



VERNON MEWS

CLONTARF DUBLIN 3



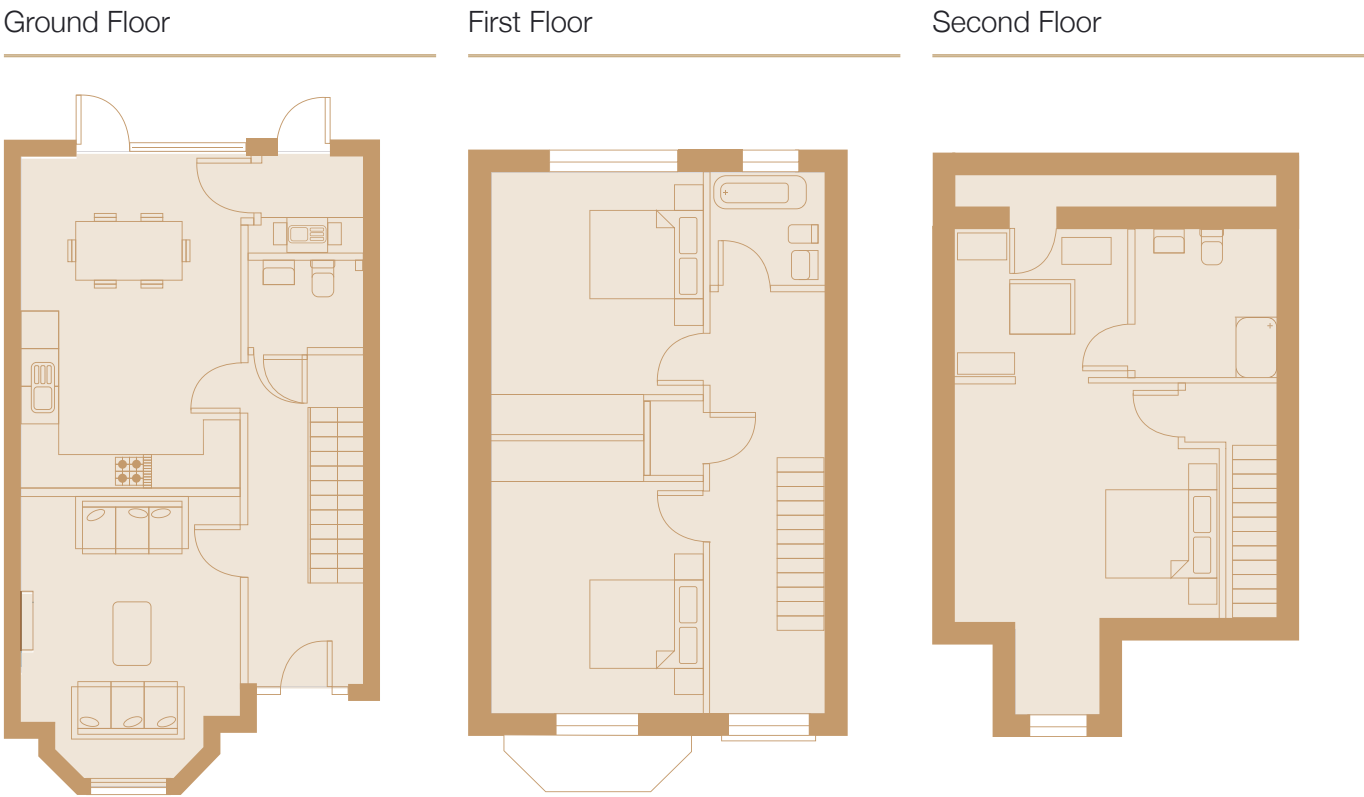
VERNON MEWS

Launching in Autumn 2018, Savills and Greenleaf Homes are delighted to bring to market Vernon Mews, an exclusive development of just 17 houses in total. Located off Vernon Avenue, the development comprises a mixture of terrace, semi-detached and detached 3 bedroom houses. Sizes range from 112 – 148 sq m (1,206 – 1,593 sq ft) approximately.

FLOOR PLANS

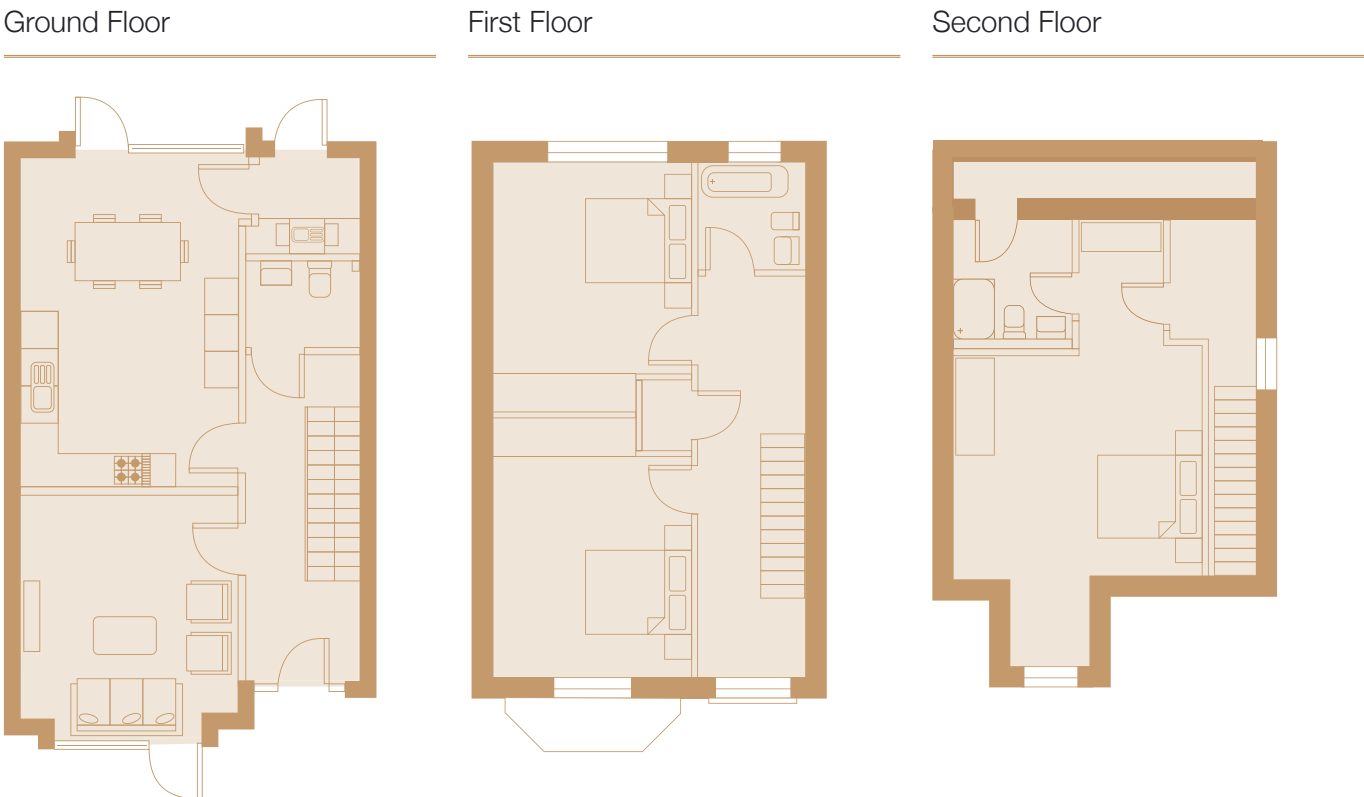
BLOCK A

148 sq m / 1593 sq ft, 3 bedroom, Terrace



BLOCK B

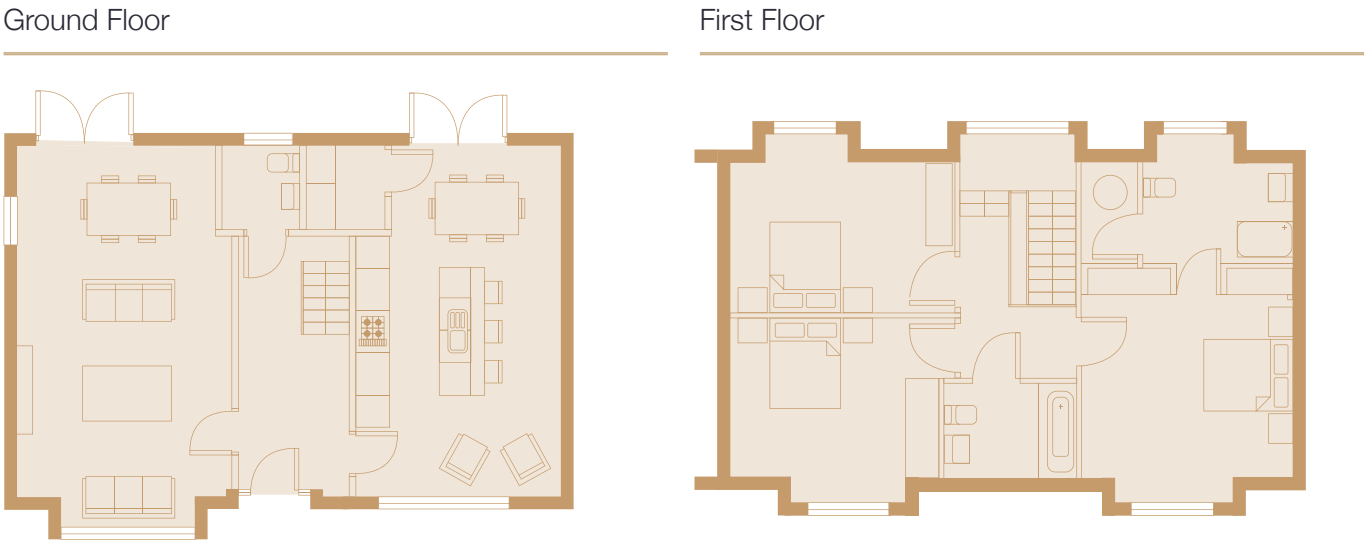
137 sq m / 1475 sq ft, 3 bedroom, Terrace



FLOOR PLANS

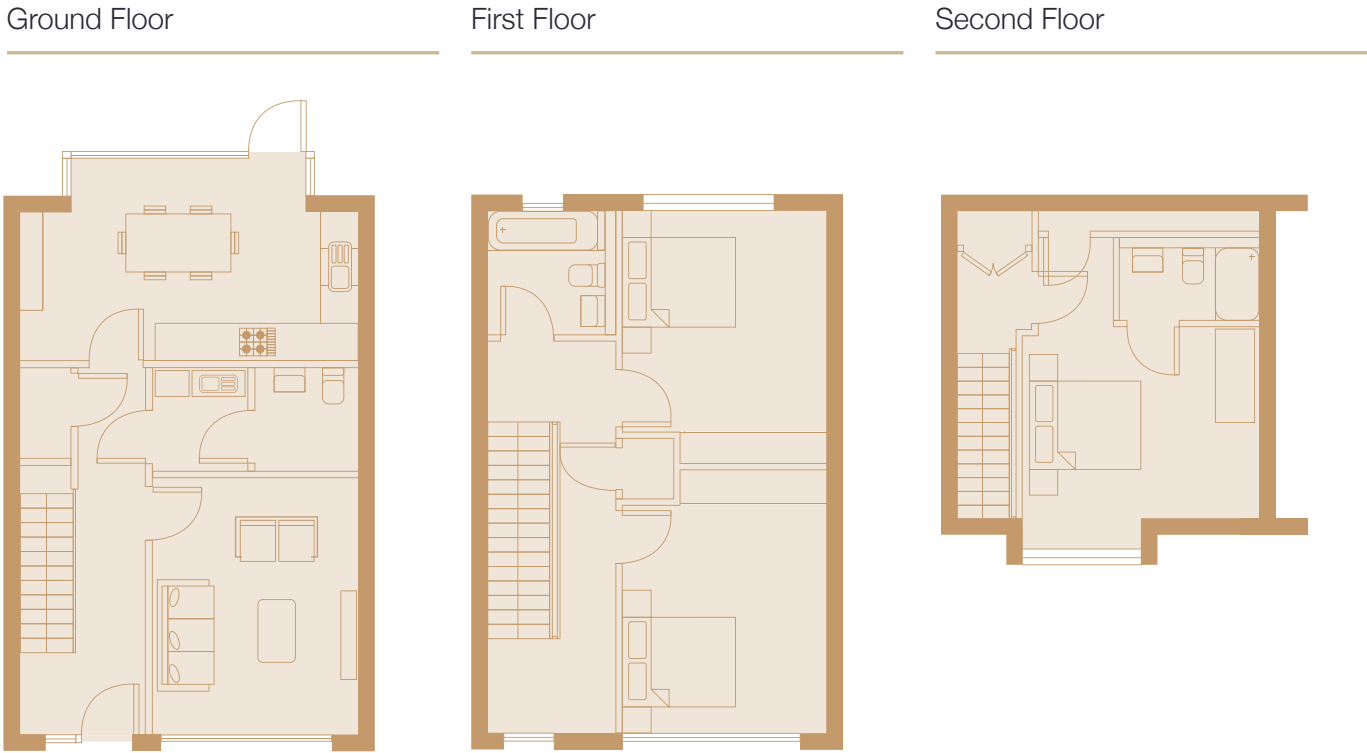
BLOCK C

132 sq m / 1421 sq ft, 3 bedroom, Semi-Detached



BLOCK D

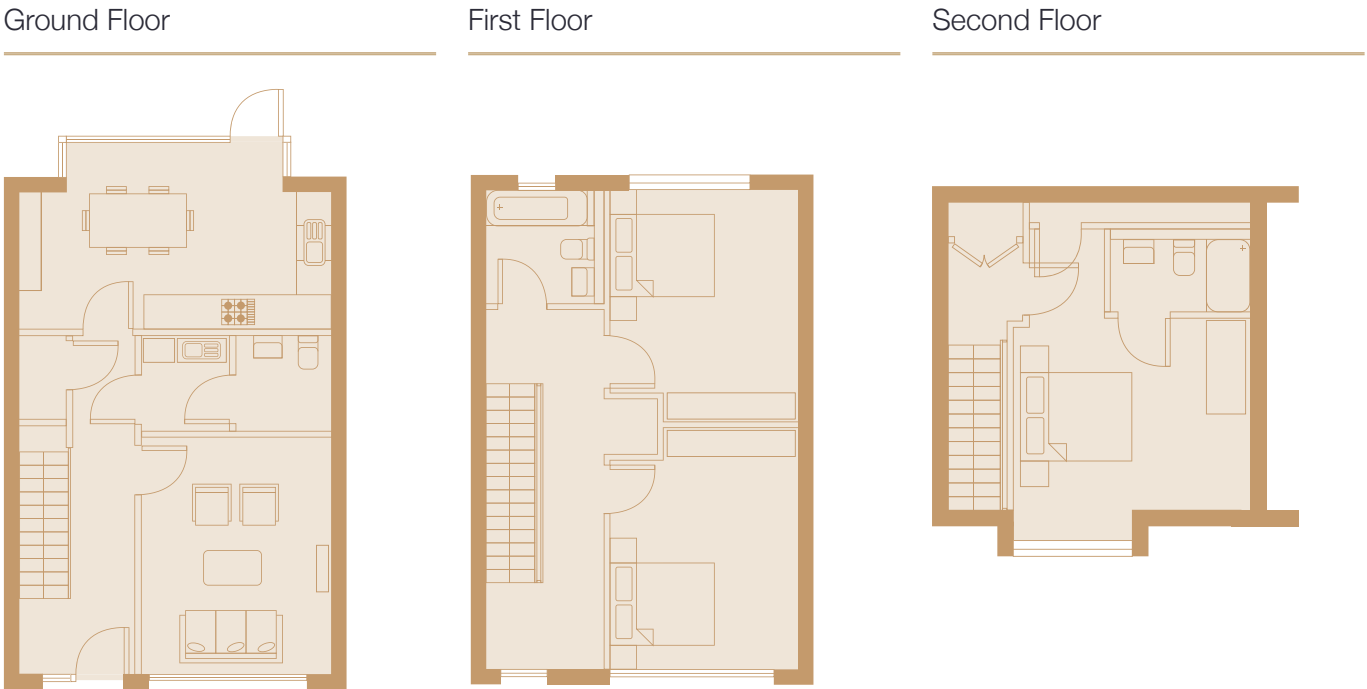
112 sq/m / 1206 sq ft, 3 bedroom, Terrace



FLOOR PLANS

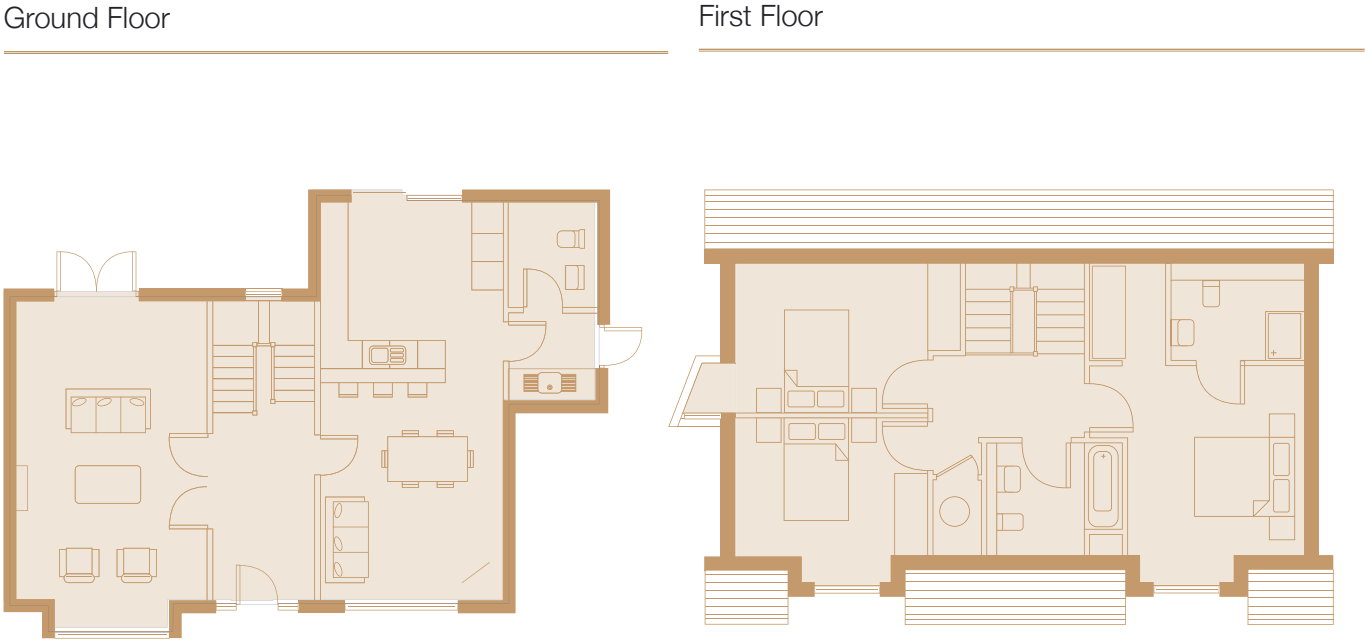
BLOCK E

112 sq/m / 1206 sq ft, 3 bedroom, Terrace

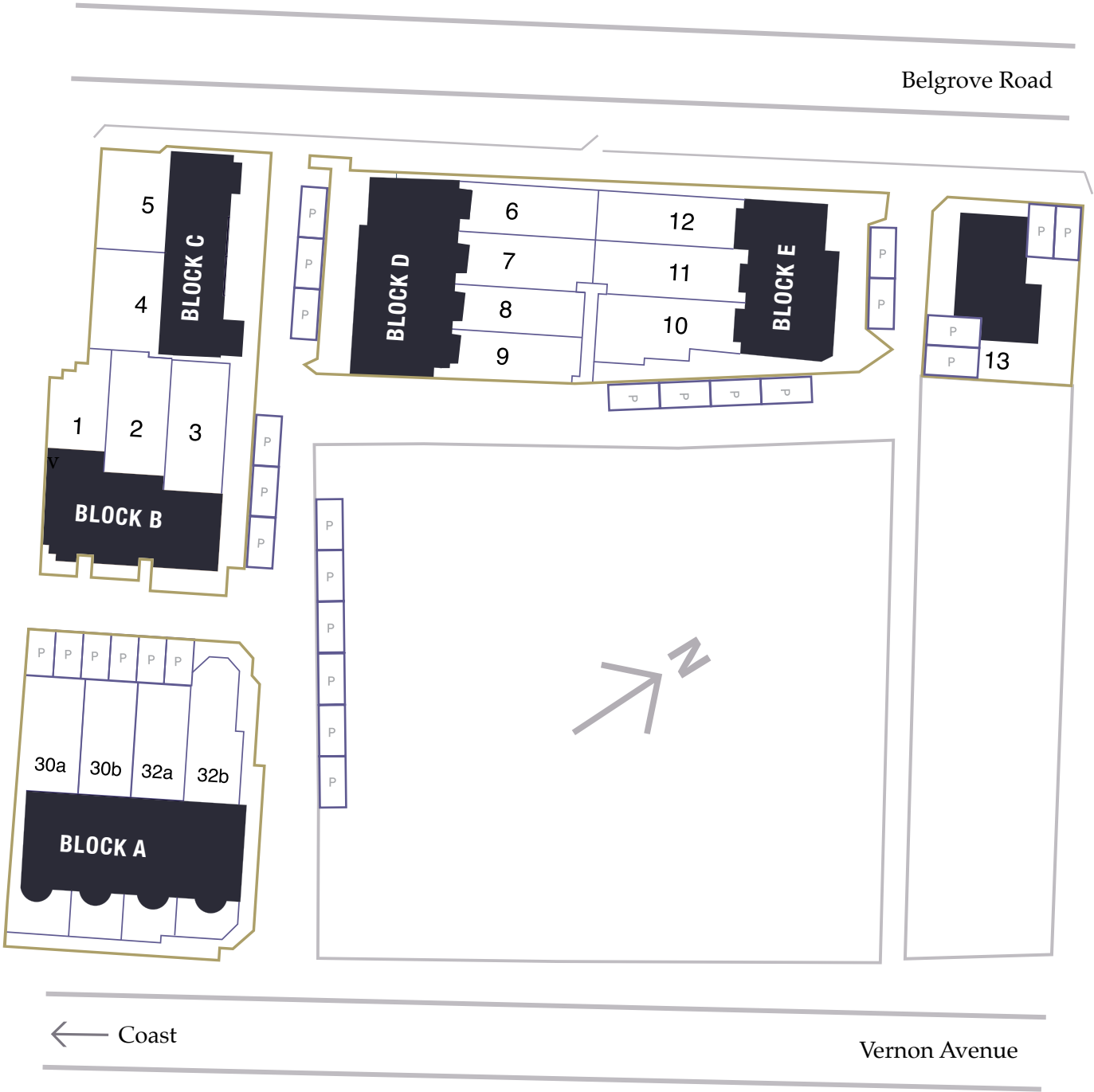


BLOCK F

143 sq m / 1539 sq ft, 3 bedroom, Detached



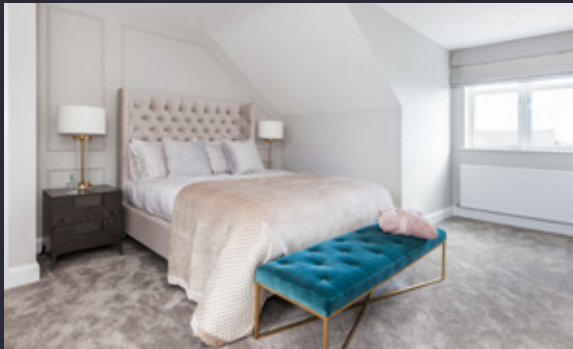
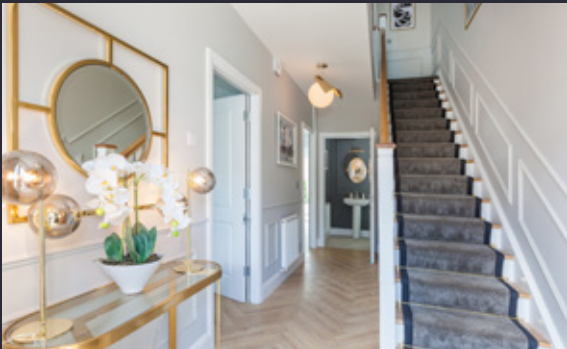
SITEMAP

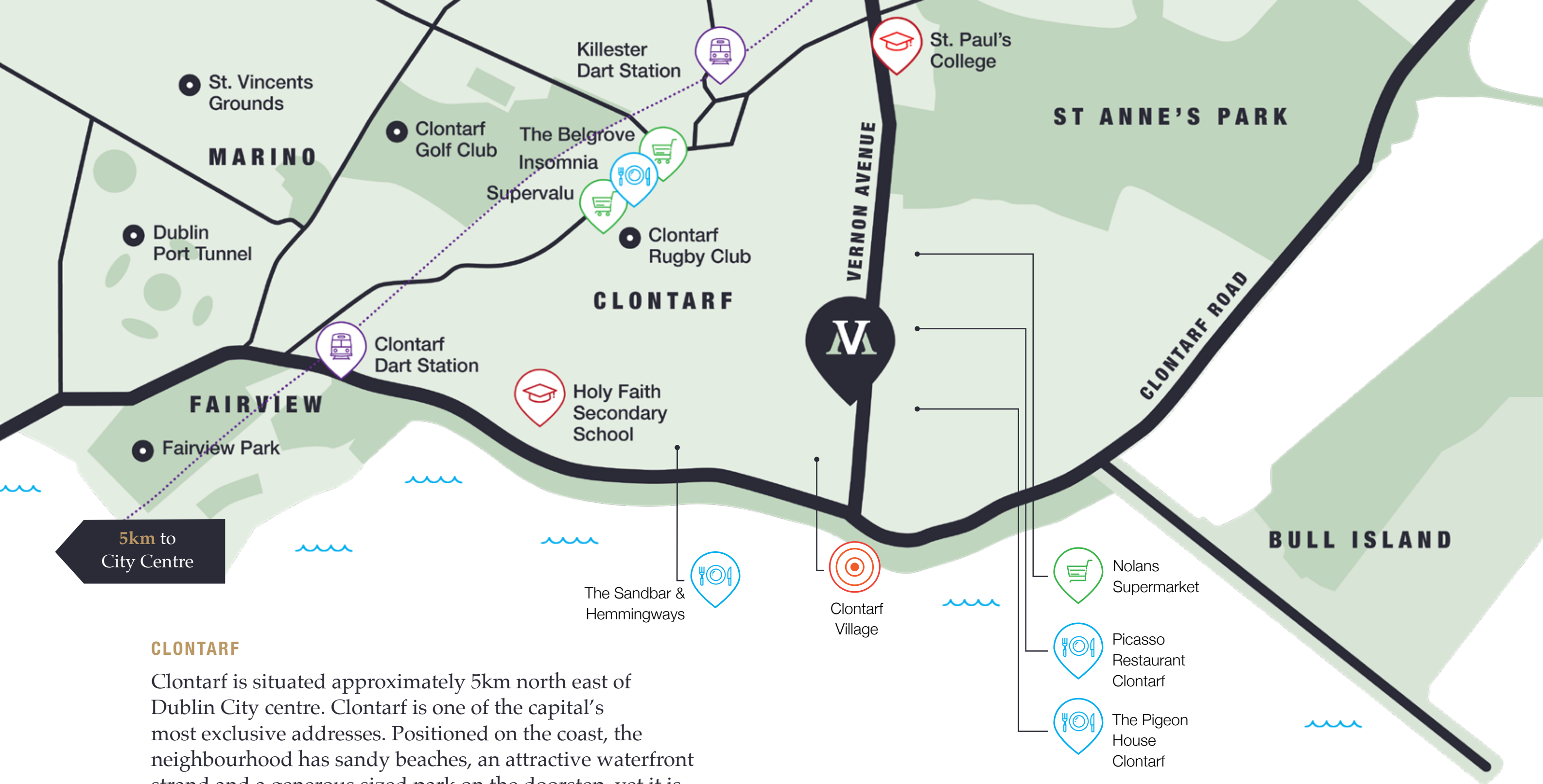


THE AREA

Nestled off Vernon Avenue and moments from Clontarf’s enviable seafront promenade, Vernon Mews will have unrivalled access to all that Clontarf has to offer.

Built to exacting standards, the houses have been designed to incorporate the best of modern build technologies whilst sitting tastefully alongside the surrounding Edwardian architecture.





CLONTARF

Clontarf is situated approximately 5km north east of Dublin City centre. Clontarf is one of the capital's most exclusive addresses. Positioned on the coast, the neighbourhood has sandy beaches, an attractive waterfront strand and a generous sized park on the doorstep, yet it is still a mere 10 minutes' drive into the city centre.

Clontarf boasts a host of convenient shops, restaurants and businesses such as Nolans Supermarket, The Pigeon House, Connolly's, Bay Restaurant, The Yacht and Clontarf Castle. Several established primary and secondary schools are located in Clontarf and those who enjoy keeping active will appreciate the numerous golf courses, tennis clubs, rugby clubs, yacht club, GAA and soccer pitches. St. Anne's Park and Dollymount Strand offer a relaxing escape from reality with miles of paths and trails to explore.

DISTANCES

10 mins walk to train station



5 mins walk to supermarket



10 mins walk to schools



5 mins walk to restaurants



5 mins walk to Clontarf Village





THE SPECIFICATIONS

The following quality design specifications will be used throughout these stunning homes.

EXTERNAL FINISHES

- Elegant elevations to incorporate a mixture of brick and reconstituted stone.
- UPVC fascia, soffits and gutters.

INTERNAL FINISHES

- All walls and ceilings are skimmed and painted throughout in neutral colours.
- Contemporary skirting and architraves.

DOORS AND IRONMONGERY

- Elegant painted shaker style internal doors.
- Combined chrome lever door handles, locks and hinges.

WINDOWS

- Aluclad double glazed windows supplied by Nordan, with multi point locking.
- Front Door – Composite timber door with multi point locking system.

KITCHEN AND UTILITY ROOM

- Contemporary style kitchens with Quartz stone worktops.
- Kitchens are fitted with Neff electrical appliances as standard to include: oven, gas hob, fridge freezer and dishwasher (subject to signing of contracts within 21 days.)
- The utility room comes complete with fitted units, and a contemporary counter-top.

GARDENS

- Designated car parking.
- Rear gardens are leveled and seeded to include a paved patio area.
- Concrete post and timber fencing provided between each garden.

ELECTRICAL

- Generous and well-designed electrical and lighting specification.
- Modern Electric feature fire place.
- LED down-lighters to kitchen.
- Pendant lighting in all bedrooms.
- Smoke/Heat and Carbon Monoxide detectors fitted as standard.
- Wired for alarm.

HEATING AND VENTILATION

- The house boasts an A3 energy rating.
- Energy efficient PV Panels.
- The central heating system is gas fired.
- Thermostatically controlled radiators to all rooms and excellent levels of insulation to the walls, roof and floors.
- Dimplex Electric Fire, Model SP16-LED from Dimpco.

BATHROOMS / EN-SUITES & WC

- Stylish and contemporary sanitary ware in all bathrooms, en-suites and downstairs WC.
- Bathrooms and en-suites are complete with floor tiles, partly tiled walls and some vanity units.
- Heated towel rails are provided in bathrooms and en-suites.

WARDROBES

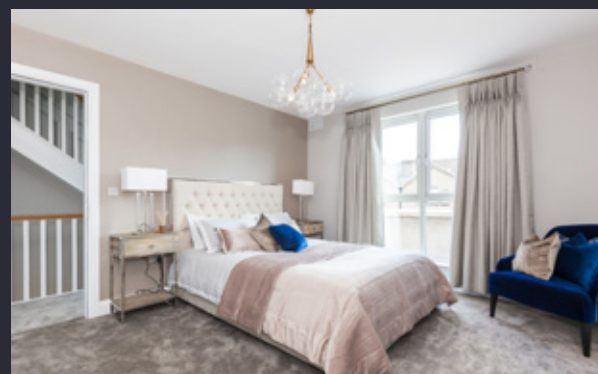
- Luxurious modern fitted wardrobes in all bedrooms.

GENERAL

- Concrete block construction.

GUARANTEE

- 10 Year Homebond Structural Guarantee.



PROFESSIONAL TEAM

Development Finance

Ulster Bank

Architects

Crawford Architecture

Civil & Structural Engineers

Waterman Moylan Consulting Engineers

Services Engineers

Renaissance Engineering

Quality Surveyors

Conway McBeth

Building Contractor

Elliot Group

Solicitors

AMOSS Solicitors



PSRA 002233

T 01 618 1300

E Dublin_newhomes@savills.ie

W www.savills.ie



WARREN
PRIVATE

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in Partnership with Warren Private.