

JC

JAMESON COURT

*Raheny*

An unrivalled location...

Beside Dollymount Strand, Saint Annes Park and Raheny Village.

JC

JAMESON COURT

*Raheny*



## Location, Location, Location

Jameson Court is located in the picturesque village of Raheny, a peaceful and scenic setting only a short drive away Dublin City Centre. This private development is perfectly situated to enjoy immediate access to a variety of amenities including shops, restaurants, cafes, public houses, libraries and many sporting and recreational facilities.

Nearby, St. Annes Park offers a lovely space for a peaceful stroll, feeding ducks in the pond, relaxing in the rose gardens, or a scenic run. The park stretches over 240 acres of charming and tranquil lakeside, allowing you to embrace some of the breath-taking scenery the Dublin Mountains have to offer. Bull Island Nature Reserve and the coast road offers families a wonderful day out close to home.

There are a number of sports and recreational facilities to pick from in the area including Excess Fitness, Gravity Fitness and Slender Health Gym & Beauty. Jameson Court is situated near a number of highly regarded sporting clubs, including; Clontarf, The Royal Dublin and St Annes Golf Clubs; Raheny and Clontarf GAA Clubs; Clontarf Rugby Club and Clontarf Lawn Tennis Club.







The locality boasts several famous Restaurants and Cafés in Raheny, Clontarf and Killester including The Mint Cottage, The Manhattan, Bowl Healthy Eating, The Bay and the local Farmers' Market at The Red Stables.

Family shopping is extremely convenient with Donaghmede, Clare Hall & Artane Castle Shopping Centre nearby; as well as SuperValu situated just a short drive away. Jameson Court is also surrounded by an impressive wealth of schools including Holy Faith School, Manor House School, St Pauls College and St Fintans Secondary School.

The area benefits from numerous transport links with the Dart close by, providing easy access to all main arterial routes to and from the city and Dublin airport. The area is also well-served by Dublin Bus.







## Transport

The location is within easy commute of Dublin City Centre by car and has easy access to all road networks via the M50. The area is well serviced by Dublin Bus. Route No. 29, from Baldoyle to Dublin City Centre via Raheny and Fairview, No. 31/a, from Howth to Dublin City Centre via Raheny and Fairview, No. 32, from Malahide to Dublin City Centre via Portmarnock, Raheny and Fairview, and the Raheny DART Station is also close providing a direct route into the heart of Dublin City.

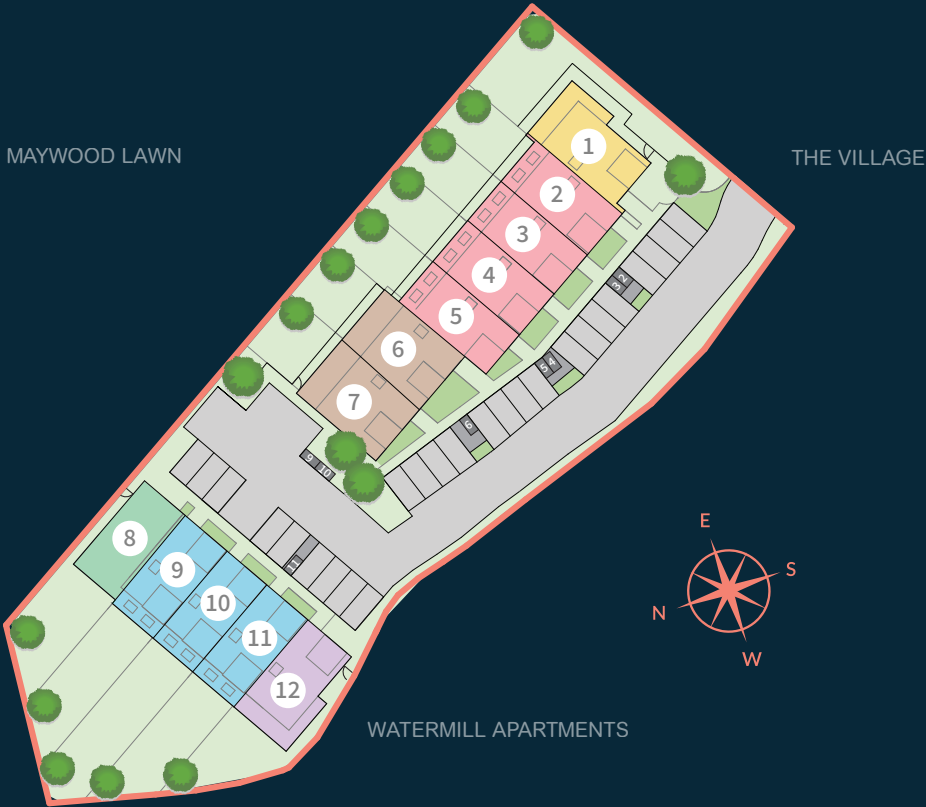






# Site Plan & Floorplans

- **THE OAK** : No 1  
4 Bedroom End of Terrace House  
c. 164 sqm / c. 1,765 sq ft
- **THE CHESTNUT** : No 8  
3 Bedroom End of Terrace House  
c. 117.5 sqm / c. 1,265 sq ft
- **THE BEECH** : No 2, 3, 4 & 5  
4 Bedroom Terrace House  
c. 152 sqm / c. 1,636 sq ft
- **THE ASH** : No 9, 10 & 11  
4 Bedroom Terrace House with office  
c. 162 sqm / c. 1,744 sq ft
- **THE ELM** : No 6 & 7  
4 Bedroom Terrace House  
c. 168 sqm / c. 1,808 sq ft
- **THE PINE** : No 12  
4 Bedroom End of Terrace House  
c. 164 sqm / c. 1,765 sq ft



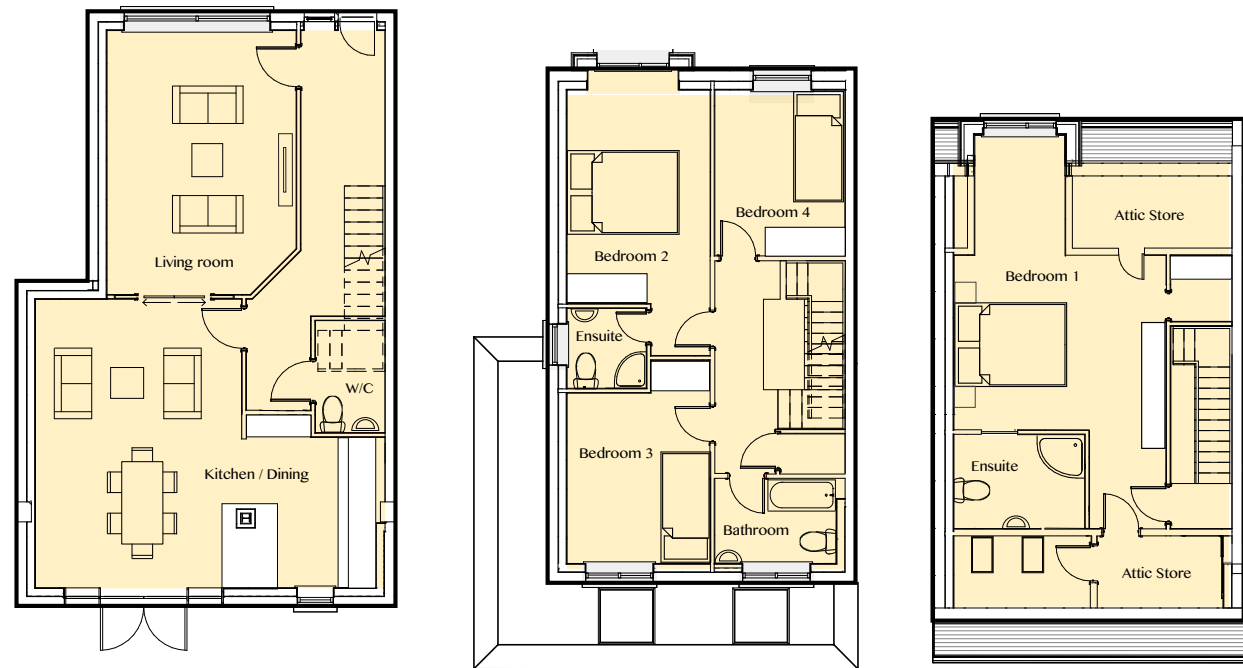
Disclaimer: For identification purposes only. Not to scale.





## THE OAK : No 1 Jameson Court

4 Bedroom End of Terrace House  
c. 164 sqm / c. 1,765 sq ft



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

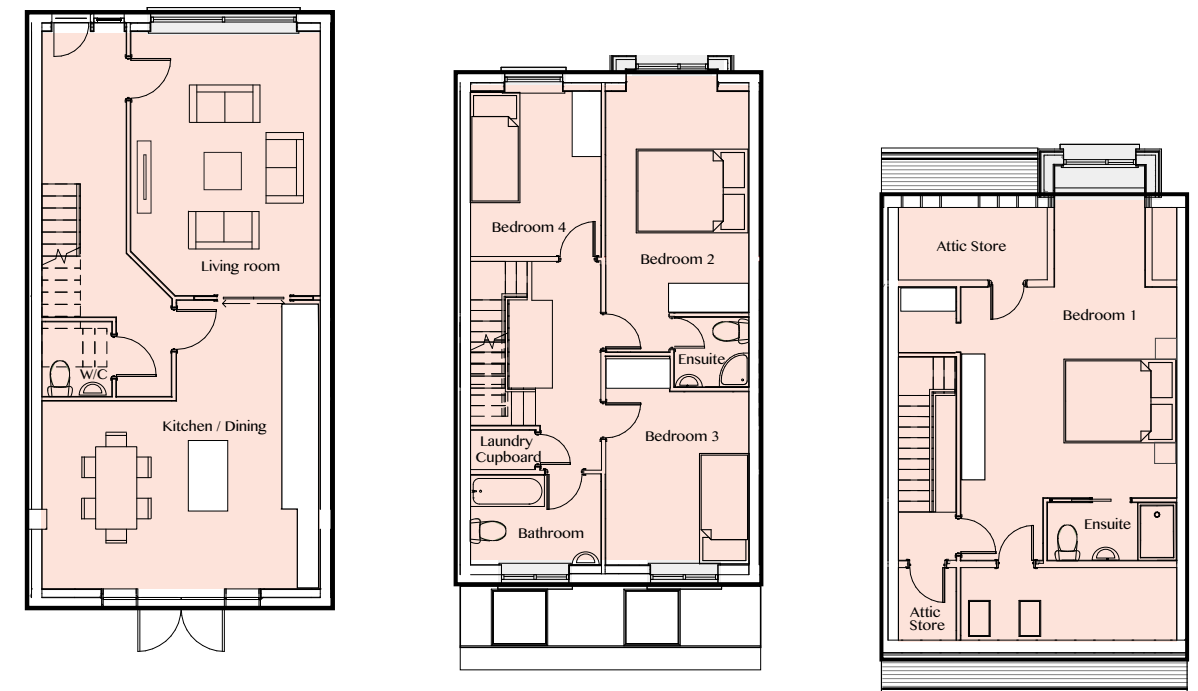


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## THE BEECH : No 2, 3, 4 & 5 Jameson Court

4 Bedroom Terrace House  
c. 152 sqm / c. 1,636 sq ft



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



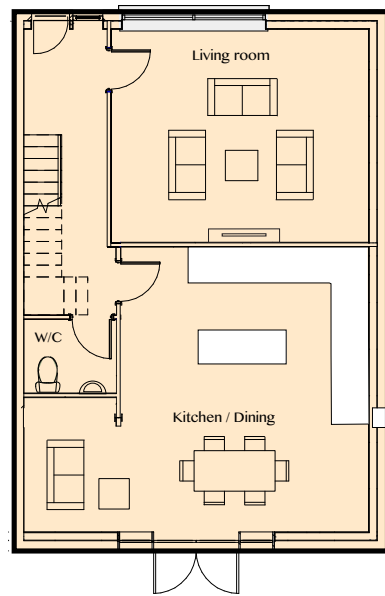
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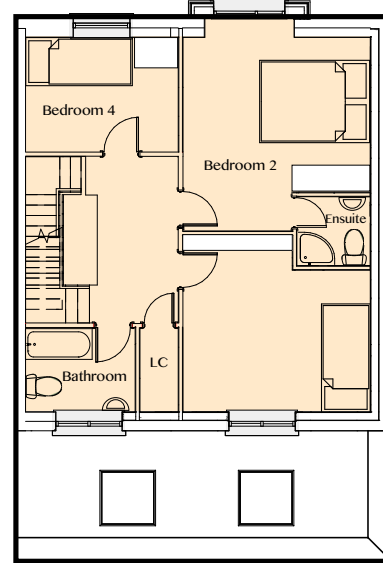


## THE ELM : No 6 & 7 Jameson Court

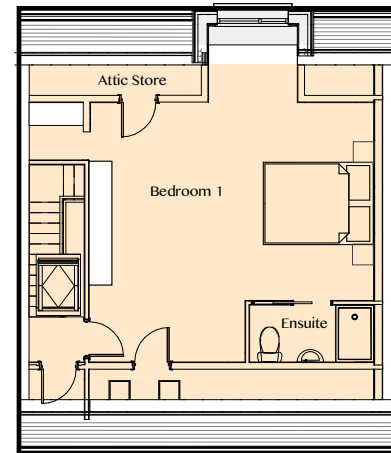
4 Bedroom Terrace House  
c. 168 sqm / c. 1,808 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

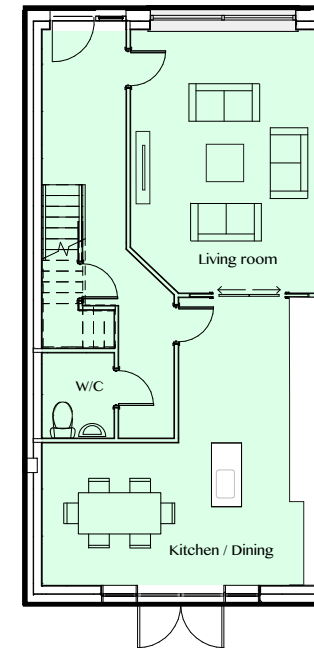


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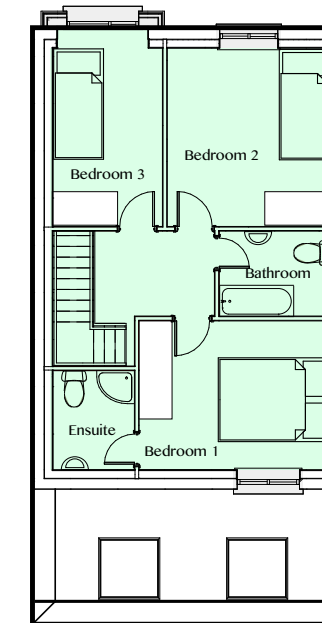


## THE CHESTNUT : No 8 Jameson Court

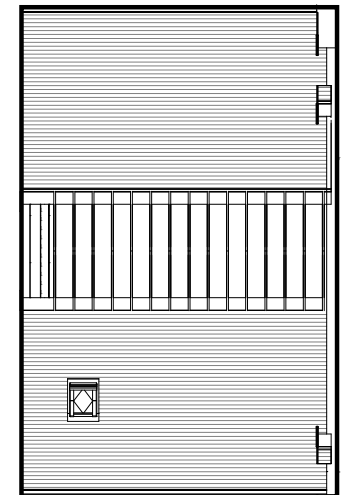
3 Bedroom End of Terrace House  
c. 117.5 sqm / c. 1,265 sq ft



GROUND FLOOR



FIRST FLOOR



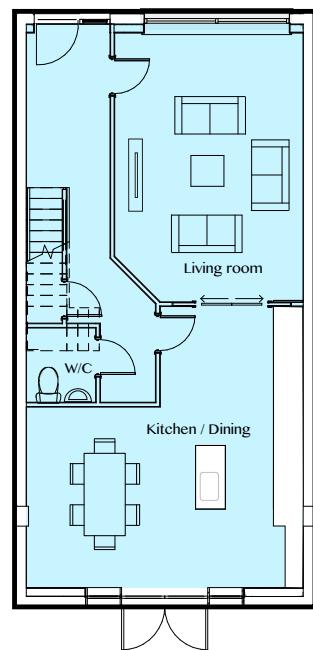
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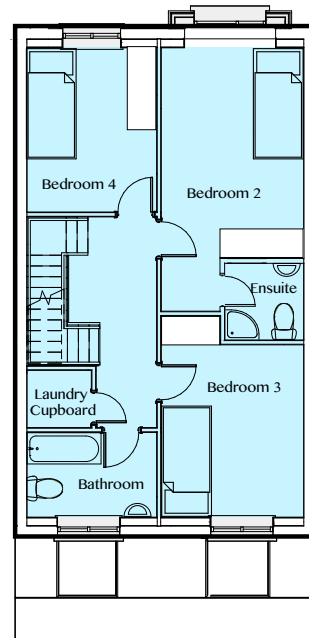


## THE ASH : No 9, 10 & 11 Jameson Court

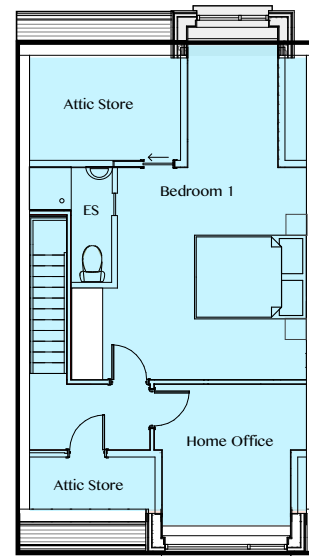
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c. 162 sqm / c. 1,744 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

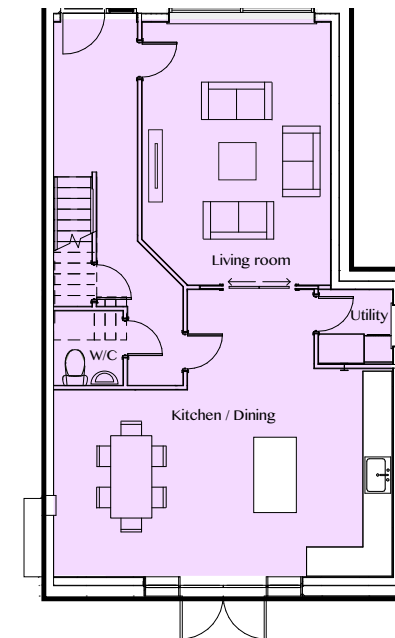


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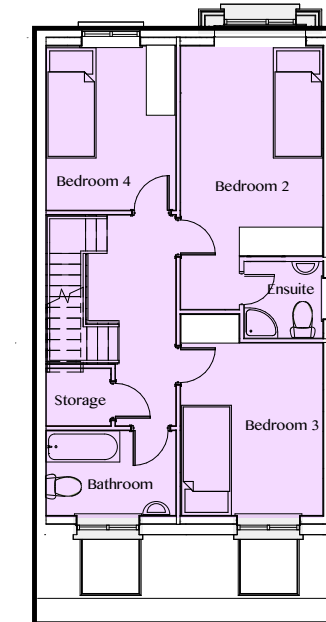


## THE PINE : No 12 Jameson Court

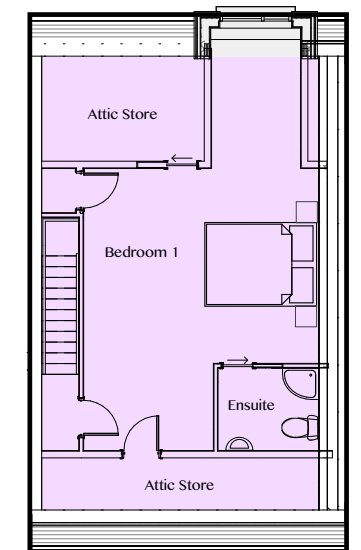
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



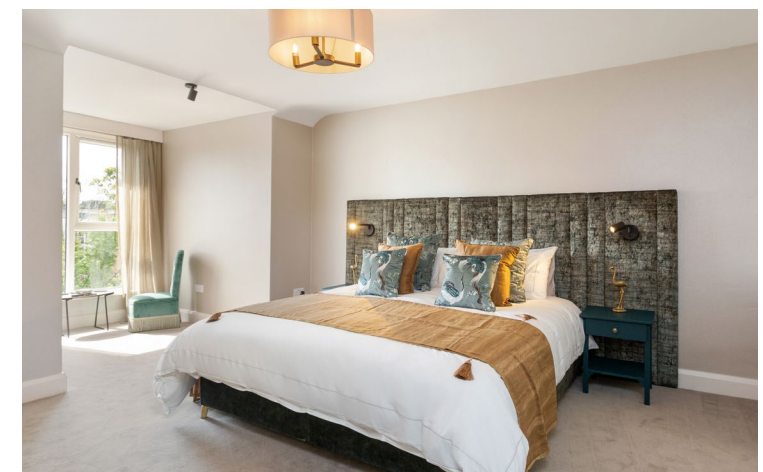
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# Thoughtful design & superior specification

The homes in Jameson Court are thoughtfully designed with high-quality finishes throughout to provide contemporary, light-filled space where you can enjoy energy-efficient living.

All will be finished to an exceptional standard and offer an intelligent use of space and light, with a keen eye for style and commitment to quality by Tolmac Construction. Providing a great space for families to flourish and enjoy all that modern life has to offer in this enviable location.







# Specifications



## ENERGY EFFICIENCY SPECIFICATION

- All homes have a Low energy design and will achieve an A2 BER
- Innovative ‘A’-class air-to-water heating system, providing energy efficient central heating and hot water, at proven reduced energy cost against current market alternatives
- Robust concrete built homes, for superior sound and fire insulation
- Heating system is thermostatically controlled with wall mounted electronic heating system controllers
- Excellent standard of wall, floor and roof insulation

## EXTERNAL FINISHES

- High quality low maintenance zinc finish to dormers
- Low maintenance self-coloured render to walls
- Maintenance free fascia, soffit and rainwater goods in uPVC
- High quality future-proof double-glazed windows with safety catches
- High quality hardwood front door with three-point locking system
- Wiring for Electric Car Charging Point to the front of each house.

## INTERNAL FINISHES

- Extra high ceiling to ground floor
- All walls and ceilings painted throughout as standard
- Timber stairs with red deal newels, handrails and balusters
- Panel doors with brushed steel door furniture
- Window boards, architraves and skirtings fitted and painted in all units

## KITCHENS

- Classic painted kitchens with a choice of colours, Polarstone quartz worktops in a Calacatta Vagli finish and Giulio Knurled Gold handles
- Stainless steel bowl and a half sink with steaming hot water tap
- High quality kitchen appliances with integrated doors fitted as standard
- Pearl nickel sockets to kitchens and living rooms

## WARDROBES

- Built-in wardrobes with handleless tip on door opening system

## BATHROOMS & ENSUITES

- Stylish bathroom and ensuites with high quality fittings
- Anthracite heated towel rails provided
- Pressurised shower systems fitted to showers and baths
- High quality tiles fitted to floor, basin and shower area as standard

## ELECTRICAL

- Generous electrical and lighting specification throughout
- Each home pre-wired for multiple TV/ broadband providers and free-to-air with multiple points located both downstairs and to each bedroom
- All windows wired for intruder alarms
- High quality washing machine and separate dryer fitted as standard

## GARDENS

- Private rear gardens to be raked and seeded

## LEGALS

- €10,000 initial booking deposit (Subject to Contract/ Contract Denied)
- Unconditional contracts must be signed within 21 days of date of issue. Balance of 10% of purchase price is due on signing of contracts
- Balance of purchase price is due on completion

## MANAGEMENT COMPANY

- A management company will be put in place to ensure that high standards of the development are maintained into the future

## STRUCTURAL GUARANTEE

- 10 year structural guarantee from Homebond for all homes



Airpark Square



Blackthorn Place



## Tolmac Construction

The team have over 40 years of experience in the property industry in the Greater Dublin Area.

Tolmac Construction have successfully completed a wide range of projects in a variety of sectors for both public and private clients and have a deserved reputation for performance, quality and value for money. This is achieved through careful attention to detail, quality workmanship and professional service.

The Tolmac Construction team have a wide ranging knowledge of construction and are very proactive in learning new construction techniques and staying ahead of the curve.

Their residential portfolio includes large and small scale developments, all finished to impressive standards. Such developments include Airpark, Rathfarnham, Blackthorn Place, Swords, Palmville Close and Moy Glas Glade, Lucan.

Palmville Close







# The Team

## SELLING AGENTS



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+353 (0) 1 491 2600  
Email: newhomes@dng.ie

## A DEVELOPMENT BY



## SOLICITORS

Smith Foy & Partners Solicitors  
59 Fitzwilliam Sq.  
Dublin 2.

## ARCHITECTS

Joseph Cunningham & Associates  
Aspen House,  
76 Seatown, Dundalk,  
Co Louth.

DNG Group Ltd for themselves and for the vendors Tolmac Construction 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 DNG Group Ltd has any authority to make or give representation or warranty whatever in relation to this development.