

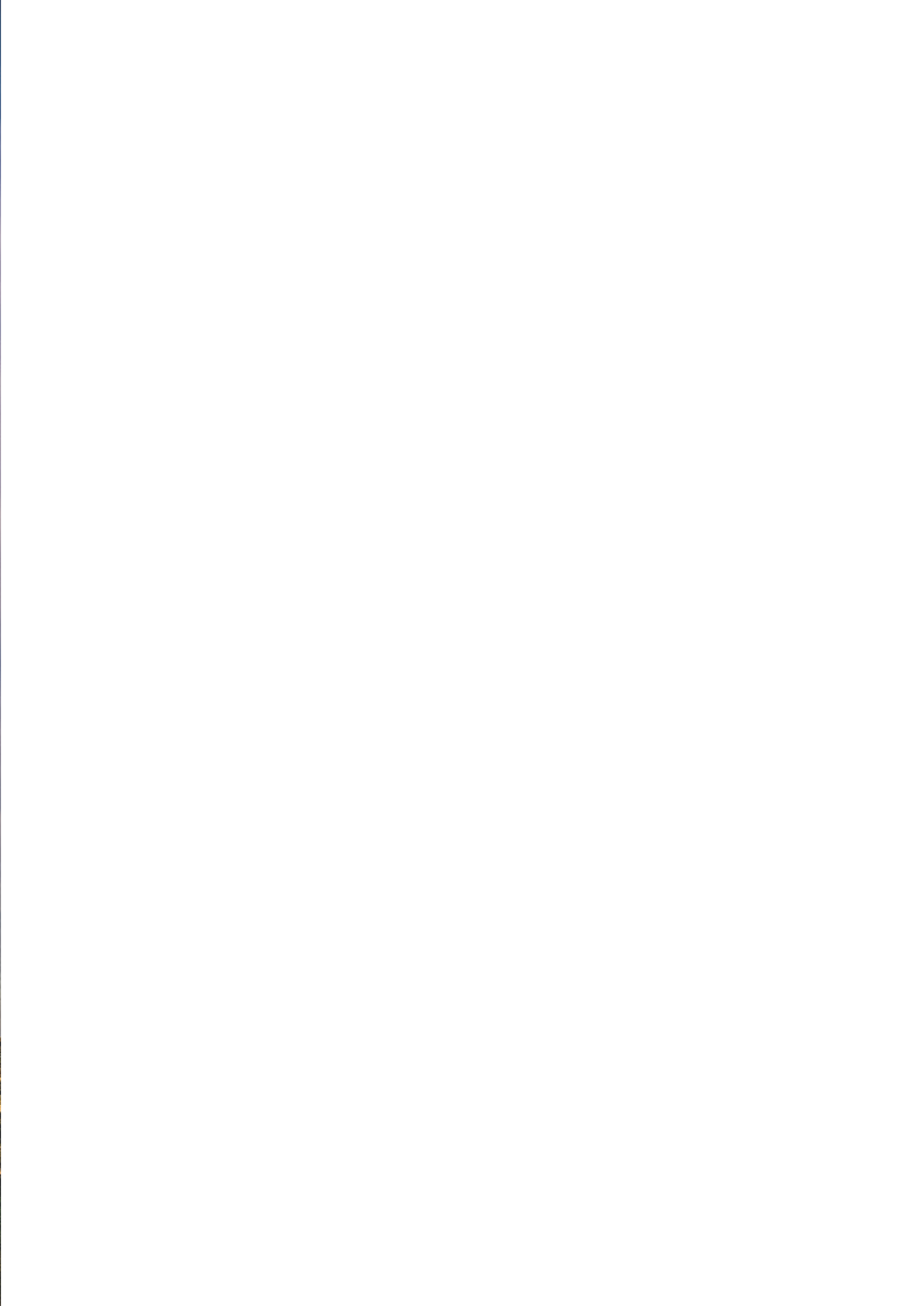


Cherry Lane

CHERRYWOOD VILLAGE

THE DUPLEXES

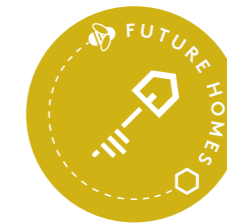






CONTENTS

CHERRY LANE
4 KEY PRINCIPLES
FOR BETTER HOMES



12-31

SITE PLAN & FLOOR PLANS

32-33

SPECIFICATIONS

HOMES FOR THE FUTURE

As part of Cherrywood Village, Cherry Lane adheres to Quintain's four principles of modern and sustainable home building: Community, Connectivity, Environment and Future Homes. Cherry Lane is a fantastic opportunity for modern homeowners to enjoy a new way of life in a convenient and attractive location.



THE VISION

Discover a fresh, sustainable and modern lifestyle at Cherry Lane by Quintain. The latest addition to Dublin's newest and most exciting new village in Cherrywood, South Dublin.



Located in an area steeped in history and heritage, Cherrywood Village is a meticulously planned new neighbourhood firmly rooted in the local landscape. The area's significant history has been blended with the needs of modern communities to create a harmonious link between the past and the present, a new chapter in the story of this beautiful area.

Residents can enjoy being surrounded by tangible reminders of the area's heritage, with national monuments such as Tully Church and Tully Cross, dating from 8th-11th centuries, carefully preserved and celebrated within the new facilities of the neighbourhood.

TRAVEL TIMES

CAR



LUAS

(TIMES INCLUDING 5 MIN WALK TO STOP)



BUS



BIKE



DRIVE TIMES



Cherry Lane



A NEW
COMMUNITY
BUILT FOR YOU



SITE PLAN

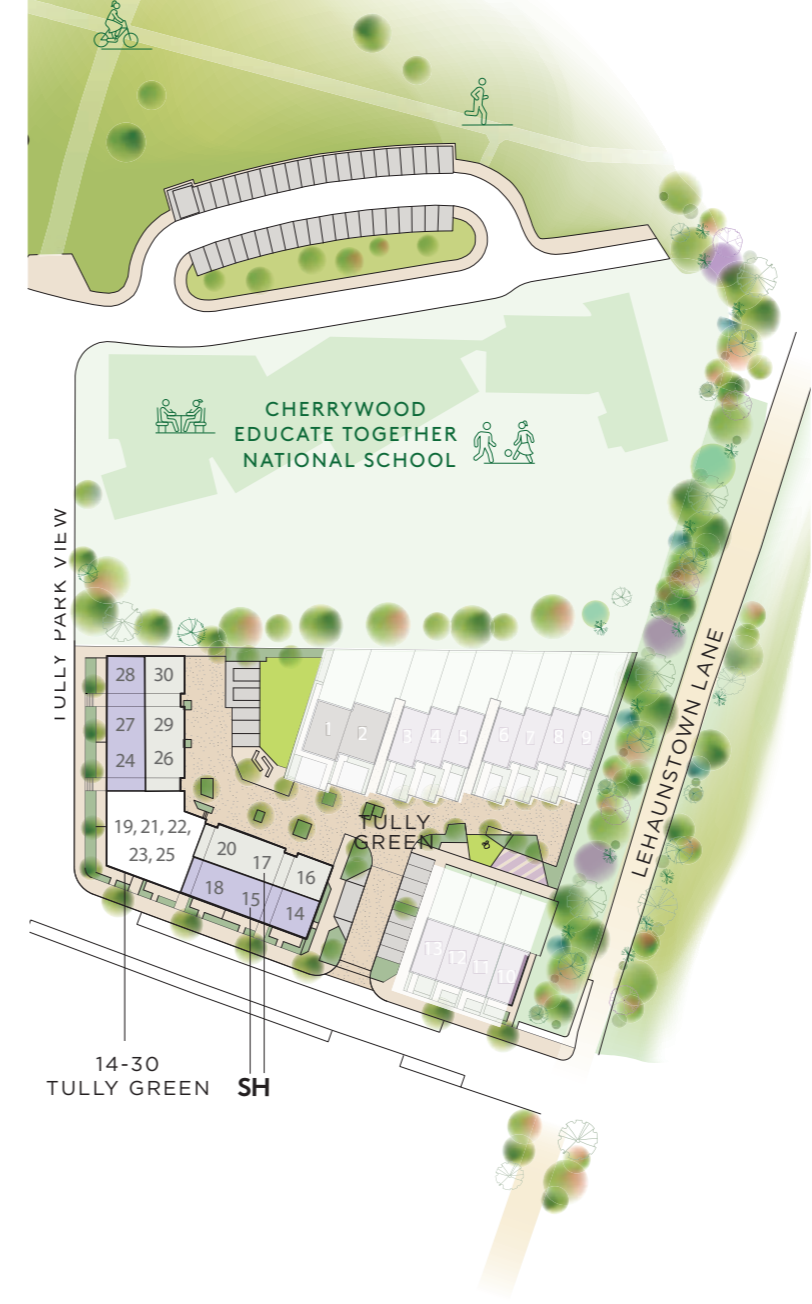


Good things grow here

Cherry Lane



SO: Sales Office
SH: Show House



- **The Beckett**
2 Bedroom End/Mid Terrace
85sq m/919 sq ft
- **The Tully**
3 Bedroom End/Mid Terrace
109 sq m/1174 sq ft
- The Ticknick - 19 TULLY GREEN**
1 Bedroom Apartment
58 sq m/628 sq ft
- The Tully I - 21 TULLY GREEN**
3 Bedroom Duplex
144 sq m/1559 sq ft
- The Beckett I - 22 TULLY GREEN**
2 Bedroom Duplex
113 sq m/1225 sq ft
- The Beckett II - 23 TULLY GREEN**
2 Bedroom Duplex + Study
108 sq m/1167 sq ft
- The Tully II - 25 TULLY GREEN**
3 Bedroom Duplex
124 sq m/1338 sq ft

TULLY GREEN



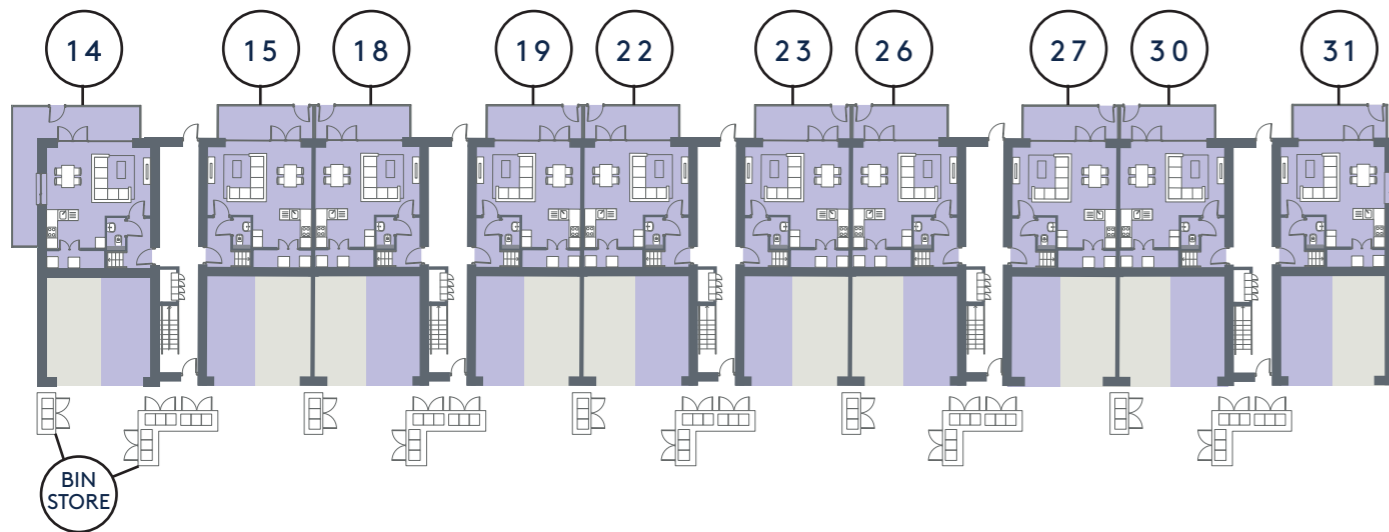
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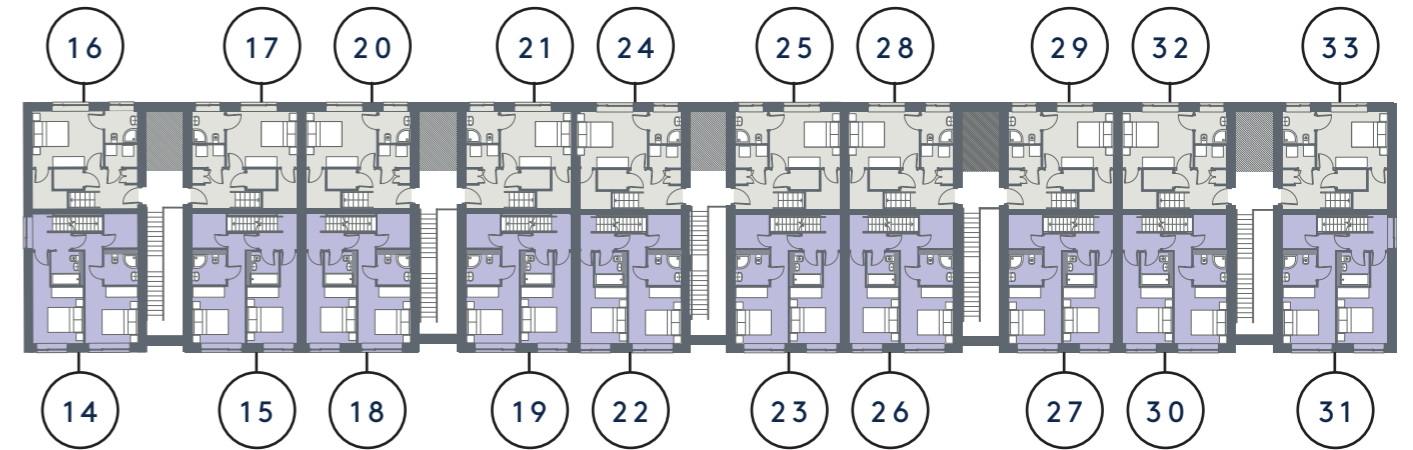
TULLY DRIVE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



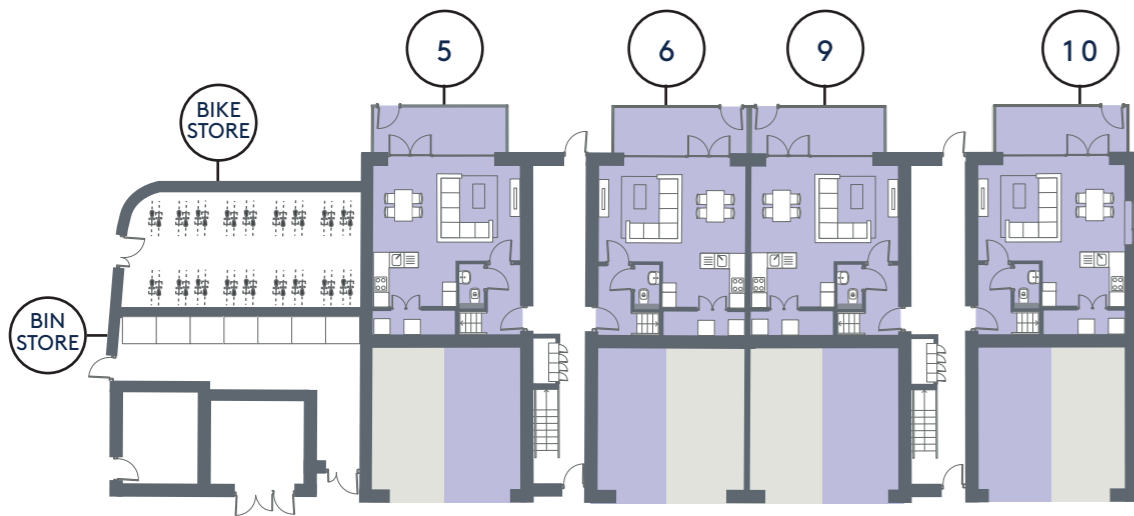
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TULLY COURT

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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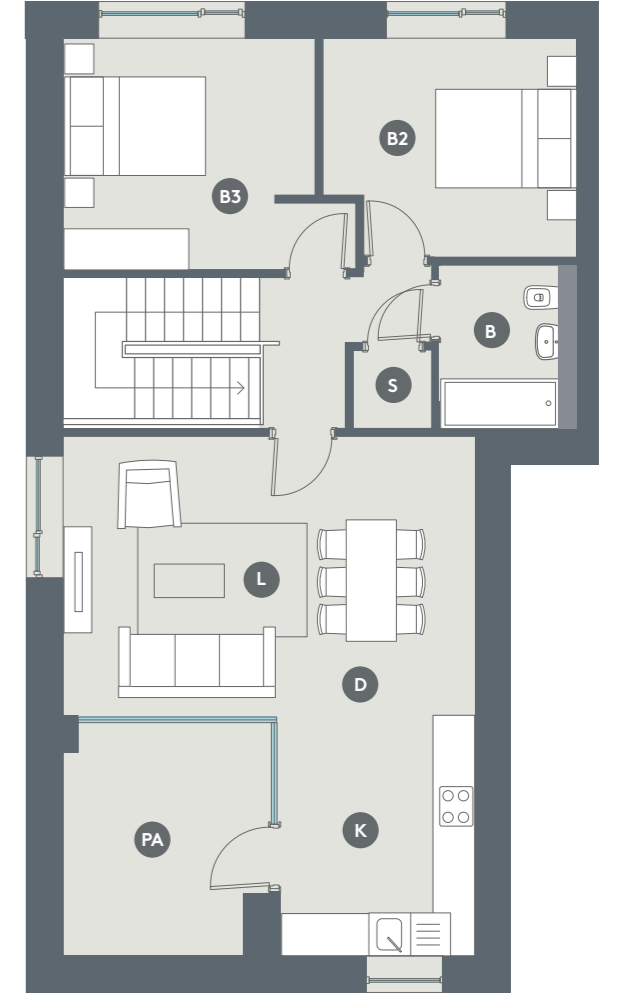
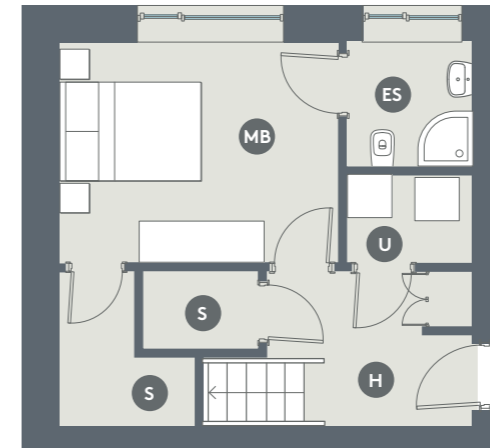
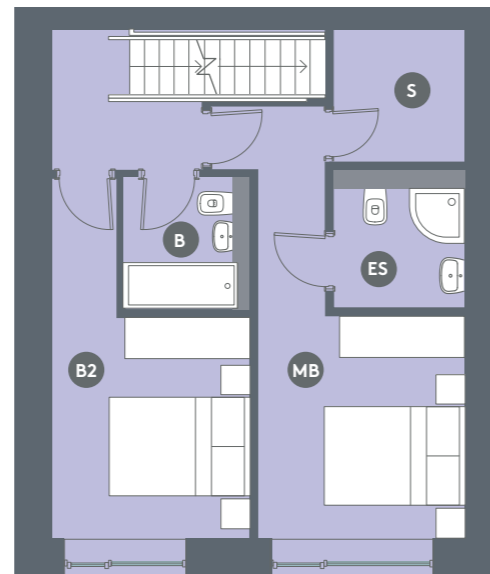
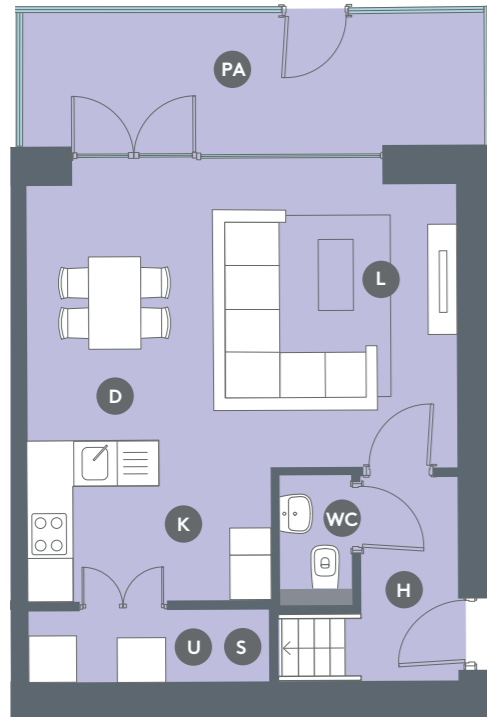
THE BECKETT

2 Bedroom Mid/End of Terrace
85sq m/919 sq ft



THE TULLY

3 Bedroom Mid/End of Terrace
109 sq m/ 1174 sq ft



GROUND FLOOR

H HALL **L** LIVING ROOM
D DINING AREA **K** KITCHEN **U** UTILITY
WC TOILET **S** STORAGE
PA PRIVATE AMENITY

FIRST FLOOR

MB MASTER BEDROOM **ES** EN-SUITE
B2 BEDROOM TWO **S** STORAGE
B BATHROOM

FIRST FLOOR

MB MASTER BEDROOM **ES** EN-SUITE
S STORAGE **U** UTILITY **H** HALL

SECOND FLOOR

B2 BEDROOM TWO **B3** BEDROOM THREE
S STORAGE **B** BATHROOM **L** LIVING ROOM
D DINING AREA **K** KITCHEN
PA PRIVATE AMENITY

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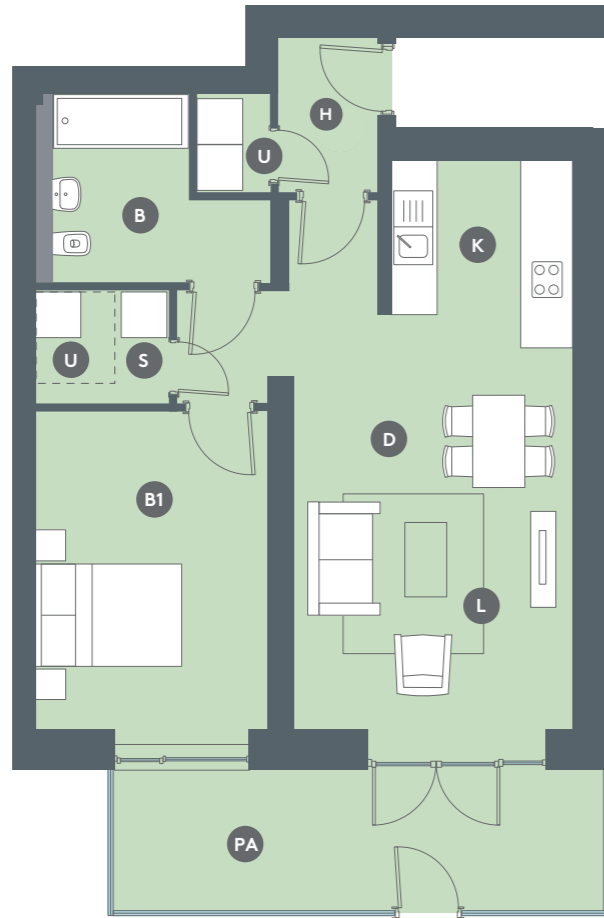
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THE TICKNICK

1 Bedroom Apartment
58 sq m / 628 sq ft

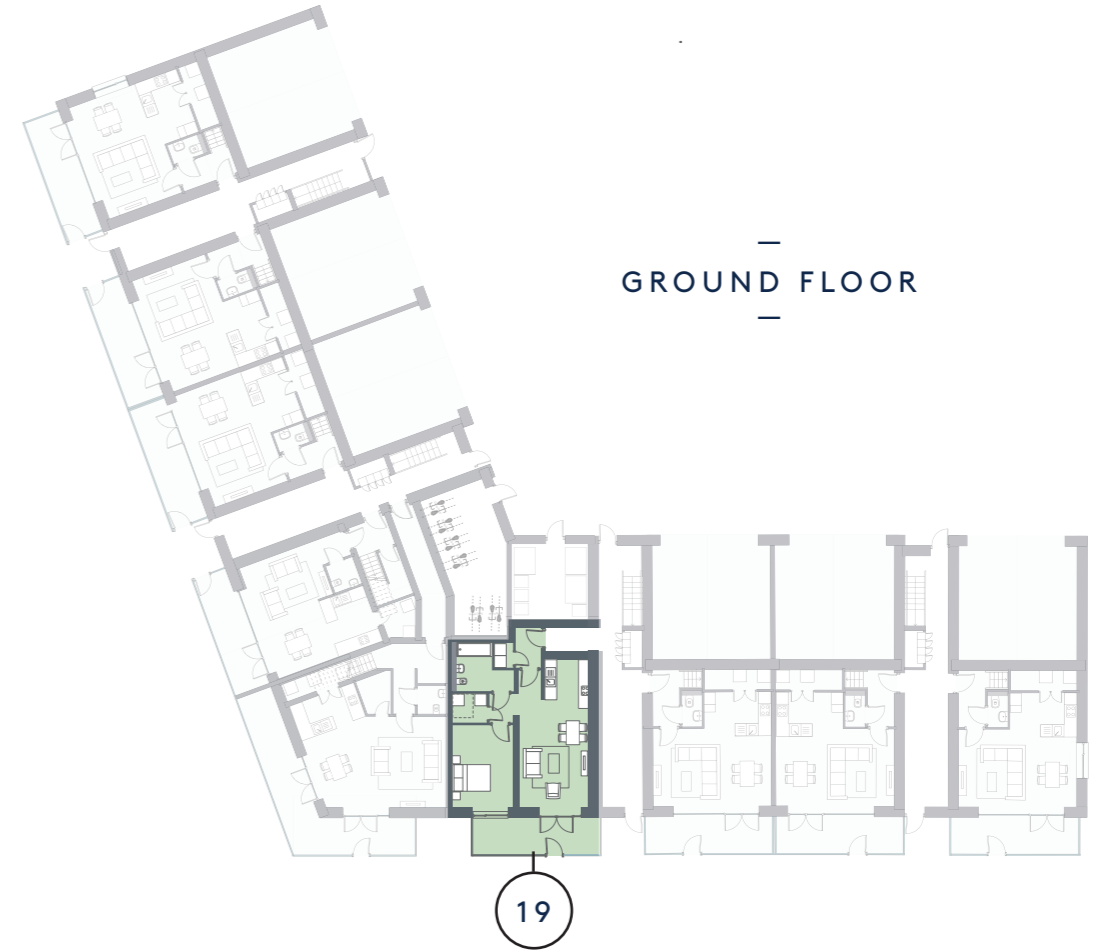
19 TULLY GREEN



GROUND FLOOR

H HALL B1 BEDROOM ONE ES EN-SUITE
L LIVING ROOM D DINING AREA K KITCHEN B BATHROOM
WC TOILET S STORAGE U UTILITY PA PRIVATE AMENITY

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GROUND FLOOR

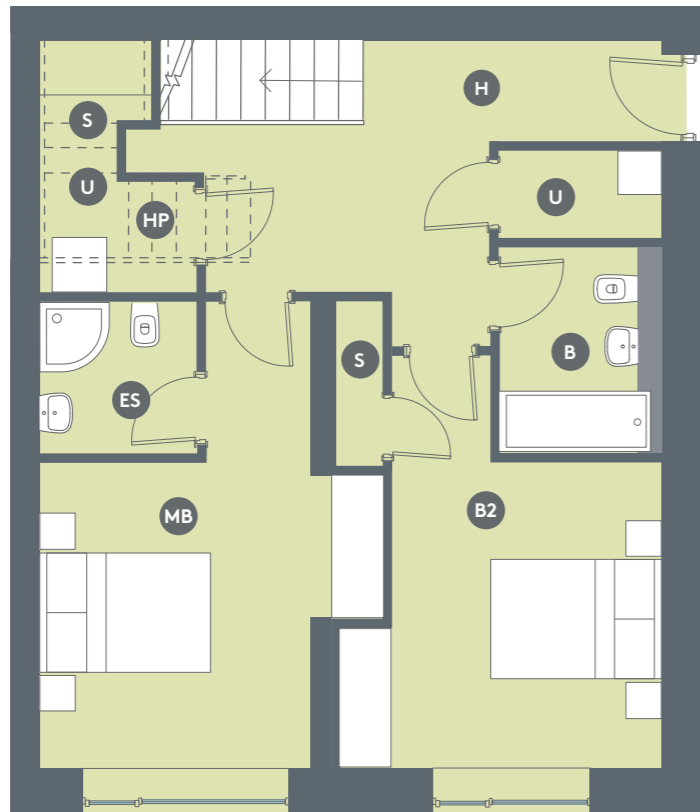
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THE TULLY I

3 Bedroom Duplex
144 sq m / 1558 sq ft

21 TULLY GREEN



FIRST FLOOR

H HALL MB MASTER BEDROOM ES EN-SUITE
B2 BEDROOM TWO B BATHROOM
U UTILITY S STORAGE HP HOT PRESS



SECOND FLOOR

B3 BEDROOM THREE L LIVING ROOM
D DINING AREA K KITCHEN B BATHROOM
S STORAGE PA PRIVATE AMENITY

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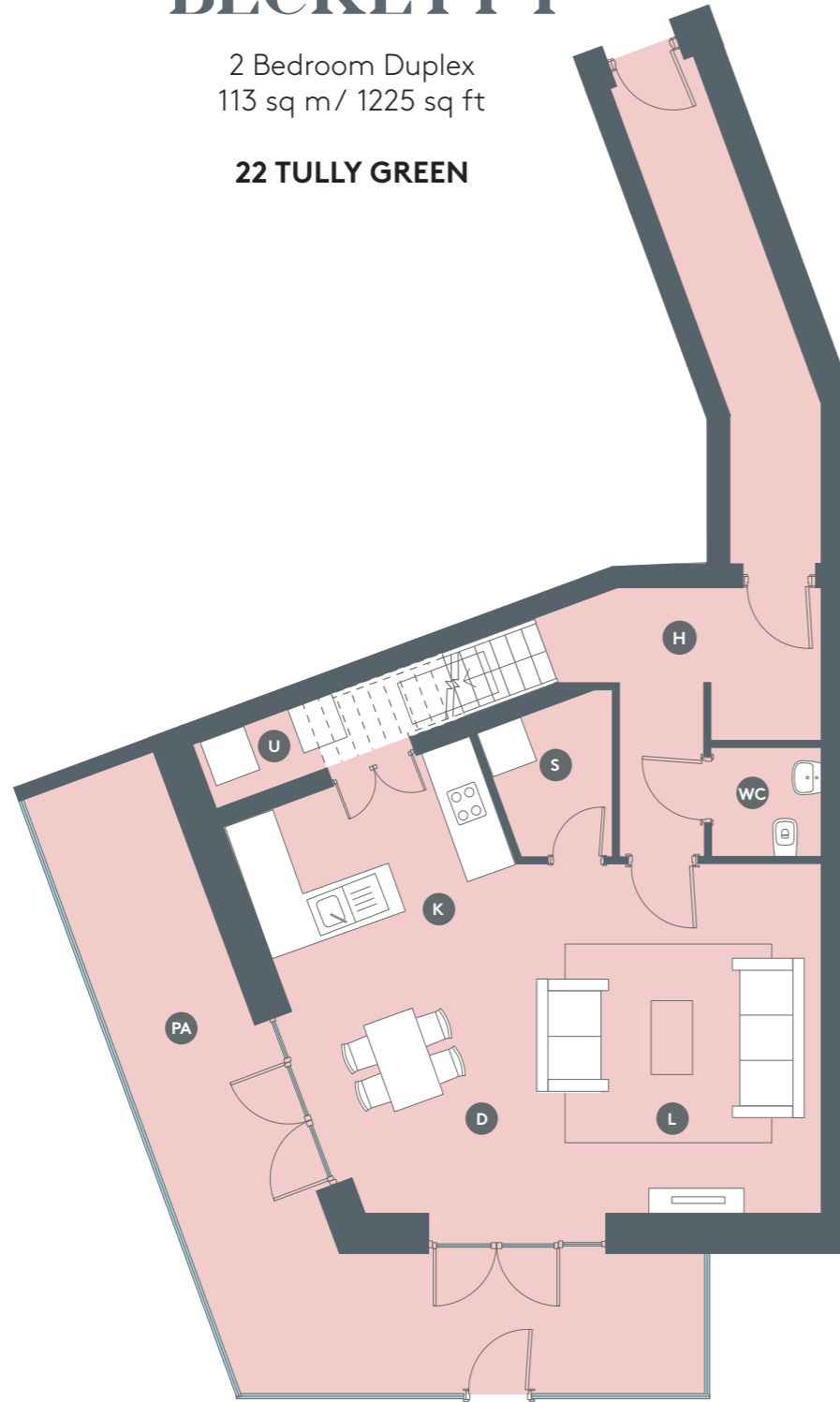
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THE BECKETT I

2 Bedroom Duplex
113 sq m / 1225 sq ft

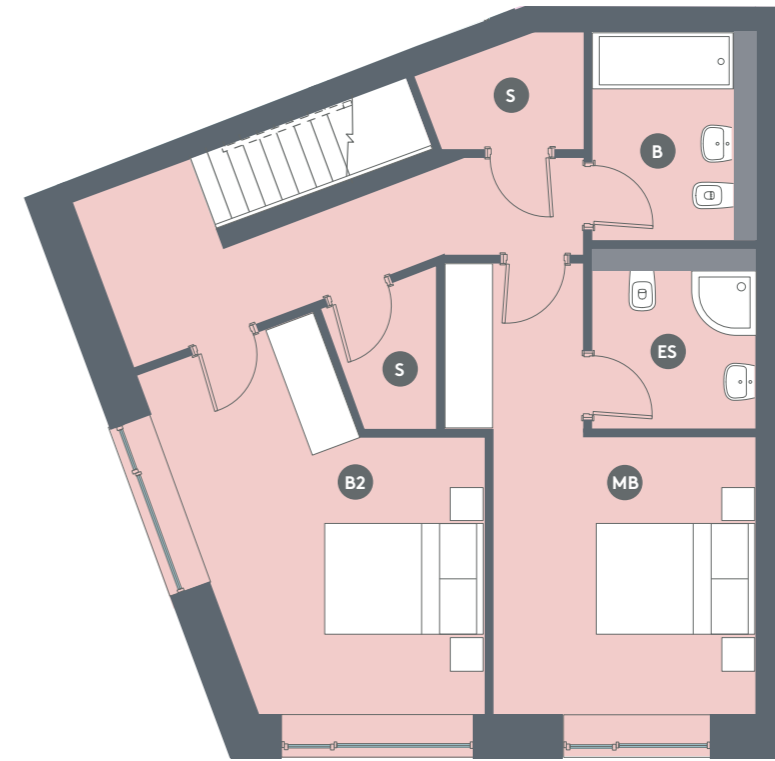
22 TULLY GREEN



GROUND FLOOR

H HALL L LIVING ROOM
D DINING AREA K KITCHEN U UTILITY
WC TOILET S STORAGE PA PRIVATE AMENITY

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FIRST FLOOR

MB MASTER BEDROOM ES EN-SUITE
B2 BEDROOM TWO S STORAGE
B BATHROOM

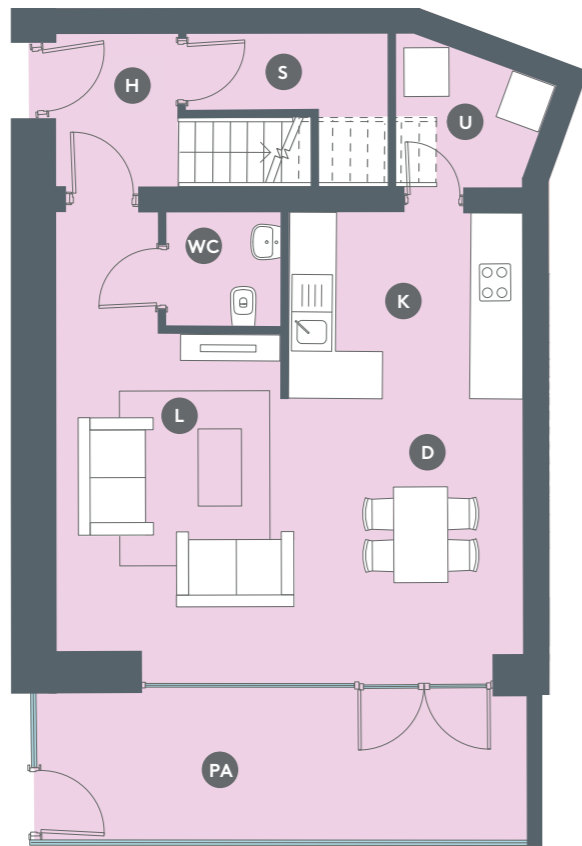
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THE BECKETT II

2 Bedroom Duplex + Study
108 sq m / 1167 sq ft

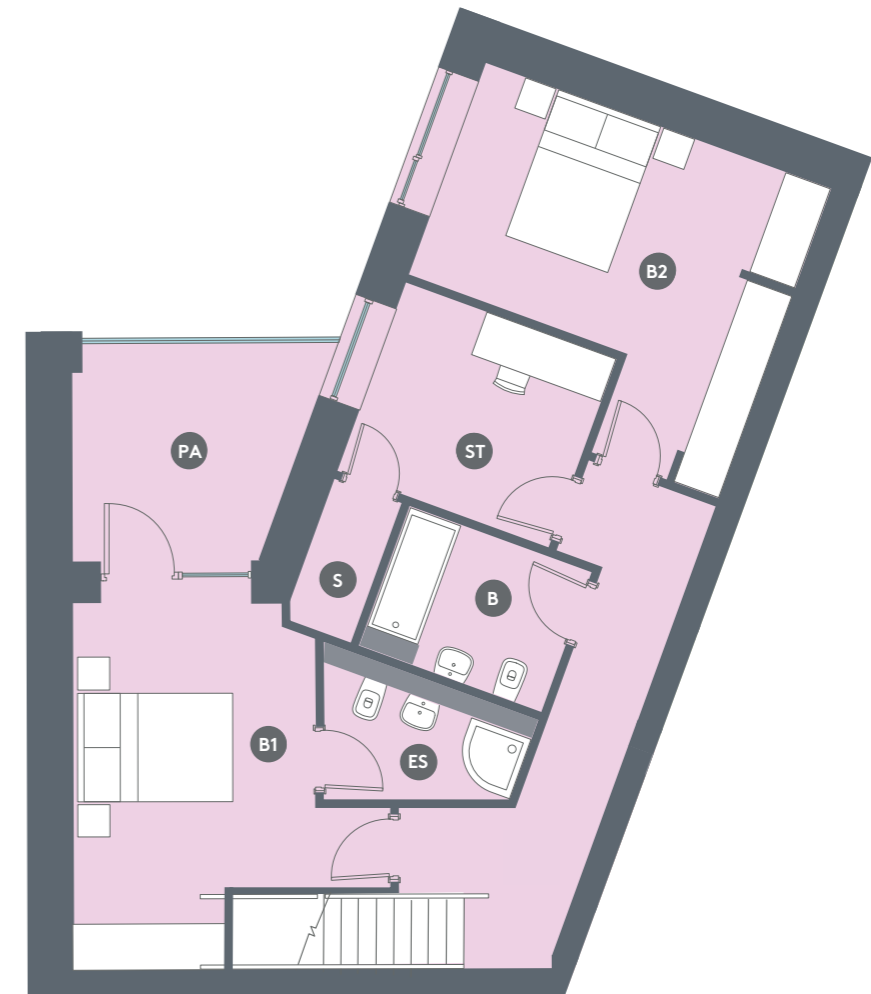
23 TULLY GREEN



GROUND FLOOR

H HALL L LIVING ROOM
D DINING AREA K KITCHEN U UTILITY
WC TOILET S STORAGE PA PRIVATE AMENITY

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FIRST FLOOR

B1 BEDROOM ONE ES EN-SUITE
B2 BEDROOM TWO S STORAGE ST STUDY
B BATHROOM PA PRIVATE AMENITY

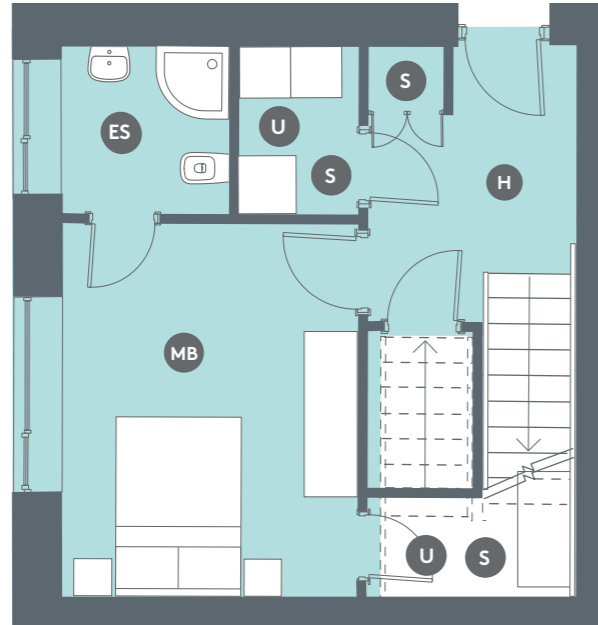
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THE TULLY II

3 Bedroom Duplex
124 sq m / 1338 sq ft

25 TULLY GREEN



FIRST FLOOR

H HALL MB MASTER BEDROOM ES EN-SUITE
U UTILITY S STORAGE



SECOND FLOOR

B2 BEDROOM TWO B3 BEDROOM THREE
S STORAGE B BATHROOM L LIVING ROOM
D DINING AREA K KITCHEN PA PRIVATE AMENITY

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SPECIFICATIONS

ENERGY EFFICIENCY

- uPVC double glazed windows, dark grey exterior, white interior
- High level of roof, wall, and floor insulation
- High performance Ultratech front doors with layers of insulation giving excellent thermal performance, low u-values, and less heat loss
- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- LED bulbs supplied throughout using up to 90% less energy than the conventional halogen bulbs
- Continuous whole house ventilation to ensure air quality and resident comfort
- NZEB rated homes

EXTERNAL FINISHES

- High-quality brick and render external façade
- Dark grey concrete tile
- Dark grey single ply membrane
- Low maintenance uPVC fascia, soffits
- Low maintenance aluminium gutters and downpipes
- Insulated composite front door in dark grey
- Terraces - reconstituted granite stone paving
- Carports - electric garage doors
- Railings - powder coated steel

INTERNAL FINISHES

- All walls and ceilings plaster skimmed and painted in a neutral colour
- Contemporary doors with panelled profile and chrome ironmongery
- Contemporary painted skirtings and architraves
- Contemporary staircase with oak handrail and newel posts

KITCHEN / UTILITY

- Contemporary handle less cabinets featuring ribbed detailing, composite quartz counter tops and under-counter lighting by Bespace

Cabinet Finishes

- Upper cabinets - Serica Porcelain
- Lower cabinets - Serica Kashmir
- Internals - Linen textured finish in grey

Appliances - *Subject to availability and signing of contracts within 28 days.*

- Fully fitted appliances including electric oven, induction hob, extractor fan, integrated fridge freezer, integrated dishwasher.

CLOAKROOM WCS

- All WCs are fitted with high-quality Sonas sanitary ware throughout supplied
- Half height wall tiling behind sink & toilet
- Chrome tapware
- Mirrors

BATHROOMS / ENSUITES

- All bathrooms and ensuites are fitted with Sonas high-quality sanitary ware throughout
- Full-height wall tiling around bath and shower and a splashback behind vanity
- Mirror supplied as standard to main bathroom and ensuite
- Low-profile shower trays and shower screen
- Bath with shower mixer, shower head
- Chrome tapware
- Thermostatically controlled shower in ensuite
- Chrome heated towel rails fitted in main bath and ensuite

ELECTRICAL AND HEATING

- Recessed lights to select areas as per showhouse
- Smoke and heat detectors fitted as standard
- USB sockets supplied as standard to bedrooms, kitchens and living areas
- Security alarm provide as standard
- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- TV point within master bedroom
- All houses are wired for telecoms and media (Virgin Media, Siro Fibre Broadband)

WARDROBES

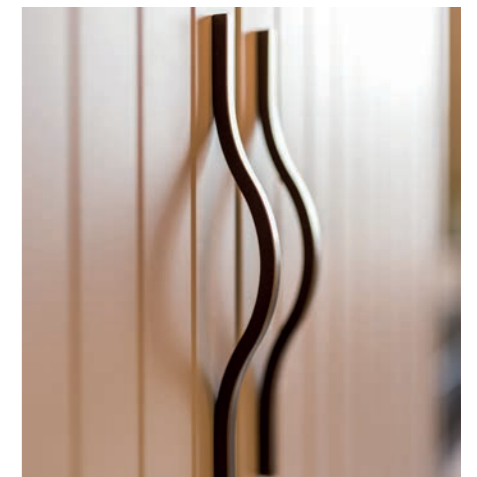
- Contemporary wardrobes with panelled detailing and curved handles by Bespace

GUARANTEE

- 10 years structural guarantee on each Cherry Lane home.

SERVICE CHARGES

Service charges are paid annually to the management company, which each owner will be a member of. Service charges will cover the maintenance of certain common areas, public lighting and refuse collection. Further information available upon request.



CGIs are for illustration purposes only and subject to change



PROFESSIONAL TEAM

Selling Agents



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01 6671888

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Dublin Docklands,
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(01) 829 0000

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