



SPECIFICATIONS:
EXTERNAL FINISHES
Low maintenance Corum brick and painted render to external façade with private cobblelock driveway and ample off-street parking. Black PVC fascia, gutters and downpipes. Energy efficient double glazed PVC windows with contemporary composite front door with multi locking system. Feature French doors in the Kitchen/ Dining area with separate glazed door from the utility room.

GARDEN
Painted timber side access gates. Garden levelled and seeded with concrete block and concrete panel and posts to rear garden boundary. Brick walls to the front boundary with pier cappings. Weatherproof double power point to the rear. Wired for external light fitting to front and rear of each house.

INTERNAL FINISHES
Generous electrical specification throughout to include wiring for alarm and internal PIR sensors. Internal walls and ceilings skimmed and painted throughout. Painted internal panelled doors with brush steel ironmongery. Contemporary skirting and architraves painted white as standard. Timber stairs painted white complete with varnished solid wood handrail. Fireplaces are fitted with an insert wood burning stove in a modern designed fire surround and black polished granite hearth.

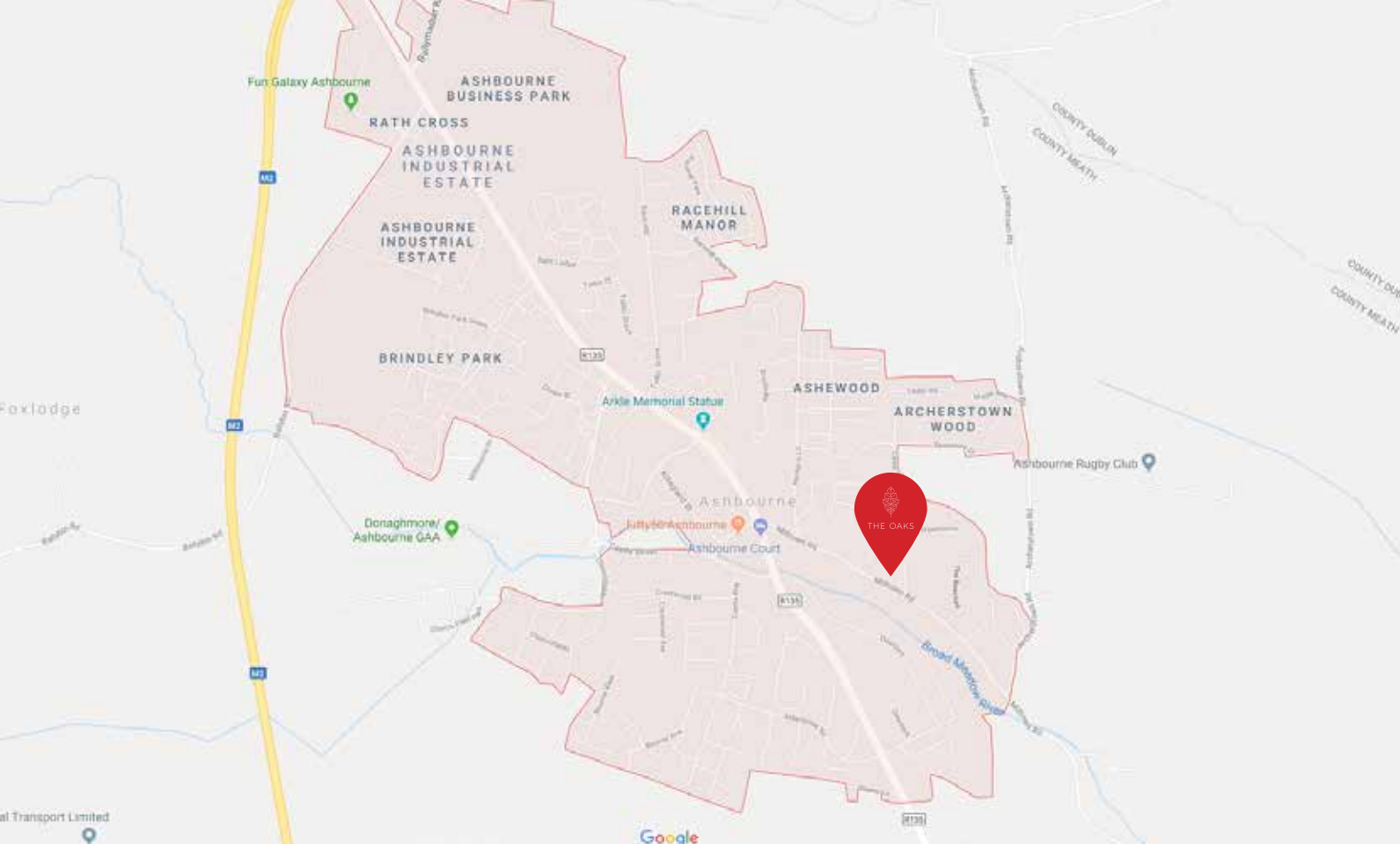
KITCHEN & UTILITY ROOM
Contemporary fitted kitchen with soft close drawers and doors. Quality finishes include Quartz counter top, upstands, stainless steel sink with mixer tap, fitted extractor fan and an American fridge freezer as standard. Separate utility room with eye level storage and below counter space provided for washing machine and dryer. Kitchen appliances provided as per the showhouse.

BATHROOM & ENSUITES
Stylish sanitary ware to bathrooms and ensuites. Heated towel rails, fitted extractor fans and generous tiling allowance provided.

WARDROBES
Contemporary fitted wardrobes in all bedrooms as per the showhouse.

ENERGY EFFICIENCY/ HEATING
Gas fired condensing boiler with 4 thermostatic zoned heating controls. Solar photovoltaic panels helping to reduce energy bills. High level of insulation to floors, walls and roof to achieve an 'A' BER rated home. Smoke, carbon monoxide and heat detector sensors fitted as standard

GUARANTEE
Each home is covered by 10 year Homebond structural guarantee



Professional Team

Developer



Architects:

WCA Architects
Broadmeadow Hall
Applewood Village
Swords Co. Dublin

Structural Engineers:

CS Consulting
1st Floor
19-22 Dame Street
Dublin 2

Solicitors:

Bourke & Co Solicitors
167/171 Drimmagh Road
Walkinstown
Dublin 12



PSRA No. 001417

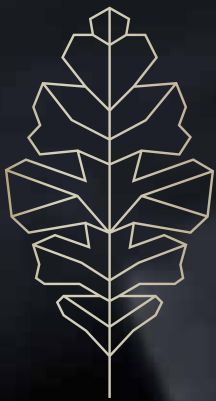
Selling Agents:
REA GRIMES

01 8350 392
info@reagrimes.ie



www.theoaksashbourne.ie

Disclaimer These particulars are issued by REA GRIMES on the understanding that all negotiations are conducted through them. All descriptions, dimensions etc., included in these particulars, and any statements made by us or our representatives, are made in good faith but are not intended to form a basis for any Contract. Any intending Purchaser should not rely on them as statements or representations of fact, but should satisfy themselves by inspection or otherwise as to the correctness of each of them before committing themselves to a Contract. Please understand that the details contained within this brochure shall not form any part of a binding agreement and no agreement shall exist or be deemed to exist between any intending The Oaks house purchaser and the builder of their agents until such time as a formal contract has been executed in writing by both parties.

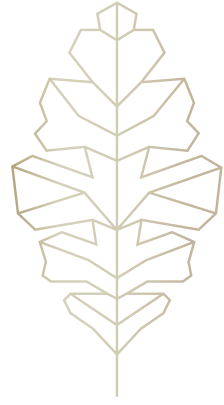


THE OAKS

BACHELORS WALK ASHBOURNE

AN EXCLUSIVE DEVELOPMENT
OF LUXURY 4 BEDROOM
DETACHED HOMES

WWW.THEOAKSASHBOURNE.IE



Welcome to The Oaks

A small and exclusive development of 4 bedroom detached family homes in a premier location on Bachelors Walk, Ashbourne.

These elegant family homes meet the exacting standards of modern lifestyles with superb design and excellent craftsmanship incorporating 'A' rated energy efficient technologies – it's time to put down roots in your new family home.



Connected Living

Situated just minutes stroll away is Ashbourne Town, which offers a broad range of amenities and transport facilities. Ashbourne boasts an excellent choice of education options with 5 primary and 2 secondary schools, in addition to creches and childcare facilities all within close proximity to The Oaks.

The City Centre is within easy commuting distance with a number of bus routes servicing Ashbourne. The M2 leading to the M50 network is just a 5 minute drive linking to all major national routes.

Ashbourne is a bustling destination providing everything you need on your doorstep with well known retail brands such as Dunnes Stores, Tesco, Lifestyle Sports, Insomnia and New Look to name but a few operating alongside independent retailers, award winning restaurants and cafes. Highly regarded modern sporting facilities include a Golf Club, Rugby Club, GAA, two soccer clubs in addition

to cricket club, baseball club, swimming pools and gyms. For a more leisurely activity, why not take a walk in the stunning countryside or for a day out visit Fairyhouse Racecourse, Tayto Park, Hill of Tara and Rathbeggan Lakes all just a short drive away.

30 MINS
Dublin City Centre



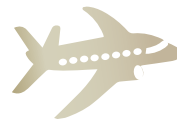
12 MINS
M50

15 MINS
Blanchardstown



20 MINS

Dublin Airport



HOUSE TYPE A
4 Bedroom Detached
183 sqm / 1.969 sq.ft

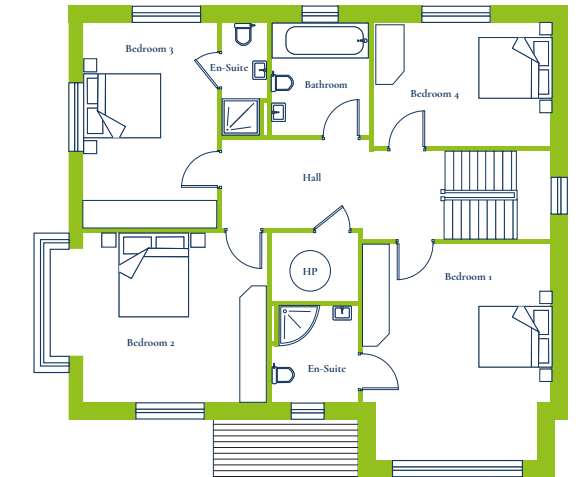
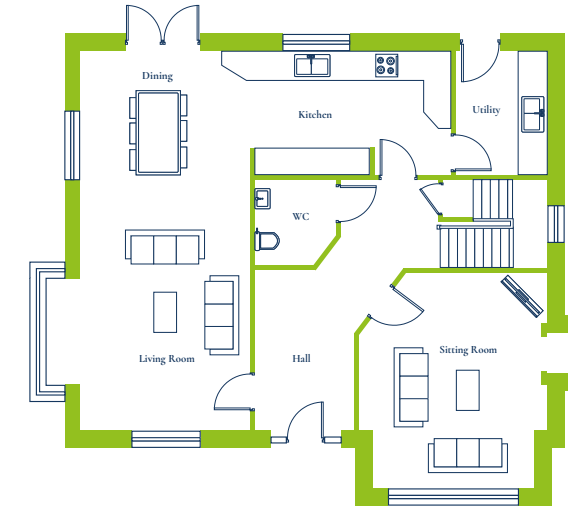


HOUSE TYPE B
4 Bedroom Detached
181 sqm / 1.948 sq.ft

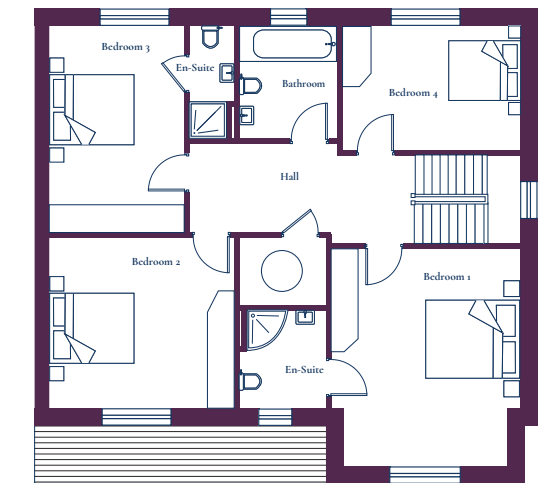
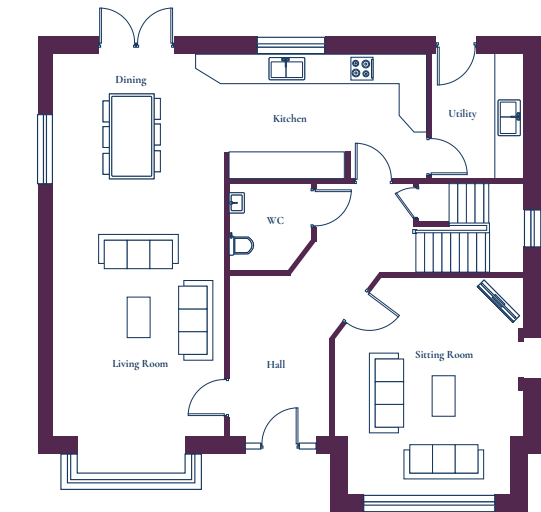
For indicative purposes only. Not to scale.



HOUSE TYPE A
4 Bedroom Detached
183 sqm / 1.969 sq.ft



HOUSE TYPE B
4 Bedroom Detached
181 sqm / 1.948 sq.ft



Floor Plans are for illustrative purposes only. Not to scale.