley, Lucan Demesne, St Catherine's and Vesey Park.

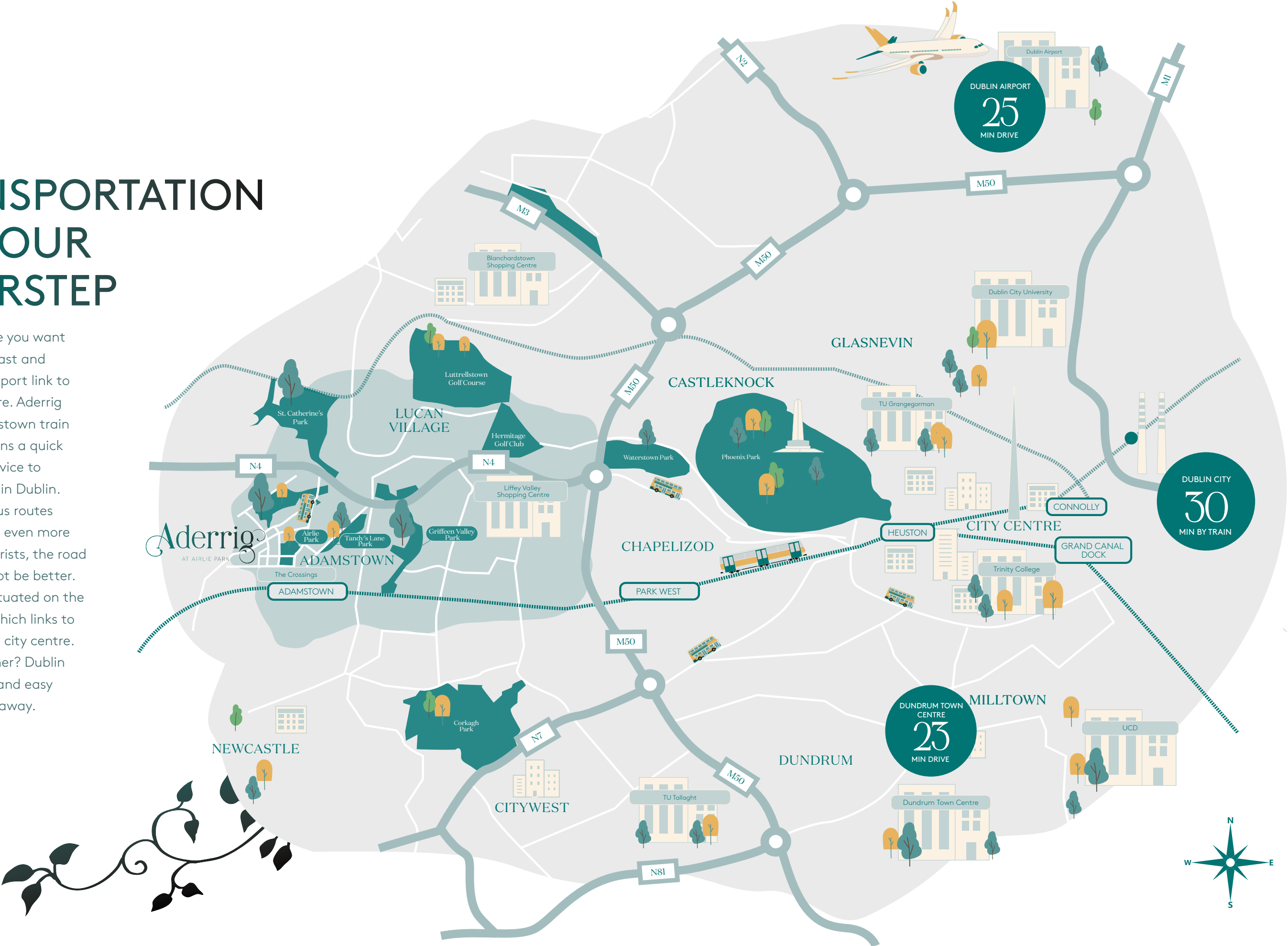


Or simply explore the many walkways along the River Liffey and Grand Canal – you'll never be bored with the naturally changing landscape.



TRANSPORTATION ON YOUR DOORSTEP

No matter where you want to go, there's a fast and convenient transport link to help you get there. Aderrig is close to Adamstown train station, which runs a quick and frequent service to Heuston Station in Dublin. Several Dublin Bus routes offer commuters even more choice. For motorists, the road network could not be better. Adamstown is situated on the main N4 road, which links to the M50 and the city centre. Going even further? Dublin Airport is a fast and easy 25-minute drive away.





EXTERNAL FINISHES

- Low maintenance brick and render finishes
- Premium front entrance door with multi point locking
- Private rear garden with paved patio area and seeded lawn

SUSTAINABILITY FEATURES

- BER A rated homes
- High levels of roof, wall and floor insulation
- Mechanical ventilation system fitted extracting air from wet areas and drawing fresh air in through controllable vents, ensuring good air quality
- High efficiency air source heat pump system to provide all heating and hot water needs
- Zone controlled heating to each floor
- High performance uPVC windows & doors

ELECTRICAL

- Generous power points throughout
- USB integrated power points in living room and main bedroom
- Pre-wired for telephone and internet services
- Mains powered battery backup smoke and heat detectors fitted throughout

BEDROOMS

- Superior quality built in contemporary wardrobes by Mount Lodge Furniture
- Ample wardrobe space with a combination of hanging and shelved storage

KITCHENS

- High quality German made contemporary kitchens, supplied and fitted by Kube Kitchens
- All kitchens feature Ivory Matt doors and concrete sand laminate worktops and splashback
- Integrated appliances include fridge freezer, oven, hob, extractor fan and dishwasher. Appliances provided subject to signed contracts returned within 28 days

BATHROOMS

- Stylish contemporary sanitary ware by Sonas
- High quality tiling fitted to wet areas
- Heated towel rails in main bathroom and en-suite
- Shower doors fitted as standard

INTERNAL FINISHES

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary painted internal doors with satin finish ironmongery

WARRANTY

- 10 year HomeBond warranty cover provided

A new daily routine at Aderrig







Aderrig

AT AIRLIE PARK

THE Airlie

3 BED MID TERRACE
104 SQM / 1,120 SQFT

THE Vesey

3 BED MID & END TERRACE
108 SQM / 1,162 SQFT

THE Mount Andrew

3 BED END TERRACE
109 SQM / 1,173 SQFT

THE Phoenix

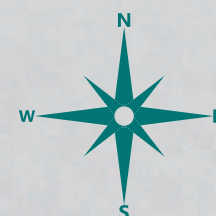
3 BED MID & END TERRACE
109 SQM / 1,173 SQFT

THE Beech

3 BED END TERRACE
124 SQM / 1,334 SQFT

THE Catherine

4 BED MID & END TERRACE
143 SQM / 1,540 SQFT

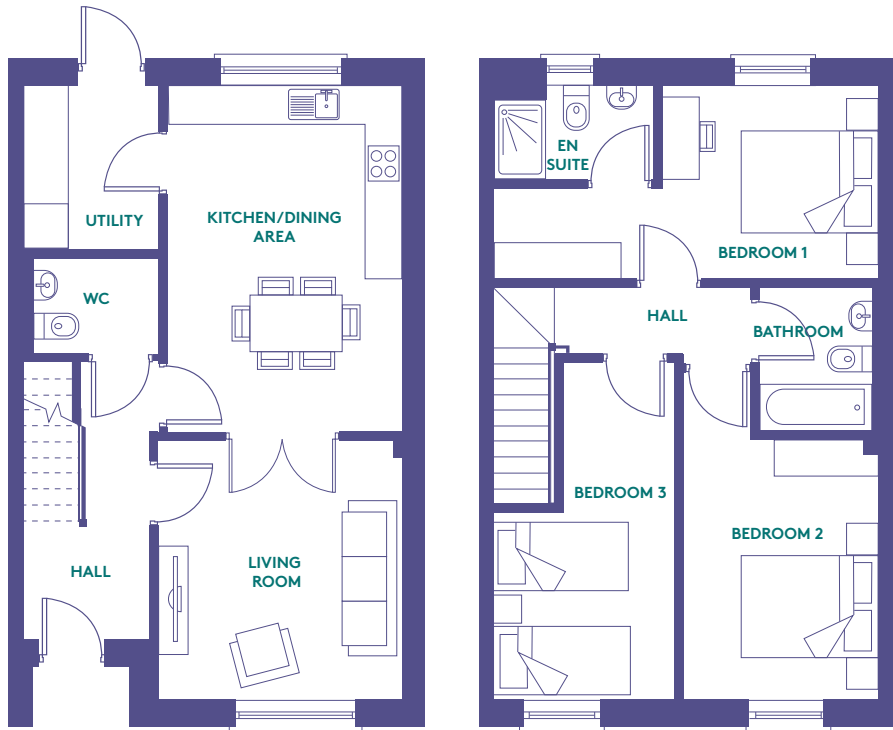






THE Airlie

3 BED MID & END TERRACE
104 SQM / 1,120 SQFT



GROUND FLOOR

FIRST FLOOR

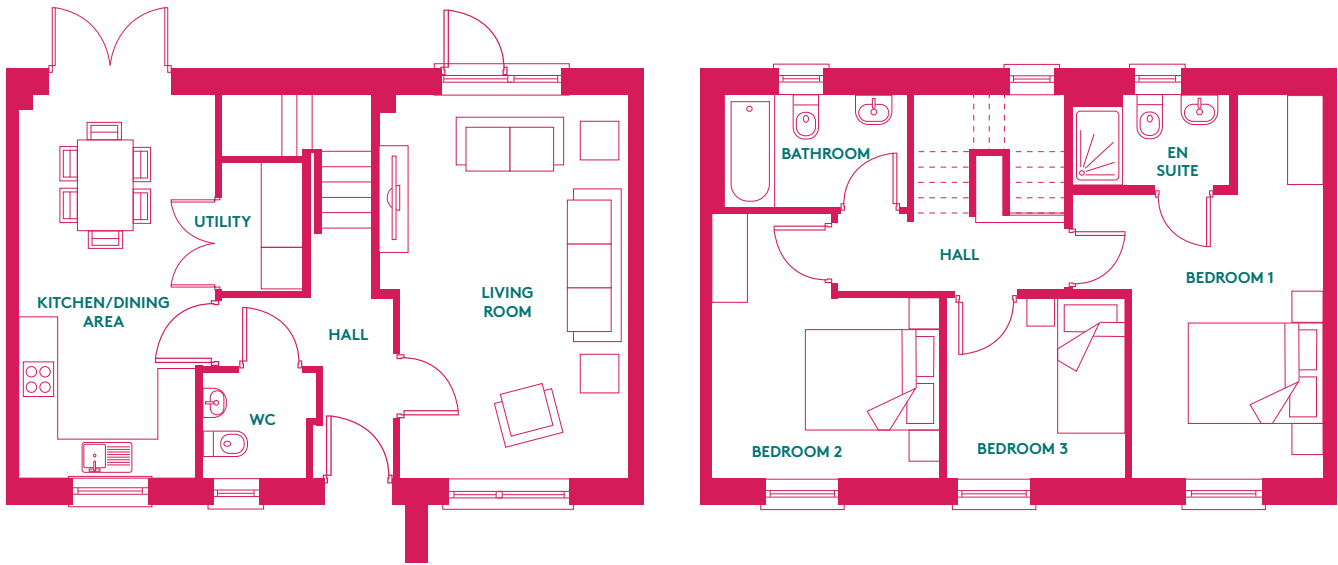
Aderrig
AT AIRLIE PARK



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

THE Vesey

3 BED MID & END TERRACE
108 SQM / 1,162 SQFT



GROUND FLOOR

FIRST FLOOR

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AT AIRLIE PARK

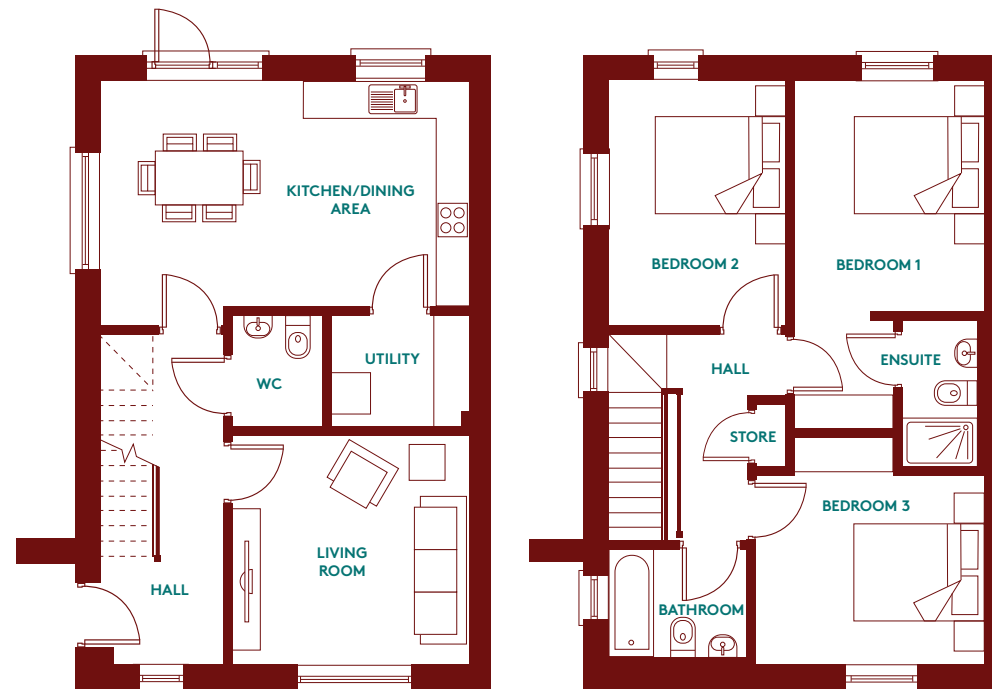


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Some End Terrace homes have an additional window in dining area. Speak with SherryFitzgerald for further information.

THE Mount Andrew

3 BED END TERRACE
109 SQM / 1,173 SQFT



GROUND FLOOR

FIRST FLOOR

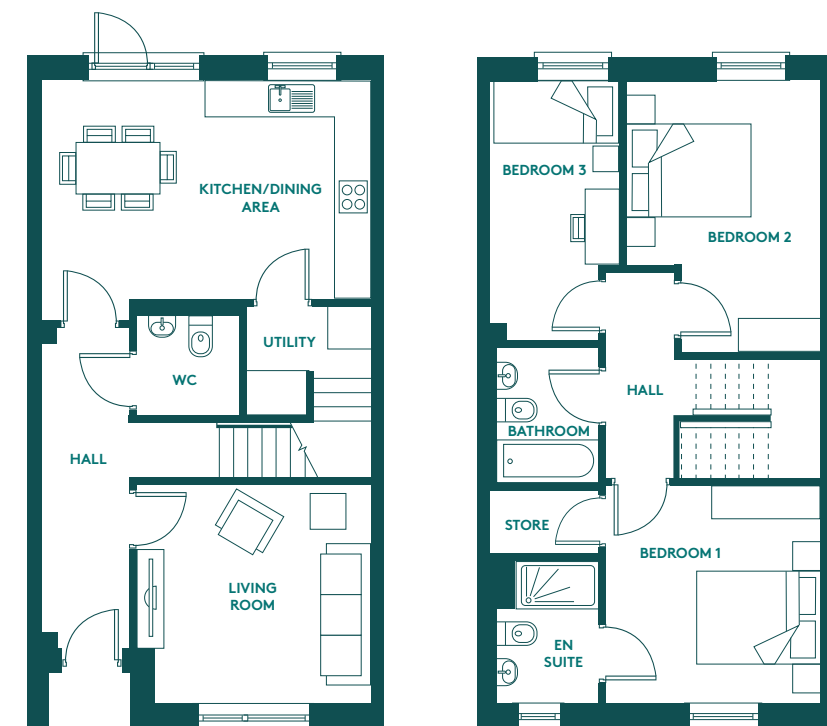
Aderrig
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THE Phoenix

3 BED MID & END TERRACE
109 SQM / 1,173 SQFT



GROUND FLOOR

FIRST FLOOR

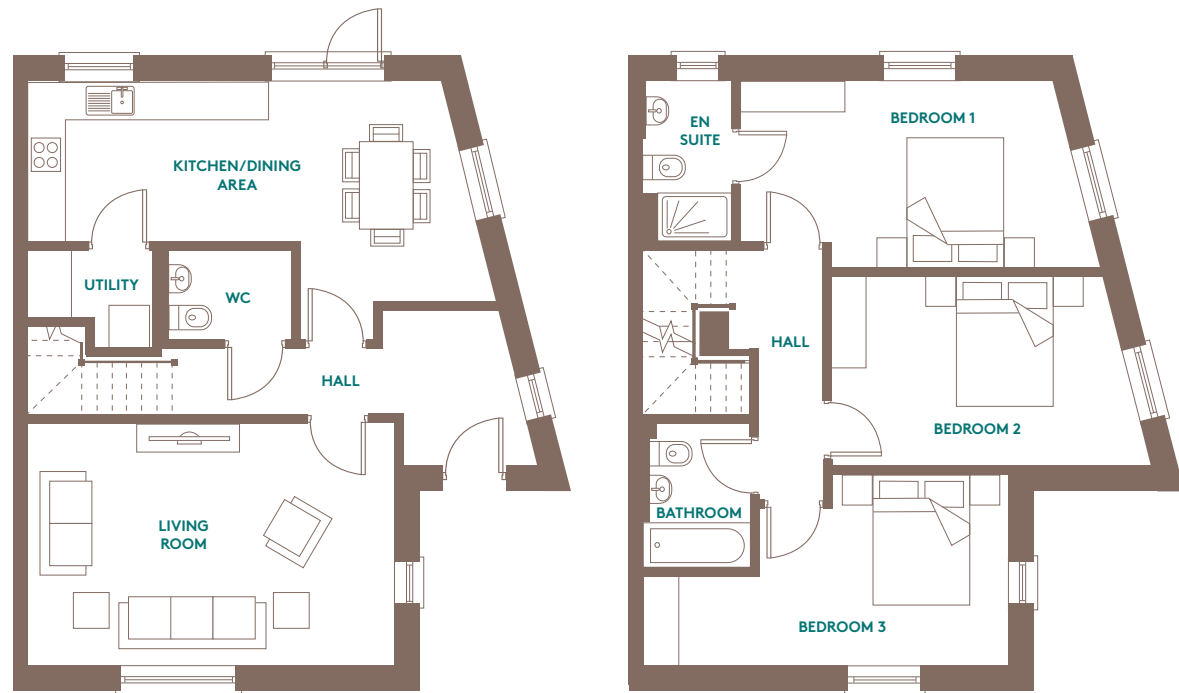
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THE Beech

3 BED END TERRACE
124 SQM / 1,334 SQFT



GROUND FLOOR

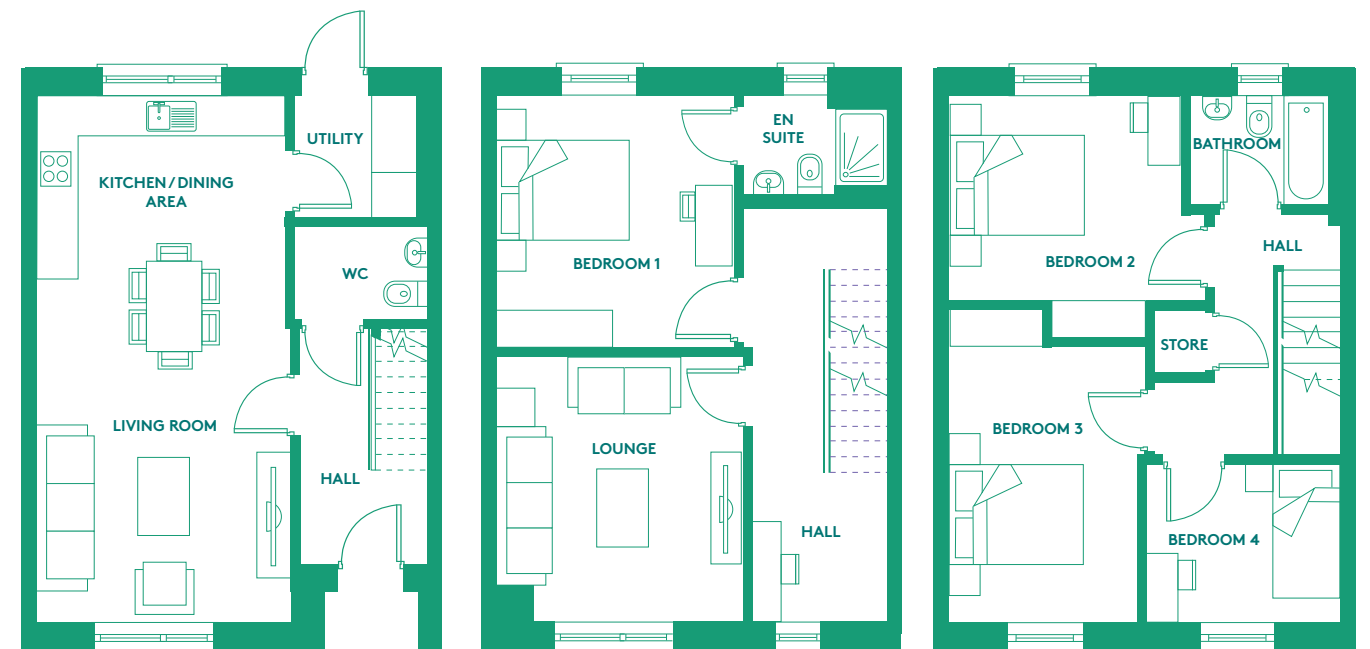
FIRST FLOOR



Floor plans are for illustrative purposes only and variations may occur within each house type. A handed version of the house type may also apply.

THE Catherine

4 BED MID & END TERRACE
143 SQM / 1,540 SQFT



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



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PASSIONATE ABOUT OUR COMMUNITIES

Community engagement is one of Quintain's core values. We have worked with various voluntary groups to support the local community which is made up of many of our residents across our neighbourhoods.

We were also very proud to be a cornerstone sponsor of Dragons at the Docks, which in 2022 raised enough funds to provide 10 properties, providing homes for 15 people who are homeless.

- 1 Dragons at the Docks 2022
- 2 Adamstown Cricket Club Women's Team
- 3 Malahide United Under 8s
- 4 Adamstown Community College Under 17/19s Soccer Team
- 5 Adamstown Community College GAA team
- 6 Lucan Sarsfields U15 Girls



"We are delighted as Adamstown Cricket Club's First Women's Cricket Team to be sponsored by Quintain. Quintain are building not only homes but a community in Adamstown and Lucan and we are delighted they have chosen to be associated with the local women and girls of the Adamstown Cricket Club. To have Quintain's support and belief in our team has been a great experience and we look forward to growing our team with the new residents as the neighbourhood grows."

Meena Baskarasubramanian, Founding Member and Women's Secretary Adamstown Cricket Club.

"Lucan Sarsfields GAA Club is delighted to have had the support of Quintain throughout this year. It has been a pleasure dealing with Quintain. They are approachable, professional and motivated to give back to this Community as it continues to grow. We look forward to building on our relationship into the new year and welcoming new players to Lucan Sarsfields from the wider community that Quintain has developed throughout Lucan and Adamstown."

**Colm Farrell, Chairperson
Lucan Sarsfields GAA Club**

PROFESSIONAL
TEAM

DEVELOPER



ARCHITECTS



SOLICITORS

McCANN FITZGERALD

FUNDED BY

Activate Capital

AGENT



PSRA No: 002183

01 667 1888



Disclaimer

These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate, and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations may occur.

