



The Paddocks View

at Adamstown 



The Paddocks

The Paddocks development is ideally located 15 km west of Dublin City Centre, just off the N4 & N4 Lucan interchange on the Newcastle Road. It is situated beside Lucan Shopping Centre and within walking distance of Lucan Village and all its amenities including shops, schools, pubs and close proximity to Liffey Valley Shopping Centre. Residents in the Paddocks also enjoy easy access to Tesco and an excellent bus service on your door step the No. 25X bus route from Dodsboro, getting you to the City Centre in only 35 minutes.

The Paddocks View

An additional five 3 bedroom houses, c. 95 sq m (1,023 sq ft), are being launched on The Paddocks View, (consisting of a mid-terraced house, two end of terraced and two semi-detached houses).

Features of the New 3 bedroom houses

- All with sunny south facing rear gardens and cobble lock driveways
- Benefit from a high energy rating of an A3 with energy efficient electricity producing solar PV panels
- Additional attic storage of c. 20 sq.m (c. 215 sq ft) with an easy access ladder and Velux window
- Extended Kitchens

Adamstown

The Paddocks is located within Adamstown, which was designated by the Government as a Strategic Development Zone (SDZ). A key component of the SDZ is the delivery of infrastructure in tandem with the completion of residential homes and is ultimately designed to cater for 10,000 New Homes. Under the SDZ The Paddocks is characterised as a low density development area with over 300 homes currently occupied. Adamstown is a family orientated neighbourhood with amenities and infrastructure already in place; there are two primary schools, a secondary school, a crèche and numerous sporting clubs are up and running and range from cycling to cycling, GAA, soccer and Martial Arts. It has a dedicated Dublin Bus service, the route 151, Train station with park & ride facilities, and the journey time to Heuston station takes just 14 minutes.

Specification of the 3 bed houses

Attention to detail is the key to the success for these superb modern residences.

Kitchens

- Superb custom designed fitted kitchen with a choice of door finishes with shaker or high gloss styles, with eye and floor level fitted units with brushed chrome handles.
- Kitchens will be fitted with oven/hob, fridge freezer, dishwasher and washing machine (subject to signing and returning unconditional contracts to the receiver's solicitor within 21 days of their date of issue). Please note the integrated doors and microwave are not included.

Bathrooms & Ensuites

- High quality bathrooms and shower room suites, all fitted with stylish mono chrome fittings.
- Wall tiling in bathroom and ensuite as standard.

Additional

- 20 sq.m. attic room for storage, with easy access ladder fitted as standard.
- Fireplaces fitted as standard as per the show house (does not include electric fire)
- Luxurious built in wardrobes with ample hanging and shelf space and brushed steel door furniture.

Heating and Plumbing

- Houses have an energy rating of an A3, with energy efficient electricity producing solar PV panels.

- High efficiency GFCH system in all units, 5 year warranty with boiler.

Electrical

- Generous electrical specification throughout with recess lighting in living room.
- Pre-wired for telephone, TV, security alarm and surround sound in living room.
- All homes fitted with smoke alarms.

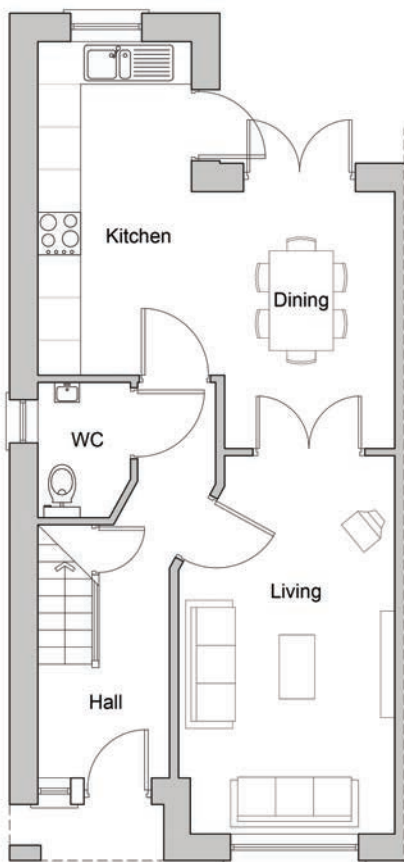
General

- Double glazed timber framed windows and external doors with three point locking system.
- White oak veneer internal door with brushed steel door furniture.
- Excellent standard floor, wall and roof insulation.
- Superior finish and painting standard to all internal walls.
- Architraves & skirting fitted and painted in all units.
- 10 Year CRL structural Guarantee with all homes.

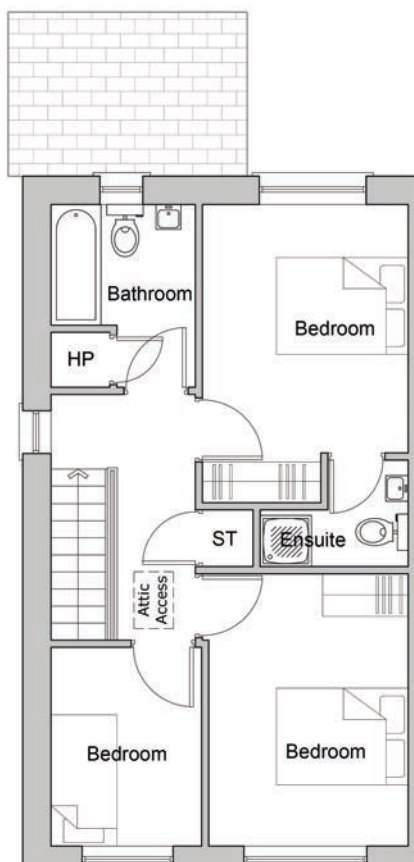
External

- Private rear gardens will be raked and seeded.
- Landscaped front gardens with cobble locked driveways to selected units
- Maintenance free uPVC fascia, soffit and rainwater goods.
- The managing agent is O'Dwyer Property Management.

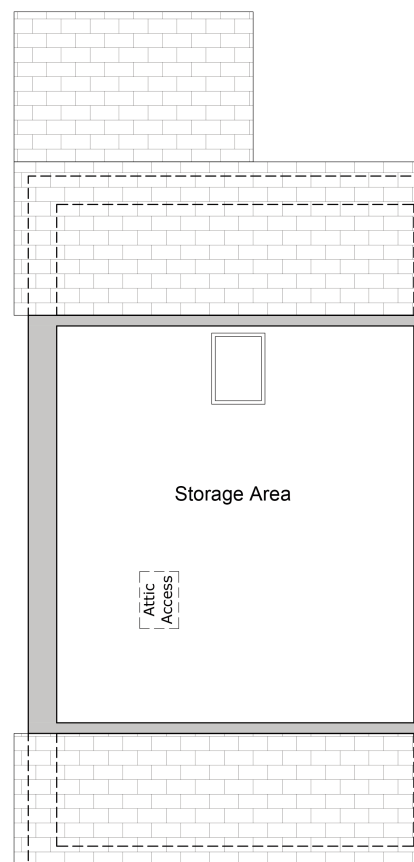




Ground Floor Plan



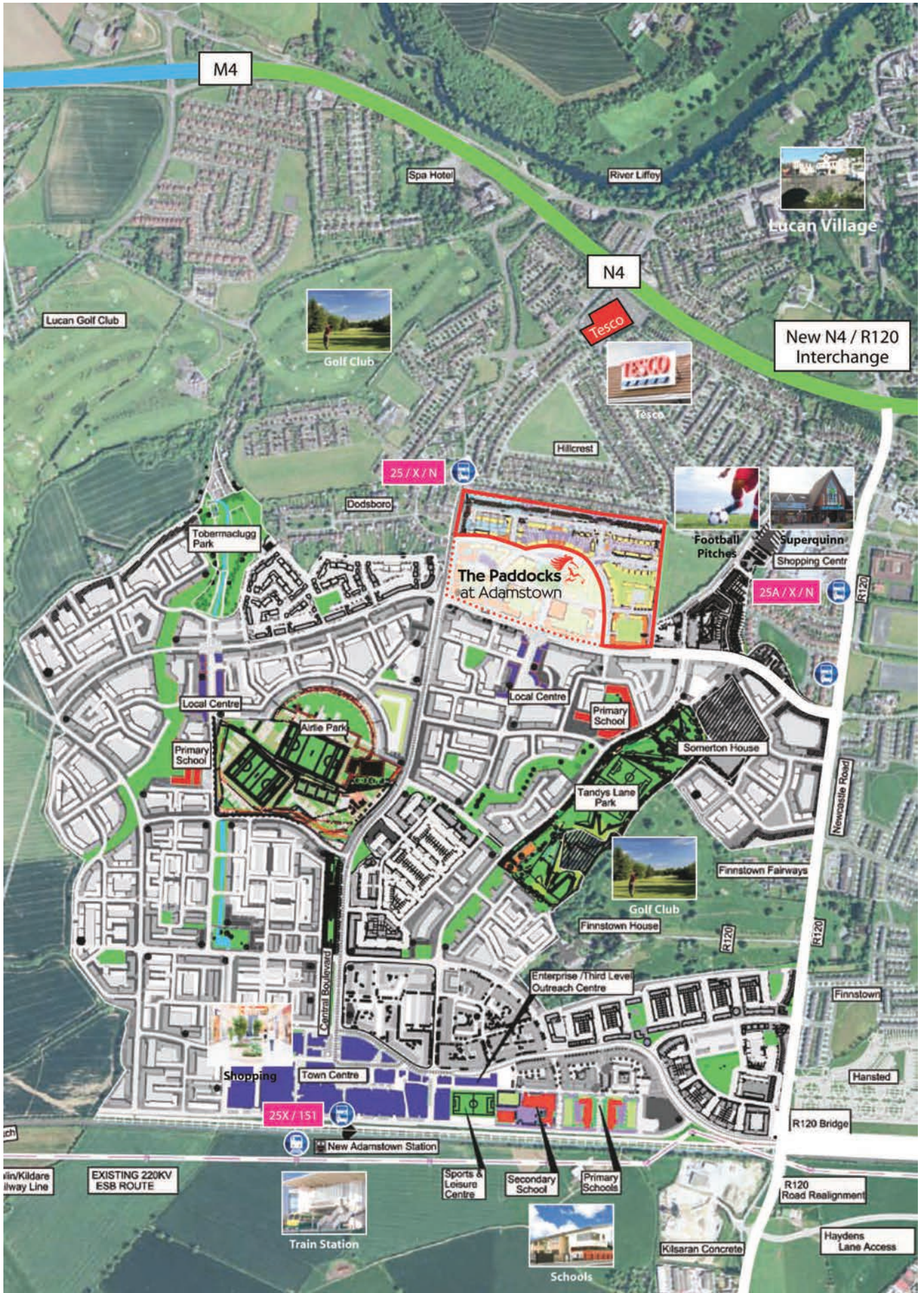
First Floor Plan

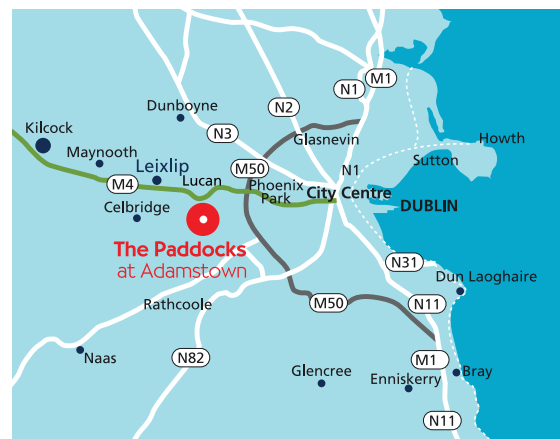
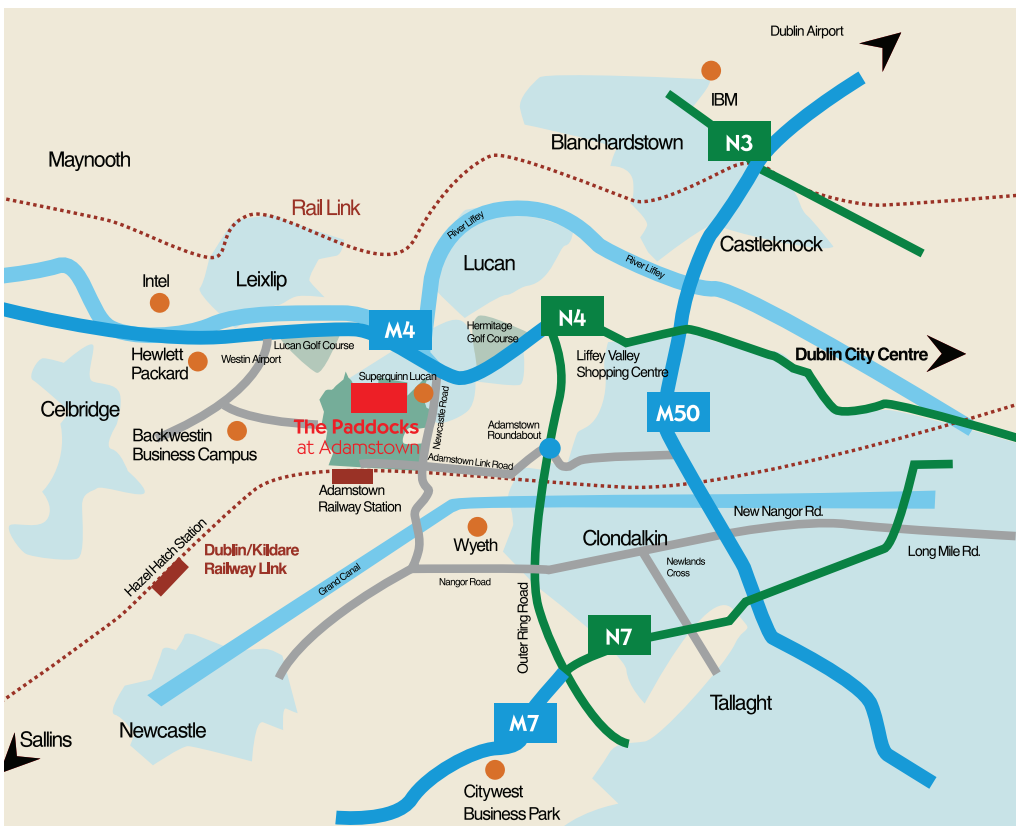


Attic Area

Plans not to scale, for identification purposes only.



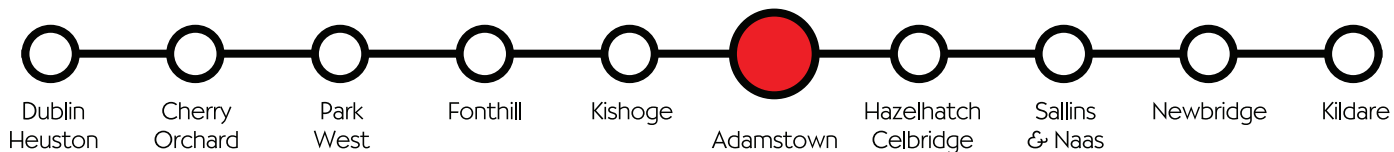




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Heuston Station to Adamstown Station takes just 14 minutes.

The Paddocks at Adamstown



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