

ST.
PAUL'S
SQUARE

ADELAIDE ROAD | GLENAGEARY



About the development

St. Paul's Square is a boutique enclave of 11 spacious and contemporary 2, 3 and 5 bedroom new homes located around the former and lovingly preserved St. Pauls parochial hall, Glenageary. This beautiful building designed by the renowned architects W.M Mitchell in 1919 will soon be converted to two stunning town houses. Located on Adelaide Road, Glenageary, the homes in St. Paul's Square boast high energy A2 ratings with triple glazed alu-clad windows, high specification kitchen with quartz worktops, beautifully appointed bathrooms throughout and high end built in wardrobes as standard.

Location

St. Paul's Square is located on Adelaide Road, Glenageary in one of the most sought-after locations in South County Dublin. While the hidden gems of Glashule and Sandycove Villages are on your door step, Dalkey village and Dun Laoghaire are just minutes walk away.

A host of amenities are available to include Sailing, tennis, rugby and golf at the local clubs. There is a huge selection of popular restaurants and bars to pick from also. Beautiful beach walks or a leisurely stroll on the pier is within minutes. There is a super choice of local parks and walks in the area to include The People's Park with its popular Sunday market, Killiney Hill and the historic walk/cycle track through The Metals linking the Quarry at Dalkey to Dun Laoghaire Pier.



The Houses

Constructed to the highest standards, the three bedroom houses at St Paul's Square offer a beautifully designed contemporary and spacious home. Each A-rated house features exceptional energy efficiency boasting air to water heat pumps, underfloor heating, and mechanical ventilation with heat recovery. The beautiful bright entrance hall leads you upstairs to your large kitchen and dining room

with a stylish and contemporary kitchen with quartz worktop and appliances and large dining area looking south towards the old parochial hall. A separate bright living room is located to the right of the hall. There is also a beautifully fitted guest WC and large storage area.

Downstairs are three large bedrooms, all with direct access to separate sunny terraced areas.

While a large ensuite is located off the master bedroom, there is also a spacious main bathroom on this level. All bathrooms are beautifully appointed with high quality sanitaryware, chrome fittings and porcelain tiles. An additional storage area is located under the stairs. The stairs is a beautiful contemporary design with frameless glass balustrade with solid timber handrail.



Specification

External Finishes

- All houses finished in Ibstock Heritage Red with zinc effect metal cladding.
- All common areas are finished to the highest standard, including well-lit granite paved pathways and terraces, complimentary planting and clear circulation routes.
- The contemporary planting provides interest all year round through a mix of evergreen and deciduous species, including a wide palette of flowering species and selected trees.

Internal Finishes

- Contemporary stairs with frameless glass balustrade with solid timber handrail.
- All walls skimmed and painted throughout in a neutral colour.

Doors / Ironmongery

- Contemporary solid core doors with routed ladder detail throughout.
- High quality contemporary stainless steel fittings.

Kitchens

- Contemporary fitted kitchen, minimal style flat panel handleless mat finish doors and drawers.
- Quartz worktop & splashback.
- Electrical appliances; integrated oven and microwave, hob, extractor fan, fridge freezer and dishwasher.

Bathrooms

- Supplied by Versatile Bathrooms, large format porcelain tiles with complimentary patterned mosaics. High quality sanitaryware and chrome fittings.

Wardrobes

- Supplied and fitted by Langrell Furniture, minimal style flat panel doors and drawers a mix of matt and gloss finishes.
- High quality ironmongery and internal fittings, integrated lighting.

Windows

- Triple glazed alu-clad windows and doors generally.
- Timber engineered main entrance doors.
- All provided by Munster Joinery.

Heating & Ventilation

- Each dwelling is fitted with a high efficiency Air to Water Heat Pump.
- Dwellings are heated via underfloor heating throughout.
- Zone temperature control is provided to all rooms.
- Mechanical Ventilation with Heat Recovery (MVHR) is provided to each dwelling.

Electrical and AV

- Hardwired fire detection and alarm system throughout c/w battery backup.
- Sockets with USB Ports allocated in key areas
- All electrical power is derived from the Consumer Unit located in utility room.
- Lighting design completed by decorative lighting designer

- Flexible AV design provided throughout the dwelling
- Pre-wired for Virgin Media and Eir
- High quality minimal architectural LED fittings
- Structured cable infrastructure installed throughout via central location, allowing for future flexibility
- Pre-wired for security alarm

Management Company

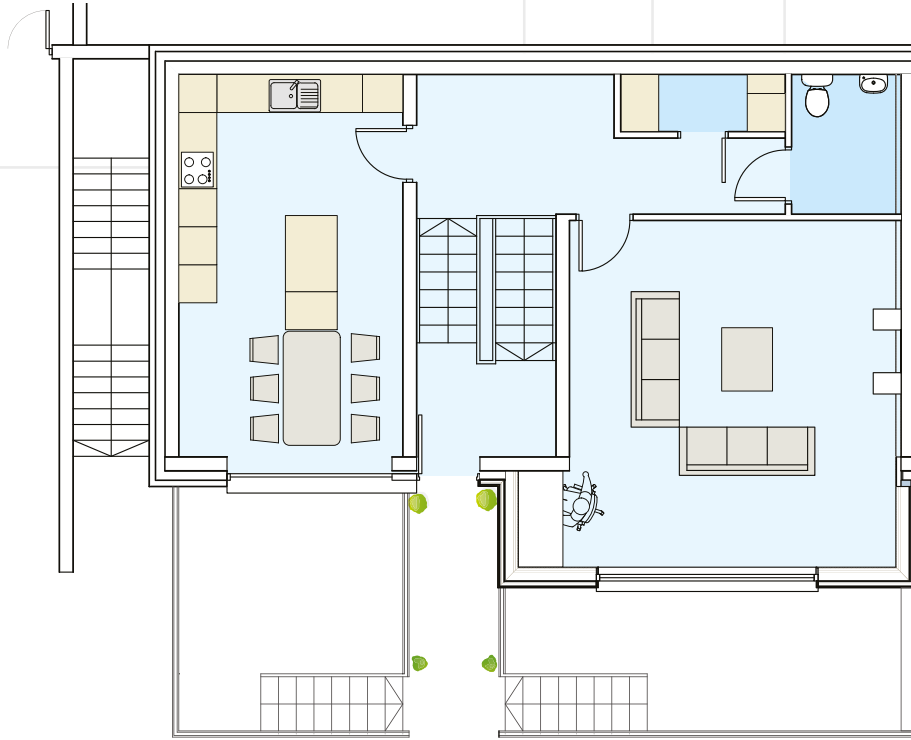
- All purchasers will become members of the management company - details on request.

Guarantee

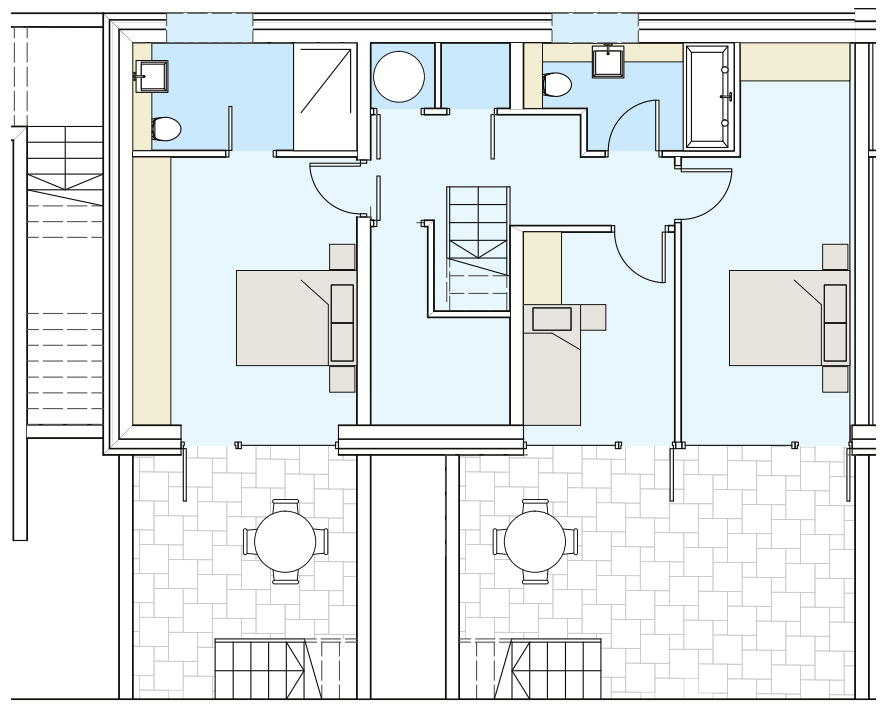
- 10-year Global Home Warranties structural guarantee.



3 Bedroom Home | Semi Detached | 145 sq.m / 1,561 sq.ft

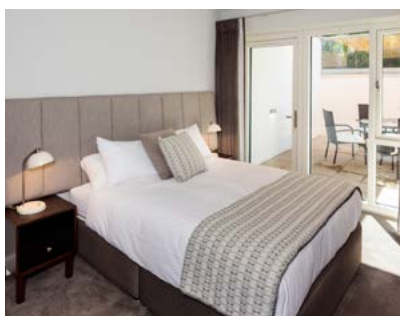
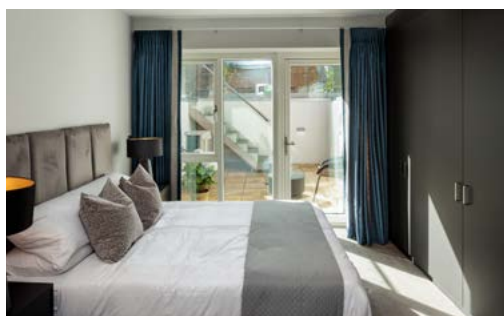


Ground Floor



Lower Ground Floor

Site Plan





For more information about these stunning contemporary homes contact

Agent



01 638 2700

St. Stephen's Green House,
Earlsfort Terrace, Dublin 2
stpauls@lisney.com
PSRA 001848

A development by

TORCA
HOMES



BER Number's available
on request

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 (Torca Homes) 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 (Torca Homes), 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 (Torca Homes) or by the vendor's agent (Lisney), shall give rise to any claim for compensation against the vendor or against the vendor's agent, 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).