



MAYFIELD
HOUSE

CHAPELIZOD

LUXURY LIVING
on the
BANKS OF THE LIFFEY

Ashcroft is proud to introduce Mayfield House, a stunning boutique development of just nine contemporary homes in the heart of historic Chapelizod, on the banks of the River Liffey. Three of these beautiful homes are built behind the retained façade of the old Mayfield House, while the remaining six feature an eye-catching modern design that both complements and enhances the existing building



RIVERSIDE LUXURY
HOMES IN AN
HISTORIC LOCATION



ENJOY THE PEACEFUL FLOW OF THE RIVER

Thanks to its location on the banks of the river, Mayfield House residents can enjoy some of the most beautiful views of the Liffey from their own homes. Evening riverside strolls will become a daily event in this wonderful location.

Mayfield House residents need not travel far for the best in leisure facilities. The renowned Chapelizod Cricket Club is located in the village, while soccer, rugby, GAA, tennis, boxing and more are well represented in local clubs. If formal sports are not your thing, simply take inspiration from your natural surroundings. The River Liffey offers wonderfully scenic walks as well as many exciting sporting activities such as fishing and kayaking. Chapelizod also backs onto the famous Phoenix Park, the largest enclosed recreational space in any European capital city. Cycle, walk or jog your way through this spacious park – it's easy to keep fit with this wonderful space on your doorstep.



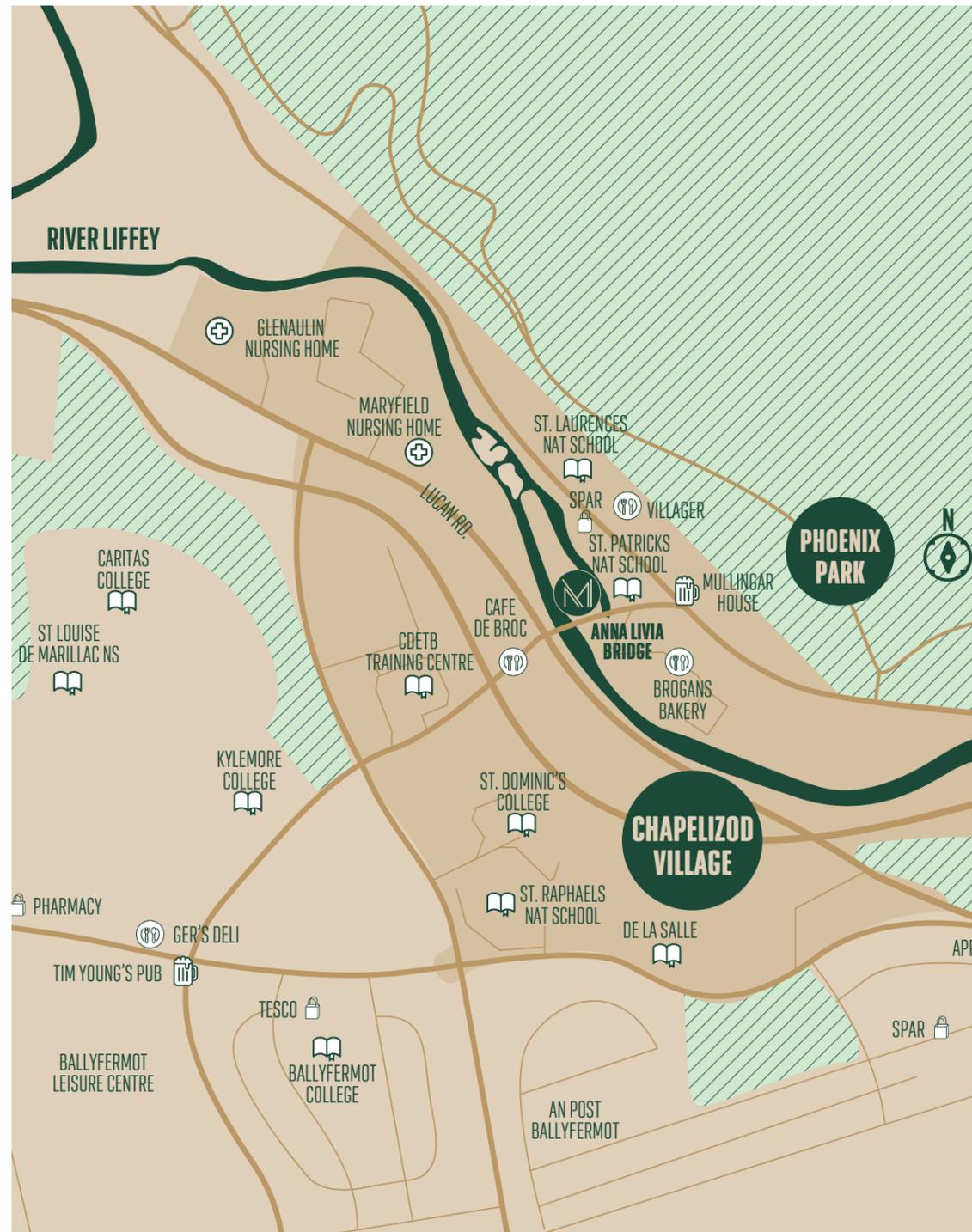


VILLAGE LIFE
MADE EASY

For the little ones, several well-regarded primary schools are located close by, including St Laurence's and St Patrick's National Schools. For the teens, Mount Sackville and St Dominic's are conveniently located in neighbouring Ballyfermot, while Palmerstown Community School and The King's Hospital is just a short drive away.



LOCAL AREA MAP

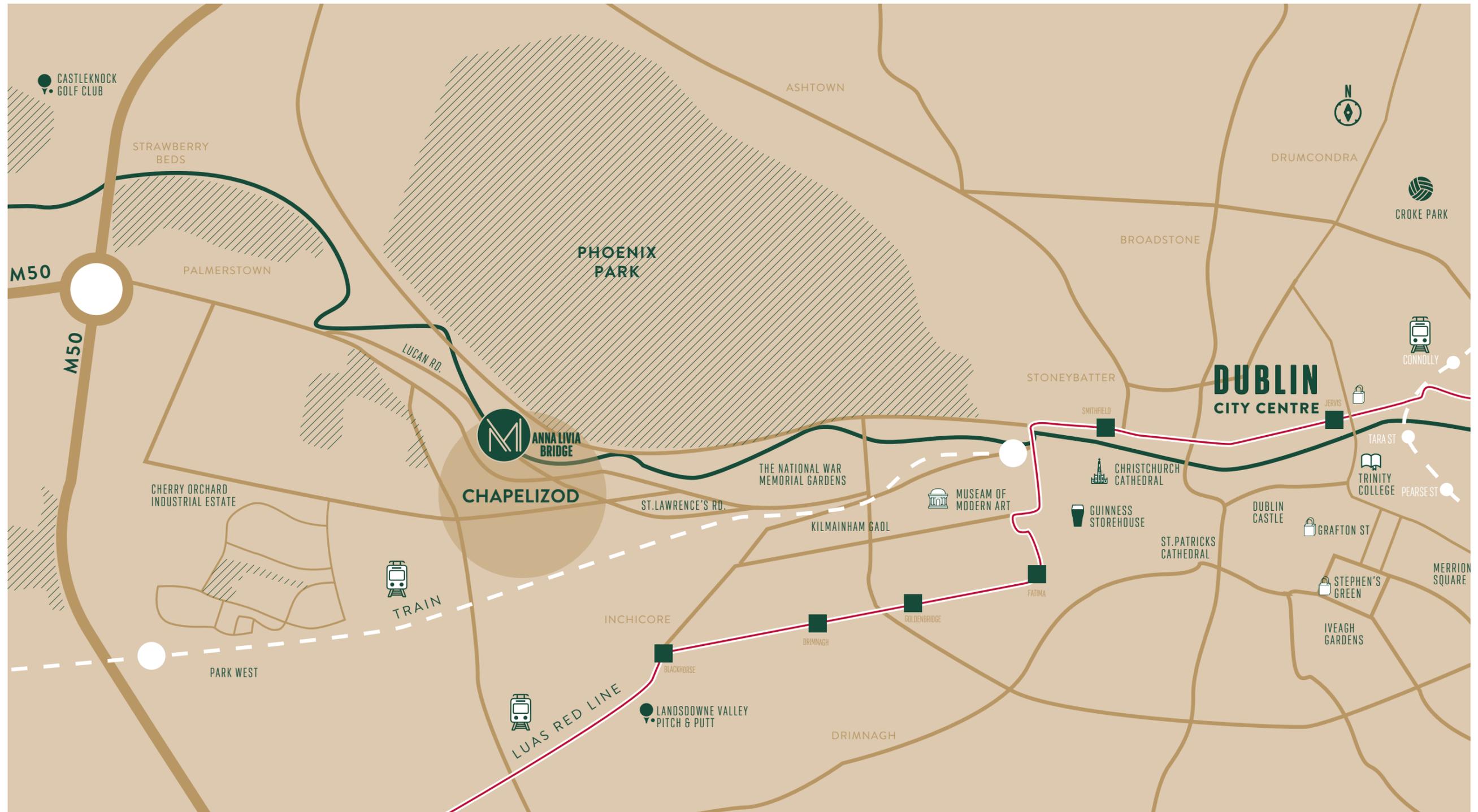


QUIET VILLAGE LIFE
BESIDE DUBLIN CITY



Chapelizod itself is a well-established village packed with great amenities for all the family. Get together with friends and family for some great food and drink in The Villager Pub or Wrights Anglers Rest, both close to the development. Explore the local shops in the village, such as House of Belle boutique, or head to nearby Liffey Valley for some serious retail therapy.

LOCATION MAP



CONVENIENCE MEETS
NATURAL BEAUTY

Unusual for such a scenic location, Mayfield House is ideally situated for those who want to enjoy all the perks of city life. Chapelizod is

just six kilometres from O'Connell Bridge, making the daily commute quick and easy. The M50 can also be accessed in only 15 minutes,

which opens up every major route throughout the country. A plethora of bus routes link Chapelizod with the city centre and beyond.



IMMERSE YOURSELF IN NATURE & HISTORY

Mayfield House is located in the historic village of Chapelizod, nestled in the wooded valley of the River Liffey as it leaves Dublin City Centre. Its origins can be traced to a cromlech, the Knockmaree Dolmen at the top of Knockmaree Hill, which is reported to predate the Egyptian pyramids by 500 years.

(LEFT) CHAPELIZOD C.1900

Located near the village centre lies Iseult's Chapel, said to mark the place where Cornish knight Tristan proposed to Irish princess Iseult in the 12th-century chivalric tale Tristan & Iseult (or Isolde) that predates and most likely influenced the Arthurian romance of Lancelot and Guinevere. More recently, James Joyce was reported to have told Eugene Jolas that his famous novel Finnegans Wake was the story of a "Chapelizod family".

W E L C O M E T O
Y O U R N E W H O M E



M A Y F I E L D H O U S E C H A P E L I Z O D

W E L C O M E T O
Y O U R N E W H O M E



MAYFIELD HOUSE CHAPELIZOD

S P E C I F I C A T I O N S



INTERIORS

- Wall paint colours, bathroom tiles, sanitaryware and kitchen designs selected by Jackie Carton - award winning Interior Designer - cartoninteriors.ie
- Contemporary light grey built-in wardrobes from the Curragh Deluxe range by Cawley Furniture Ltd
- Elegant solid core prefinished doors from Carroll Joinery Linear Collection range
- Feature architraves and 6" skirting boards on all floors
- Stylish satin chrome finish door handles by Interlock Hardware Ltd
- Contemporary Staircases with stylish balustrades painted white and walnut handrail by Connolly Stairs Ltd
- Stelrad Designer Series - compact with style, horizontal line Radiators

KITCHEN

- Bespoke custom designed painted handle-less Kitchens with generous storage cabinets, incorporating 20mm quartz stone counter tops, upstand and hob back, complete with Frankie stainless steel undermount single bowl sink and Franke Asconi chrome taps. Blum soft close fittings used throughout. Integrated, concealed Elica extractor.
- Freestanding island unit/breakfast bar as shown, incorporating drawer and cupboard units, with quartz stone countertop
- Including a full set of AEG range appliances - Integrated Fridge/Freezer, A+AA Dishwasher, Integrated Microwave, S.S Rotary Control Single Oven and 4 Ring Ceramic Hob
- Utility Room worktop units, with power points. Plumbed for and including Zanussi washing machine and Zanussi condenser drier.

SECURITY & SAFETY

- Hard wired for Intruder Alarm System
- Safety restrictors on upper floor windows
- Hardwood front doors, 56 mm thick with 5-point locking system
- Type LD2 fire detection system with smoke detectors fitted throughout - all habitable rooms and circulation areas

BATHROOMS

- Quality sanitaryware by Davies Group - Rocca GAP rimeless wall hung WC complete with concealed dual flush cisterns, Rocca GAP semi-recessed wash hand basin units, Carron Quantum bath with Verve bath screens in main bathroom and Gemstone graphite black shower tray with Flair sliding door enclosure in En-suite.
- Tiling by Delorno - Elegant Henley Grey pattern and Basalt Antracita floor tiles carefully complemented by Limasa and Prada Perla wall tiling and wall mounted vanity mirrors.
- Stelrad chrome wall mounted heated towel rails in all bathrooms and the ground floor toilets.

ELECTRICAL

- Wired for high speed broadband to points in Kitchen, Living room and all bedrooms, ready for connection by broadband provider.
- Wired for cable tv and satellite to points in Kitchen, Living room and all bedrooms, ready for connection.
- Infrastructure for both Virgin Media and Eir installed to each individual house, ready for connection.
- Contemporary recessed LED downlights in entrance hallways as showhouse.
- External lighting to front and rear
- Premium brushed chrome light switches and power sockets throughout.
- USB charging slots in Kitchen, Living room and main bedrooms.

WARRANTY

- Homebond 10 Year structural warranty and mechanical & electrical inherent defects insurance

MANAGEMENT COMPANY

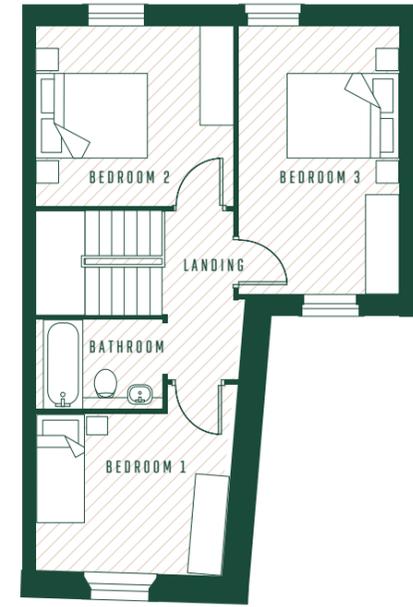
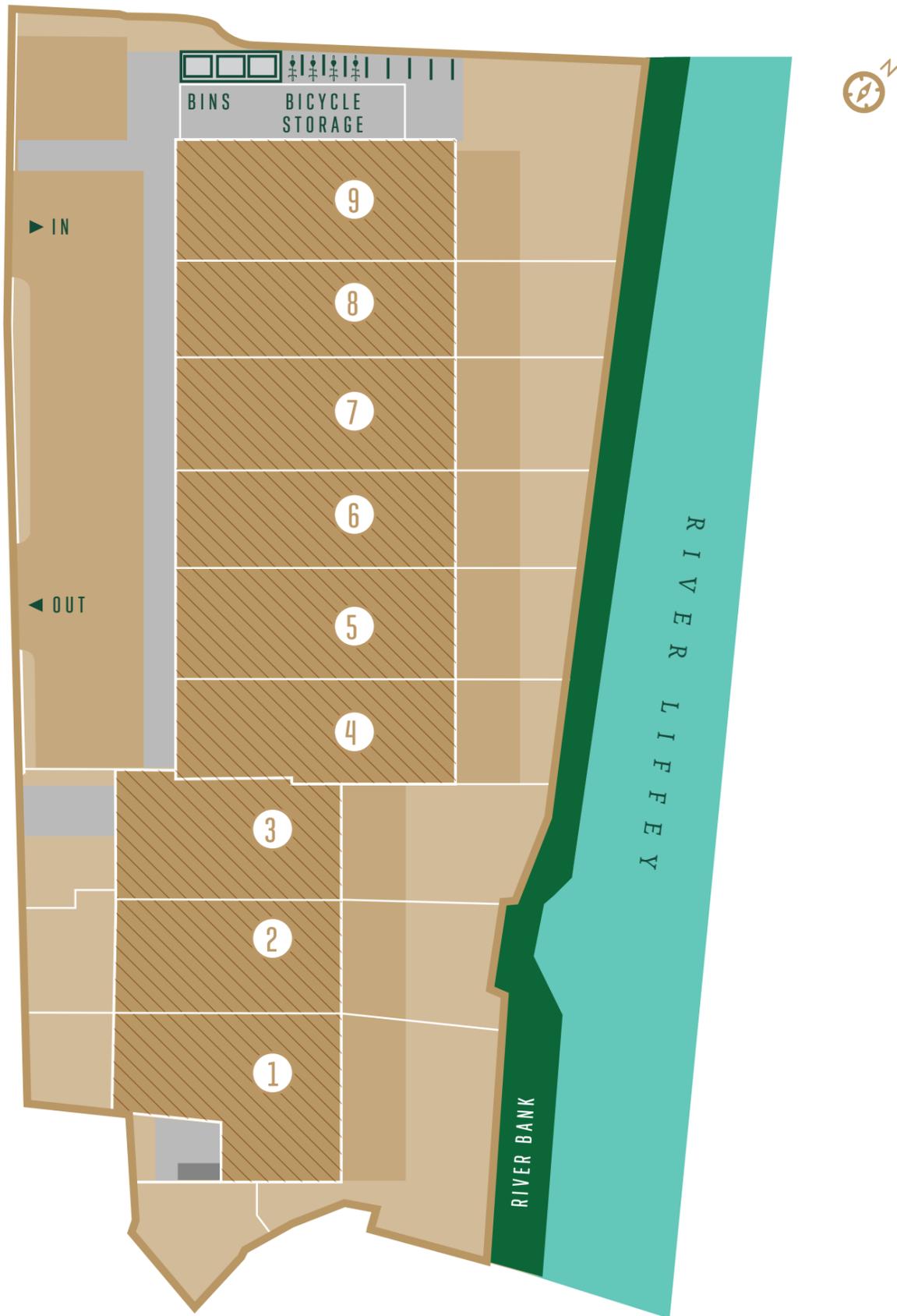
- An Owners Management Company will be set up and a managing agent will be appointed to manage the common areas and bin stores. Each homeowner will automatically become a member of the Owners Managing Company.

HEATING VENTILATION, HOT WATER & ENERGY EFFICIENCY

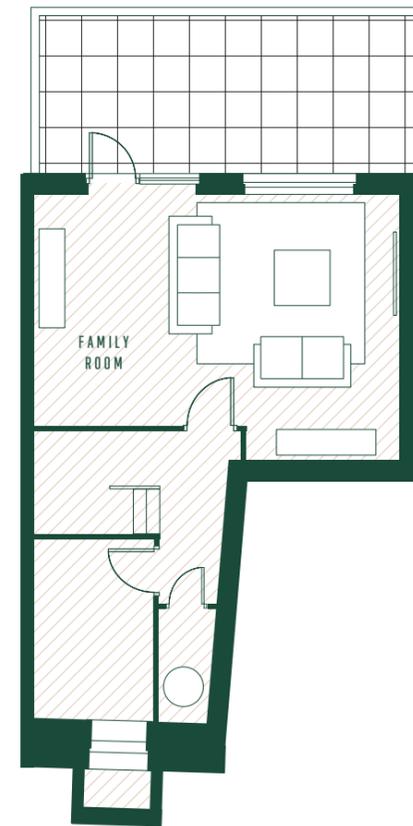
- A3 BER energy rating
- Aereco low energy demand-driven mechanical extract ventilation system, quietly and efficiently extracting moist air from wet rooms, based on the humidity levels in those rooms. Fresh air introduced to habitable rooms via acoustic sensitive slot trickle vents in windows balances and ensures air quality
- Panasonic air to water heat pump system with 3 zone 24/7 programmable heating controls, allowing independent time and temperature control of the living area, sleeping areas and hot water. Aided by external temperature and weather sensor
- Pressurised hot and cold water systems

EXTERNAL FEATURES

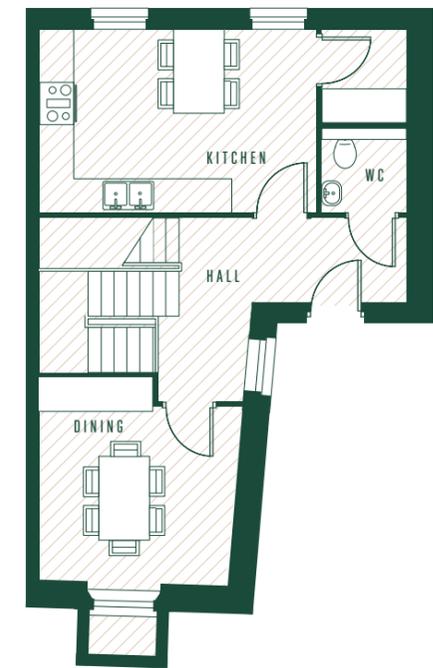
- Ibstock 'Cookbridge Yellow' bricks in white mortar on front elevations generally, with white brick panels at entrances and Weber monocouche finish on side and rear walls.
- Low maintenance Affinity Aluminium Windows and cills with a sleek contemporary look, combining sharp flush lines with exacting tolerances and incorporating state of the art thermal break technology. Traditional style timber windows to front of Mayfield House
- Glazed hardwood front doors, with multi-point locking system and wall light.
- Paved patio area to rear with external light and weather-proof power point.
- Rear gardens levelled and seeded, with quality low maintenance divider fence between properties



F I R S T F L O O R



B A S E M E N T



G R O U N D F L O O R

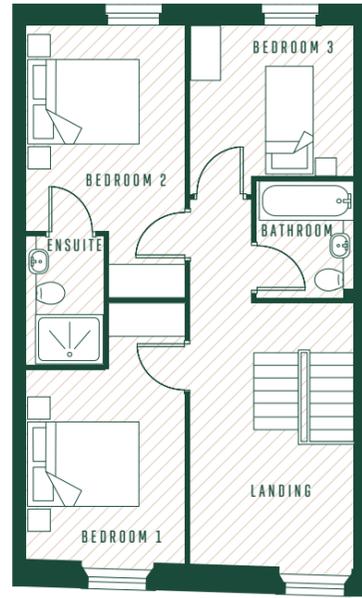
PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.

SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUT MAY VARY.

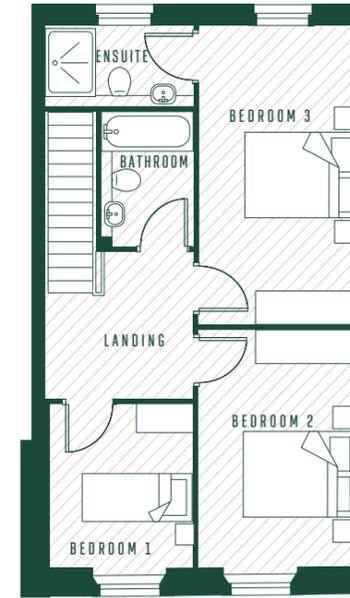
H O U S E 1

M A Y F I E L D H O U S E C H A P E L I Z O D
TOTAL 142 SQ.M (1,528 SQ.FT)

HOUSE 2

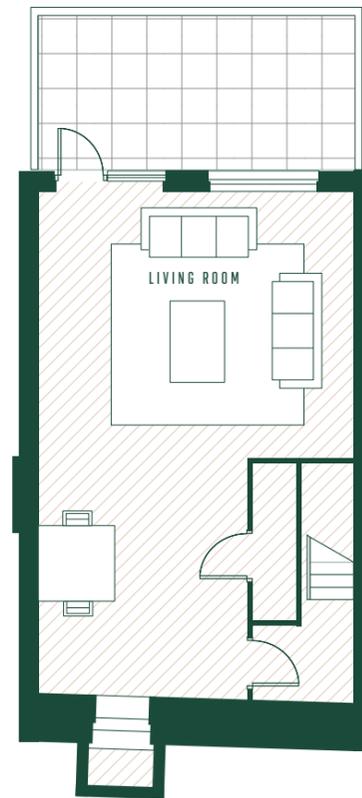


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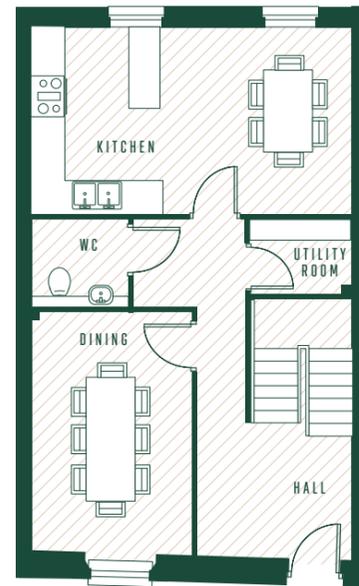


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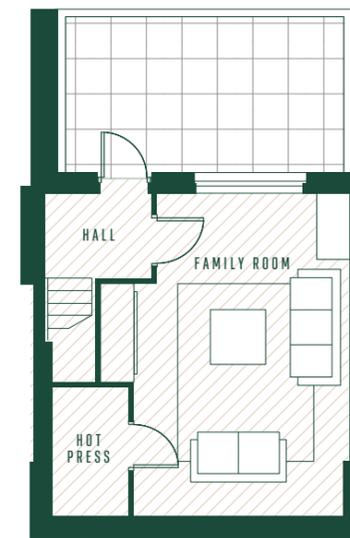
TOTAL 169 SQ.M (1,819 SQ.FT)



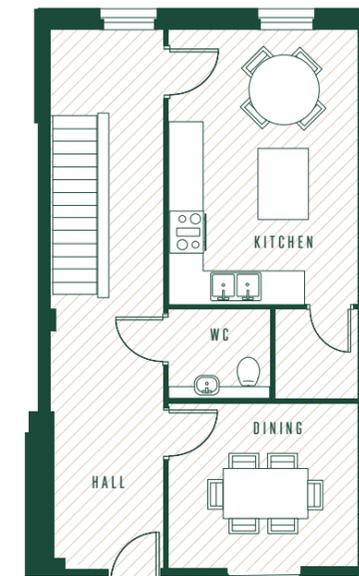
BASEMENT



GROUND FLOOR



BASEMENT

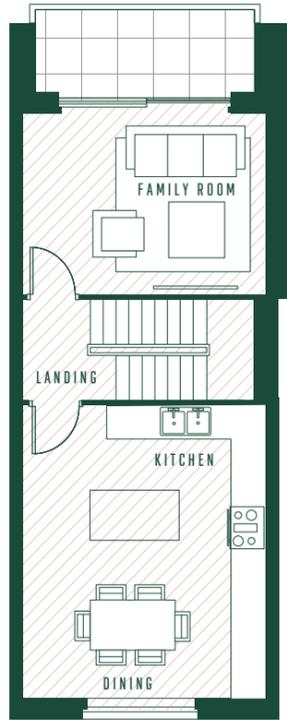


GROUND FLOOR

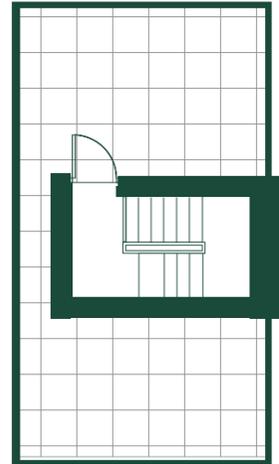
HOUSE 3

MAYFIELD HOUSE CHAPELIZOD
TOTAL 138 SQ.M (1,485 SQ.FT)

HOUSE 4



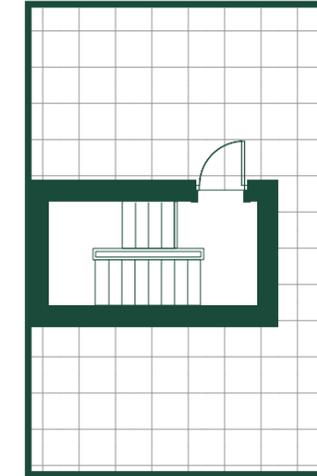
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SECOND FLOOR

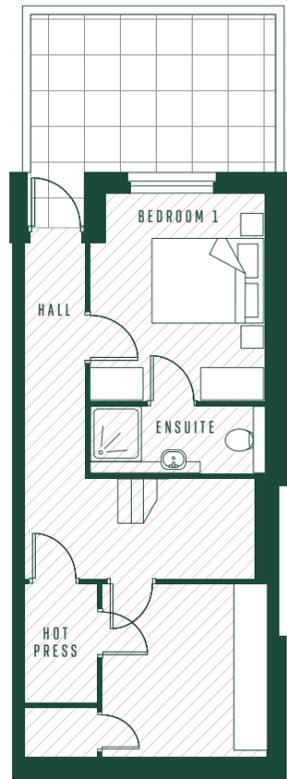


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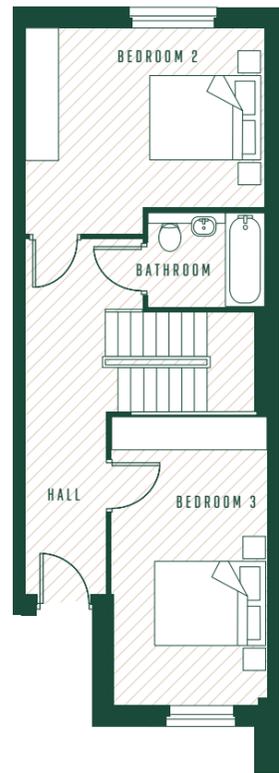


SECOND FLOOR

TOTAL 143 SQ.M (1,539 SQ.FT)



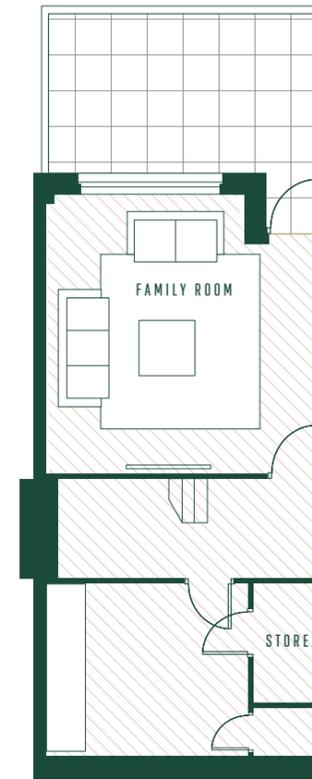
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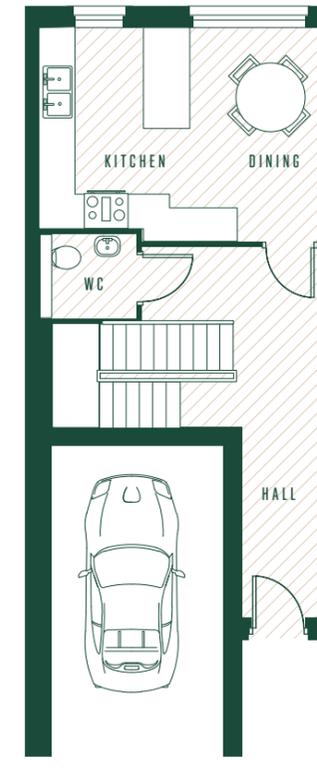
GROUND FLOOR

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HOUSE 5



BASEMENT

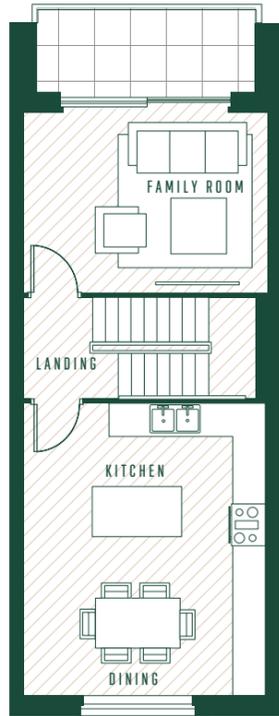


GROUND FLOOR

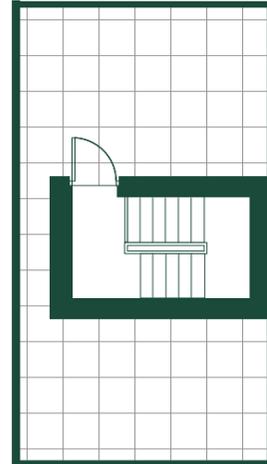
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MAYFIELD HOUSE CHAPELIZOD
TOTAL 172 SQ.M (1,851 SQ.FT)

HOUSE 6



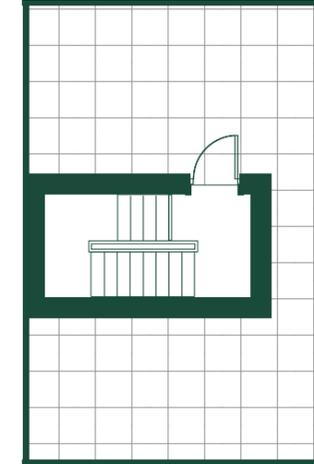
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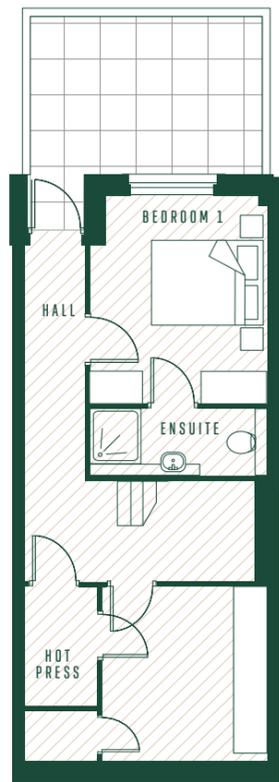


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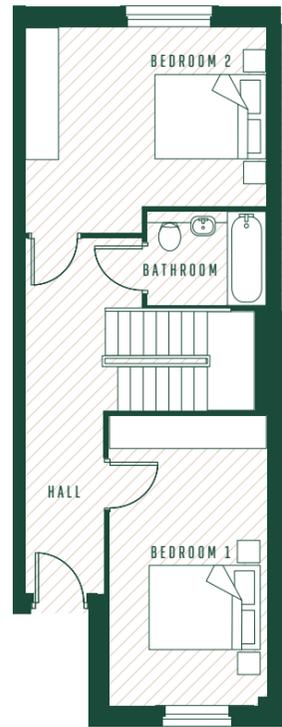


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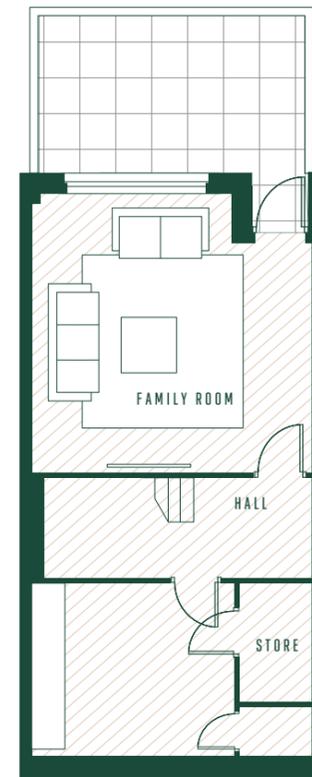
TOTAL 143 SQ.M (1,539 SQ.FT)



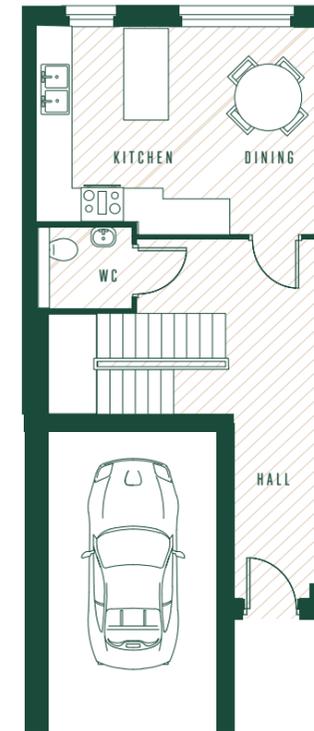
BASEMENT



GROUND FLOOR



BASEMENT

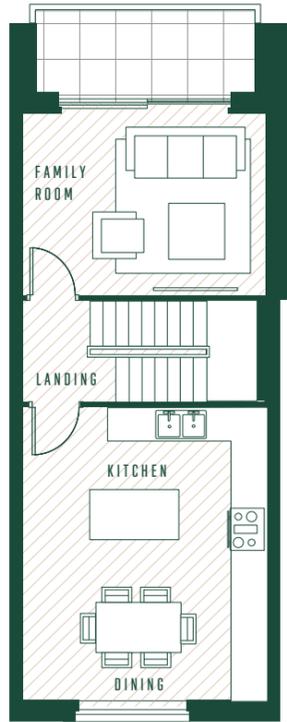


GROUND FLOOR

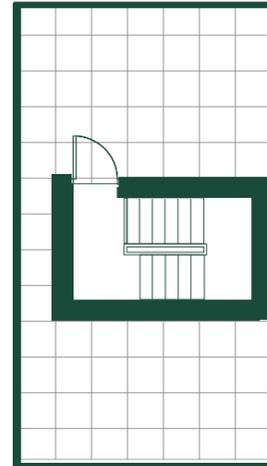
HOUSE 7

MAYFIELD HOUSE CHAPELIZOD
TOTAL 172 SQ.M (1,851 SQ.FT)

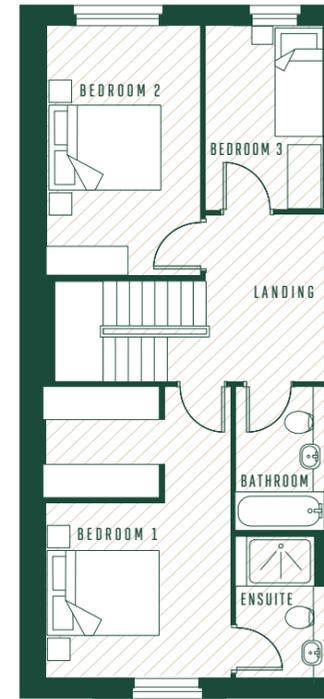
HOUSE 8



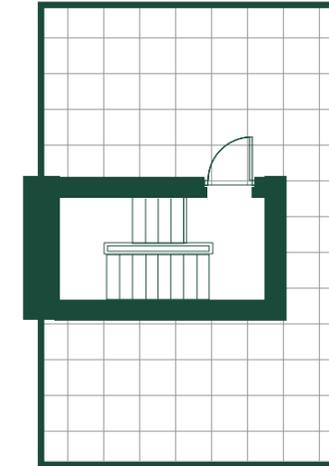
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SECOND FLOOR

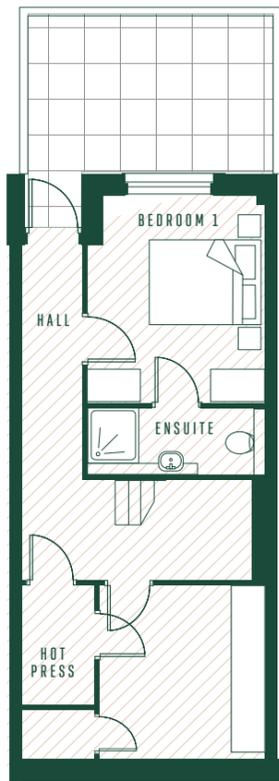


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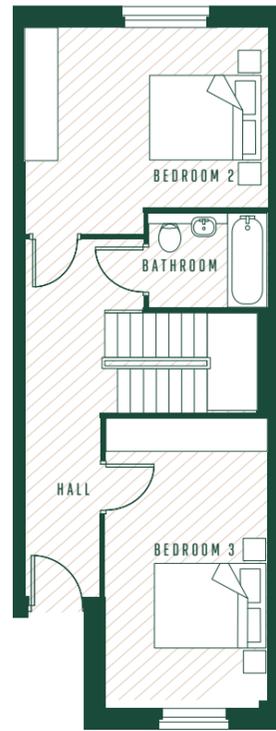


SECOND FLOOR

TOTAL 143 SQ.M (1,539SQ.FT)



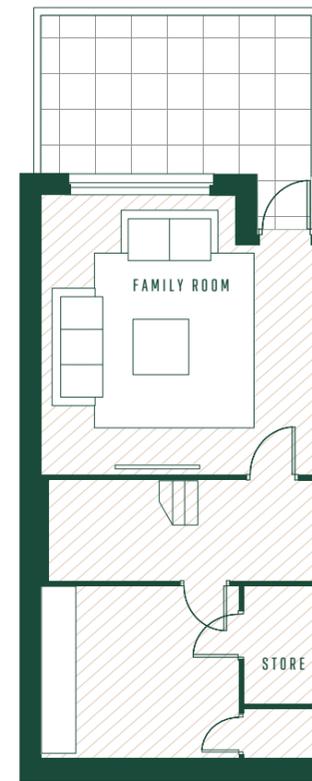
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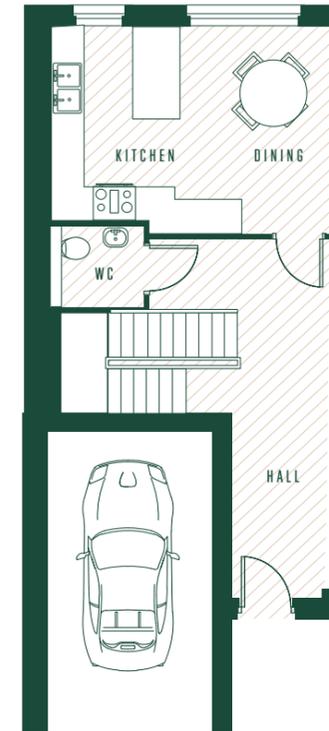
GROUND FLOOR

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HOUSE 9



BASEMENT



GROUND FLOOR

TOTAL 172 SQ.M (1,851 SQ.FT)

MAYFIELD HOUSE CHAPELIZOD

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ABOUT ASHCROFT

Ashcroft Developments have successfully established a reputation for quality in the delivery of starter Homes in the greater Dublin area. It is our goal to become a Top Tier Residential Developer providing a Client focused service.

Providing quality built residential properties to our Clients is the core principle of our business and we are only too aware of the lifetime significance & magnitude that comes with the purchase of a new home. At Ashcroft, we rise

to this responsibility, through quality, experience & commitment of our team made up of talented Construction Professionals with over 35+ years experience delivering quality built residential properties.

Our staff deliver this by working within a corporate & operational culture of respect with like-minded sub-contractors and key suppliers.

We plan our Projects using our Experience through a common-sense

development analysis, aimed at getting things right from the outset. This is achieved through our Objectives Review which considers items such as location merits, quality of design, internal & external space, user functionality, suitability of materials & finishes, energy efficiency & attention to detail. Ashcroft are committed to delivering quality A-Rated Homes in interesting locations where Communities are created and prosper.

BER A3

Any intending purchaser(s) shall accept that no statement, description or measurement contained in any newspaper, brochure, magazine, advertisement, handout, website or any other document or publication, published by the vendor (Ashcroft Developments) or by the vendor's agent (Lisney) in respect of the premises, shall constitute a representation inducing the purchaser(s) to enter into any contract for sale, or any warranty forming part of any such contract for sale. Any such statement, description or measurement, whether in writing or in oral form, given by the vendor (Ashcroft Developments), or by the vendor's agent (Lisney), are for illustration purposes only and are not to be taken as matters of fact and do not form part of any contract. Any intending purchaser(s) shall satisfy themselves by inspection, survey or otherwise as to the correctness of same. No omission, mis-statement, mis-description, incorrect measurement or error of any description, whether given orally or in any written form by the vendor (Ashcroft Developments) or by the vendor's agent (Lisney), shall give rise to any claim for compensation against the vendor (Ashcroft Developments) or against the vendor's agent (Lisney), nor any right whatsoever of rescission or otherwise of the proposed contract for sale. Any intending purchaser(s) are deemed to fully satisfy themselves in relation to all such matters. These materials are issued on the strict understanding that all negotiations will be conducted through the vendor's agent (Lisney).



PROFESSIONAL TEAM

ASHCROFT DEVELOPMENTS

LISNEY

ODA ARCHITECTURE

CLIFTON SCANNELL EMERSON

WATERMAN MOYLAN

CARTON INTERIORS

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