

WELLFIELD

CHURCHTOWN

www.wellfieldchurchtown.com

Wellfield – Life just got better!

Recognising the need for a modern home, with the benefits of high specification, energy efficiency and value for money, Highgate Properties commissioned the design and construction of Wellfield.

These luxurious homes blend ageless style with exquisite attention to detail, on both internal and external finishes, located in Churchtown – one of Dublin's most popular residential addresses.



Contemporary homes...

Making the most of this superb location, Highgate Properties have delivered an exclusive scheme of 6 luxurious semi-detached family homes. The homes have been designed with great attention to detail resulting in properties of exceptional elegance and craftsmanship. Purchasers will enjoy the benefits of a brand new high specification house, complete with all the comforts of modern lifestyle design, including features such as large living space and high ceilings.

Wellfield has been specifically designed, bearing in mind the maximum utilisation of available high quality space. All homes come with landscaped rear gardens and private parking to the front for two cars.

Wellfield also offers the opportunity to purchase a brand new home that combines the best principles of sustainable green architecture in harmony with its surroundings and the environment. These homes are A3 - Rated energy efficient with incorporated solar panels, energy saving gas condensing boilers, thermostatic controls on all radiators, as well as a high level of insulation which all combine to lower the energy costs.



Specification

BER A3

Kitchens

- Designer kitchen from Kube Kitchens
- Blanco city stone worktop
- Siemens appliances including extractor hood, fridge and separate integrated freezer and integrated dishwasher
- Built in oven and a coffee dock
- Washer dryer provided in the utility room
- Hall tiled in Italian porcelain tiles
- Living areas floored in a wide plank washed limed oak flooring
- Stainless steel under-mounted sink

Bathrooms and Ensuite

- High quality Utopia furniture and Vitra sanitary ware
- Fully tiled walls and floors
- Chrome heated towel rail
- Level access shower enclosures
- Stylish waterfall showers

Bedrooms

- Bespoke fitted wardrobes
- Top floor dedicated to a master bedroom opening onto a terrace giving excellent views of the Dublin Mountains

Heating/Fireplace

- Gas fired central heating — zone controlled
- Designer gas insert fire

Decoration & Finish

- High quality satin chrome sockets and dimmer switches on ground floor
- 2.4m high internal doors
- Well crafted white architraves and skirting

- High performance triple glazed windows throughout
- Extra height ceilings on the ground floor
- Contemporary oak stairs
- Centrally wired for TV's

Energy Efficiency

- A3 Building Energy Rating (BER)
- Solar panels to reduce heating and water costs
- Extra wide solid concrete walls between houses giving added sound insulation
- High level of insulation throughout
- Triple glazing throughout
- Rainwater harvesting system fitted

Electrical / Security

- Generous electrical specification throughout
- Cat 5e cabling throughout
- Wired for alarm
- Multi-point & dead lock locking systems to external door
- Window locks throughout

External / Garden Landscaping

- Grassblock with gravel to driveway
- Low maintenance landscape designed rear garden complete with granite patio area
- Lighting, outside tap, external socket & gas connector

HomeBond Warranty

- Covered by the 10 year HomeBond guarantee scheme



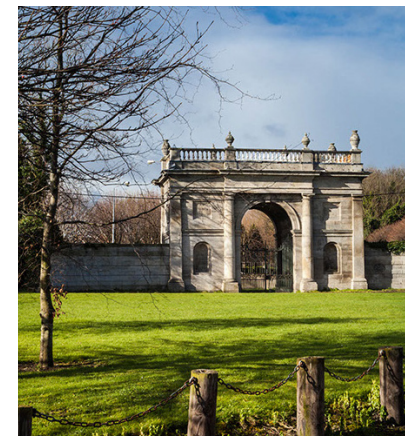
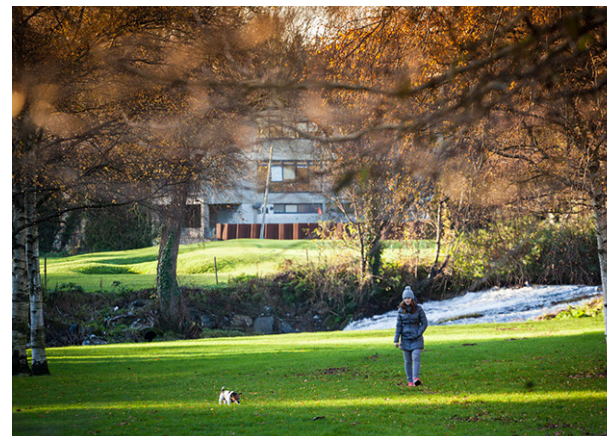
...ideally located

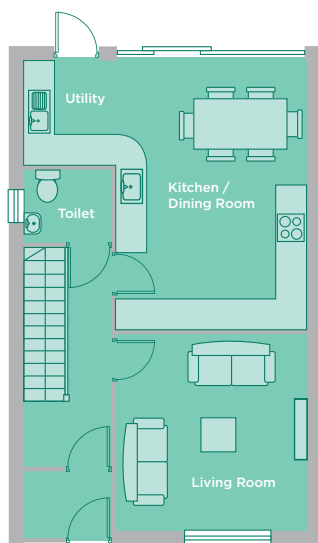
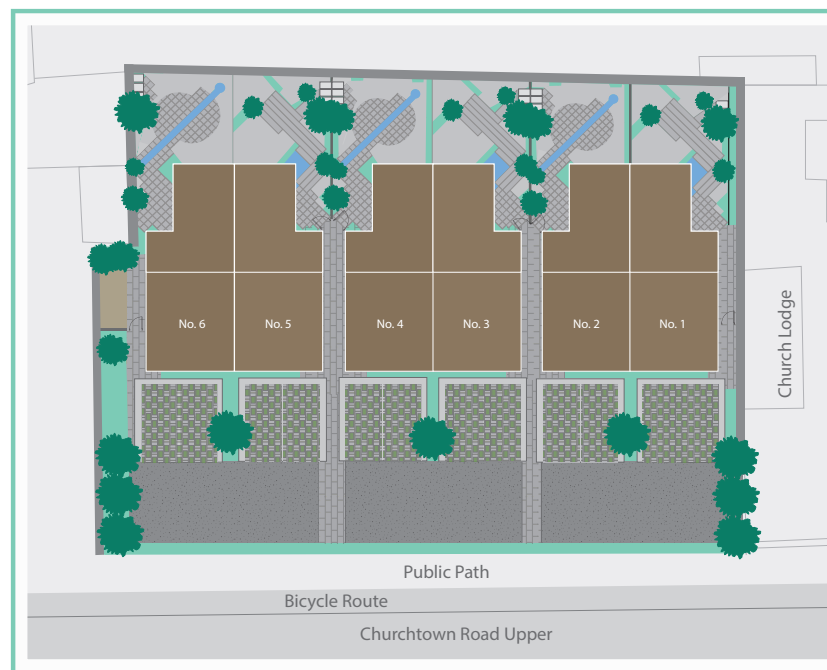
Wellfield's proximity to the villages of Dundrum, Rathfarnham and Milltown and within a few miles of St. Stephen's Green, make it one of the most sought after addresses of South County Dublin.

The transport links in the areas are second to none with two LUAS stops within walking distance of the scheme at Windy Arbour and Dundrum. The M50 motorway is within easy access and a QBC corridor is on the doorstep, with numerous bus routes to and from Dublin City Centre.

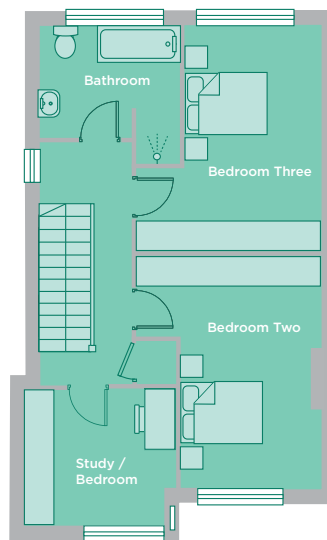
The properties benefit from the nearby award winning Dundrum Town Centre and its excellent shopping and leisure facilities, as well as the local shops. Nutgrove Retail Park, Shopping Centre and Business Park are just a short stroll away from the development.

Families will also appreciate the choice of schools at both primary and secondary level in the area, including Notre Dame, De La Salle, Taney National School, Mount Annville and Alexandra College to name but a few.





Ground Floor



First Floor



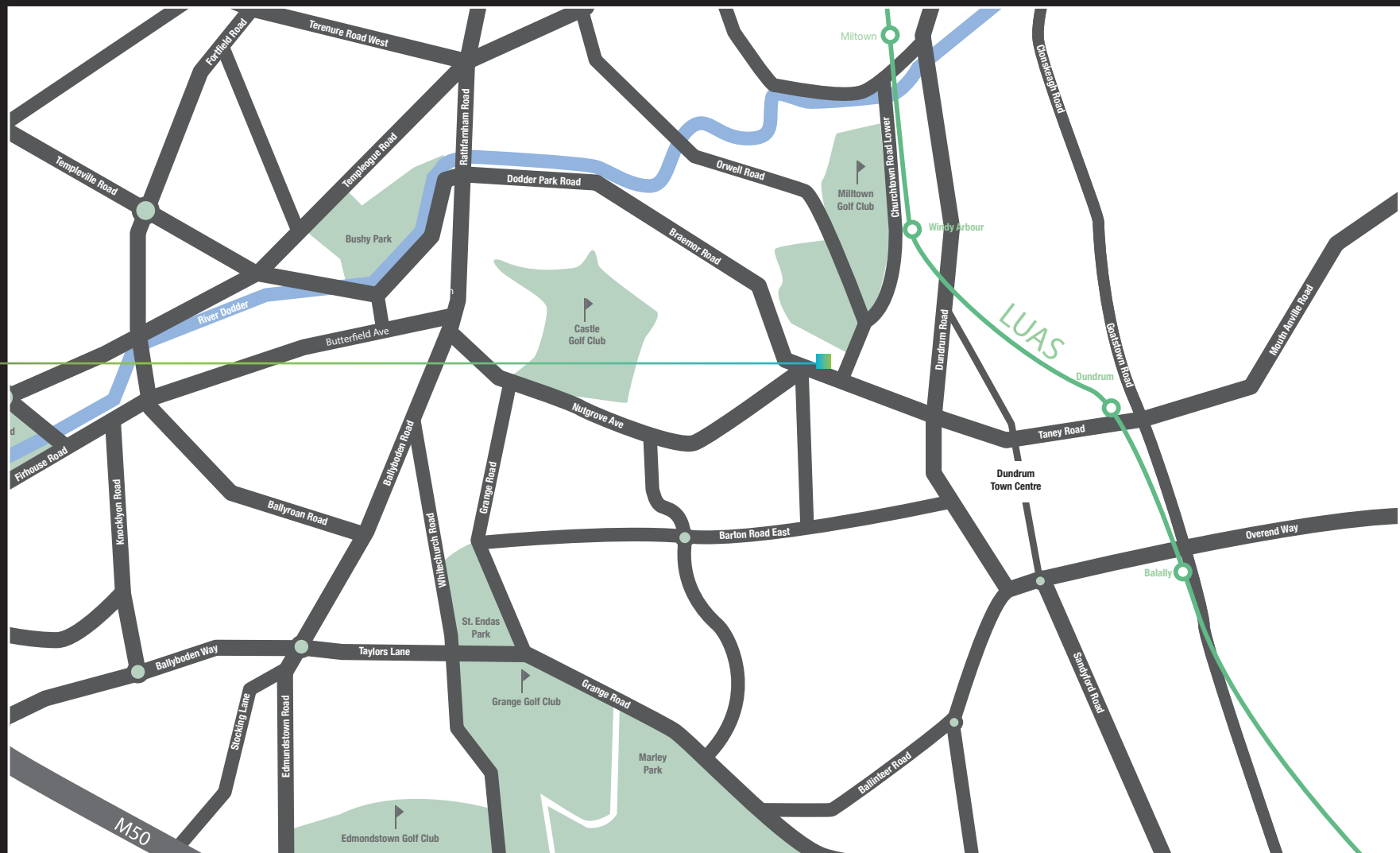
Second Floor

Location Map



WELLFIELD

CHURCHTOWN



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