



Plant yourself in Avondale...
your own patch to bloom



Alluring Avondale...



A brand-new exclusive boutique development of only 5 exceptionally appointed homes comprising of 4 bed semi-detached houses and a spacious 2 bed plus study detached house all finished to an excellent specification.

Five remarkable New Homes in one of South Dublin's most sought-after areas, Avondale has been created with modern family living standards in mind. These spacious and energy efficient homes offer suburban living close to the foothills of the Dublin Mountains within strolling distance of the charming Sandyford Village.

This exclusive development, only 30 minutes' drive from Dublin City Centre is a testament of the incomparable standard of contemporary features and spacious light filled accommodation associated with Tolmac Construction Ltd, a company that prides itself on superior build quality and excellent attention to detail.





On Your Doorstep

Avondale is superbly located with a vast number of local amenities on the doorstep, on Saturdays you can go to Sandyford market and pick up fresh delights from there selection artisan breads, seafood, cakes, Italian pastas sauces and much more. In the village is Sandyford house bar & restaurant which is a lovely spot for a bite of lunch, dinner & drinks or you can pop into Nectar wine shop across the road for a nice bottle. The newly opened Robbie's Greengrocer & foodstore, has a great selection of fruit, vegetables and delightful gourmet bites. Also within close proximity is the neighbouring villages of Stepside, Dundrum and Foxrock with plenty more eateries.

Nearby is The Park in Carrickmines, Leopardstown Shopping Centre, Sandyford and Dundrum Shopping Centre with its abundance

of amenities boasting over 100 shops, restaurants, coffee shops and cinema.

The environs boast an impressive variety of excellent sporting and leisure pursuits including a number of golf courses, driving range, football and rugby clubs, equestrian centres, tennis clubs, the beautiful Fernhill Park & Gardens, Marlay Park, Leopardstown Racecourse, bike trails and numerous stunning walks to choose from at Ticknock, Tibbradden, Cruagh Wood and Knocksink naming but a few.

There is an abundance of Primary schools in the vicinity including Holy Trinity National School, St Mary's National School, Queen of Angels Primary School along with many other primary and post primary schools.



Connected

Avondale is conveniently located a stone throw away from Sandyford Village, set in an established locality, and perfectly situated to enjoy easy and immediate access to a variety of amenities and major road networks with the M50 (J13) within easy reach, Sandyford Road leads you directly into nearby Dundrum or into Sandyford Business Park.

Its convenient access to the LUAS is a plus, just a 15 minute walk to Glencairn Green line stop bringing you to Dublin City Centre in record time and the frequent Dublin Bus route (44) is on your doorstep taking you to DCU via Dundrum & City Centre or to Enniskerry Village.



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Your new home awaits

These 2 & 4-bedroom homes will be finished to the highest standard. The houses at Avondale will boast extra high ceilings on the ground floor, and high-performance windows adding to the bright, airy, light-filled accommodation. Externally, the houses are finished in an attractive brick and render finish.

These are robust concrete-built homes, for superior sound and fire insulation. The spacious houses have been uniquely designed with well-proportioned rooms, excellent specification throughout, thoughtful design and excellent standards of construction & workmanship.







Site Map



Site map is for indicative purposes only and subject to change. Not to scale.

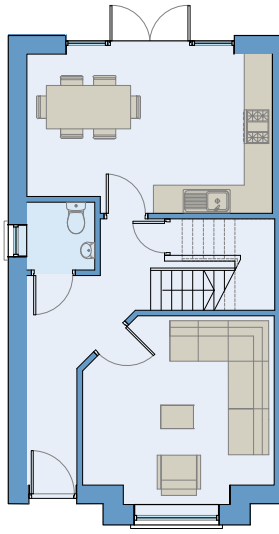


Floor Plans

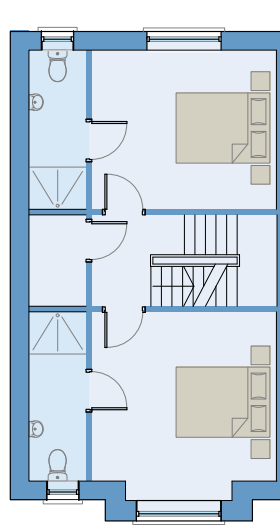
No. 82

4 bedroom
Semi-detached

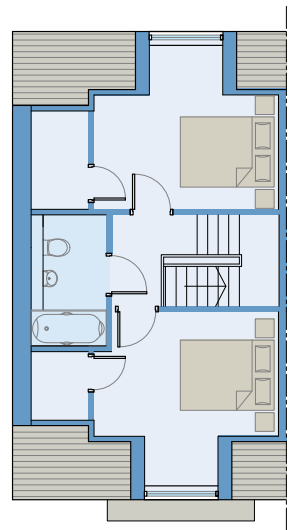
c.140 sq m /
1,507 sq ft



Ground Floor



First Floor

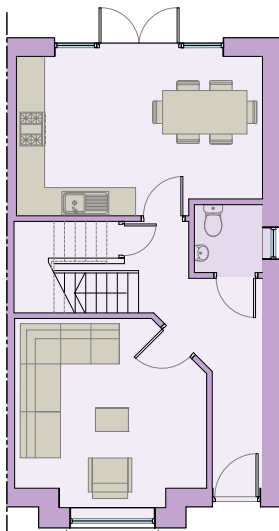


Second Floor

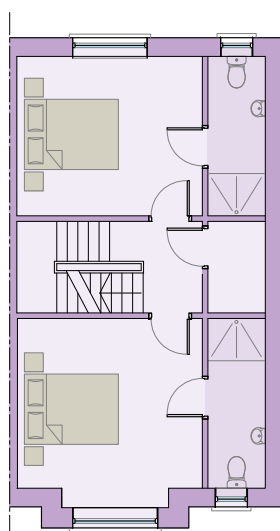
No. 83

4 bedroom
Semi-detached

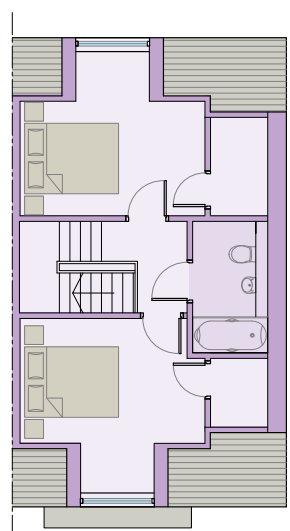
c.140 sq m /
1,507 sq ft



Ground Floor



First Floor



Second Floor

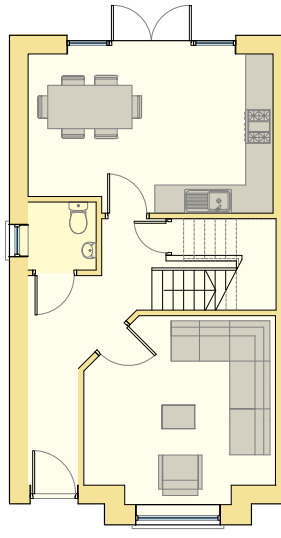
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Floor Plans

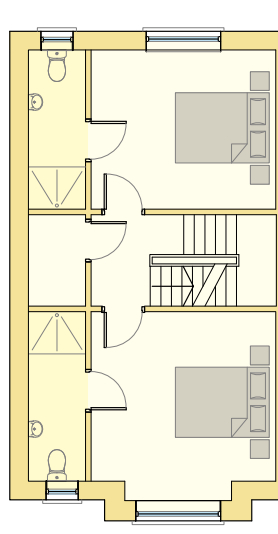
No. 84

4 bedroom
Semi-detached

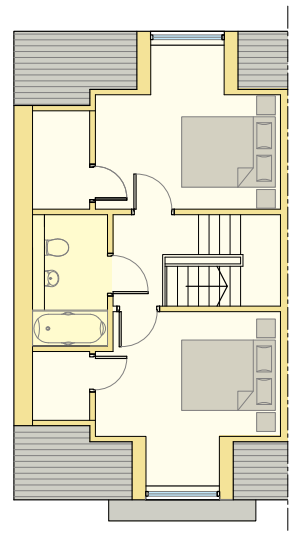
c.140 sq m /
1,507 sq ft



Ground Floor



First Floor

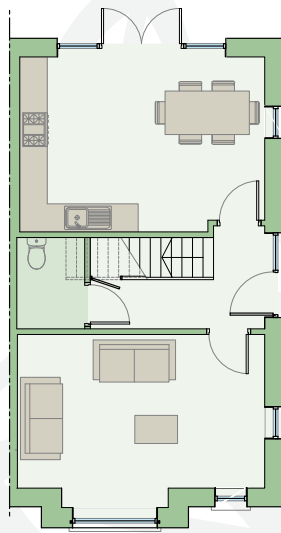


Second Floor

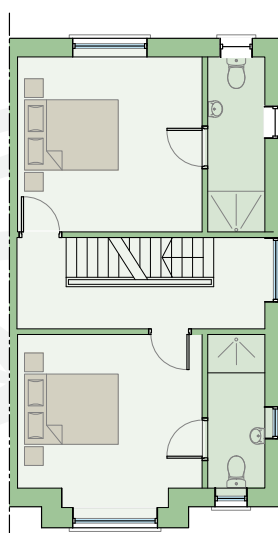
No. 85

4 bedroom
Semi-detached

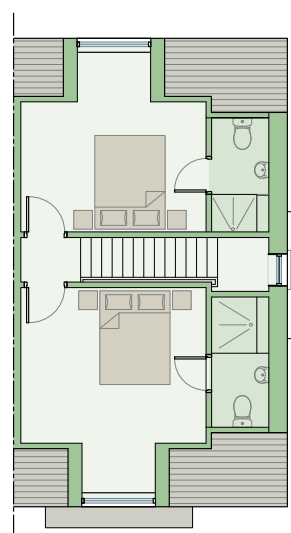
c.140 sq m /
1,507 sq ft



Ground Floor



First Floor



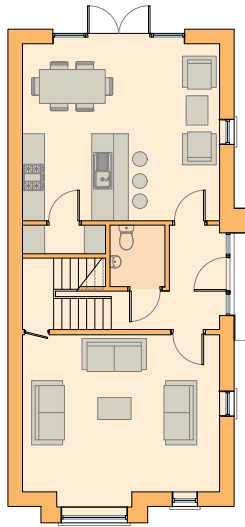
Second Floor

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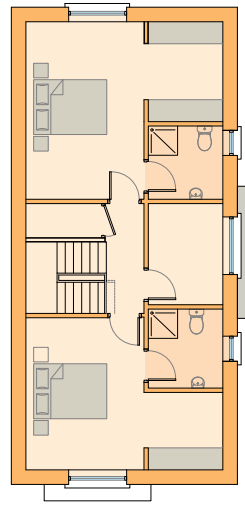


Avondale

2 bedroom
Detached with study
c.127 sq m /
1,367 sq ft



Ground Floor



First Floor



Specification

Energy Efficiency

- All homes have a Low energy design and will achieve an A2 BER
- Innovative 'A'-class air-to-water heating system, providing energy efficient central heating and hot water, at proven reduced energy cost against current market alternatives
- Robust concrete built homes, for superior sound and fire insulation
- Heating system is thermostatically controlled with wall mounted electronic heating system controllers
- Excellent standard of wall, floor and roof insulation

Kitchen*

- Bespoke fitted kitchens with quartz worktops
- Stainless steel bowl and a half sink
- Kitchen appliances fitted with integrated doors, as per the show house or similar.
- Pearl nickel sockets to ground floor level

Internal Finishes

- Extra high ceiling to ground floor
- All walls and ceilings painted throughout as standard
- Timber stairs with red deal newels, handrails, and balusters

- Panel doors with satin steel door furniture & concealed door closers
- Window boards, architraves and skirtings fitted and painted throughout

External Finishes

- High quality low maintenance Zinc finish to dormers
- Low maintenance self coloured render to walls
- Red brick feature to bay windows
- Maintenance free fascia, soffit and rainwater goods in uPVC
- High quality future proof double glazed windows with safety catches
- High quality hardwood front door with three point locking system

Bathrooms & Ensuites

- Stylish bathroom and ensuites with high quality fittings and vanity units
- Heated towel rails provided
- Shower doors and bath screen fitted as standard
- Pressurised shower systems fitted to showers and baths
- High quality tiles fitted to floor, basin and wet area as standard

Wardrobes

- High quality wardrobes in bedrooms with a combination of hanging and shelf space.

Electrical

- Generous electrical and lighting specification throughout
- Each home pre-wired for multiple TV/broadband providers and free-to-air with multiple points located both downstairs and to each bedroom
- All windows wired for intruder alarms

Gardens

- Private rear gardens to be raked and seeded with a paved patio area

Management Company

- A management company will be put in place to ensure maintenance into the future

Legals

- €10,000 initial booking deposit (Subject to Contract/ Contract Denied)
- Unconditional contracts must be signed within 21 days of date of issue
- Balance of 10% of purchase price is due on signing of contracts
- Balance of purchase price is due on completion

*Please enquire with the agent for the kitchen appliances specification





Avondale

SANDYFORD | D18

Agent



Developer



Conditions to be noted: Messrs. DNG for themselves and for Tolmac Construction, or lessors of the property whose agents they are, give notice that: (i) The Particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspections or otherwise as the correctness of each of them. (iii) No Person in the employment of Messrs. DNG has any authority to make or give representation or warranty whatever in relation to this development.

