



BROADMEADOW VIEW

ROWLESTOWN CO. DUBLIN





LIVE LIFE IN LUXURY IN AN IDYLIC LOCATION BETWEEN THE CITY AND THE COUNTRY



Enjoy endless space and tranquillity at Broadmeadow View, an exclusive development of nine large, detached 4 and 5 bedroom A-rated homes in the beautiful setting of Rowlestown, Co Dublin. Just a stone's throw from Swords, Dublin Airport, and the M1 and M2 motorways, Broadmeadow View is a unique opportunity to enjoy a well-appointed large family home in a peaceful yet convenient location.



MODERN LIVING IN
AN EXCLUSIVE SETTING



COUNTRY LIVING
NEXT TO THE CITY



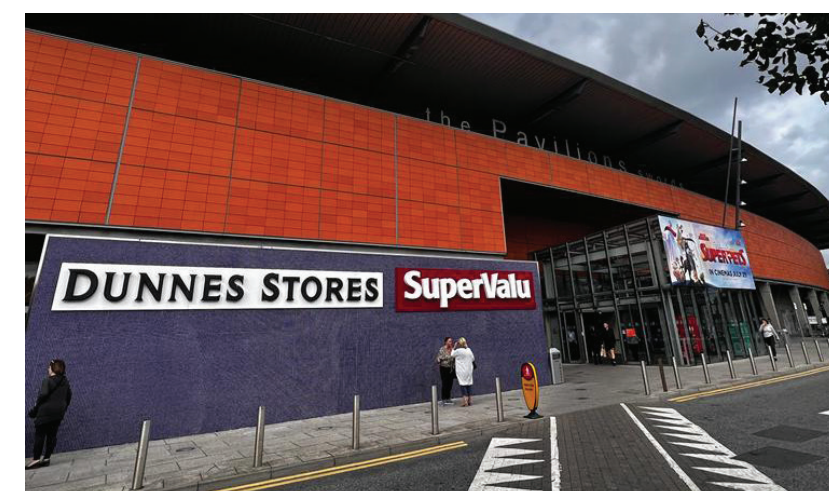
ABOUT ROWLESTOWN

Located about halfway between the bustling family-favourite towns of Swords and Ashbourne, Rowlestown is a picture-perfect village that originated as a small river settlement at a crossing point of the Broadmeadow River.

The village itself is characterised by heritage buildings and structures such as Rowlestown House, the stone bridge and the village church, all nestled in a beautiful natural setting with plenty of mature woodland.

This popular part of North Dublin is known for its excellent amenities and its unique mix of city and country. Rowlestown itself is full of excellent options for making the most of the outdoors, including horse riding, GAA, cycling, soccer and golf. This is also an area that makes walking an absolute pleasure – make the most of the scenery with a daily walk by the river.





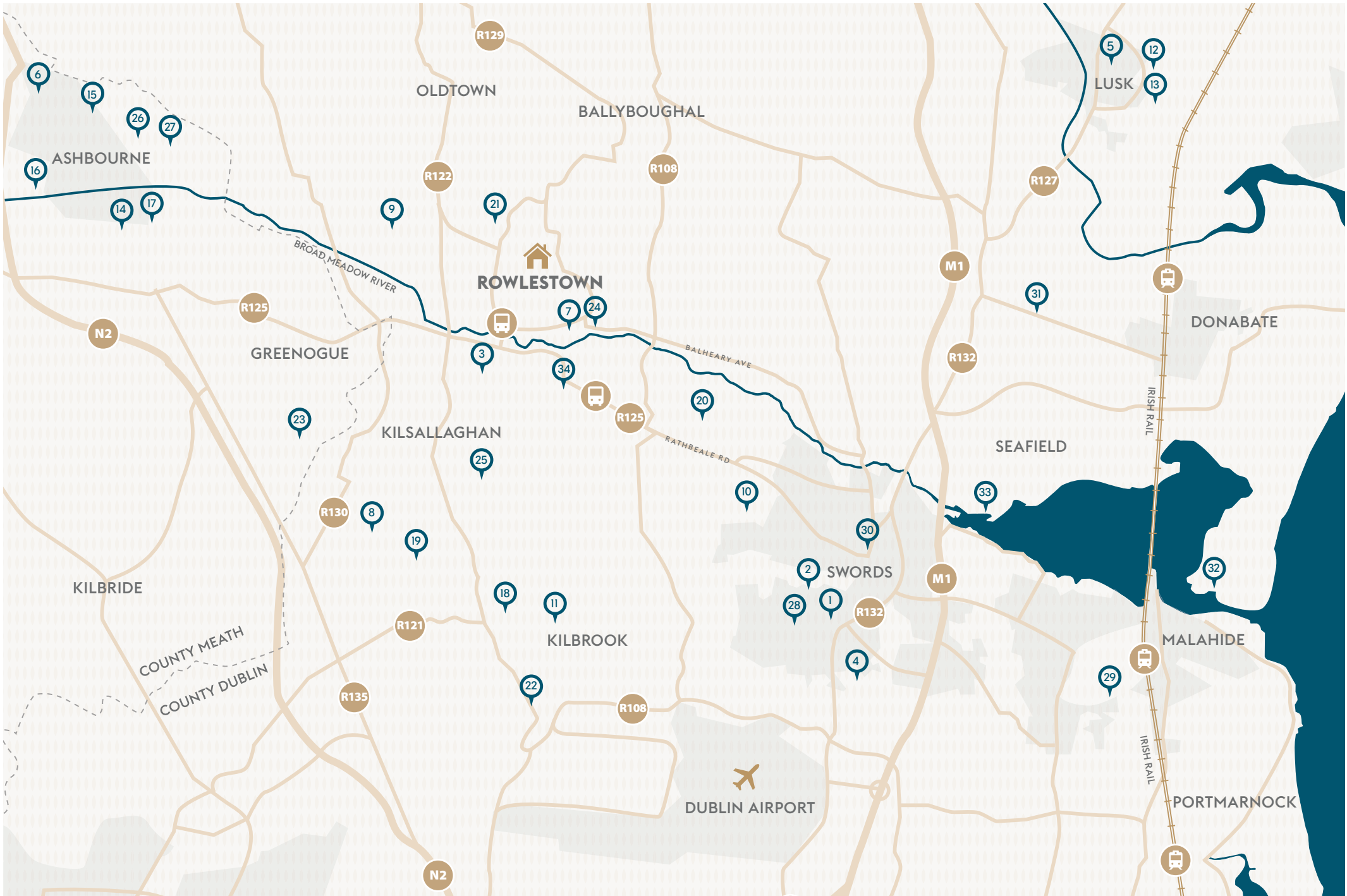
AMENITIES ROWLESTOWN

Broadmeadow View is an excellent option for growing families who want every amenity within easy reach. The village is home to a well-regarded primary school, while plenty of options for every level of schooling are within a short drive in Swords and Ashbourne. Local shops and community events are plentiful; and with North Dublin's primary shopping centre, the Pavillions, just down the road in Swords, you'll never be far from anything you could want or need.



AMENITIES

ROWLESTOWN



SHOPPING

1. Pavilions Shopping Centre
2. Swords Plaza
3. Centra Rolestown
4. Airside Retail Park
5. Lusk Town Centre
6. Ashbourne Retail Park

SCHOOLS

7. Rolestown National School
8. Kilcoskan National School
9. St. Mary's National School
10. Broadmeadow Community National School
11. Mary Queen of Ireland National School
12. Lusk Community College
13. Lusk National School
14. Gaelscoil na Cille
15. St. Mary's National School Ashbourne
16. St. Declan's National Catholic School
17. Ashbourne Community School

SPORTS

18. St. Margaret's Golf & Country Club
19. Corrstown Golf Club
20. Roganstown Hotel & Country Club
21. Fingal Ravens GAA
22. St Margarets GAA Club
23. Thornton Park Equestrian Centre
24. Parish Hall & Badminton Club
25. Killossery Lodge Stud
26. Ashbourne United AFC
27. Ashbourne Rugby Club

RECREATIONAL

28. River Valley Park Swords
29. Malahide Castle & Gardens
30. Swords Castle
31. Turvey Nature Reserve
32. Malahide Marina
33. Broadmeadow Estuary
34. Kettles Country House Hotel

BROADMEADOW VIEW

SITE PLAN



Broadmeadow View is an exciting opportunity for growing families to enjoy all the advantages of a new build in an exclusive and unique setting. Comprising just nine large homes with separate garages, Broadmeadow View brings together the feel of a standalone home within a new community, thanks to its thoughtful layout and generous green areas.

Each detached home is given plenty of space, offering a level of privacy unusual for a new development. The houses are also laid out along a beautiful winding avenue, with each home set in alternative orientations, adding to the feel of peace and tranquillity.

The nine homes in Broadmeadow View are as comfortable and practical as they are spacious and attractive. Each house is designed according

to NZEB techniques (“nearly zero-emission building”), which means they have very high energy performance. In addition, every home is designed with the needs of modern families in mind, with modern kitchens, luxurious bathrooms and large living areas.

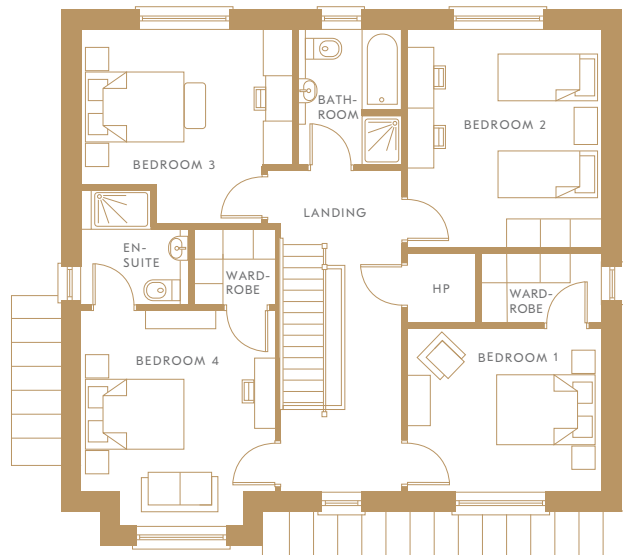
The incredible standard of living offered by Broadmeadow View is complemented by its convenient access to excellent transport links. No commute is too difficult, thanks to the development’s close proximity to both the M1 and M2 motorways. A local Dublin Bus service linking Rowlestown with Swords, Dublin Airport and Dublin City Centre is ideal for both commuters and students. And with Dublin Airport just down the road, even family holidays are stress-free and oh so easy!

FLOOR PLANS HOUSE TYPE A

TOTAL HOUSE AREA 200sq.m/2153 sqft • DETACHED GARAGE 22 sq.m



GROUND FLOOR

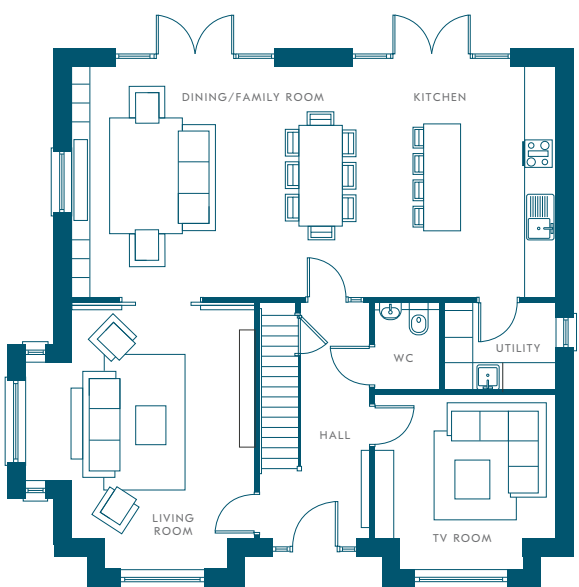


FIRST FLOOR

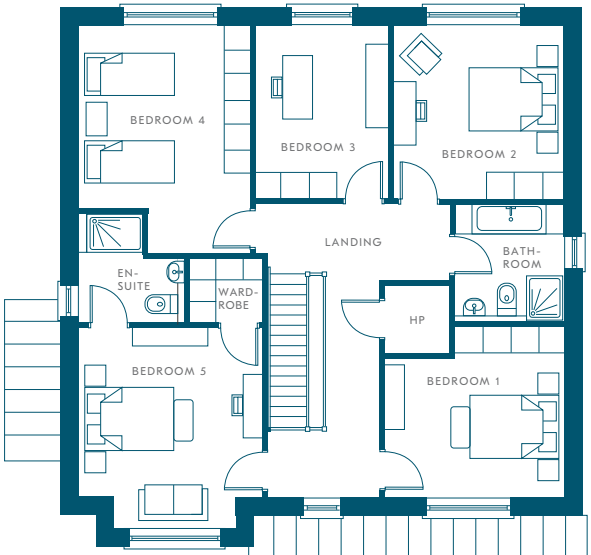
PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.

FLOOR PLANS HOUSE TYPE B

TOTAL HOUSE AREA 231 sq.m/2468 sqft • DETACHED GARAGE 22 sq.m



GROUND FLOOR



FIRST FLOOR

PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY. LAYOUTS MAY VARY.

HOUSE SPECIFICATIONS



Note, images are for indicative purposes and are from previous Ashcroft Developments schemes.

1. INTERIORS

GENERAL

- High ceilings and Spacious living areas throughout
- Wall paint colours, bathroom tiles, sanitaryware and kitchen designs selected by Jackie Carton-award winning Interior Designer-cartoninteriors.ie
- Attic trusses providing storage use and to facilitate future upward extension of living space at a later date. Attics are accessed by pull down ladder stairs and provided with a walk-on area, power point and light switch
- Functional mix of eloquent built in and walk in wardrobes, allowing a combination of shelf units and hanging space
- Sleek solid core prefinished interior doors from the Linear Collection range by Carroll Joinery with satin chrome finish door handles by Interlock Hardware Ltd
- Stylish splayed top architrave and matching 6-inch skirting boards on all floors
- Elegant staircases with stylish balustrades painted white and walnut handrail by Connolly Stairs Ltd

KITCHENS

- Bespoken custom designed, factory paint finish handle-less Kitchen units incorporating generous storage cabinets, and 20mm quartz stone counter tops, upstand, and hob back, complete with stainless steel undermount single bowl sink. Integrated, concealed extractor. An island unit with storage below is provided as standard
- AEG or similar product range of integrated appliances, including – Cooker Hob, Oven, Microwave, Dishwasher and Fridge/Freezer
- Stainless steel extractor and ducting
- LED counter lights in Kitchen units

- Utility Room worktop units, with power points, plumbed for washing machine

- Zanussi or similar product range Washing Machine and Condenser Dryer provided in Utility Room

BATHROOMS

- Quality sanitaryware by Davies Group - Rocca GAP timeless 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 shower tray with Flair sliding door enclosure in En-suite

- Stelrad chrome wall mounted heated towel rails in all bathrooms and ground floor toilets

ENERGY EFFICIENCY

- NZEB - A2 BER energy rating, with high levels of roof, wall and floor insulation. Also, fully tested airtight design
- Samsung air to water heat pump system with 3 zone 24/7 programmable heating controls, allowing independent management of the living areas, sleeping areas and hot water, aided by external temperature and weather sensor
- Heat distribution by underfloor radiant circulation on the ground floor and by Stelrad compact line convection radiators on the first floor
- 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 is introduced to habitable rooms via acoustic slot trickle vents in windows, which balances and ensures air quality
- Pressurised hot and cold water systems

ELECTRICAL

- Generous Lighting and power point distribution, including Cable TV point in all habitable rooms
- Additional wiring for satellite TV in Kitchens, Living and Master Bedroom
- Wired for high-speed broadband to point in Kitchens, Living and Bedrooms. Site infrastructure provided and ready for connection by utilities provider
- Twin switched sockets with USB charging in Living Room, Kitchen and Bedrooms
- Recessed LED downlights in entrance hallway and external entrance canopy
- Surface mounted ceiling LED light fittings in bathrooms and downstairs toilet
- External bulkhead lights above patio French doors
- Brushed Chrome sockets and light switches throughout

SECURITY AND SAFETY

- Type LD2 fire detection system with smoke detectors fitted throughout all habitable rooms and circulation
- Safety restrictors on upper floor windows

2. EXTERNAL FEATURES

- Keltstone wall system on front elevation bays and on front exterior wall of garage. Weber monocoque plaster finish on all other walls
- High performance natural Scandinavian wood windows, finished with micro parous factory paint system and satin anodised finish handles by Carlson
- Imposing bespoke front Door with glazed side panels by Carlson
- Large double-glazed French doors and side panels to rear patio
- Feature entrance canopy with recessed LED downlights in soffit
- Maintenance free UPVC fascia and gutter systems
- Concrete side paths and patio area with external light and power point
- External water tap for rear garden
- Wiring for electric vehicle home charger point on external wall of garage. SEAI grant available for installation at charge unit
- Extensive front and rear garden areas partially levelled and seeded.
- Independent garage structure measuring 25 square meters approximately. Designed to complement the main house elevations

3. WARRANTY

- Warranty cover under Homebond 10 year structural and latent defects insurance scheme

4. ESTATE MANAGEMENT

- It is anticipated that the estate will be taken in charge by the local authority although an owners management company and a managing agent may be appointed to manage common area until this happens. This will involve an annual maintenance charge for upkeep of the common areas.

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.

PROFESSIONAL TEAM



DEVELOPERS

ASHCROFT DEVELOPMENTS

SELLING AGENTS

LISNEY SOTHEBY'S
INTERNATIONAL REALTY

ARCHITECTS

ODA ARCHITECTS

INTERIOR DESIGNERS

CARTON INTERIORS

CIVIL & STRUCTURAL ENGINEERS

DOHERTY FINEGAN KELLY

M&E SERVICES ENGINEERS

WATERMAN MOYLAN

LEGAL

MASON HAYES & CURRAN



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).



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