

RICHMOND CLOSE

Milltown

www.richmondclose.com

Richmond Close
an exclusive development of six
contemporary family homes.

Making the most of this superb location, Woodchester Developments have delivered an exclusive scheme of 6 luxurious family homes. These superbly designed houses are traditional in style & appearance, including red brick elevations with granite reveals and entrance pillars, but also incorporating an abundance of contemporary features to produce a luxurious modern living environment.





“If you are looking for a city lifestyle with a traditional feel, Richmond Close, Milltown is the perfect location.”



*A location
to envy...*

Richmond Close located in the long established suburb of Milltown and within a few miles of St. Stephen's Green, is one of the most sought after addresses of South County Dublin.



*Endless
possibilities...*



Amenities

The properties benefit from the nearby award winning Dundrum Town Centre and its excellent shopping and leisure facilities, as well as the local convenience shops which are within walking distance, as is Wilde and Green. Milltown Golf Club is nearby as is Elm Park, The Castle and Grange Golf Clubs. Ranelagh is a short LUAS ride away and offers many of Dublin's best bars and restaurants. Families will also appreciate the choice of schools at both primary and secondary level in the area, including Alexandra College, Gonzaga College and Our Lady's National School to name but a few.



Transport

The transport links in the area are second to none with the Milltown LUAS stop within walking distance of the scheme. The M50 motorway is within easy access and a QBC corridor is on the doorstep, with numerous bus routes to and from Dublin City Centre.

1	St. Stephen's Green	15	Sandymount
2	City Centre	16	The Teresian School
3	IFSC	17	UCD
4	Ranelagh	18	Milltown Golf Club
5	Convention Centre	19	The Dropping Well
6	Grand Canal	20	Temple Road
7	3 Arena	21	Milltown Luas
8	Herbert Park	22	Alexandra College
9	Aviva Stadium	23	River Dodder
10	Donnybrook Stadium	24	Milltown Park
11	RDS	25	Dundrum Road
12	Donnybrook	26	Bird Avenue
13	David Lloyd Riverview	27	Clonskeagh
14	N11		





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RICHMOND
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The homes have been designed by award winning Henry J Lyons with great attention to detail resulting in properties of exceptional elegance and craftsmanship.

Purchasers will enjoy the benefits of a brand new high specification house, complete with all the comforts of modern design, including features such as large living spaces, high ceilings and Carlson Aluclad Windows. Richmond Close has been specifically designed, bearing in mind the maximum utilisation of available high quality space. All homes come with landscaped rear gardens along with garden shed and private parking to the front for two cars.

Richmond Close also offers the opportunity to purchase a brand new home that combines the best principles of sustainable green architecture in harmony with its surroundings and the environment. These homes are A3 - Rated with underfloor heating, air to water heat pump, thermostatic controls on all radiators, as well as a high level of insulation which all combine to lower the energy costs.



Special features



Kitchen

Contemporary painted kitchen designed & installed to include:

- Under cabinet lighting
- Stone/quartz worktop
- Brushed stainless steel sockets above worktops
- Separate Island with under mount sink
- Extractor hood

Branded integrated appliances:

- Dishwasher
- Fridge/freezer
- Multi function oven and hob
- Extractor hood

Utility Room

- Overhead kitchen units & worktop
- Undercounter space with services for washing machine & tumble dryer



Bathroom / En-suite

- Contemporary bath & sanitaryware with polished chrome brassware
- Floor & wall tiling standard as per the relevant showhouse
- Bath screens/shower doors fitted as standard
- Vanity units & concealed cisterns fitted to main bathroom and en-suites

Interior Finishes

- Smooth finish to all walls & ceilings, painted in emulsion
- All joinery painted throughout
- Flush painted doors with satin finish ironmongery
- Contemporary grooved skirting & architrave
- Kitchen floor tiling standard as per relevant showhouse
- High ceiling heights at ground floor level
- Living room, entrance hall & dining area finished in wide-plank, limed oak flooring

Heating System

- Pressurised hot & cold water supplies to bathrooms & en-suites
- Underfloor heating at ground floor level
- Wood burning stove and feature fireplace fitted in the living room

Electrical Fittings

- Recessed LED down lighters to kitchen, livingroom and bathroom/en-suite as per showhouse
- Pendant fittings to kitchen, living room and bedrooms as per showhouse
- TV points (for UPC) to living room, kitchen and bedrooms
- Telephone points and data cabling (for internet/broadband) to living room, kitchen/family room and bedrooms

Security & Safety

- Hard wired for security alarm installation
- Mains-powered smoke detectors to hallways, living room, kitchen/family room and bedrooms and heat detector to kitchen and living room

Exterior

- Paved parking spaces with planter beds
- Private rear garden with paved patio area
- Garden sheds complete with power supply and mains water
- High performance Carlson Alu Clad windows
- High performance Carlson Alu Clad front entrance door with multi-point locking
- Low maintenance brick and render finishes
- Granite finish to sills and surrounds to front elevations



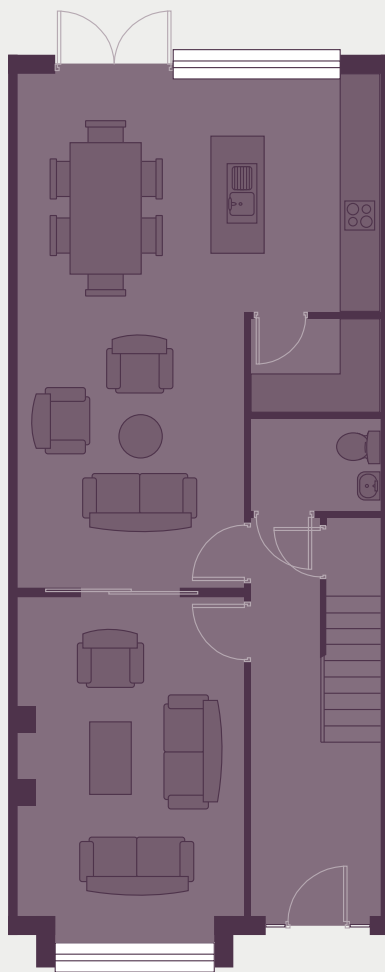
DUNDRUM ROAD



Floor Plans

4 Bedroom Terrace / End of Terrace

1,892 Sq Ft / 176 Sq M



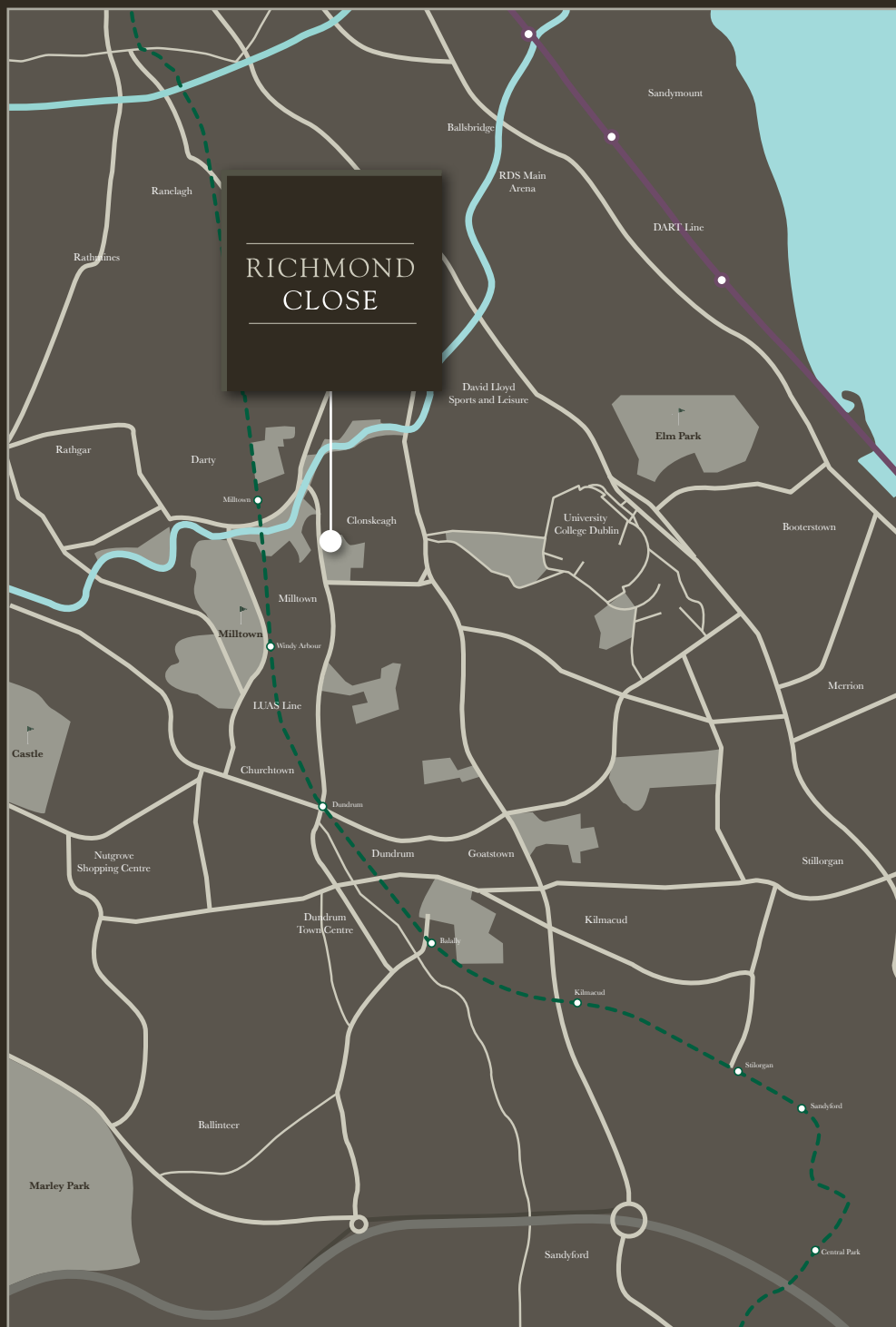
Ground Floor



First Floor



Second Floor



01 668 0100

Exclusively Marketed by:

JLL
Styne House
Upper Hatch Street
Dublin 2
www.jll.ie

Architect:

Henry J Lyons Architects
51–54 Pearse Street
Dublin 2

Solicitor:

Niamh O'Dwyer Solicitors
13 Fitzwilliam Square
Dublin 2



WOODCHESTER
DEVELOPMENTS

Contractor:

Virtus Contracts Management
149 Lower Baggot Street
Dublin 2

Engineer:

Roger Mullarkey & Associates
Duncreevan
Kilcock
Co. Kildare

Mechanical and Electrical Engineer:

Malachy Walsh & Partners
Park House
Mahon Technology Park
Bessboro Road
Blackrock, Cork

Interior Designer:

Ventura Design
Unit 12 and 13 Block 8
Blanchardstown Corporate Park
Dublin 15



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