



OAKTREE
TULLY ROAD, KILDARE

Built by Grandbrind Ltd.



LOCATION

Oaktree is an exclusive new development, built by the renowned home builders Grandbrind Ltd, comprising of spacious 3 & 4 bedroom family homes. Located on Tully Road, a highly sought after location in Kildare Town and extremely convenient to the M7 motorway providing direct access to Dublin. Kildare is synonymous with the equestrian world with The Curragh Race Course on your door step and Punchestown a short drive away. Specifically Tully Road is also famous for the Irish National Stud, set on c.950 acres of rich green lands and synonymous with the World's most famous racehorses such as Invincible Spirit, Sea The Stars, Hurricane Fly, Moscow Flyer and Beef or Salmon.

There is a range of primary and secondary schools within the immediate vicinity of Oaktree. In addition, an extensive range of local amenities including shops, crèches, churches, supermarkets, restaurants, pubs and stylish boutiques are all located within walking distance of the development.

For those commuting to Dublin access is by train, bus or the motorway, all of which are within a stone's throw of Oaktree. Bus terminus approx. 1km, Train station approx. 2km, Motorway approx. 1km.

- **Schools:** St. Bridget's Primary School, Educate Together, Kildare Town Community School, Gaelscoil Mhic Aodha and Newbridge College (Approx 6km away).
- **Bar's & Restaurants:** Award Winning Hartes Bar & Grill, Silken Thomas, Cunningham's, Kildare House Hotel, Starbucks, Dunne & Crescenzi, Le Pain Quotidian.
- **Attractions:** Japanese Gardens, The Irish National Stud, Kildare Village, The Curragh.
- **Golf Courses:** Dunmurray Springs Golf Course (award winning championship golf course), Cill Dara Golf Club, Royal Curragh Golf Club.
- **Football:** Round Tower GFC, Cill Dara Rugby Club and Kildare Town AFC are all within a short distance of Oaktree.

The internationally renowned Kildare Village is on your door step with exclusive brands and designers such as Gucci, Ralph Lauren and Hugo Boss, to name but a few. These outlets together with fantastic restaurants render Kildare Village a popular day excursion for many. In addition there are playgrounds and walks in the town and Kildare Town is also home to supermarkets including Tesco, Lidl and Aldi.

For the health enthusiasts there are many health and leisure centres/spas within the area or take a stroll along the private walks of The Irish National Stud and Japanese Gardens.





DEVELOPMENT SPECIFICATION

These superb new homes will immediately impress with their high quality design, well-proportioned rooms and excellent finishes throughout. Built by Grandbrind Ltd, each Oaktree home has been designed to provide high end accommodation with exceptional 9 ft ceiling height on the ground floor which adds to the sense of spaciousness, custom designed painted wood kitchens complete with integrated appliances* and utility room.

In addition, all Oaktree homes have been “future-proofed” with convertible attic spaces. Included as standard are triple glazed PVC windows and energy saving features such as superior levels of wall and roof insulation along with solar heating for hot water and increased levels of air tightness to vastly improve the efficiency of these homes while helping to significantly reduce running costs. Consequently, these energy efficient homes will have an ‘A3’ energy rating.

**The provision of these kitchen appliances is subject to unconditional contracts being signed and returned with full deposit within 21 days of the date of issue of contracts).*



SPECIFICATION

Kitchens

Classic fully fitted painted Shaker style kitchens in Mussel. All kitchens will feature a Robinson Oak worktop and upstand and stainless steel splashback at the hob.

In addition each superb kitchen will be fitted with integrated kitchen appliances (integrated Zanussi dishwasher, fridge freezer, eye level oven and Normende microwave and Zanussi gas 4 ring hob along with polished chrome feature extractor hood) will be included*. In addition, the kitchen will feature stylish floor tiling from the Mywood range.

**The provision of these kitchen appliances is subject to unconditional contracts being signed and returned with full deposit within 21 days of the date of issue of contracts).*

Utility Room

This spacious utility room located off the kitchen will be fitted with a sink, worktops and plumbed for washing machine and dryer, providing an ideal laundry and storage space which compliments the kitchen.

Bathrooms and En-suites

Each home will feature deluxe bathrooms by Sonas including a stylish vanity sink unit providing useful storage. Each en-suites bathroom will be fitted with a contemporary style bathroom suite complete with stylish mono-block chrome fittings.

Heated towel rails will be provided in both the main bathroom and master en-suite to add that sumptuous bathroom finish.

For added comfort, all bathrooms will feature a pressurised shower system and mixer taps. With family bath time in mind, bathrooms will also feature a separate overhead shower fitting in addition to the mixer taps in the bath.

All bathrooms will feature the luxurious Iberville ceramic wall and floor tiling as standard to all wet areas in the main bathroom and en-suite. Wall tiles will be Ceniza 25x40 and the floor tiles will be 30x30 in size.

Wardrobes

Excellent bedroom storage will be provided with classic light grey Shaker style wardrobes fitted in each of the bedrooms.

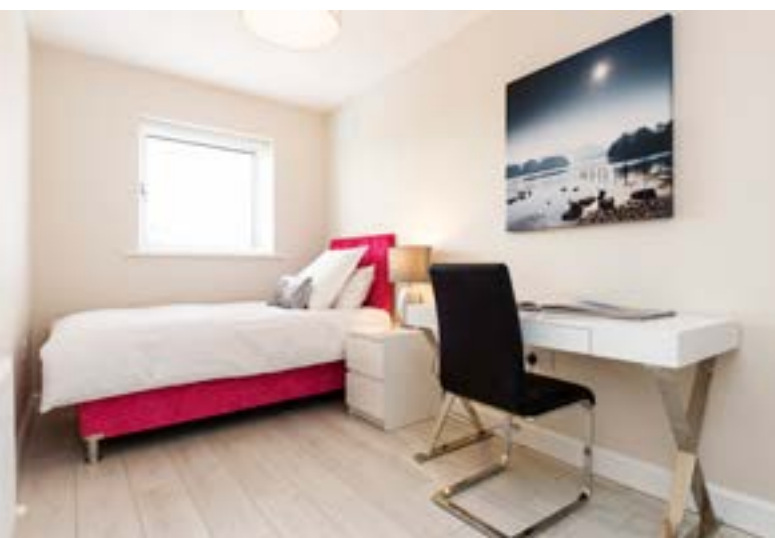
Painting

The walls and ceilings are skimmed and painted in a neutral contemporary off white colour providing a blank canvas to the new owner to place their own stamp on their new home. The stairs in each home is finished with painted spindles and contrasting varnished bannister.

Internal doors:

Exceptional stylish and high quality "Kenmore" single panel primed internal doors with satin chrome ironmongery.





Electrical

Each home is wired for alarm, high speed broadband, TV and telephone. A unique Grandbrind electrical design detail in Oaktree is the positioning of LED lights on the stairs of each home. In addition smoke detectors are fitted to each room and a carbon monoxide detector is fitted to each house as standard to ensure the occupants' safety.

Energy Efficiency

The exceptional specification synonymous with the Grandbrind name is ever present in each new home at Oaktree resulting in truly outstanding A3 energy rated family homes. The very best in construction techniques are coupled with numerous energy saving devices including Solar panels by Vokera positioned on the roof of each house to harness the sun's energy to heat the hot water and a three zone heating system (upstairs, downstairs and hot water only) with an energy efficient condensing gas boiler. All of these elements in addition to an exceptional level of insulation, results in a warm and energy efficient home.

External Finishes

Grandbrind's signature attention to detail shines through in the choice of finishes for the Oaktree homes including low maintenance high quality external facades with a mix of attractive brick and render finishes. These carefully chosen finishes are further complimented by the high performance triple glazed uPVC windows in white from Munster Joinery and stylish front door in graphite grey with porthole detail.

Each home also features maintenance free uPVC fascia, soffit and drainpipes. Gardens to the rear are seeded and enclosed by sturdy timber panels with concrete posts and to the front, each driveway is finished with "Rustic Corrib" permeable paving.

Structural Guarantee

All homes at Oaktree are covered by the Homebond Ten Year Structural Guarantee.

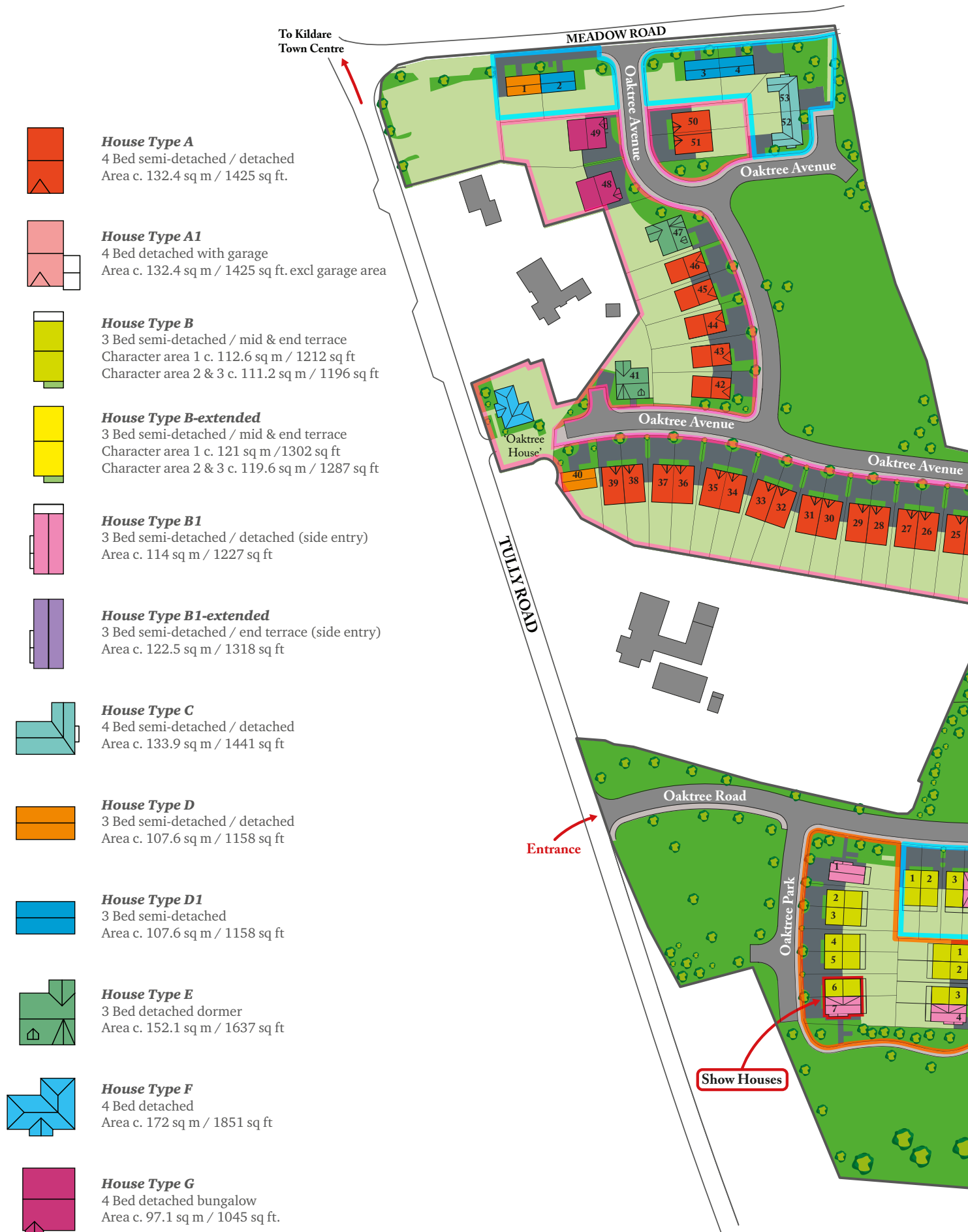
Future proof for future expansion

All houses have been designed and built with attic trusses to facilitate future conversion of the attic space for habitable use (an extra c. 250 sq ft in the B type house and c. 400 sq ft in the B1 type houses) should the need arise (subject to a future planning permission).

This space is accessed via a Fakro loft ladder and a light will be fitted to the attic space rendering it suitable as an exceptional storage space until the need to convert arises.**

***Please note that the future owner of the property is required to obtain planning permission for the future conversion of the attic.*

SITEPLAN



Character Area 1

Character Area 3

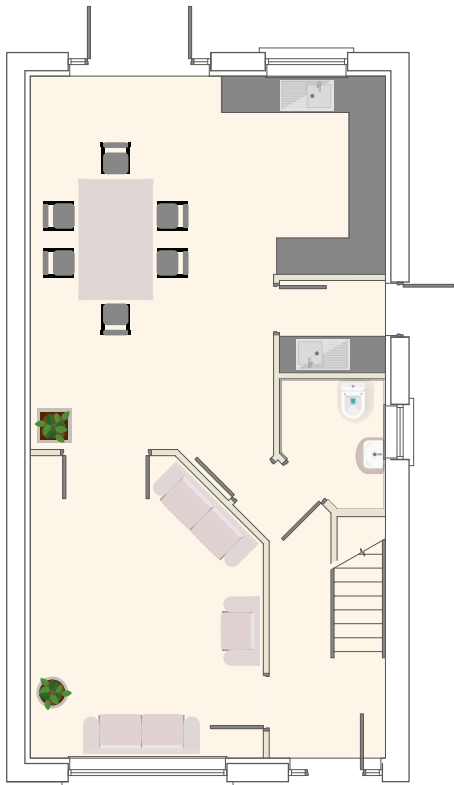
Character Area 2

Character Area 4

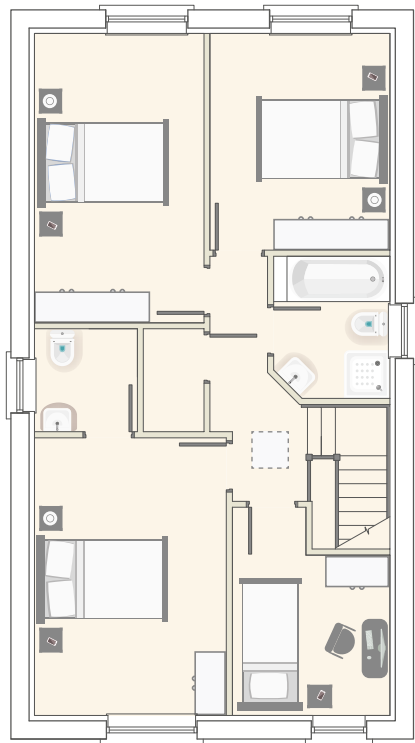


HOUSE TYPE A - 4 BED SEMI-DETACHED / DETACHED

Area c. 132.4 sq m / 1425 sq ft.



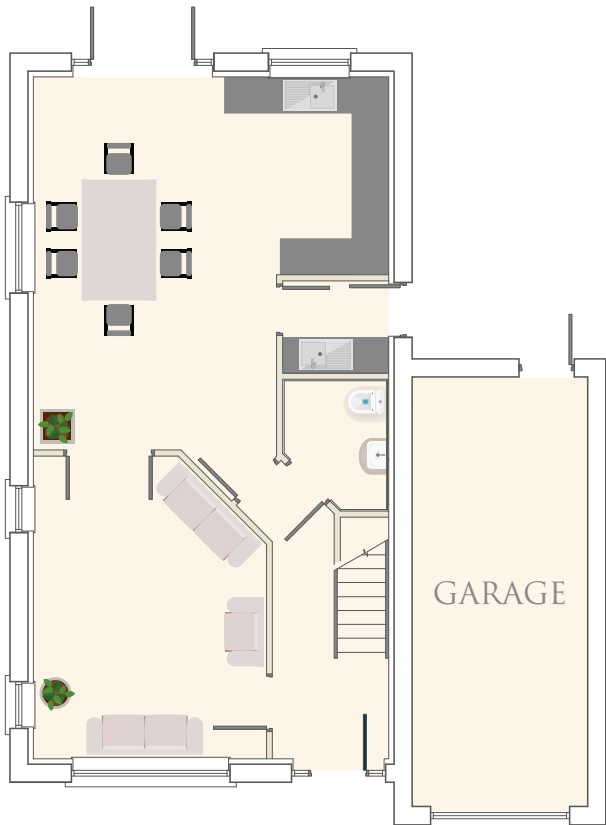
Ground Floor Plan



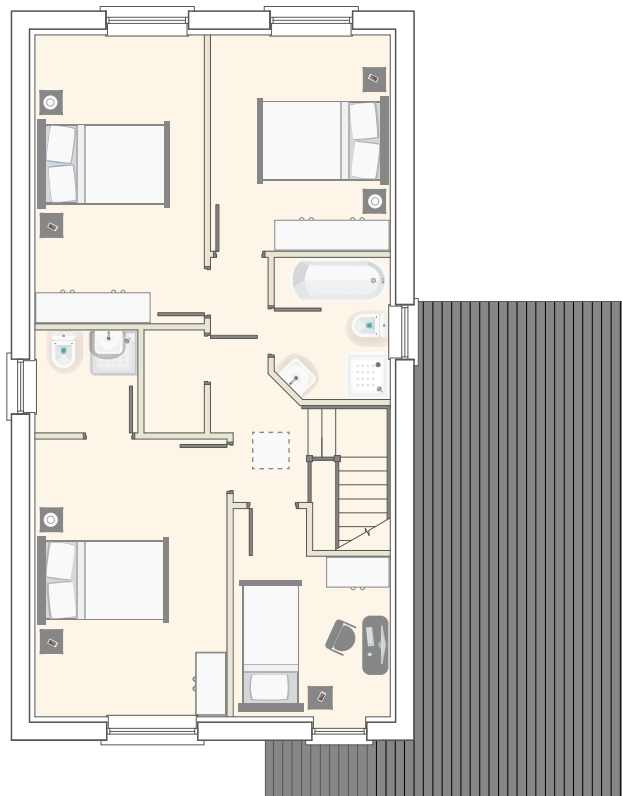
First Floor Plan

HOUSE TYPE A1 - 4 BED DETACHED WITH GARAGE

Area c. 132.4 sq m / 1425 sq ft. excl garage area



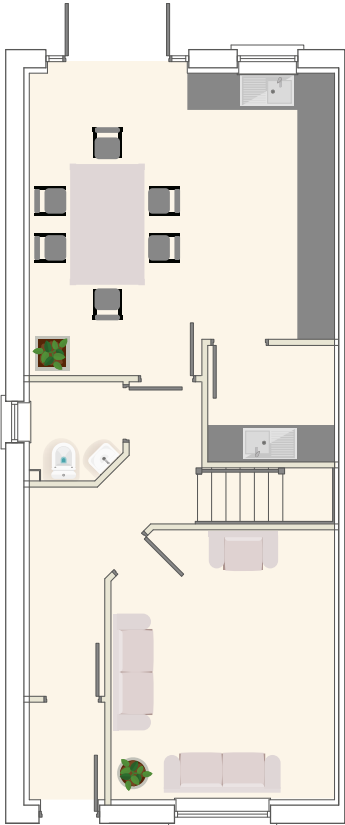
Ground Floor Plan



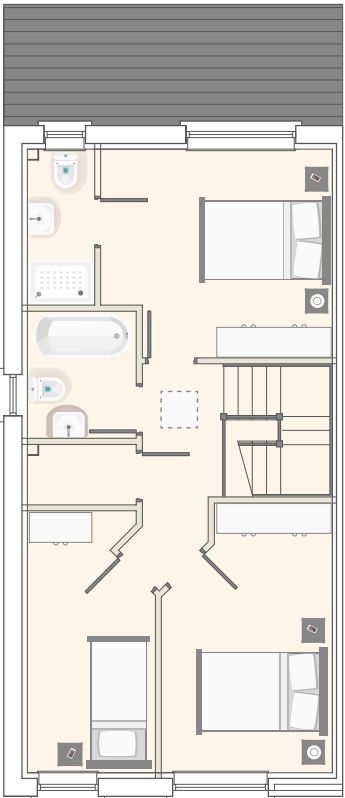
First Floor Plan

HOUSE TYPE B - 3 BED SEMI-DETACHED / MID & END TERRACE

Character area 1 c. 112.6 sq m / 1212 sq ft, Character area 2 & 3 c. 111.2 sq m / 1196 sq ft



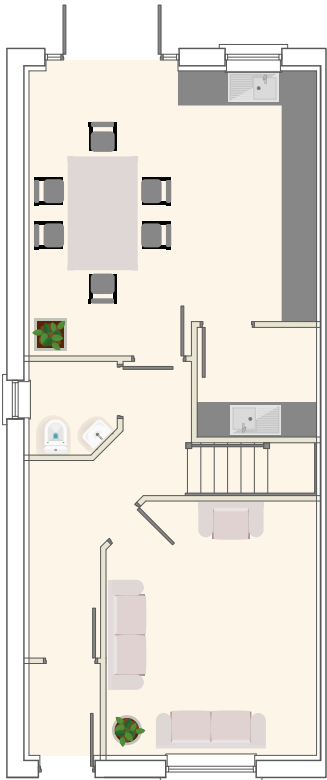
Ground Floor Plan



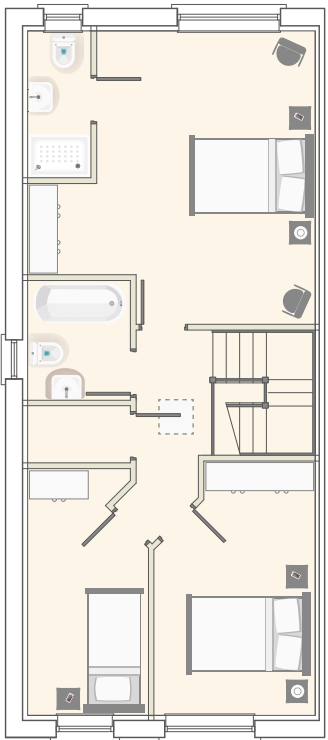
First Floor Plan

HOUSE TYPE B-EXTENDED - 3 BED SEMI-DETACHED / MID & END TERRACE

Character area 1 c. 121 sq m /1302 sq ft, Character area 2 & 3 c. 119.6 sq m / 1287 sq ft



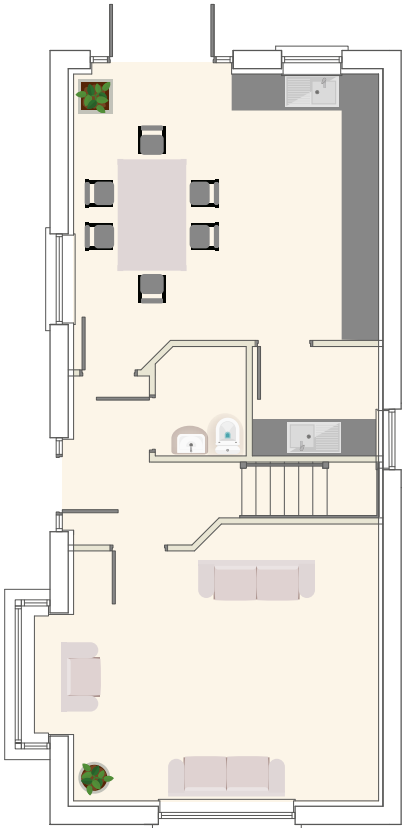
Ground Floor Plan



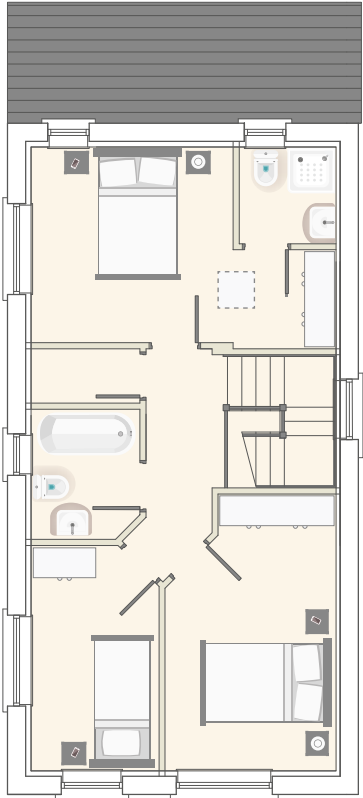
First Floor Plan

HOUSE TYPE B1 - 3 BED SEMI-DETACHED / DETACHED (SIDE ENTRY)

Area c. 114 sq m / 1227 sq ft



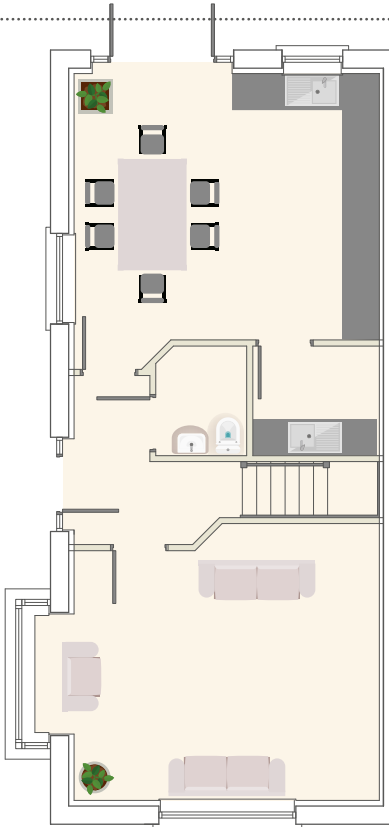
Ground Floor Plan



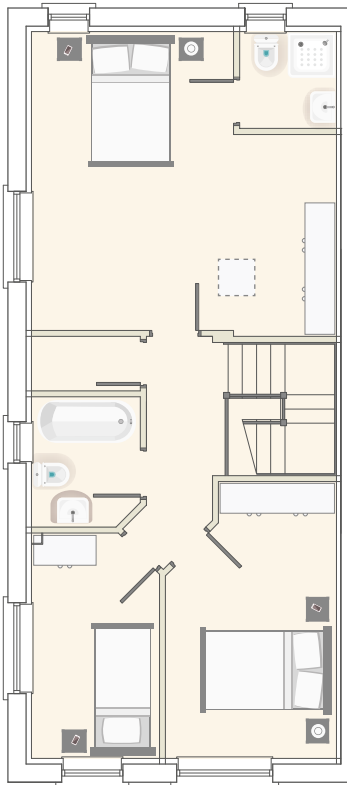
First Floor Plan

HOUSE TYPE B1-EXTENDED - 3 BED SEMI-DETACHED / END TERRACE (SIDE ENTRY)

Area c. 122.5 sq m / 1318 sq ft



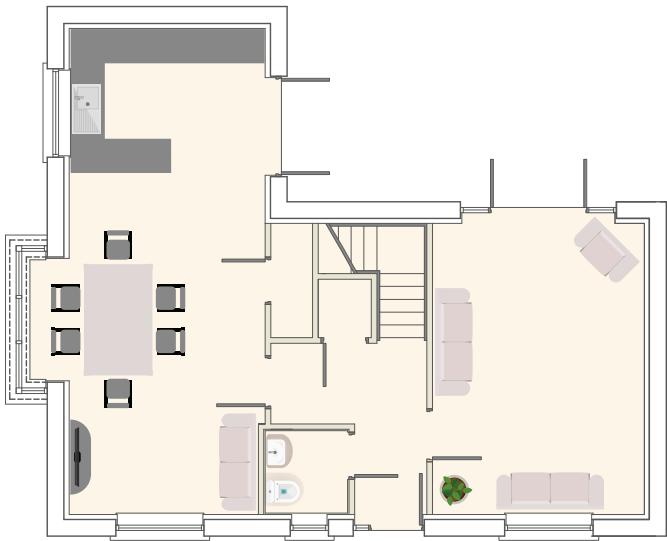
Ground Floor Plan



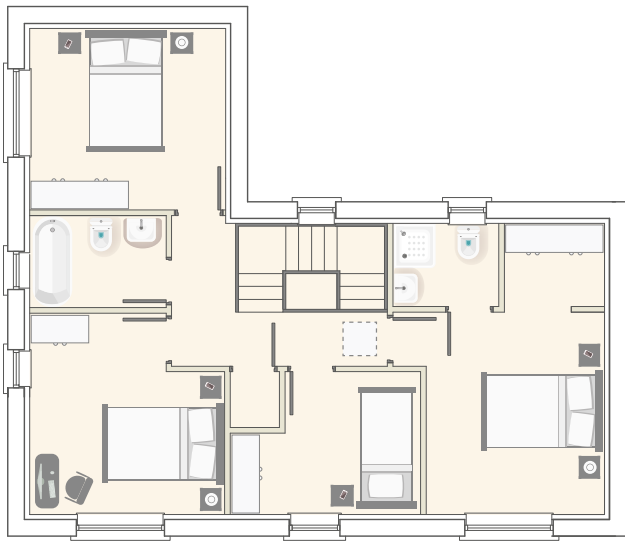
First Floor Plan

HOUSE TYPE C - 4 BED SEMI-DETACHED / DETACHED

Area c. 133.9 sq m / 1441 sq ft



Ground Floor Plan



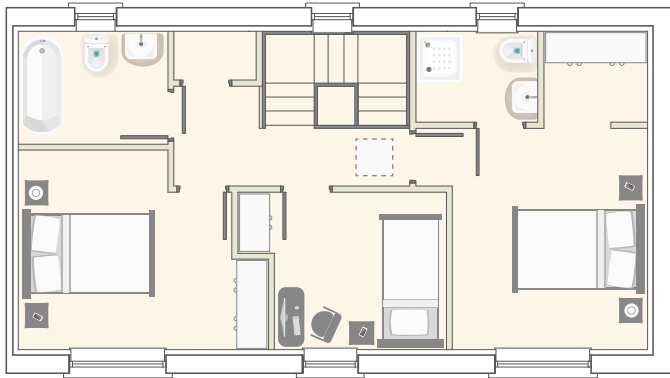
First Floor Plan

HOUSE TYPE D - 3 BED SEMI-DETACHED / DETACHED

Area c. 107.6 sq m / 1158 sq ft



Ground Floor Plan



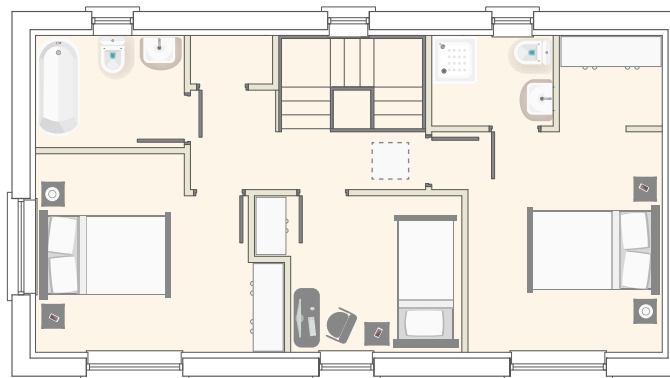
First Floor Plan

HOUSE TYPE D1 - 3 BED SEMI-DETACHED

Area c. 107.6 sq m / 1158 sq ft



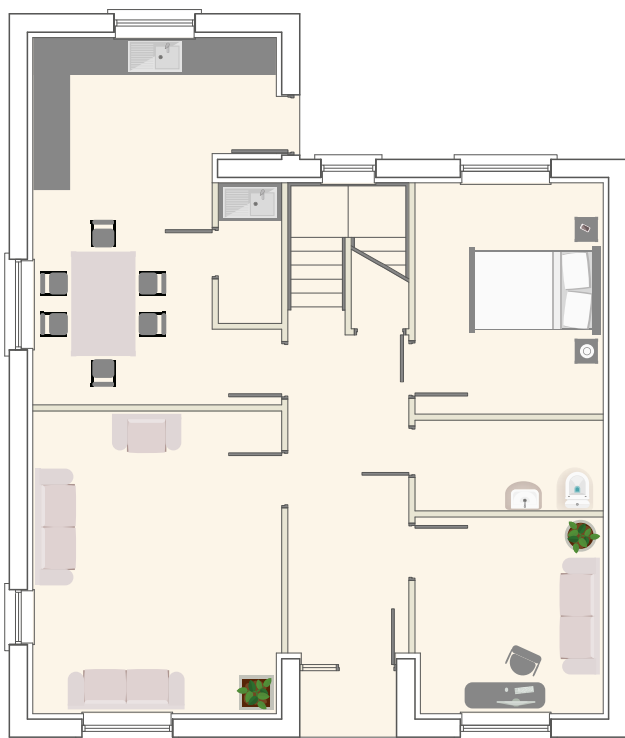
Ground Floor Plan



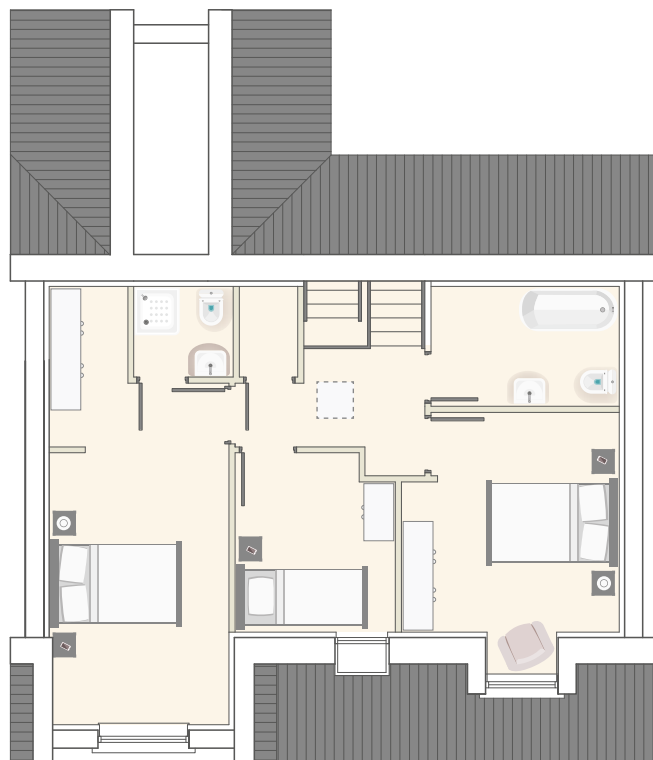
First Floor Plan

HOUSE TYPE E - 4 BED DETACHED DORMER

Area c. 152.1 sq m / 1637 sq ft



Ground Floor Plan



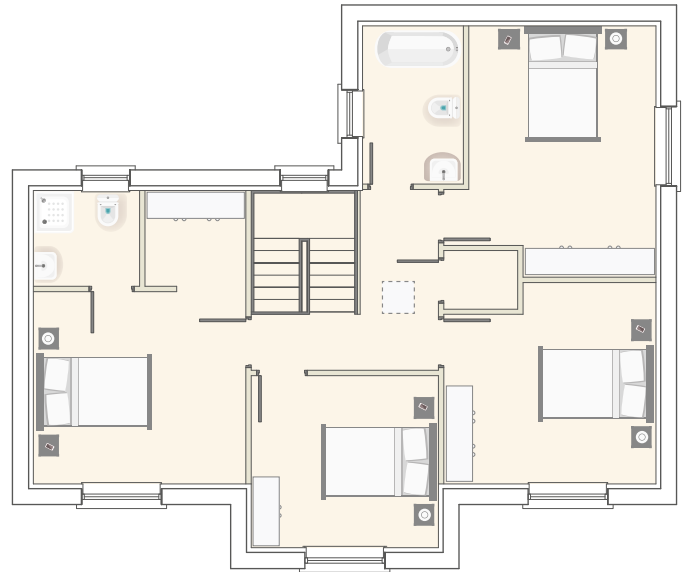
First Floor Plan

HOUSE TYPE F - 4 BED DETACHED

Area c. 172 sq m / 1851 sq ft



Ground Floor Plan



First Floor Plan

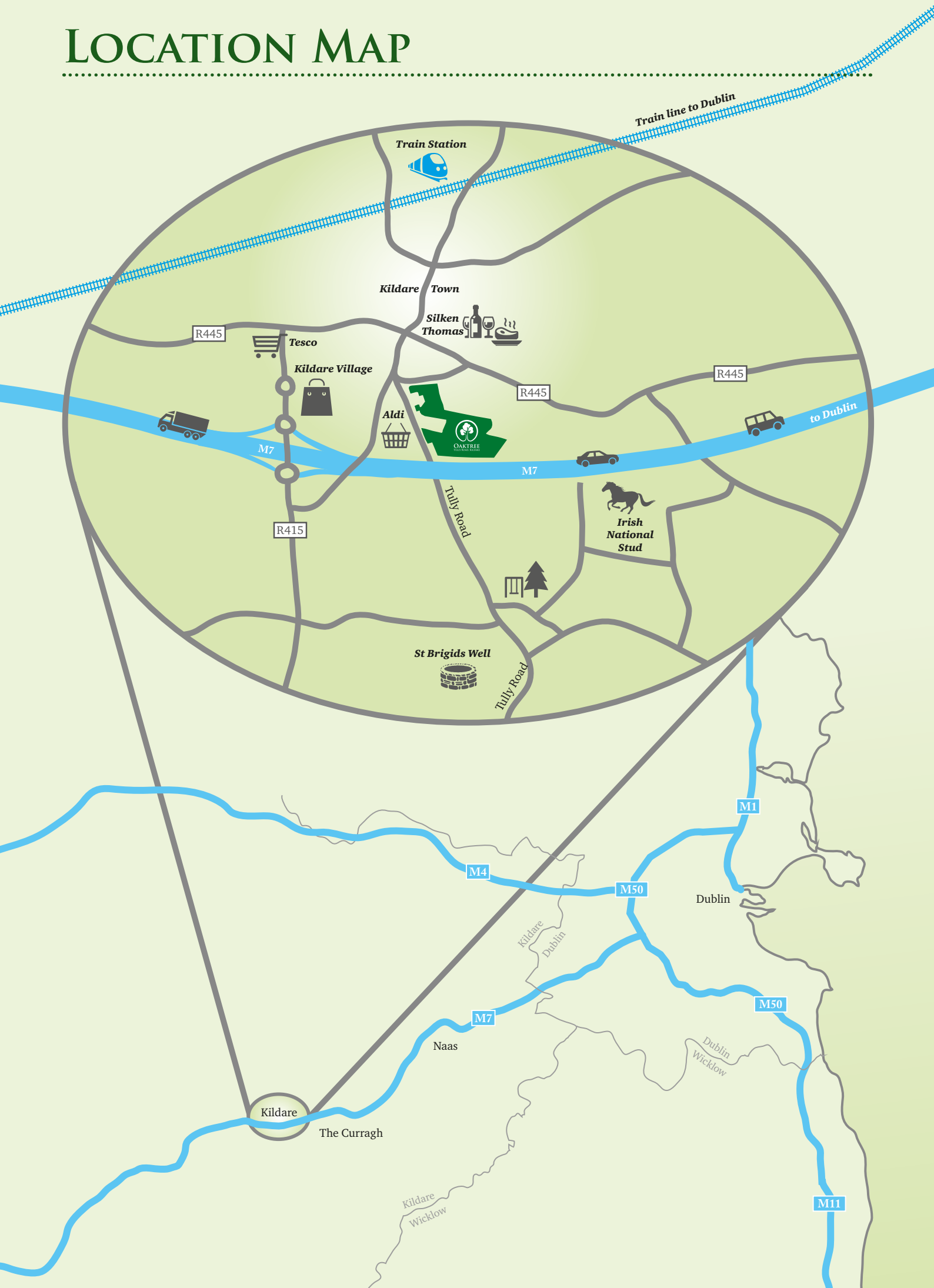
HOUSE TYPE G - 3 BED DETACHED BUNGALOW

Area c. 97.1 sq m / 1045 sq ft.



Ground Floor Plan

LOCATION MAP



ABOUT THE DEVELOPER:

Grandbrind Ltd is a privately owned, family run construction company with 39 years' experience in the property industry. Grandbrind Ltd is one of the leading Irish construction companies specialising in residential properties and it has completed over 3000 residential units in different developments in the Greater Dublin area.

Summary of Residential Developments from 1977 – 2016

Site	Unit Type	Year
Thornwood, Beaumont	68 Houses/Apartments	2015/2016
Rossan Court, Blanchardstown	44 Houses	2015/2016
Brandon Square, Blanchardstown	132 Houses	2013/2015
Waterville, Blanchardstown	70 Apartments	2011/2012
Private Contracting	House renovations	2008/2012
Waterville, Blanchardstown	1250 Townhouses, Duplex, Apartments	2000/2007
Castle Riada, Lucan	480 Houses	1998/2000
Liffey Valley, Lucan	250 Houses	1998/2000
Avoca Hall, Blackrock	80 apartments	1996/1997
Harold Bridge Court, Harold Cross	50 Duplex	1993/1995
Saddlers Court, Rathmines	30 Duplex	1991/1992
Templeroan, Knocklyon	150 Houses	1989/1990
Grove Road, Celbridge	90 Houses	1986/1987
Estuary Court, Swords	90 Houses	1985/1987
Rathfarham Road	25 Houses	1984
Moyville, Rathfarham	40 Houses	1982/1983
Ballinteer Road, Dundrum	50 Houses	1981
Wesbury, Stillorgan	40 Houses	1980
Windy Arbour, Dundrum	30 Houses	1979
Laurel Road, Dundrum	10 Houses	1978
Mount Anvil, Stillorgan	20 Houses	1977



Brandon Square, Blanchardstown



Achill Square, Blanchardstown



Rossan Court, Blanchardstown



Waterville, Blanchardstown

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Consulting Engineers:

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Landscape Architect:

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Solicitors:

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Built by:



GRANDBRIND