The background of the image consists of a series of wavy, concentric blue lines that create a sense of depth and movement, resembling a fingerprint or a topographical map. The lines are more densely packed in the center and become more widely spaced towards the edges.

BROOKFIELD
MALAHIDE

Brookfield is the latest release of contemporary homes by CE Cladewell Estates Limited. The houses at Brookfield are designed with the family in mind. Once completed the development will consist of a mixture of three and four bedroom homes.

The exterior finish of granite and Ibstock brick facades alludes to the exemplary craftsmanship that CE Cladewell Estates Limited are renowned for. These stylish houses are designed for modern living at its best.

The high-quality designer kitchens, the nine-foot-high ceilings downstairs coupled with the natural light throughout highlight the quality standard of these superb family homes.

The location of Brookfield cannot be underestimated, with all modern conveniences that the village of Malahide has to offer, including the expansive Malahide Castle and adjoining Demesne coupled with the various eateries and bars which are within walking distance of Brookfield.

Brookfield is a place to call your own.





MI/M50 Motorway

Malahide Castle and Demense

Back Road

Malahide Village

Malahide Estuary

Dublin Airport

ASHWOOD HALL

BROOKFIELD MALAHIDE



KITCHENS

- Dust grey painted handleless kitchen by Bespace. Five choices of colour.
- Contemporary quartz worktops. Choices of colour.
- Kitchen island/peninsula featuring wine cooler, integrated dishwasher and bins.
- USB connection socket.
- Quooker tap, allowing for instant hot and boiling water.
- Fully integrated appliances including built in fridge freezer, standalone freezer, induction hob, oven, microwave oven and canopy hood.
- Selection of various height cabinetry in the utility room housing both a washing machine and tumble dryer, where possible



INTERNAL

Standard finishes

- All walls and ceilings will be dry lined and skimmed.
- Choice of colours as per the show house.
- 9ft ceiling heights to the ground floor.
- “Prestige” hardwood primed shaker door with Passero handle.
- Grazco Riva insert electric fireplace.
- Extensively floored attic with airtight insulated folding attic stairs.



BATHROOMS & ENSUITES

- High quality white SONAS sanitaryware throughout.
- Slim line shower trays, doors and screens.
- Luxury bath with mixer and handset.
- Wall and floor tiles as per show house.
- Chrome heated towel rails fitted in main bathroom and ensuite.



MECHANICAL & ELECTRICAL

Electrical

- Well designed and generous electrical and lighting specification allowing for a mix of pendant and downlights.
- Smoke, carbon monoxide detectors and heat sensor fitted as standard.
- Wired for an alarm.
- Brushed chrome sockets to the ground floor.
- Ample sockets throughout.



Heating and Ventilation

- Air to water heat pump.
- Heat recovery ventilation system.
- Pressurised water system with variable speed pump.
- Contemporary style compact radiators.

EXTERNAL

Construction

- “Heritage” red brick supplied by Ibstock.
- Remaining wall areas covered in a Parex Monocouche render.
- Light cream Double Glazed PVC windows which are from the Sean Doyle range of windows.
- “Hercules” hardwood main entrance door.
- Zinc finished canopy over the front door.
- Large three pane sliding door with triple track and icon lift in the kitchen.
- Excellent levels of insulation.
- Postbox and House Number.

Gardens

- Cobble locked driveways.
- Gravelled area with planted shrubs immediately in front of the house.
- Mixture of boundary styles

PROPERTY GUARANTEE

- 10Year Homebond Guarantee.

BUILDING CERTIFICATION

A2 BER rated homes, designed to comply with incoming NZEB (Near Zero Energy Building) specification.

- A** THE ABBY
4 bedroom semi-detached
- A1** THE ABBY (1)
4 bedroom semi-detached
- A2** THE ABBY (2)
4 bedroom semi-detached

- B** THE BROOK
4 bedroom semi-detached
- B2** THE BROOK (2)
4 bedroom semi-detached

- C** THE BOROUGH
3 bedroom semi-detached
- C** THE BOROUGH
3 bedroom end of terrace
- C1** THE BOROUGH (1)
3 bedroom semi-detached
- C1** THE BOROUGH (1)
3 bedroom terraced

- D** THE CASTLE
4 bedroom semi-detached
- D1** THE CASTLE (1)
4 bedroom detached
- D2** THE CASTLE (2)
4 bedroom semi-detached

- E** THE HAZEL
3 bedroom semi-detached

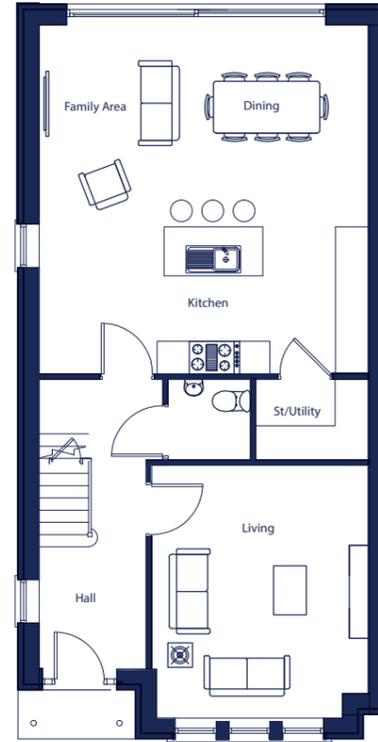
- CR** Creche



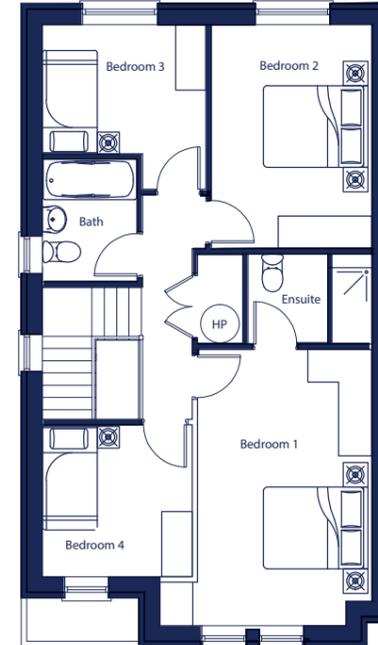
THE ABBY

4 bedroom semi-detached - 138 SQ.M / 1,485 SQ.FT

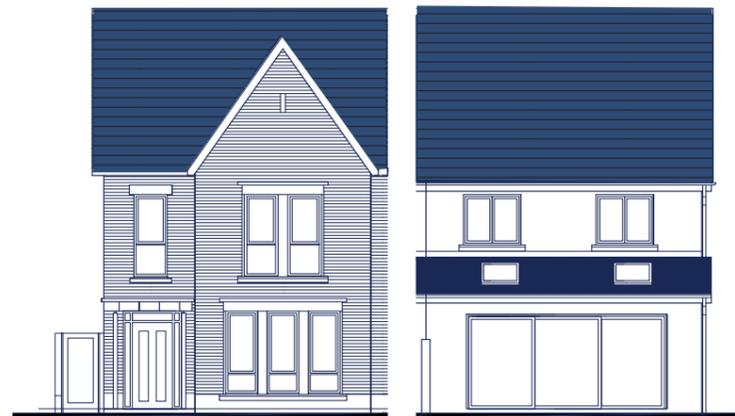
A



Ground Floor



First Floor Plan



Front Elevation

Rear Elevation

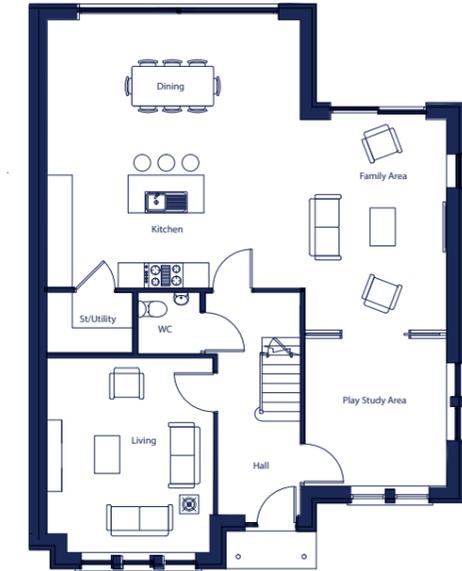


Side Elevation

THE BROOK

4 bedroom semi-detached - 177 SQ.M / 1,905 SQ.FT

B



Ground Floor



First Floor Plan



Front Elevation

Rear Elevation

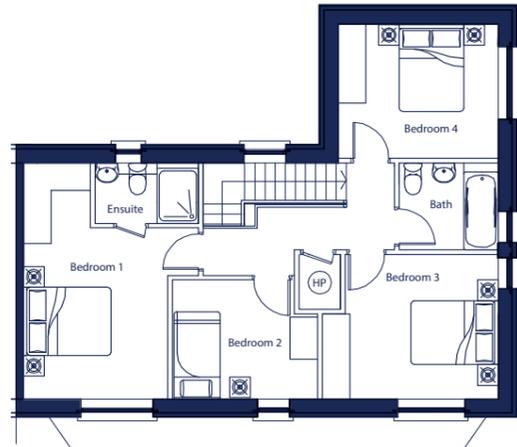


Side Elevation

THE CASTLE

4 bedroom semi-detached - 128.4 SQ.M / 1,382 SQ.FT

D

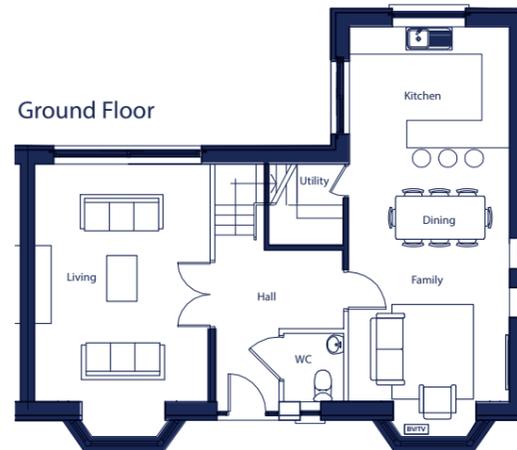


First Floor Plan



Front Elevation

Rear Elevation



Ground Floor

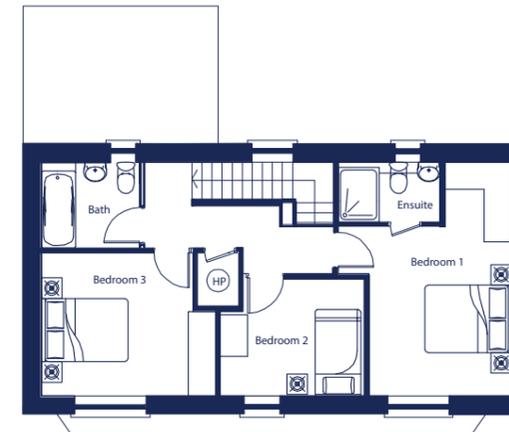


Side Elevation

THE HAZEL

3 bed semi-detached - 117 SQ.M / 1,267 SQ.FT

E



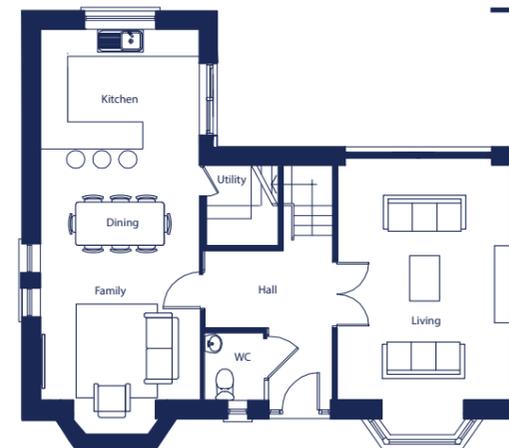
First Floor Plan



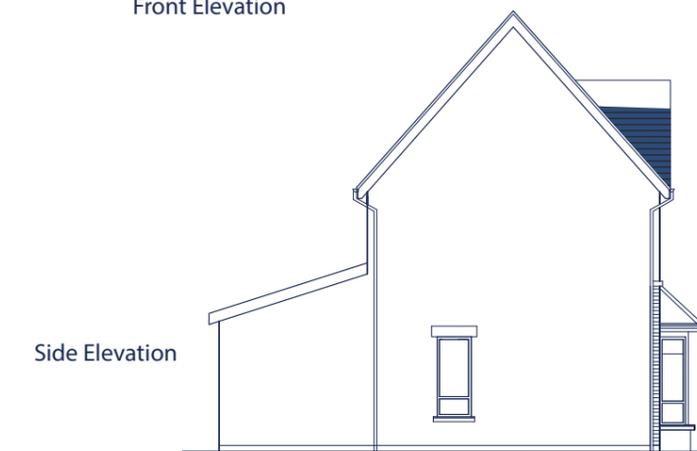
Front Elevation



Rear Elevation



Ground Floor



Side Elevation

TRACK RECORD



ASHWOOD HALL



CASTLEWAY



HAZELBROOK



SLEEPY HOLLOW

PROFESSIONAL TEAM

DEVELOPER

A Lynam Company



SALES AGENT



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Styne House

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ARCHITECTS

McCrossan O'Rourke Manning

1 Grantham Street

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SOLICITORS

Gartlan Furey Solicitors

20 Fitzwilliam Square

Dublin 2

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