



HOLLYWOODRATH

HOLLYSTOWN • DUBLIN 15



HOLLYWOODRATH



WELCOME TO HOLLYWOODRATH

A progressive new homes development of contemporary, A rated 3, 4 and 5 bedroom semi-detached and detached homes located just 12 km from Dublin city.

Hollywoodrath is a scheme of spacious, sustainable homes with a magnificent five acre open space parkland. Accessed via a double tree lined boulevard, each home has been attentively planned, both inside and out, with the emphasis on providing you with the space you need for your family to grow.

Inside, these life-long homes are larger than standard, with practical storage and versatile kitchen and living area layouts. There will be a choice of units with convertible attic space providing extra room for you to use however you choose as your family grows and changes – an extra bedroom, a home office, a teenage den, a playroom for the little ones or even for the grown ups.

Outside, there is an abundance of green space and pocket parks, complemented by generous driveways and gardens. Crafted using the latest in leading edge sustainable and renewable technology, these A rated homes are an exciting new evolution in new home construction.

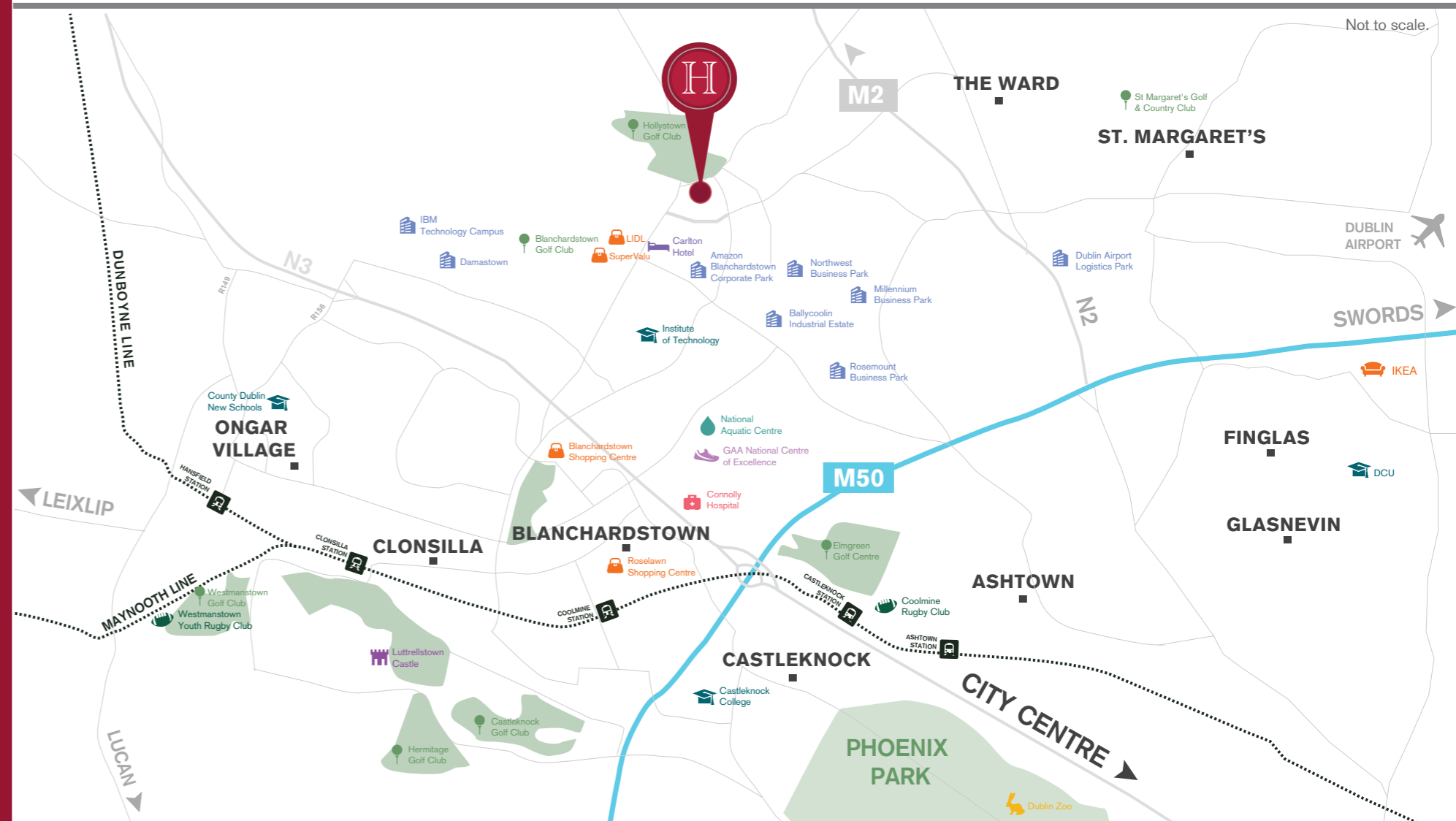
“Space for you to entertain,
to relax, to work and to play.”

LOCATION

Hollywoodrath is adjacent to Hollystown Village, just north of Blanchardstown. This unique location offers all the conveniences of city living together with the serenity provided by a rural setting.

Hollywoodrath benefits from a comprehensive road network, being a short drive (3 km) from both the M2 and the N3 motorways which in turn provide easy access to the M50 and all main arterial routes into and from the city. Dublin city centre itself is just 12 km from Hollywoodrath and the area is well serviced via Dublin Bus routes. The development is also very convenient to Dublin Airport, which is located 11 km to the east, approximately 15 minutes drive.

The area is also the location of choice for some of the world's largest companies, IBM, PayPal, Ask.com and Bristol-Myers Squibb are situated in the Blanchardstown Corporate Park and Damastown Industrial Estate, less than a five minute drive from Hollywoodrath.



SPORT AND RECREATION

-  Hollystown Golf Course
-  Blanchardstown Golf Club
-  National Aquatic Centre, Aquazone and ToneZone
-  GAA National Centre of Excellence

SHOPPING AND LEISURE

-  25 restaurants
-  Ireland's largest public library
-  180 shops
-  ODEON Cinema


7 MIN

15 MIN

30 MIN

to Blanchardstown Shopping Centre 

to Dublin Airport 

to Dublin city 



AMENITIES AND SCHOOLS

Hollywoodrath offers a wealth of urban amenities and sports facilities on its doorstep, together with the opportunity to indulge in rural pursuits such as fishing, golf and equestrian activities.

SHOPPING AND LEISURE

Local convenience shopping facilities are provided in the excellent Tyrrelstown Town Centre. Blanchardstown Town Centre is just 4 km to the south of Hollywoodrath offering one of Ireland's largest shopping centres with over 180 shops, cafés and restaurants, the nine-screen Odeon Cinema, the renowned Draíocht Theatre and Arts Centre, Ireland's largest public library and the four star Crowne Plaza Hotel and conference centre.

SPORTS

The premier venue for competitive swimming, diving and water polo in Ireland, the National Aquatic Centre and Sports Campus is in the vicinity of Hollywoodrath. It includes public facilities such as Aquazone - a leisure water park, and ToneZone - a state of the art gym.

GOLF

For the golfing enthusiast, Hollywoodrath is located adjacent to Hollystown Golf Course, while there are no less than seven other golf courses within a 10 km radius, including Luttrellstown Castle, Elmgreen, Castleknock, Westmanstown, Silloge Park, Forrest Little and St. Margarets.

PARKS

Extending to around 1,752 acres of open park and woodland. The Phoenix Park is within a short drive. As well as famous attractions such as Áras an Uachtaráin and Dublin Zoo, areas such as the Victorian People's Flower Gardens and Ashtown Demesne provide acres of gardens, ornamental lakes, woodland walks, picnic spots and playgrounds. Upon completion Hollywoodrath will have over eleven acres of open parklands and a playground on site.

SCHOOLS

The Hollywoodrath area is well served with both primary and secondary schools with an Educate Together Primary School and Le Cheile Secondary School located at Tyrrelstown, St. Brigid's National School in Kilbride, St. Paul's National School once Ratoath College in Ratoath, Mount Sackville Girl's School and Castleknock College within a short drive. The third level Institute of Technology, Blanchardstown is also in the vicinity.



A4

4 bedroom
semi-detached house
Size: 139 sq m / 1,469 sq ft

BER A3

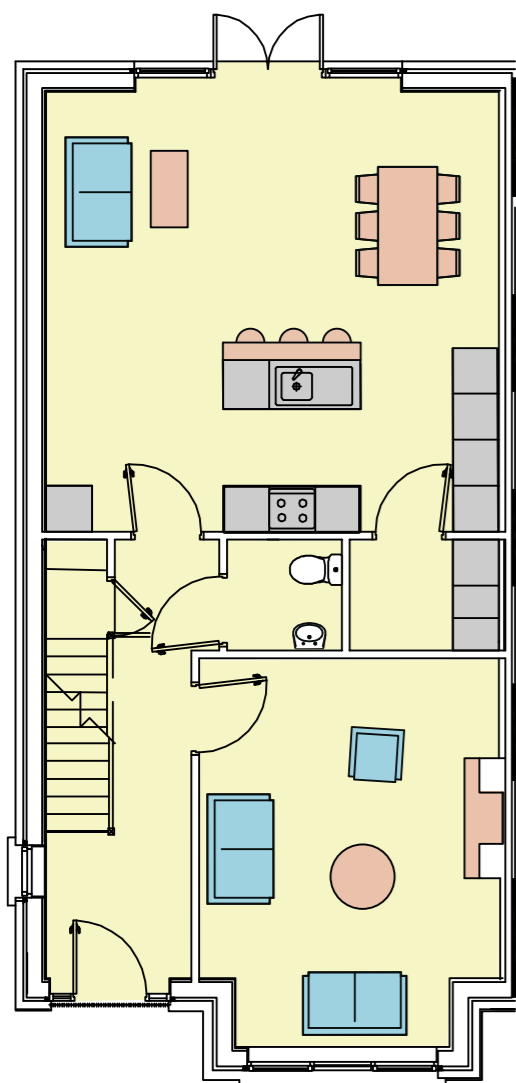


A5

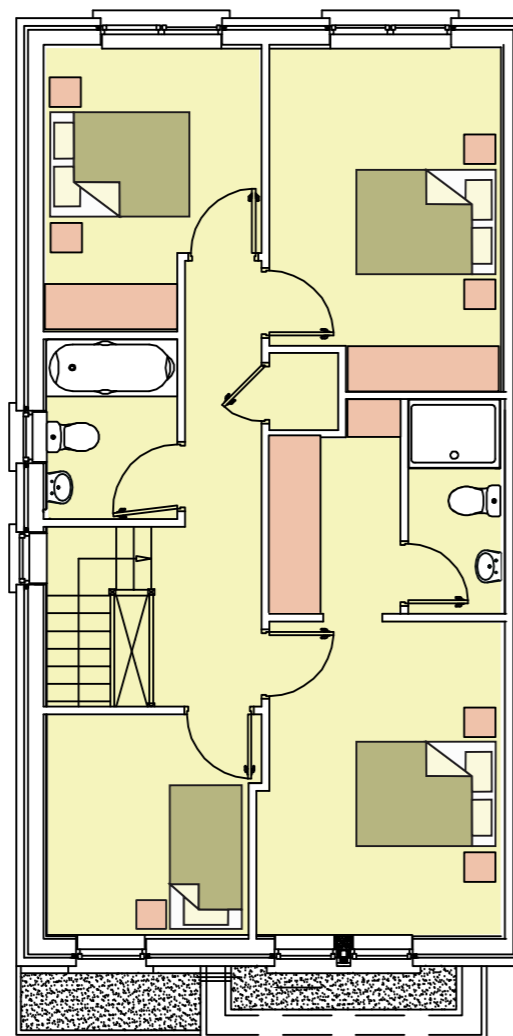
4 bedroom
semi-detached house
Size: 139 sq m / 1,496 sq ft

Note: Interconnecting living room

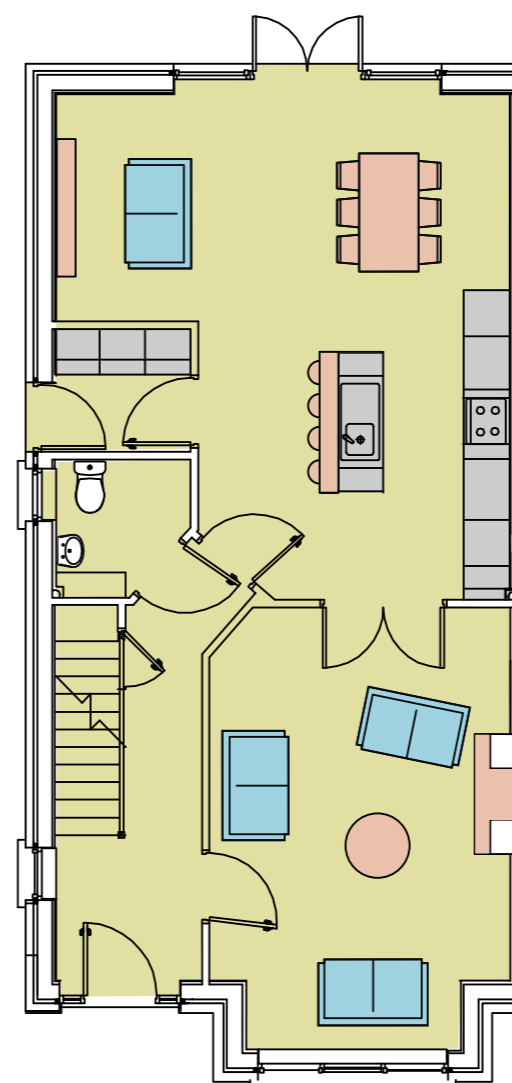
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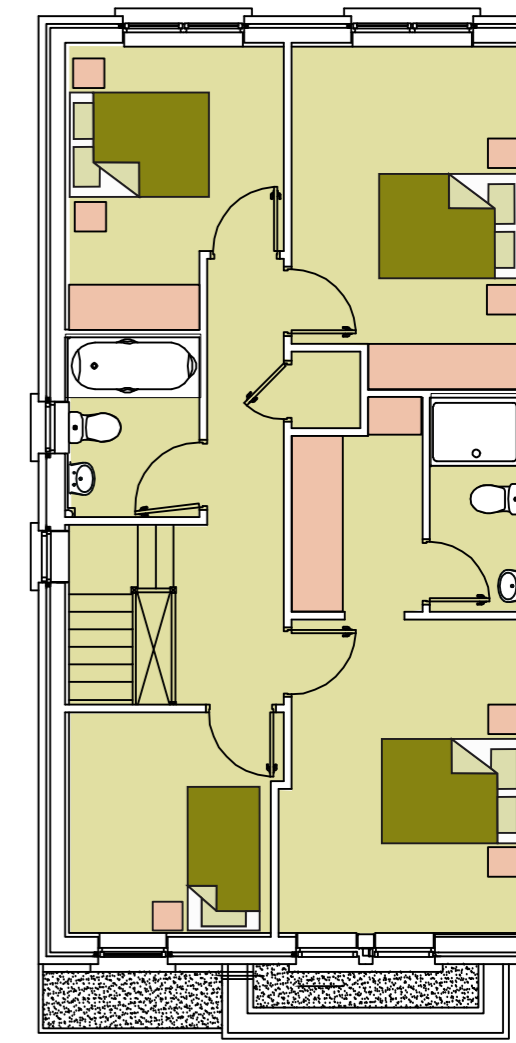
Ground floor



First floor



Ground floor



First floor

B4

3-bedroom
semi-detached house
Size: 120 sq m / 1,291 sq ft

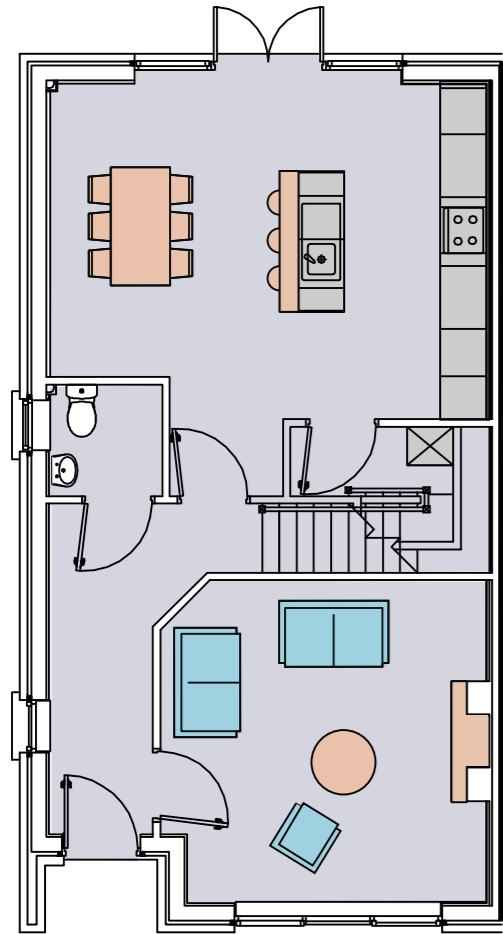
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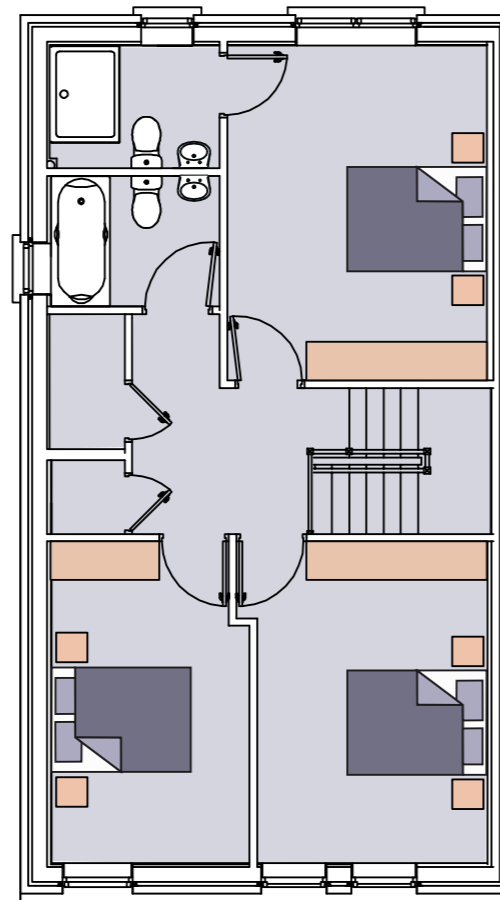
B5

3-bedroom
semi-detached house
Size: 120 sq m / 1,291 sq ft

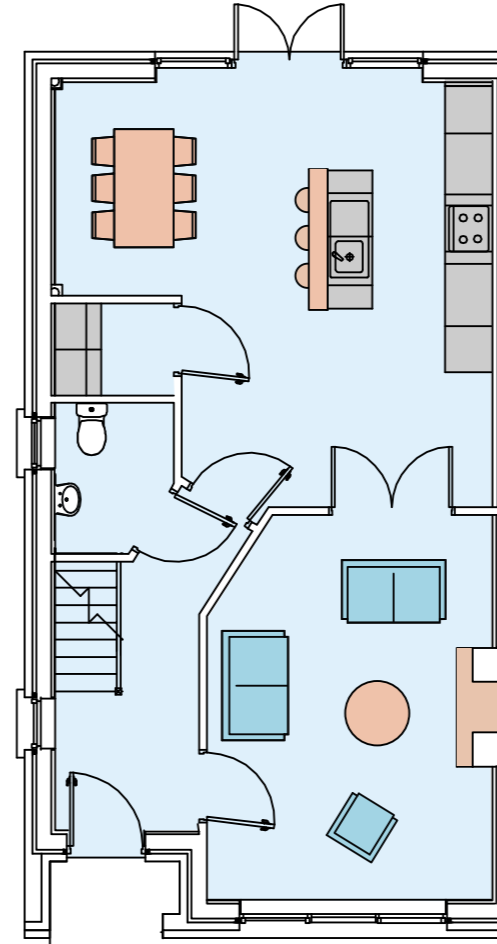
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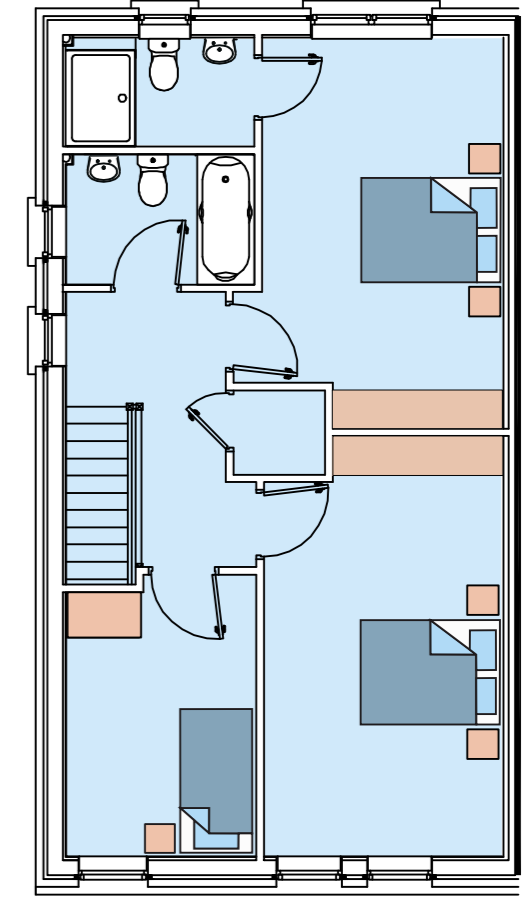
Ground floor



First floor



Ground floor



First floor

C3

4-bedroom
detached house
Size: 163 sq m / 1,754 sq ft
Note: Interconnecting living room

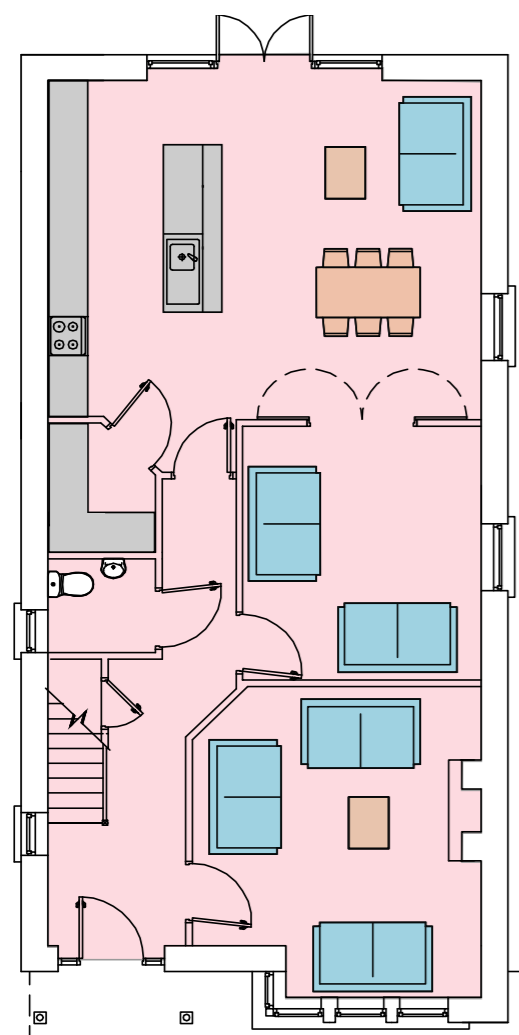
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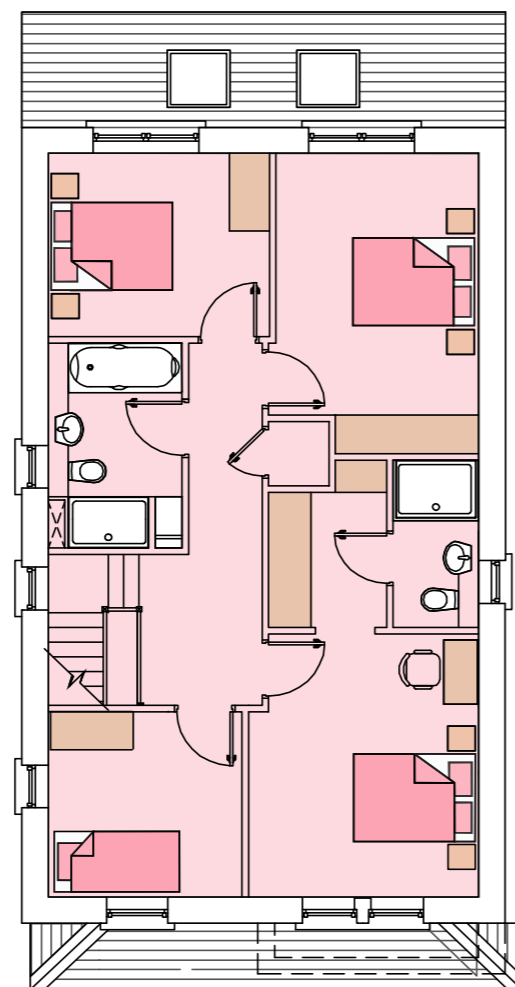
C4

4-bedroom
detached house
Size: 163 sq m / 1,754 sq ft

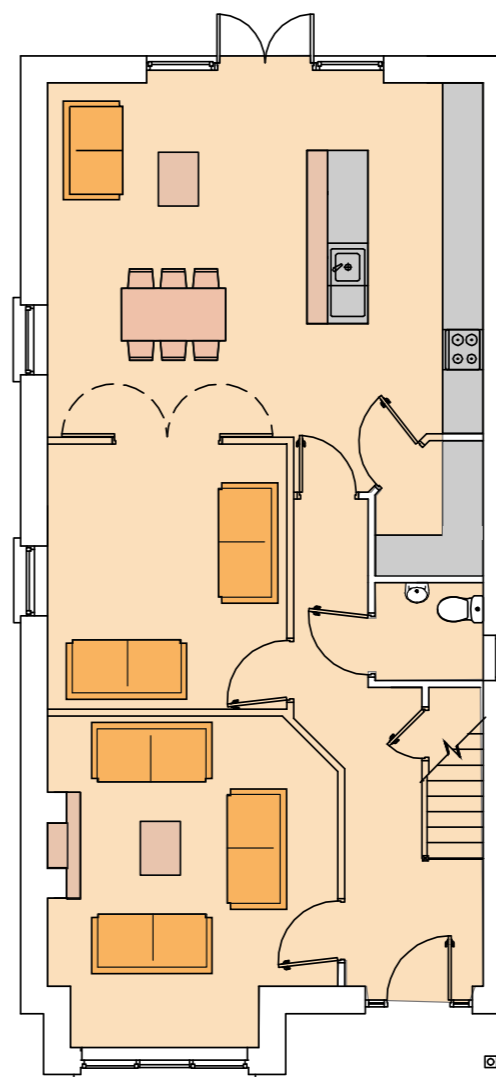
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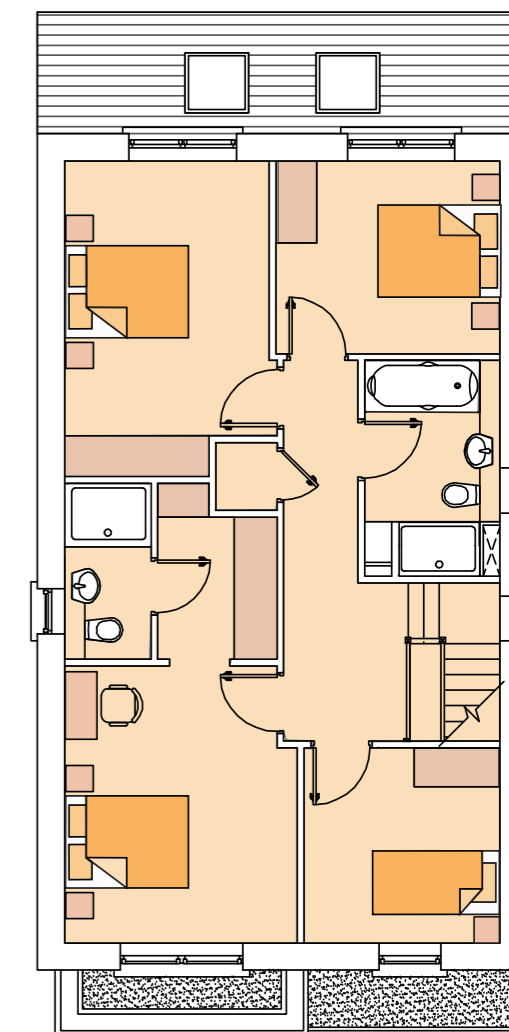
Ground floor



First floor



Ground floor



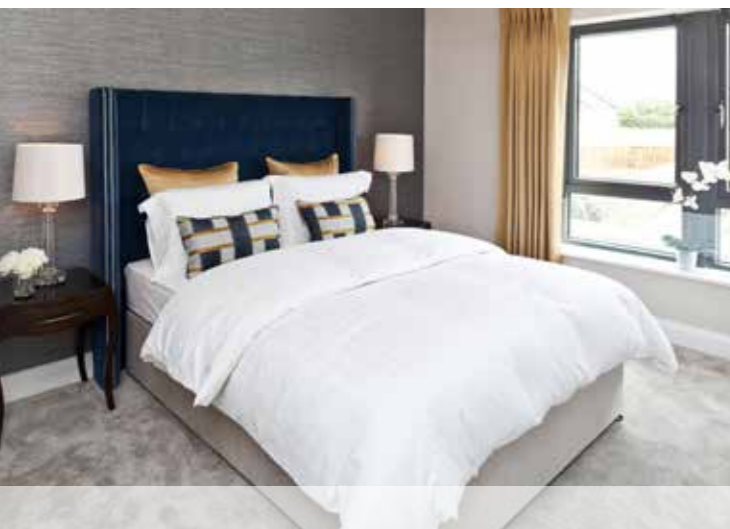
First floor

OUTSTANDING FEATURES

- Low-density development set around a magnificent 5 acre parkland with high quality landscaped green areas throughout for residents to enjoy
- Striking entrance flanked by a double tree-lined boulevard creates an impressive sense of arrival
- All homes are 3 or 4 bedroom two-storey semi-detached or detached and are larger than most standard homes
- Double French doors with additional fixed glazed side panels allow natural light to flood the kitchen areas.
- Ground floor ceiling heights measure just under 9 feet, which is higher than standard and adds to the sense of brightness and spaciousness
- Beautifully designed kitchen and living room layouts
- Stylish, fully-fitted kitchens provide excellent storage with island units in all kitchens and appliances also included*
- Spacious utility rooms with storage
- Tiled bathroom floors and wet area surrounds with heated towel rails in main bathroom
- Walk-in-wardrobes in 4-bed houses provide extra storage
- Ability to convert the attics in the 3-bed homes offers flexibility for additional space as families grow
- Elegant brick and render exterior elevations with smart window surrounds
- Large back gardens with paved patios
- Two private car parking spaces to the front of each home
- A3 rated homes with superior sustainable and renewable technology are extremely efficient to heat and run and are kinder to the environment

*Subject to signing contract within 21 days





SPECIFICATION

KITCHEN

- Superb quality fitted kitchens supplied by Kitchen Elegance with superior fitted oak cabinets and soft close drawers
- Each house type has their own kitchen design and island unit as per the show houses

WARDROBES

- Wardrobes supplied by Bedroom Elegance with superior quality fitted oak carcass and soft close hinges

BATHROOMS AND ENSUITE

- Ensuite bathrooms in all houses
- Generous floor and wet area surround tiling to bathroom and ensuite
- High quality sanitary ware in all bathrooms
- Heated towel rails to main bathroom

ELECTRICS

- Wired for TV, telephone and broadband
- Wired for an intruder alarm
- Generous electrical specification

INTERNAL FINISHES

- Walls are skimmed and painted
- Shaker style doors
- Quality ironmongery and architraves

WINDOWS AND DOOR

- NSAI certified A rated uPvc Munster Joinery windows. Market leading energy efficiency incorporating 100% steel reinforced frames, fully welded joints, internally glazed with a high security multi-point lock system delivering enhanced security
- Traditional style timber finished high security front door

EXTERNAL FINISHES & GARDEN

- Back gardens are levelled and seeded with attractive timber panel and concrete post fencing
- Low maintenance elegant brick and render finish
- Side entrance gate



ENERGY A-RATED HOMES

The houses at Hollywoodrath boast an A3 BER Rating. Homes with an A BER rating are the most energy efficient houses available and incorporate the latest sustainable and renewable technology resulting in lower energy costs. Homes at Hollywoodrath are constructed to the highest quality standards and will benefit from the following energy efficient features:

- Timber frame construction with insulation levels which exceed industry standards, reducing heat loss through floors, walls and roof.
- Improved air tightness which works to retain heat by limiting the impact of uncontrolled outside air permeating the house.
- Due to the high levels of airtightness associated with the construction a demand control ventilation system has been installed which ensures constant circulation of fresh air through the house. This will control humidity levels and improve the quality of air in the dwelling.
- Roof mounted solar photovoltaic panels will generate electricity year round. This is streamed with the incoming ESB supply and reduces the homeowners demand from the grid.
- An A-rated gas condensing boiler and multi-zone controls ensure heat is produced efficiently with accurate room temperatures therefore limiting energy wastage.
- High performance pipe insulation is used on all internal pipework to improve efficiency and avoid uncontrolled heat gain.
- High performance, low maintenance double glazed windows with a three point locking security system.
- 10 year Home Bond structural guarantee.

All the above components ensure your new home at Hollywoodrath will have superb energy efficiency, lower energy usage, reduced bills and higher levels of comfort.

THE DEVELOPER

Regency and Avestus have a mission to deliver high quality homes to the market. We endeavour to capture our customer's requirements in every aspect of the houses we deliver. We take great care in the design and construction of all our units and we engage the best design teams to ensure that there is peace of mind for our customers. We are very professional, process driven and compliant in all aspects of what we do and our commitment to our customers can be seen in the high quality houses, with spacious, innovative layouts and carefully chosen materials.

We are delighted to be constructing homes at Hollywoodrath, where we have combined family living with lifelong aspirations as our homes can be extended to create additional living space when required. Hollywoodrath presents an opportunity to acquire a large newly built home with the benefit of modern building techniques, energy savings and spacious parklands nestled among numerous retail, sporting and employment amenities.

UPCOMING DEVELOPMENTS



Station Road, Portmarnock



Scholarstown Road, Rathfarnham



A Development By



Solicitors

EVERSHEDS

Joint Selling Agents



(01) 634 2466
knightfrank.ie
PSRA No. 001880



(01) 827 2300
mcpeakes.ie
PSRA No. 001012



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