

The
HEATH

@ Adamstown

www.theheath.ie

WELCOME TO

The
HEATH

at Adamstown



Nestled between local parks and a thriving community, The Heath offers a location that is tranquil but connected. Designed by Allies & Morrison LLP Architects, the 4 bedroom homes at The Heath feature an elegant mix of brick and render exteriors, thoughtfully laid out interiors and are built with modern day living in mind.

Perfectly situated between Airlie Park and Tandy's Lane Park, The Heath, boasts close proximity to several excellent educational facilities, while Adamstown train station is just minutes away, providing quick and easy access to the city centre. The area is also very well serviced by Dublin Bus and within easy access to the M50, N4 and N7. Adamstown itself, is a vibrant community that offers an array of local amenities.

*Nestled Between Local Parks,
Perfect for
Growing Families.*





Tandy's Lane Park



Lucan Village



Lucan Weir



THERE IS A RANGE OF EXCELLENT SCHOOLS WITHIN CLOSE PROXIMITY TO THE HEATH.

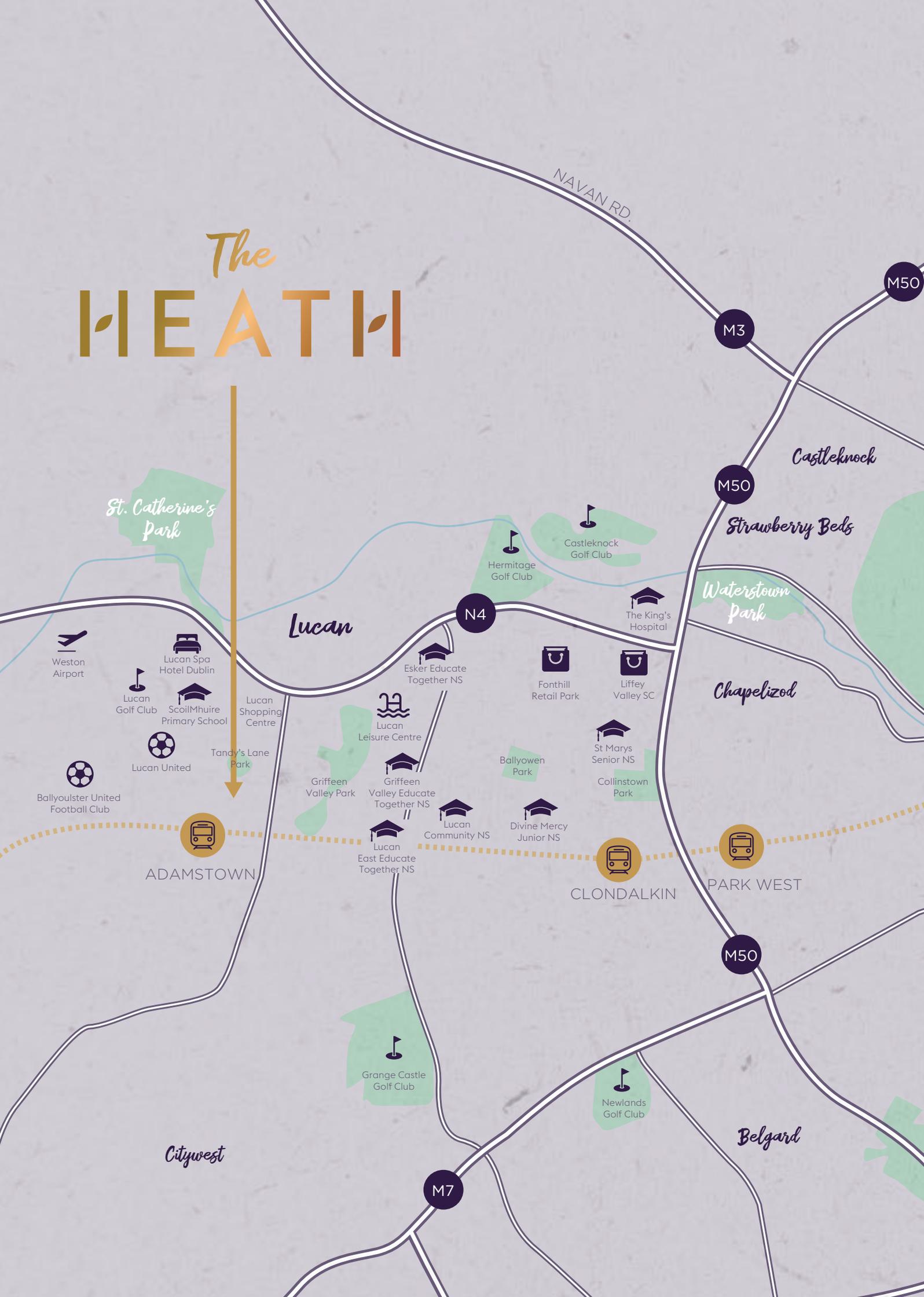
There are several schools within walking distance of The Heath, including Adamstown Community College for secondary students plus primary schools, Adamstown Educate Together and St. John the Evangelist, and a Giraffe and Busy Kids creche for the younger members of the family.



EDUCATION



The HEATH



NAVAN RD.

M3

M50

M50

St. Catherine's Park

Castleknock

Strawberry Beds

Hermitage Golf Club

Castleknock Golf Club

Waterstown Park

Lucan

N4

The King's Hospital

Weston Airport

Lucan Spa Hotel Dublin

Esker Educate Together NS

Fonthill Retail Park

Liffey Valley SC

Lucan Golf Club

ScoilMhuire Primary School

Lucan Shopping Centre

Chapelizod

Lucan United

Tandy's Lane Park

Lucan Leisure Centre

Ballyowen Park

St Marys Senior NS

Ballyoulster United Football Club

Griffen Valley Park

Griffen Valley Educate Together NS

Collinstown Park

ADAMSTOWN

Lucan East Educate Together NS

Lucan Community NS

Divine Mercy Junior NS

CLONDALKIN

PARK WEST

M50

Grange Castle Golf Club

Newlands Golf Club

Citywest

Belgard

M7



Perfectly Positioned

BY TRAIN

30 Min

DUBLIN CITY

BY CAR

25 Min

DUBLIN AIRPORT

BY CAR

10 Min

LIFFEY VALLEY

ON FOOT

30 Min

LUCAN VILLAGE

ON FOOT

20 Min

LUCAN SHOPPING CENTRE



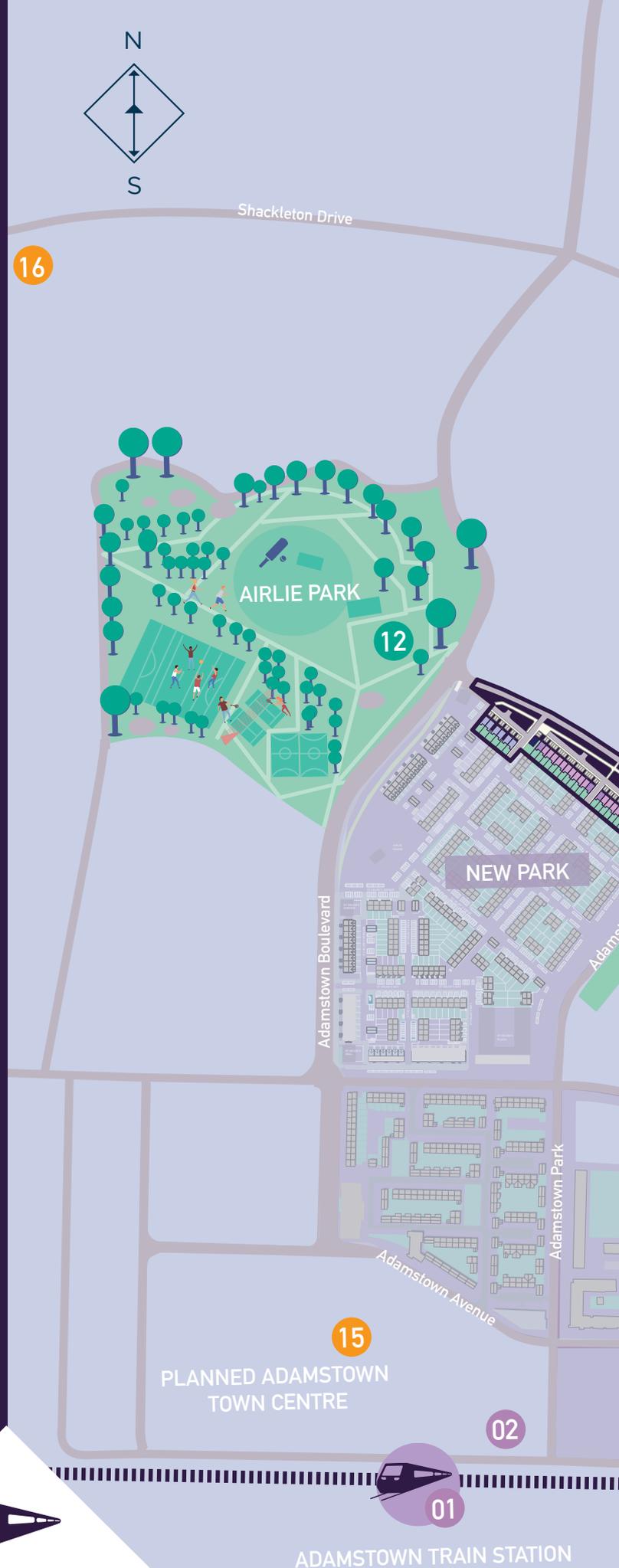
at THE HEART
OF THE COMMUNITY

**JUST HALF AN HOUR'S DRIVE
FROM DUBLIN CITY CENTRE
AND HOME TO A THRIVING
ESTABLISHED COMMUNITY,
ADAMSTOWN BOASTS A RANGE OF
AMENITIES FOR EVERY MEMBER
OF THE FAMILY.**

Perfectly located in the heart of Adamstown, The Heath offers residents an exceptional choice of educational facilities, an abundance of sports and leisure clubs for all types of activities, and a selection of retail outlets.

For fitness enthusiasts, nearby sports clubs including Adamstown Cycling Club and Sarsfield GAA Club will keep you busy. Lucan village is less than a ten-minute drive from the development, with further sports facilities available such as Lucan Golf Club and Lucan United Football Club. For a touch of luxury, the four-star Finnstown Castle Hotel and its beautiful grounds are just a short stroll away. With Lucan Shopping Centre, Liffey Valley and Blanchardstown Centre less than a fifteen-minute drive away, residents will never be far from whatever they need.

Making the short journey to the city centre is a breeze thanks to the nearby Adamstown Railway Station, from which you can reach Heuston Station in just 15 minutes and Connolly Station within 30 minutes. The 25b Dublin Bus service provides another link to the heart of the capital. If you'd prefer to take the car, the close-by N4 and N7 makes it easy to travel further afield.



12 Mins Walk
ADAMSTOWN TRAIN STATION

ADAMSTOWN TRAIN STATION



10 mins Drive

TO LIFFEY VALLEY

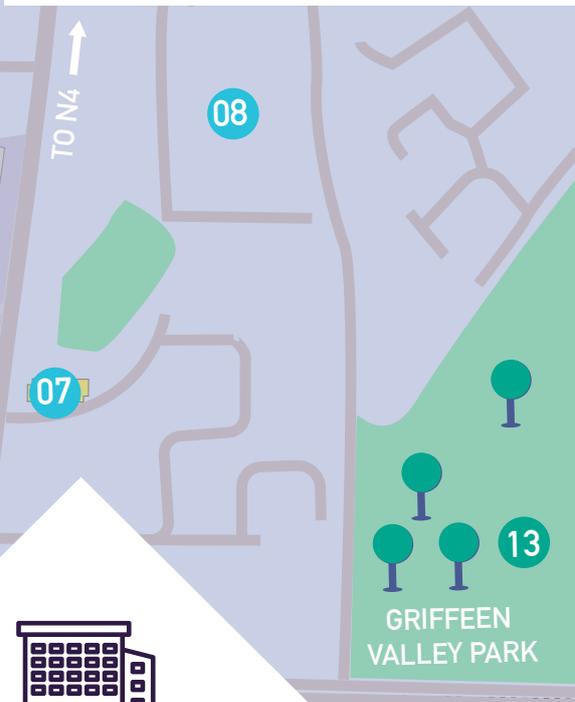
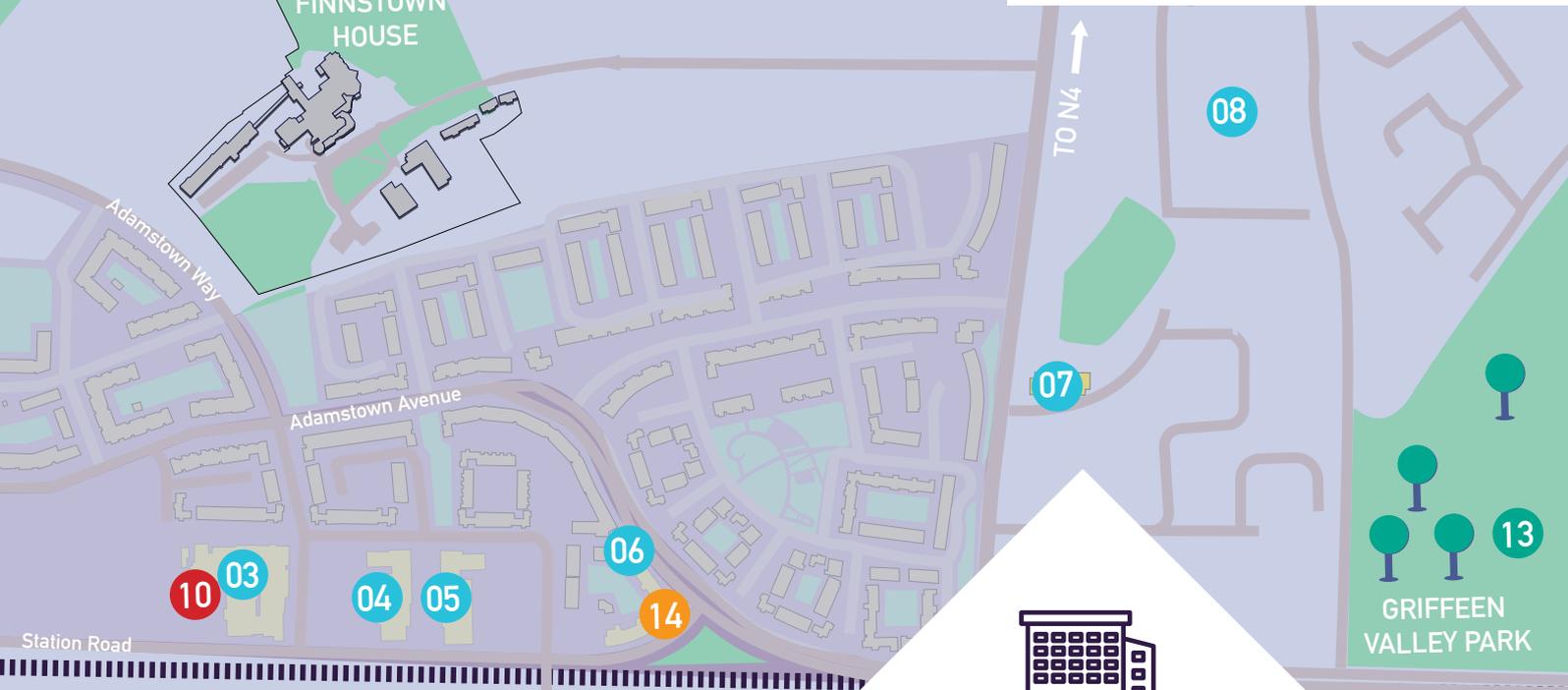
- TRANSPORT
- SCHOOLS
- SPORTS
- PARKS
- RETAIL



The HEATH



1. Adamstown Train Station
2. Bus Stop (25B & 25D)
3. Adamstown Community College
4. St. John the Evangelist NS
5. Adamstown Educate Together
6. Giraffe Childcare
7. Busy Kids Childcare
8. Finnsview Montessori
9. Lucan Sarsfields GAA Club
10. Adamstown Community Centre
11. Tandy's Lane Park
12. Airlie Park (completion Q4/2021)
13. Griffeen Valley Park
14. Retail Neighbourhood Centre
15. Adamstown Town Centre (Phase 1 / Completion 2023)
16. Lidl Adamstown



900m Walk

TO ADAMSTOWN COMMUNITY CENTRE

Station Road

TO N4

10

03

04

05

06

14

07

08

13

09

GRIFFEEN VALLEY PARK

AIRLIE PARK

ADAMSTOWN BOULEVARD

AIRLIE VIEW

TANDY'S LANE

ST HELEN'S HEATH

ST HELEN'S AVENUE

ST HELEN'S CLOSE

ST HELEN'S WALK

ST HELEN'S AVENUE

ST HELEN'S CHASE

59

57

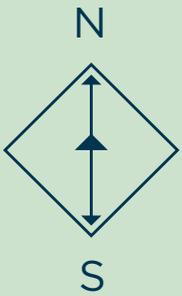
55

53

51

49

60



FUTURE
DEVELOPMENT

THE HEATH SITE MAP

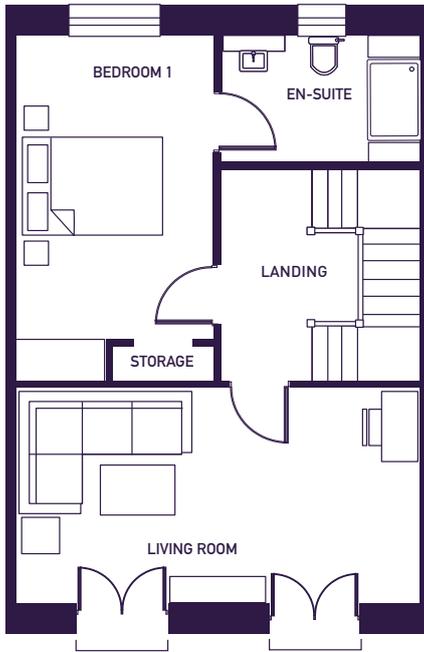
-  **THE WINTERSONNE**
4 Bedroom Semi-Detached
From Approx. 148 sq.M. / 1,590 sq.FT.
-  **THE FIREFLY**
4 Bedroom Mid Terrace
From Approx. 152 sq.M. / 1,636 sq.FT.
-  **THE FOXHOLLOW**
4 Bedroom End Terrace
From Approx. 152 sq.M. / 1,636 sq.FT.
-  **THE VIVELLI**
4 Bedroom Detached
From Approx. 154 sq.M. / 1,659 sq.FT.



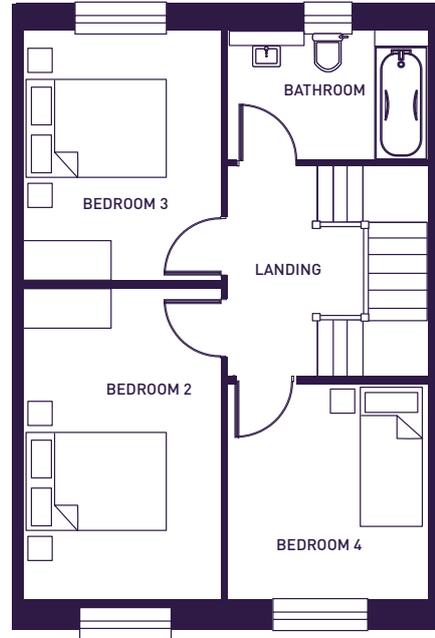
THE FIREFLY

4 BEDROOM MID TERRACE HOMES

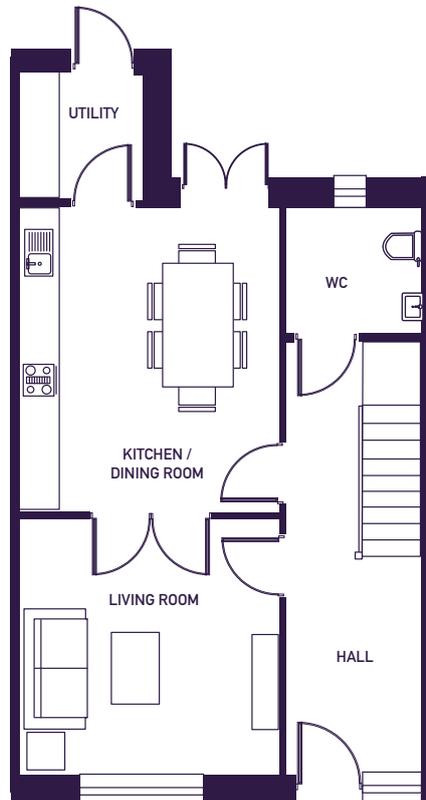
APPROX. 152 SQM / 1,636 SQFT



FIRST FLOOR



SECOND FLOOR



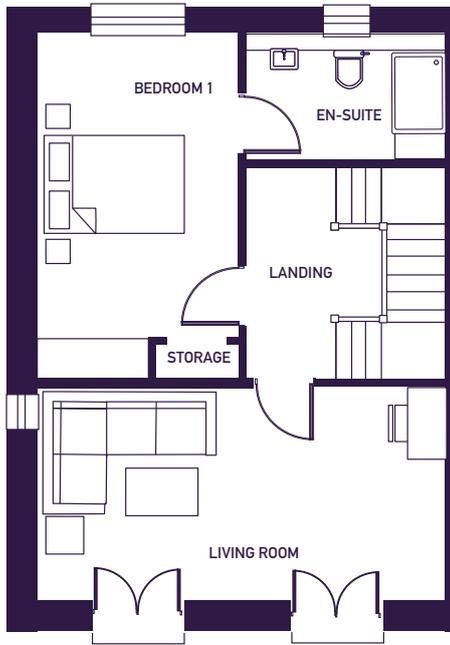
GROUND FLOOR

Plans are for illustrative purposes only. Layouts may vary.
Houses may be handed. Not to Scale.

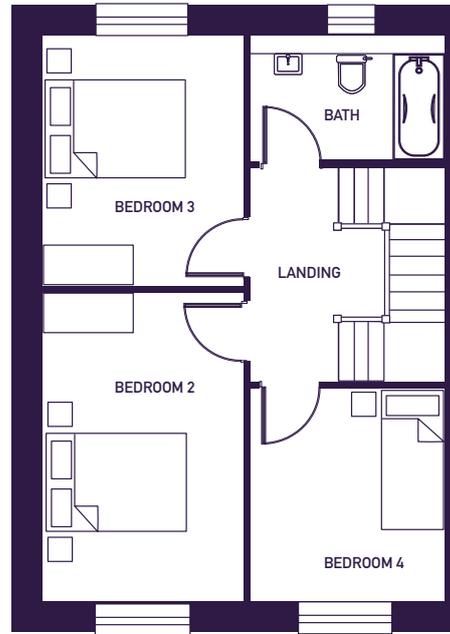
THE FOXHOLLOW

4 BEDROOM END TERRACE HOMES

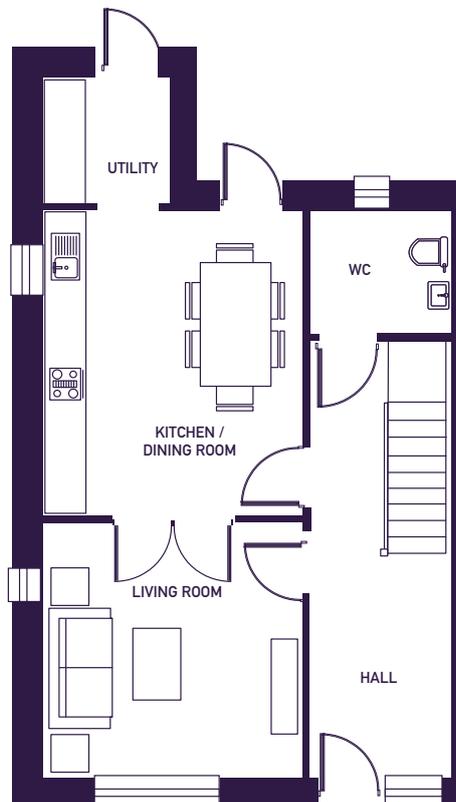
APPROX. 152 SQM /1,636 SQFT



FIRST FLOOR



SECOND FLOOR



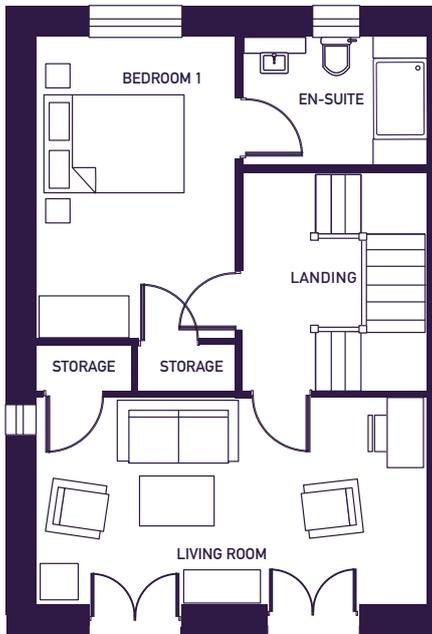
GROUND FLOOR

Plans are for illustrative purposes only. Layouts may vary.
Houses may be handed. Not to Scale.

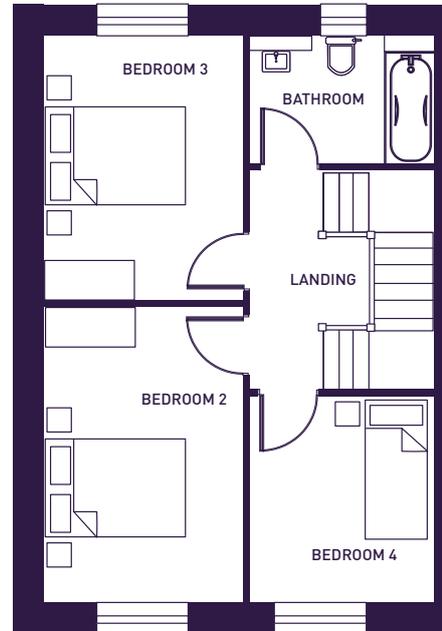
THE WINTERSONNE

4 BEDROOM SEMI-DETACHED HOMES

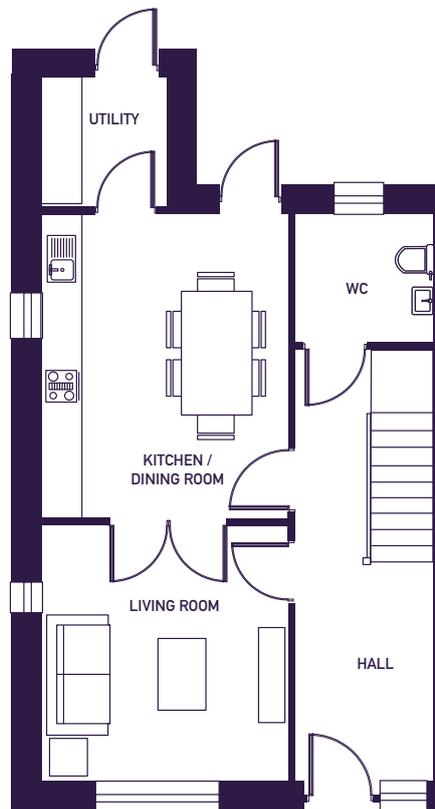
APPROX. 148 SQM / 1,590 SQFT



FIRST FLOOR



SECOND FLOOR



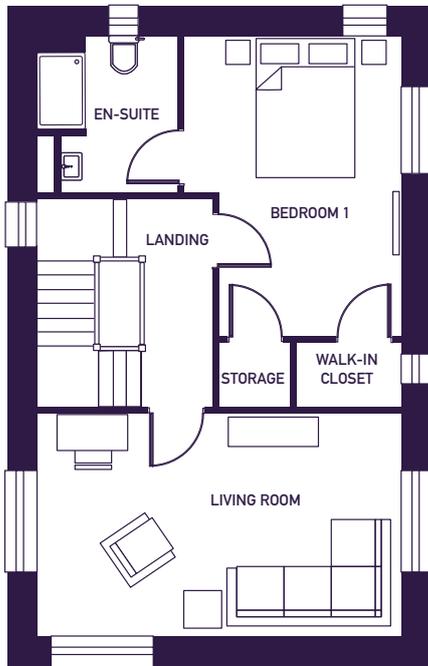
GROUND FLOOR

Plans are for illustrative purposes only. Layouts may vary.
Houses may be handed. Not to Scale.

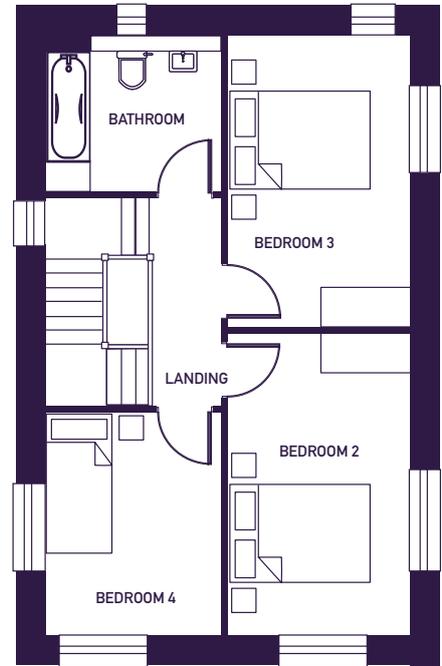
THE VIVELLI

4 BEDROOM DETACHED HOME

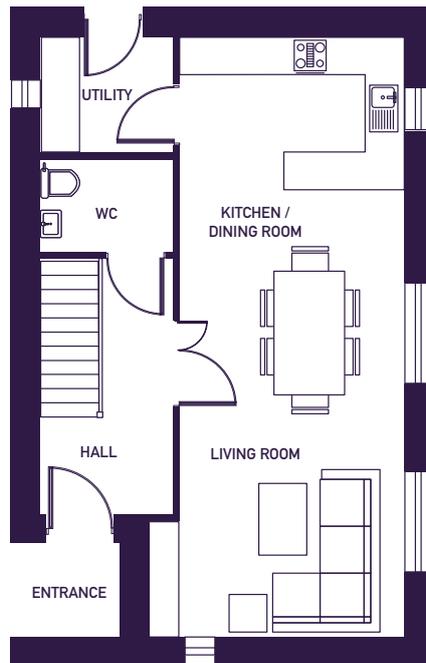
APPROX. 154 SQM /1,659 SQFT



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

Plans are for illustrative purposes only. Layouts may vary.
Houses may be handed. Not to Scale.

SPECIFICATIONS

External Finishes

- Low maintenance brick and render finishes
- Premium front entrance door with multi point locking
- Private rear garden with paved patio area and seeded lawn

Sustainability Features

- BER A3 energy rated homes
- High levels of roof, wall and floor insulation
- Mechanical ventilation system fitted extracting air from wet areas and drawing fresh air in through controllable vents, ensuring good air quality
- High efficiency air source heat pump system to provide all heating and hot water needs
- Zone controlled heating to each floor
- Pressurised water supply to ensure ample water pressure in shower
- High performance uPVC windows & doors with a low thermal U-Value

Electrical

- Generous power points throughout
- USB integrated power points in living room and main bedroom
- Pre-wired for intruder alarm
- Pre-wired for telephone and internet services
- Mains powered battery backup smoke and heat detectors fitted throughout

Kitchens

- High quality German made contemporary kitchens, supplied and fitted by Kube Kitchens
- True handle less units in Satin Grey doors with Havana Oak laminate worktops
- Integrated appliances include fridge freezer, oven, hob, extractor fan and dishwasher. Appliances provided subject to signed contracts returned within 28 days

Bathrooms

- Stylish contemporary sanitary ware by Ideal Standard
- High quality tiling fitted to wet areas
- Heated towel rails in main bathroom and en-suite
- Shower doors fitted as standard

Bedrooms

- Superior quality built in contemporary handle less wardrobes
- Ample wardrobe space with a combination of hanging and shelved storage

Internal Finishes

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary painted internal doors with stain finish ironmongery

Warranty

- 10 year Global Home warranty cover provided

JOINT AGENTS

Savills
33 Molesworth St
Dublin 2

JOINT AGENTS

Leahy's Residential
Unit 5 First Floor
The Griffeen Centre
Griffeen Road
Lucan, Co. Dublin

SOLICITORS

McCann FitzGerald
Riverside One
37-42 Sir John
Rogerson's Quay
Dublin 2
+353 (0) 1 829 0000

ARCHITECTS

Allies & Morrison LLP
85 Southwark Street
London
SE1 0HX
+44 (0)20 7921 0100



01 618 1300

PIE&A 18223



01 601 1811

PIE&A 1823

A DEVELOPMENT BY



These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance purposes only. Measurements and Distances, descriptions and Computer Generated Images are approximate only and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

www.theheath.ie