



LUXURY 3 & 4 BED HOMES
IN RATHFARNHAM, DUBLIN 14



LUXURY 3 & 4 BED HOMES

RATHFARNHAM · DUBLIN 14

This is a distinctive development of luxury homes set on the grounds that once formed part of the Loreto Abbey Rathfarnham, located on the foothills of the Dublin mountains close to Rathfarnham village.

An Ely Square home offers an exceptional package that combines excellence in design and detailing, and the long term sustainable living that comes with an A-rated home.

This superbly located development is in a wonderful setting, allowing the homeowner to enjoy all that Rathfarnham and south Dublin has to offer.

An outstanding quality of build is brought to you by M&N O' Grady Developments, who, over the course of the past 40 years, have created some of Dublin's best residential communities, each of which has stood the test of time.



WHERE COMFORT MEETS CONVENIENCE

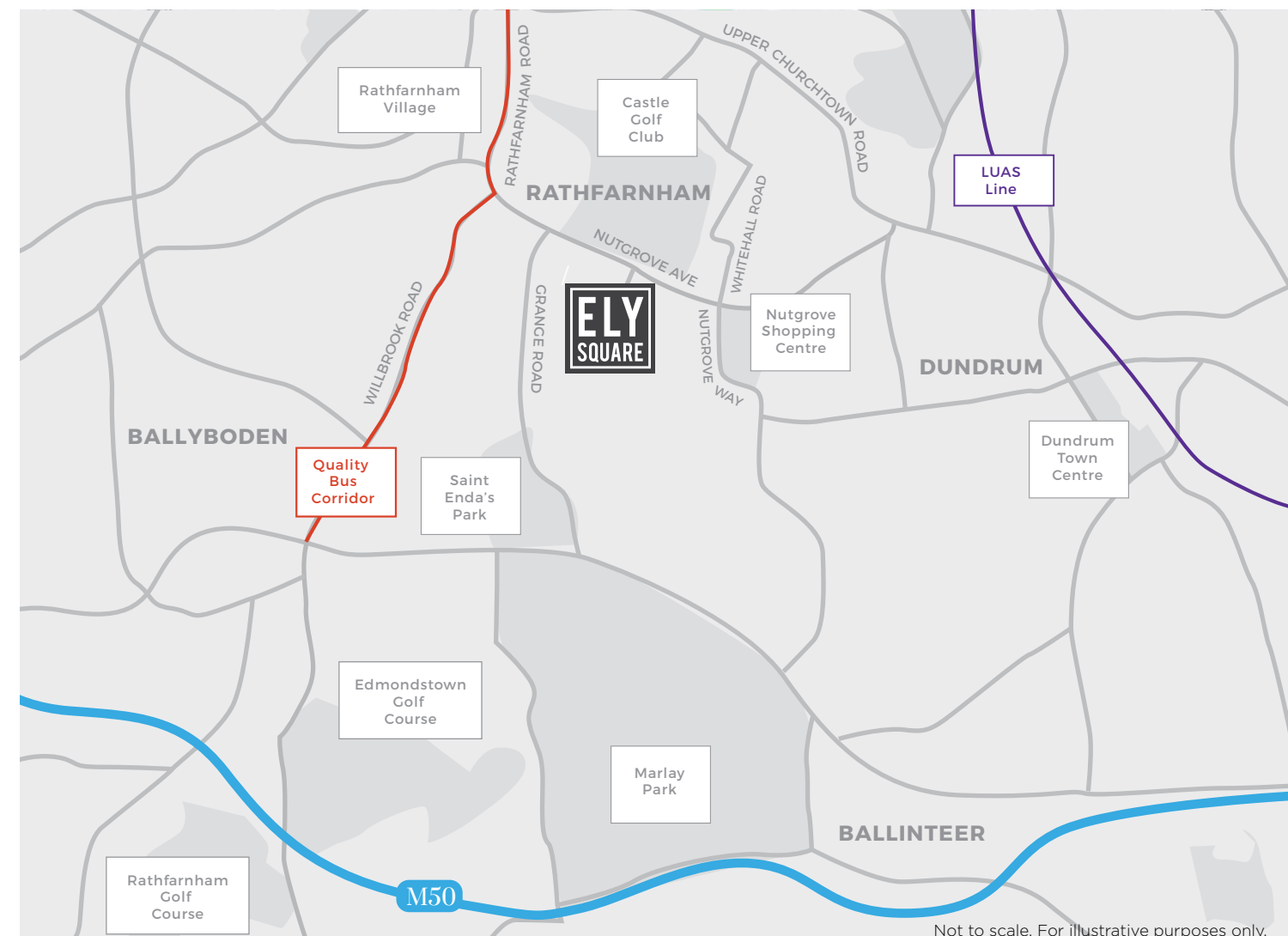
IDEALLY LOCATED

The abundance of schools, shopping, sports, and parkland facilities that the area has to offer are second to none.

Ely Square is located along a Quality Bus Corridor that serves Dublin city centre and UCD Belfield College Campus amongst other places.

Dundrum Luas stop is also located within walking distance. Dundrum Town Centre and Nutgrove Shopping Centre are a short distance away.

Ely Square will appeal to families and individuals looking for a world of comfort and convenience.



Not to scale. For illustrative purposes only.



QUALITY FEATURES

HIGH-END SPECIFICATION

Kitchen

- Custom-designed light grey Shaker style kitchens with integrated doors for appliances
- High quality quartz worktops and upstand

Utility Room

- Space for washing machine and dryer located under worktop
- Storage press

Bathrooms and Ensuites

- Designed with a contemporary feel with ample space
- Heated towel rails
- High quality sanitaryware
- Tiling to floors and feature walls

Bedrooms

- High quality Shaker style fitted wardrobes in all bedrooms by Cawleys furniture
- En-suite shower rooms to all master bedrooms

External Features

- Low maintenance brick and render finish
- Reconstituted granite finish to sills and heads to front elevation
- Private rear gardens will be seeded
- Windows are low U value high performance double glazed Upvc

Electrics

- Generous lighting & electric power point specification
- Dimplex electric fire in sitting room
- Wired for intruder alarm

General

- Excellent standard of floor, wall and roof insulation
- All homes will achieve an A3 building energy rating
- A-rated gas condensing boiler central heating system, and photovoltaic solar panels on roof
- Neutral paint colour throughout
- 10 year Homebond Structural Guarantee

HOUSE TYPE AI

THREE STOREY
4-BEDROOM
SEMI-DETACHED

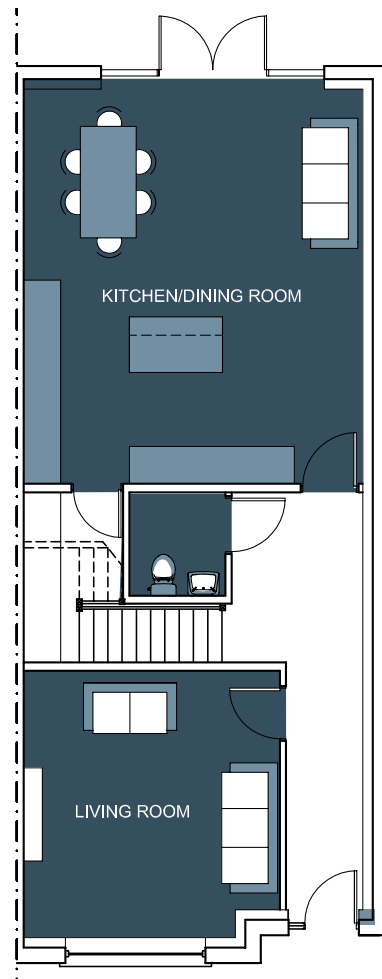
170 SQ. M. / 1,829 SQ. FT. APPROX.



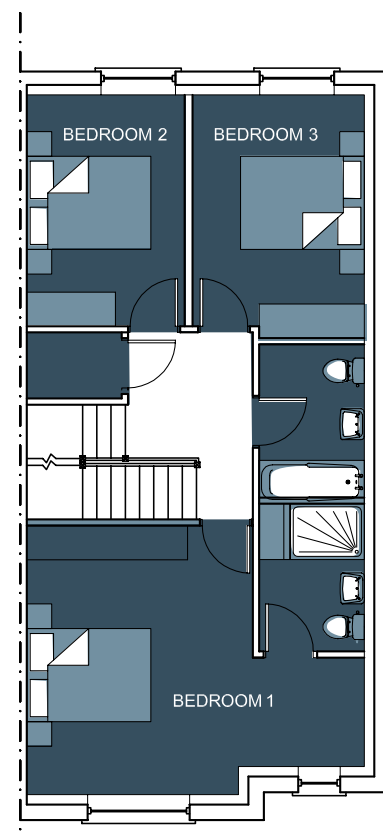
HOUSE TYPE L

THREE STOREY
4-BEDROOM
SEMI-DETACHED

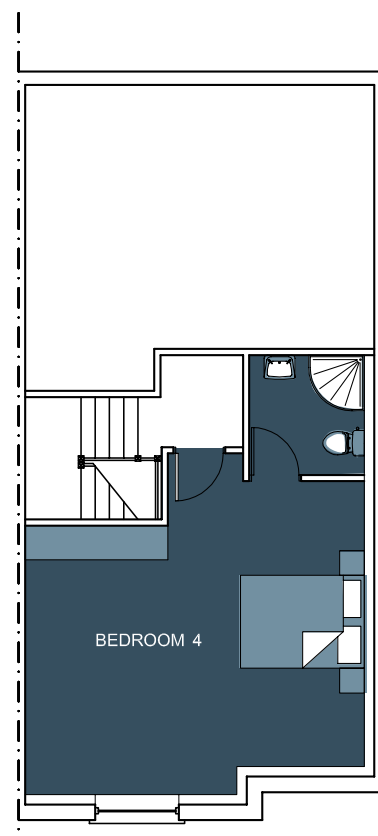
160 SQ. M. / 1,722 SQ. FT. APPROX.



GROUND FLOOR

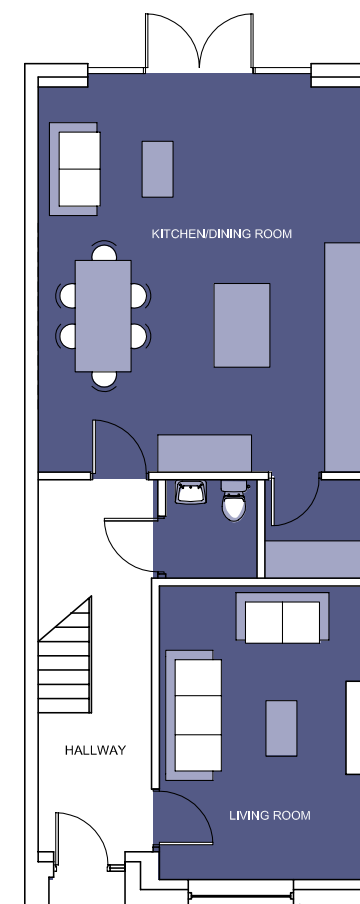


FIRST FLOOR

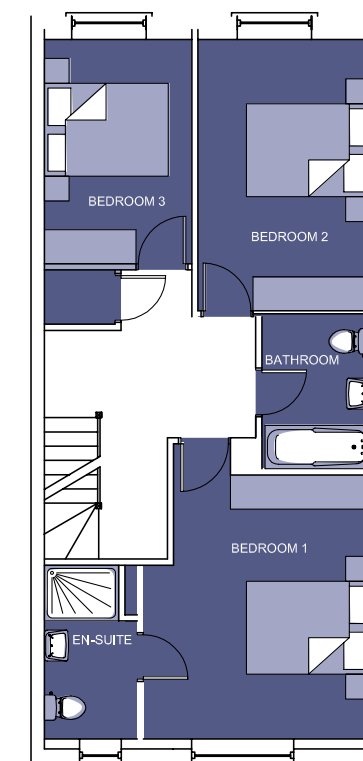


SECOND FLOOR

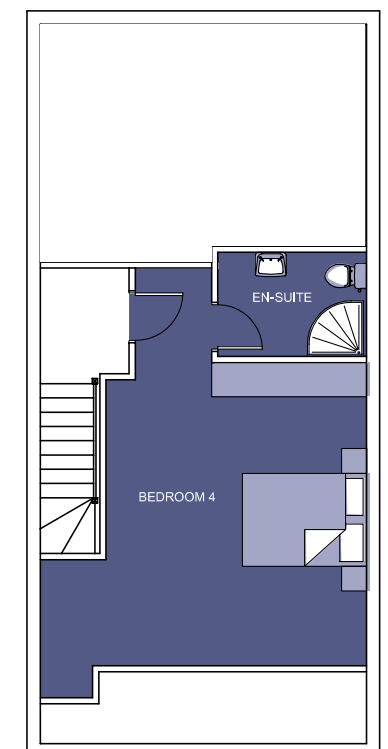
Not to scale. For illustrative purposes only.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to scale. For illustrative purposes only.

HOUSE TYPE M

THREE STOREY
4-BEDROOM
MID-TERRACE

152 SQ. M. / 1,636 SQ. FT. APPROX.



HOUSE TYPE E

TWO STOREY
3-BEDROOM
SEMI-DETACHED

125 SQ. M. / 1,345 SQ. FT. APPROX.

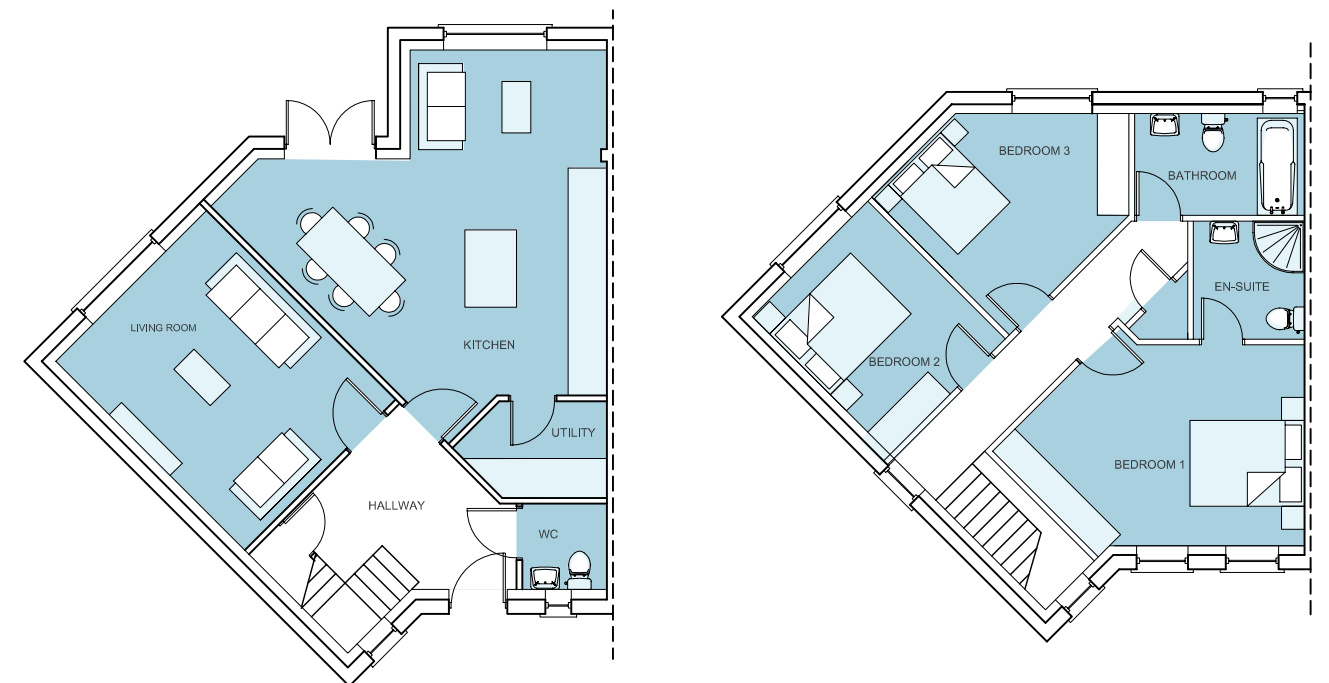


GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Not to scale. For illustrative purposes only.



GROUND FLOOR

FIRST FLOOR

Not to scale. For illustrative purposes only.



www.elysquare.ie

Register now: sales@elysquare.ie



M&N O'GRADY 
Building quality since 1976

Solicitors

O'Keefe and Moore Solicitors,
6 Merrion Square North,
Dublin 2.

01 493 6083

These particulars are for guidance purposes only and do not form part of any contract and should not be relied upon as a statement of fact. The Vendor, their advisors, shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Residential unit measurements have been provided to us by either the relevant design consultant and it should be noted that variation with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form. No employee or sales representative for the Vendor has the authority to make or give representations of warranty in relation to this property.

design | conradjones.com