



SOMERTON
LUCAN



QUINTAIN



WELCOME

TO SOMERTON



QUINTAIN





LUCAN MAKES FAMILY LIFE EASIER

Lucan, perfectly located less than 15km from Dublin city centre, is a beautiful village immersed in history nestled on the banks of the River Liffey. Somerton, a new homes development by Quintain comprises beautifully designed, spacious, A-rated homes built with a modern lifestyle in mind. The distinguished development offers a wide variety of three and four bedroom family homes.



YOUR NEW HOME

IN A STUNNING LOCATION





When designing Somerton, inspiration was taken from the thriving neighbourhood already in existence in Lucan with the aim of crafting a development that enhances the existing community.

Somerton is conveniently located in this highly sought-after Dublin suburb and has been planned with residents in mind. Somerton offers contemporary and spacious homes perfect for purchasers at all stages, from first time buyers to families seeking their forever home.



A LUCAN LIFESTYLE CATERS FOR ALL



There is an abundance of wonderful shopping opportunities for Somerton residents, thanks to its unrivalled location.

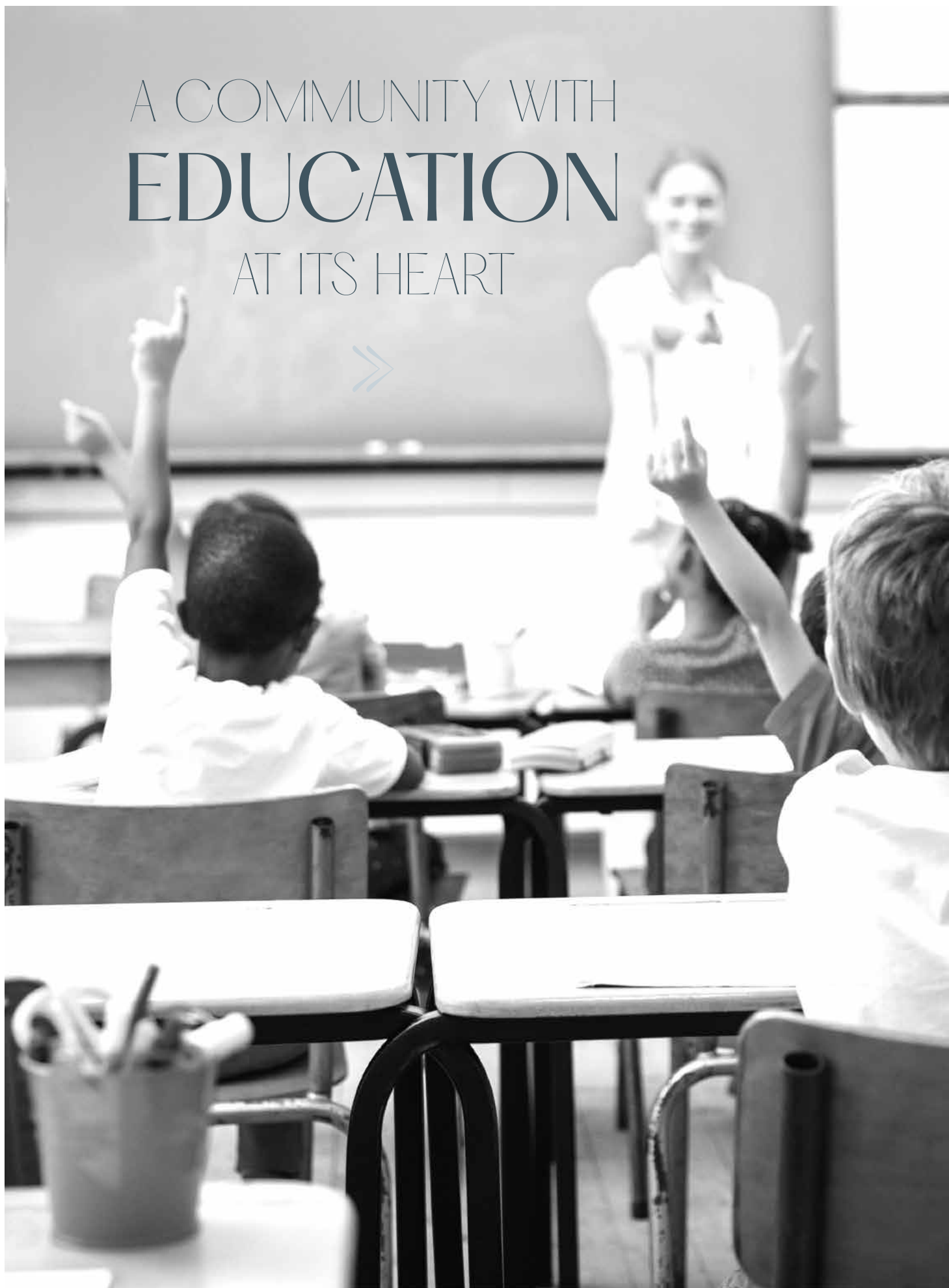
Lucan Shopping Centre and Lucan Village are just moments away and if you fancy venturing slightly further, Liffey Valley Shopping Centre offers a host of amenities or the N4 will bring you directly to St. Stephens Green.

If you want to unwind after a busy week, why not treat yourself to a weekend in the Lucan Spa Hotel or the picturesque Finnstown Castle.





A COMMUNITY WITH
EDUCATION
AT ITS HEART



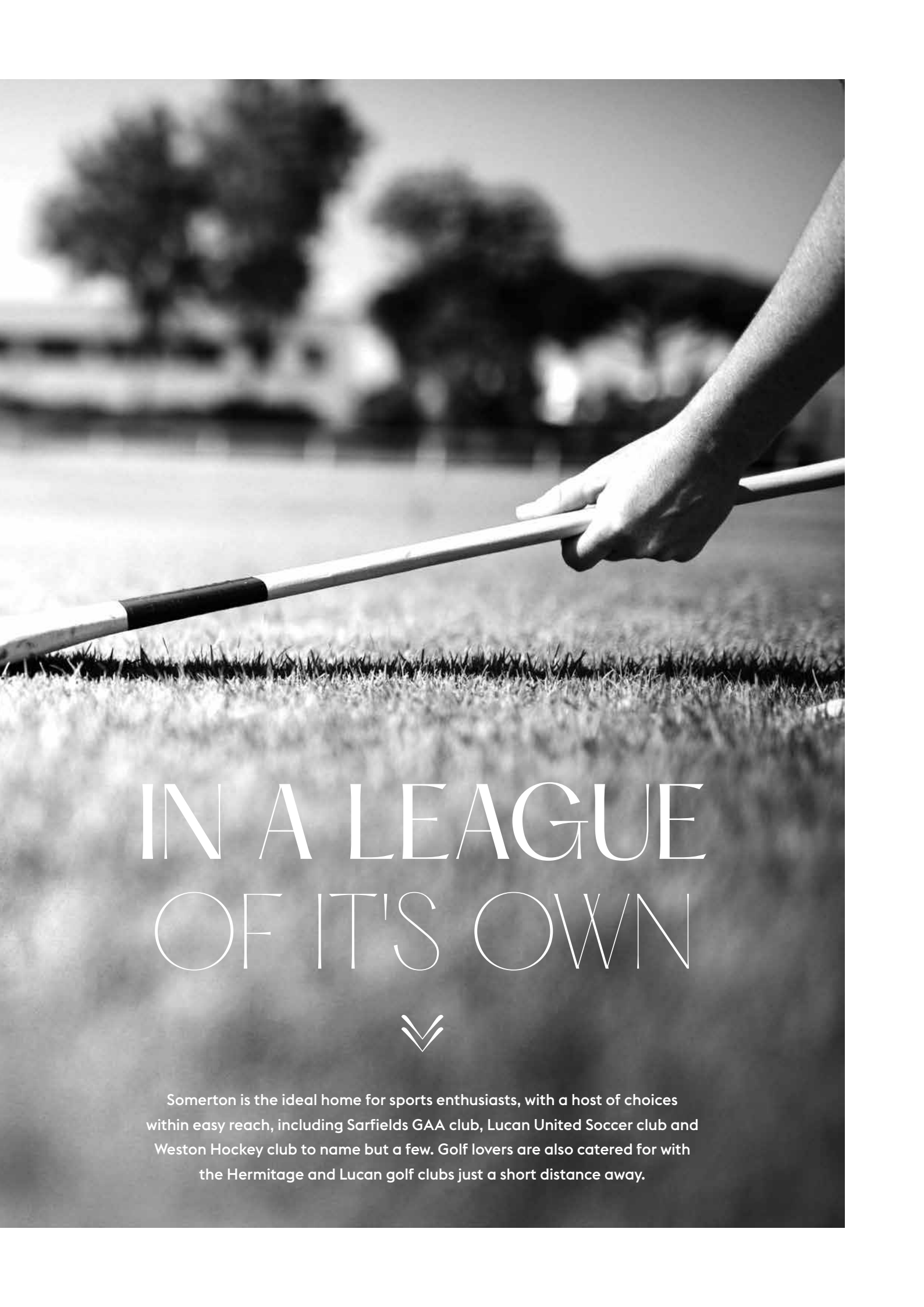


There is a range of excellent schools within close proximity to Somerton.

- St Mary's Senior NS
- Lucan National School
- Lucan Educate Together
- Lucan Community College
- Kings Hospital
- Griffeen Valley Educate Together NS
- Lucan East Educate Together NS
- Gaelscoil Eiscir Riada
- Esker Educate Together NS
- Scoil Mhuire NS
- Lucan Community College
- Scoil Áine Naofa
- St Josephs Secondary School







IN A LEAGUE OF IT'S OWN



Somerton is the ideal home for sports enthusiasts, with a host of choices within easy reach, including Sarfields GAA club, Lucan United Soccer club and Weston Hockey club to name but a few. Golf lovers are also catered for with the Hermitage and Lucan golf clubs just a short distance away.

PARKLIFE!



Picturesque Lucan offers several scenic walks along the banks of the River Liffey, Grand Canal and Griffeen Park. Future Residents will also benefit from two new parks, Tandy's Lane Park (completion 2021) and Airlie Park (expected completion 2022).





River Liffey

Lucan Village

Hermitage
Golf Club

N4

Lucan Shopping Centre

Phoenix Park



Weston
Hockey Club

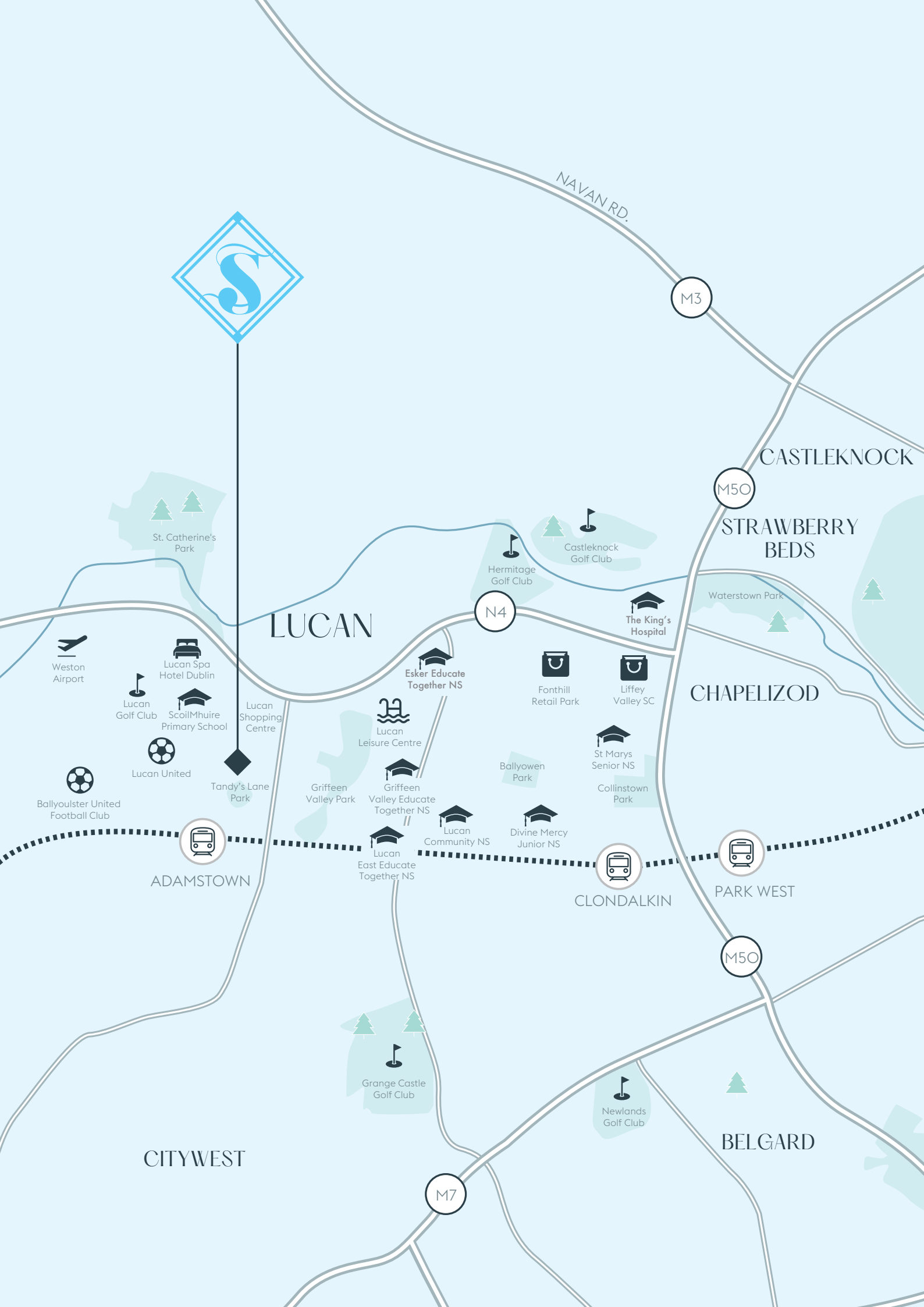
Griffen Valley
Park

Adamstown
Train Station
18 minute walk

Tandy's
Lane Park

Liffey Valley
Shopping Centre





NAVAN RD.

M3

CASTLEKNOCK

M50

STRAWBERRY BEDS

N4

LUCAN

CHAPELIZOD



Weston Airport



Lucan Spa Hotel Dublin



Lucan Golf Club



ScoilMhuire Primary School

Lucan Shopping Centre

Tandy's Lane Park



Esker Educate Together NS



Fonthill Retail Park



Liffey Valley SC



Ballyoulster United Football Club



Lucan United



Lucan Leisure Centre

Ballyowen Park



St Marys Senior NS

Collinstown Park



Griffen Valley Educate Together NS



Lucan Community NS



Divine Mercy Junior NS



ADAMSTOWN



Lucan East Educate Together NS



CLONDALKIN



PARK WEST

M50



Grange Castle Golf Club

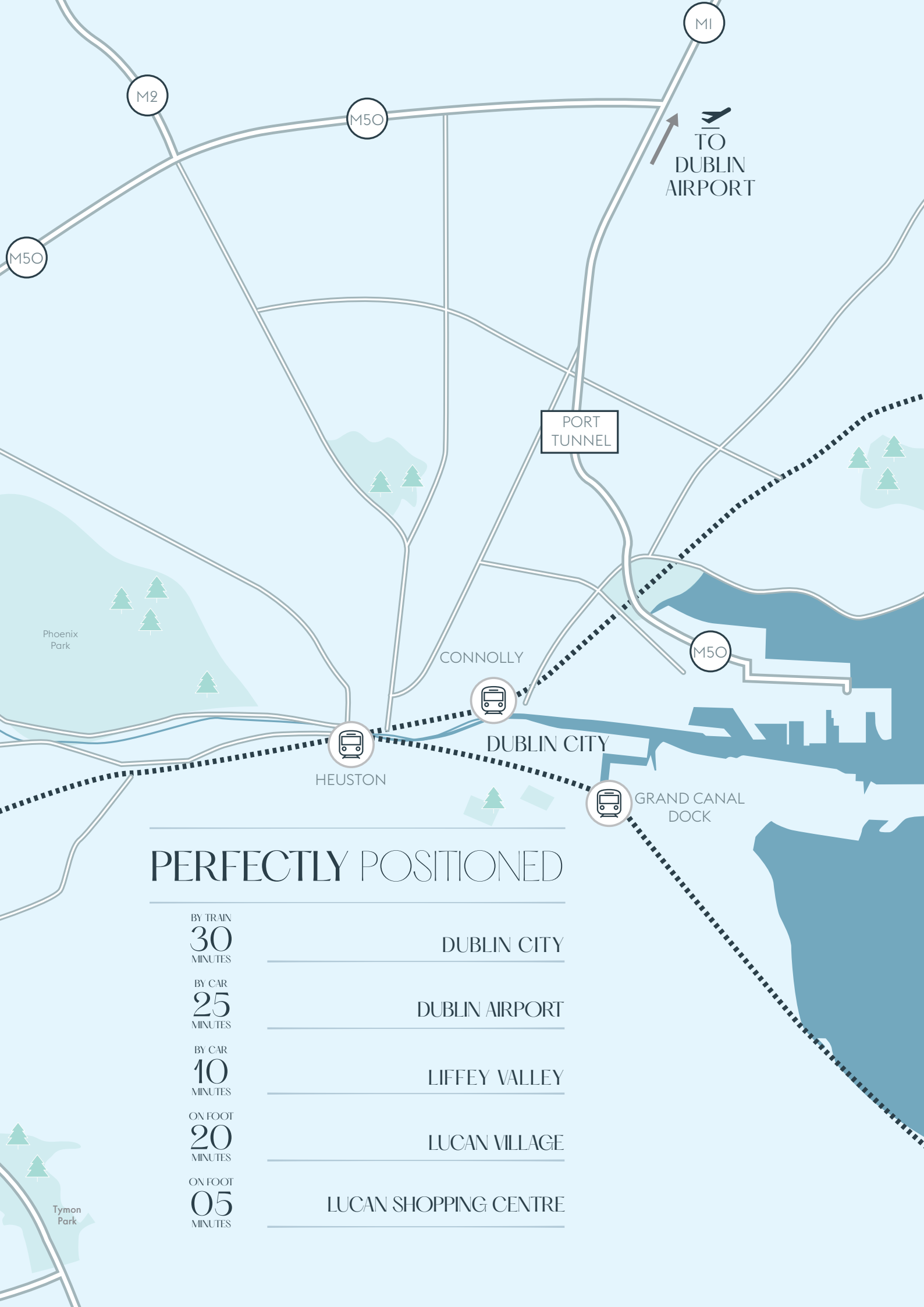


Newlands Golf Club

CITYWEST

BELGARD

M17



TO
DUBLIN
AIRPORT

PORT
TUNNEL

Phoenix
Park

CONNOLLY

DUBLIN CITY

HEUSTON

GRAND CANAL
DOCK

PERFECTLY POSITIONED

BY TRAIN
30
MINUTES

DUBLIN CITY

BY CAR
25
MINUTES

DUBLIN AIRPORT

BY CAR
10
MINUTES

LIFFEY VALLEY

ON FOOT
20
MINUTES

LUCAN VILLAGE

ON FOOT
05
MINUTES

LUCAN SHOPPING CENTRE

Tynon
Park



GETTING AROUND



*All Times are approximate and arrival times may vary.



SPECIFICATIONS



EXTERNAL FINISHES

- High quality low-maintenance external finishes
- High quality Kingscourt red brick with render
- Low-maintenance uPVC fascia, soffits, gutters, and downpipes
- uPVC double glazed windows by Munster Joinery, dark grey exterior, white interior
- Ultra Tech timber frame front door by Munster Joinery - dark grey exterior, white interior
- Seeded rear garden with flag paved patio
- Cobble paved private driveways, as applicable

INTERNAL FINISHES

- All walls and ceilings will be plaster skimmed and painted in an off-white neutral colour
- 9ft floor-to-ceiling heights on the ground floor
- Insulated airtight trap door and pull-down ladder fitted for easy access to the attic in all houses
- Contemporary doors with double step trim in shaker style and satin finish handles
- Contemporary bevel edged skirtings and architraves

BUILDING ENERGY EFFICIENCY

- BER A2 energy rated homes
- High levels of roof, wall and floor insulation

KITCHEN / UTILITY

3 Bedroom Homes

- Superior quality step shaker style kitchens supplied by Bespace in light grey with lincoln white silestone counter tops
- Fully Fitted appliances; integrated fridge freezer, electric oven, induction hob, integrated dishwasher and extractor/charcoal recycling fan (subject to signing contracts within 28 days)

4 Bedroom Mid Terrace & Semi Detached Homes

- Superior quality step shaker style kitchens supplied by Bespace in stone grey with velstore quartz counter tops
- Fully Fitted appliances; integrated fridge freezer, electric oven, induction hob, integrated dishwasher and extractor/charcoal recycling fan (subject to signing contracts within 28 days)

4 Bedroom Detached Homes

- Superior quality shaker style kitchens supplied by Bespace with a choice * (*subject to availability) of the following colours and velstore quartz counter tops:
 - Light Grey
 - Stone Grey
 - Graphite
 - Hermitage Green
- Fully Fitted appliances; integrated fridge freezer, electric oven, induction hob, integrated dishwasher, and extractor/charcoal recycling fan (subject to signing contracts within 28 days)

BATHROOMS / EN-SUITES

- All bathrooms and en-suites are fitted with high-quality sanitary ware throughout
- Tiles fitted full height around bath and shower, floors and a splashback behind vanity
- Mirrors supplied as standard to main bathroom, ensuite & WC
- Wet-room style low profile shower trays and doors
- Luxury baths with bath shower mixer and shower head
- Shower doors are fitted to all en-suites
- Thermostatically controlled shower in master en-suite
- Chrome heated towel rails fitted in main bath and en-suite

WARDROBES

- Luxurious fitted wardrobes by Bespace to all double bedrooms

ELECTRICAL

- Smoke & heat detectors fitted as standard
- Wired for intruder alarm
- High efficiency air to water heat pump system to provide for all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- Programmable electronic time clock for heating and hot water
- Under-counter lighting included in the kitchen
- All houses are wired for Virgin Media and Eir

WARRANTY

- 10 year Global Home Warranties cover provided











↑
SITE PLAN



» HOUSE TYPES



THE HAZEL

3 Bedroom Mid Terrace /
End Terrace

105 Sqm / 1,130 Sqft
or 115 Sqm / 1,237 Sqft



THE ASPEN

3 Bedroom Mid Terrace /
End Terrace

111 Sqm / 1,194 Sqft



THE HAWTHORN

3 Bedroom Mid Terrace /
End Terrace / Semi Detached

122 Sqm / 1,313 Sqft



THE BIRCH

4 Bedroom End Terrace/
Detached

126 Sqm / 1,356 Sqft



THE ELM

4 Bedroom Semi Detached /
Detached

135 Sqm / 1,453 Sqft



THE ALDER

4 Bedroom Mid Terrace /
End Terrace

154 Sqm / 1,658 Sqft



THE BEECH

4 Bedroom Mid Terrace /
End Terrace / Detached

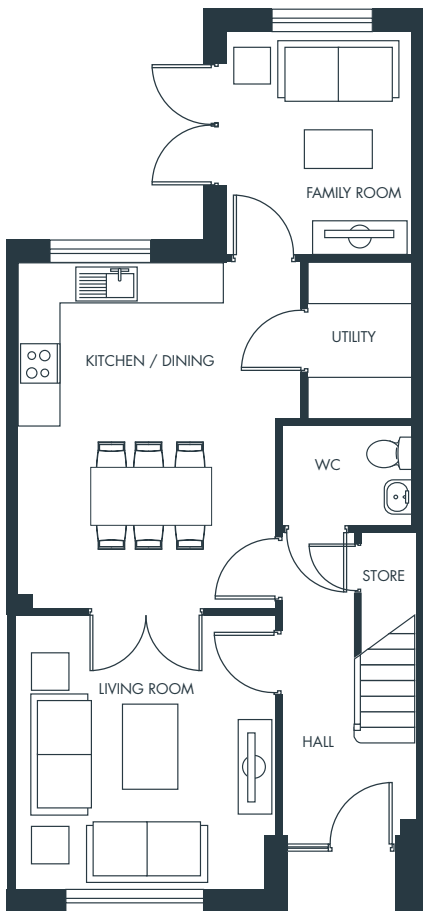
164 Sqm / 1,765 Sqft



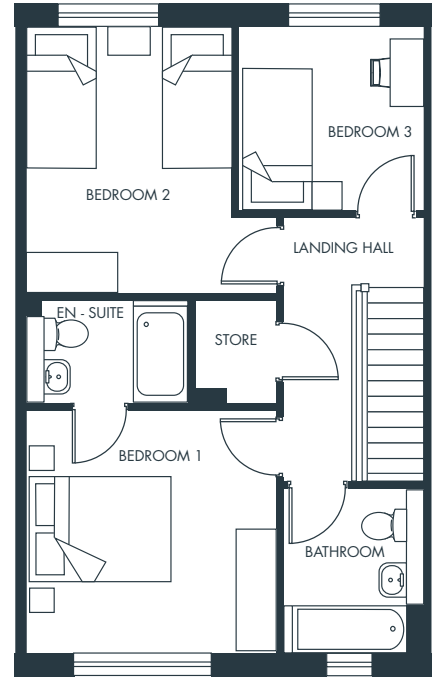
THE CEDAR

4 Bedroom Detached

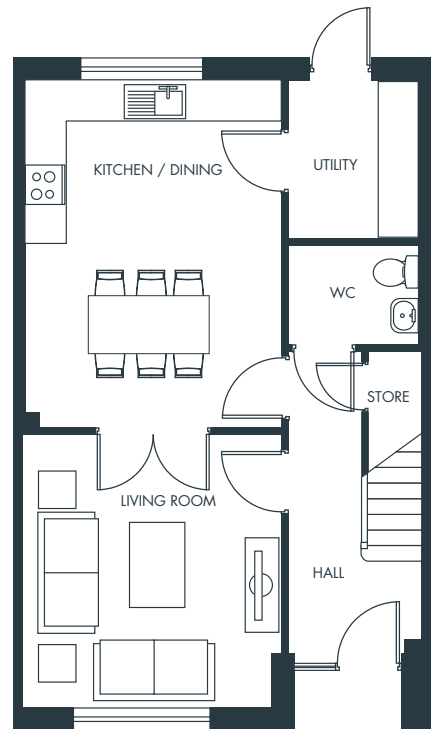
175 Sqm / 1,883 Sqft



GROUND FLOOR OPTION 1



FIRST FLOOR



GROUND FLOOR OPTION 2

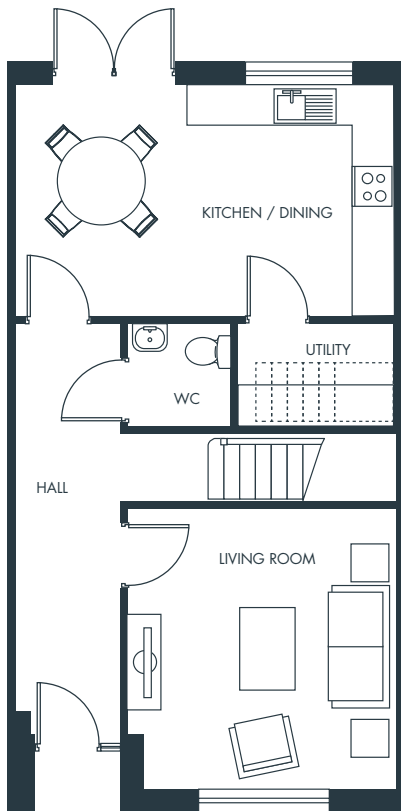
THE HAZEL

3 Bedroom Mid Terrace / End Terrace

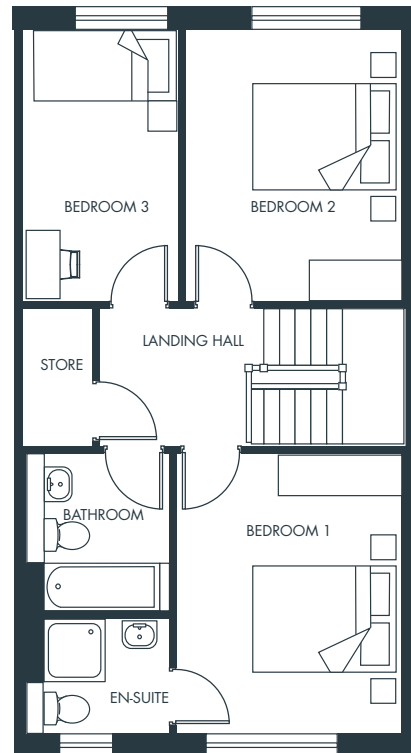
OPTION 1
115 Sqm / 1,237 Sqft

OPTION 2
105 Sqm / 1,130 Sqft

Plans are for illustrative purposes only



GROUND FLOOR



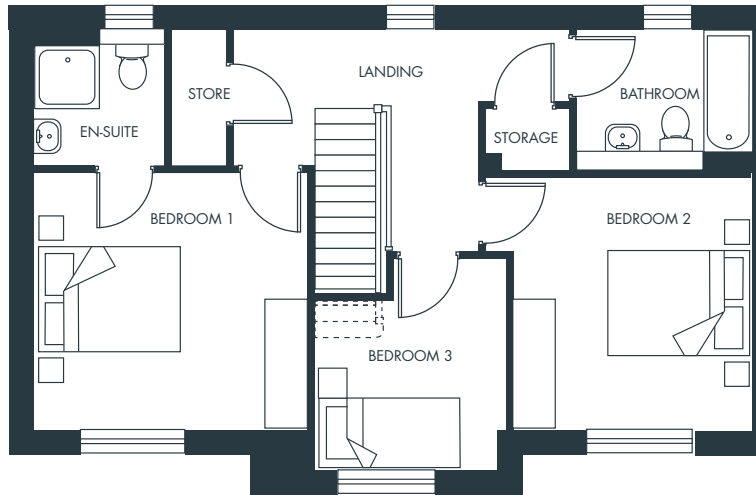
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THE ASPEN

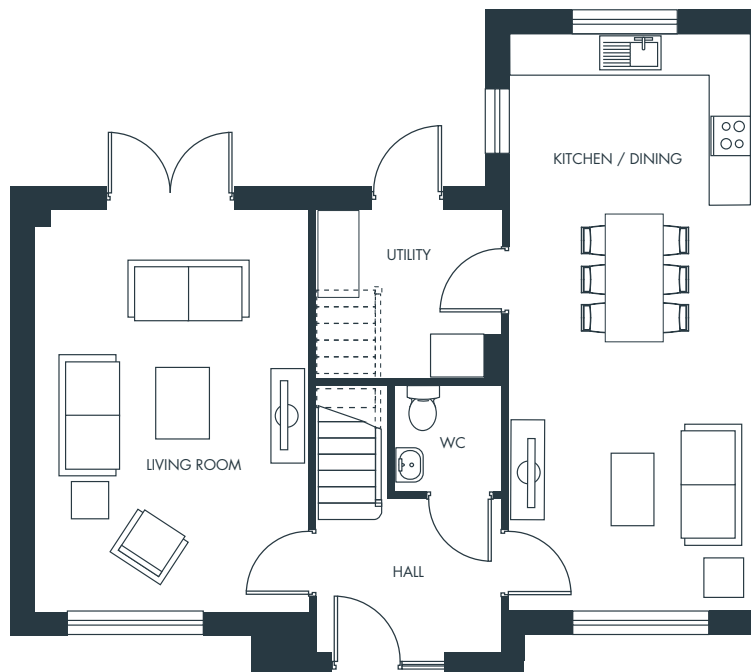
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111 Sqm / 1,194 Sqft

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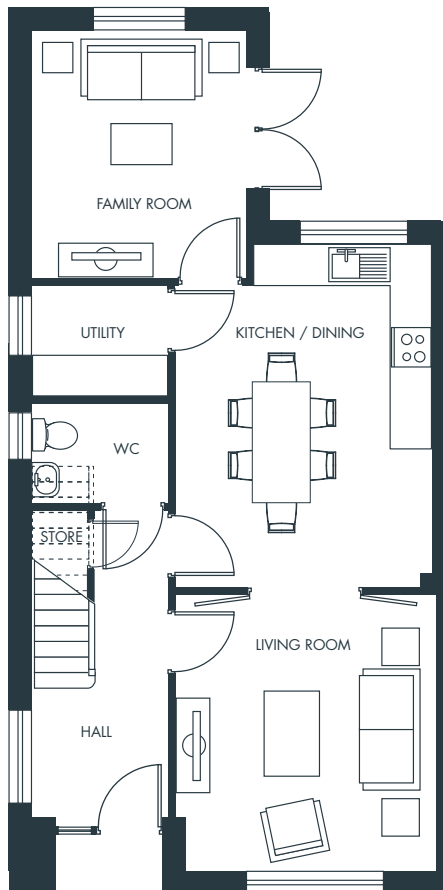
GROUND FLOOR

THE HAWTHORN

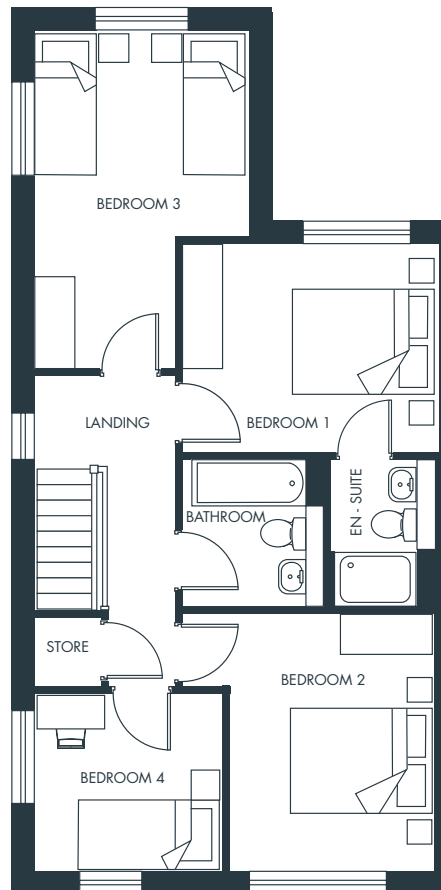
3 Bedroom Mid Terrace / End Terrace / Semi Detached

122 Sqm / 1,313 Sqft

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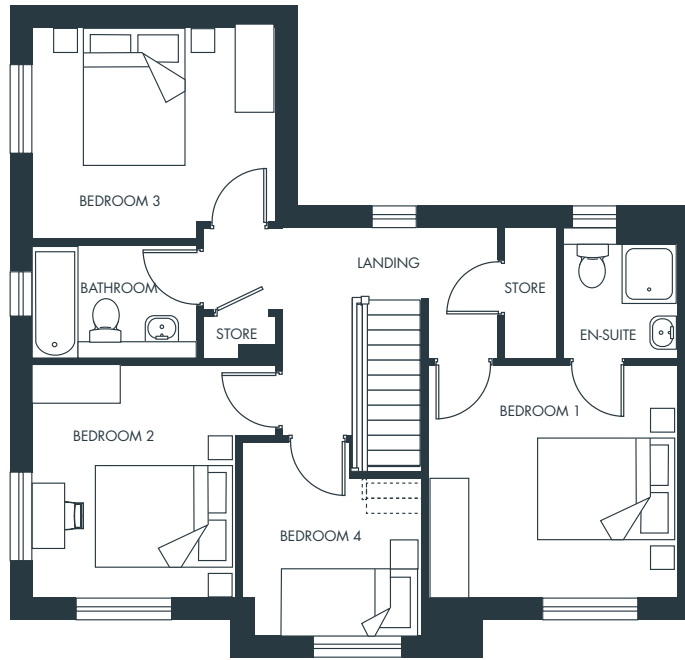
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THE BIRCH

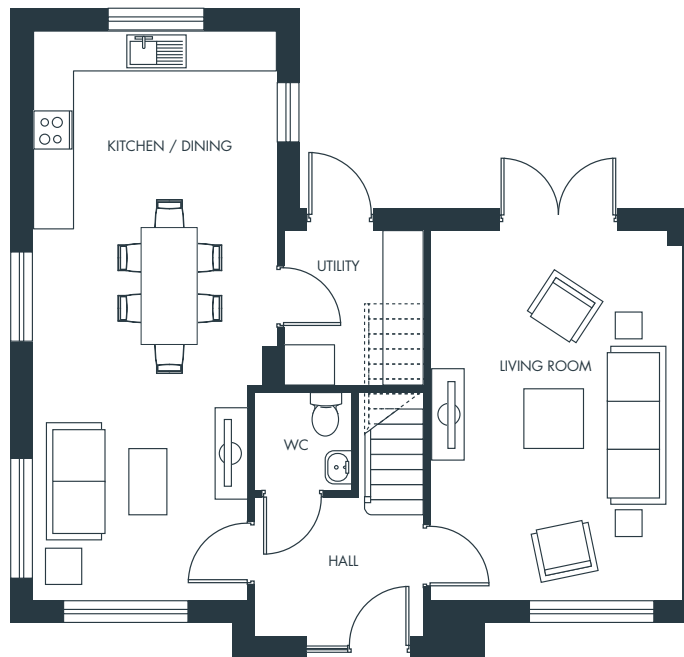
4 Bedroom End Terrace / Detached

126 Sqm / 1,356 Sqft

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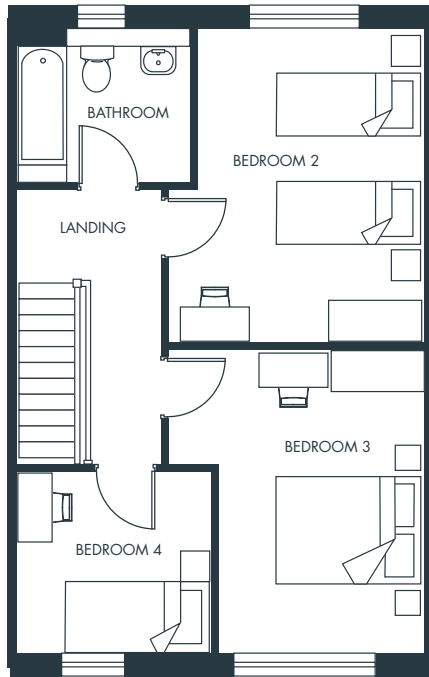
GROUND FLOOR

THE ELM

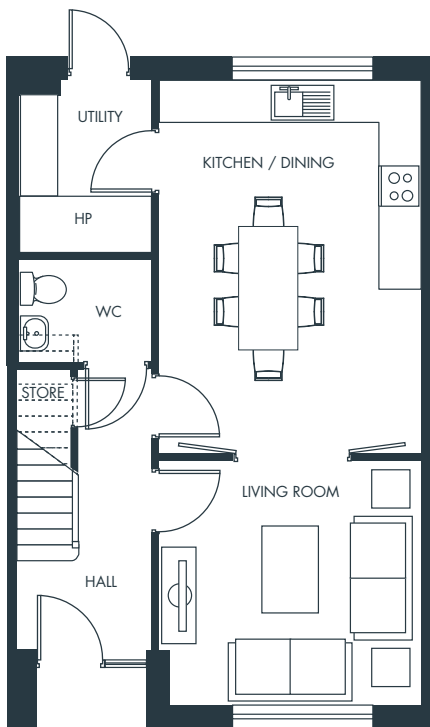
4 Bedroom Semi Detached / Detached

135 Sqm / 1,453 Sqft

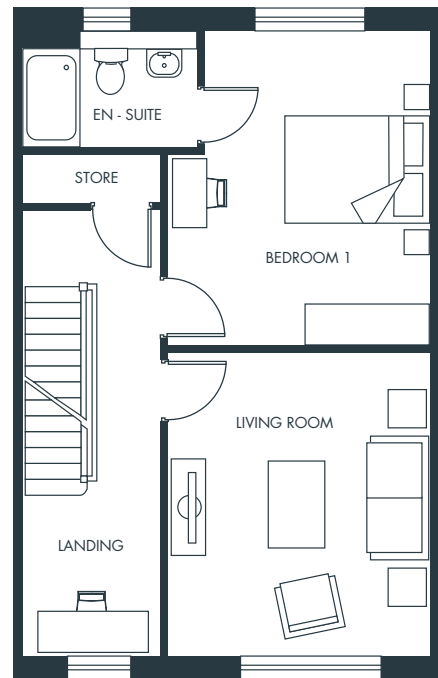
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SECOND FLOOR



GROUND FLOOR



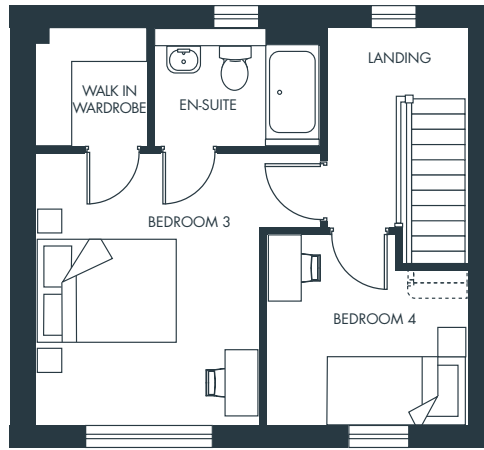
FIRST FLOOR

THE ALDER

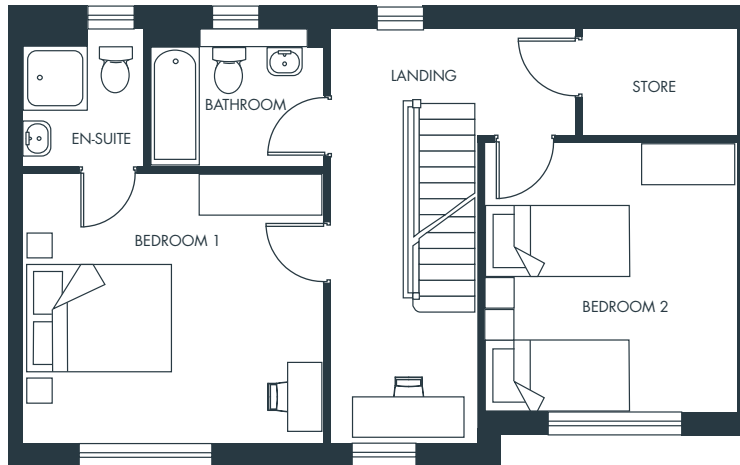
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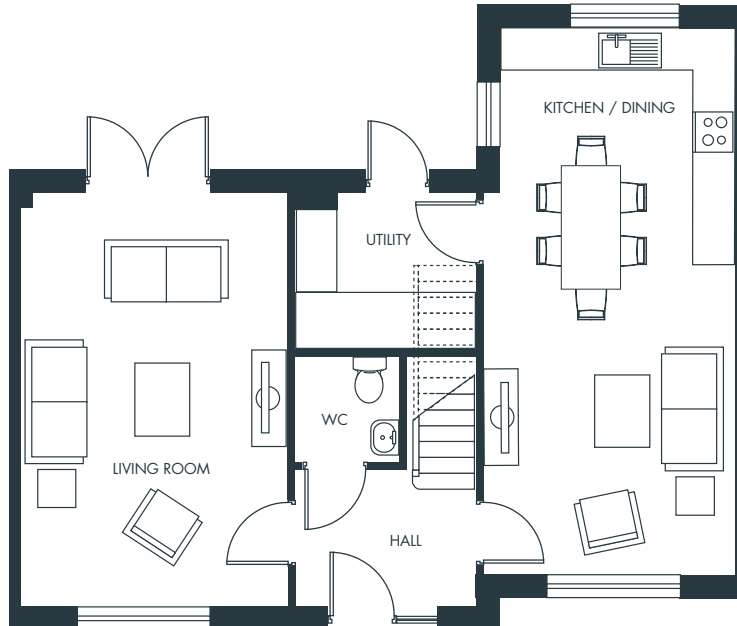
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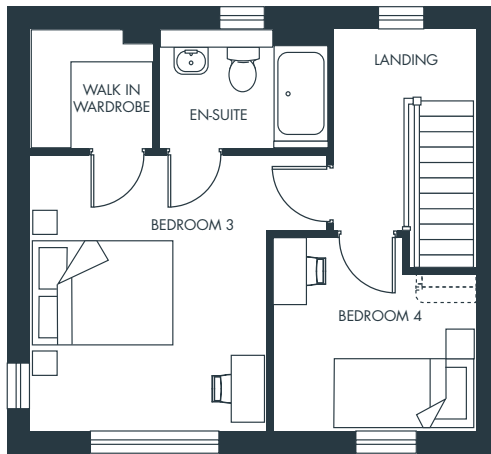
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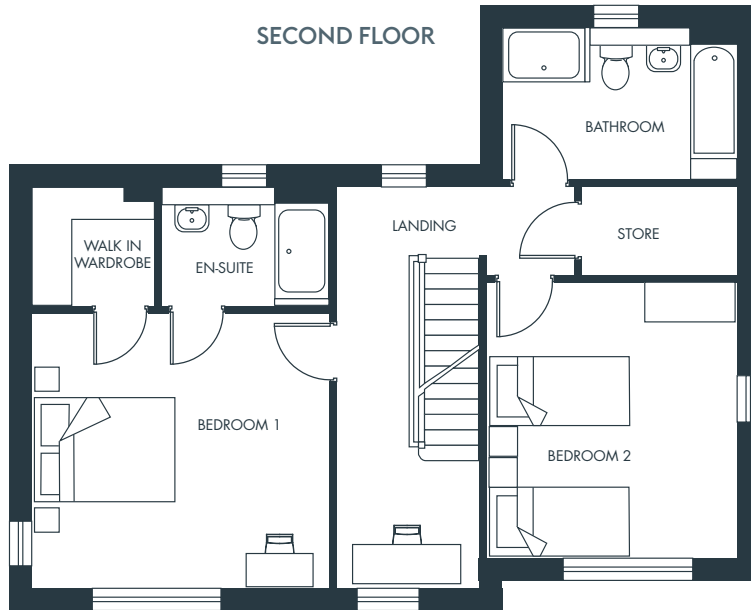
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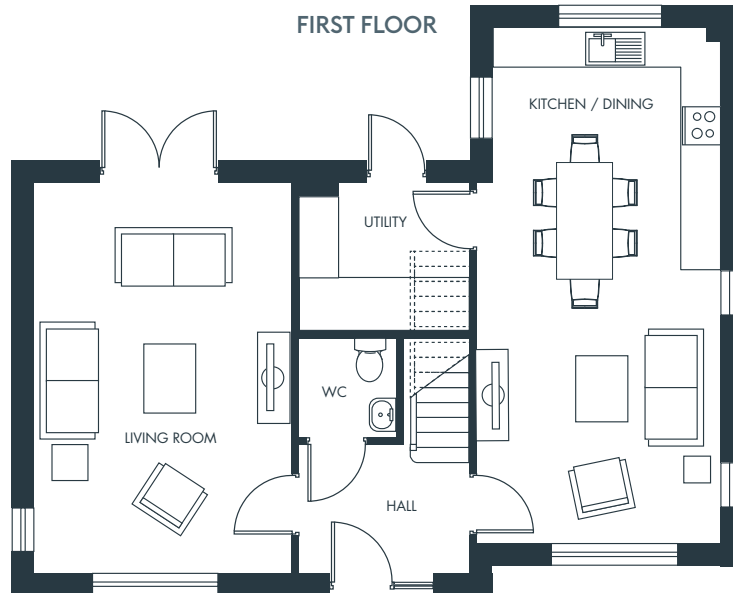
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

THE CEDAR

4 Bedroom Detached
175 Sqm / 1,883 Sqft

Plans are for illustrative purposes only

DEVELOPER



QUINTAIN

SALES AGENT



01 618 1300

PSRA: 002233

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DO2 CPO4

ARCHITECTS

DDA ARCHITECTS LTD.
62 BRIGHTON SQUARE
RATHGAR
DUBLIN 6
DO6 TV29

SOLICITORS

MCCANN FITZGERALD
RIVERSIDE ONE
37 - 42 SIR JOHN ROGERSON'S QUAY
DUBLIN 2
DO2 X576

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.





Q U I N T A I N

Quintain is one of the largest residential developers in the country with a landbank that can accommodate over 9,000 units. Our ambition is to create exceptional and affordable places to live, which are at the forefront of sustainability, design and placemaking for our communities.

We have delivered over 1000 homes within our Adamstown & Portmarnock neighbourhoods since 2016 and in the UK we are the masterminds behind Wembley Park, one of Europe's biggest regeneration projects.

