



# TOLKA COTTAGE LANE

MAIN STREET, MULHUDDART, DUBLIN 15



Superb Large New Three-Bedroom Houses





## Welcome to Tolka Cottage Lane...

An exceptional development of just nine high quality houses off the Main Street of Mulhuddart.

The houses are all finished and ready to move into including landscaping and children's playground as you enter the development.

It is very well positioned on the Main Street beside the newly renovated and extended Aldi store and within walking distance of the shops, restaurants, and cafes of Mulhuddart Village.

Castlecurragh Park is across the road from the Tolka Cottage Lane houses, and it is only a five-minute drive to the bustling Blanchardstown Centre one of Ireland's premier shopping destinations.

Blanchardstown shopping Centre has over 180 shops alongside numerous restaurants, cafes, and three adjoining retail parks with more stores, making it a large shopping and leisure destination. It also houses Ireland's largest purpose-built public library and the Draiocht arts centre, the Odeon Cinemas, the Aquazone Waterpark and Leisure Plex.

The Phoenix Park is only a short drive away offering a wide range of recreational amenities including the Dublin Zoo, playing fields, Cricket grounds, The Peoples Garden, The Wellington Monument and numerous other historic monuments and the President's Residence.



## Quality Houses in the heart of Mulhuddart Village

Superb large 3-bedroom houses comprising of the following accommodation: kitchen/ dining room which provides the hub for family life and opens into a front Livingroom which boasts generous proportions and benefits from a large feature window.

The kitchen is fitted with stylish dark blue presses by Carnehill Joinery with a white tiled back splash and opens into a utility room with matching dark blue presses and plumbed for a washing machine and drier.

There are double doors opening from the kitchen into a good sized private back garden

Upstairs there are three bedrooms, and the main bathroom, two of which are large double bedrooms fitted out with 4 door wardrobes giving plenty of storage and the primary bedroom has an ensuite, the third bedroom is a good-sized single room which could also be used as a nursery or home office.

There is a pull-down stairs on the landing which leads to an expanse of floored attic storage space.





Site Plan:



## Floor Plans:

These three-bedroom houses extend to approximately 106 sq.m (1,141 sq.ft) each and provide a hallway / dining / kitchen, utility and WC on ground floor, with three bedrooms (primary en-suite) and family bathroom on first floor.

While the layouts of the three-bedroom houses are all very similar, purchasers have a choice of two different facades.

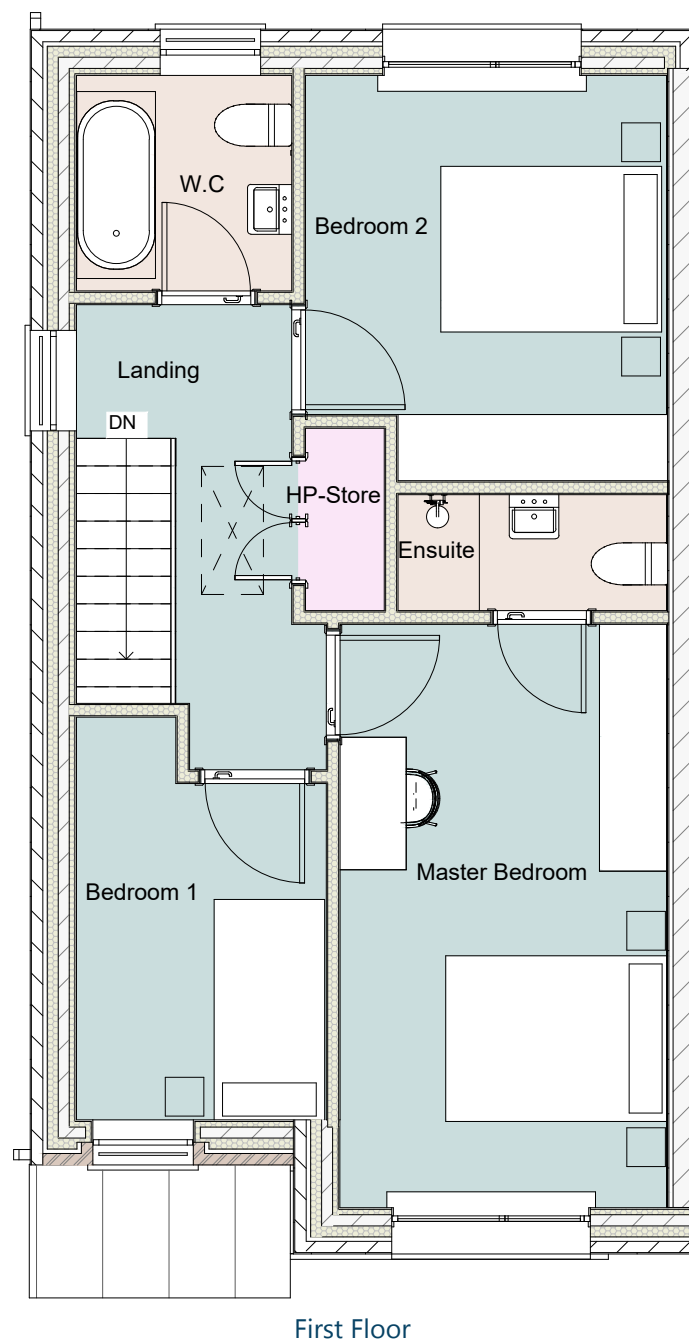
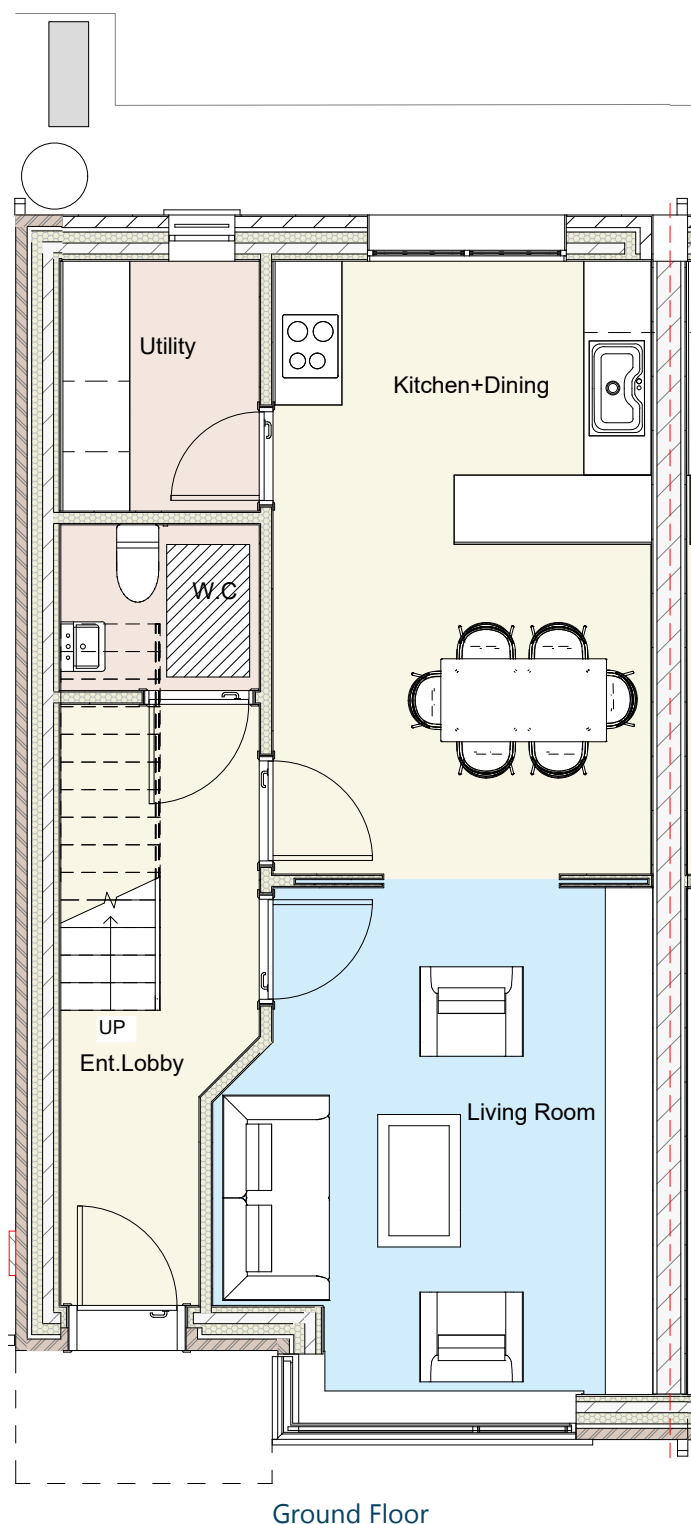
House Types A are located along the entrance to the development and House Types B are located in the terrace to the rear of the development.



House Type A



House Type B







# Specifications

## Kitchens:

- Kitchen presses and worktops by Carnehill Joinery standard as per showhouse
- Wall and floor tiling standard as per showhouse

## Utility:

- Presses, and worktop standard as per showhouse
- Floor tiles standard as per showhouse



## Bedrooms:

- Fitted wardrobes by Carnehill Joinery standard as per showhouse

## Bathrooms & En-suites:

- High quality fittings in bathrooms and ensuites standard as per showhouse
- Wall and floor tiling standard as per showhouse



## Attic:

- Pull-down stairs for easy access to the attic
- Power point and light in the attic
- Large area floored out in the attic which provides extensive storage space

## Windows:

- Superb quality energy efficient PVC windows throughout by Munster Joinery

## Electrical:

- Generous allocation of power and lighting points throughout

## Ventilation:

- Ventilation system in kitchen, downstairs toilet, main bathroom and ensuite

## Internal:

- Painted finish to walls and ceilings
- Painted wood balustrade with timber finished handrail to the stairs

## External:

- Low maintenance brick and render finishes
- Double glazed windows and doors
- Back gardens levelled and seeded

## Parking:

- Each 3-bedroom house has two car parking spaces

## Heating:

- Each house is fitted with an energy efficient heat pump in the back garden which will reduce running costs and improve sustainability
- Radiators fitted throughout the house

## Energy Rating:

- BER A2
- Superior energy efficiency ensuring lower energy usage and higher levels of comfort

BER A2

## Guarantee:

- Each house is covered by the 10-year Homebond Guarantee Scheme



## Building For the Future...

Glenbrier Construction Limited has established itself as a leading player in the construction sector in Ireland offering turnkey developments across the commercial and residential sector. They pride themselves on their work and have delivered some of the most iconic landmark buildings in Ireland. They offer a full suite of construction services from 'Design and Build' projects to tasteful restorations.

Central to Glenbrier's success is the relationships they build with their clients. They work closely with their Clients and Design teams to provide exceptional finishes with value in mind.

Glenbrier are proud of the expertise of their management team, staff and the relationships they have built over many years with their subcontractors and their safety record speaks for itself. With over 30 years in business in Ireland alone, they have enjoyed continued growth year on year and look forward to developing for the future.



