



CAMBERLEY
News



Churchtown, Dublin 14

CAMBERLEY Mews

ON YOUR DOORSTEP

Camberley Mews has every conceivable amenity within a short stroll. The location at the heart of Churchtown Village is second to none with SuperValu, Meadows & Byrne, Howards Way, many local shops and Nutgrove Shopping Centre on it's doorstep. With the villages of Dundrum, Rathfarnham and Terenure nearby and located just eight kilometres from the city centre this is truly an excellent location. The development benefits from excellent transport links such as the No.14 bus service to the city centre, easy access to the M50 and the nearby LUAS stops at Dundrum and Windy Arbour, which offer speedy access to St. Stephens Green and Stillorgan/Sandyford and Cherrywood Business Parks. These new homes will also benefit from close proximity to the nearby Dundrum Town Centre and its excellent shopping and leisure facilities.





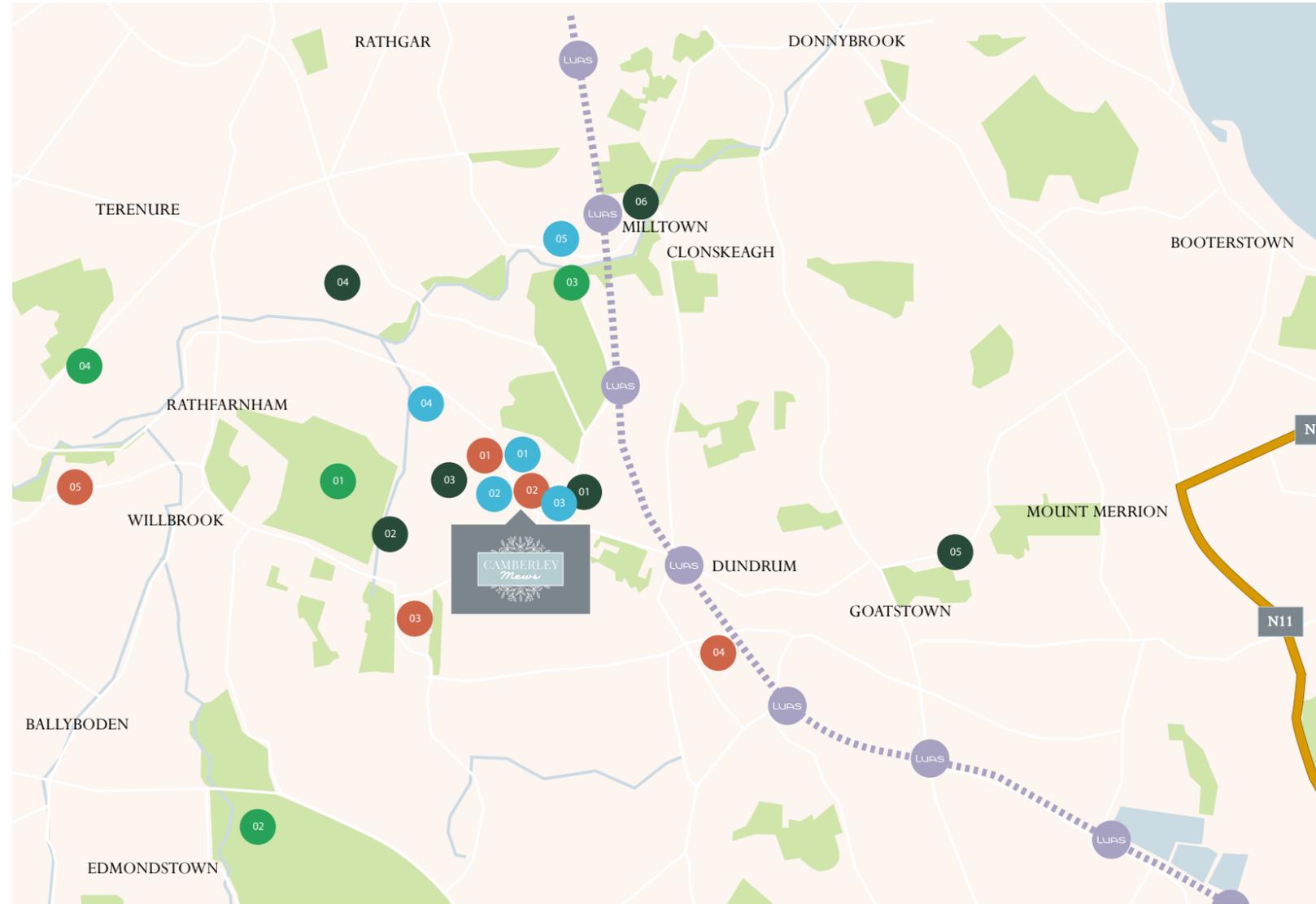
SPORTING/RECREATIONAL

There is an abundance of recreational activities on offer near Camberley Mews. For golf enthusiasts, there is a choice of golf courses on your doorstep. The Castle Golf Club is only a short stroll from this development. Within 3km of Camberley Mews, you have the Grange & Milltown Golf Clubs. Your local parks are Marlay Park and Bushy Park. Marlay Park is one of the best parklands in the city offering playgrounds, tennis courts, sports grounds, organised fun run events and a fabulous food market over the weekend.



SCHOOLS

There is an excellent choice of schools nearby and families will appreciate the choice of schools at both primary and secondary level in the area which include, Ardtona House School, Good Shepherd National School, De La Salle College, The High School, Mount Anville Primary & Secondary School and Alexandra College Primary & Secondary school, to name but a few.



SHOPPING

- ① SuperValu
- ② Local Shops in Churchtown
- ③ Nutgrove Shopping Centre
- ④ Dundrum Shopping Centre
- ⑤ Rathfarnham Shopping Centre

PUBS/EATERIES

- ① Howards Way
- ② Meadows & Byrne
- ③ The Bottle Tower
- ④ The Glenside
- ⑤ The Dropping Well

SPORTS

- ① Castle Golf Club
- ② Grange Golf Club
- ③ Milltown Golf Course
- ④ Bushy Park
- ⑤ Marlay Park

EDUCATION

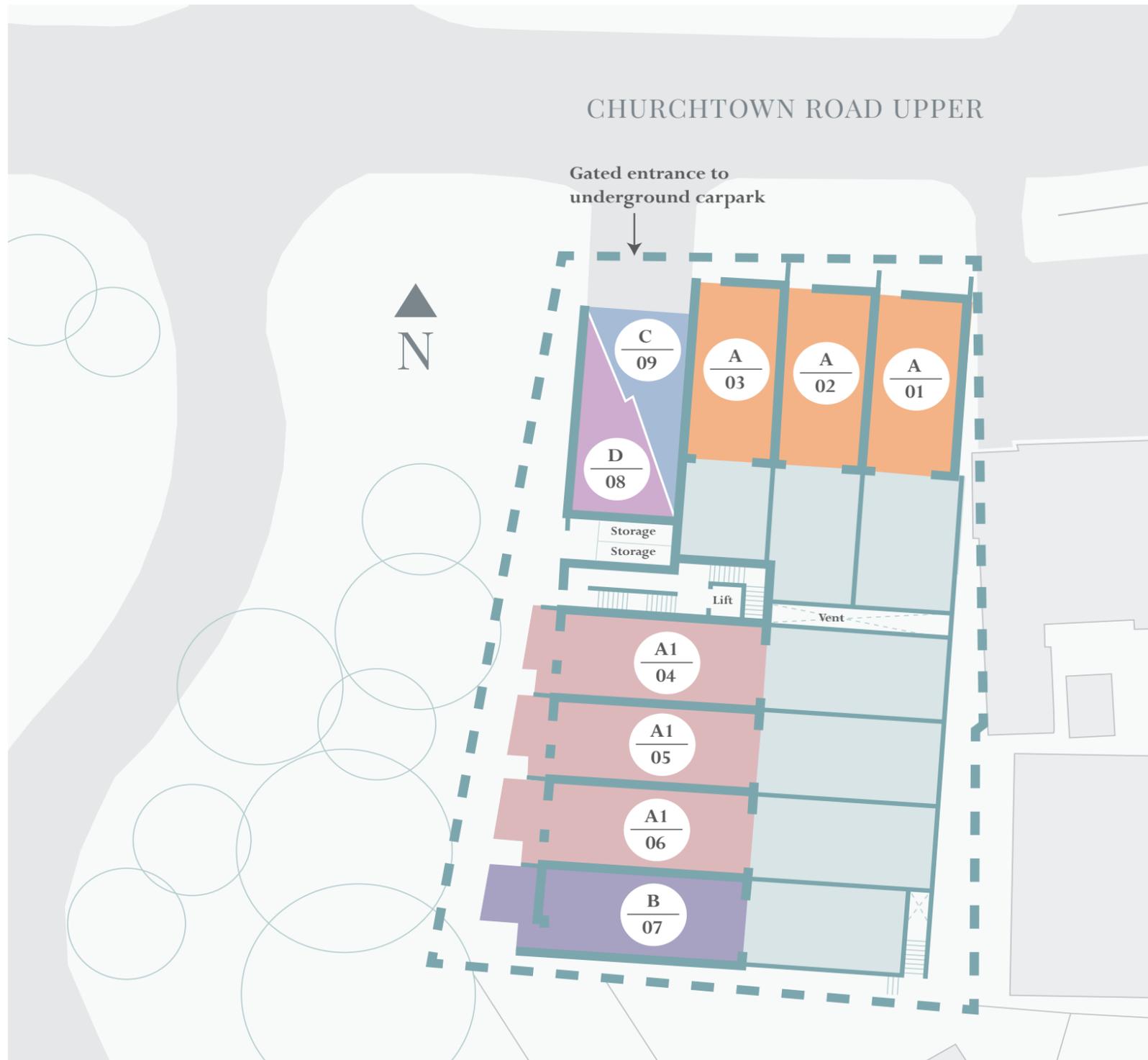
- ① Ardtona House School
- ② The Good Shepherd National School
- ③ De La Salle College
- ④ The High School
- ⑤ Mount Anville Primary & Secondary School
- ⑥ Alexandra College

WELCOME TO CAMBERLEY MEWS

Camberley Mews is an exclusive development of prestigious A rated houses in the heart of Churchtown village. Comprising of only nine new homes with a delightful mix of six spacious 4 bedroom houses, a 2 bedroom end of terraced house, a 2 bedroom apartment and a three bedroom duplex.

Situated in a highly sought-after mature residential area just off Churchtown Road Upper, Camberley Mews is an exclusive bespoke development of luxurious new homes, designed with exemplary attention to detail offering the discerning buyer an exceptional specification throughout with a contemporary modern living environment. This scheme is sure to appeal to families and those looking to live in this most convenient and desirable neighbourhood.





For identification purposes only. Not to scale.

- A - 4 Bedroom Mid Terrace & End of Terrace House with Roof Garden - c. 181.5 sq.m / c. 1,953 sq.ft
- A1 - 4 Bedroom Mid Terrace House - c. 170.4 sq.m / c. 1,834 sq.ft
- B - 2 Bedroom End of Terrace House - c. 115.9 sq.m / c.1,248 sq.ft
- C - 3 Bedroom Duplex (Second and Third Floor) - c. 142.2 sq.m / c. 1,530 sq.ft
- D - 2 Bedroom Apartment (First Floor) - c. 102 sq.m / c. 1,098 sq.ft

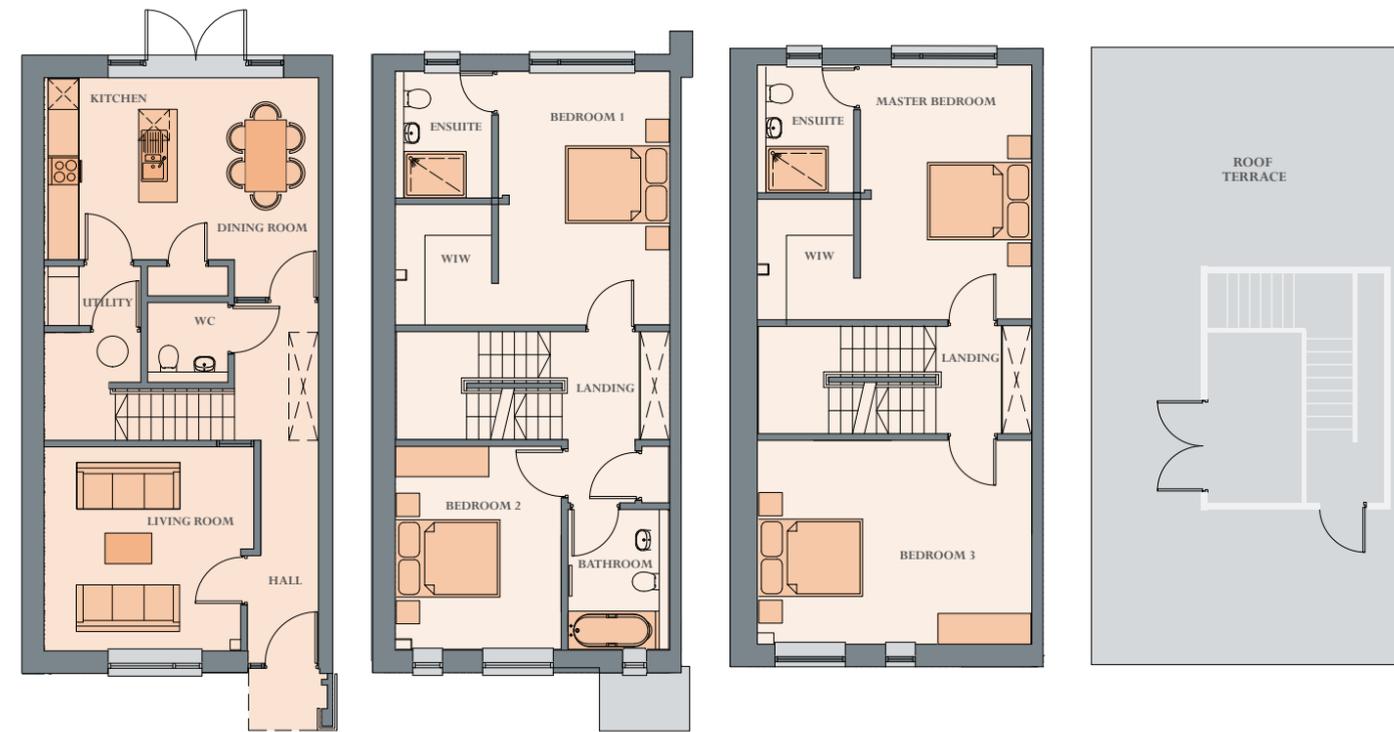
Type A

4 Bedroom Terrace & End of Terrace

(No. 1, 2 & 3)

c. 181.5 sq.m / c. 1,953 sq.ft

Stunning three storey terraced house boasting entrance hall, a light filled living room to the front, downstairs WC, open plan kitchen/dining room with island & generously sized utility off. The first floor accommodation consists of two large bedrooms, one with en-suite and main bathroom. On the second floor lies the third bedroom with en-suite and master bedroom. These houses also have the benefit of a wonderful rooftop terrace with stunning views of the Dublin Mountains.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THIRD FLOOR

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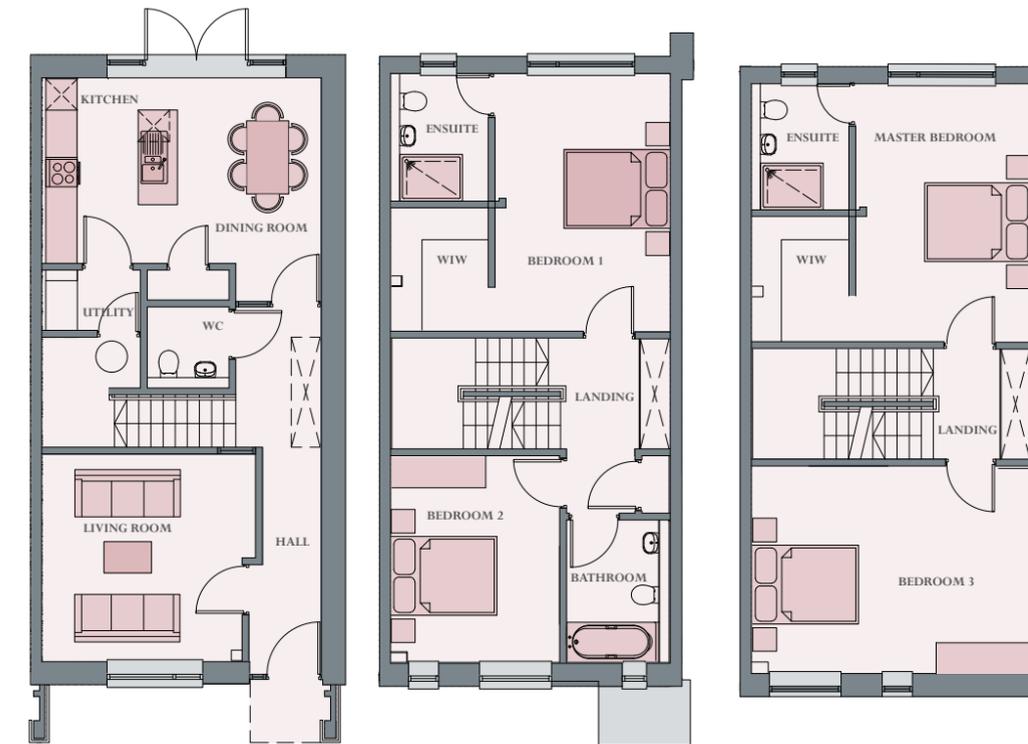
Type A1

4 Bedroom Terrace & End of Terrace

(No. 4, 5, & 6)

c. 170.4 sq.m / c. 1,834 sq.ft

Spacious three storey terraced house with generous private rear garden. Elegant well-proportioned accommodation laid out over three floors. At ground floor a welcoming hallway leads to living room, downstairs WC, open plan kitchen/dining room with island and utility off. The first floor accommodation consists of two large bedrooms one with en-suite and main bathroom. The second floor consists of third bedroom with en-suite and master bedroom.



GROUND FLOOR

FIRST FLOOR

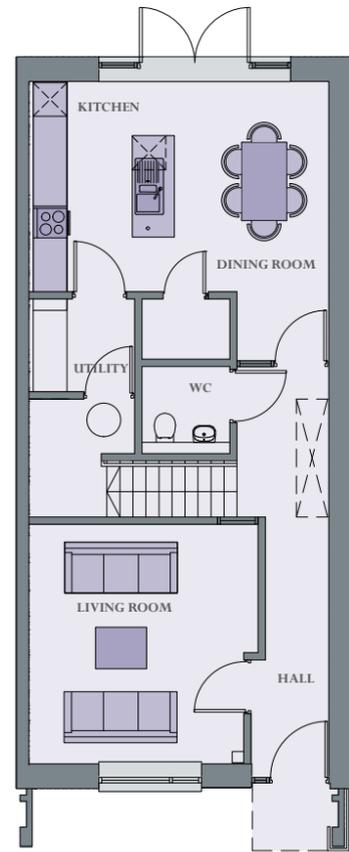
SECOND FLOOR

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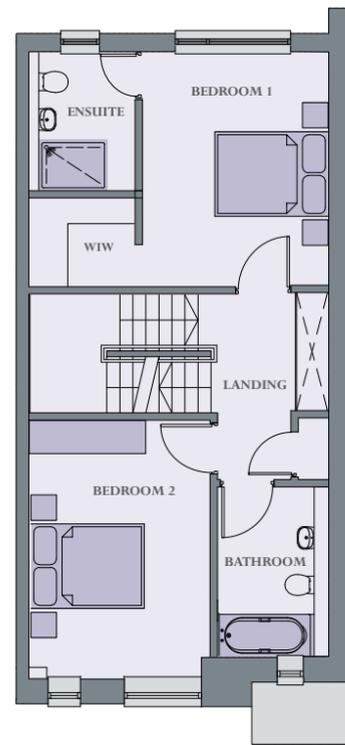
Type B

2 Bedroom End of Terrace House
c. 115.9 sq.m / c. 1,248 sq.ft

This large two bed end of terrace house has everything to offer. Upon entering you are met by a spacious and bright hallway, living room to the front, downstairs WC, open plan kitchen/ dining room with island and utility off. On the first floor is the master bedroom with en-suite and walk-in wardrobe, main bathroom and large second bedroom.



GROUND FLOOR



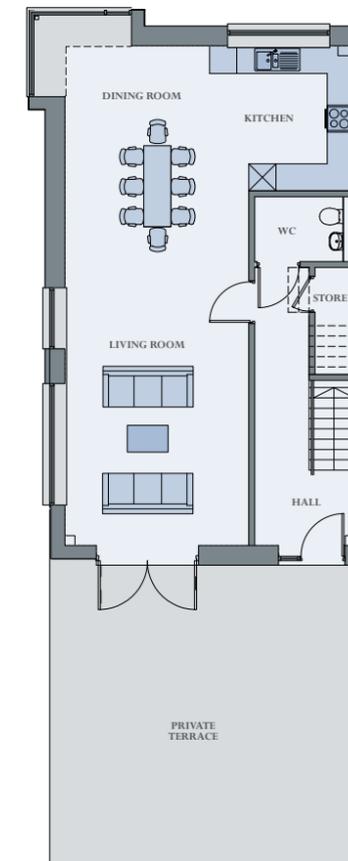
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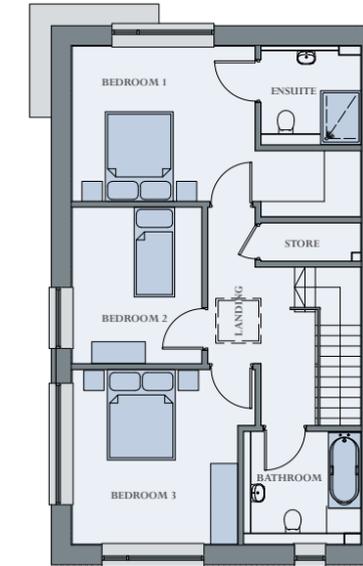
Type C

3 Bedroom Duplex (Second and Third Floor)
(No.9)
c. 142.2 sq.m / c. 1,530 sq.ft

A Spacious and luxurious 3 bed duplex which boasts a south facing terrace accessed off the open plan living accommodation. Upon entering on the second floor you are met by a large hallway with open plan kitchen/dining/ living area and WC. On the third floor you will find three spacious bedrooms (master en-suite) and main bathroom.



SECOND FLOOR

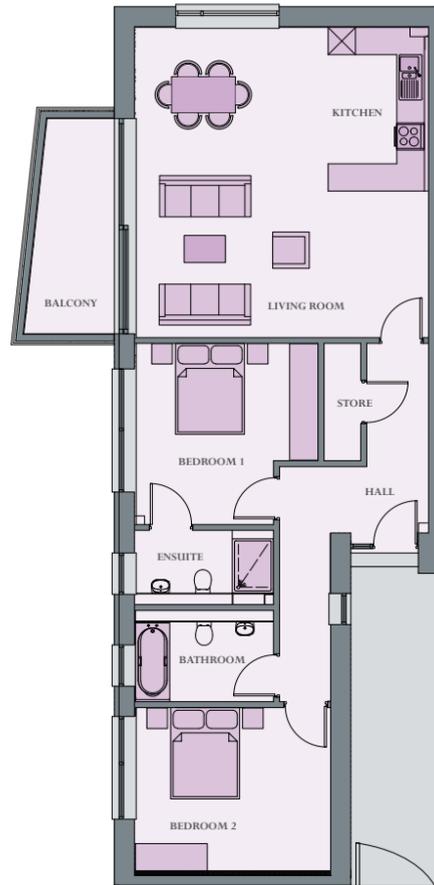


THIRD FLOOR

For identification purposes only. Not to scale.

Type D
 2 Bedroom Apartment (First Floor)
 (no. 8)
 c. 102 sq.m / c. 1,098 sq.ft

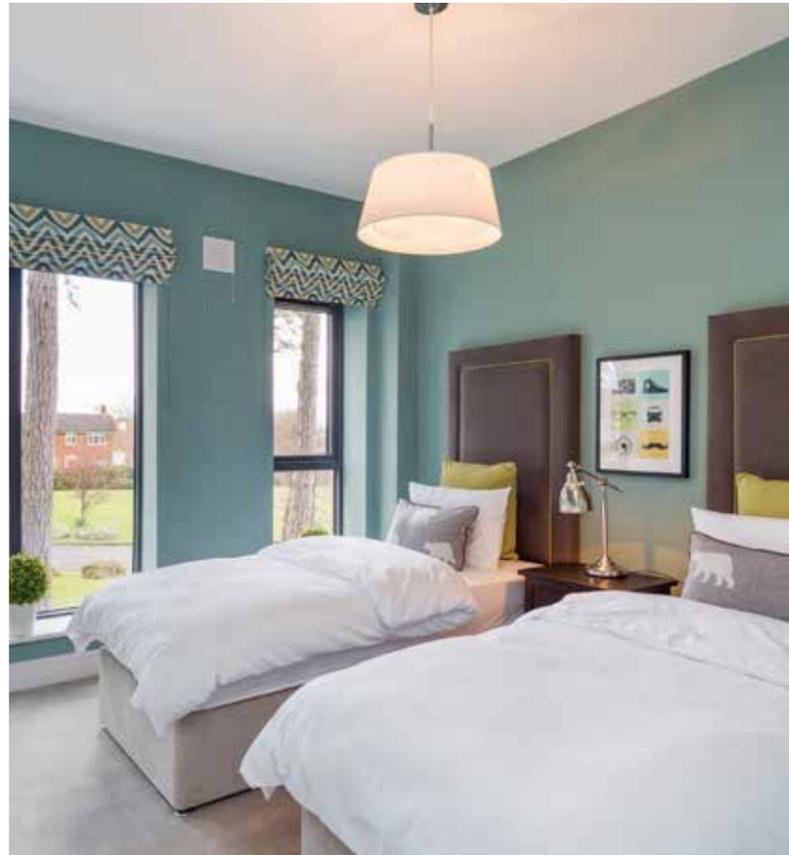
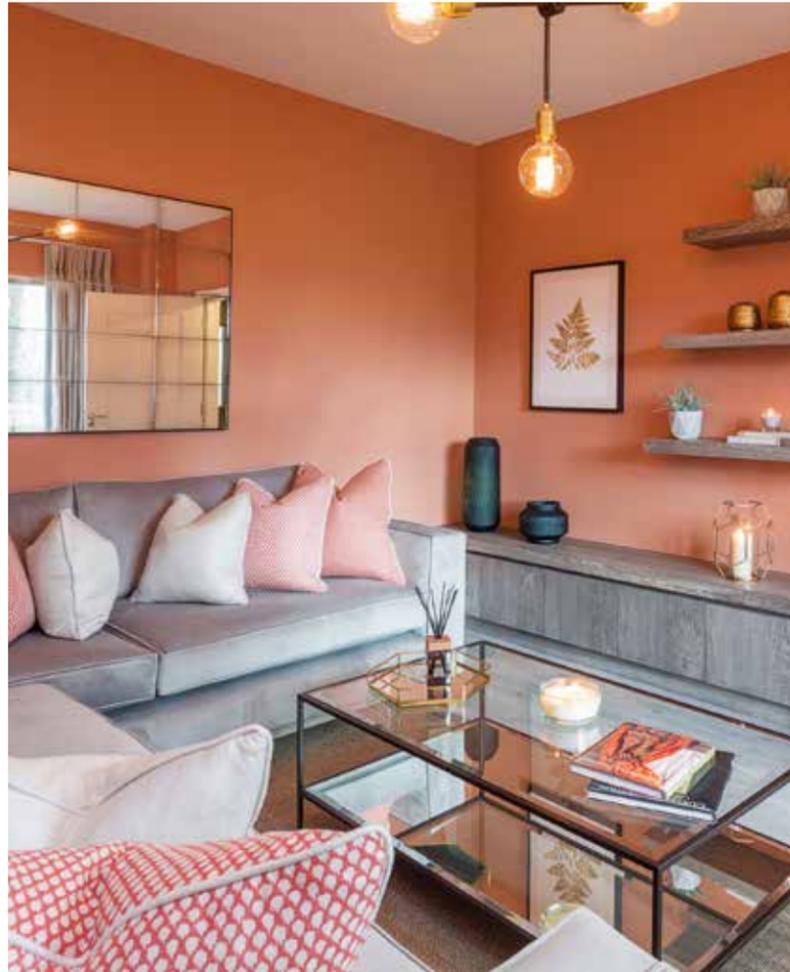
A generously sized 2 bed apartment situated on the first floor. Upon entry you are met by a large hallway with store room off, leading to an open plan kitchen/dining/living area with access to a west facing balcony. In addition there are two spacious double bedrooms, one with en-suite and main bathroom.



FIRST FLOOR



For identification purposes only. Not to scale.



NOTEWORTHY FEATURES

GENERAL

- Each home is covered by the Homebond 10Year Structural Guarantee.
- Each home will benefit from an external storage unit.

KITCHEN/UTILITY

- Custom designed fitted kitchens by Cawleys Furniture with classic painted wood doors and featuring a quartz counter top and splashback and generous appliance package.
- Islands are included in Type A, A1 and B houses.
- Where present, utility rooms are fitted and plumbed for washing machine and dryer, floors tiled as standard in utility room.

BATHROOMS AND EN-SUITES

- Contemporary sanitary ware throughout.
- Heated towel rails provided in main bathrooms and en-suite bathrooms.
- Pressurised shower system with chrome fittings.
- High quality tiles fitted to wet areas as per show house.
- High quality floor tiling fitted as per show house.

WARDROBES

- High quality built-in wardrobes by Cawleys Furniture to all bedrooms with extensive hanging rails and shelving.

INTERNAL FINISHES

- High ceilings as standard in each house.
- All walls and ceilings are plastered and skimmed and painted one colour throughout as standard.
- High quality joinery and ironmongery specification throughout.
- Thermostatically controlled heating.
- Generous and well-designed electrical and lighting specification as per show house.
- Each home pre-wired for intruder alarm.
- All homes are fitted for smoke detectors and carbon monoxide alarms.

EXTERNAL FINISHES

- Red brick and low maintenance rendered finish.
- Stylish painted low maintenance front door by Munster Joinery with 3 point locking system.
- A-rated high performance uPVC double glazed grey windows by Munster Joinery.
- Underground designated parking with 2 car spaces per house and duplex. 1 designated car space for 2 bedroom

apartment and 1 unallocated disabled space.

- Private rear gardens feature paved patio area & synthetic grass.
- External lighting to front and rear of each house.

MANAGEMENT COMPANY

- A Management Company will be put in place to ensure that the high standards of the development at Camberley Mews will be maintained into the future. All nine homes will form part of the OMC.

ENERGY EFFICIENCY

- A3 rated homes, BER numbers available from selling agent.

HIGHLY INSULATED AIR TIGHT DESIGN

- High levels of roof, wall & floor insulation.
- Air to water heat pump.



HOMELAND PROJECTS

The Homeland Projects team is based in Dublin but originates from the South West of Ireland. Our attention to detail is paramount to maintain the high standards that we have set for ourselves. All our projects are designed and constructed to the highest standards using the latest building technologies featuring top-class internal and external finishes.

We have an excellent team of skilled professional craftsmen, with a very strict emphasis on quality control that carry out all our work using the very best materials all sourced locally. Constant staff training and upskilling form a key role in our business model, keeping up to date with all the modern building technology, techniques and new home certification and compliance. Through honest hard work we have committed ourselves to the pursuit of excellence within our industry. We are a dynamic, innovative, professional team following our dream to build yours.



THE TEAM

Developer



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