



New phase in this superb development of 3 bedroom family homes

www.homesatheathfield.ie





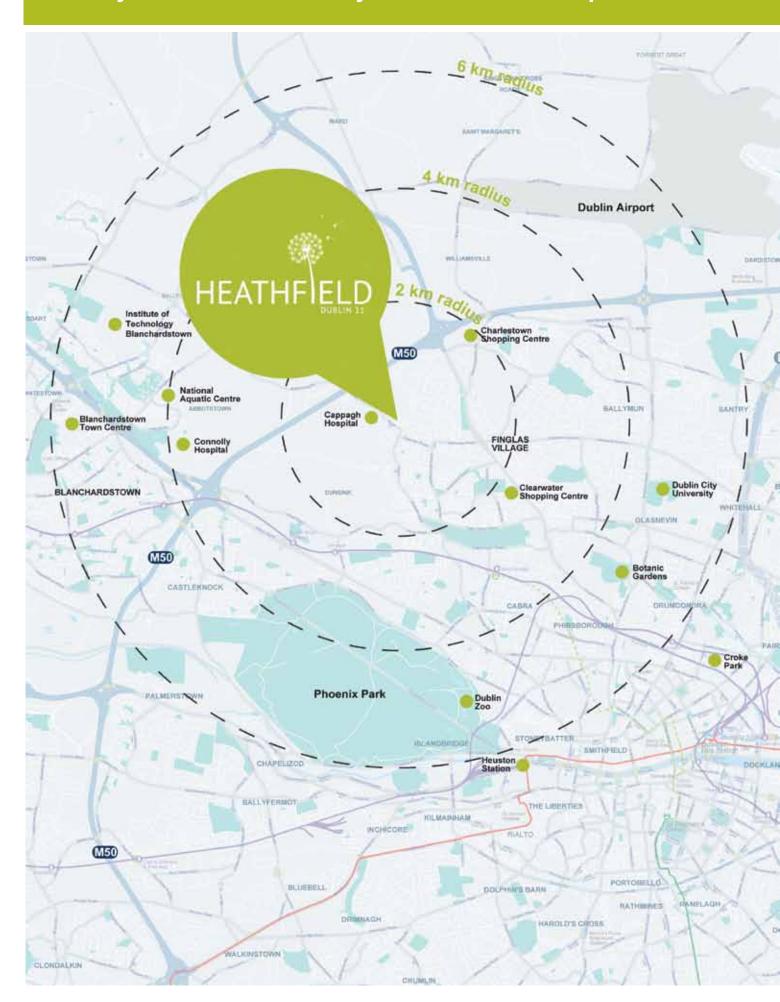
Heathfield is a quality built development comprising a mix of traditional 3 bedroom 'A' rated family homes approximately 1 kilometre from Finglas Village, Dublin 11 & less than 20 minutes commute to the City Centre.

Located beside Cappagh Hospital, Heathfield boasts generously proportioned living space, good sized private rear gardens and private paved driveways to the front of each home. There are excellent retail facilities on offer with both Blanchardstown Shopping Centre and Charlestown Shopping Centre reachable within less than 10 minutes' drive. Sports and leisure activities include Elmgreen Golf Club, The National Aquatic Centre and a range of top quality gyms all in easy reach of this development.

There are a range of educational facilities within the immediate area including St. Fergal's National School, St. Brigid's National School, Colaiste Eoin Secondary School, Mater Christi Secondary School and Colaiste Ide College of Further Education. Dublin City University is located approximately 15 minutes distance via car. There are numerous public bus routes within the immediate vicinity operating regular services to Blanchardstown Shopping Centre, Finglas Village and the City Centre

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# All you need on your doorstep



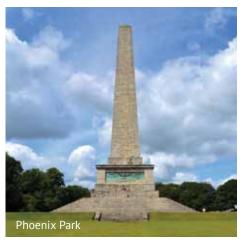






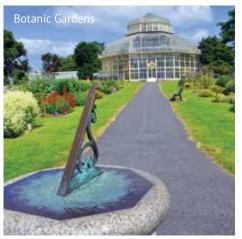














## Outstanding Quality, Superb Features

### Internal features

- Gas fired central heating efficient condensing gas boiler together with Photovoltaics.
- Generous electrical specification including switch sockets; front & back door outside lights.
- High quality wardrobes from floor to ceiling.
- High quality fitted kitchens, stainless steel extractor fan & stainless steel splash back.
- Quality fitted Fire Surround.
- Colonial 4 panel doors with brush stainless steel handles.
- Smoke alarms fitted as standard and connected to mains supply.
- Wired for alarm.

- Contemporary white sanitary ware.
- High quality wall, floor and attic insulation.
- Wire for television, telephone and ISDN Line.
- · Walls and ceilings painted throughout.
- Easily accessed attic storage via retractable stair.
- Pumped shower.
- Patio door.
- Extensive wall tiling to bathroom and ensuite.
- Shower enclosure with glass and chrome finished shower door.

### **External features**

- Schematically designed layout to front house elevations incorporating varying design mixes of brickwork and colour plaster finishes.
- Maintenance free uPVC double glazed windows.
- UPVC fascia, soffit, gutters & downpipes.

- Hardwood door with 3 point Locking System.
- Graded and seeded rear garden with post and panel fencing.
- 10 year Structural guarantee.
- Detailed & extensive professionally design landscaping scheme throughout overall development.















# Site map





3 Bed Townhouse 1200 sq.ft / 111.5 sq.mtrs



3 Bed Semi-Detached 1200 sq.ft / 111.5 sq.mtrs



3 Bed Double Fronted 1180 sq.ft / 109.6 sq.mtrs



Showhouse





# 3 Bed Townhouse

1200 sq.ft 111.5 sq.mtrs



First Floor



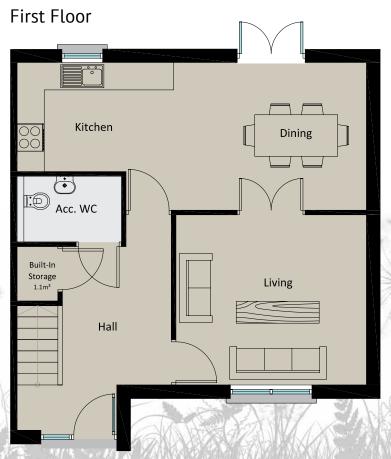
**Ground Floor** 

For illustrative purposes only

## 3 Bed Semi Detached

1200 sq.ft 111.5 sq.mtrs





For illustrative purposes only

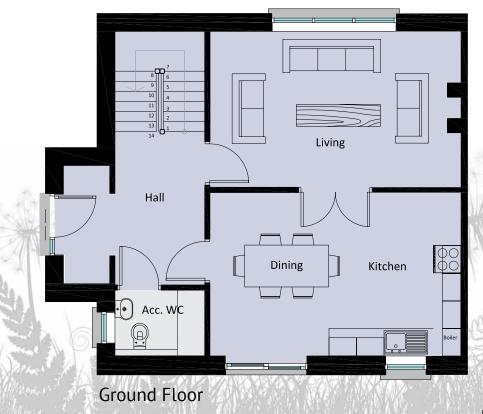
**Ground Floor** 

# 3 Bed Double Fronted

1180 sq.ft 109.6 sq.mtrs



First Floor





## www.homesatheathfield.ie

## **Professional Team**

#### **Solicitor:**

Reidy Associates Solicitors, 3 Mount Street Crescent, Dublin 2.

#### **Architect:**

Hussey Architects Marine House, 2nd Floor, Clanwilliam Place, Dublin 2. t. 01 661 8713

#### **Joint Selling Agents:**



www.galvin.ie 01 4964612



### **BER** rating



HomeBond/Warranty Covered by the 10 year HomeBond quarantee scheme.



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