

# TO LET

FIRST LETTINGS OF HIGH QUALITY NEW HOUSES

## ST. EDMUNDS



## ST. LOMANS ROAD, PALMERSTON, DUBLIN 20

- Selection of stylish new three & four bedroom houses, which have been built to the highest of standards.
- Located in the beautifully maintained St Edmunds development, situated just minutes from the Liffey Valley Shopping Centre.
- The houses at St. Edmunds would suit working professionals as well as families.





## THE LOCATION

St. Edmunds is a popular and convenient living destination within easy reach of a multitude of amenities including shops, restaurants, cafes, schools, childcare facilities, hotels, sports and leisure facilities, schools business and office hubs.

The development is located moments from the junction of the M50 and N4, providing quick and easy access to locations around Dublin and beyond. The city centre is approximately 9km away and the airport is easily accessible along the M50. Buses depart to and from the city centre approximately every five minutes, they also connect with Heuston Station, allowing further connections with the Luas red line or local and national train services.

Clondalkin / Fonthill train station is c.2.5km away with direct routes into city centre. Travel time from Fonthill train station to Pearse Street train station is approximately 30-35 mins during rush hour.

St. Edmunds is superbly located beside the Liffey Valley Shopping Centre. The Liffey Valley area has transformed into an exciting hub for young professionals and families. The area benefits from the country's landmark shopping and entertainment experience, the Liffey Valley Shopping Centre offers a range of shops from your local newsagents to mainstream outlets. There are a total of 126 retail units in Liffey Valley with 29 restaurants and coffee shops, plus the newly renovated Vue Cinema with state of the art 14-screen cinema.

The area offers a number of options to the sports enthusiast, it is surrounded by a multitude of facilities and clubs such as Hermitage and Lucan Golf Clubs, Esker Celtic Football Club, Lucan Sarsfields GAA and Lucan sports leisure centre, Sanovitae Gym at the Clarion hotel, Ben Dunne Gym, Lucan and Endeavour Gym to name a few.

## THE HOUSES AT ST. EDMUNDS

First letting of superb new high quality houses at St. Edmunds. These three and four bedroom houses are well designed to maximise space for families and individuals, they have been fitted out to very high standards with vibrant colours and modern furnishings.

The new houses in St. Edmunds are purpose built and recently completed to a very high standard with excellent specification and design. To maximise space for families and individuals there are designated storage areas, separate utility areas and additional attic storage with Fakro attic stairs for easy access.

All the houses come with fully integrated kitchen units and high quality appliances including dishwasher, large fridge/ freezer, hob, oven and washing machine/ dryers.

The new houses in St Edmunds have digitally controlled gas fired central heating and come with High Energy Ratings which means cheaper running costs & greater comfort.



## FEATURES

- The houses come with wooden flooring throughout the hallways, kitchen, living room and bedrooms
- Digital Heatmiser thermostat controls for central heating and hot water
- High Speed Internet Connection Points with Virgin Media. Satellite and terrestrial TV ready
- Well equipped & tiled bathroom with quality sanitary ware
- Bathroom and en-suite have wall and floor tiling
- Pressurized hot & cold water system
- Built-in wardrobes (include shelving & hanging rail)
- Superb fitted kitchen with quality integrated Zanussi and Nordmende appliances
- Separate utility room with washer / dryer
- Solid interior doors
- Additional attic storage with Fakro attic stairs
- Triple-glazed windows throughout
- Generous tiled patio areas and timber sheds in rear gardens
- Two designated car spaces per house
- Set in a professionally designed & managed landscaped development



**01 6318 401**

[www.hookemacdonald.ie](http://www.hookemacdonald.ie)

118 Lower Baggot Street, Dublin 2

Email: [stedmunds@hookemacdonald.ie](mailto:stedmunds@hookemacdonald.ie)

PSRA Licence No: 001651

**Conditions to be noted:** These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property is to be relied on as a statement or representation of fact. The vendor does not make or give the Agent(s) or its staff authorised to make or give any representation or warranty in respect of this property. All descriptions, dimensions, references to condition and necessary permission for use and occupation and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. Please note that this brochure does not constitute a note or memorandum in writing for the purposes of Section 51 of the Land and Conveyancing Law Reform Act 2009.