



# ASHFIELD PLACE

Templeogue Rd.

[www.ashfieldplace.ie](http://www.ashfieldplace.ie)

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*Home is where the heart is  
Home is at Ashfield Place*







ASHFIELD  
PLACE





# Make yourself at home

Ashfield Place is a charming new development comprising only sixteen exclusive homes conveniently located in the bustling village of Templeogue. The development will feature a mix of 2, 3 and 4 bed terraced and semi-detached elegant new homes finished to an exceptional standard and specification. Each home is expertly designed to provide a contemporary modern, energy efficient living environment with stunning finishes throughout ideal for family life.





# Prime Location

Richmond Homes are experts in choosing great locations for developments; places that encompass the very best that modern life has to offer...Ashfield Place is no exception. The development is ideally located in one of South Dublin's most prestigious and desirable locations on Templeogue Road in Templeogue Village with its host of amenities and easy access to the M50.





The Village Coffee House - Templeogue



Bushy Park Market



Templeogue Village





# Templeogue: A Village Full of Character...

Once a small village in the rural, southern part of County Dublin, Templeogue Village has grown in leaps and bounds since the days of the home-grown poet Austin Clarke in the 1800's, resulting in a village full of character with every conceivable amenity within walking distance but also managing to keep the essence of tradition and community alive.

The village has a local Barber, a hair salon, a pharmacy, a butchers, a hardware store and if feeling peckish, one can avail of the various eateries on offer. From sporting activities, shopping, fine dining to down time in the nearby parks, Templeogue is a haven for its residents. Local shopping is immediately available at Rathfarnham Shopping Centre.

The Villages of Rathfarnham, Terenure, Rathgar, Churchtown and Dundrum also offer a wealth of retail facilities within a short drive.

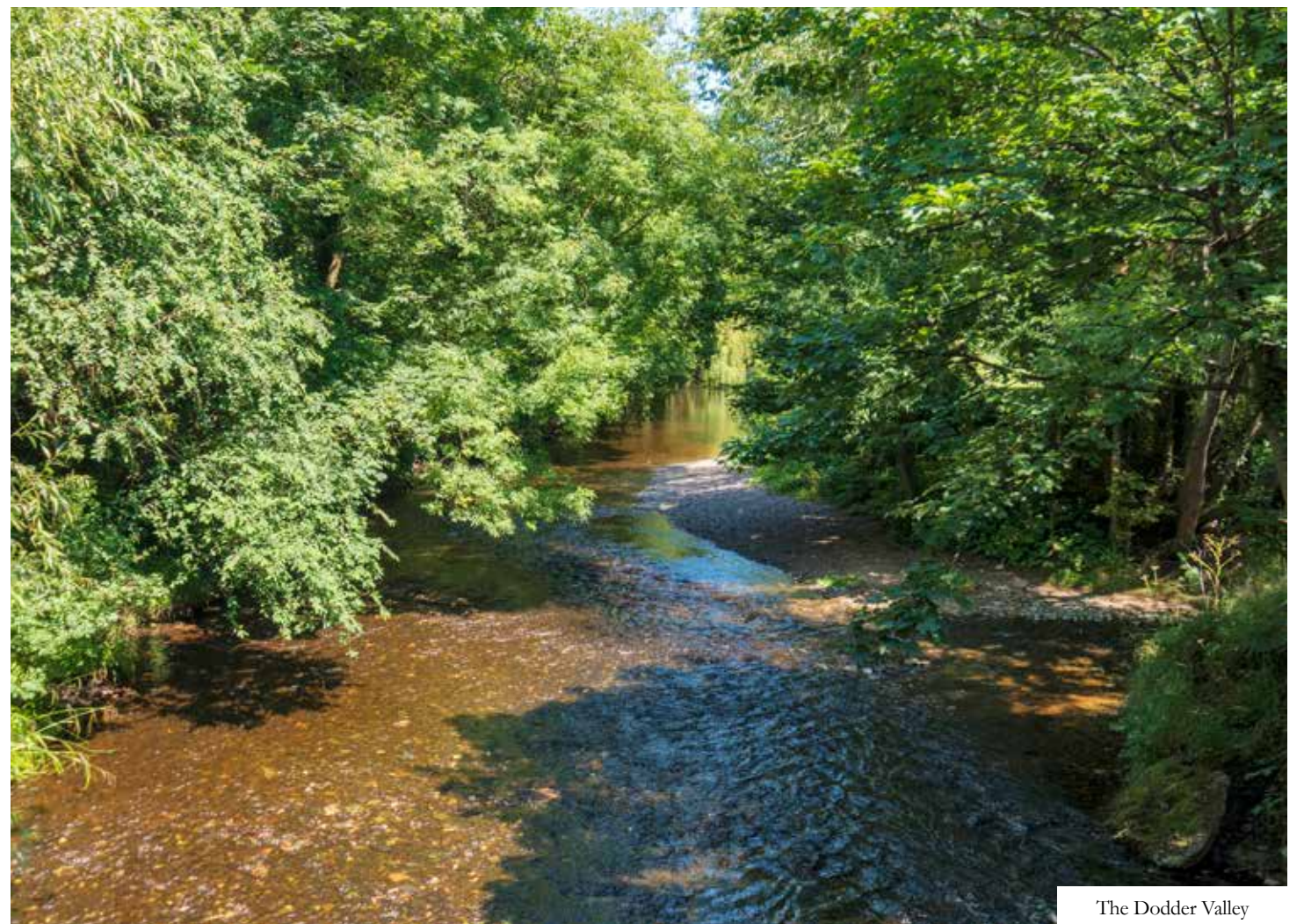
The immediate area benefits from a variety of sporting facilities including Templeogue Tennis club situated across from Ashfield Place, Ballyboden St Endas, St Faughs and St Judes GAA Clubs, St Mary's College RFC and Templeogue United Football Club amongst others.

There is an excellent choice of primary and secondary schools in the area including Pius X, Bishops Shannon's National School, the highly esteemed Terenure College, and Our Lady's School along with Templeogue College and Presentation College Terenure are also within the vicinity. Templeogue Village is also well serviced by frequent and dependable bus routes linking the area to nearby Terenure Village, Rathgar Village and onwards to Dublin City Centre. There are a wealth of amenities on your doorstep at Ashfield Place.



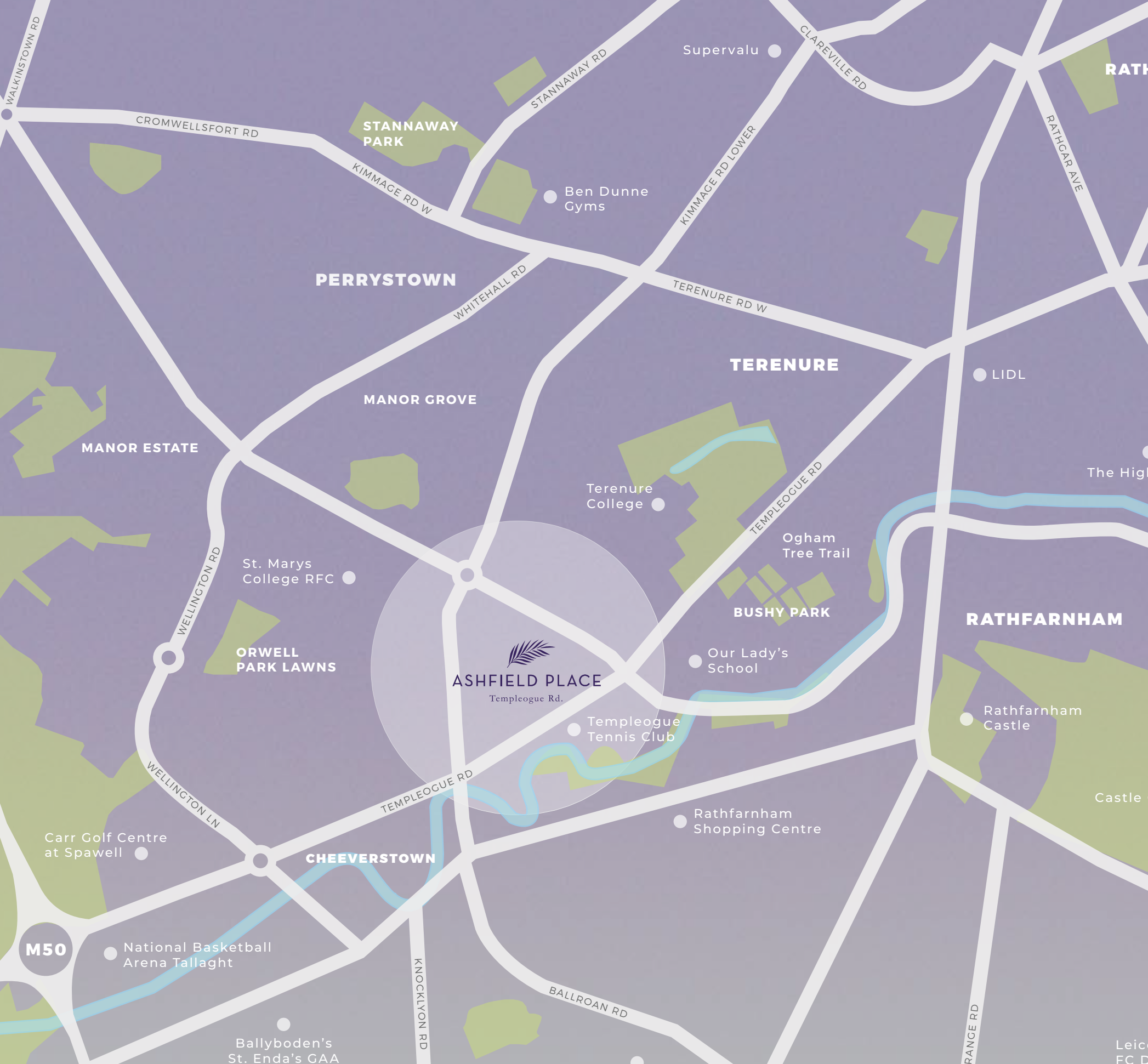


The Morgue - Templeogue Village



The Dodder Valley









# You Can Take Your Pick of ...

## Bars, Restaurants & Cafes

- Templeogue Inn (The Morgue)
- Reeves Restaurant
- Fifty50 Restaurant
- Village Coffee House
- Darcy McGee's at the Spawell Templeogue
- The Old Orchard Inn in Rathfarnham

## Sporting Clubs

- Templeogue Tennis Club
- Our Lady's Hockey Club
- 3 Local GAA Clubs
- 2 Local Rugby Clubs
- Templeogue UFC

## Shopping

- Rathfarnham Shopping Centre
- Dundrum Shopping Centre
- Nutgrove Shopping Centre

- Cycling enthusiasts are well catered for by Hollingsworth Cycles located in the heart of the Village. The family business established since 1925 is one of Ireland's best known cycle agents.
- Between nearby Grange Golf Club, Rathfarnham, Milltown and Castle Golf Clubs, golfers will be spoilt for choice.
- The Dodder Valley Park situated close to the village affords opportunities for residents to enjoy leisurely walks on the riverside.
- Nearby Bushy Park offers breath-taking panoramic views of the Dublin Mountains and tranquil lakeside walks, a family friendly food market on most Saturdays, a playground and a host of sporting activities.





Terenure Village



Terenure Village



Harolds Cross







Terenure Village



Templeogue Golf Club



Terenure Village



Dundrum Village Centre



Templeogue Tennis Club



Bushy Park



Our Ladys Templeogue



Rathfarnham Shopping Centre



# Thoughtful Design...

These magnificent new homes designed beautifully will instantly impress with their quality design, well-proportioned rooms and excellent finishes throughout.

Each home is specifically designed to provide high end accommodation complete with 9 ft ceiling height at ground floor level and large high performance windows adding to the bright, airy and light filled accommodation.

Kitchens feature luxurious quartz worktops, bright shaker style cabinetry with pelmet lighting and soft close doors all designed for families to enjoy.

There are a number of energy saving features designed to vastly improve the efficiency of these 'A' rated homes with the PV Solar Panels and an excellent standard of wall, floor and roof insulation to significantly reduce running costs.

Ashfield Place benefits from a green with play area to the front of the scheme for families to enjoy.















# Standard Features of Your Home in Ashfield Place ...

## General

- All homes will achieve an A3 Building Energy Rating
- Homes are constructed using timber frame, rendered block work with concrete roof tiles
- Each home benefits from raised 9 ft ceilings on the ground floor
- Excellent standard of wall, floor and roof insulation
- Gas fired central heating and pv panels
- Low maintenance high quality external finishes
- 10 year structural guarantee with Home Bond

## Kitchen

- Custom designed light grey shaker style kitchens with integrated doors for appliances, and polished chrome door handles.
- High quality quartz worktops and upstand
- Selection of excellent quality appliances included subject to signing contracts within 28 days

## Bathrooms

- The bathrooms and ensembles are fitted with contemporary bathroom suites
- Polished chrome fittings
- Heated towel rails
- High quality sanitary ware
- Tiling to floors and feature walls

## Bedrooms

- High quality luxurious dove grey shaker style fitted wardrobes in all bedrooms with cashmere ash carcass, brushed nickel door knobs with soft close drawers.

## Electrics

- Wired for TV, telephone & broadband
- Wired for alarm
- Generous lighting and electrical specification

## External

- Private rear gardens will be seeded
- Parking
- Low maintenance, high quality external finishes of brick and render.

## Management Company

- A management company is in place

## Legal

- 15,000 euros booking deposit required
- Contracts must be signed within 28 days of issue
- Balance to 10% of the purchase price is due on signing contracts.











# HOUSE TYPES



## HOUSE TYPE A

4 Bed + Study Semi Detached/Terraced  
166 sq. m / 1,787 sq ft



## HOUSE TYPE D

3 Bed Semi Detached  
110 sq. m / 1,185 sq ft



## HOUSE TYPE A1

4 Bed + Study Semi Detached/End Terrace  
170 sq. m / 1,834 sq ft



## HOUSE TYPE E

3 Bed Semi Detached  
114 sq. m / 1,231 sq ft



## HOUSE TYPE B

4 Bed Semi Detached/End Terrace  
155 sq. m / 1,673 sq ft



## HOUSE TYPE F

3 Bed Semi Detached/Terraced  
133 sq. m / 1,436 sq ft



## HOUSE TYPE B1

4 Bed Terrace  
159 sq. m / 1,719 sq ft



## HOUSE TYPE G

2 Bed End Terrace  
97 sq. m / 1,051 sq ft



## HOUSE TYPE C

3 Bed + Study Terraced  
147 sq. m / 1,591 sq ft

Not to scale. For illustrative purposes only.



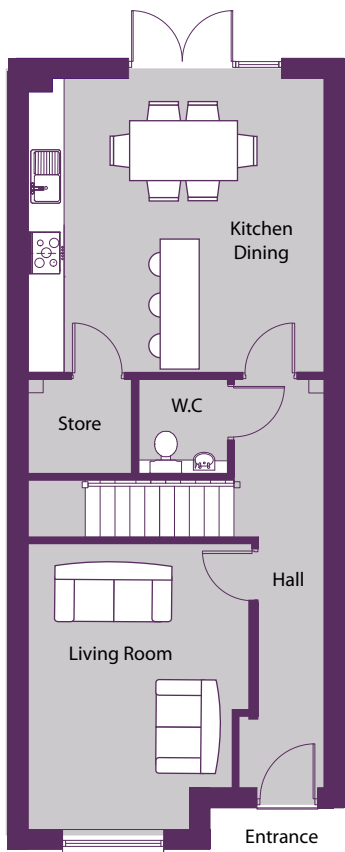
# SITE PLAN



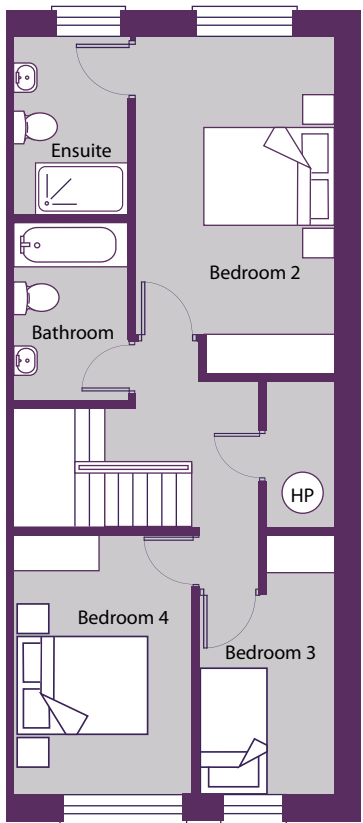
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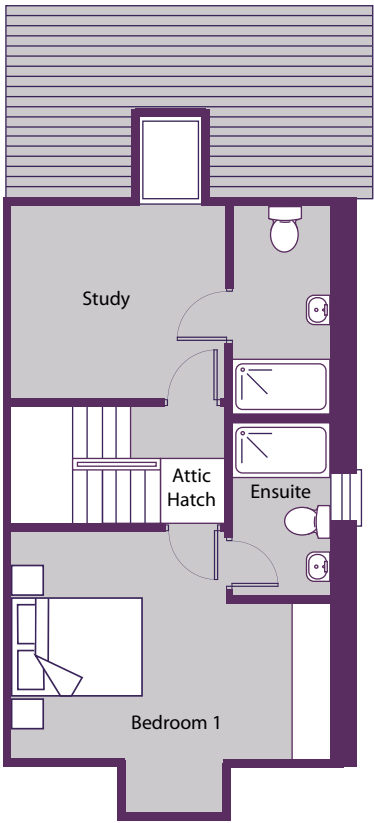
# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

# HOUSE TYPE A

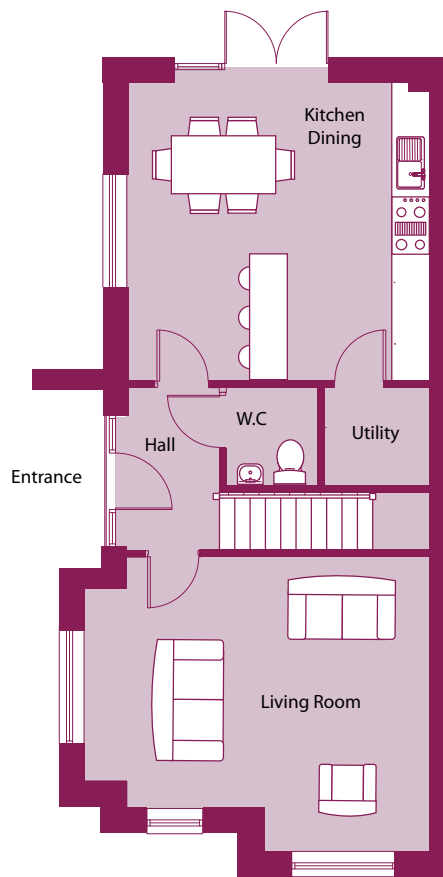
4 Bed + Study Semi Detached/ Terraced

166 sq. m / 1,787 sq ft

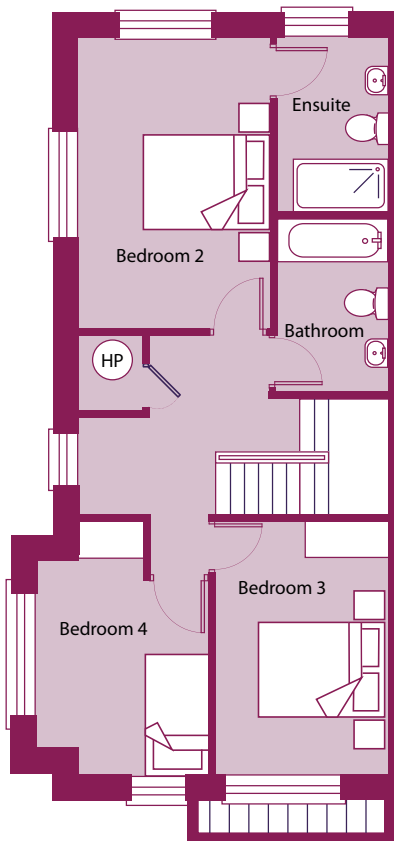
Note: Houses may be handed and window to ensuite in master bedroom is not included in mid terraced home. Not to scale. For illustrative purposes only.



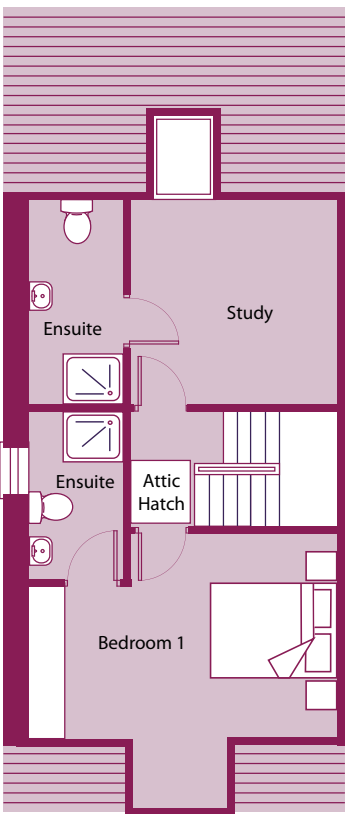
# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

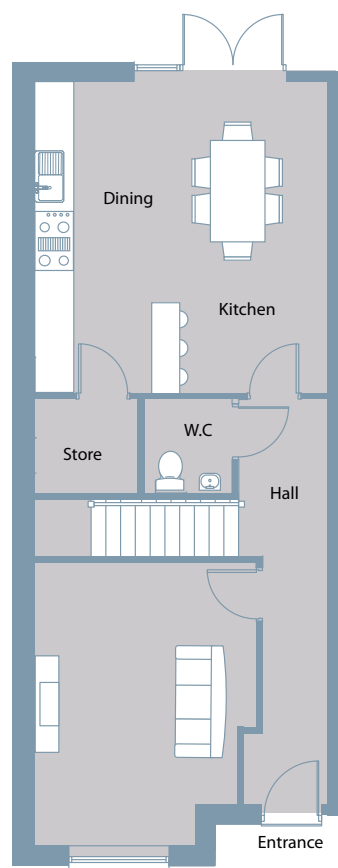
## HOUSE TYPE A1

4 Bed + Study Semi Detached/ End Terrace  
170 sq.m / 1,834 sq.ft

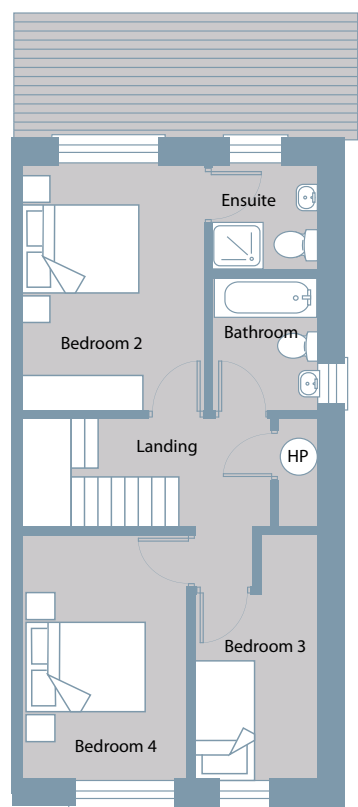
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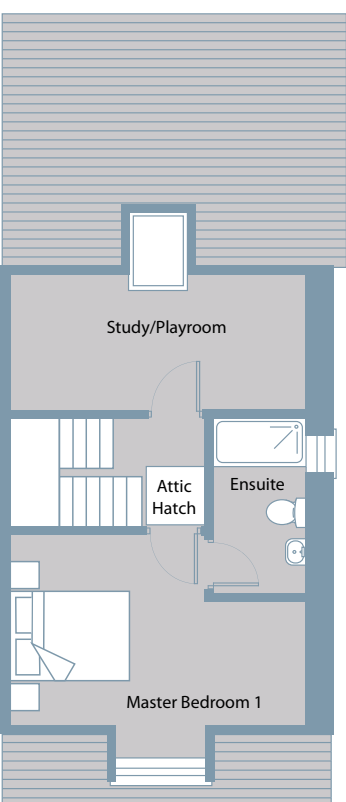
# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## HOUSE TYPE B

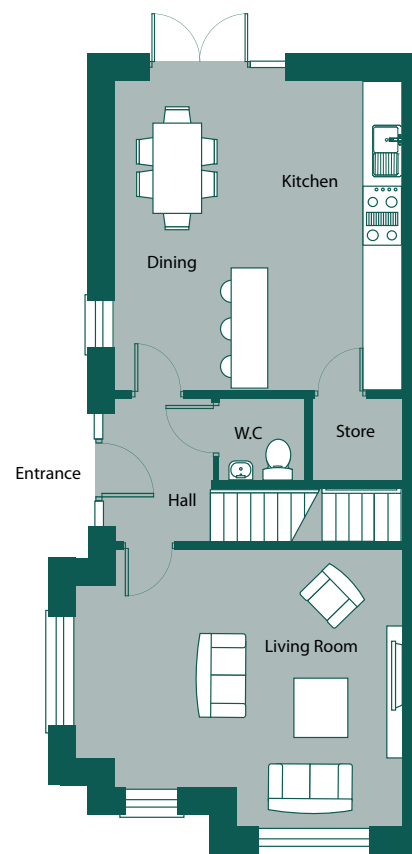
4 Bed Semi Detached/ End Terrace

155 sq.m / 1,673 sq.ft

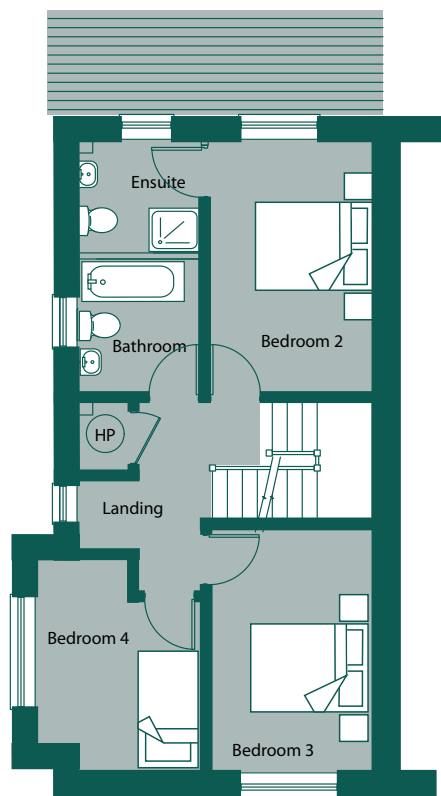
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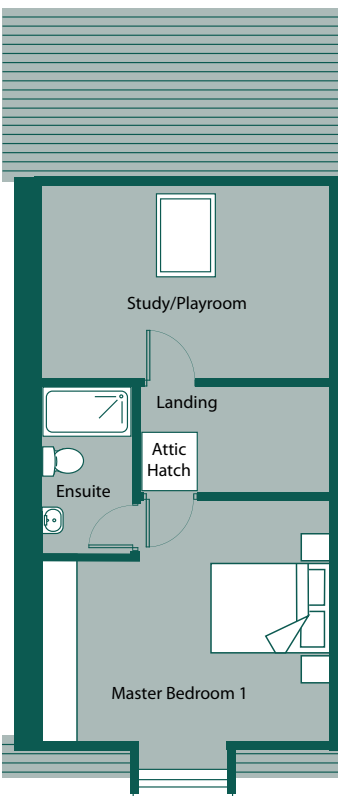
# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

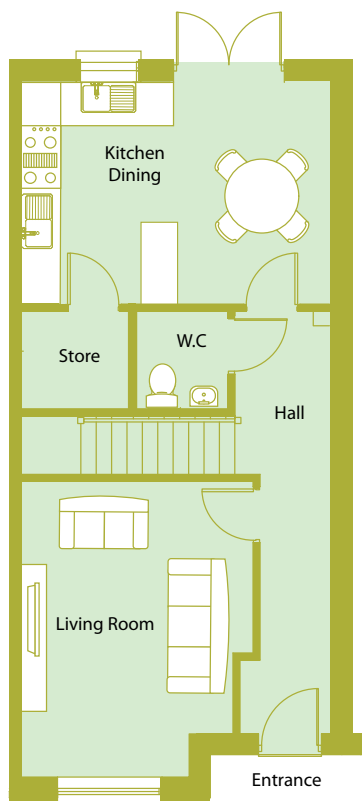
# HOUSE TYPE B1

4 Bed Terrace  
159 sq.m / 1,719 sq.ft

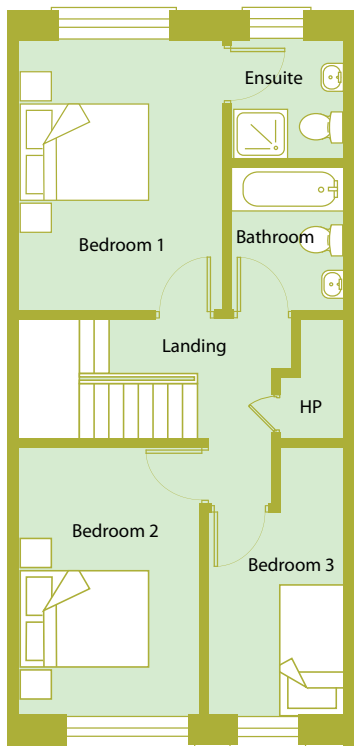
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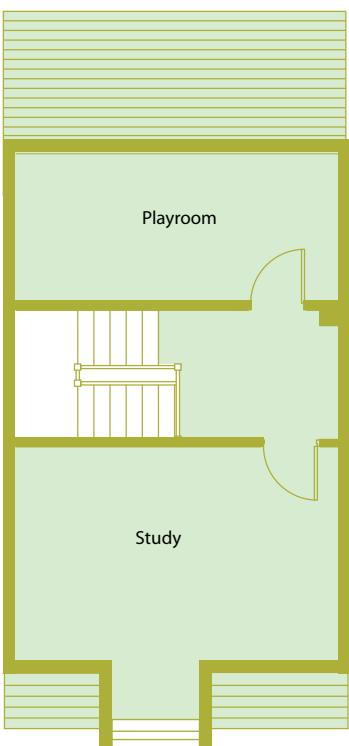
# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

## HOUSE TYPE C

3 Bed + Study Terraced

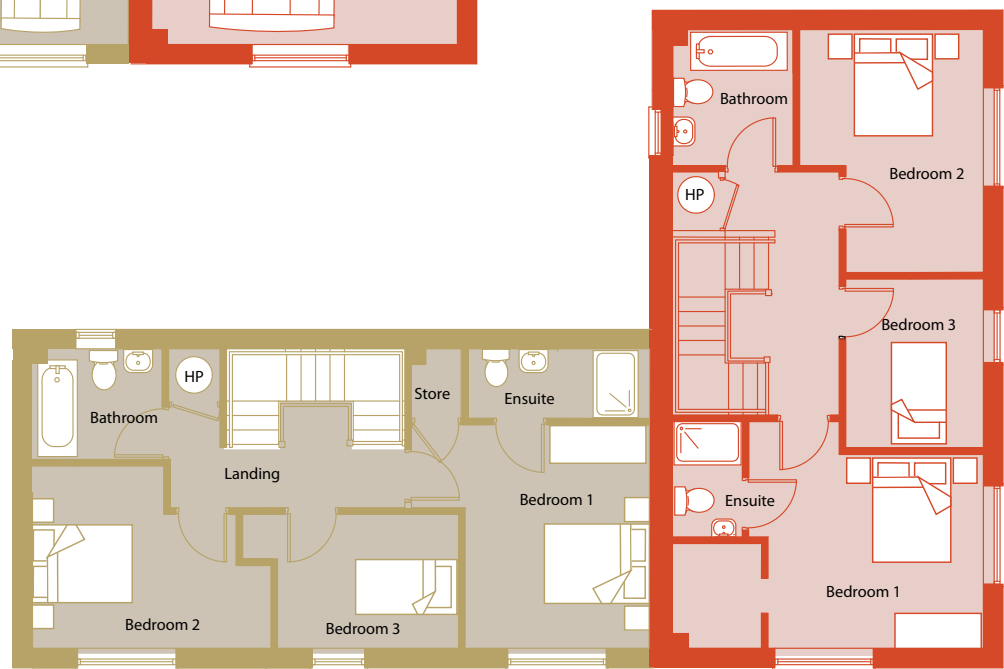
147 sq.m / 1,591 sq.ft

Note: Houses may be handed. Not to scale. For illustrative purposes only.

# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

## HOUSE TYPE D&E

3 Bed Semi Detached

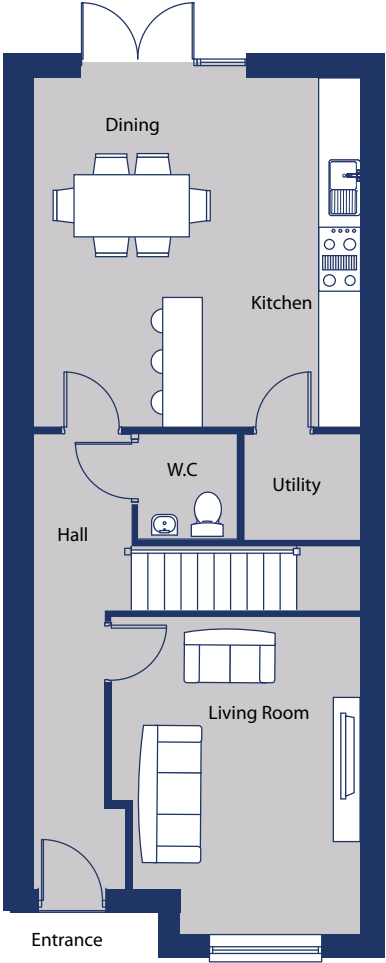
D - 110sq.m / 1,185 sq.ft

E - 114sq.m / 1,231 sq.ft

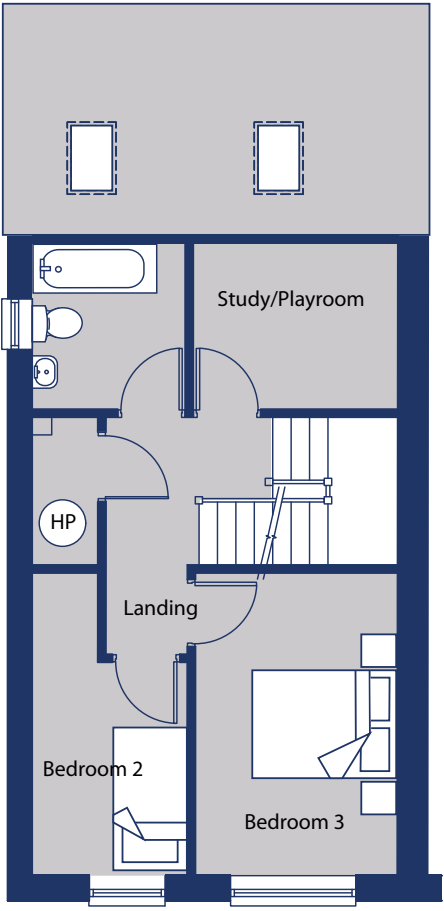
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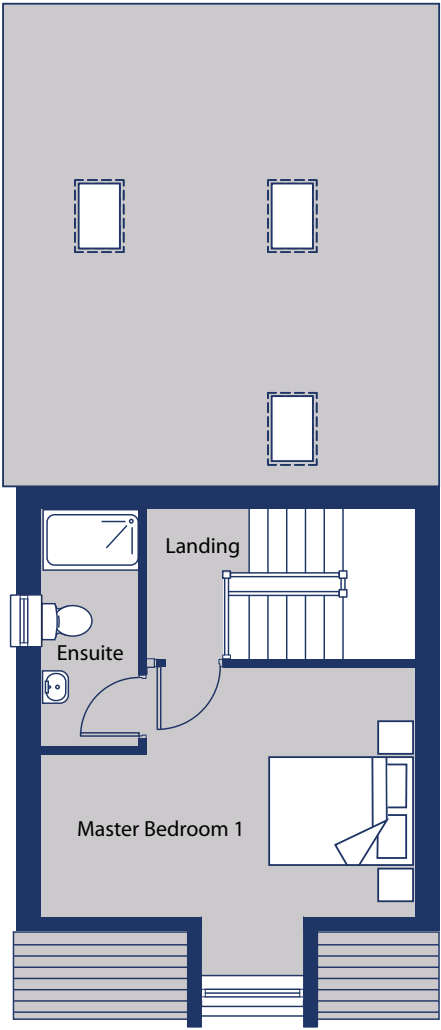
# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR



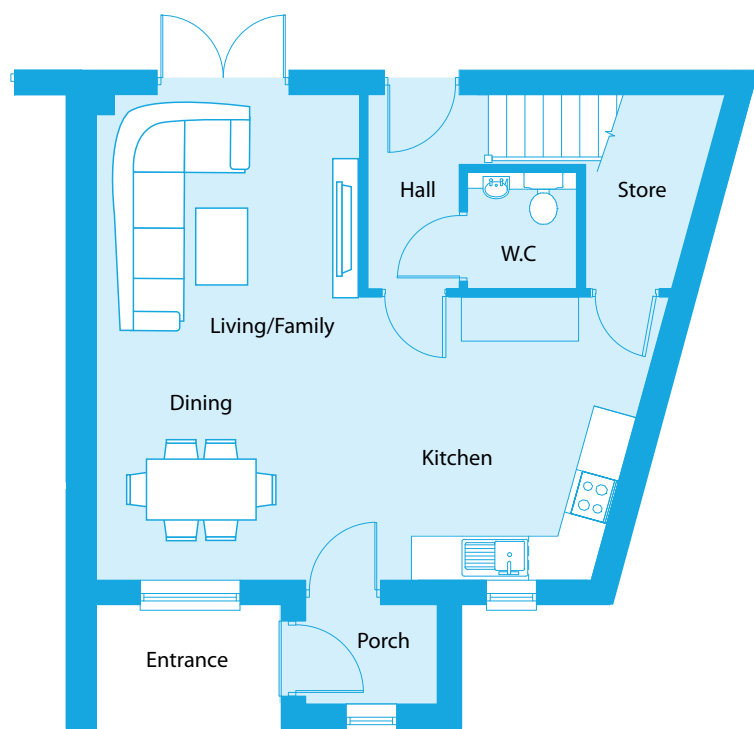
SECOND FLOOR

## HOUSE TYPE F

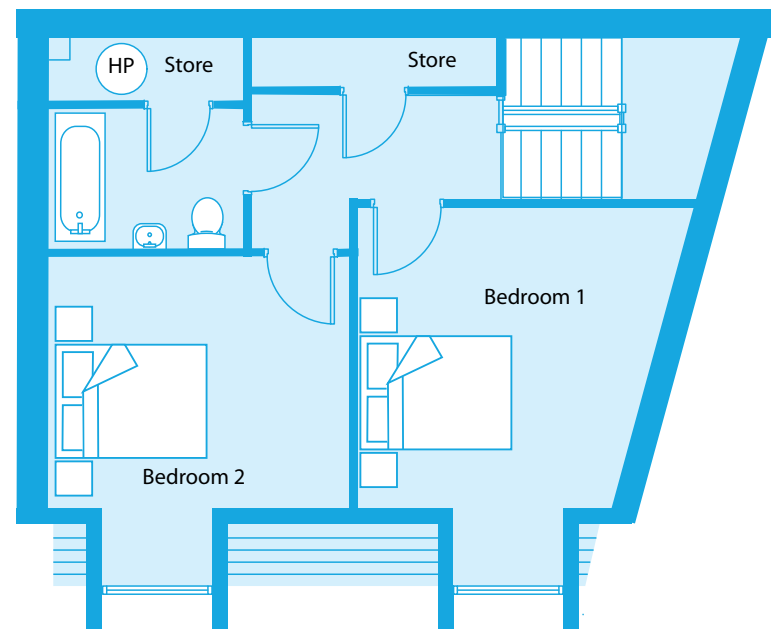
3 Bed Terraced  
133 sq.m / 1,436 sq.ft

Note: Houses may be handed. Not to scale. For illustrative purposes only.

# FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

## HOUSE TYPE G

2 Bed end of terrace

97 sq.m / 1,051 sq.ft

Note: Houses may be handed. Not to scale. For illustrative purposes only.













# Richmond Homes

Richmond Homes – experts in the property industry have a wide range of experience across the residential sector through their strong and reputable team. Richmond Homes prides itself in delivering exceptional quality and great design in great locations.

The professionals at Richmond Homes have an acute knowledge of the industry and are proactive in researching and implementing advances in construction techniques to create well designed homes. Their residential portfolio includes high end developments finished to outstandingly high standards to include Castle Vernon in Clontarf and Dawson Place in Dublin 7.

# Professional Team

## Developer



Embassy House  
Ballsbridge Terrace  
Dublin 4

## Selling Agents



30 Leeson Park  
Ranelagh  
Dublin 6  
T: 01 491 2600

## Solicitors

EVERSHEDS  
SUTHERLAND

One Earlsfort Centre  
Earlsfort Terrace  
Dublin 2

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