

SPECIAL FEATURES

EXTERIOR

- A-Rated, energy efficient construction
- Solar photovoltaic panels
- Exceptionally low air tightness
- Granite window sills
- Brick façade
- Low maintenance self-coloured plaster render on external finish
- Maintenance free PVC fascia and soffits
- Extensive grassed private rear garden
- Low U-Value, double glazed PVC windows and doors

Low Energy Design

High levels of insulation have been incorporated in the walls, floor and roofs to ensure a more comfortable living environment and lower energy bills. Solar Photovoltaic panels are also provided and generate 'free' electricity to further reduce annual running costs whilst an exceptionally low air tightness protects against uncontrolled heat loss.

Building Energy Rating **BER A3**



INTERIOR

Flooring

- Fully floored as standard - Laminate flooring to kitchen / dining room, utility, downstairs W/C. Tiling to en-suites
- Carpet fitted throughout the remainder of the home

Bathrooms

- Sleek, smooth high quality contemporary bathroom fittings with extensive tiling on bathroom and en-suite walls

Kitchen

- Cawleys Kitchen units together with integrated fridge/freezer, dishwasher, hob, oven and stainless steel extractor fan
- Indesit (or similar) kitchen appliances carrying a three year warranty

Bedrooms

- Designed fully fitted high specification wardrobes

Doors

- Painted pre-finished doors with contemporary chrome ironmongery fitted throughout

Electrical

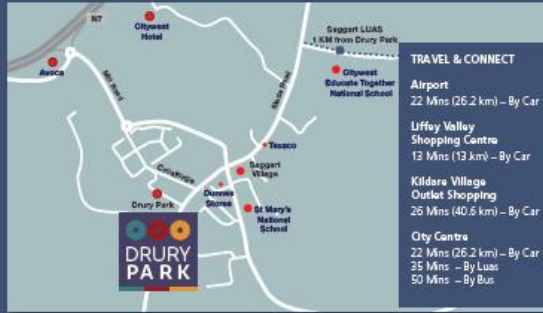
- Chrome Faced electrical fittings to main area of ground floor
- Generous power points

Utilities

- Highly efficient gas boiler with zoned central heating
- Electric Fire

Decoration

- Duplex walls are painted in Dulux Pure Brilliant White, architrave, doors and skirting in Dulux, Dapple Grey and stair handrail in black, gloss finish



TRAVEL & CONNECT

Airport
22 Mins (26.2 km) – By Car

Liffey Valley Shopping Centre
12 Mins (13 km) – By Car

Kildara Village Outlet Shopping
26 Mins (40.6 km) – By Car

City Centre
22 Mins (26.2 km) – By Car
35 Mins – By Luas
50 Mins – By Bus

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A home in Drury Park offers all the benefits of village living with a host of shops and amenities on your doorstep. We believe that these thoughtfully designed homes will meet and exceed the needs of our valued purchasers, from those making their first journey into home ownership and a more comfortable way of life.



THE DEVELOPMENT

Drury Park is an exceptional residential development which combines a great mix of brilliantly designed 2 Bed Duplex built to exacting standards by Anthony Neville Homes.

The homes boast fixtures and fittings which have been specifically selected to match the style and quality of these brand new homes.

LOCATION



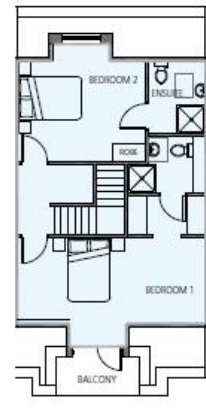
SITE LAYOUT



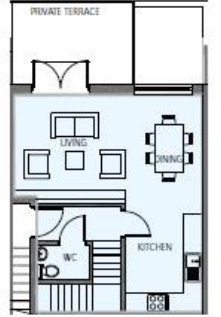
Note: all sizes are approximate and subject to variation

DUPLEX UPPER UNIT

Upper Floor
2 bedroom duplex properties
from 95.2 to 113.5 sqm /
(1,025 to 1,222 sq ft)



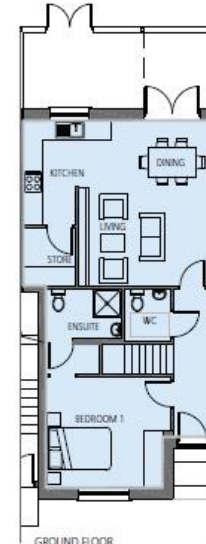
SECOND FLOOR



FIRST FLOOR

DUPLEX LOWER UNIT

Ground Floor
2 bedroom duplex properties
from 85.5 to 105.8 sqm /
(920 to 1,139 sq ft)



GROUND FLOOR



FIRST FLOOR

Floor plans are indicative and do not represent all available layouts. Please ask the sales agent for unit specific floor plans.