



BALLYCULLEN

—❧ GREEN ❧—



A breath of fresh air...
Your view to wake up to



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Ballycullen Green is a superb new development set in a stunning location with an impressive backdrop of the Dublin Mountains and unobstructed awe inspiring views of Dublin City.

The development has the appeal of a peaceful picturesque and serene rural setting whilst having Dublin City Centre only a short drive away.

These traditional homes have been designed with family living in mind, with excellent finishes throughout and each home will be constructed to the very latest building standards by Maplewood Residential, whose name is synonymous with house building in the locality.



LOCATION, LOCATION, LOCATION

Ballycullen Green is perfectly situated to enjoy easy and immediate access to a variety of amenities including shops, restaurants, cafes, public houses, libraries and many sporting and recreational facilities.

It is also surrounded with an impressive wealth of schools including Colaiste Eanna, Sancta Maria College, Holy Rosary, Scoil Carmel, St Columbas & Wesley College to name a few.

Family shopping is made extremely convenient with Lidl located directly opposite the development and Woodstown & Knocklyon Shopping Centres as well as the Square & Dundrum Town Centre only a short drive away.





The villages of Rathfarnham, Knocklyon, Templeogue, Tallaght & Terenure and all their amenities are also within easy reach. For the golf enthusiast, you will not be disappointed with the impressive array of clubs to choose from. The selection includes Rathfarnham, Edmondstown, The Grange and Stackstown.

There are a number of sports and recreational facilities to pick from in the area including Dynamic Fitness, West Park Fitness, Curves Knocklyon and Sylvia's Yoga, and for the sport aficionados, Ballyboden, St Endas, St Annes, Thomas Davis GAA clubs, Firhouse Carmel and Knocklyon FC are all within the local area.

The locality boasts a number of eateries and public houses including The Merry Ploughboy, Timbertrove Café, The Speaker Connolly Gastro Pub, The Old Mill and Scholars Pub.

Ballycullen Green will enjoy easy & immediate access to every amenity including shops, restaurants, cafes, public houses, libraries and many sporting & recreational facilities along with an impressive choice of schools.

Enviably positioned at the foot of the Dublin Mountains, just 25 minutes' drive from the City Centre & with Dublin's main motorway network less than a 5 minute drive away, it makes all of Dublin easily accessible.





TRANSPORT

The location is within easy commute of Dublin City Centre by car and has easy access to all road networks via the M50 at Exit 12 (Knocklyon/Firhouse). The area is well serviced by Dublin Bus. Route No. 15, from Ballycullen Road to Clongriffin via Terenure and Dublin City Centre, No. 15B from Stocking Avenue to Grand Canal Dock via Rathfarnham, Dublin City Centre, No. 65B from Killinenny Road to Dublin City Centre via Rathmines and the newly added No. 175 from Citywest to UCD, via Firhouse and Dundrum (stopping at Killinenny RD). The LUAS station at Tallaght is also close by, and Cheeverstown with its Park & Ride facilities.





SITE PLAN & FLOORPLANS

3 Bedroom

The Fuschia I
3 Bedroom Semi-Detached House

The Fuschia II
3 Bedroom End-Terrace House

The Fuschia III
3 Bedroom Mid Terrace House

The Daffodil
3 Bedroom Semi-Detached House with side window

The Daisy
3 Bedroom Detached House with side entry

4 Bedroom

The Primrose I
4 Bedroom Semi-Detached House

The Primrose II
4 Bedroom Semi-Detached House with side entry

The Honeysuckle
4 Bedroom Detached House with side entry

The Blossom
4 Bedroom Detached House with porch

The Lily
4 Bedroom Detached House



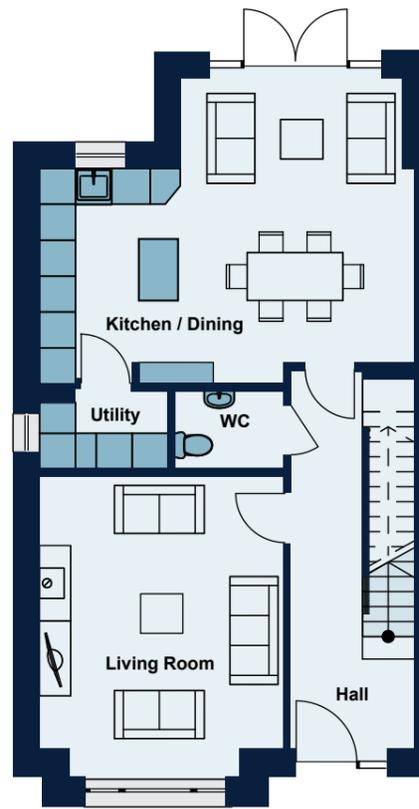
Site plan and floor plans are indicative only and subject to change.
For identification purposes only. Not to scale.

The Primrose I

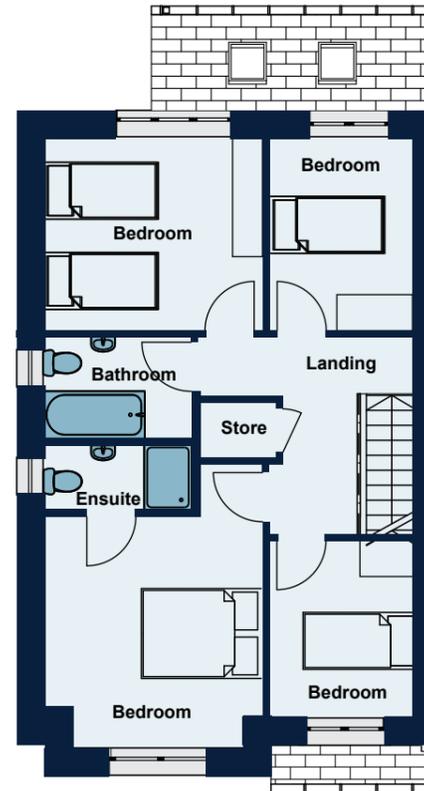
4 Bedroom
Semi-Detached House

Dimensions
c. 130.4 sq. m
1404 sq. ft

For identification purposes only. Not to scale



GROUND FLOOR



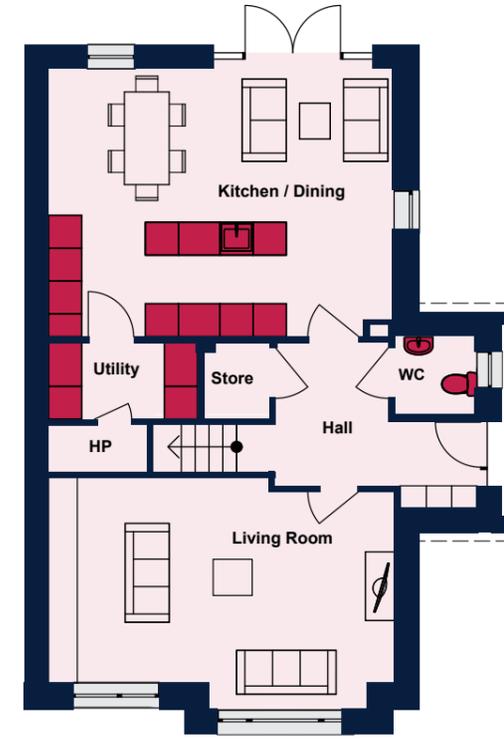
FIRST FLOOR

The Blossom

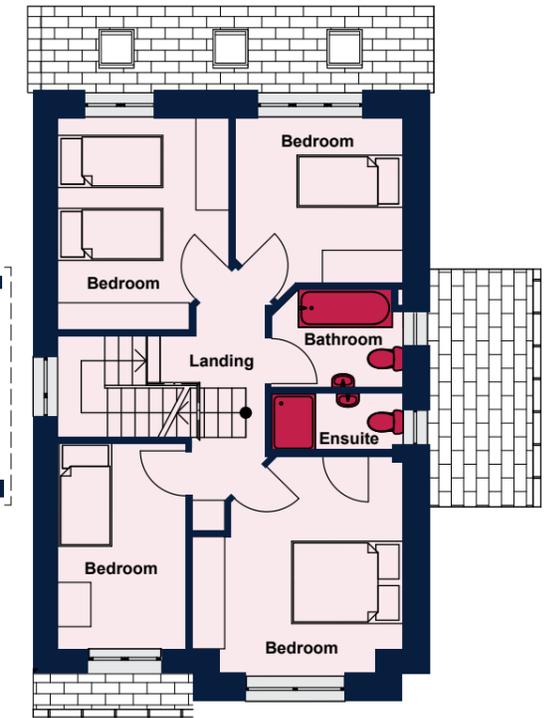
4 Bedroom
Detached House with porch

Dimensions
c. 138.6 sq. m
1492 sq. ft

For identification purposes only. Not to scale



GROUND FLOOR



FIRST FLOOR

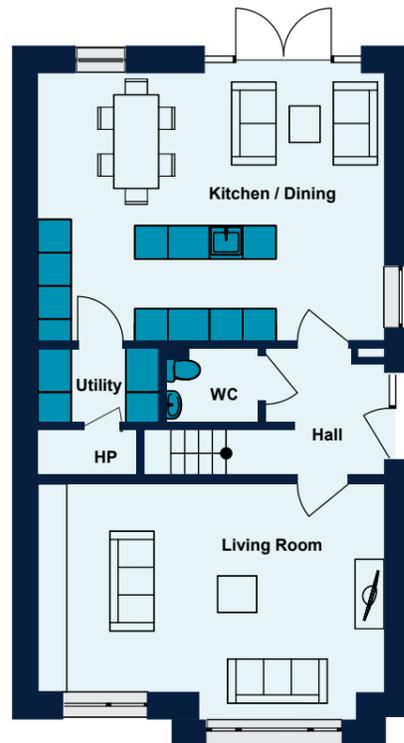
The Primrose II (Semi-Detached) / Honeysuckle (Detached)

Please note the Honeysuckle is the same layout as the Primrose II only detached

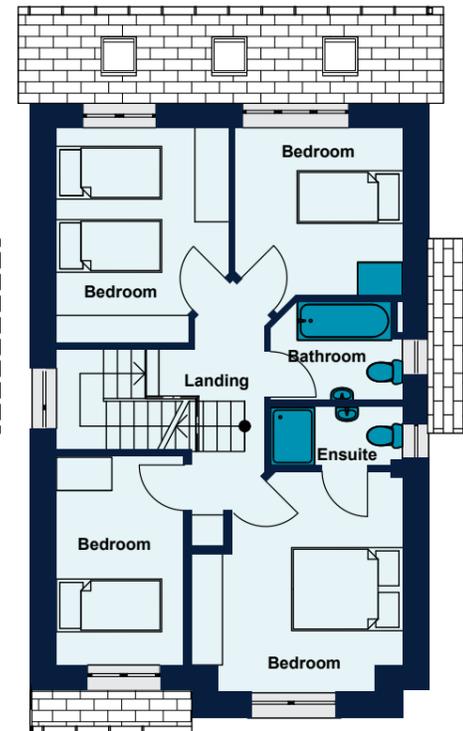
4 Bedroom
Semi-Detached / Detached with side entry

Dimensions
c. 133.9 sq. m
1441 sq. ft

For identification purposes only. Not to scale



GROUND FLOOR



FIRST FLOOR

The Lily

4 Bedroom
Detached House

Dimensions
c. 155.5 sq. m
1673.8 sq. ft

For identification purposes only. Not to scale



GROUND FLOOR



FIRST FLOOR

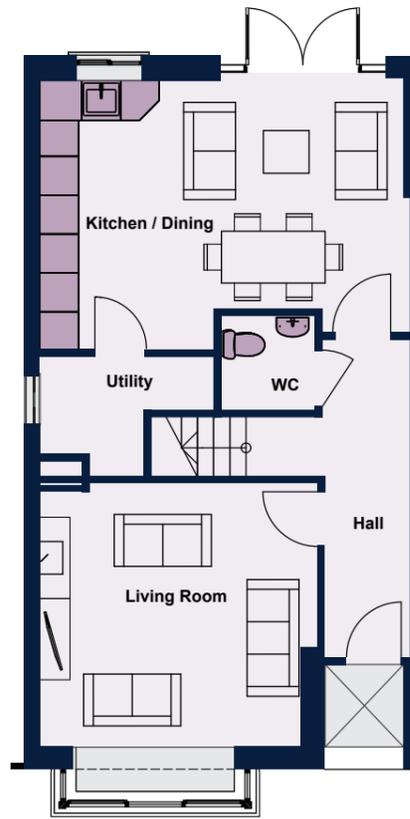
**The Fuschia I
(Semi-Detached) /
The Fuschia II
(End-Terrace)**

*Please note the
Fuschia I is the same
layout as the Fuschia II*

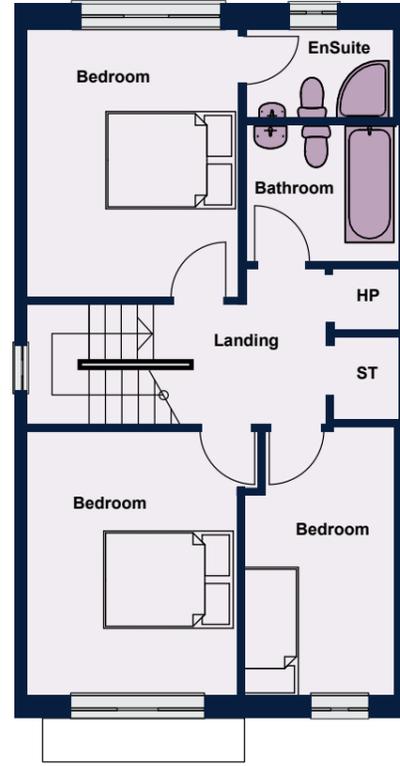
3 Bedroom
Semi Detached
/ End-Terrace

Dimensions
c. 116.5 sq.m
1254 sq. ft

For identification purposes
only. Not to scale



GROUND FLOOR



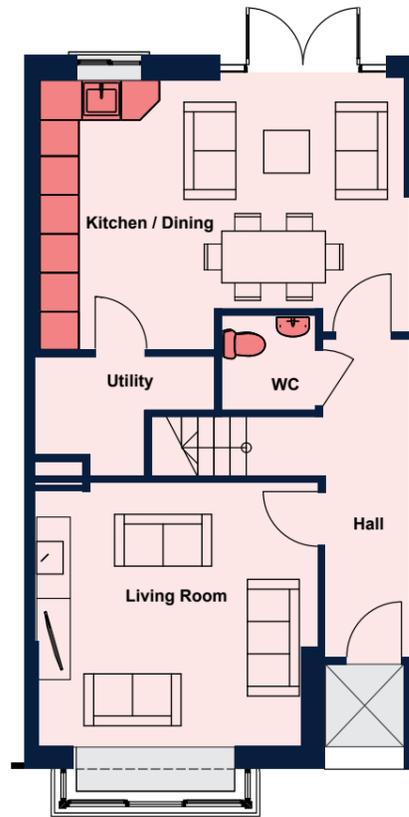
FIRST FLOOR

The Fuschia III

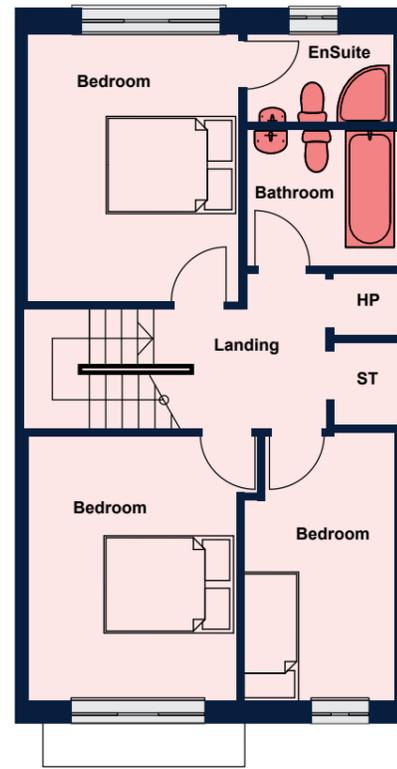
3 Bedroom
Mid-Terrace

Dimensions
c. 116.5 sq. m
1254 sq. ft

For identification purposes
only. Not to scale



GROUND FLOOR



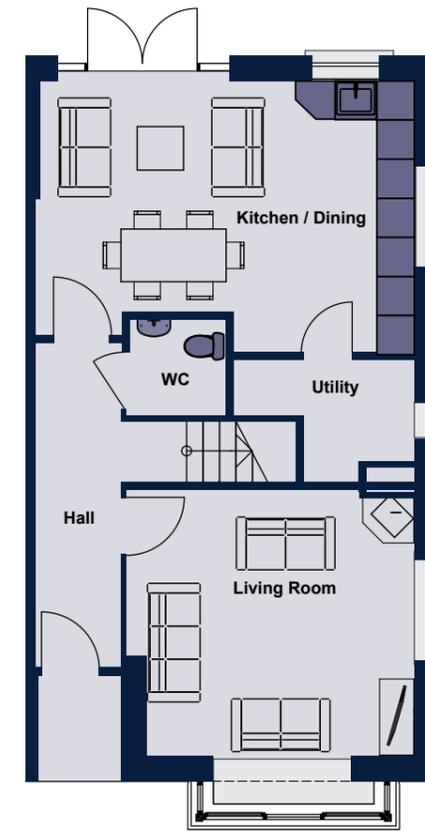
FIRST FLOOR

The Daffodil

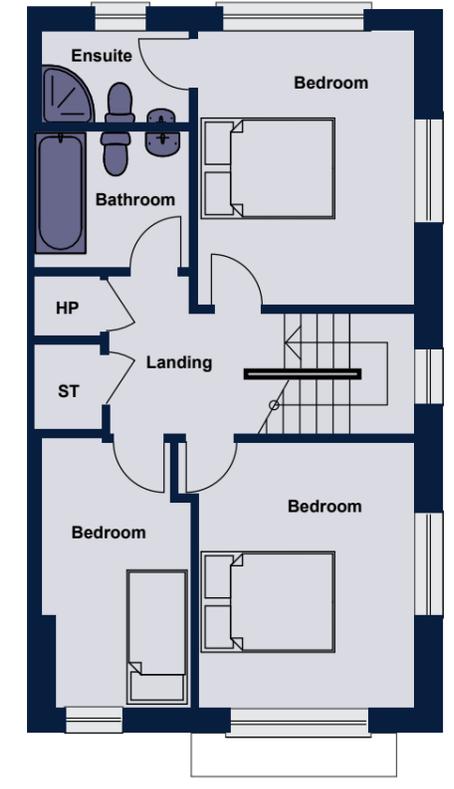
3 Bedroom
Semi-Detached with
side window

Dimensions
c. 117 sq. m
1254 sq. ft

For identification purposes
only. Not to scale



GROUND FLOOR



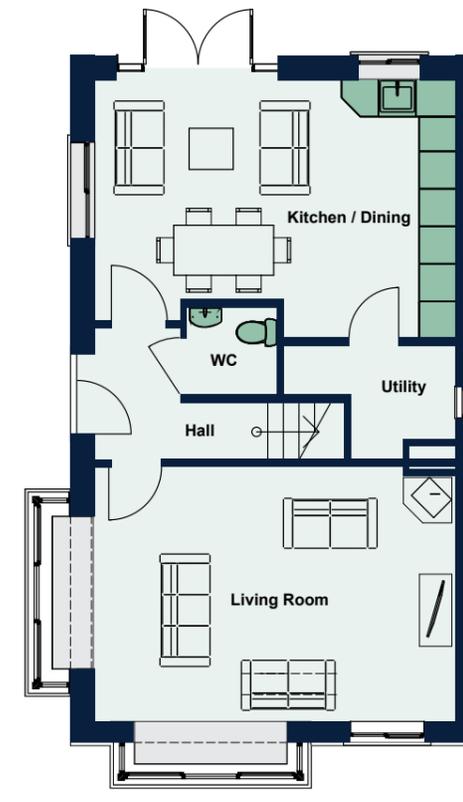
FIRST FLOOR

The Daisy

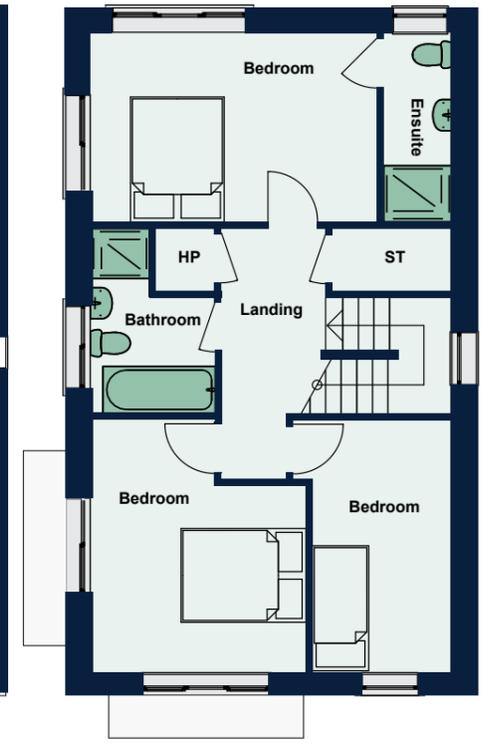
3 Bedroom
Detached House
with side entry

Dimensions
c. 118 sq. m
1270 sq. ft

For identification purposes
only. Not to scale



GROUND FLOOR

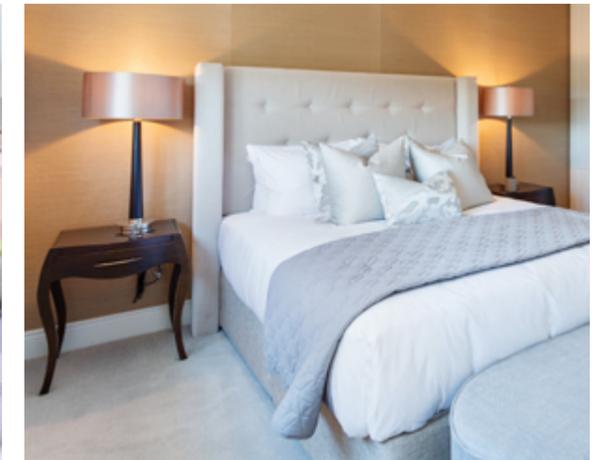


FIRST FLOOR



Thoughtful design, generous scope & superior specification

These magnificent new homes will immediately impress with their layout, well-proportioned rooms and excellent finishes throughout. Each home has been designed to provide comfortable highend accommodation with custom designed fitted kitchens, 9ft ceiling height at ground level and large high performance windows adding to the bright, airy and light filled accommodation. There will also be a number of energy saving features which vastly improve the efficiency of these 'A3 Rated' homes with innovative heat pumps and excellent standard of wall, floor and roof insulation to significantly reduce running costs.





NOTEWORTHY FEATURES

INTERNAL

- Heating to each floor is thermostatically controlled
- Wall mounted electronic heating system controller
- Generous & well designed electrical & lighting specification
- Pre wired for intruder alarm, TV/broadband and free to air TV with multiple points provided through to each home
- All walls & ceilings are skimmed finished and painted throughout as standard
- High quality joinery & ironmongery specification throughout
- 9ft ceilings on ground floor
- High quality uPVC double glazed windows with safety catch
- High quality front doors with 3 point locking system

BEDROOMS

- High quality built in wardrobes in all bedrooms with painted doors, oak finished carcass and brushed chrome knobs

BATHROOMS

- The bathrooms & ensembles are fitted with contemporary bathroom suites with mono block chrome fittings
- Pressurised shower systems & fitted shower screens in ensuite with mixer tap and hose to bath in main bathroom
- High quality porcelain tiling fitted to floors and wet areas as standard

KITCHEN

- High quality fitted shaker style kitchens with integrated doors for appliances

UTILITY

- Utility rooms plumbed for washing machine and dryer
- Floor tiling as standard

LEGAL

- €10,000 deposit required
- Contracts must be signed within 21 days of receipt of them. Balance of 10% of purchase price is due on the signing of contracts

GENERAL

- A3 Building Energy Rating
- Innovative Air to Water Heat Pump
- Excellent Standard of wall floor and roof insulation
- Low maintenance, high quality external finishes of brick render, uPVC and dash
- Stamp duty: 1%
- 10 year structural guarantee with Homebond

EXTERNAL

- Side gates fitted on the side passages of semi-detached and end-terrace houses
- Maintenance free uPVC fascia, soffits and rainwater goods
- Outside tap as standard
- Rear gardens will be raked and seeded with patio area
- Rear gardens fenced with concrete posts and timber panels
- High quality hard & soft landscaping to the front gardens and driveways
- In curtilage parking to accommodate 2 cars in the semi-detached and detached homes



MAPLEWOOD RESIDENTIAL

The Maplewood team have over 40 years' experience in the property industry in the Greater Dublin Area. They have wide-ranging experience across all sectors and are a strong and reputable team within the industry.

The Maplewood team have an acute knowledge of the industry and are proactive in researching and implementing advances in construction techniques, sustainability and environmental friendliness, thus ensuring Maplewood remain progressive, productive and at the forefront of the Irish housing sector.

Discover more in a Maplewood Home
A better place to come home to



Their residential portfolio includes large and smallscale developments; all finished to exacting high standards. Such developments include Sion Hill Park, Drumcondra, Phoenix Mews, Castleknock; Newcastle Lyons, Newcastle; Ballycullen, Firhouse; Adamstown, Co. Dublin; Hazelhatch, Hazelwood; Celbridge, Herberton, Dublin 8; DodderBrook, Ballycullen and Knockrabo, Mount Anville Road.





THE TEAM

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A DEVELOPMENT BY



Messrs. DNG from themselves and for the vendors Maplewood Residential 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 inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Messrs. DNG has any authority to make or give representation or warrant whatever in relation to this development.



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