



Country Living • City Life





*Quality family
homes with all
the comfort of
suburban living
and easy access
to city life.*

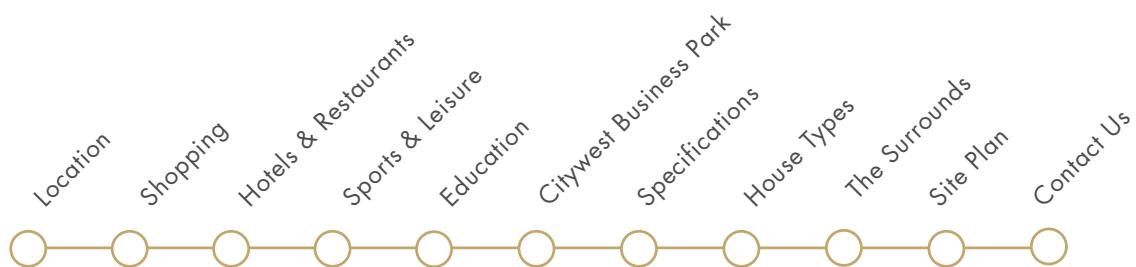
Cúil Dúin

Cúil Dúin is an imaginatively designed development of two, three and four bedroom 'A'-rated houses being built on a prime site in a great location at Citywest beside a multitude of amenities that will appeal to discerning owners seeking high quality family homes with all the comfort of suburban living and easy access to city life.

A great deal of planning has gone into the design of the Cúil Dúin development. Considerable attention has been paid to both the external elevations and the internal layouts. The result is that these new houses not only look very attractive with a

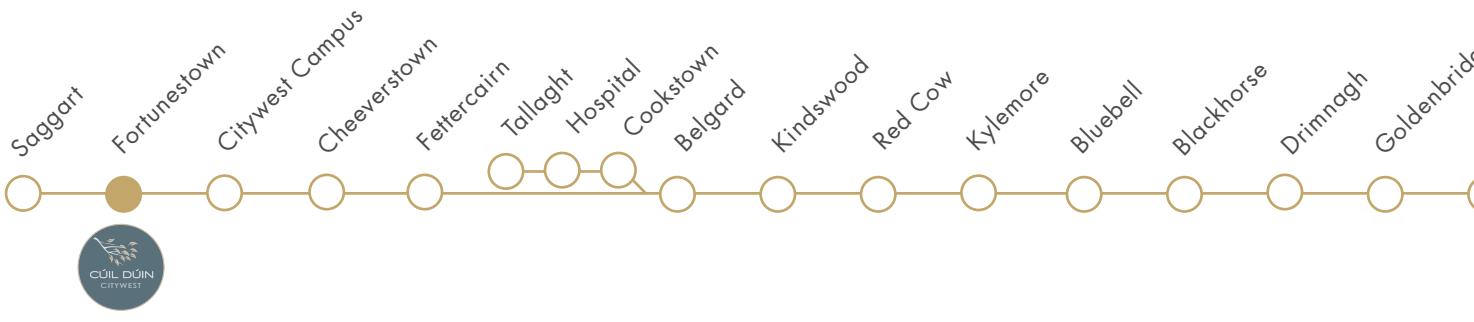
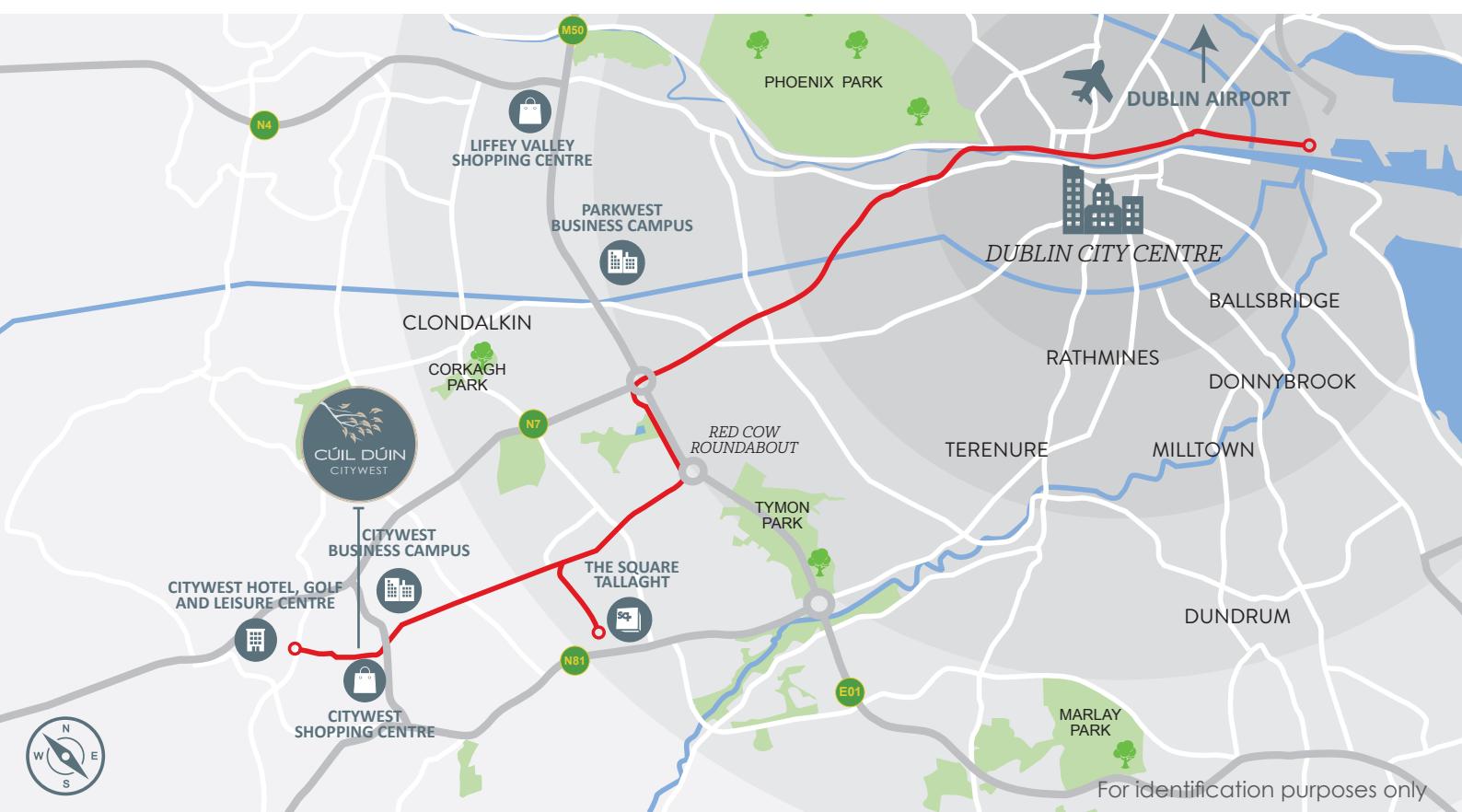
fine mixture of brick and render but have the benefit of practical and spacious living and bedroom accommodation along with fully-fitted kitchens and stylish bathrooms. The emphasis throughout is on achieving high quality and innovation in every aspect of the design and specification.

The houses have achieved 'A'-class Building Energy Ratings (BER) ensuring excellent energy efficiencies and low running costs for home owners.

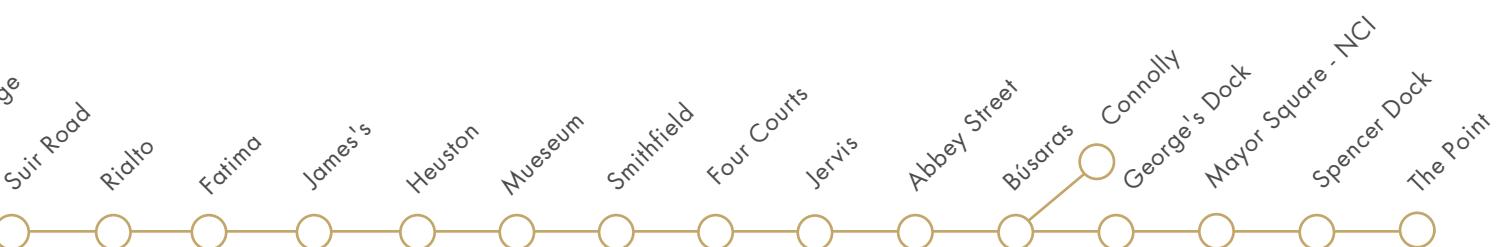


Location

Residents of Cúil Dúin enjoy an outstanding array of amenities and transport options on their doorstep. The adjacent Fortunestown Luas stop brings the city centre within fast reach as do several local bus routes. The N7 and M50 provide easy access to all other locations.



The adjacent Luas stop brings the city centre within fast reach



Shopping

There is a fantastic selection of shops in the area ranging from the excellent Citywest Shopping Centre, anchored by Dunnes Stores and containing a number of top retailers, to the fine local shops and boutiques at Saggart Village. The shopping centre also offers a pharmacy, dry-cleaners, newsagents, post office, barbers, medical centre and other essential amenities. The renowned Avoca complex is less than five minutes away.





Hotels and Restaurants



There are a number of hotels and restaurants within easy reach. Citywest Hotel, the largest in the country, is well-established as a popular complex with restaurants, a golf course and leisure facilities.



Sports and Leisure

Leisure and sports amenities abound in the area with beautiful parks, golf clubs, equestrian centres, football, tennis, bowling, gym and swimming pools presenting activities for every age and inclination.



Education

There are excellent national, primary and secondary schools convenient to Cúl Dún offering a wide choice of education for children of all ages. The nearby Institute of Technology provides third-level higher education options in the area.



Citywest Business Park

Citywest is one of the most extensive business parks in the country providing employment for thousands of people. The campus was established in the early 1990's and contains many leading Irish and international companies such as Sony, Unilever, Adobe, Pfizer, Topaz, Costa Coffee and McCabe's Pharmacy.

Citywest has 140 companies from nine different nationalities and offers a further range of on-site amenities with more restaurants, shops and a modern crèche. Additional public and private transport services to the city centre are available from within the campus.

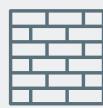


Specification



Building Fabric

Passive principles have been applied to the building fabric with a high-level of insulation, improved air tightness, and reduced thermal bridges which result in a reduced energy demand and increased level of comfort.



External Walls

Bricks on front elevations, pre-coloured render finish on gable and rear walls and feature window surrounds will be used to provide a high quality low maintenance building finish.



External Door

The front door will be a heavy duty engineered multi-point locking door giving the aesthetic appeal of the traditional timber door while providing the desired strength, security and thermal performance characteristics.



Windows

High quality uPVC windows with soft coat low emissivity glass and warm edge spacer bars combine to reduce heat losses. The windows will be ivory in colour with a wood effect.



Interior Finishes

2.6m high ceilings on the ground and second floors create a generous feeling of space. Superior quality internal joinery with oak handrails to stairs. Contemporary wardrobes will be provided in each bedroom. A sealed attic hatch with pull down ladder will allow easy access to potential additional storage area.



Internal Doors

High-quality oak finish doors will be fitted with satin chrome finished handles, hinges and locks.



Kitchen

Elegant contemporary designed kitchens with option for high gloss finish or painted solid wood doors and stone/quartz surface in the larger houses. Soft close doors and drawers. Integrated and branded hob, oven, fridge freezer, cooker hood and dishwasher all provided. Stainless steel sink and mixer taps. LED under counter lights will enhance the counter-top workspace.



Bathrooms and En-suites

High-quality, contemporary sanitary ware and heated towel rails will be provided in all bathrooms and en-suites. Tiling will be provided on floors and on walls of wet areas in bathrooms and en-suites. Bath screens and shower doors will be provided. Pumps will be used to supply water to all showers.

Specification



Heat Recovery Ventilation

This system provides a healthier living environment while significantly reducing the heating demand. The outgoing air passes through a heat exchanger and preheats the incoming air, recovering 90% of the heat that would otherwise be lost. The air in the house is changed more frequently than naturally ventilated houses and all incoming air is filtered, reducing dust and other pollutants creating a fresher, healthier place to live.



Gardens

A paved patio will allow the living area extend into the garden. All gardens will be levelled and lawns seeded. A 1.8m timber fence with concrete posts will provide privacy on each side of the gardens. An external weather proof power point and external water supply will be provided at the rear of the house.



Media and Communications

High speed data points in all living rooms, kitchens and bedrooms with Cat 6 cabling throughout the house. Living rooms will be pre-wired for surround sound systems and kitchens and master bedrooms will be pre-wired for ceiling speakers.

Sky and UPC available.



Guarantee

Each home is covered by a 10 year structural warranty insurance policy.

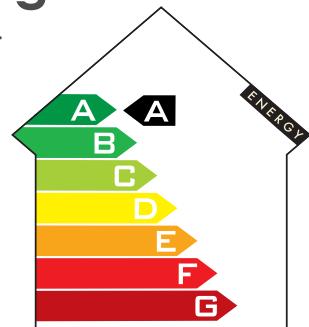


Security and Safety

Mains powered smoke detectors will be fitted throughout the house. Carbon monoxide detectors will be fitted in all kitchens, living rooms and bedrooms over the living rooms. All windows and doors will have multi-point locking systems. Houses will be hard wired for security alarms and data points will be provided at the front and rear doors to facilitate installation of CCTV cameras.

Energy Rating

A2 and A3 energy rating.



Solar Panels

Solar photovoltaic panels on the roof will generate additional electricity to reduce the amount needed from the grid.



Heating

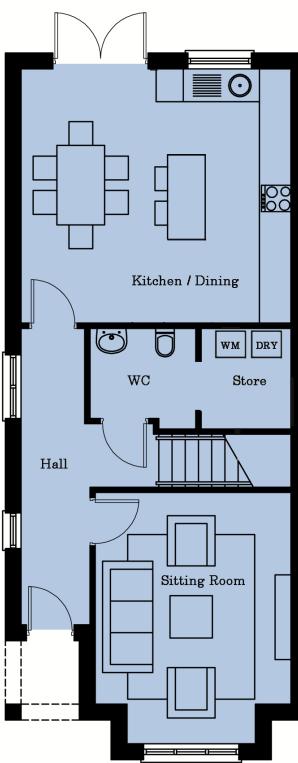
An 'A'-Rated condensing gas boiler combined with a wireless heating controller will allow precise control over the three heating zones. In addition to the separate heating zones, radiators will be fitted with thermostatically controlled valves providing additional room by room control. All heating and water pipes will have high performance insulation to reduce heat losses.



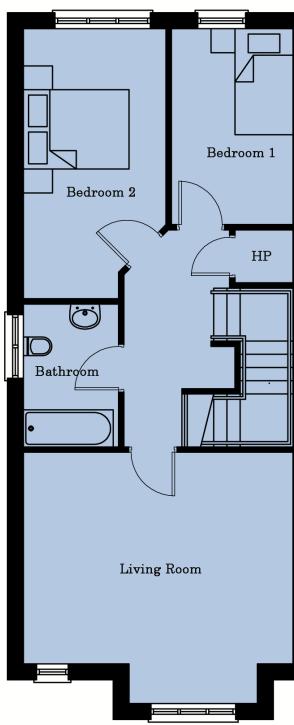
Four Bedroom House

4 bedroom semi-detached

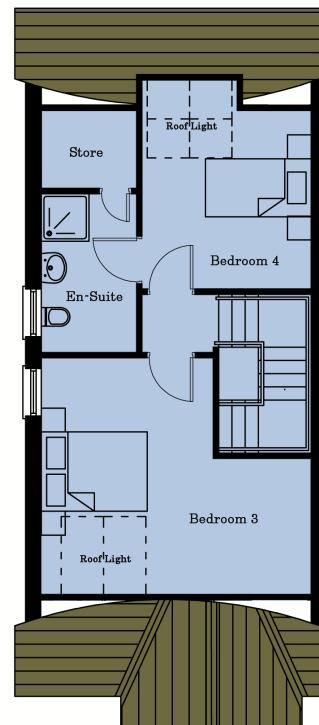
Approx. 161.88 sq.m. / 1,741 sq.ft.



GROUND FLOOR



FIRST FLOOR



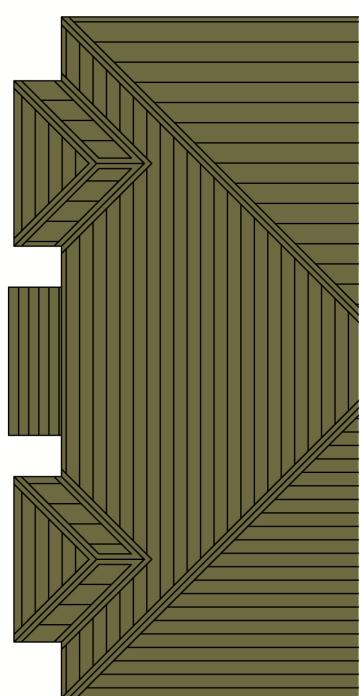
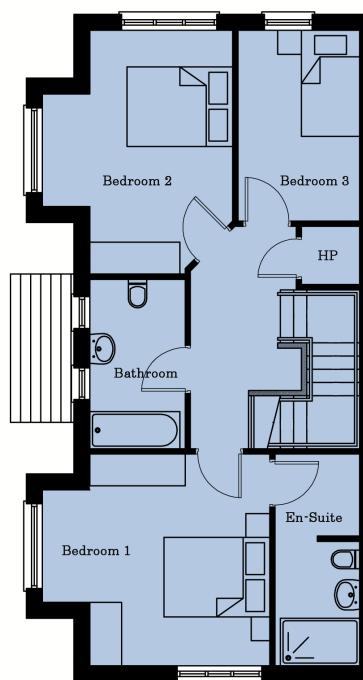
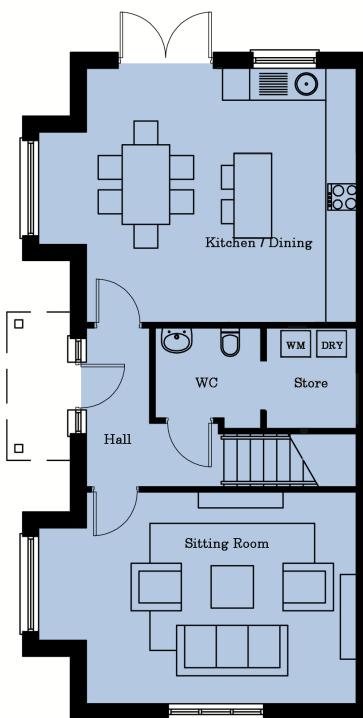
SECOND FLOOR



Three Bedroom House

3 bedroom semi-detached (end)

Approx. 125.54 sq.m. / 1,350 sq.ft.

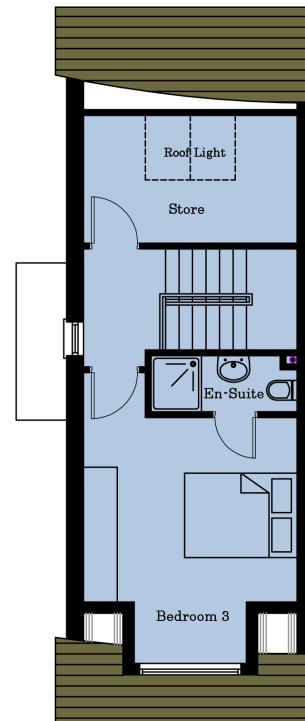
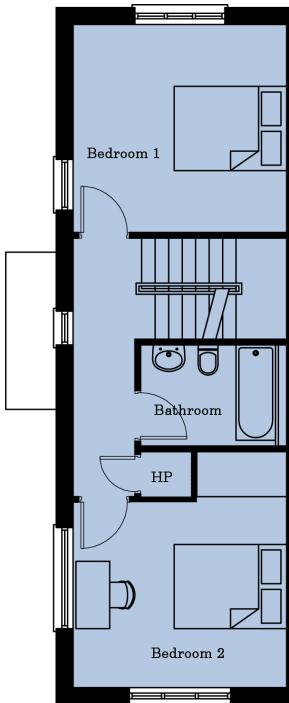
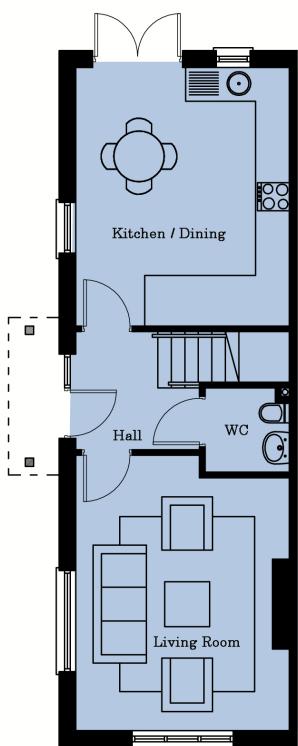




Three Bedroom House

3 bedroom townhouse end-of-terrace

Approx. 115.65 sq.m. / 1,244 sq.ft.



GROUND FLOOR

FIRST FLOOR

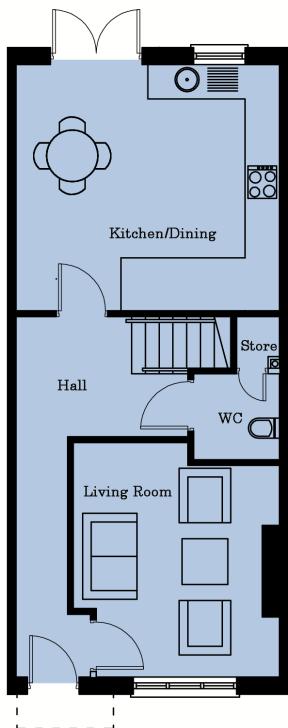
SECOND FLOOR



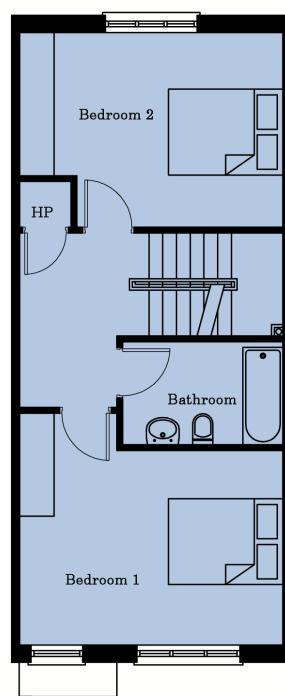
Three Bedroom House

3 bedroom townhouse mid-terrace

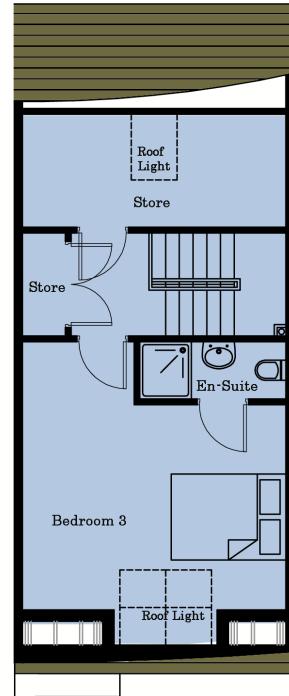
Approx. 130.47 sq.m. / 1,403 sq.ft.



GROUND FLOOR



FIRST FLOOR



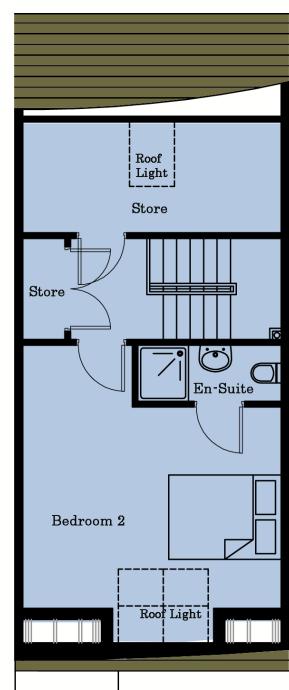
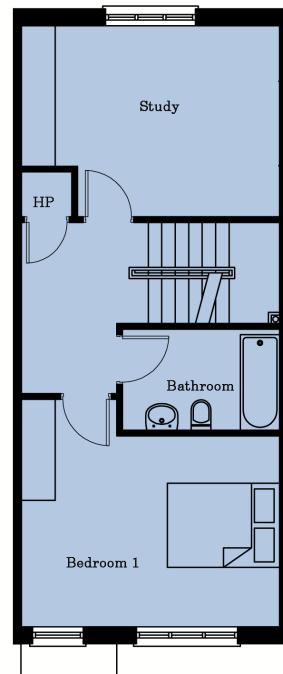
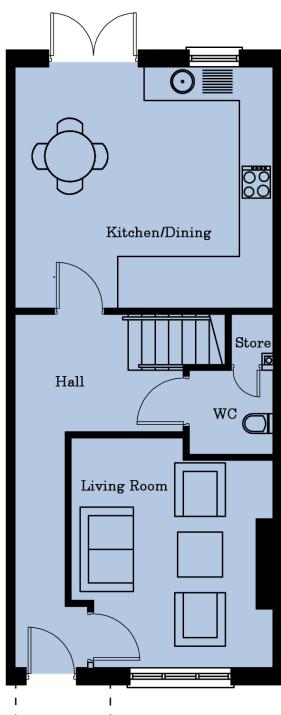
SECOND FLOOR



Two Bedroom House

2 bedroom townhouse mid-terrace

Approx. 130.47 sq.m. / 1,403 sq.ft.



The Surrounds



- █ **2 bed - mid-terrace**
Approx. 130.47 sq.m. / xxxx sq.ft.
- █ **3 bed - end-of-terrace**
Approx. 115.65 sq.m. / xxxx sq.ft.
- █ **3 bed - mid-terrace**
Approx. 130.47 sq.m. / xxxx sq.ft.
- █ **4 bed - semi-detached**
Approx. 161.88 sq.m. / xxxx sq.ft.
- █ **3 bed - semi-detached (end)**
Approx. 125.54 sq.m. / xxxx sq.ft.



Plan



ARCHITECTS

xxx

SOLICITORS

xxx

BER

[BER>A2>A3]

SELLING AGENTS

Hooke & MacDonald,
118 Lower Baggot Street, Dublin 2.
01 631 8402
sales@hookemacdonald.ie
PSRA: 001651



DEVELOPERS

Harcourt Developments,
18/19 Harcourt Street, Dublin 2
01 475 3928
info@harcourtdevelopments.com



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PSRA Number 001651

Contact Us



Specification

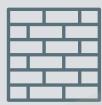


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Soft close doors and drawers.

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Superior quality internal joinery with oak handrails to stairs.

Contemporary wardrobes will be provided in each bedroom.

A sealed attic hatch with pull down ladder will allow easy access to potential additional storage area.

Solar Panels

Solar thermal panels installed on the roof will provide hot water throughout the year and greatly reduce hot water heating costs.

Or

Solar photovoltaic panels on the roof will generate additional electricity to reduce the amount needed from the grid.

Guarantee

Each home is covered by a 10 year structural warranty insurance policy.

Energy Rating

A2 and A3 energy rating.

