



LUXURY 3 & 4 BED HOMES  
IN RATHFARNHAM, DUBLIN 14



# LUXURY 3 & 4 BED HOMES

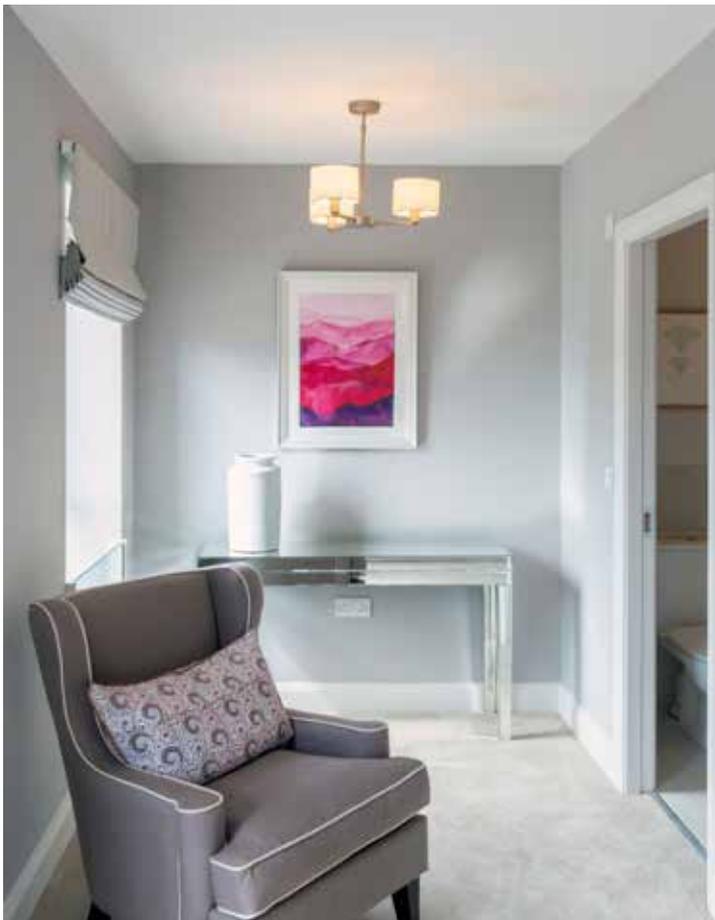
RATHFARNHAM · DUBLIN 14

This is a distinctive development of luxury homes set on the grounds that once formed part of the Loreto Abbey Rathfarnham, located on the foothills of the Dublin mountains close to Rathfarnham village.

An Ely Square home offers an exceptional package that combines excellence in design & detailing and the long term sustainable living that comes with an A-rated home.

This superbly located development is in a wonderful setting allowing the homeowner to enjoy all that Rathfarnham & South Dublin has to offer.

An outstanding quality of build is brought to you by M&N O'Grady Developments who over the course of the past 40 years have created some of Dublin's best residential communities each of which has stood the test of time.



# WHERE COMFORT MEETS CONVENIENCE

## IDEALLY LOCATED

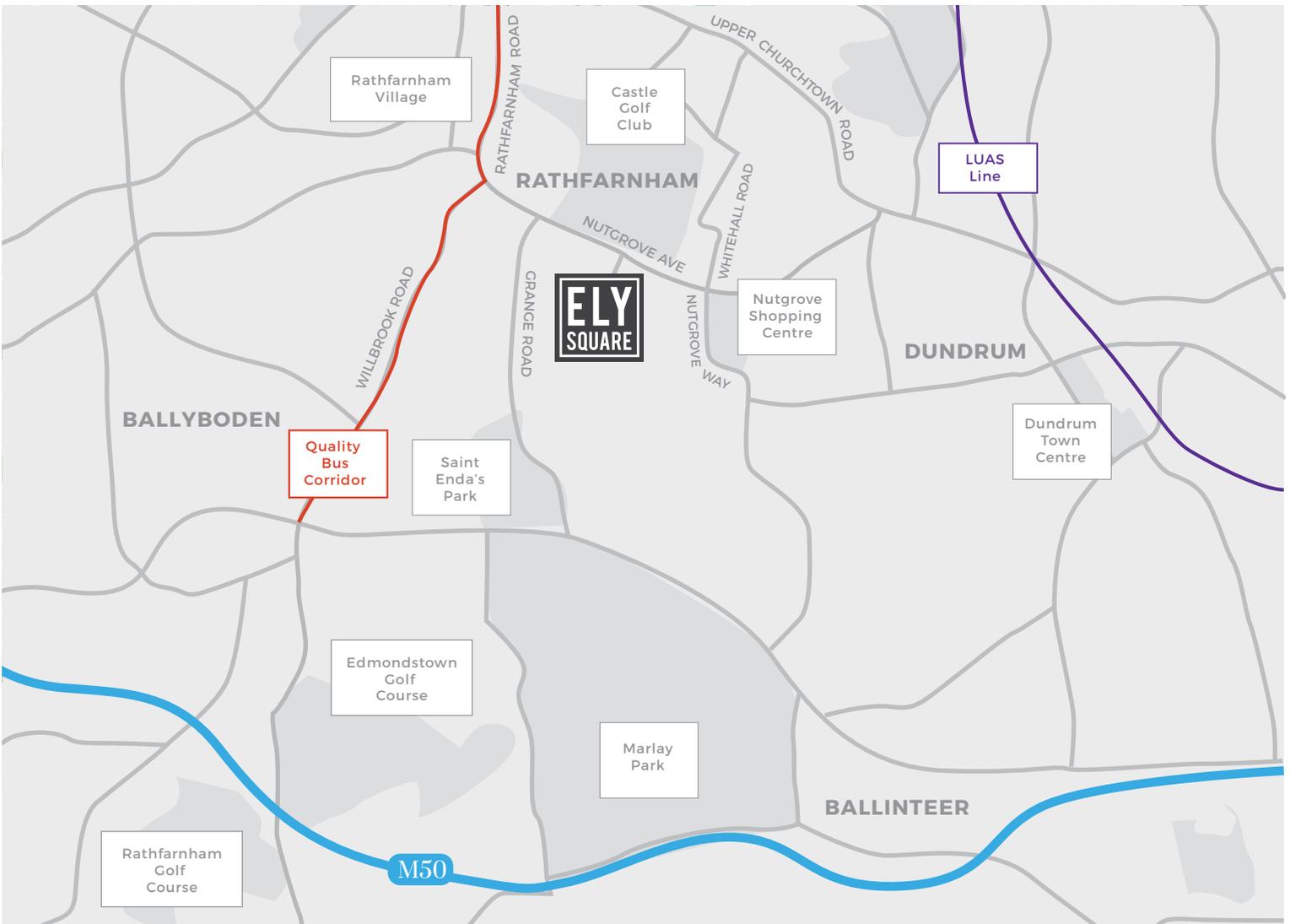
The abundance of schools, shopping, sports and parkland facilities that the area has to offer are second to none.

Ely Square is located along a quality bus corridor that serves Dublin City Centre and UCD Belfield College Campus amongst other places. Dundrum

Luas stop is also located within walking distance. Dundrum Town Centre and Nutgrove Shopping Centre are a short distance away.

Ely Square will appeal to families and individuals looking for a world of comfort and convenience.









# QUALITY FEATURES

## HIGH END SPECIFICATION

### Kitchen

- Custom designed light grey shaker style kitchens with integrated doors for appliances
- High quality quartz worktops and upstand.

### Utility Room

- Space for washing machine and dryer located under worktop.
- Storage press.

### Bathrooms and Ensuites

- Designed with a contemporary feel and have ample space
- Heated towel rails
- High quality sanitary ware
- Tiling to floors and feature walls.

### Bedrooms

- High quality shaker style fitted wardrobes in all bedrooms by Cawleys furniture
- En-suite shower rooms to all master bedrooms

### External Features

- Low maintenance brick and render finish
- Reconstituted granite finish to cills and heads to front elevation
- Private rear gardens will be seeded.
- Windows are low U value high performance double glazed Upvc

### Electrics

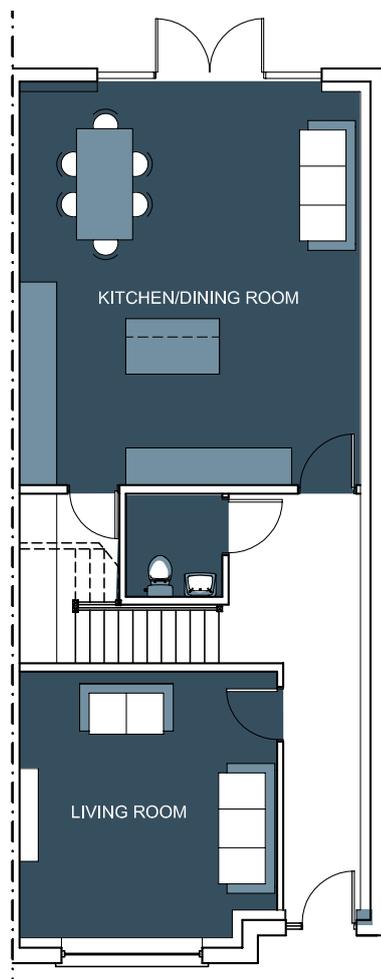
- Generous lighting & electric power point specification
- Dimplex electric fire in sitting room
- Wired for intruder alarm

### General

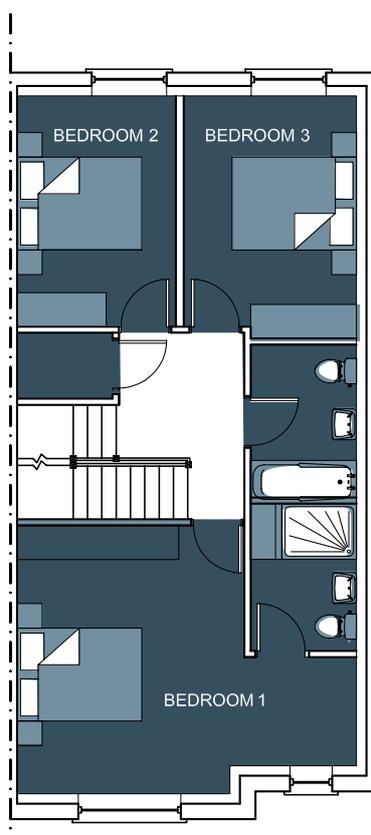
- Excellent standard of floor, wall and roof insulation
- All homes will achieve an A3 building energy rating
- A-rated gas condensing boiler central heating system & photovoltaic solar panels on roof
- Neutral paint colour throughout
- 10 year Homebond Structural Guarantee

# HOUSE TYPE A1

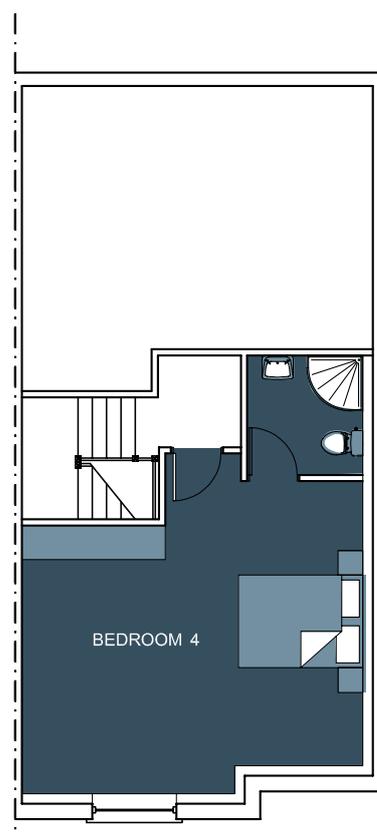
THREE STOREY  
4 BEDROOM  
SEMI-DETACHED



GROUND FLOOR



FIRST FLOOR

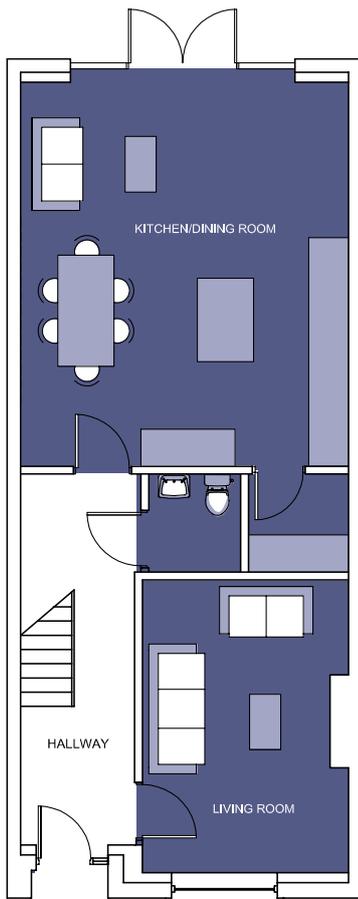


SECOND FLOOR

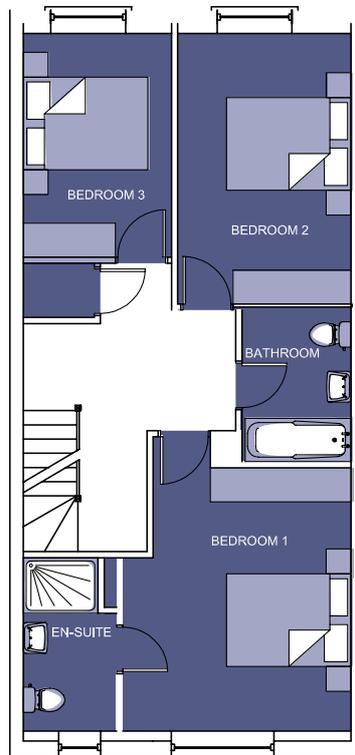
Not to scale. For illustrative purposes only.

# HOUSE TYPE L

THREE STOREY  
4 BEDROOM  
SEMI-DETACHED



GROUND FLOOR



FIRST FLOOR

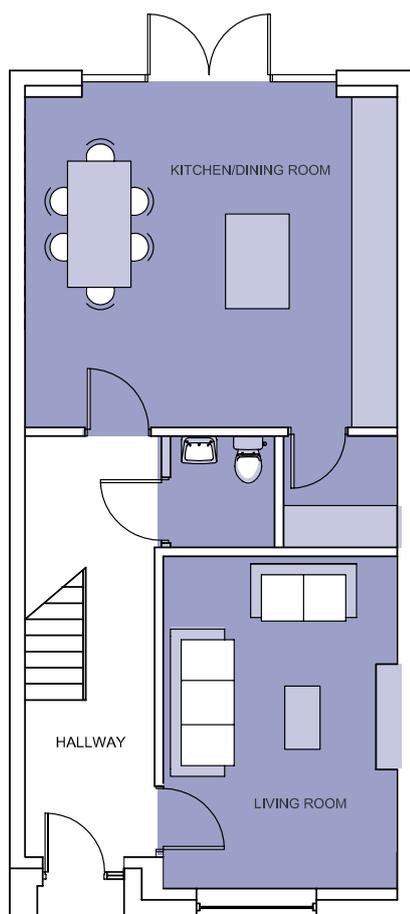


SECOND FLOOR

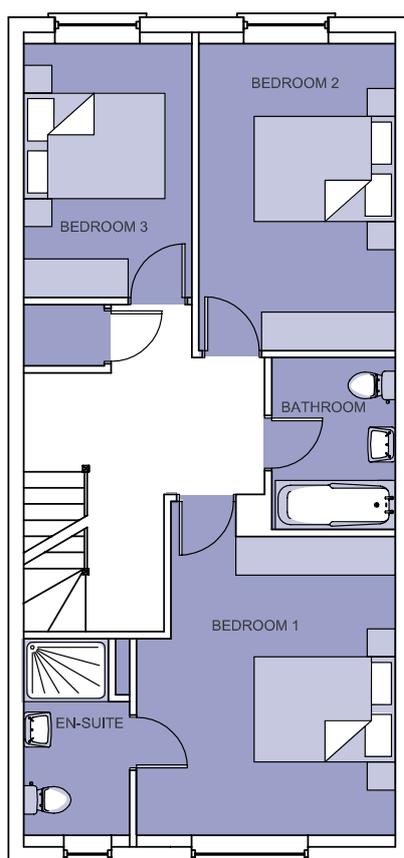
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# HOUSE TYPE M

THREE STOREY  
4 BEDROOM  
MID TERRACE



GROUND FLOOR



FIRST FLOOR

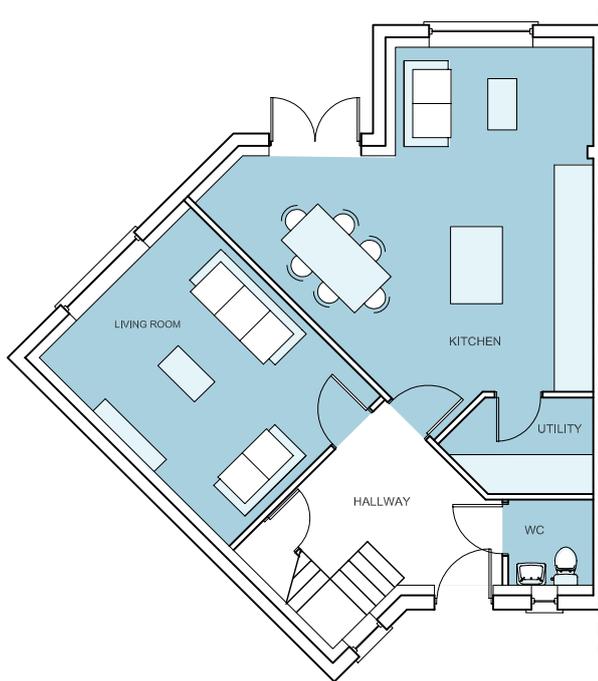


SECOND FLOOR

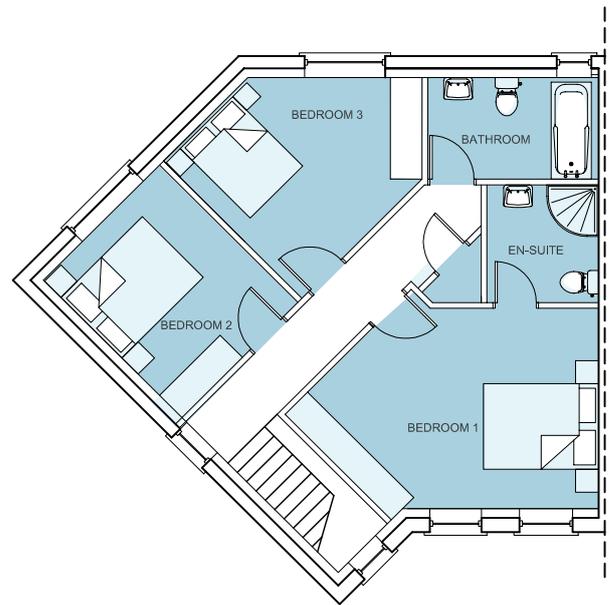
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# HOUSE TYPE E

TWO STOREY  
3 BEDROOM  
SEMI DETACHED



GROUND FLOOR



FIRST FLOOR

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