



RATHMORE

◆ LUSK, CO. DUBLIN ◆



NEW 3 & 4 BEDROOM TRADITIONAL BUILT HOMES



1 New Public Park



2 Lusk-Rush Train Station



3 Outside Gym



4 Nearby Primary & Secondary Schools



5 Retail Shops



6 Lusk Tower



7 New Playground



8 Football Pitch and Lusk UTD Club

Site Plan

The Beech






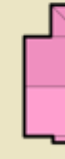



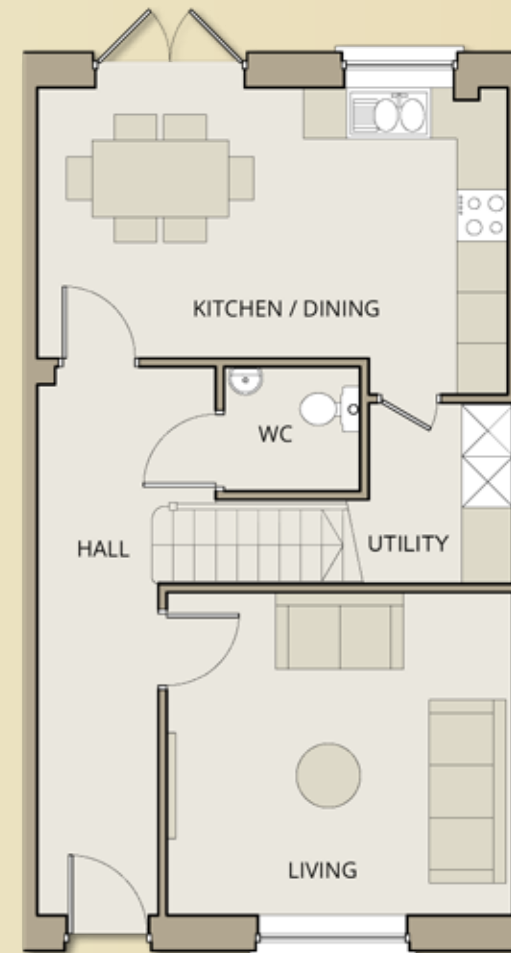
TYPE B

THREE BEDROOM
MID-TERRACE HOUSE
109 SQ.M. / 1, 173 SQ.FT.

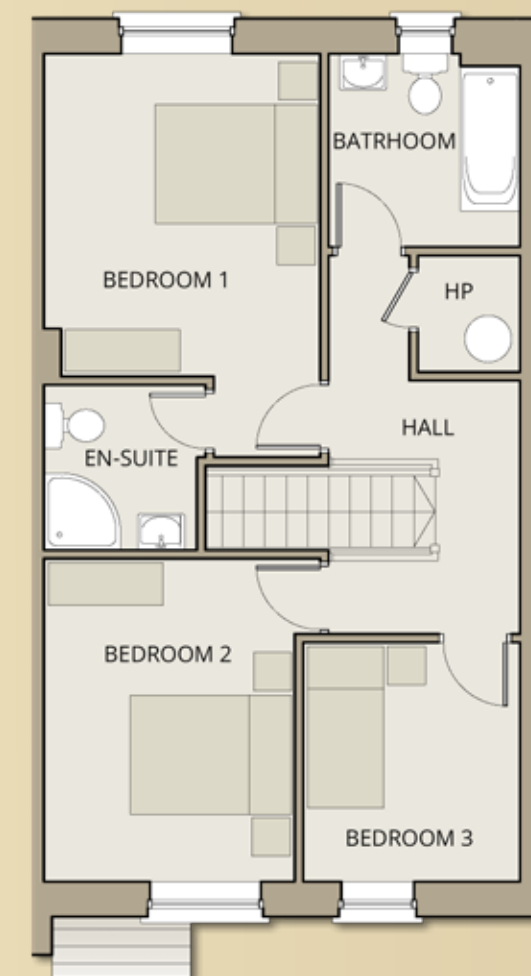
16, 17, 20 & 21 Barnewall Lane
5, 8 & 9 Barnewall Way



-  **The Beech Type B**
3 Bed
Mid-Terraced
-  **The Beech Type B2**
3 Bed
Semi-detached
-  **The Beech Type B6/B8**
3 Bed
Double-fronted
-  **The Beech Type B7**
3 Bed
Double-fronted
-  **The Sycamore Type C4/C9**
3 Bed
Semi-detached
-  **The Sycamore Type C5/C7**
3 Bed
Mid-terraced
-  **The Alder Type G**
4 Bed
Semi-detached
-  Showhouses



GROUND FLOOR



FIRST FLOOR

Not to scale. This map is for information purposes only and future phasing is subject to planning permission.

Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

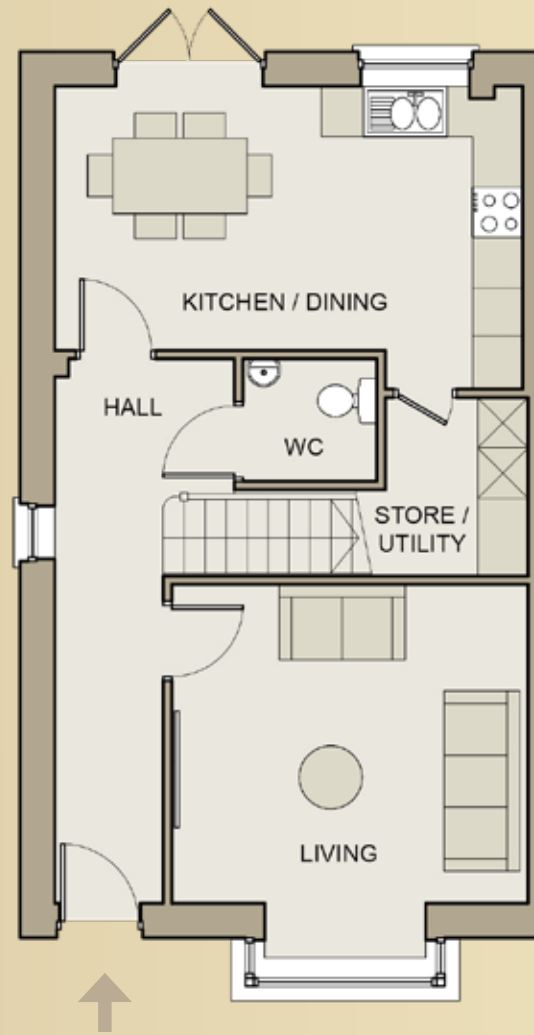
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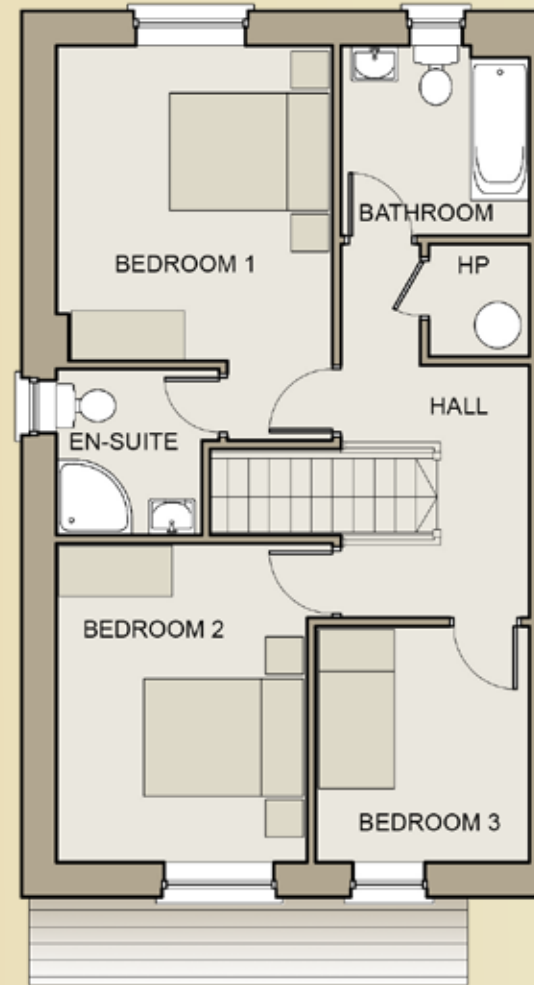
TYPE B2

THREE BEDROOM
SEMI-DETACHED HOUSE
110 SQ.M. / 1,184 SQ.FT.

15, 18, 19, 22 & 23 Barnewall Lane
10 Barnewall Way



GROUND FLOOR



FIRST FLOOR

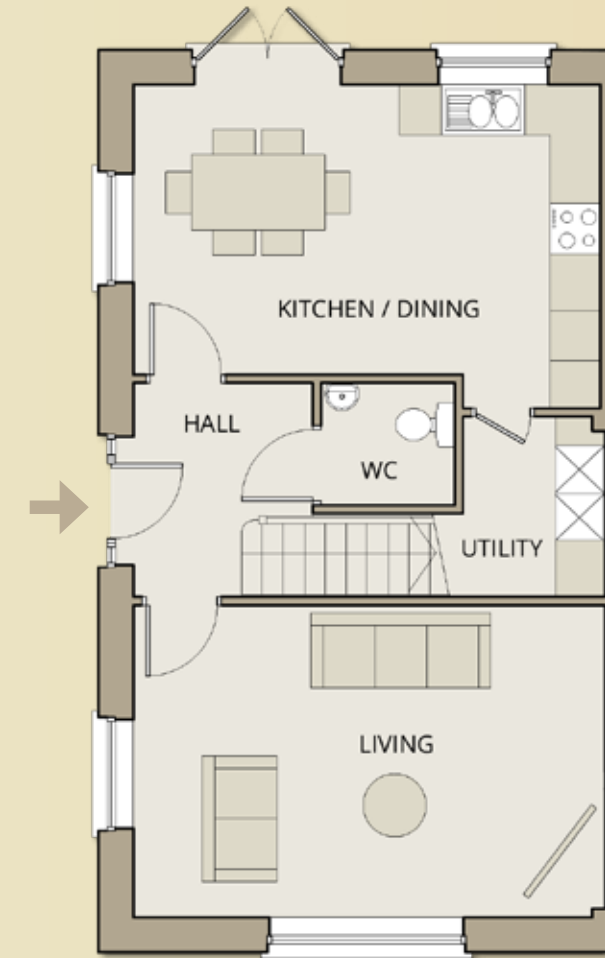
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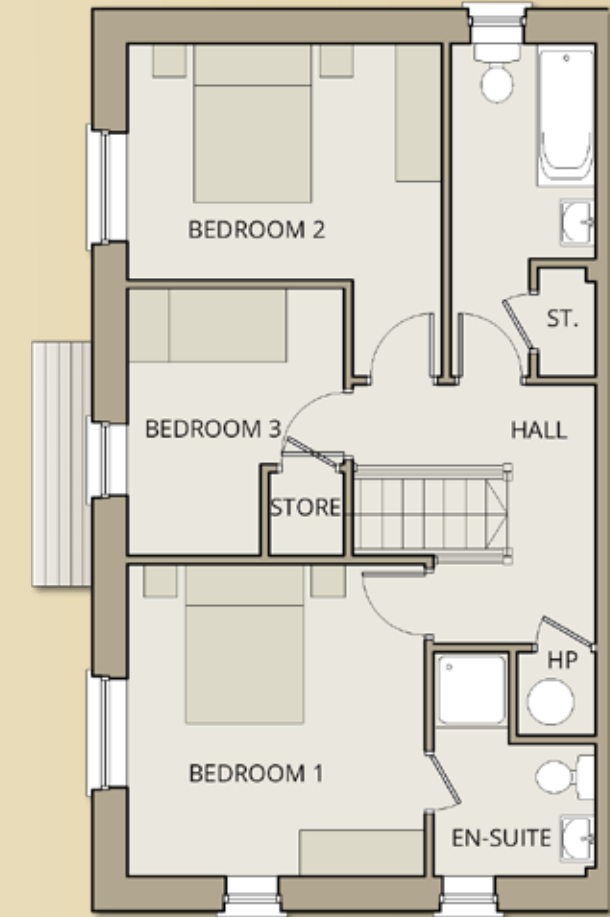
TYPE B6/B8

THREE BEDROOM
DOUBLE FRONTED HOUSE
109 SQ.M. / 1,173 SQ.FT.

1 Barnwall Lane
1 Barnewall Way
3 Inns Lane



GROUND FLOOR



FIRST FLOOR

The Beech



TYPE B7

THREE BEDROOM
DOUBLE FRONTED HOUSE
119 SQ.M. / 1,281 SQ.FT.

4 Barnewall Way



GROUND FLOOR

FIRST FLOOR

The Sycamore



TYPE C4/C9

THREE BEDROOM
SEMI-DETACHED HOUSE
127 SQ.M. / 1,367 SQ.FT.

1 Inns Lane
2 & 3 Barnewall Way



GROUND FLOOR

FIRST FLOOR

The Sycamore



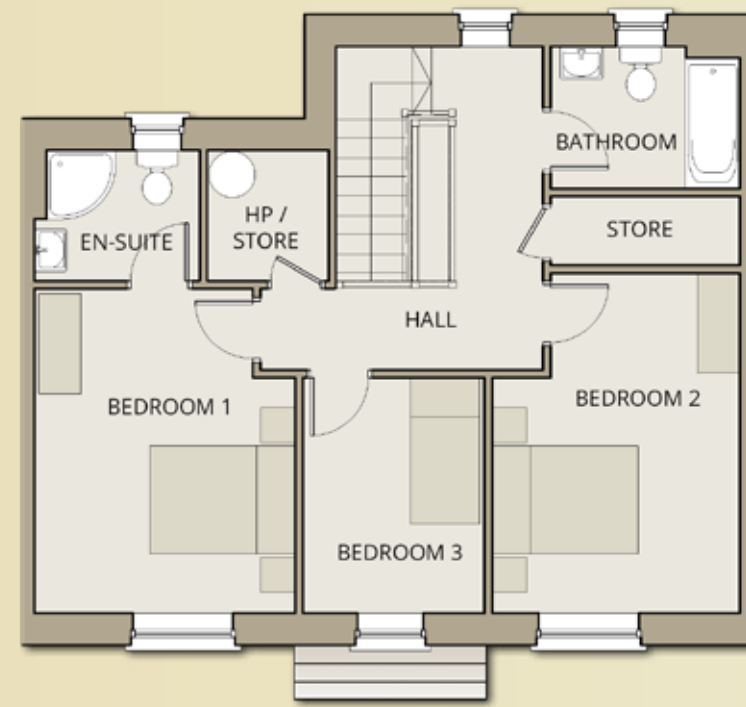
TYPE C5/C7

THREE BEDROOM
MID-TERRACED HOUSE
127 SQ.M. / 1,367 SQ.FT.

2 Inns Lane
2 Barnewall Lane



GROUND FLOOR



FIRST FLOOR

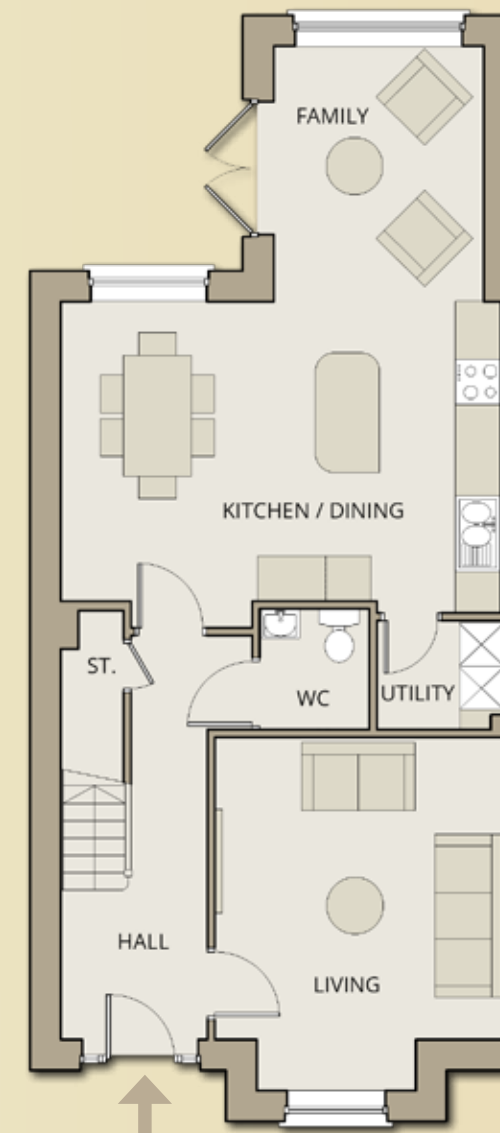
The Alder



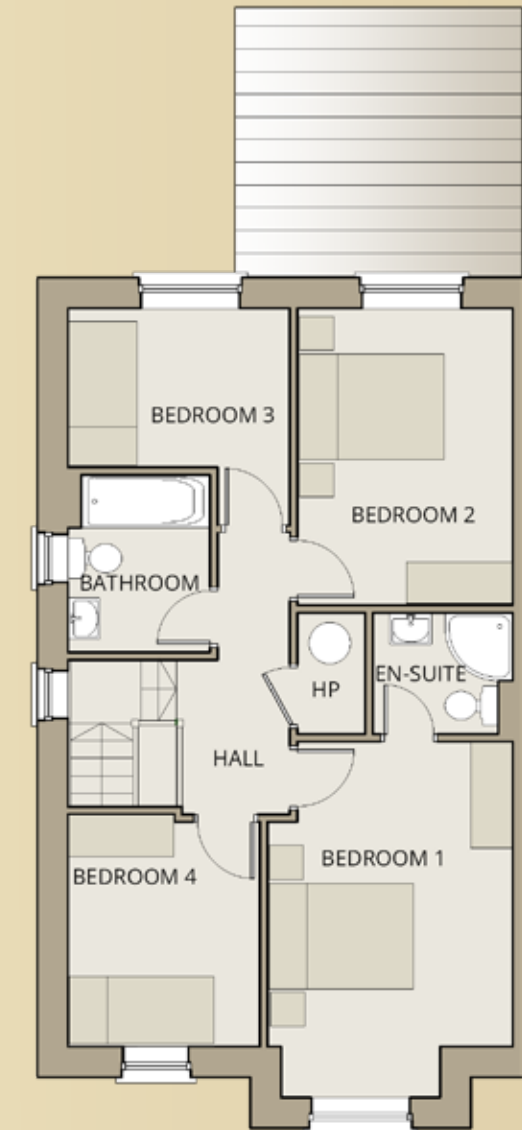
TYPE G

FOUR BEDROOM
SEMI-DETACHED HOUSE
132 SQ.M. / 1,421 SQ.FT.

6 & 7 Barnewall Way



GROUND FLOOR



FIRST FLOOR

Specification

EXTERNAL FEATURES

- High quality country manor brick and render façades.
- PVC Fascia soffits, gutters and downpipes.
- Ultratech engineered timber front door with multi-point locking system by Munster Joinery.
- High performance UPVC maintenance free dual colour windows and doors with low U value for energy efficiency.
- Private parking for two cars.
- Paved patio area to rear garden.
- Extensive landscaping to front gardens.
- Seeded rear gardens with solid maintenance free dividing fence.
- External lighting to front and rear.
- Treated timber side passage gate.

BATHROOM AND EN-SUITE

- Wall tiling as per showhouse.
- High quality sanitary ware.
- Polished chrome heated towel rail.
- Thermostatically controlled shower with pressurised water supply.
- Pressurised hot and cold water.

INTERNAL FINISHES

- Fiber optic cable (cat 6) and media hub installed.
- Wired for TV, telephone and intruder alarm.
- Quality interior joinery to include hardwood handrail to stairs.
- Satin chrome brushed finish ironmongery.
- Contemporary grooved architrave and skirting.
- Painted throughout.

KITCHENS

- Superior quality contemporary step shaker style kitchen in a superior matt finish from Bespace as per relevant showhouse.
- Lycon White Quartz counters with upstand and splashback.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Undermounted designer square stainless-steel sink
- Pull out recycle bins.
- Separate utility room with below counter top space provided for washing machine/dryer.

ENERGY EFFICIENCY

- A2 Building Energy Rating (BER).
- Mitsubishi eco dan A rated condensing heat pump with dual zone control.
- Mechanical extract demand control ventilation with humidity sensors.
- Energy saving LED light fittings.
- High levels of floor, wall and roof insulation.

BEDROOMS

- Bespoke designed micro shaker style wardrobes fitted by Bespace as per the showhouse.

HOME BOND WARRANTY

- 10 year structural/latent defects insurance and mechanical electrical inherent defects insurance.

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♦ LUSK, CO. DUBLIN ♦



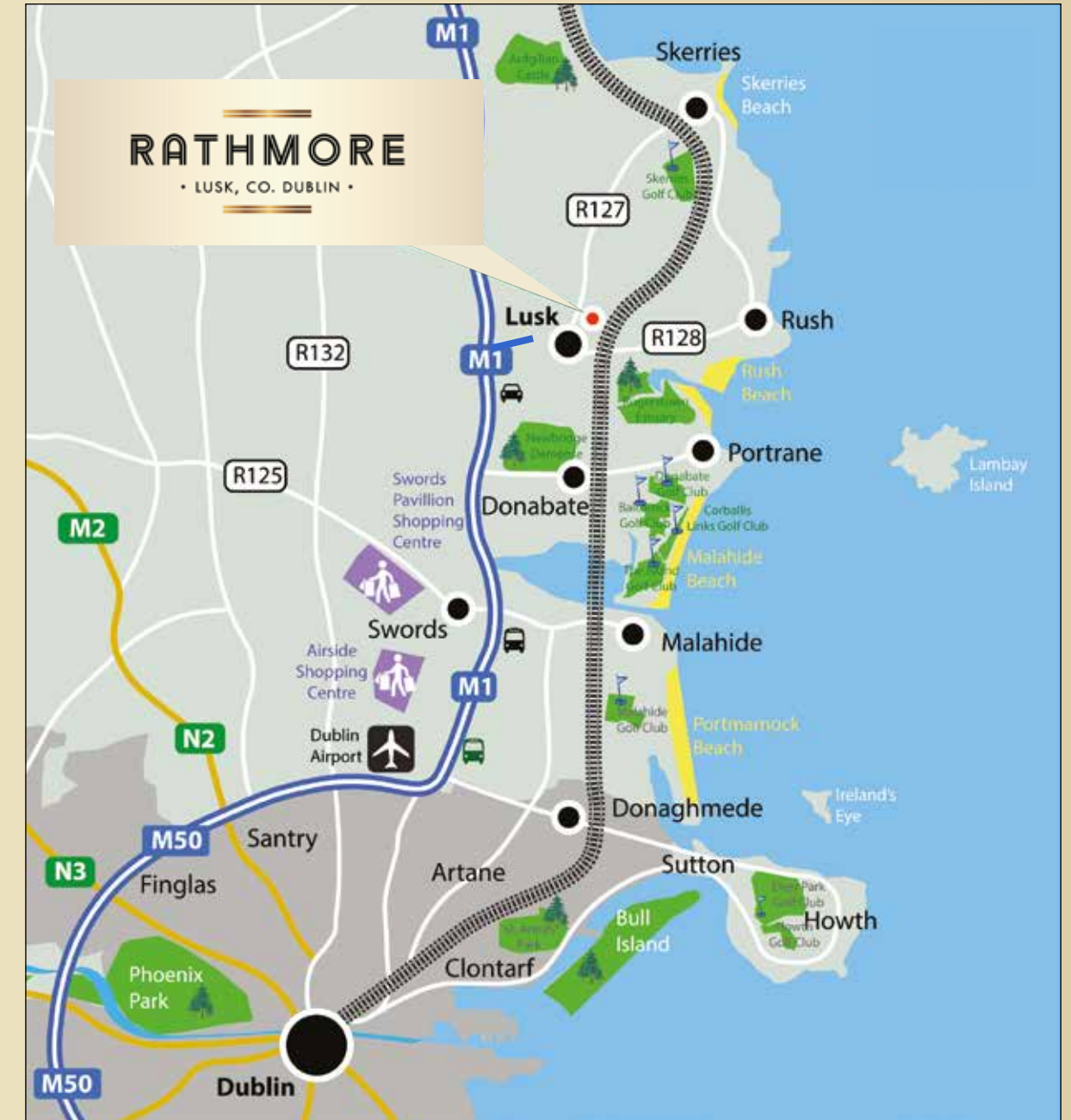
Location



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Connectivity



Rathmore is located 23km north of Dublin City Centre and 15km from Dublin Airport which are easily reached by the M1 motorway 5km away. The development is only 2 km from Rush and Lusk Train Station, served by a regular commuter train service. There are over 20 trains to Grand Canal Dock each weekday with an approximate journey time of less than 30 minutes to the heart of the capital, with onward connections to both the Luas and DART lines. The 33 Dublin Bus route is also on hand to provide an easy commute to the city along with the Fingal Express private bus service travelling from Lusk to Dublin City via the Port Tunnel.