



GROSVENOR LANE

The Development

3 Contemporary Homes

This is an exclusive development, offering a truly unique opportunity to live in one of only three contemporary homes in the heart of Rathmines, where a most convenient lifestyle is guaranteed.



Superior Urban Living

Flooded with natural light throughout, each home is individual in layout and superbly designed to maximise space and deliver functional balanced accommodation for the discerning purchaser, who is assured of a superior city living experience.

Limited Opportunity

Limited to only three superior, bespoke quality built homes together with parking and generous sunny gardens, these homes will have broad appeal and will be established quickly as a prestigious and much sought after residential address.



"A" Rated

The construction is of the highest modern day standard. In achieving that most coveted "A" grade energy rating, it provides for the utmost in cost effective comfort living.

Situated close to Rathmines Village, it is surrounded by an abundance of amenities including popular shopping, recreational, educational and sporting facilities and is just a short stroll to St Stephens Green. This exclusive development is at the same time quietly tucked away in a haven of peacefulness and tranquillity.

Well Established Location



The position of this development could not be better located. It offers unparalleled convenience with city living right on your doorstep, offering excellent shops, boutiques, bars, restaurants, coffee houses to impress every palate.

An array of leisure and culture activities including cinemas, theatres, shopping and library facilities are all within easy access.



Unparalleled Convenience

Rathmines also benefits from a variety of leisure and sporting facilities including Tennis, Rugby, GAA, Cricket, Swimming and Gym/Leisure Centre.

Leisure activity

Those of you who enjoy the great outdoors have fabulous Canal Walks, nearby Palmerston Park together with beautiful walking trails of the city. Nearby you can also enjoy a gentle stroll along the River Dodder and take in the beautiful scenery that nature has to offer. There is literally something for every taste and lifestyle.



St. Stephens Green, Merrion Square and Grafton Street are a 20 minute walk away.

There are numerous bus routes available to the city centre and across town. The M50 network offering access to all national routes is just a 15 minute drive.









Specification

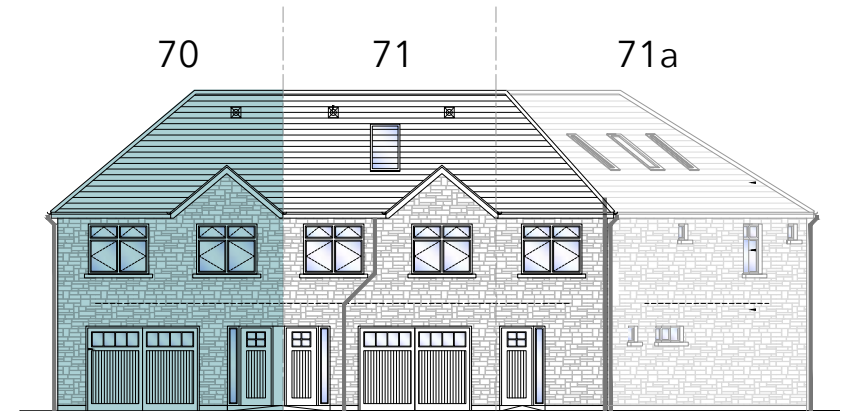
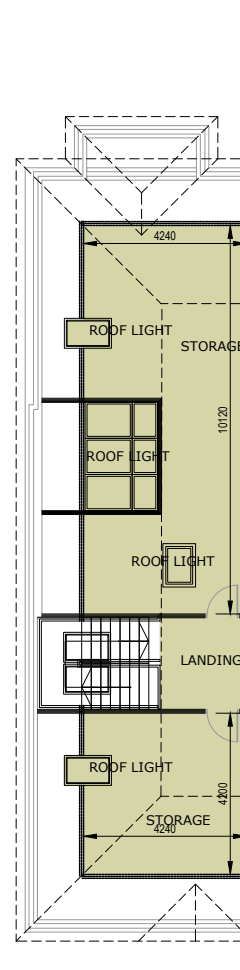
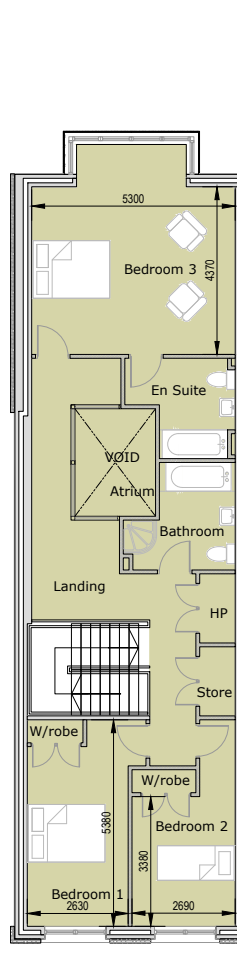
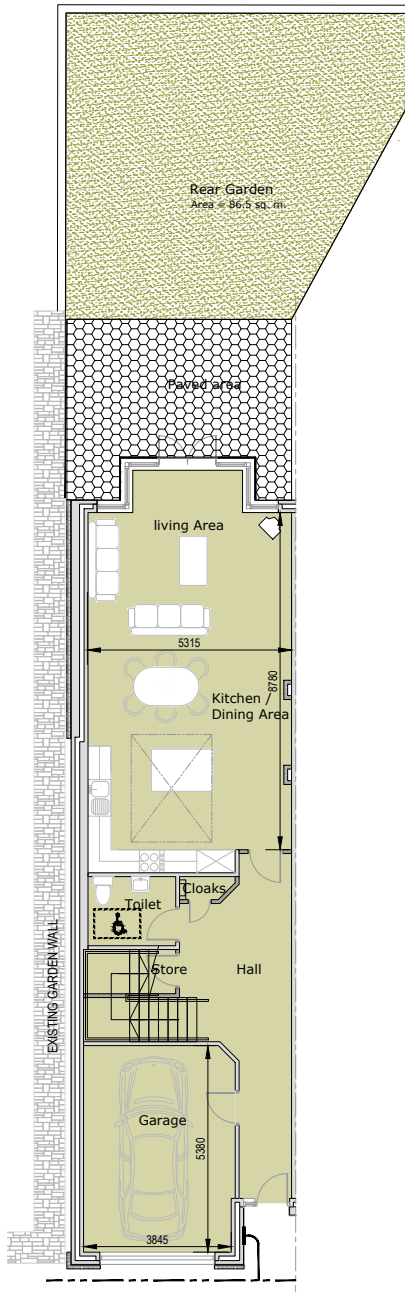
- Built to an extremely high standard.
- Extending over 3 floors (3rd floor being a walk in attic, fully fire compliant)
- "A" rated energy efficiency throughout each home, with new Air-to-Water heating system
- Gas fired central heating, together with solar roof panels.
- High grade insulation incorporated in the walls, floors and roof.
- Feature solid oak staircases with glass balustrading provide an impressive centre piece on entrance.
- Impressive atrium in kitchen, making it a bright, light filled working space.
- Energy efficient Alu-clad, triple glazed windows throughout with solid timber on the inside and extra protection of aluminium on the external.
- Double French Doors with full glazing side panels provide a panoramic view of the sunny rear south facing gardens.
- Recessed LED down lighting downstairs, all rooms fitted with modern brushed steel electrical sockets
- Underfloor heating in living areas.
- Beautiful solid white oak doors together with brushed steel architectural hardware.
- Contemporary, bespoke kitchen with feature island unit.
- Walled rear garden, with sunny, southerly aspect, large paved patio and artificial grass for easy maintenance.
- Flower beds and low garden lighting.



House types

	House Type	Floor Area (Sq. M)
71a	3 Bed of Terrace	160 sq mts {1,726 sq ft} with walk in attic 50 sq mts {545 sq ft}
71	3 Bed Terrace	203 sq mts {2,190 sq ft} with walk-in attic 80 sq mts {886 sq ft}
70	3 Bed of Terrace	202 sq mts {2,173 sq ft} with walk-in attic 67 sq mts {721 sq ft}

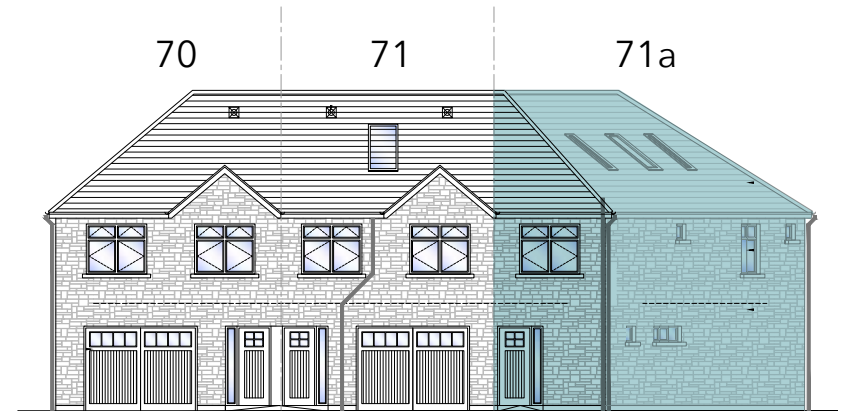
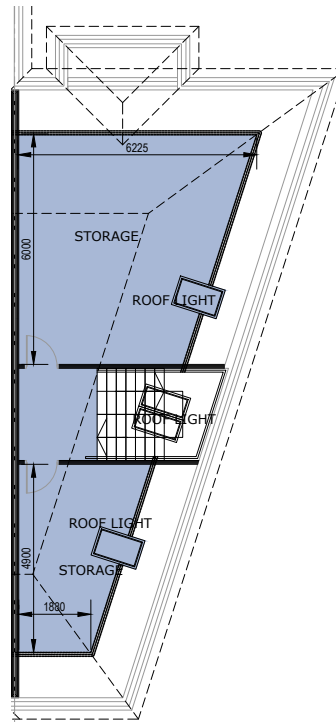
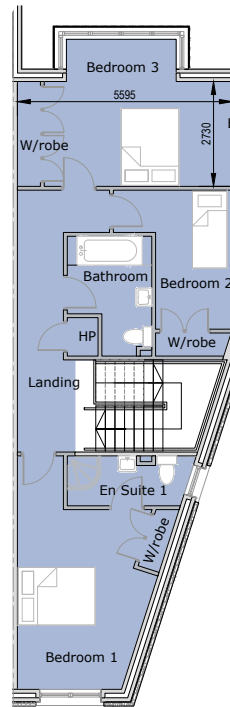
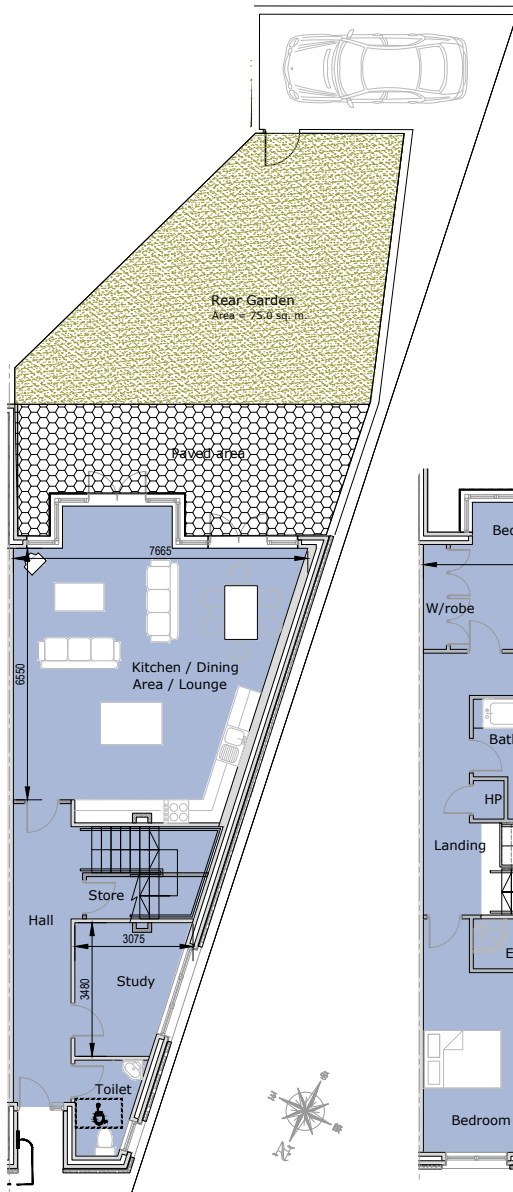
Floor Plans Unit 70

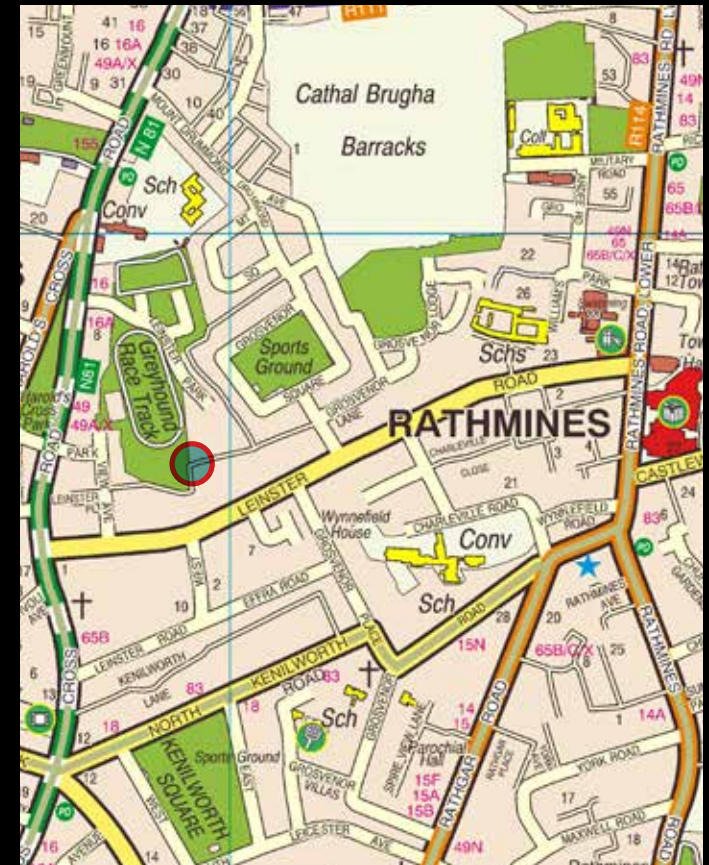


Floor Plans Unit 71



Floor Plans Unit 71a





Quillsen

SELLING AGENT
Quillsen
2 Terenure Place,
Terenure, Dublin 6w
Tel: +353 1 4064500



www.quillsen.ie

