





ARDSOLUS

BROWNSBARN, CO.DUBLIN

Living at ARDSOLUS

Welcome to a place that makes family time more refreshing. Where all ages can enjoy a versatile lifestyle with outdoor activities, social pursuits and family fun.

Each stylish 3 and 4 bedroom home puts family needs first with spacious interiors, BER A2-rated energy efficiency and enviable amenities designed to make daily life child's play.



ARDSOLUS offers your family the opportunity to experience a new standard of living with inspiring home environments that embrace quality, comfort and convenience.



A breath of fresh air

Located in Brownsbarn adjacent to Citywest, ARDSOL US offers you the freedom to do more right on your doorstep.

Set your sights on the city centre and enjoy it in 17 minutes by car. Explore the latest trends at Kildare Village, thanks to the neighbouring NZ. Or hop in the car for six minutes and arrive at Citywest Shopping Centre for great retail therapy.



Avoca, Rathcoole



Rathcoole Park



Citywest Shopping Centre



Kildare Village



Corkagh Park

A slice of the good life

Pack more in from Monday to Sunday with the perfect balance of shops, parks, restaurants and schools that add to the lifestyle perks of this popular address.

Stretch your legs within 300 acres of Corkagh Park Fishery and Camac Valley and savour the great outdoors with fishing lakes, the fairy wood, playgrounds and a pet farm. Pick up treats for the troops at Avoca or dine out at the Kingswood Hotel.

Variety is the spice of life at ARDSOLUS with close proximity to the Luas Red Line, N7, M50, and Dublin Bus routes helping you and your family add enjoyment to every day.

Lifestyle essentials within easy reach

Primary & secondary schools*

- 1 Citywest Educare Together National School
- 2 Scoil Aoife
- 3 St Marks Community School
- 4 St Bernadettes Senior National School

Sports & recreational facilities

- 12 Casement Aerodrome
- 7 F4/less
- 13 Tallaght Adventure World
- 14 National Baseball Arena
- 15 Tallaght Leisure Centre

Restaurants, cafés & hotels

- 5 Avoca
- 6 Citywest Hotel
- 7 Baked
- 7 Chopped
- 7 Costa
- 7 Eddie Rockets
- 8 Kingswood Hotel
- 8 McGettigans The Cookhouse
- 9 Lemongrass Fusion

Crèches

- 16 Cocoon Childcare
- 17 Links Childcare
- 18 Stepping Stones Crèche

Medical & banking

- 7 McCabes Pharmacy
- 7 Primacare
- 19 Sagart Medical Centre
- 5 AIB ATM
- 6 AIB ATM
- 20 Ulster Bank

Shopping

- 5 Avoca
- 7 Citywest Shopping Centre
- 7 An Post
- 7 Duncans Stores
- 10 Kildare Village
- 11 The Square Tallaght

Local parks & golf courses

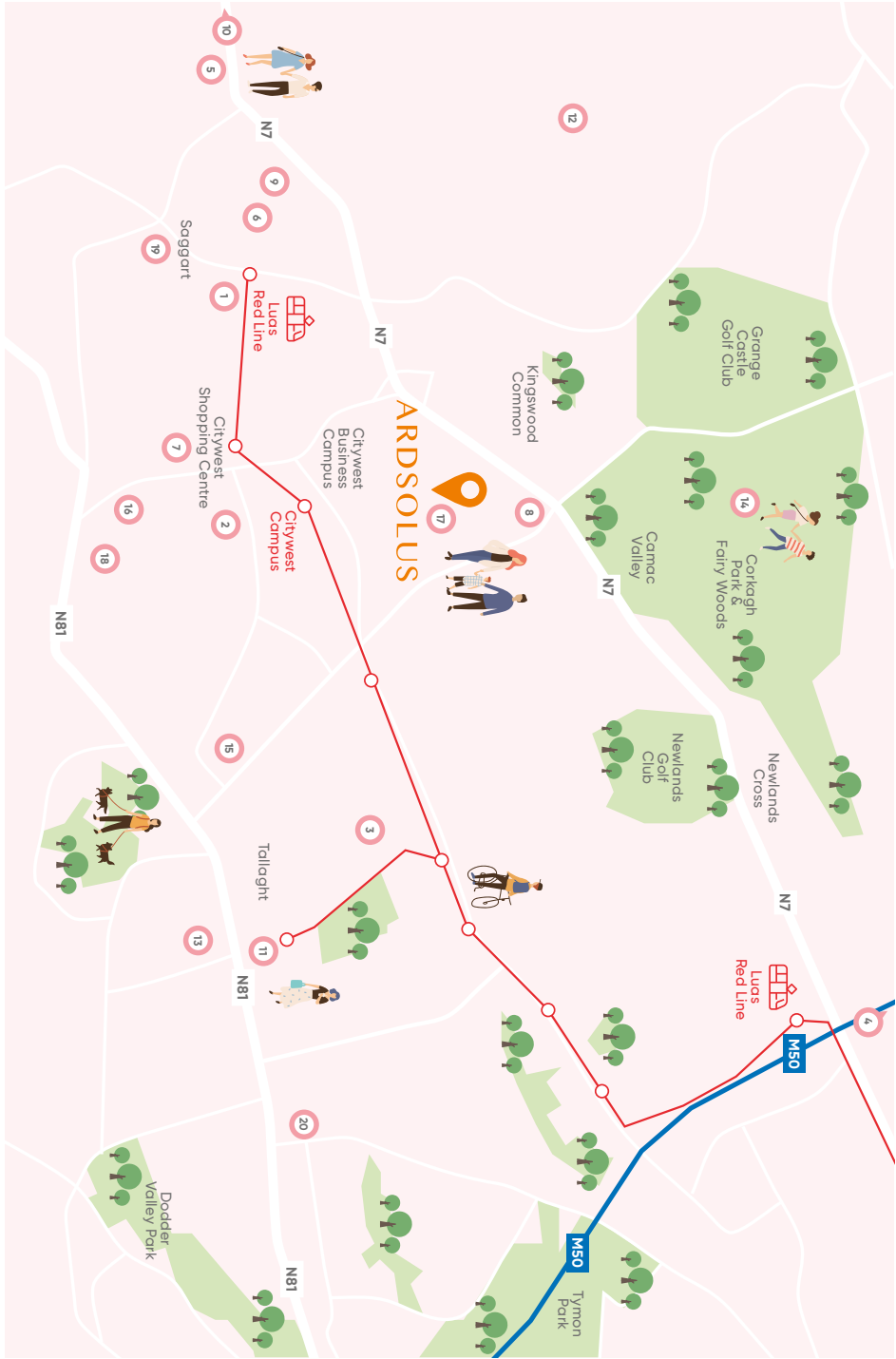
- Corkagh Park & Fairy Woods
- Camac Valley
- Citywest Golf Club
- Grange Castle Golf Club
- Newlands Golf Club
- Rathcoole Park
- Tymon Park

*School admission policies are subject to change and should be verified.

Destination anywhere

Drive	Luas
N7	1 min
Citywest Business Campus	3 mins
M50	5 mins
Citywest Shopping Centre	6 mins
Dublin City Centre	17 mins
Dublin Airport	23 mins
Kildare Village	28 mins
Bus	
Dublin City Centre	50 mins

Travel times indicated are subject to traffic.

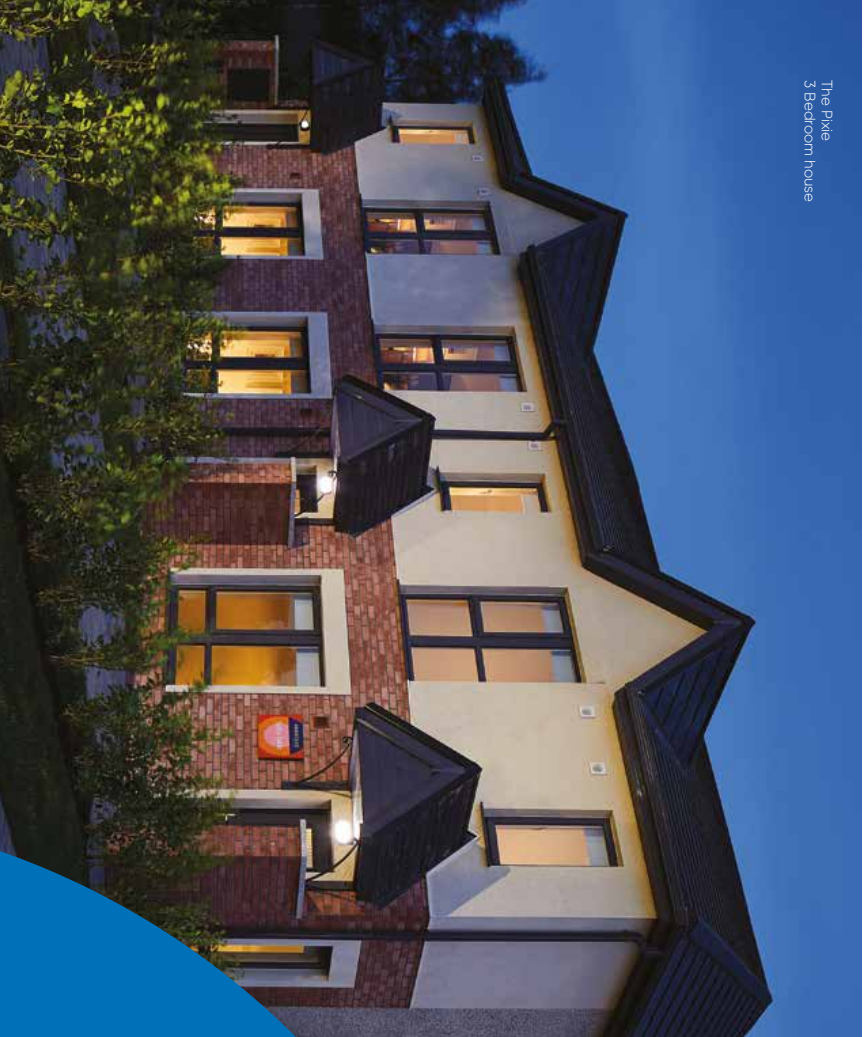


Designed for family life

Warm and welcoming, each spacious home offers your family inspiring interiors that meet the highest building standards.

High performance windows help you look to the future as your family grows, with the peace of mind that your home is equipped with the best fixtures and fittings for more economical living.

The Pixie
3 Bedroom house



Insulated concrete formwork (ICF) enhances the structural integrity of each new build with better energy efficiency, greater fire resistance, reduced humidity levels and improved air quality and sound absorption.



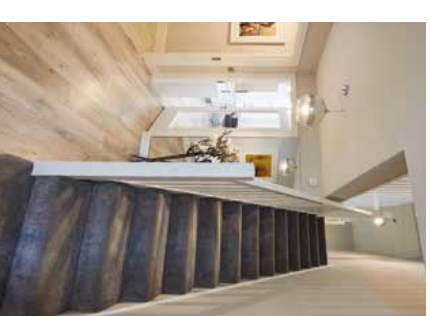
Left: The Pippin / Right: The Smith
3 Bedroom houses



Bright and inviting interiors

Natural light energises every room with plenty of storage space helping to accommodate your family's active lifestyle.

Thoughtful USB ports placed for your convenience keeps you connected so you never miss out on catching up with family and friends.



Creative design flourishes and soft colour palettes throughout bedrooms and living areas create inviting spaces where it's a pleasure to relax.

ARDSOLUS offers
you the opportunity
to enjoy the fruits
of its stylish 3 and
4 bedroom homes.



Travel times indicated are subject to traffic.

Your new address

4 Bedroom houses

- The Humphreys**
Semi detached
135 sq. m./1,449 sq. ft.
- The Branley**
Detached
Semi detached
132 sq. m./1,421 sq. ft.

3 Bedroom houses

- The Pike**
Mid terrace
End terrace
109 sq. m./1,173 sq. ft.
- The Santana**
Semi detached
107 sq. m./1,154 sq. ft.
- The Pippin**
Mid terrace
Semi detached
108 sq. m./1,161 sq. ft.
- The Smith**
End terrace
Semi detached
118 sq. m./1,269 sq. ft.
- The Braeburn**
Mid terrace
End terrace
Semi detached
115 sq. m./1,236 sq. ft.

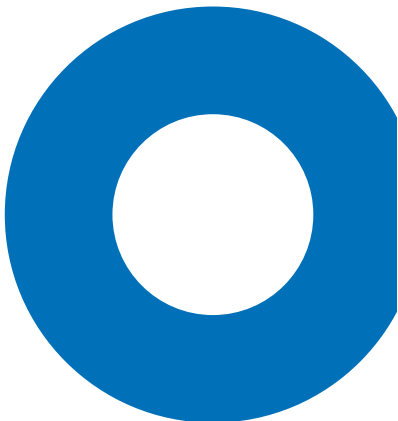
See ordnance for all floorplans.
All floor sizes listed are approximate.



4 Bedroom house

The Humphreys

Semi detached
135 sq. m./1,449 sq. ft. approx

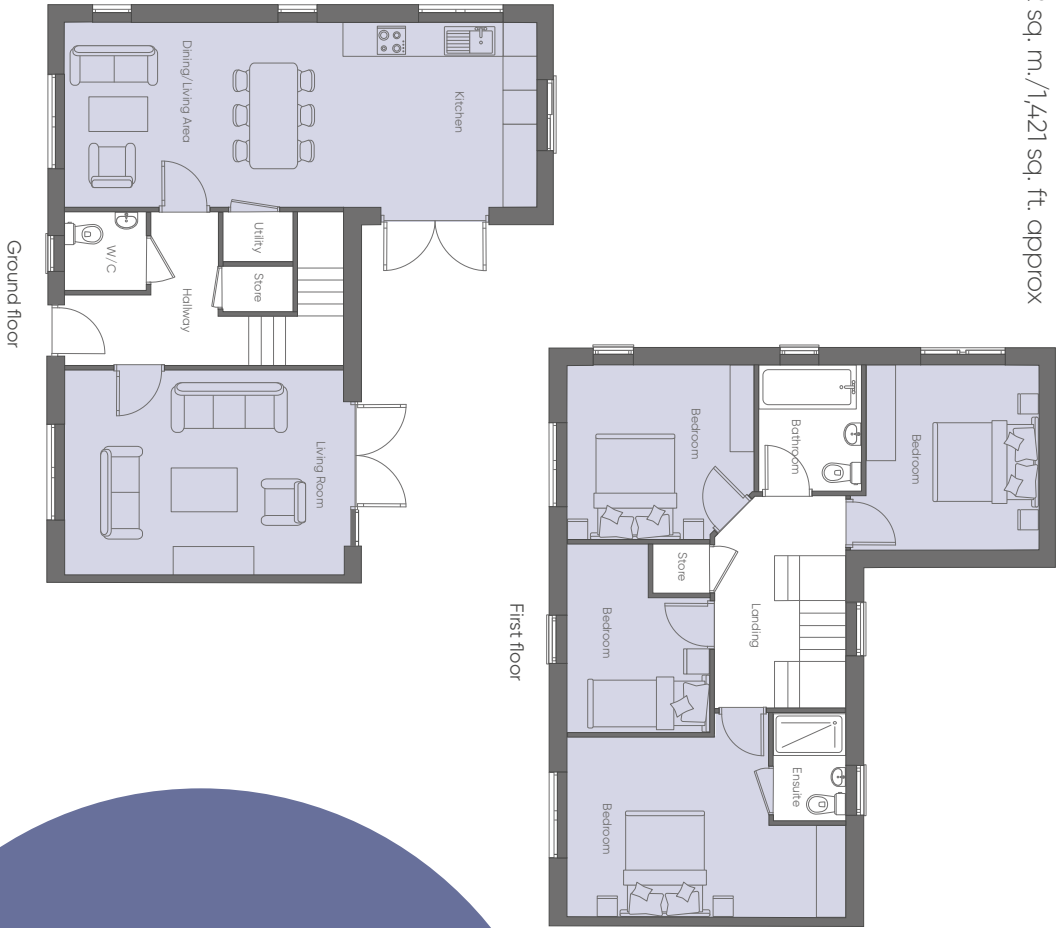


Floorplans not to scale. For indicative purposes only.

4 Bedroom house

The Bramley

Detached
Semi detached
132 sq. m./1,421 sq. ft. approx

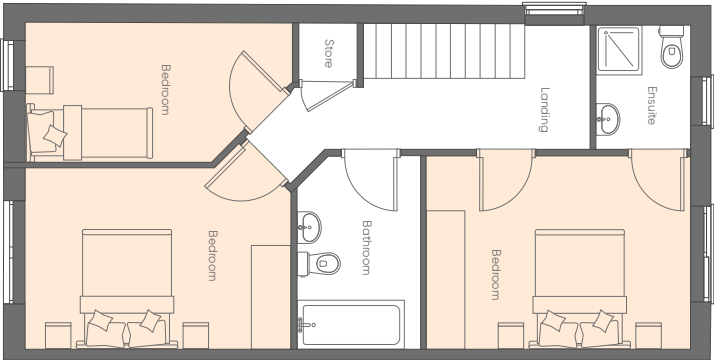
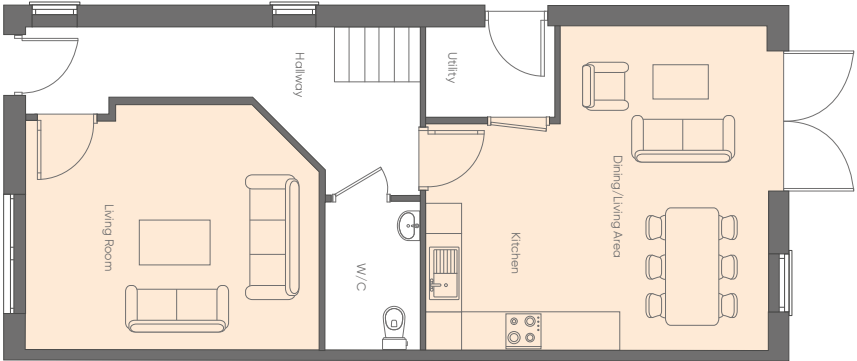


Floorplans not to scale. For indicative purposes only.

3 Bedroom house

The Pixie

Mid terrace
End terrace
109 sq. m./1,173 sq. ft. approx



Ground floor

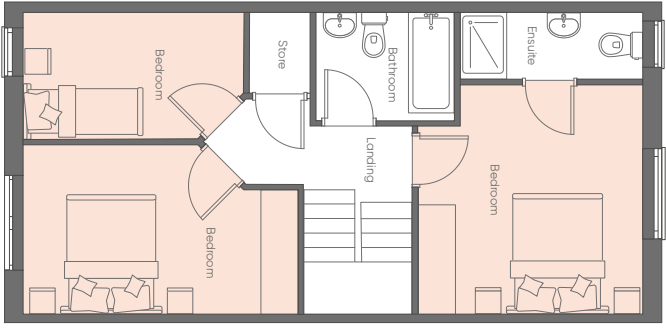
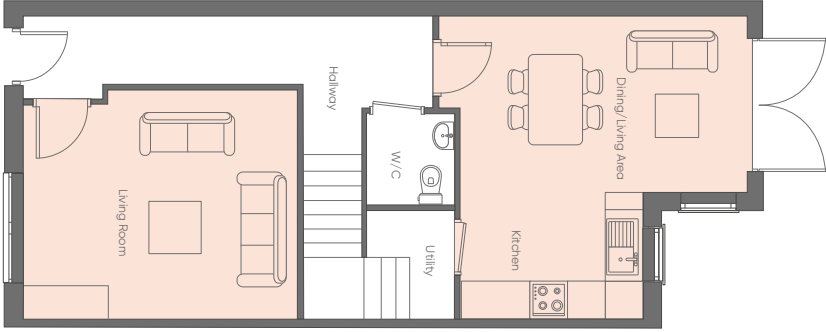
First floor

Floorplans not to scale. For indicative purposes only.

3 Bedroom house

The Pippin

Mid terrace
Semi detached
108 sq. m./1,161 sq. ft. approx



Ground floor

First floor

Floorplans not to scale. For indicative purposes only.

3 Bedroom house

The Braeburn

Mid terrace
End terrace
Semi detached
115 sq. m./1,236 sq. ft. approx

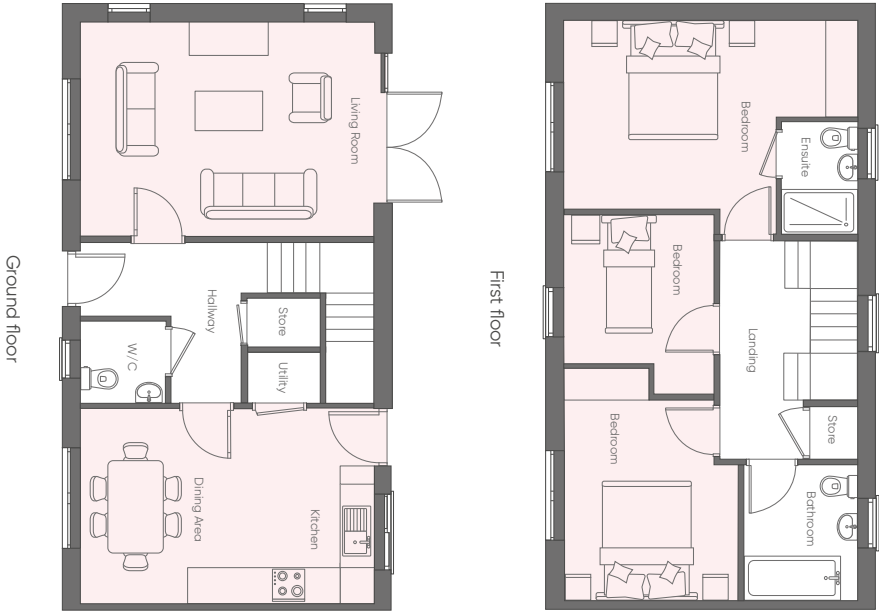


Floorplans not to scale. For indicative purposes only.

3 Bedroom house

The Santana

Semi detached
107 sq. m./1,154 sq. ft. approx



Floorplans not to scale. For indicative purposes only.

Specification

Each house is designed to deliver sustainable home environments for families of all ages.



Eco friendly

Insulated concrete formwork (ICF) creates a home environment that is airtight for better heat retention.

A2 energy efficiency meets nZEB standards and reduces energy consumption over the lifespan of each home.

High performance windows that are more energy efficient than double glazing.

Wall and floor insulation to reduce heat loss and save money.

Kitchen/utility

Custom Irish designed fitted kitchens with high quality counter tops and soft closing hinges to reduce ambient noise.

Bathroom, ensuite and guest W/C

Superior quality sanitary ware in bathrooms and ensuites with thermostatically controlled high pressure pump-fed shower in ensuite.

All bathrooms are fitted with chrome heated towel rail for greater comfort.

Top quality floor and wall tiles supplied in the bathrooms and ensuites, for greater durability.

Wardrobes

Luxurious built in wardrobes with extensive hanging rails and shelving space with soft closing doors to bedrooms to reduce ambient noise.

Internal finish

Internal glass doors downstairs for improved spaciousness.

Painted finish to all walls and ceilings in a stylish colour.

Contemporary skirting and architraves for modern appeal.

Doors and ironmongery

High quality flush painted internal doors with polished chrome handles.

Double glazed doors to patio area by Munster Joinery.

External finish

Brick and low maintenance monocoche rendered finish.

Elegant high quality uPVC windows by Munster Joinery.

Prestige hardwood front door by Munster Joinery.

uPVC fascia, soffits and gutters.

Rear gardens are seeded.

External lighting to front and rear gardens.

General

State of the art highly efficient Air to Water Central Heating System.

Centralised mechanical extract and air quality control system.

Smoke, heat and carbon monoxide detectors fitted as standard.

Thermostatically controlled heating system sets the heat as required reducing unnecessary heat loss.

Ample storage with all houses including a utility room.

Private rear gardens with timber panel fencing.

Wired for Virgin Media and Eircom for phone and broadband.

Stainless steel finish sockets and light switches downstairs.



Insulated concrete formwork (ICF) is our signature style of building, which results in Nearly Zero Energy Building (nZEB) standards that reduce energy demands and save you money.



Alanna Homes

One of Ireland's most innovative property developers, Alanna Homes are committed to creating exciting communities.

The Park at Hansfield is our flagship residential development showcasing how well we understand family life with easy access to the best facilities, amenities and a five-acre recreational urban park.



Our certifications and awards



Irish Construction Excellence Awards 2018 Winner



"The decision to buy in Hansfield Wood was easy for us, we loved the design and layout of the house. This home is perfect for our family, a year on after moving in and we are very happy living [there]. Our experience buying our first home from Alanna Homes has been superb, the whole team were helpful and easy to deal with."

Alison & Stephen,
Hansfield Wood Residents

With over 30 years of building expertise informing our design and construction process, we have a reputation for beautifully designed houses that promote superior quality and sustainable living.

Professional team

Developer



Selling agent



01 667 1888
PSRA No. 002183

Mortgage consultant



01 621 9799
MortgageXpress.ie

Solicitor



AMOSS
SOLICITORS

Architect



Delphi
Architecture + Planning

Interior designer

Spiritandstyleinteriors.ie

The particulars contained in this document were prepared from preliminary plans and specifications and are intended as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and drawings are for information only and are not intended to constitute an offer or contract. The Agents are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries. A full copy of our general brochure conditions can be viewed on our website www.alannahomes.ie or can be requested from our Sherry Fitzgerald office. We strongly recommend that you familiarise yourself with these general conditions.

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