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# STATION ROAD

◆ LUSK, CO. DUBLIN ◆











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# Site Plan



-  **The Beech Type B**  
3 Bed  
Mid-Terraced
-  **The Beech Type B2**  
3 Bed  
Semi-detached
-  **The Beech Type B6**  
3 Bed  
Double-fronted
-  **The Beech Type B7**  
3 Bed  
Double-fronted
-  **The Sycamore Type C4**  
3 Bed  
Semi-detached
-  **The Sycamore Type C5**  
3 Bed  
Detached, Semi-detached & Mid-terraced
-  **THE SYCAMORE Type C6**  
3 Bed  
Terraced
-  **The Ash Type F**  
4 Bed  
Semi-detached and detached
-  **The Alder Type G**  
4 Bed  
Semi-detached
-  **THE ELM Type H1**  
5 Bed  
Semi-detached

# Specification

## EXTERNAL FEATURES

- High performance uPvc maintenance free windows and doors.
- Ultratech front door by Munster Joinery.
- Multi-point locking system to external doors.
- Parking for two cars.
- Landscaping to front gardens.
- Seeded rear garden.
- Paved patio area.
- Treated timber side passage gate.
- External lighting to front and rear.

## KITCHENS

- Superb quality contemporary styled kitchens from BeSpace as per relevant showhouse.
- Free standing island unit or peninsula as per relevant show house.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Stainless-steel bowl and a half sink.
- Under sink pull-out recycle bins.
- Separate utility room with below countertop space provided for washing machine/dryer.

## BEDROOMS

- High quality shaker style wardrobes as per showhouse.

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## INTERNAL FINISHES

- Superior quality internal joinery and hardwood handrail to stairs as per relevant showhouse.
- Satin chrome finish ironmongery.
- Painted throughout.
- Climote remote heating control system allowing remote control of the heating system from a mobile phone.
- Wired for TV, telephone and intruder alarm.
- Demand Control Ventilation (DCV).
- Fibre Optic Cable and Media Hub installed.

## ENERGY EFFICIENCY

- BER "A2" energy rating.
- PV solar panels for reduced electricity running costs.
- High levels of roof, wall and floor insulation.

## BATHROOM AND EN-SUITE

- High quality bathrooms sanitary ware.
- Polished chrome heated towel rail.
- Pumped thermostatically controlled shower.

## HOMEBOND WARRANTY

- 10-year HomeBond Guarantee.



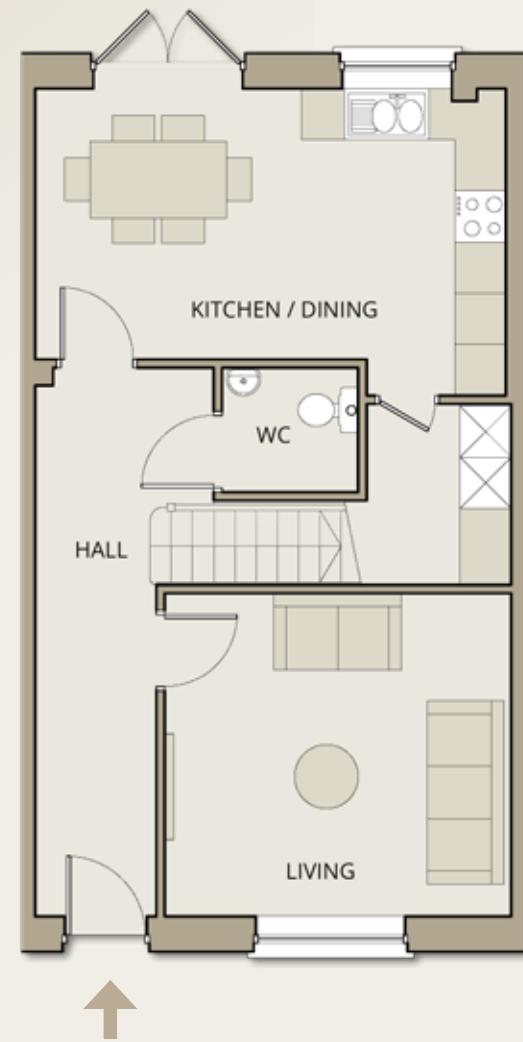
# The Beech



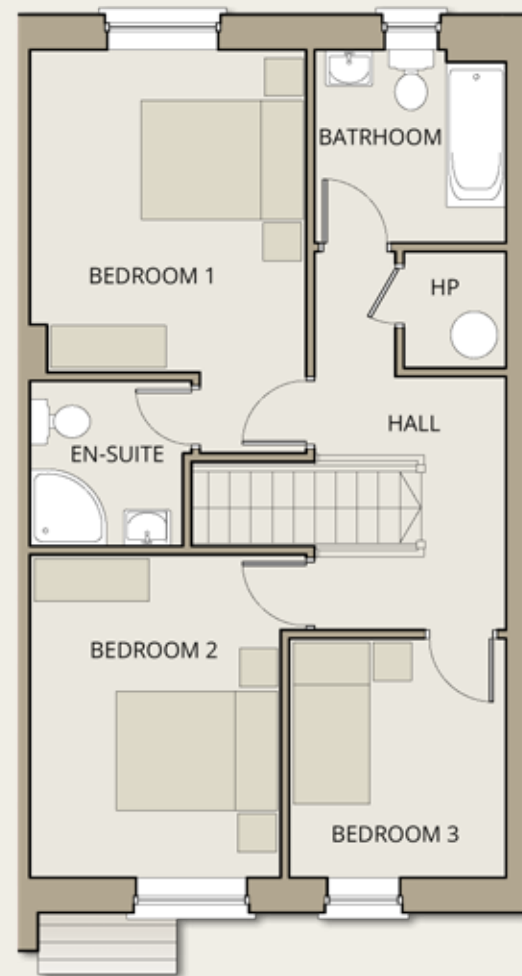
## TYPE B

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

11, 13 Loughcommon Court  
7 Rahenny Close  
3, 4 Charl Green  
20, 22 Loughcommon Lane



GROUND FLOOR



FIRST FLOOR

# The Beech



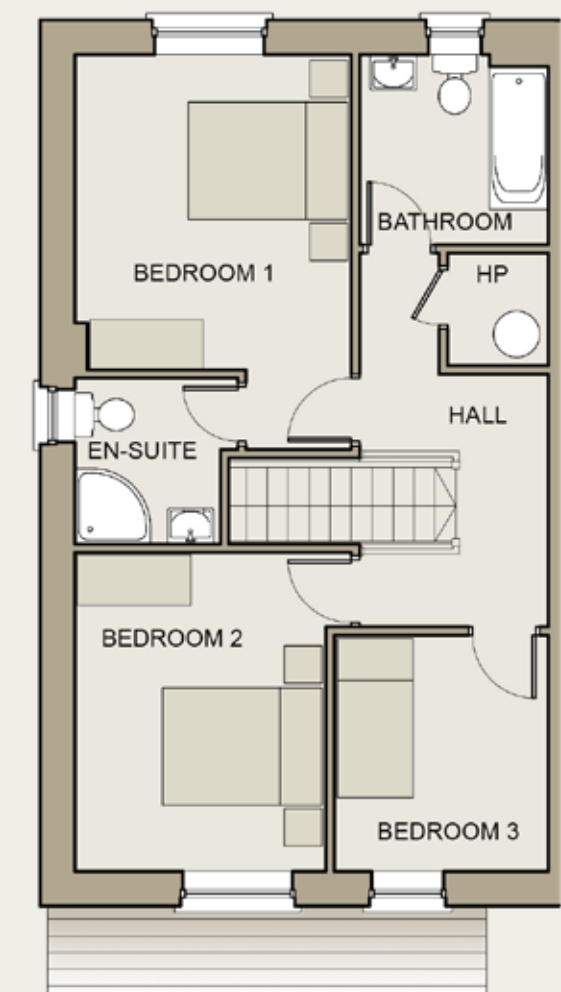
## TYPE B2

THREE BEDROOM  
SEMI-DETACHED HOUSE  
113 SQ.M. / 1,218 SQ.FT.

18, 24 Loughcommon Lane  
9, 15 Loughcommon Court



GROUND FLOOR



FIRST FLOOR

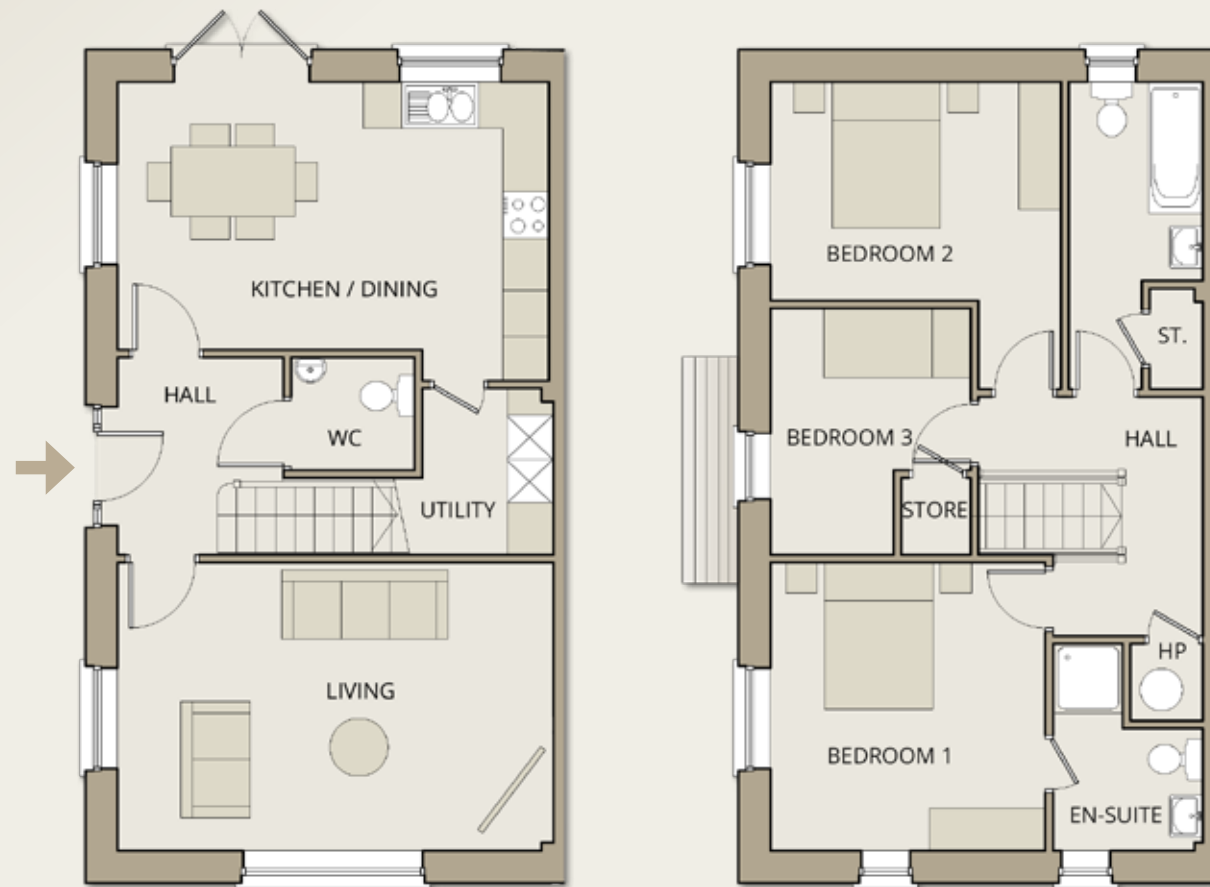
# The Beech



## TYPE B6

THREE BEDROOM  
DOUBLE FRONTED HOUSE  
110 SQ.M. / 1,184 SQ.FT.

2 Sharl Court  
4 Sharl Close  
2, 5, 6 Dame Lane



GROUND FLOOR

FIRST FLOOR

# The Beech



## TYPE B7

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

3 Sharl Close  
19 Loughcommon Court



GROUND FLOOR

FIRST FLOOR

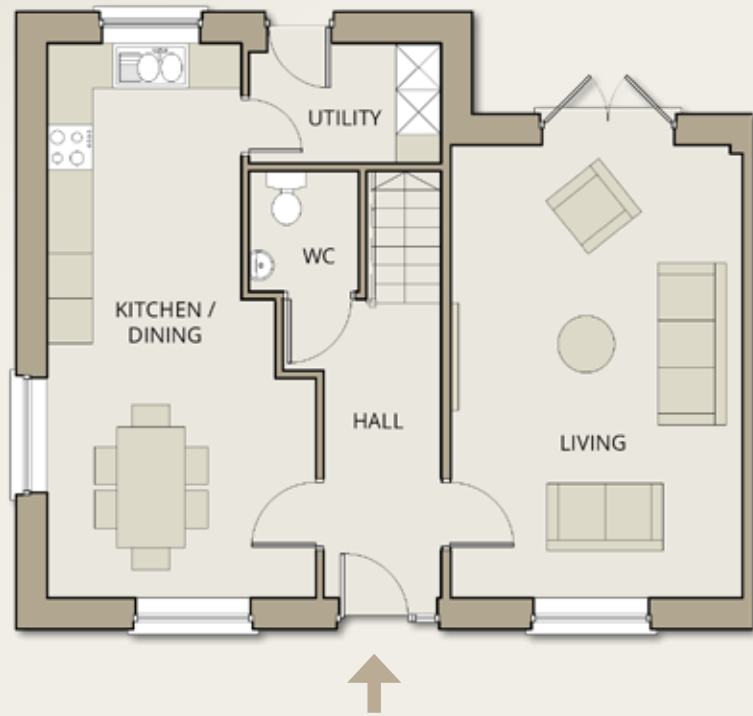
# The Sycamore



## TYPE C4

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

1, 3 Dame Lane  
1, 2 Sharl Close



GROUND FLOOR



FIRST FLOOR

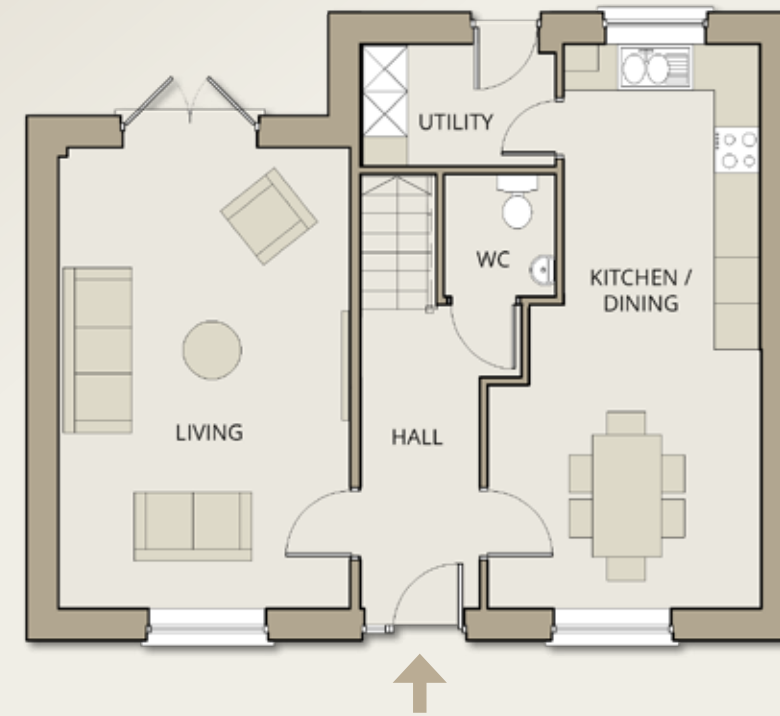
# The Sycamore



## TYPE C5

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

DETACHED:  
4 Dame Lane  
7 Loughcommon Court  
SEMI-DETACHED:  
10, 12 Rathmore Green  
MID-TERRACE:  
17 Loughcommon Court



GROUND FLOOR



FIRST FLOOR

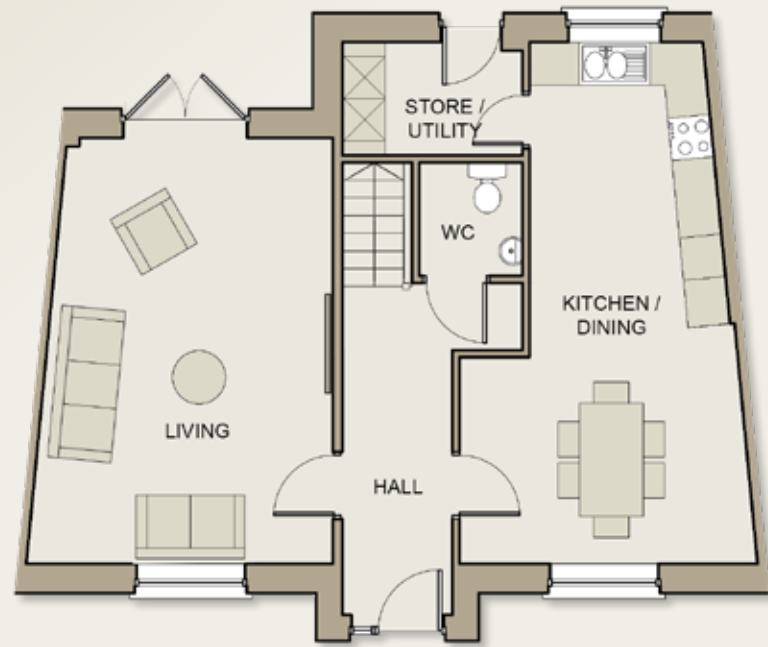
# The Sycamore



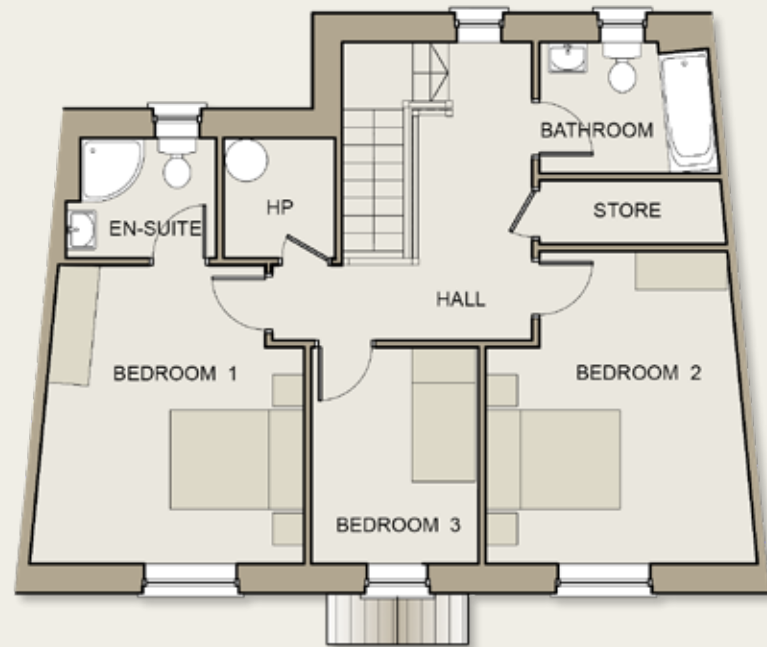
## TYPE C6

THREE BEDROOM  
MID-TERRACED HOUSE  
133 SQ.M. / 1,432 SQ.FT.

2, 3, 4, 5, 6, 7, 8, 9 Rathmore Row

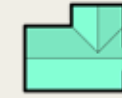


GROUND FLOOR



FIRST FLOOR

# The Ash



## TYPE F

FOUR BEDROOM  
DETACHED & SEMI-DETACHED  
HOUSE  
139 SQ.M. / 1,496 SQ.FT.

DETACHED:  
54, 56 Station Road  
8, 14 Rathmore Green  
1 Sharl Green  
SEMI-DETACHED:  
5 Loughcommon Court  
3 Rahenny Close



GROUND FLOOR



FIRST FLOOR



# The Alder



## TYPE G

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

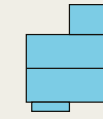
5, 9 Rahenny Close  
2 Sharl Green



GROUND FLOOR

FIRST FLOOR

# The Elm



## TYPE H1

FIVE BEDROOM  
SEMI-DETACHED HOUSE  
158 SQ.M. / 1,700 SQ.FT.

1, 10 Rathmore Row



GROUND FLOOR

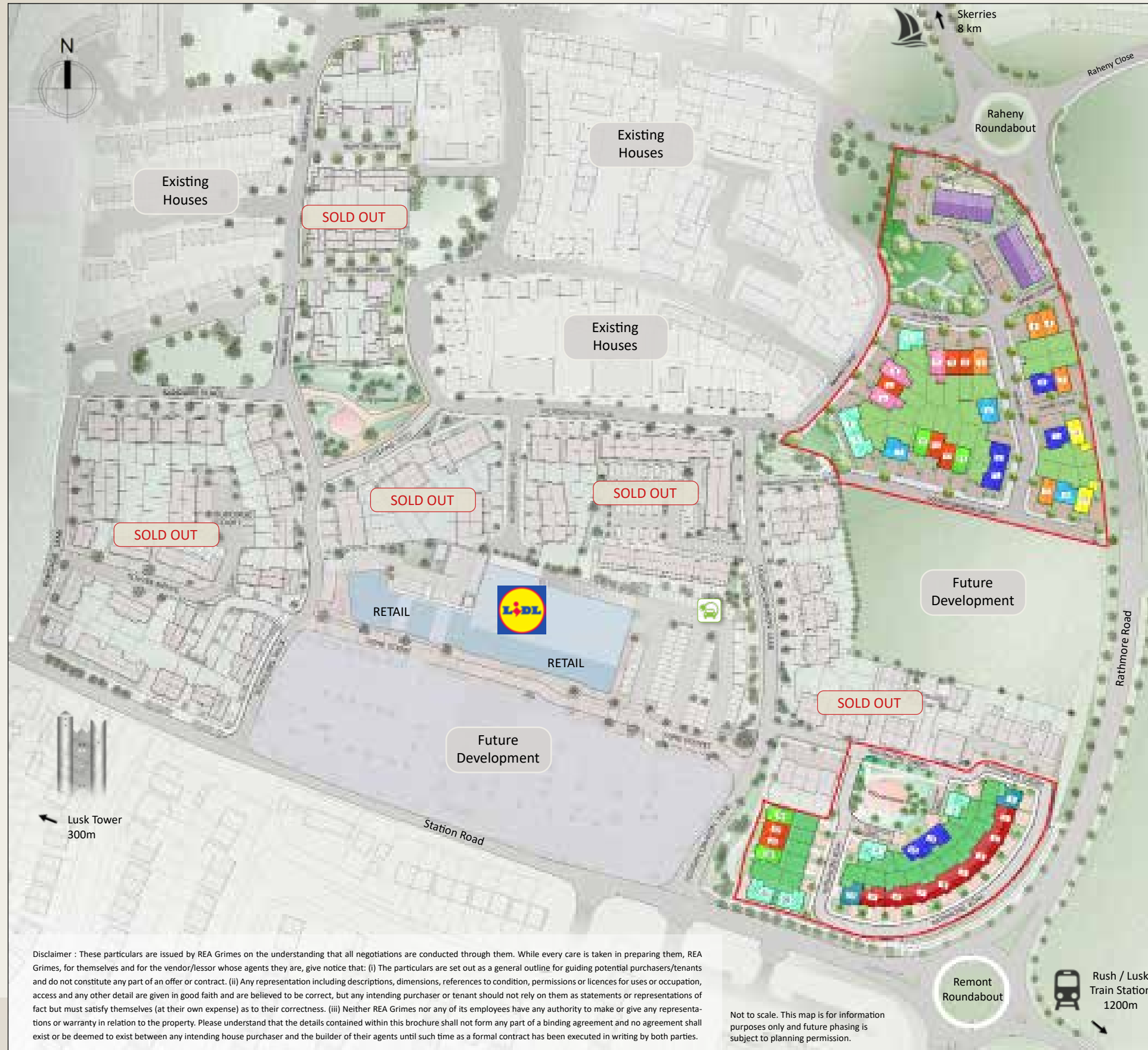
FIRST FLOOR

SECOND FLOOR

# Location

# STATION ROAD

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

# Connectivity



Station Road 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.



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