



Temple Woods

Greenhills Road, Dublin 24





Welcome to Temple Woods

Temple Woods is a superb new development ideally located on the Greenhills Road and moments away from the fabulous Tymon Park. This convenient location has an excellent range of local amenities which include schools, shops, churches, bars and a pharmacy close to the development. It is minutes from the M50 and only 10 kilometres from the city centre.

This exclusive new development will comprise 39 spacious 3 bedroom terrace houses and a number of semi-detached houses.

Residents of Temple Woods will benefit from a variety of amenities on their doorstep, including the infamous landmark pub; The Cuckoo's Nest, which is to be redesigned and renovated into a Gastro style pub. The new Tallaght Theatre is to be rebuilt to the front of the scheme, providing excellent facilities for all the family to enjoy.



Location

Just ten kilometres from the city centre, Temple Woods is a superb new development located just off the Greenhills Road, close to both Walkinstown, Tallaght & Rathfarnham Villages. Enviably positioned minutes from the M50 motorway and national road network, Temple Woods offers easy access to all parts of Dublin and the surrounding areas.

The area boasts a number of local primary & secondary schools including Colaiste De Hide, Scoil Aonghusa & Tallaght Community School.

Public transport is well catered for with a bus stop located a few minutes outside the development for the frequently serviced 27 bus route. The Kingswood Luas stop is also within walking distance.

You are spoilt for choice when it comes to shopping in the locality with Dunnes Stores located in the nearby Kilnamanagh & Ashleaf Shopping Centres. Lidl is just down the road and there are numerous retail parks in the vicinity. There are excellent shopping facilities in The Square Towncentre with an extensive range of shops, cafes and the nearby Tallaght Village. The environs have a number of restaurants, cafes and bars to choose from with an abundance of excellent leisure facilities close by.



Partake in the Local Activities on Offer

There is a host of recreational activities available in the locality including the amazing 320 acre Tymon Park on your doorstep. It is a very popular location for walking, jogging and playing on the all-weather pitches, sports fields or cricket club. Take the kids to the adventure playground or partake in a park run, the possibilities are endless.

You are spoilt for choice with things to do... Take in an exhibition in Tallaght Library, watch a football match in Tallaght stadium or catch a show in the Civic Theatre. There are also many events on offer in The Arena, take in a basketball match, play volleyball or sign the children up to one of the many sports camps. Kids activities are well catered for with many sports camps, astro pitches, fitness clubs, the phoenix gymnastic club, soccer & GAA clubs in the vicinity. For the more adventurous types why not take a hike or a mountain bike ride in the beautiful Dublin Mountains.





Thoughtful Design

The 3 bedroom family homes in Temple Woods will be constructed to the highest building and environmental standards, resulting in premier A2 rated energy efficient homes. These houses are thoughtful in their design with utility rooms off the kitchen and built with a future proof design in mind (trusses to facilitate conversion to habitable use, subject to future planning permission) giving you potential to convert the attic.

These fabulous new homes will immediately impress with their high quality design for family living, with well-proportioned rooms and excellent finishes throughout. Each home has been designed to provide high-end accommodation with higher than average ceiling heights, custom-designed fitted kitchens and generously tiled bathrooms.





Noteworthy Features

- "A2" BER energy rating & NZEB future proofed to meet incoming 2020 building standards.
- The houses at Temple Woods are classified as efficient low energy, low carbon homes as they enjoy many features designed to lessen energy demand and to reduce cost of heating and hot water production.
- Carefully designed and detailed to reduce heat loss through floors, walls and roofs with superior levels of insulation.
- Super warm construction delivering exceptionally high levels of thermal performance and air tightness.
- High performance, low U-Value windows and external doors. Windows are future proof with extremely efficient thermal performance with insulation levels to meet building requirements for decades to come.
- Perfectly airtight with optimum indoor air quality and thermal comfort all year round.
- Central heating system made easy with highly efficient A-Rated Air to Water Heat pump (A proven renewable heating device to save on annual running costs and to reduce CO2 emissions, the air source heat pump provides an all-in-one heating and hot water solution).
- Thermostatically controlled heating upstairs and downstairs.
- Timber frame construction designed to not only meet but exceed the latest building regulations with a variation of either Primula Red or Atlantis Selmo Buff colour superior quality brick to the front façades.



The ultimate sustainable living and energy saving package in the houses at Temple Woods

Kitchens

- Elegant high quality fitted kitchens and Island unit with quartz worktop as per show house.
- Fitted storage units to utility room and plumbed for washing machine & tumble dryer.
- Electrical kitchen appliances (excluding the utility) will be supplied and fitted as per the show house subject to terms and conditions.
- High quality designer floor tiling fitted to kitchen/ dining, utility, downstairs bathroom and hallway, standard as per showhouse.
- Generous & well designed electrical & lighting specification.
- Contemporary skirting and architraves.
- Elegant oak style shaker style internal doors with chrome lever handles, locks and hinges.

External Finishes

- Low maintenance attractive superior quality brick and coloured dashing render finishes.
- Coin stone detail of true craftsmanship around windows and doors in brick finishes.
- Granite paving cobble-locked driveways with parking for 2 cars.

Bedrooms

- Contemporary & elegant built in wardrobes in all bedrooms.

Bathrooms & En-suites

- Stylish bathroom with attractive high quality sanitary ware and fittings.
- Bathroom and en-suite wet areas and floors tiled as per showhouse.
- Master bedroom en-suite fitted with large walk in shower area.

Internal Finishes

- Houses have been designed with a unique increased extra high ceiling height downstairs.
- Internal walls plastered and painted "All White" throughout.
- Smoke, heat and CO2 detectors fitted as standard.
- Each house is prewired for intruder alarm and cable television throughout.
- CAT 6 cable wiring for data and telephone points for high speed broadband connection.

Gardens

- Gardens are top soiled and seeded with grass.
- Outdoor tap and external double power socket are fitted as standard for your outdoor needs.
- Side gates fitted on side passages of semi-detached & end of terrace houses.
- Green areas landscaped to a high standard throughout development.

Attic Storage Solutions

- Attic designed to maximise space and suit all your storage needs, 25m² of floored attic with lighting accessed via fold down attic stairs.

Building Guarantee

- Quality homes are covered by the Homebond 10-year Guarantee Scheme.



Site Map

For identification purposes only, not to scale.

 A1 - 3 Bed Terrace House

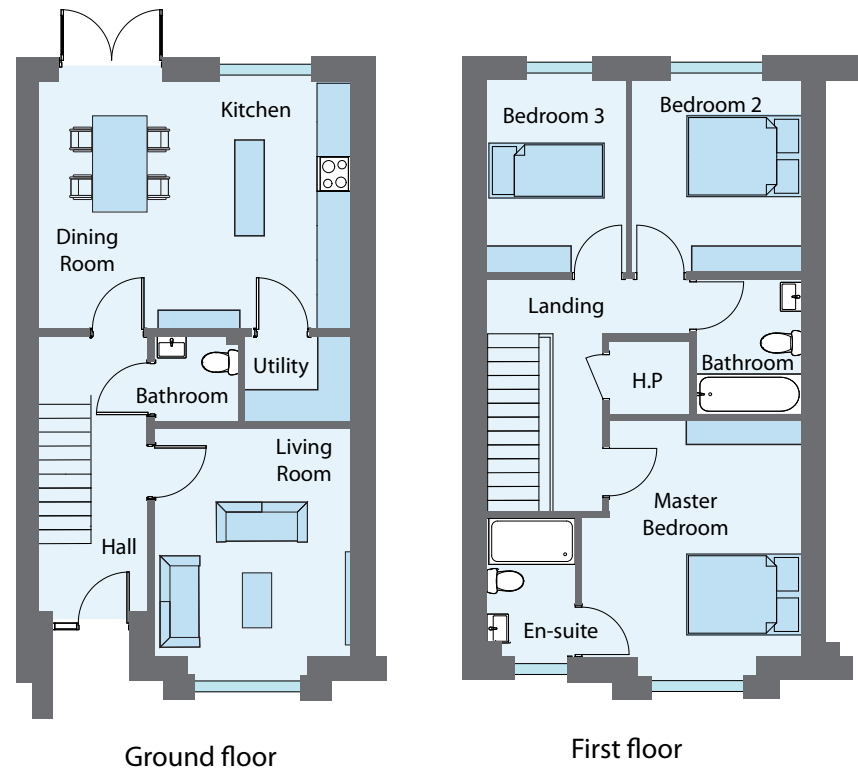
 A2 - 3 Bed End of Terrace House

 A3 - 3 Bed End of Terrace House



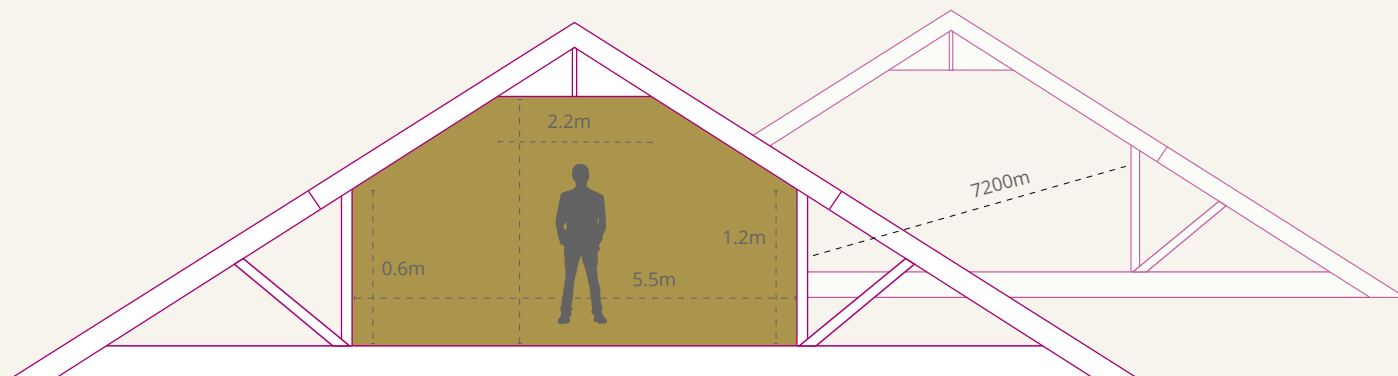
Floorplans

Type A1 - 3 Bed Terrace House
c. 111 sq.m /1,195 sq.ft



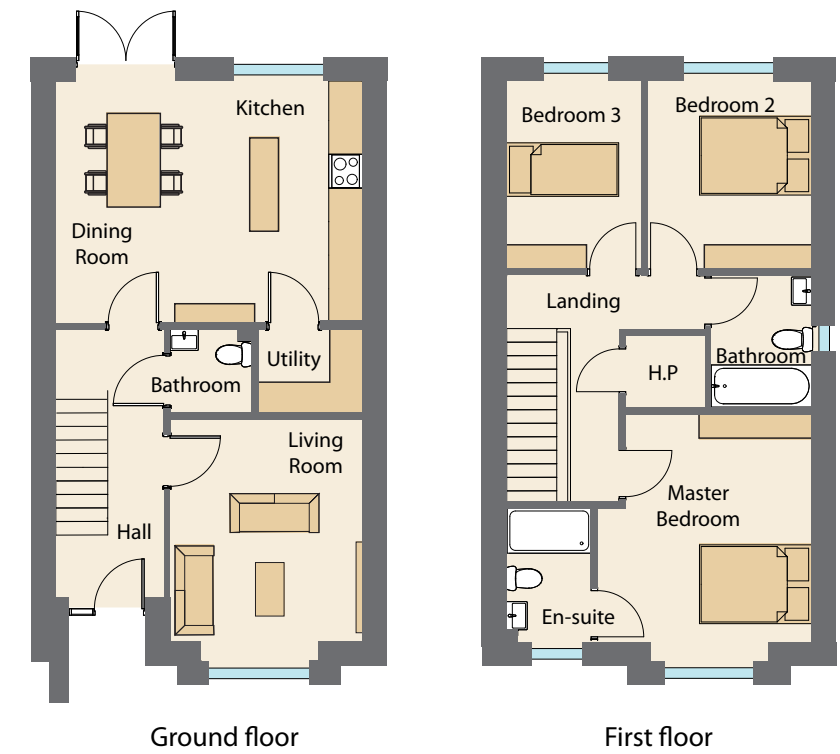
Storage Solutions Attic

For identification purposes only, not to scale.

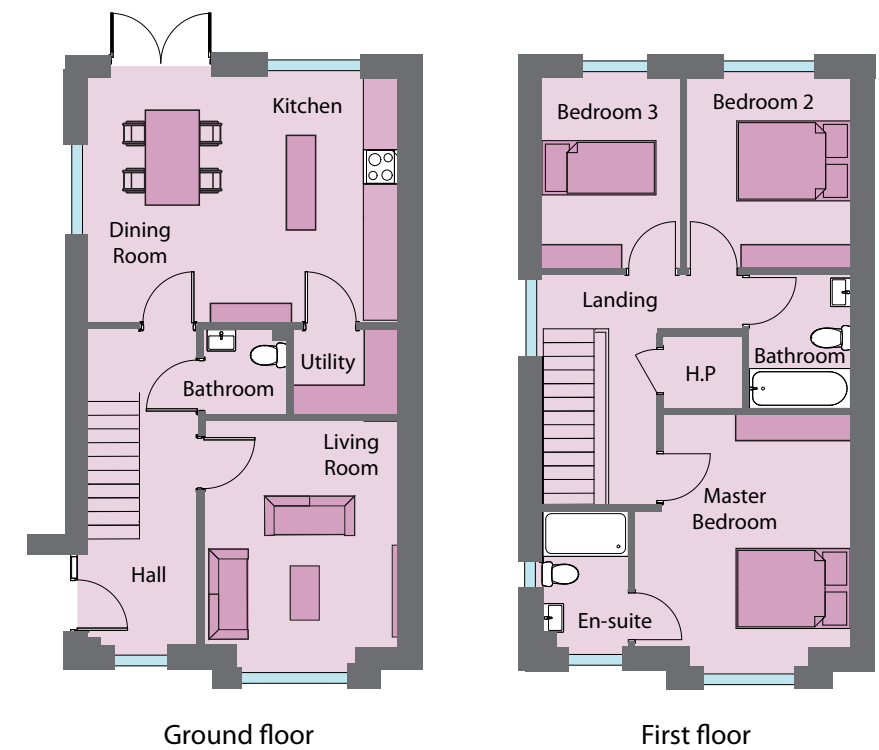


Approximate floor areas have been provided to us by either the relevant architect or client. However it should be noted that in some cases, variations in floor area will occur.

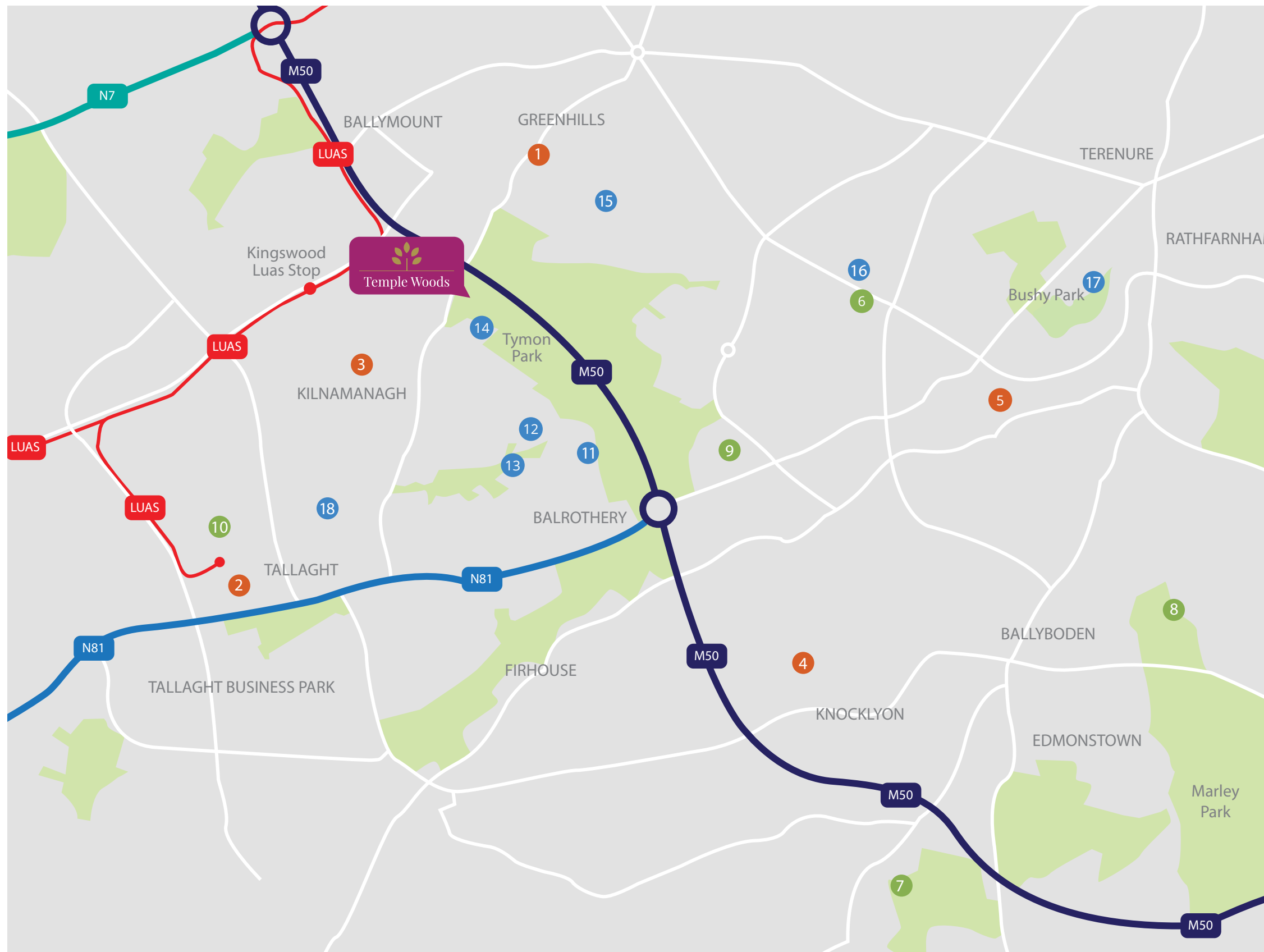
Type A2 - 3 Bed End of Terrace House
c. 111 sq.m /1,195 sq.ft



Type A3 - 3 Bed End of Terrace House
c. 111 sq.m /1,195 sq.ft



For identification purposes only, not to scale



Location Map

Shopping

- 1 Lidl
- 2 The Square Tallaght
- 3 Kilnamanagh Shopping Centre
- 4 Knocklyon Shopping Centre
- 5 Rathfarnham Shopping Centre

Sports

- 6 St. Marys College RFC
- 7 Rathfarnham Golf Club
- 8 St. Enda's Park GAA pitches
- 9 Carr Golf Centre at Spawell
- 10 Tallaght Stadium

Education

- 11 Tallaght Community School
- 12 Scoil Aenghusa Jun National School
- 13 Scoil Aenghusa Senior School
- 14 Colaste De Hide
- 15 Greenhills College of Further Education
- 16 Templeogue College
- 17 Terenure College
- 18 Insitute Technology Tallaght



About The Developer



The Apollo7 Group has extensive experience in residential and complementary mixed-use developments.

As established house builders, we take pride in our ability to create superior quality new homes. Through our high standards of design, construction and project management we can provide innovative, successful new developments that even exceed current building regulations.

We are a member of the Irish Construction Industry Federation (CIF), Homebond Guarantee Scheme and as a certified skilled building contractor on the Construction Industry Register Ireland (CIRI), the only official online register for competent building contractors recognised by the Government and building regulation authorities.

Current Projects

- Orchard View, Beaverstown Rd, Donabate, Co. Dublin
- Royal Oaks, Enfield, Co. Meath - www.royaloaks.ie
- Bharr Na Haille, Church Bay, Crosshaven, Co. Cork
- Belmont Seapoint, Cobh, Co. Cork



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