



HAZELBROOK SQUARE

CHURCHTOWN

www.hazelbrooksquare.ie

BER A2 A3

Rich in History

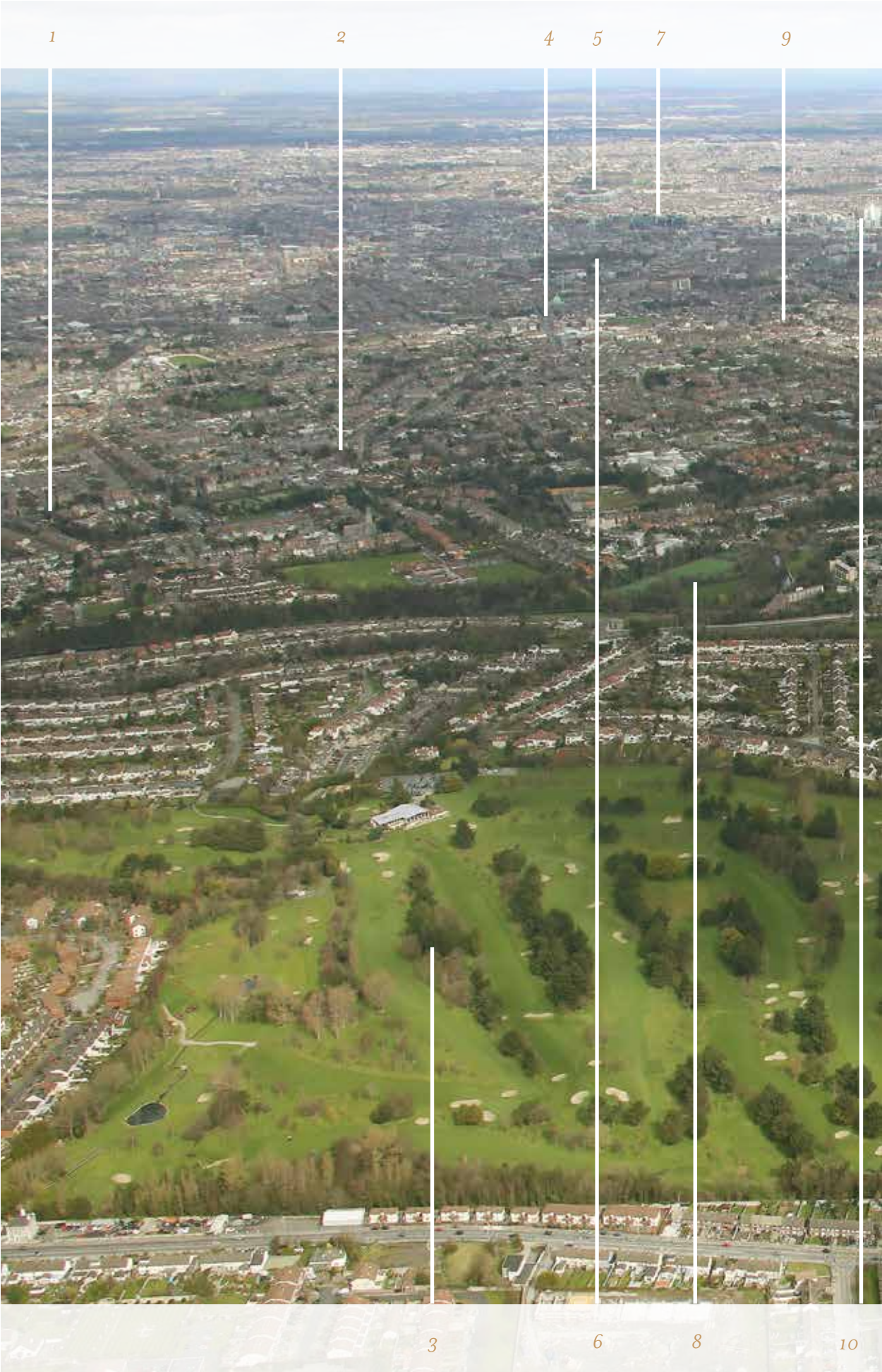


Pearse Museum - St Enda's Park



Churchtown is steeped in history, its name derives from Saint Naithí who founded a Church in early Christian times on or near the site of the present Church on the hill between Churchtown and Dundrum. Another Churchtown notable landmark was the site at Hazelbrook Dairy Farm, the home of the country's favourite ice cream, which started manufacturing ice cream in 1926. Local historical landmarks close by include Pearse Museum in St Enda's Park, formerly an Irish speaking school which is now dedicated to the memory of Patrick Pearse and his brother William, the Bottle Tower which was built during the famine in 1740 to keep local people employed during these tough times and Ely's Arch which was once the entrance of the Castle Golf Club.

- 1. Terenure Village
- 2. Rathgar Village
- 3. The Castle Golf Club
- 4. Rathmines
- 5. Croke Park
- 6. St. Stephen's Green
- 7. IFSC
- 8. Dodder Park
- 9. Ranelagh
- 10. The Convention Centre
- 11. The 3 Arena
- 12. The Aviva Stadium
- 13. De La Salle College
- 14. Ballsbridge
- 15. **H** HAZELBROOK SQUARE
- 16. Milltown Golf Club
- 17. RDS
- 18. To M50 (10 minutes Approximately)
- 19. To Marlay Park (5 minutes Approximately)
- 20. To Dundrum (5 minutes Approximately)
- 21. Windy Arbour LUAS
- 22. Nutgrove Shopping Centre
- 23. UCD
- 24. Howth



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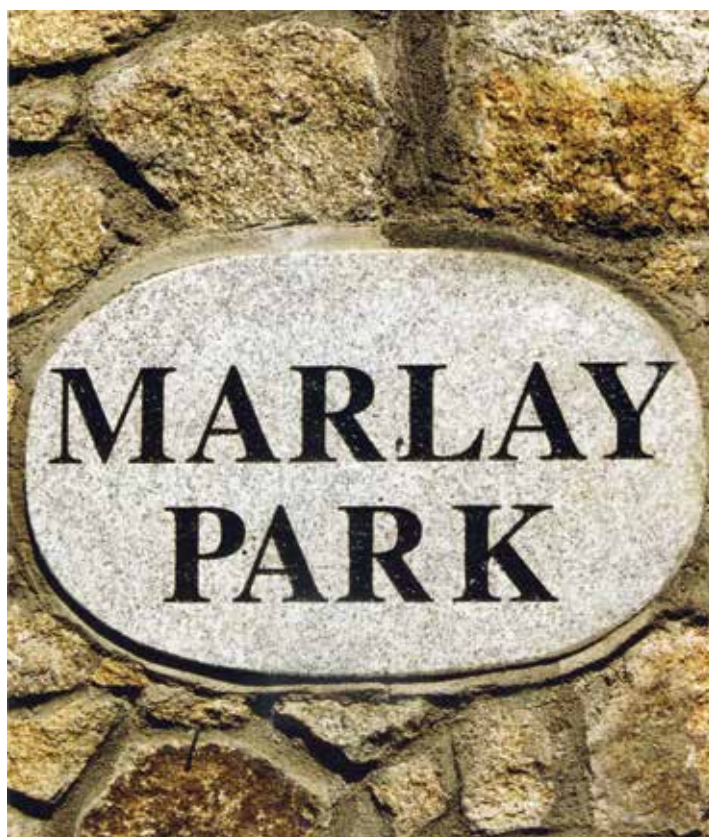


An enviable location with endless amenities



Churchtown has every conceivable amenity and service within close reach. You are surrounded by a wealth of retail facilities in the area such as Nutgrove Shopping Centre and Dundrum Town Centre. There is also an excellent choice of schools nearby including The Good Shepherd National School, Alexandra College, Notre Dame Girls School, Mount Anville, Gonzaga, Loreto Beaufort and De La Salle College. Sports clubs and leisure facilities include Milltown & Castle Golf Clubs, David Lloyd Riverview and Brookfield Tennis Clubs. Transport links such as the M50, the LUAS at Dundrum and Windy Arbour provide speedy access to St. Stephen's Green, the Stillorgan/Sandyford and Cherrywood Business Parks.







Introducing Absolute Luxury at Hazelbrook Square

Hazelbrook Square is a new and prestigious A-rated development nestled in the leafy suburb of Churchtown.

These well located homes combine the best of modern day living and a classic contemporary design and offer superb style, warmth and luxury. They are sure to be a firm favourite with families looking to buy in an area of distinction. The sense of style, overall high standard of finish, coupled with a wealth of luxurious fixtures and fittings with exceptional attention to detail ensures that Hazelbrook Square is the right choice for your new home.



Setting a new standard in crafted luxury

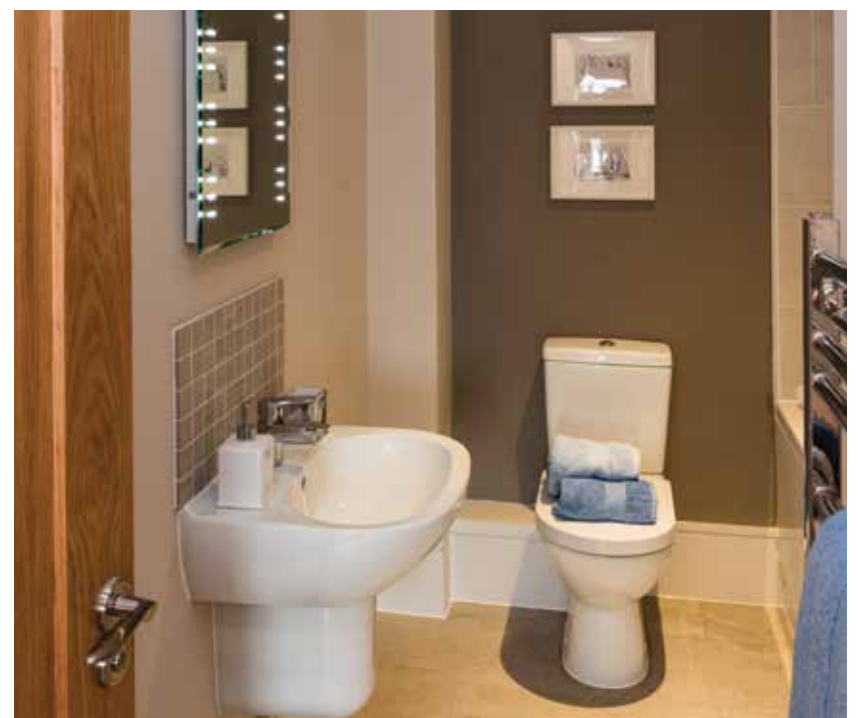
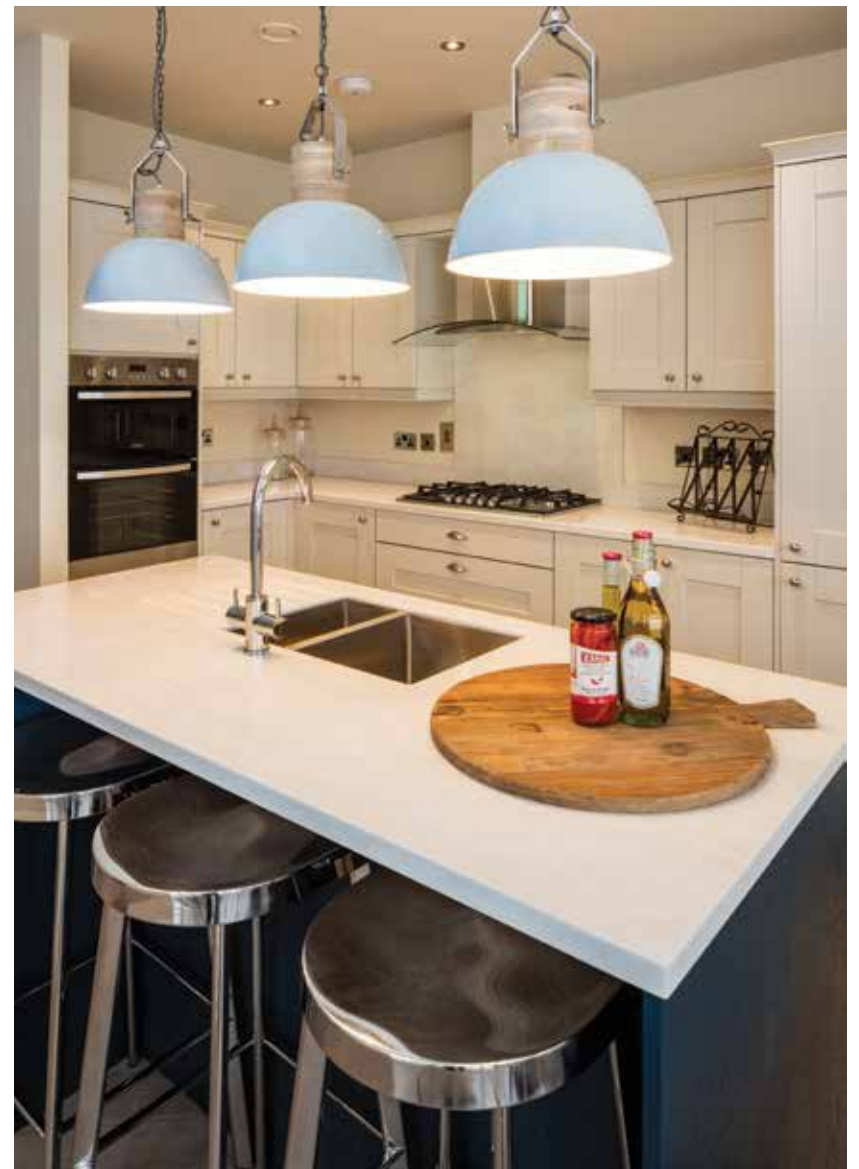




Attention to detail

Brazil Associates are renowned architects with an exceptional ability to design a home to the highest standards ensuring a light filled, comfortable and energy efficient living space.





Special Features

Kitchens:

- Bespoke hand made painted kitchens with Solid Ash painted Classic Shaker doors, tongued and grooved end panels
- Velstone - Orin Onyx worktops with upstand and generous splashback to cooking areas
- Fully integrated dishwasher, stainless steel double oven, stainless steel gas hob and stainless steel extractor fan
- Fully integrated fridge/freezer
- Franke sinks
- Soft close adjustable drawer closers
- Integrated waste bin
- Integrated magic corner/pull out larder
- Utility rooms (where applicable) include worktop, base unit, and plumbing for washing machine and sockets for dryer

Wardrobes:

- Classic Shaker built in wardrobes with limed oak style interiors where appropriate (see relevant plan)

Fireplaces:

- Each house fitted with a decorative flame effect energy efficient electric fire with feature stone surround providing 2kW heating

Bathrooms and en-suites:

- Villeroy and Boch sanitary ware with Kludi mixer taps, as per the show house with chrome towel rails
- Contemporary floor and wall tiling as per the show house
- Shower screens and bath screens where appropriate



Heating:

- "A-Rated" Gas condensing boilers
- Climote System with heating zones with high precision controls to all areas
- Photovoltaic Panels

Ventilation:

- Heat recovery ventilation system in all houses

Electrical:

- High quality electrical installation with generous lighting and power point provisions and high quality switches and sockets to kitchens

Connectivity:

- Houses wired for Virgin Media TV, broadband and telephone services



Internal finishes:

- Walls and ceilings painted throughout
- Selected finished feature timber handrail to stairs

Security:

- Each house is wired for a security alarm system



External:

- Low maintenance brick and render finishes
- Low maintenance painted hardwood double glazed windows and door by Munster Joinery
- Windows with low U value
- Reconstituted granite sills to front of houses
- Maintenance free powder coated aluminium zinc effect fascias and soffits
- Maintenance free powder coated aluminium zinc effect metal roofs to dormers and bay windows

Gardens:

- Generous landscaping throughout the scheme
- External sockets & lighting included
- Selected patio area and foot paths to each house included

Site Plan

3 Beds Two Storey Homes



House Type B
3 Bedroom Mid Terrace



House Type B1
3 Bedroom Mid Terrace



House Type B2
3 Bedroom End of Terrace



House Type B3
3 Bedroom End of Terrace



House Type E
3 Bedroom End of Terrace

4 Beds Three Storey Homes



House Type A
4 Bedroom Semi Detached



House Type C
4 Bedroom End of Terrace



House Type C1
4 Bedroom Mid Terrace



House Type C2
4 Bedroom End of Terrace



House Type D
4 Bedroom End of Terrace



House Type D1
4 Bedroom End of Terrace



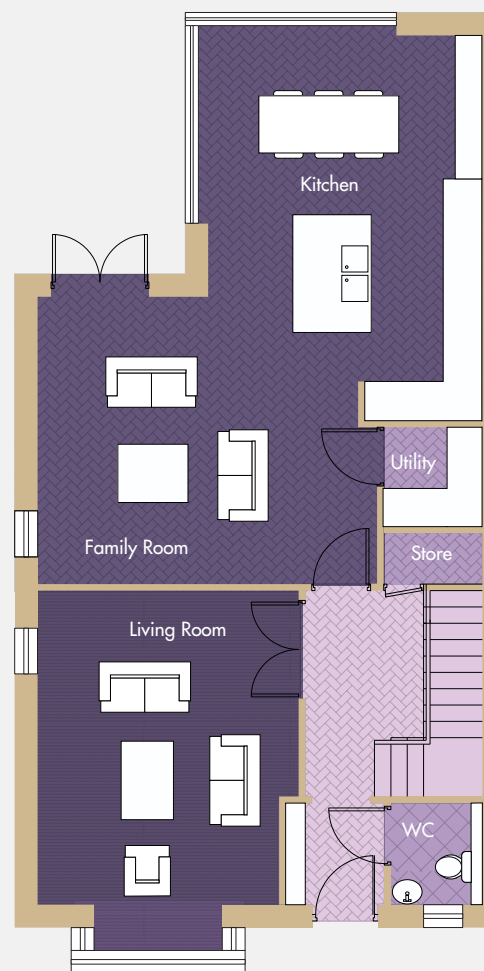
Plans are for illustrative purposes only. Layouts may vary.

Floor Plans

House Type A

4 Bedroom Semi Detached

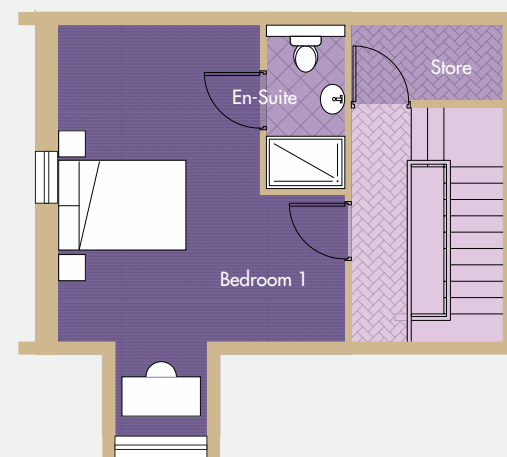
Approx 198 sq.m. / 2,130 sq.ft.



Ground Floor



First Floor



Second Floor

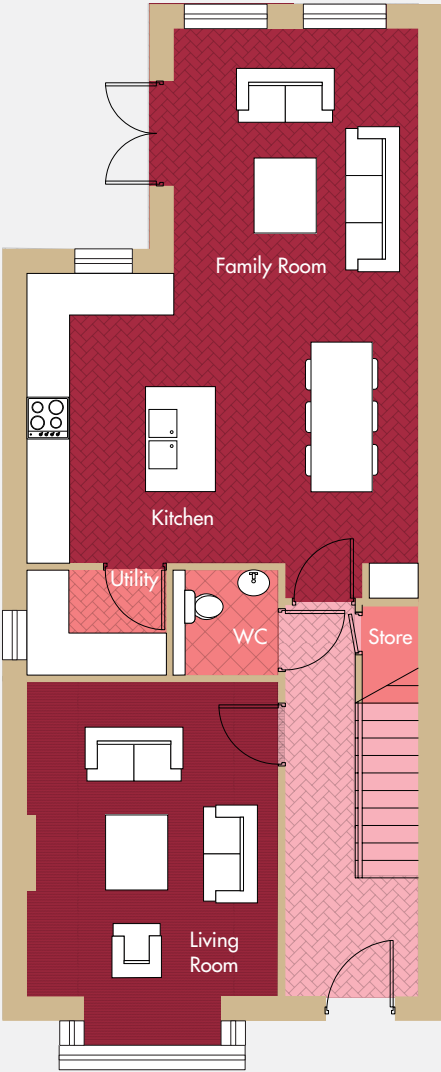
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Floor Plans

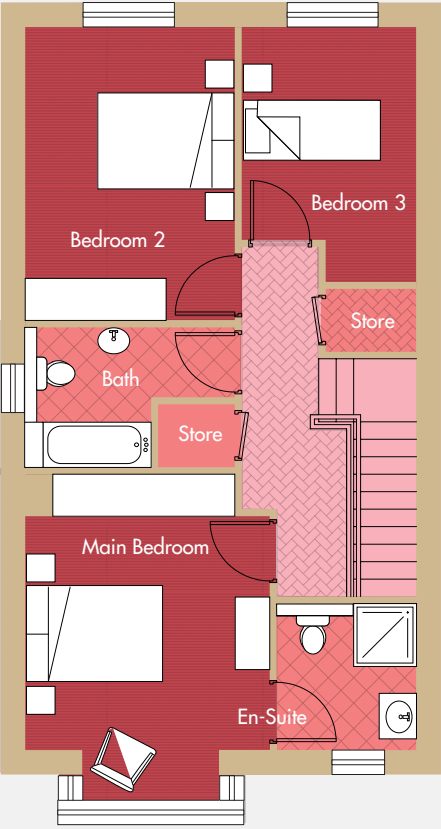
House Type B

3 Bedroom Mid Terrace Extended

Approx 129 sq.m. / 1,388 sq.ft.



Ground Floor



First Floor

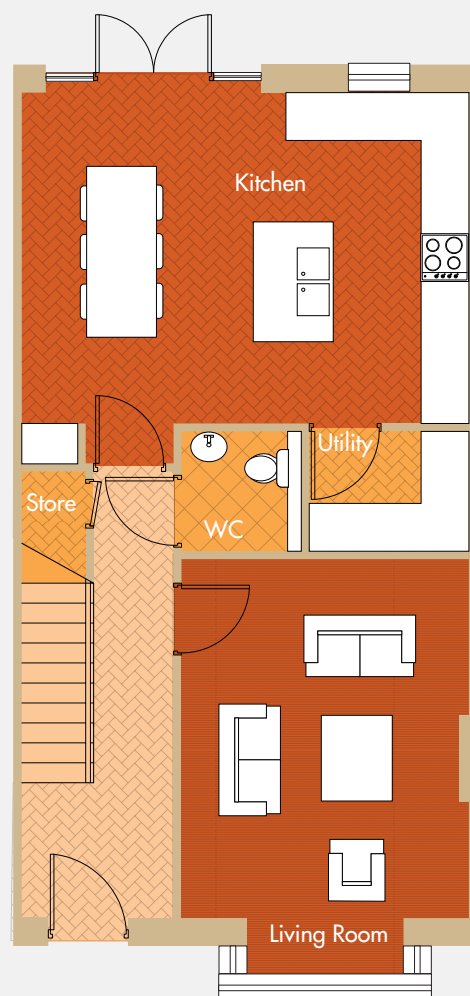
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Floor Plans

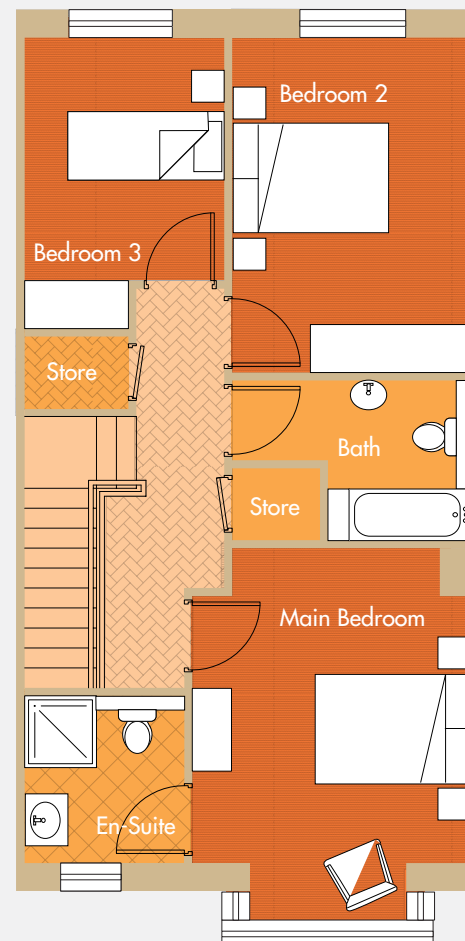
House Type B1

3 Bedroom Mid Terrace

Approx 117 sq.m. / 1,259 sq.ft.



Ground Floor



First Floor

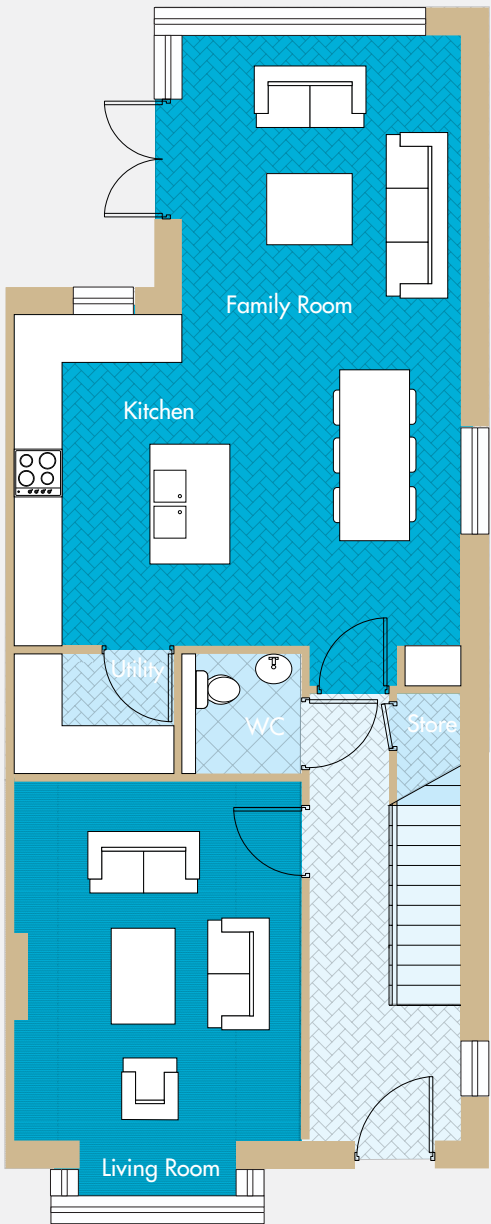
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Floor Plans

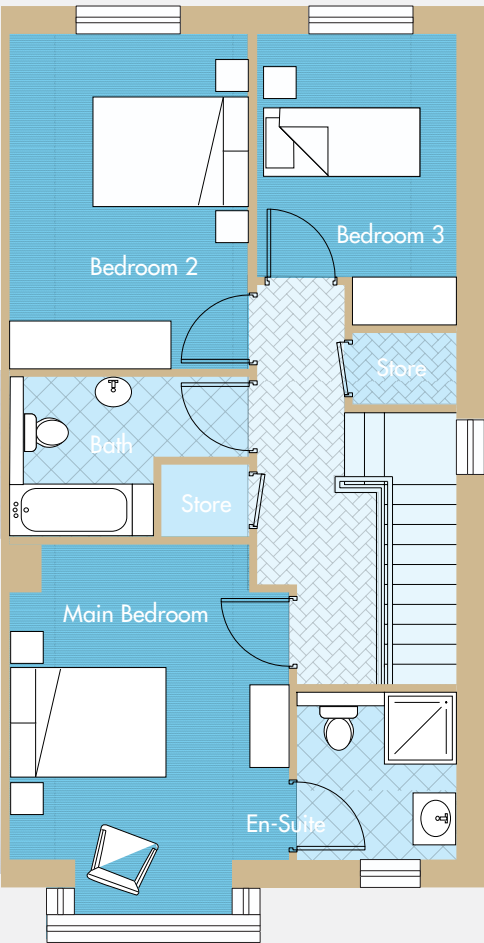
House Type B2

3 Bedroom End of Terrace Extended

Approx 129 sq.m. / 1,388 sq.ft.



Ground Floor



First Floor

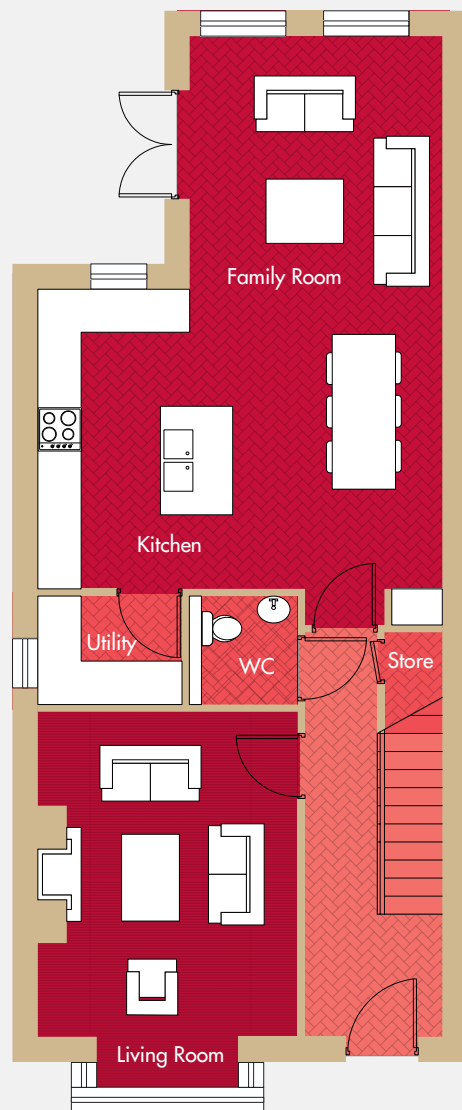
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Floor Plans

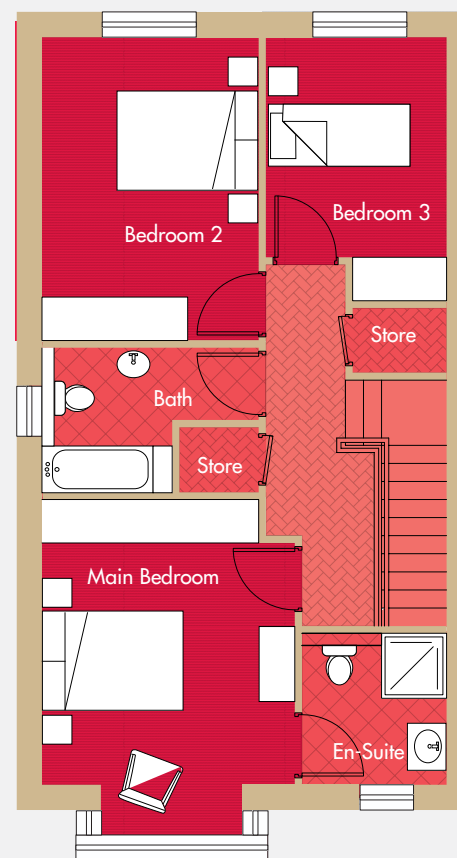
House Type B3

3 Bedroom End of Terrace Extended

Approx 129 sq.m. / 1,388 sq.ft.



Ground Floor



First Floor

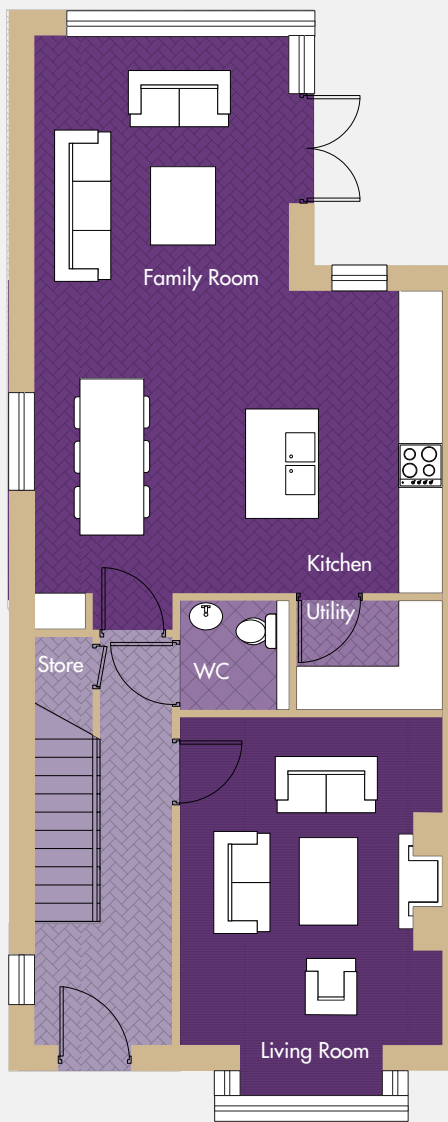
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Floor Plans

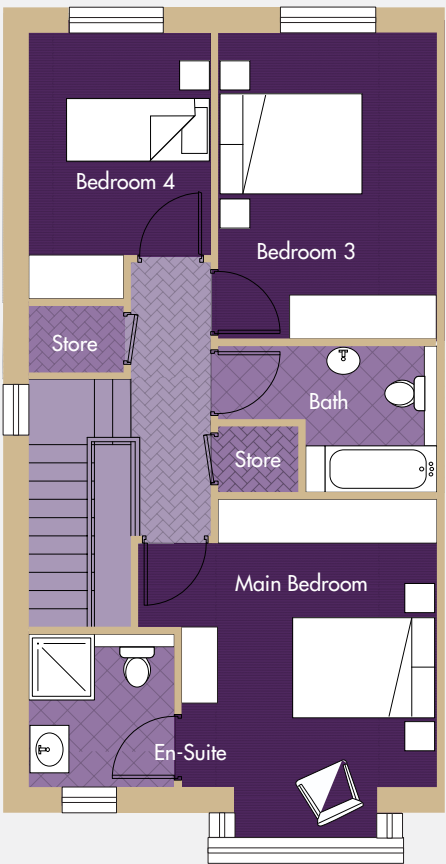
House Type C

4 Bedroom End of Terrace Extended

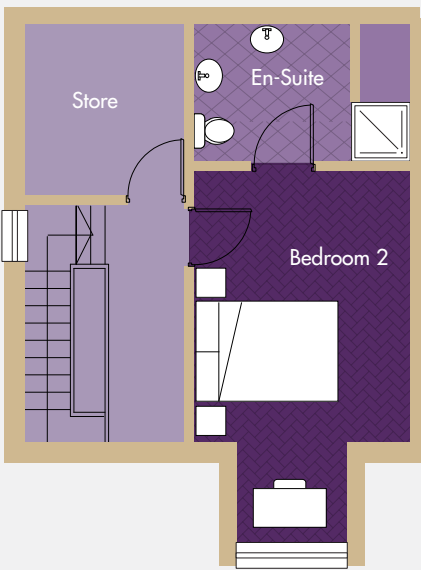
Approx 167 sq.m. / 1,797 sq.ft.



Ground Floor



First Floor



Second Floor

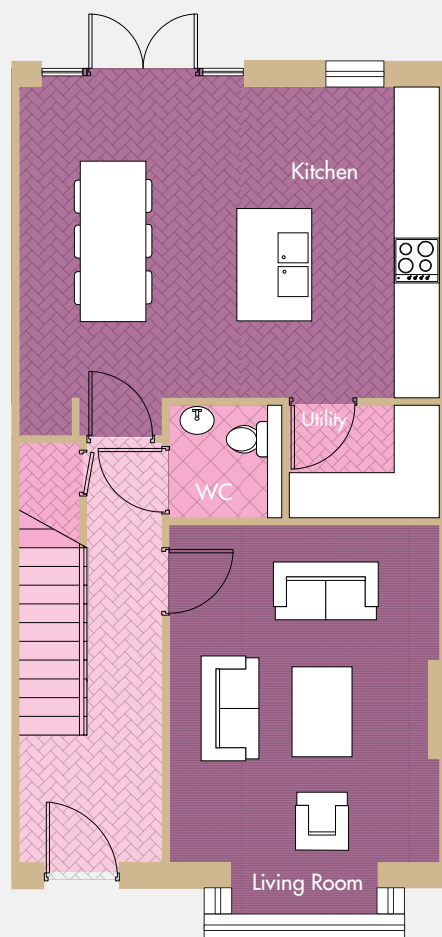
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Floor Plans

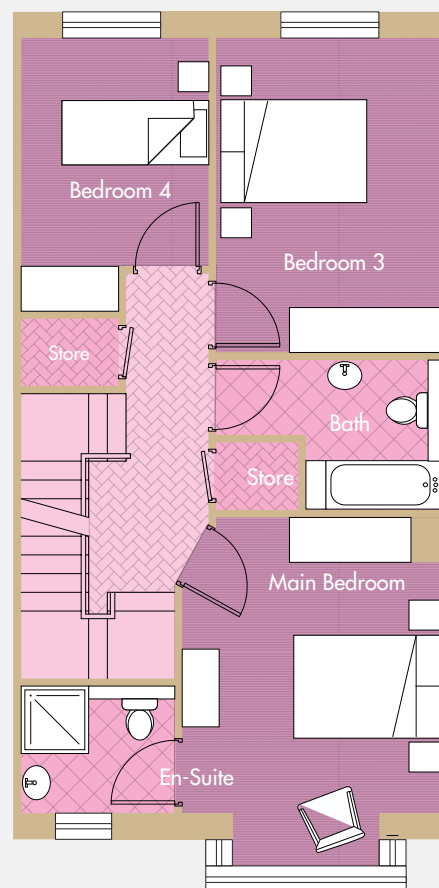
House Type C1

4 Bedroom Mid Terrace

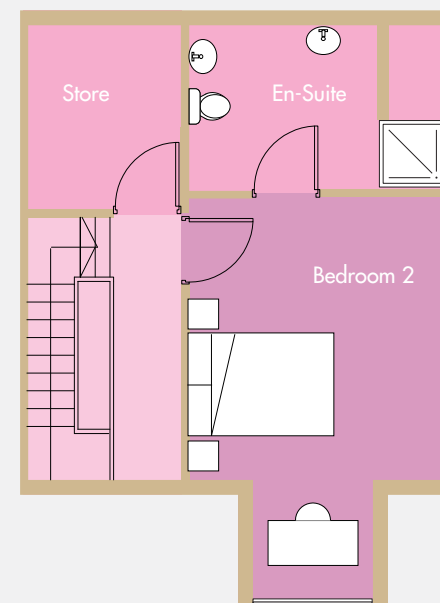
Approx 154 sq.m. / 1,657 sq.ft.



Ground Floor



First Floor



Second Floor

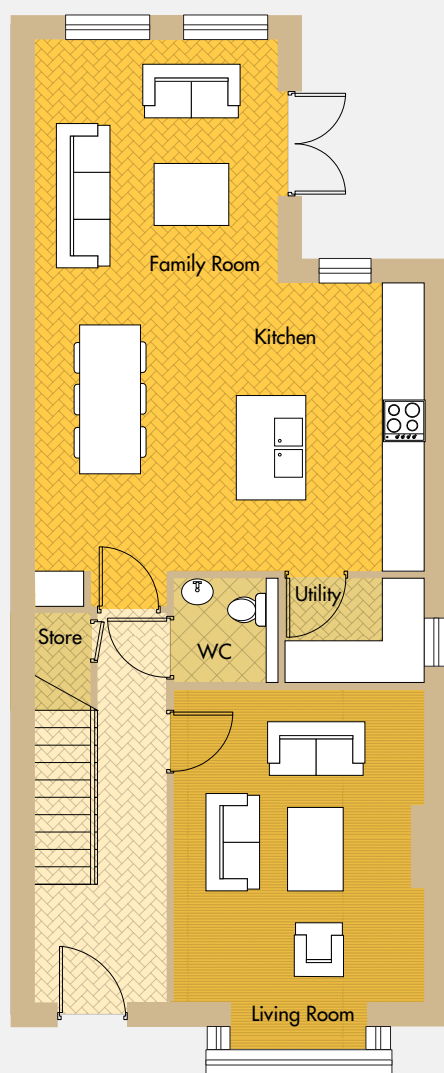
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Floor Plans

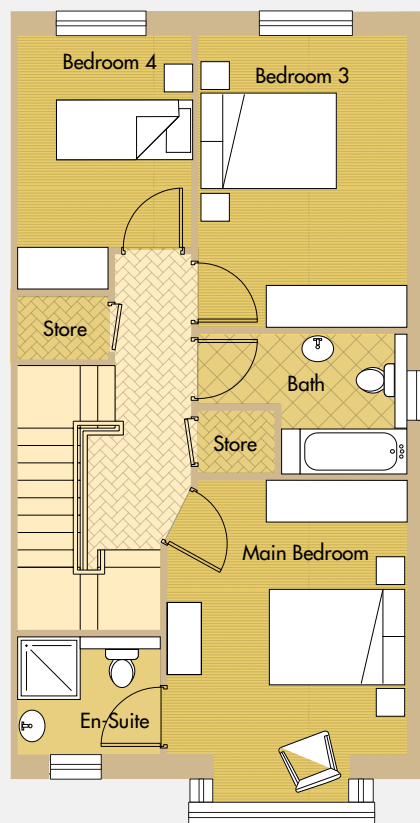
House Type C2

4 Bedroom End of Terrace Extended

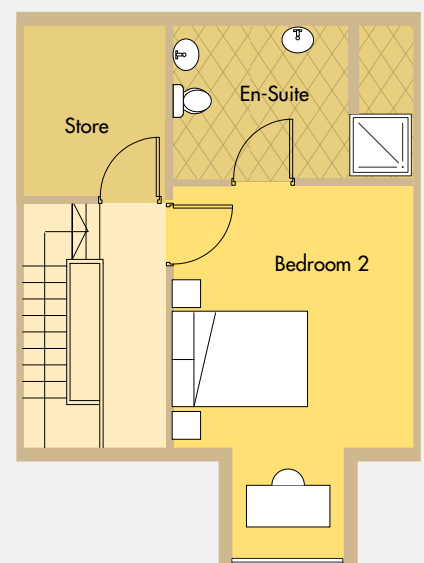
Approx 167 sq.m. / 1,797 sq.ft.



Ground Floor



First Floor



Second Floor

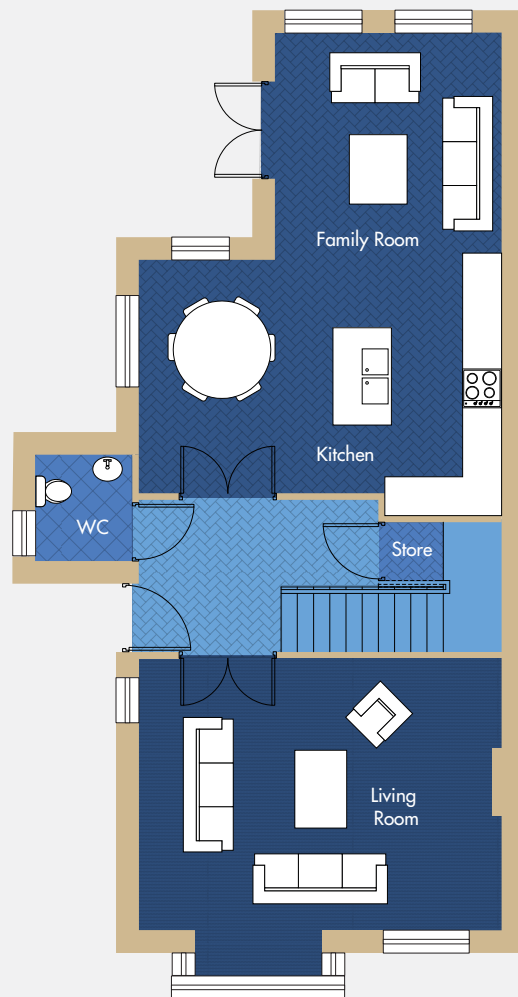
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Floor Plans

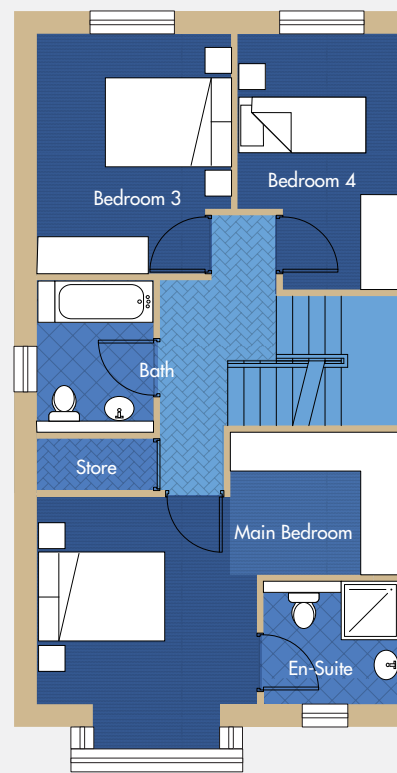
House Type D

4 Bedroom End of Terrace Extended

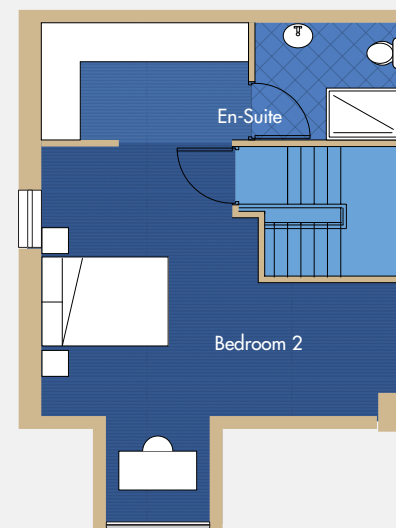
Approx 169 sq.m. / 1,819 sq.ft.



Ground Floor



First Floor



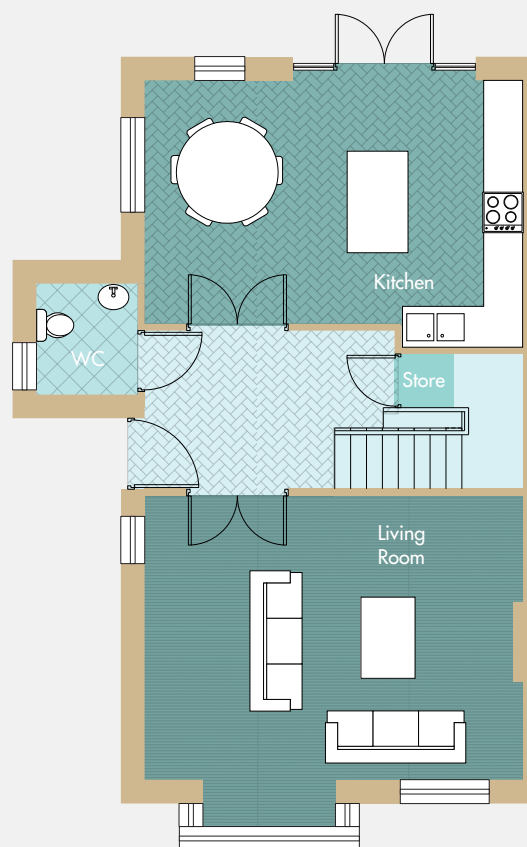
Second Floor

Plans are for illustrative purposes only. Layouts may vary.

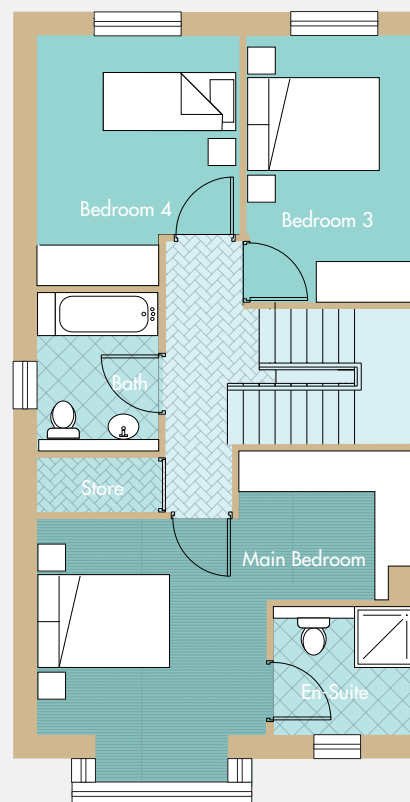
Floor Plans

House Type D1

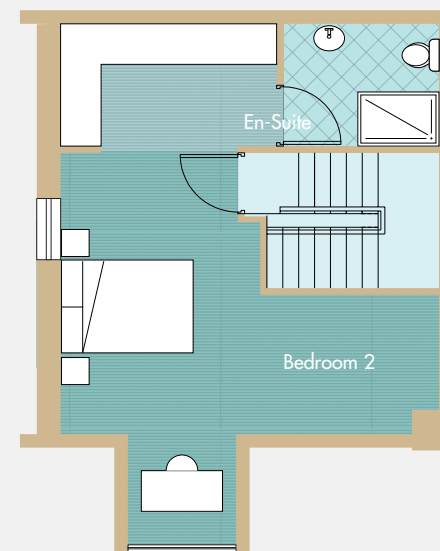
4 Bedroom End of Terrace
Approx 157 sq.m. / 1,690 sq.ft.



Ground Floor



First Floor



Second Floor

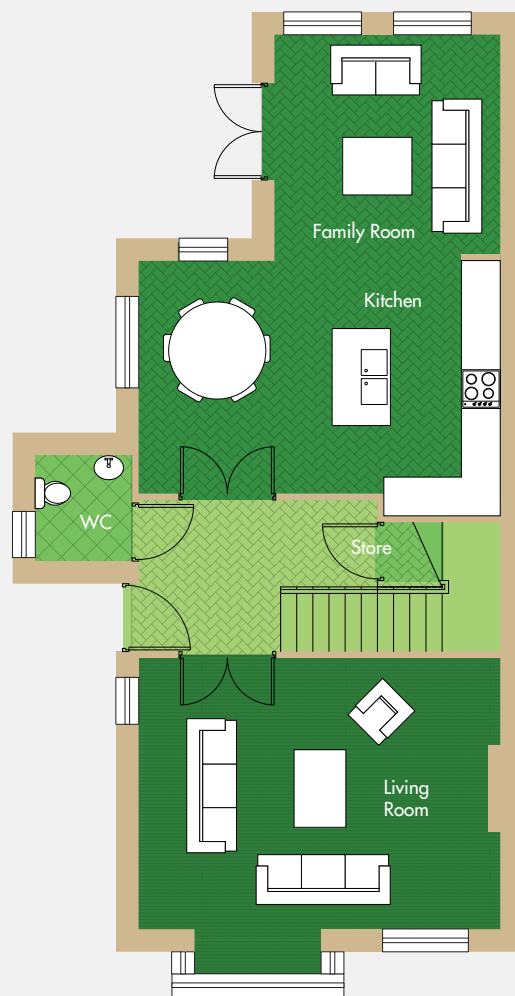
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Floor Plans

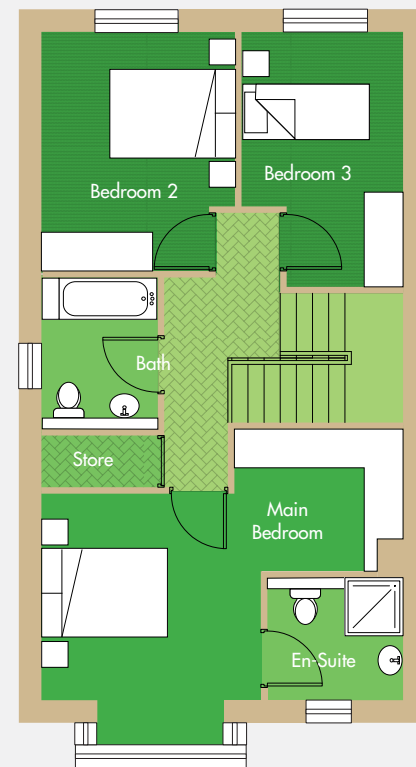
House Type E

3 Bedroom End of Terrace Extended

Approx 132 sq.m. / 1,420 sq.ft.



Ground Floor



First Floor

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1. *Milltown Golf Course*
2. *UCD*
3. *De La Salle College*
4. *Dundrum LUAS*
5. *Airfield*
6. *Sandyford Industrial Estate*
7. *Dundrum Town Centre*
8.  **HAZELBROOK SQUARE**
9. *The Castle Golf Course*
10. *Nutgrove Retail Park*
11. *M50*
12. *Nutgrove Shopping Centre*
13. *Leicester Celtic FC*
14. *Marlay Park*







Location Maps



Professional Team



01 667 1888

www.sherryfitz.ie

PSRA NO: 002183



Architects

Brazil Associates

The Studio

Maple Avenue

Stillorgan

Co Dublin

Solicitors

Byrne Wallace

87-88 Harcourt Street

Dublin 2

D02 DK18

Ireland

This development is supported by the
National Asset Management Agency.



Booking Details: An initial booking deposit of €10,000 payable to Sherry FitzGerald. The balance up to 10% of the price is payable on signing of contracts to Byrne Wallace Solicitors. Balance payable on completion of the sale to Byrne Wallace Solicitors. These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur. Sherry FitzGerald are not authorised to make or give any warranties in relation to the development. Sherry FitzGerald New Homes PSRA Reg. No. 002183

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