

CLONTURK SQUARE

DRUMCONDRA



LOCAL AMENITIES



Drumcondra



Griffith Park



Casino at Marino



Millmount Park



Welcome To
Drumcondra Village
Fáilte Go Sráidbhaile
Dhroim Conrach

UNSURPASSED DESIGN & CRAFTSMANSHIP

Clonturk Square is an outstanding new residential development of just four 'A'-rated three bedroom houses set in an idyllic and secure setting, in a highly sought after and mature north Dublin residential location.

Built by KO Mainham Developments, these houses are constructed to the most exacting standards, ensuring a fantastic and secure living environment for you and your family.

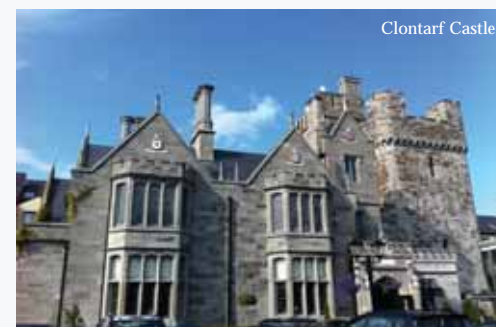
Located in Drumcondra Village, you will enjoy the peace and tranquility of a slower pace of life whilst availing of all the amenities of a bustling village on the city's doorstep.

Drumcondra is blessed with an abundance of shops, leisure and sporting facilities and places to dine out. The city centre and M50 motoway are just moments away, while the Drumcondra commuter rail station is a mere 10 minutes walk from Clonturk Square.

Clonturk Square has been designed to meet the needs of modern living in arguably Dublin's finest private location. This is a spectacular development in an unrivalled location which must be viewed to be fully appreciated.



Computer generated image for illustrative purposes and subject to change.



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SPECIAL FEATURES AT CLONTURK SQUARE

Windows:

All windows and doors are A-rated low U value high performance. Supplied and fixed by Munster Joinery.

Tiling:

High quality floor and wall tiling is standard in bathrooms, en-suites, kitchen area, utility and WC.

Internal Doors:

High quality timber panelled doors, fitted with satin chrome finish lever handles.

Internal Finishes:

Walls and ceilings are painted throughout with a choice of two neutral colours as standard.

Kitchen /Utility/ Wardrobes:

As per showhouse or allowance of 8000 euro.

Kitchen Appliances:

As per showhouse or allowance of 2000 euro.

Bathrooms and En-Suites:

Stylish bathrooms and en-suites incorporate exceptional quality vanity units.

Cornice:

Standard as per showhouse.

Heating:

A high efficiency "A" rated gas fired boiler will be installed with zonal control and thermostatic radiator valves provided. All of the heating pipes in the houses are insulated to ensure no uncontrolled losses to the space.

Solar Thermal panels to offset grid demand are provided reducing owner's costs and increasing sustainability.

Energy Rating:

Ber A3

Pressurised Water:

The cold water supply in the house will be pressurised to all the sanitary ware fittings to ensure excellent flow rates.

The hot water cylinder made by Joule Cyclone is Stainless Steel and has been selected for low heat loss and is on a dedicated time-clock setting.

Electrical:

Generous lighting and power points with high quality switches and socket plates.

Security:

Each house is wired only for an intruder alarm system.



Attic:

Stira stairs ladder provided as standard to access ready to be converted attic.

Car Parking:

Each house has a car parking space.

Gardens:

The gardens to each home are provided with a patio and a seeded lawn area to the rear, with pressure treated timber post and fenced boundaries.

Gate to rear of houses onto Richmond Road.

Guarantee:

Each Home is covered by a 10 year Homebond guarantee.

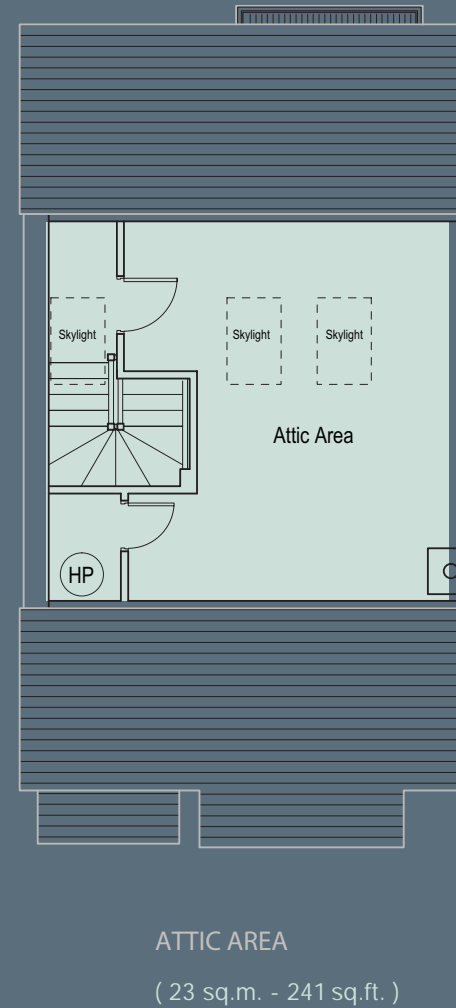
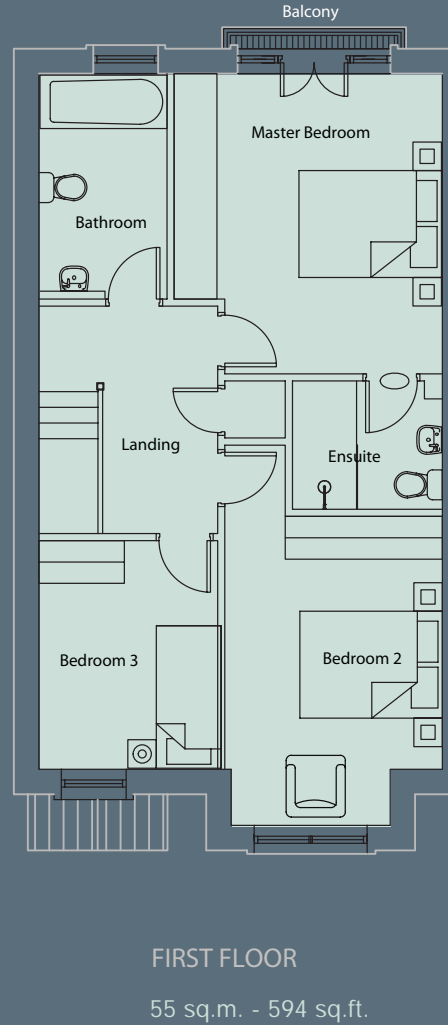
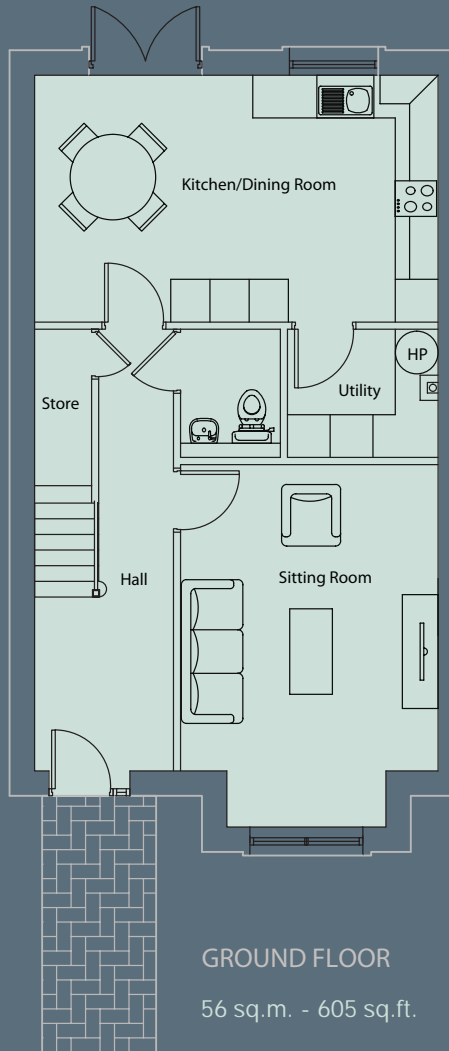


The developers reserve the right to substitute brands due to lack of availability.



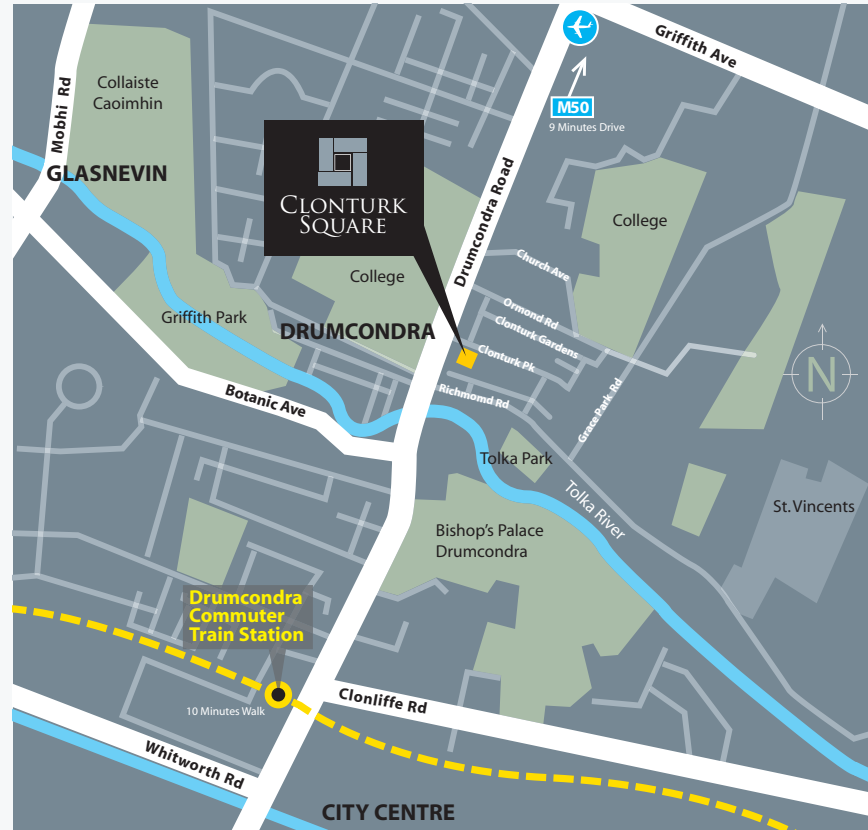
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FLOOR PLANS



Attic level plan is indicative only and for guidance on potential future conversion.
Please note that plans are a guideline only and variations may occur.

SITE LAYOUT AND LOCATION MAPS



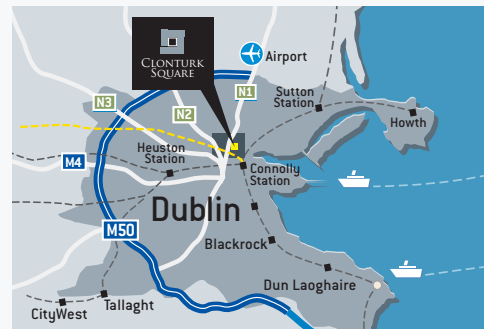
Travel times:

City centre

- 30 minutes Walking
- 10 minutes Drive
- 6 mins Bus

IFSC

- 5 minutes Commuter Train
- 11 minutes Drive
- 23 mins Bus





SELLING AGENT

Savills
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192 Clontarf Road
Clontarf
Dublin 3.

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Email: northdublin@savills.ie

www.savills.ie

DEVELOPMENT TEAM

KO Mainham Developments
www.komd.ie

SOLICITOR

Amoss Solicitors
www.amoss.ie

ARCHITECT

Downey Planning
www.downeyplanning.ie

CIVIL ENGINEERS

DC Turley & Associates
www.dcturley.ie

GRAPHIC DESIGN

Design 2
www.design2.ie

INTERIOR DESIGN

SKI Interiors
www.skiinteriors.ie



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