

TAPTON

MURPHYSTOWN ROAD ■ DUBLIN 18



INTRODUCTION

Tapton is a contemporary new development of three and four bedroom family homes nestled in a quiet suburban setting in South County Dublin ■

This intimate development comprises ten family homes of traditional masonry construction situated within a mature residential location in Leopardstown, Dublin 18. These quality built 'A' rated homes have been designed by Kane Architecture with specific emphasis on traditional family living combined with today's modern lifestyle.

Landscaped communal gardens with spacious open areas and generously

proportioned private rear gardens characterise Tapton and enhance the vibrant feel of its exceptional living environment.

Purchasers will enjoy the benefits of a brand new high specification house built to exemplary standards, complete with all the comforts of modern design.





LOCATION

Tapton provides unparalleled shopping facilities in addition to excellent social and educational amenities on its doorstep

The Beacon South Quarter located less than 3 kilometres from Tapton has an abundance of eateries, health and fitness outlets and shopping facilities to choose from.

Dundrum Town Centre is only 4 kilometres away which boasts over 100 shops, a number of department stores and Ireland's only House of Fraser. There are over 40 restaurants and coffee shops in the centre in addition to a cinema, 200 seat theatre and a bar.

An excellent choice of sports and entertainment such as the Leopardstown Race Course, the state of the art Westwood Gym, Leopardstown Golf Course and Leopardstown Tennis Club are all within easy access of this development.

A good choice of primary and secondary schools are in the immediate vicinity with Saint Raphaela's, St. Mary's and Rosemount all within minutes' walk.

Transport links are second to none with the Glencairn LUAS stop located within metres of Tapton. The LUAS operate services to St. Stephens Green approximately every 7 – 10 minutes during peak times. There are numerous quality bus corridors which provide regular and reliable services directly into the city centre.

SPECIFICATION

Kitchen

Integrated kitchen units with formica worktops and tiled splashbacks.

Appliances

Appliances included as standard as per show house.

Internal doors

Engineered oak veneer doors in red deal painted frames.

Internal finishes

Walls and ceilings painted throughout.

Joinery

Painted skirting, architrave and window boards throughout.

Stairs

Red deal painted stairs with oak thread and handrail.

Renewable Energy

PV Solar Roof Panels to reduce electricity costs.

Rainwater Harvesting

2000 ltr rainwater harvesting and recycling system.

Bathroom

Stylish bathrooms and en-suites are designed around contemporary clean lines to offer excellent quality throughout. Shower enclosures are included as standard as per show house. Quality full-height wall tiling with floor tiling complete as standard.

Heating System

Natural gas fired central heating system with high efficiency 'A' rated gas condensing boiler.

Gardens

Granite paving as standard with horizontal wooden fencing between each home.

External Finishes

Granite window sills with high quality feature brickwork to first floor with painted render finish.

Guarantee

Each Tapton home is covered by the 10 year HomeBond structural guarantee scheme.

Management Company

Each homeowner will become a member of the management company with equal rights, relating to the common areas and the access avenue.

BER Rating



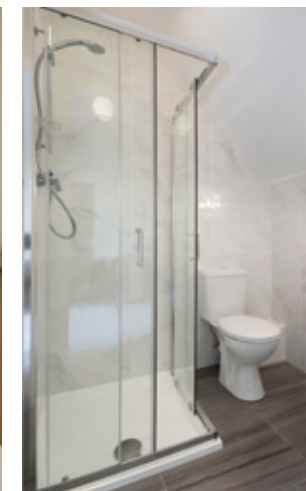
An annual low energy rating is achieved in the house(s) due to the high insulation levels, excellent levels of airtightness.





SITE MAP AND ACCOMMODATION SCHEDULE

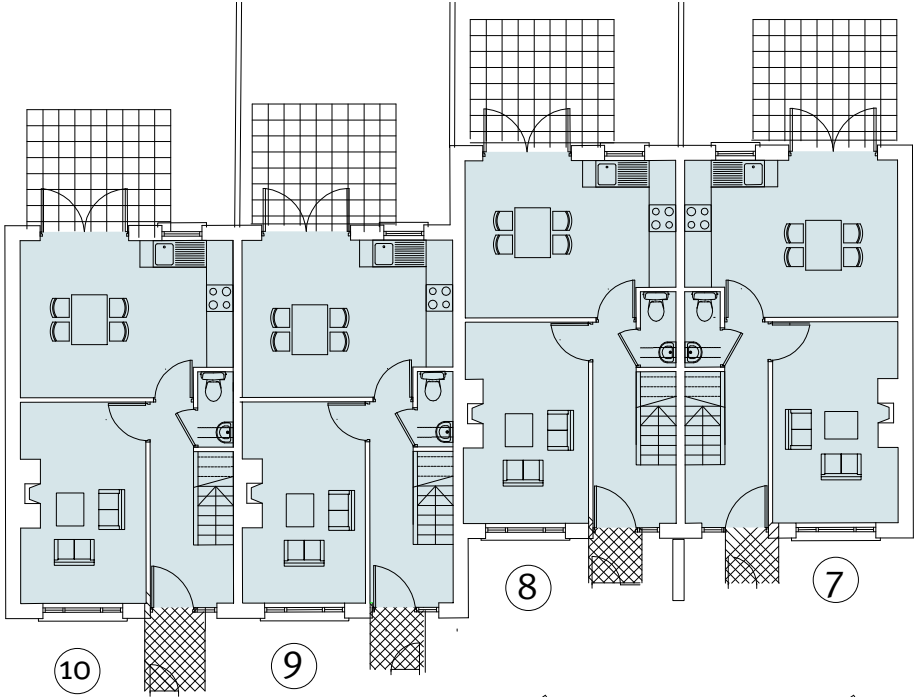
House	Type	Sq.m.	Sq.ft.
No. 1	4 bedroom home	130	1,400
No. 2	4 bedroom home	130	1,400
No. 3	4 bedroom home	130	1,400
No. 4	4 bedroom home	130	1,400
No. 5	Sold from plans	-	-
No. 6	Sold from plans	-	-
No. 7	3 bedroom home	110	1,184
No. 8	3 bedroom home	110	1,184
No. 9	3 bedroom home	110	1,184
No. 10	3 bedroom home	110	1,184



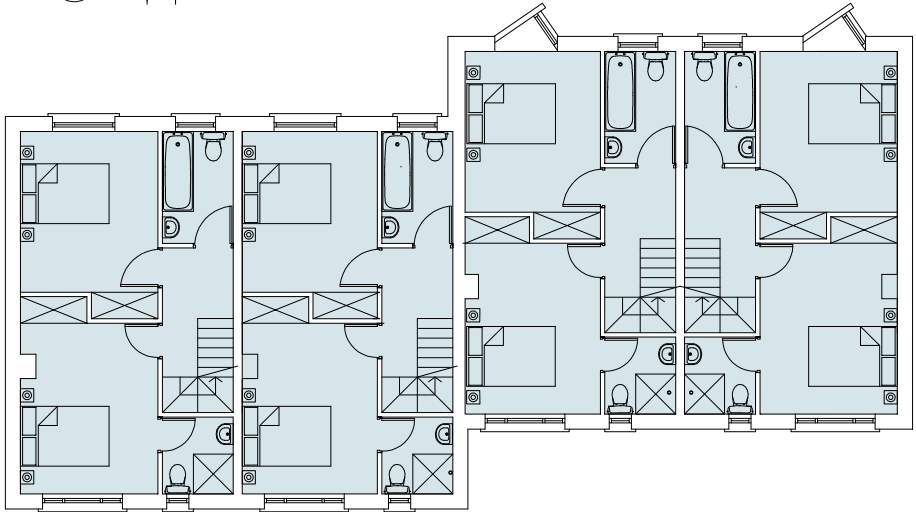
FLOOR PLANS

3 BEDROOM HOMES no. 7 - 10

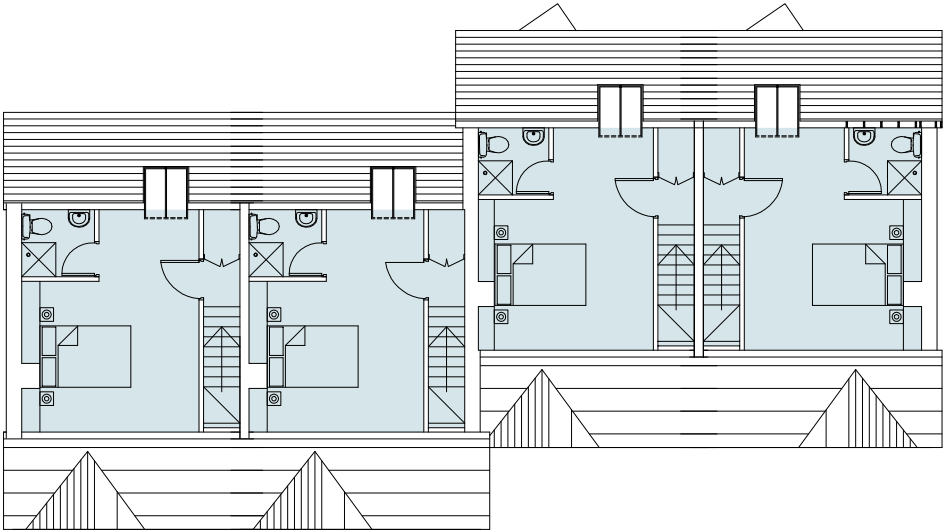
Ground Floor



First Floor



Second Floor

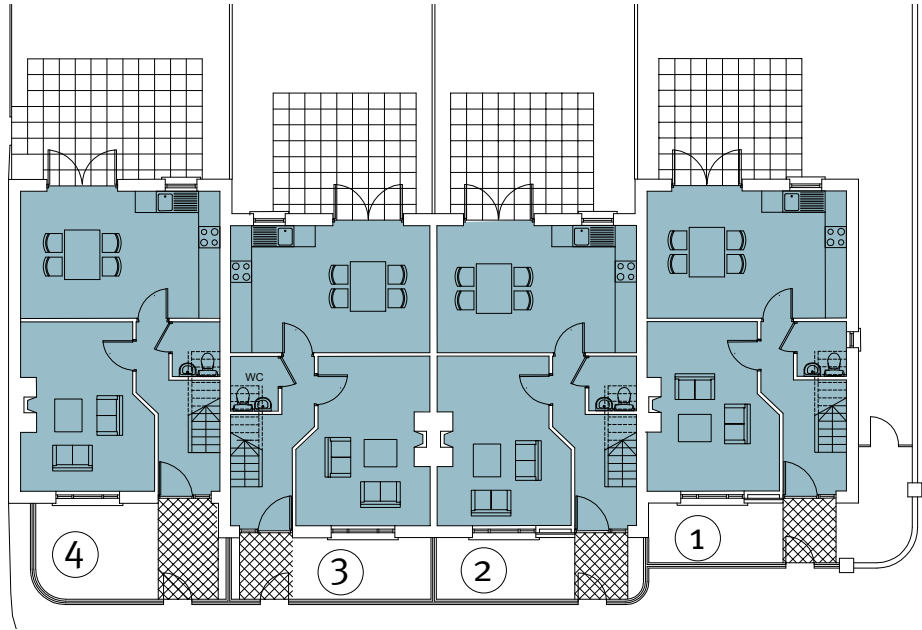


NOT TO SCALE, FOR ILLUSTRATION PURPOSES ONLY.

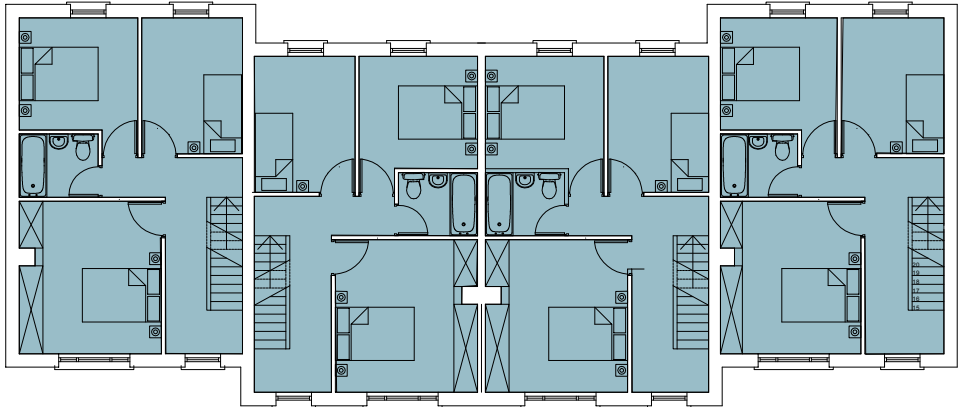
Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

4 BEDROOM HOMES no. 1 - 4

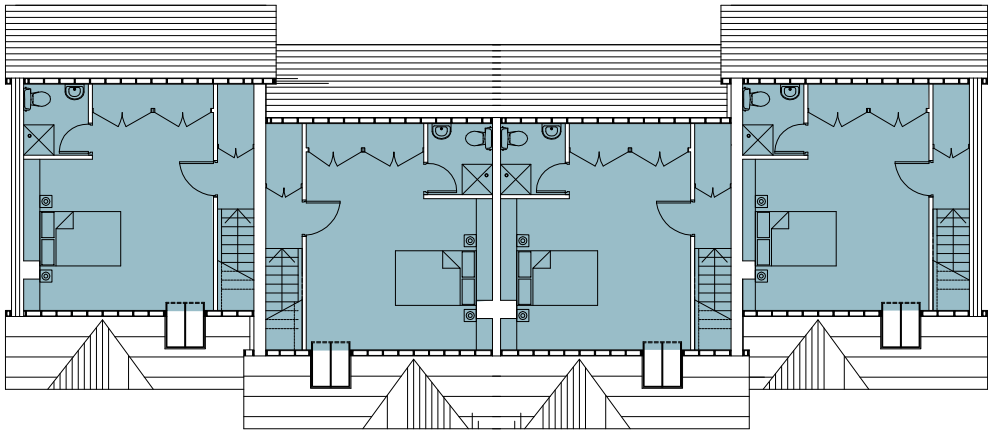
Ground Floor



First Floor

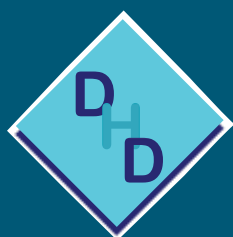


Second Floor



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Development by Caramore Homes Ltd.

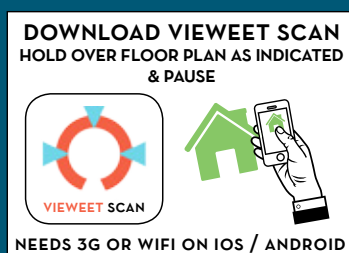
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