

Elder
Heath



KILTIPPER



Welcome to Elder Heath

A superb development in Kiltipper comprising spacious two, three and four-bedroom 'A'-rated houses

Welcome to Elder Heath where Kelland Homes have completed more than 150 houses to date. The development caters for all sectors of purchasers, whether you are trading up or down, or a first time buyer.

Elder Heath has a charm of its own, with its attractive coloured use of brickwork on front façades throughout the development. Once completed, it will consist of more than 400 houses centred around a fabulous green open space of nearly three acres which will feature a playground making Elder Heath the ideal location for young families.

This superb development of two, three and four-bedroom terraced, semi-detached and detached houses provides sizable homes in a variety of different layouts, all finished to a very high standard and offering an intelligent use of space, a keen eye for style and a true commitment to quality. These fabulous new houses will immediately impress you with their design, well-proportioned rooms and high specification throughout with custom designed fitted kitchens, generously tiled kitchens and bathrooms.

There are a number of quality-controlled energy saving features which vastly improve the efficiency of these 'A'-rated homes, while helping to significantly reduce running costs such as superior levels of insulation, Solar PV systems for electricity savings, innovative demand controlled ventilation system and large high-performance windows.

A delightful mix of
2, 3 and 4-bedroom houses





6 Located off the Kiltipper Road on the foothills of the Dublin Mountains

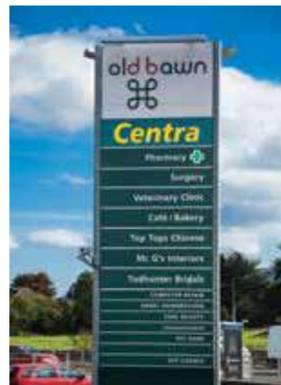
Elder Heath as a location

Ideally situated off the Kiltipper Road on the foothills of the Dublin Mountains

This convenient location has a wide range of local amenities with excellent shopping facilities at Old Bawn, The Square Town Centre and Citywest Shopping Centres. The area boasts a number of local schools such as Scoil Carmel, Scoil Treasa, Old Bawn Community school, St. Martin de Porres National School and Firhouse Community College. There are numerous restaurants, bars and cafés to choose from like The Blazin' Grill, Gin Thai, The Speaker Connolly Gastro Pub, Kiltipper Café, Bar and Bistro or try out the widely talked about Cottage Tea Rooms. The location has easy access to numerous road networks including the N81, M50, outer ring road linking you to the M7 and M4 and is convenient to excellent public transport networks.

Partake in the local activities on offer

Go for a stroll or take the kids to the playground in Sean Walsh's Park, take in exhibitions in Tallaght Library, play a round of pitch and putt in Glenville, Footee, Footgolf in Ballinascorney, or watch a football match in the stadium. Why not go to one of the many events in The Arena, take in a basketball match, or have a bite to eat at The Old Mill followed by some live entertainment or maybe catch a show at the Civic Theatre. For the more active you may join the Thomas Davis GAA Club to play Gaelic Football, Hurling, ladies football and Camogie. The Dublin Postal Sports and Social Club invite membership where you can use their astro-pitches and gym. For the more adventurous types take a hike along the 'Dublin Mountain Way' (40 kilometres long) taking you via the Hell Fire Club, Cruagh Wood, Three Rock, Glencullen all the way to Shankhill.





The Specification at Elder Heath



Kitchens

Stylish contemporary fitted kitchens designed to the highest of standards by Alder Kitchens, as per show houses. Floor and wall tiling to kitchens is standard, as per the show houses.

Utility Room

Depending on the house type the houses either have a utility off the kitchen which is plumbed for a washer/dryer, or a utility cupboard in the kitchen plumbed for a washing machine and dryer stacked.

Living Room

False chimney breast to living rooms, which are wired for an electrical fire.

Wardrobes

Wardrobes fitted to bedrooms.

Bathrooms and En-suites

The Bathrooms and en-suites are designed with a contemporary style and are tiled to a high quality to all wet areas (as per show house of the particular house type).

Internal Finishes

All walls and ceilings are painted, as per the sales office House Type 'E' (Walls-Ammonite in colour by Fleetwood) Woodwork (Dulux satinwood white throughout) Handrail (Moles Breath Fleetwood) Colonial 4 panel internal doors fitted with high quality brushed chrome handles.

Low Energy Design - BER A3

Solar panel PV systems for electricity savings. Gas fired central heating with 'A'-rated Gas Condensing Boiler Central Heating System deliver a higher efficiency than most other modern homes. Superior levels of insulation to walls, floors and roof.

Demand Controlled Ventilation (DCV) is a way of looking at ventilating buildings that is a little different. Instead of there being a fixed rate of air exchange for a building or room on a best guess, DCV measures the air quality and adjusts the rate of air exchange minute-by-minute, room-by-room, based on actual need.

External Finishes/Features

Timber frame built houses with attractive red or yellow brick front façades. Maintenance free uPVC fascia, soffit and rainwater downpipes. Low maintenance front façade of houses and dry dash side elevations. Maintenance free uPVC argon filled double glazed windows from Munster Joinery. High quality hardwood front door with three-point locking system from Munster Joinery.

Electrical

Generous electrical specification. Each home is wired for connection of TV, Telephone, Broadband with Virgin and an intruder alarm.

Gardens

All gardens are landscaped to the front of the houses and rear gardens are top soiled and seeded. Timber side gates fitted as standard.

Structural Guarantee

Each home is covered for 10 years under the Global Homes Warranty Scheme.



The Site Plan at Elder Heath



2-bedroom House Types

Type F - 2-bed terraced c. 82 sq.m./ c.83 sq.ft.

3-bedroom House Types

Type C/C1 - 3-bed terraced and semi-detached c. 108 sq.m./ c.1,163 sq.ft.

Type D/D1 - 3-bed terraced and semi-detached c. 102 sq.m./ c.1,098 sq.ft.

Type E - 3-bed end-of-terrace and semi-detached c. 104 sq.m./ c.1,119 sq.ft.

4-bedroom House Types

Type B/B1 - 4-bed detached and semi-detached c. 118 sq.m./ c.1,270 sq.ft.

Show Houses

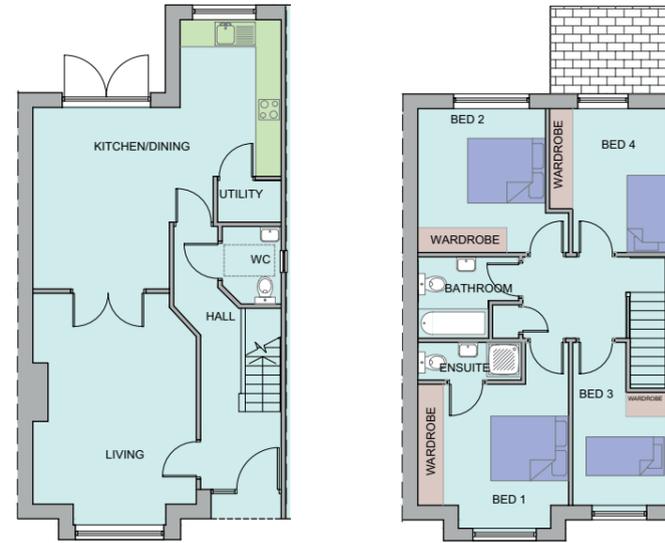
3-bed house types D, C and E

For identification purposes only – Not to Scale.

Please note the site plan is subject to a change in house types and road names (pending planning permission) – please contact the agent for further information.



House Type B and *B1
4-bed semi-detached and detached
c. 118 sq.m. / 1,270 sq.ft.



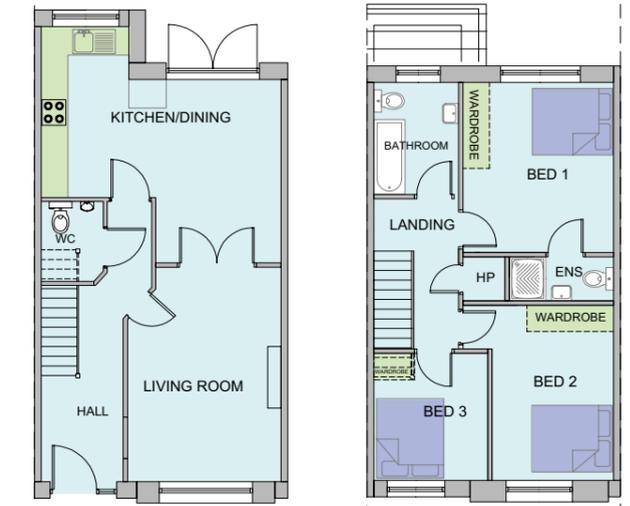
Ground Floor

First Floor

For identification purposes only – Not to Scale.



House Type D and *D1
3-bed terraced and semi-detached
c. 102 sq.m. / 1,098 sq.ft.



Ground Floor

First Floor

For identification purposes only – Not to Scale.



House Type C and *C1
3-bed terraced and semi-detached
c. 108 sq.m. / 1,163 sq.ft.



Ground Floor

First Floor

For identification purposes only – Not to Scale.



House Type E
3-bed end-of-terrace and semi-detached
c. 104 sq.m. / 1,119 sq.ft.



Ground Floor

First Floor

For identification purposes only – Not to Scale.

Please note that the houses will either have a red or yellow brick façade, please ask the selling agent. *Denotes mid-terrace houses

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House Type F

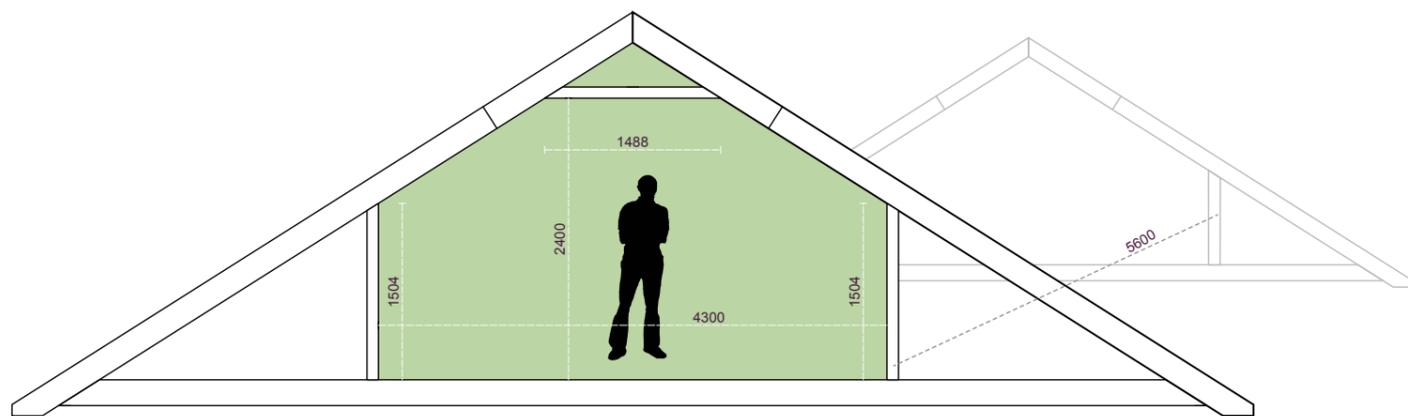
2-bed terraced and semi-detached
c. 82 sq.m. / 883 sq.ft.



For identification purposes only – Not to Scale.

Storage Solutions - Attic

Approximate floor areas have been provided to us by either the relevant architect or client, however it should be noted that in some cases, variations in floor area will occur.



For identification purposes only – Not to Scale. *Please note the positioning of the windows will vary on gable walls depending on the house type, please ask the agent for further details.



Note, not to scale, for illustrative purposes only.

Selling Agents



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