



FAIRBORNE

— TEMPLEVILLE PARK —

Only four will be built,
will you own one of them?

WELCOME TO FAIRBORNE

This unique and luxurious development endeavours to provide a scheme of high quality design and character whilst respecting the existing amenity of the surrounding properties. The development comprises just four exclusive houses namely, The Amelia, The Platinum, The Lincoln and The Eden, which will benefit from unparalleled privacy and security.

Situated only 7 km from the City Centre on the western periphery of Templeogue Village, Fairborne provides a gateway to Dublin city & easy access to the M50 which links to the country's main arterial routes. It is well serviced by a variety of Dublin Bus routes which provide access to the city and all the surrounding suburbs, these include the numbers 15, 15B, 15E, 15F, 49, 49A, 49N, 54A, 65, 65B, & 74.

MODERN DESIGN WITH SUPERIOR SPECIFICATION

These outstandingly spacious houses are generous in size spanning three floors and measuring c. 169 to 178 sq.m (c. 1,823 to 1,920 sq. ft). The design incorporates well-proportioned rooms and excellent finishes through-out, completed with the highest standards of construction and workmanship.

Each home will be designed to provide light filled accommodation. Each house will also have custom designed modern fitted kitchens with high end appliances, ample storage solutions in the bedrooms and luxurious finishes in the WC, bathroom and en-suite.

Fairborne is an exclusive development of 4 'A-rated' large bespoke detached family homes. Nestled just off the Templeogue Road in one South Dublin's most attractive locations, this development is being built to the highest standard by Valiant Homes Ltd.

FAIRBORNE

19 - 22 TEMPLEVILLE
PARK, TEMPLEOGUE,
DUBLIN 6W



* For illustrative purposes only
- not to scale



ON YOUR DOORSTEP

This one of a kind development is within walking distance of a wealth of excellent schools including Templeogue & Terenure colleges, Our Lady's and St Pius Girls & Boys National School. The Orwell Shopping Centre, St. Jude's GAA Club and St. Marys Rugby Club are all very close by. Ample recreational and shopping facilities are in the area with Bushy & Tymon Park on your doorstep, Ashleaf & Rathfarnham Shopping Centres and all the amenities of Terenure and Templeogue villages a short drive away. The area is well serviced by frequent and dependable bus routes and the property also enjoys the added bonus of easy access to the M50 motorway network.

Fairborne will enjoy an easy and immediate access to an abundance of amenities including shops, restaurants, and public houses, many sporting and recreational facilities along with an impressive choice of schools.

NEARBY VILLAGES

The development is a stone throw away from Terenure, Rathgar, Templeogue villages & Rathfarnham Village.

SPORTING

- Templeogue Tennis Club
- St Mary's Rugby Club
- Templeogue Synge Street
- St Jude's GAA Clubs
- Templeogue United FC
- Milltown Golf Club
- Terenure Rugby Club (Lakelands)
- The Castle, the Grange & Rathfarnham Golf Club

EATING OUT

- Gusto Wood Fire Pizza Restaurant
- Village Coffee House
- Mario's Restaurant, Terenure
- Mayfield, Terenure

"4 'A-RATED' LARGE
BESPOKE DETACHED
FAMILY HOMES."



NOTEWORTHY FEATURES

FEATURES

- A rated energy efficient homes.
- Block built structure with brick facade to all elevations.
- Innovative A rated energy efficient gas fired central heating pressurised hot & cold water supplies, heating control to 3 zones.
- Heat Recovery Ventilation System & PV Solar Panels as standard.
- Excellent standards of floor and roof insulation.
- Each house is covered by a 10 year Homebond Guarantee.

SPECIFICATIONS

Kitchen / Utility

- Custom designed kitchens.
- Quartz counter top as standard.
- Selection of Siemens kitchen appliances included as standard.

Bathrooms and Ensuites

- High quality, modern bathrooms with polished chrome fittings.
- Heated towel rails in main bathroom and ensuite.
- Pressurised hot & cold water systems throughout.
- High quality tiling.

Electrical

- Generous and well-designed electrical and lighting specification.
- All Homes are fitted for smoke detectors and carbon monoxide alarms.
- Wired for security intruder alarms.

INTERNAL FINISHES

- All walls and ceilings are skimmed finished and painted throughout as standard. High quality joinery and ironmongery specification throughout.
- Feature gas fire sealed unit to living room.

EXTERNAL FINISHES

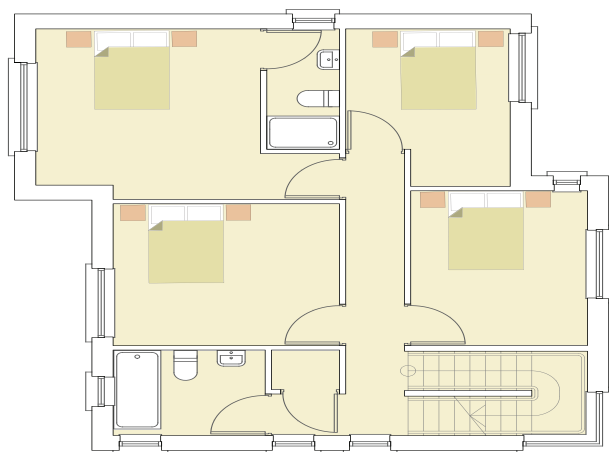
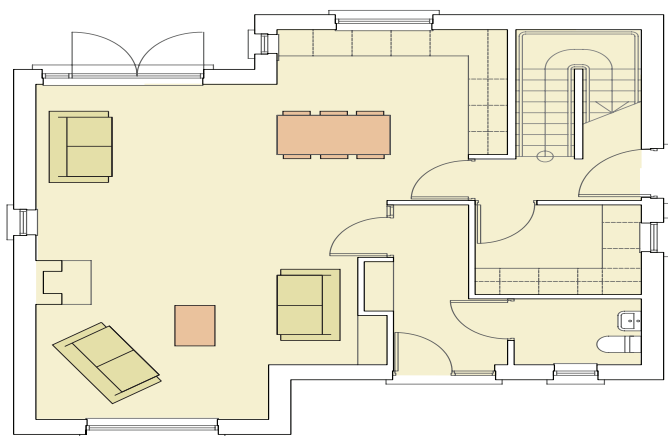
- High Quality Nordan Double Glazed A Rated Windows.
- Modern sleek roof detailing - eliminating uPVC soffits.
- High quality cast aluminium colour coded rainwater goods.
- Front door is an engineered secure by design 3 point locking system.
- Landscaped gardens & common areas.

LEGAL

- €10,000 deposit required.
- Contracts must be signed within 21 days of delivery to your solicitor.
- Balance of 10% purchase price due on signing of contracts.

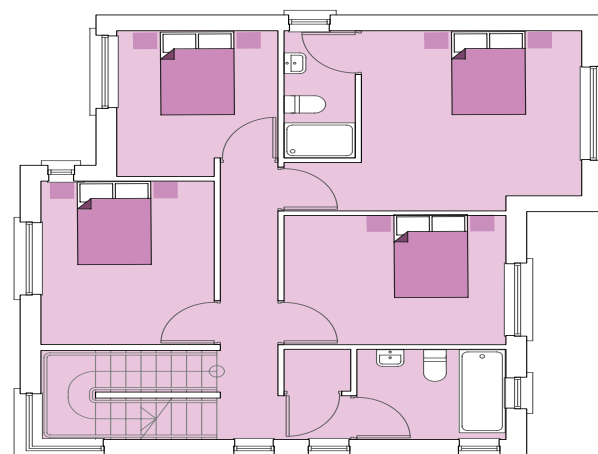
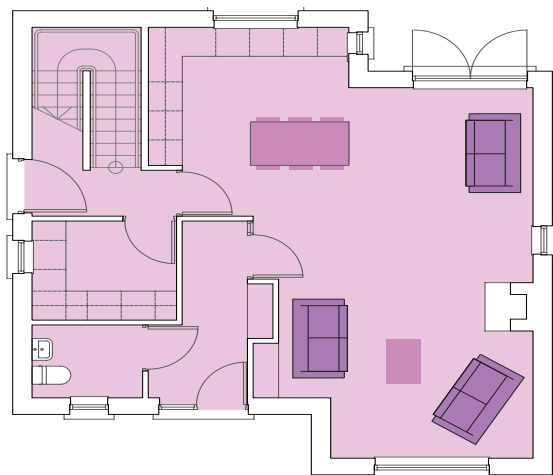
THE AMELIA & THE PLATINUM

C. 1920 SQ.FT/ 178 SQ.M



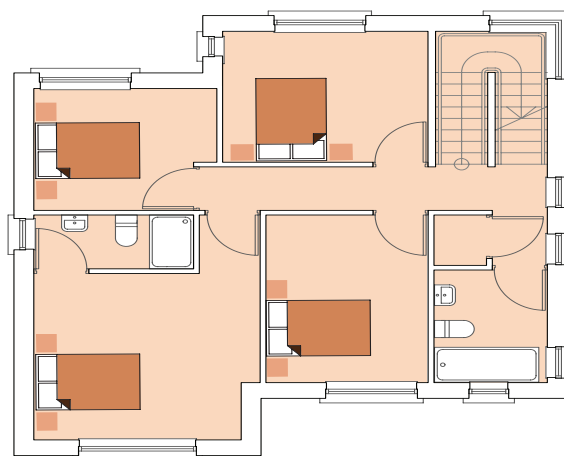
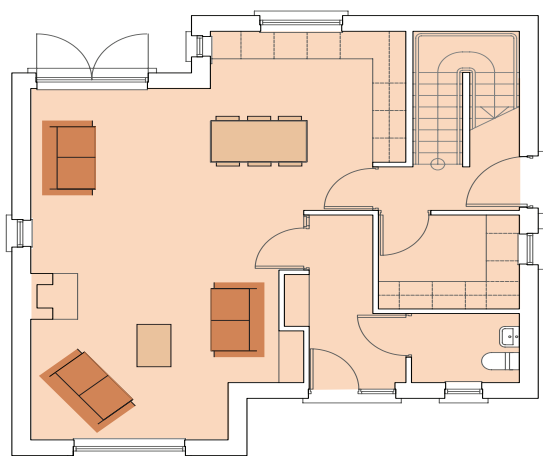
THE EDEN

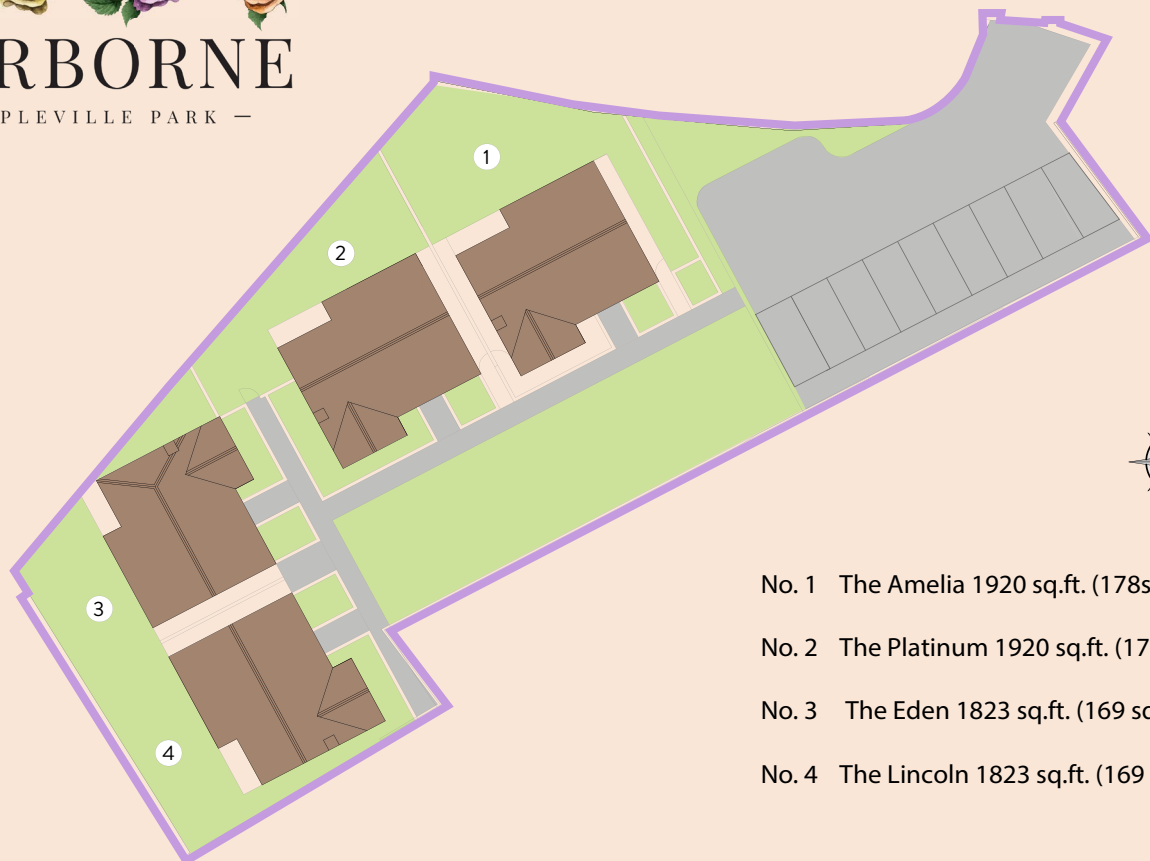
C. 1823 SQ.FT/ 169 SQ.M



THE LINCOLN

C. 1823 SQ.FT/ 169 SQ.M





- No. 1 The Amelia 1920 sq.ft. (178sq.m.)
- No. 2 The Platinum 1920 sq.ft. (178 sq.m.)
- No. 3 The Eden 1823 sq.ft. (169 sq.m.)
- No. 4 The Lincoln 1823 sq.ft. (169 sq.m.)

VIEWING

Strictly by prior appointment with the sole selling agent DNG New Homes.

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DEVELOPER/PRINCIPLE CONTRACTOR



PSL No. 002049

Messrs. DNG for themselves and for the vendors 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 warranty whatever in relation to this development. PSL No. 002049