

LIMITED NUMBER OF 4 BEDROOM HOMES  
REMAIN - ARRANGE A VIEWING APPOINTMENT  
NOW

LUXURY 4 BEDROOM HOMES IN AN IDEAL LOCATION



WELLFIELD MALAHIDE

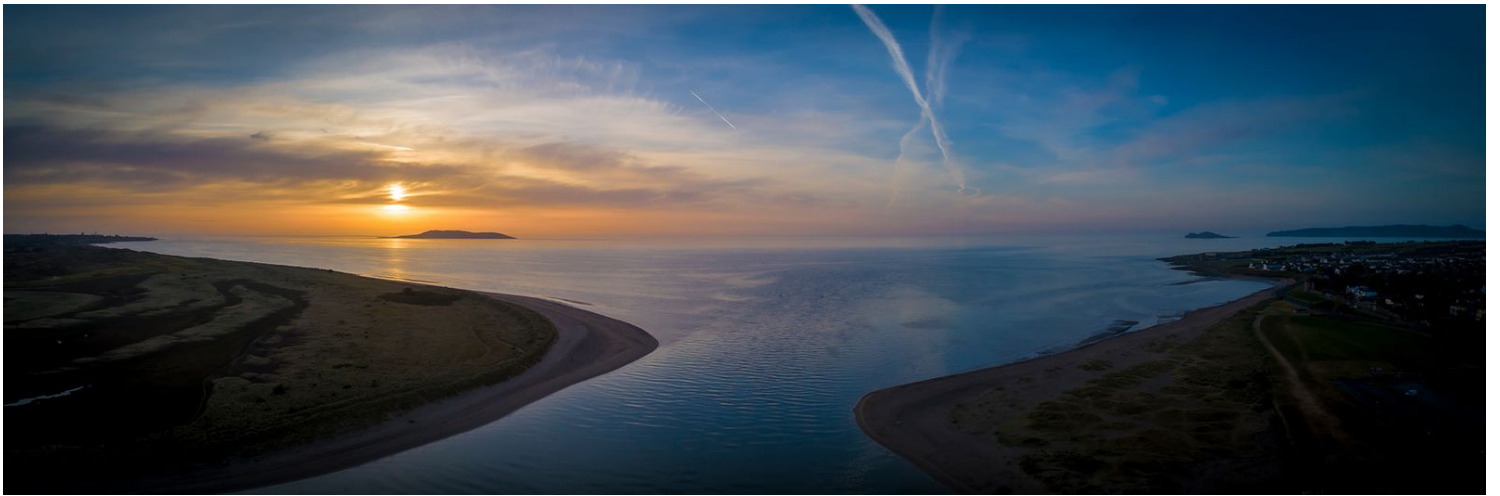
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## WELLFIELD MALAHIDE

### WELCOME TO WELLFIELD MALAHIDE

Enjoy all the luxuries of coastal living in Wellfield, a fine collection of just 47 A-rated 4 & 5 bedroom homes on Streamstown Lane in Malahide.





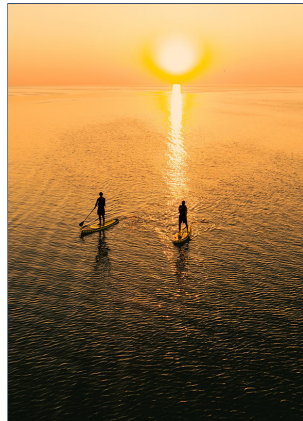
## MALAHIDE. IT'S A LIFESTYLE.

Suitable for growing families at all stages of life, these spacious, high-spec homes benefit from their key location next to one of North Dublin's most prestigious coastal addresses. Residents can enjoy close proximity to some of Dublin's best restaurants, schools, leisure facilities and transport options. It's a lifestyle like no other.



## BOUTIQUE SHOPPING

People from all over Dublin flock to Malahide for its great shopping.



## AND COSY RESTAURANTS

available in Dublin – something for everyone to enjoy.

Malahide's beautiful coastline is ideal for daily walks, sea dips and even family picnics on those endless summer days – alternatively, get involved in the social and sporting opportunities afforded by the busy marina. More of a land lover? Sign up for sporting fun at one of the many local clubs – everything from tennis to golf to cricket – or explore the beautiful grounds at Malahide Castle. You'll never be bored in this great location.

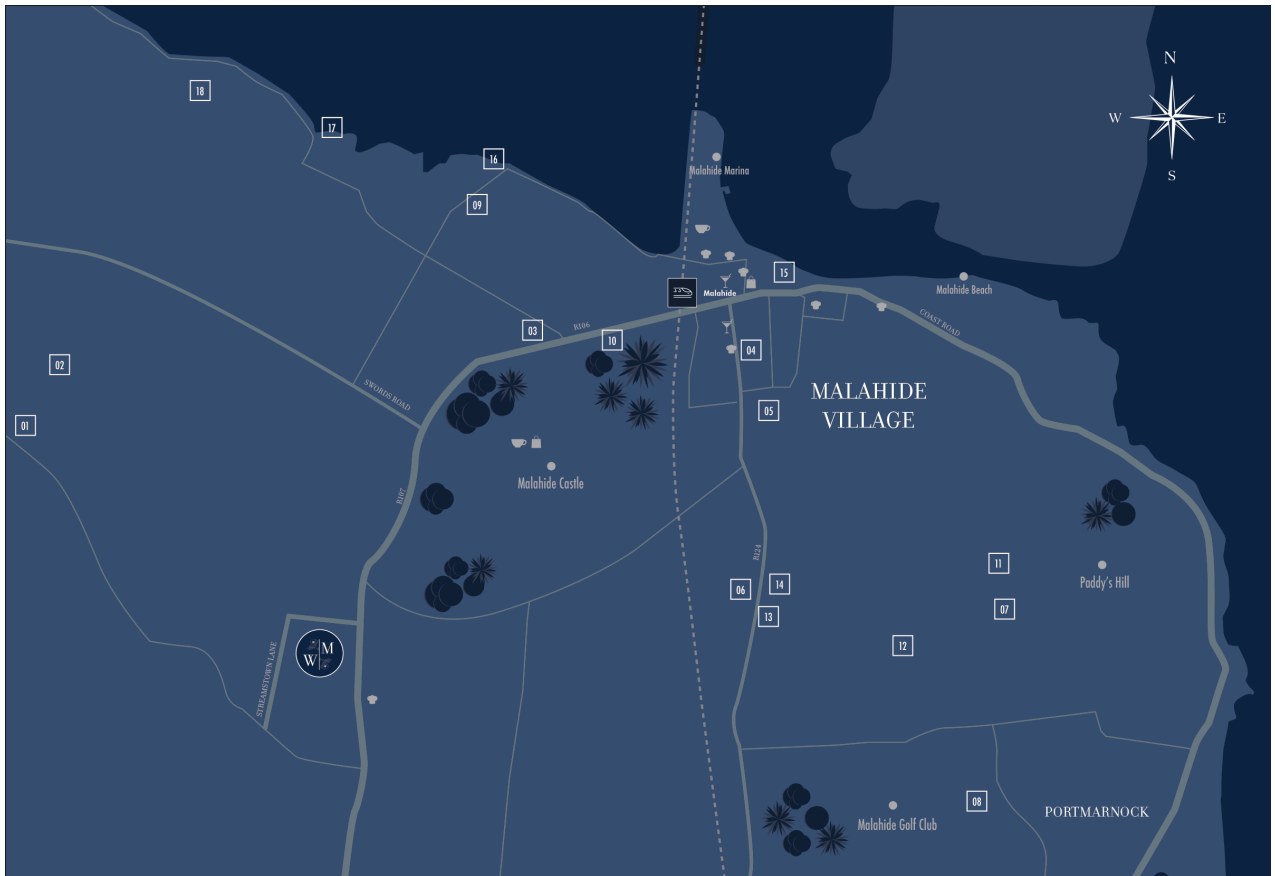


## SURROUNDED BY QUALITY SCHOOLS FOR ALL AGES

A popular location for families, Malahide is packed full of great schools – from Montessori level to excellent secondary schools.

As one of the busiest and most sought-after residential locations on Dublin's North Coast, Malahide is full of well-established and highly regarded schools for all levels of students. Get your little ones off to a great start with one of the many Montessori schools dotted throughout the community. Then you'll be spoilt for choice with one of the many primary schools in the area – there are five in Malahide alone.

For older students, Malahide Community School, otherwise known as Pobalscoil Iosa, is a popular and highly regarded school for pupils of all religious denominations. Alternatively, there are other options in the neighbouring towns of Swords, Portmarnock and Sutton. Plus, with the DART line on your doorstep, many of Dublin's prestigious private schools are within easy reach.



WELLFIELD MILESTONES

2. Foxfield Special School
3. St Sylvesters School
4. St. Andrews National School
5. Saint Oliver Plunkett School

WELCOME TO LOCALITY

7. St Helens Junior & Seniors Schools
8. Portmarnock Community School
9. Pope John Paul II National School
10. Malahide Cricket Club

SPORTS FACILITIES

12. Naomh Mearnag GAA Club
13. St. Sylvesters GAA
14. Malahide Fingal Hockey Club
15. Malahide Tennis Club

GREEN SPACES

CLUBS & SOCIETIES

LEISURE FACILITIES

17. Malahide Sailing Club
18. Malahide Rugby Club

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MALAHIDE

## SPECIFICATIONS AND SPECIAL FEATURES

### INTERIORS

#### General

- Higher than standard ceilings on ground floor and spacious living areas throughout.
- Wall paint colours, bathroom tiling, sanitaryware and kitchen designs 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.
- Eloquent built-in wardrobes, by Cawley's Furniture, allowing a combination of shelf units and hanging space.

### INTERIORS

#### Bathrooms

- Quality sanitaryware by Davies Group - Rocca GAP timeless wall hung WC, complete with concealed dual flush cisterns, Rocca GAP wall hung vanity unit & wash hand basin. Flair sliding door enclosure in En-suite.
- Heated towel rails in all bathrooms and ground floor toilets.

#### Energy Efficiency

- NZEB - A2 BER energy rating, combining high levels of roof, wall and floor insulation in a fully tested airtight design.
- Air to water heat pump system with 3 zone 24/7



### EXTERNAL FEATURES

- Classic contemporary style front elevation with high quality Red Thorpe brick, reconstituted granite arch, cills and horizontal band.
- High performance double glazed NorDan Vinduer Scandinavian pressure treated timber windows, with factory paint finish, low E glass and argon filled sealed glass units. The glazing system comes with satin anodised ironmongery and large sliding doors to rear patio areas.
- Composite front Door with glazed side panels manufactured by NorDan Vinduer.
- Maintenance free UPVC fascia and gutter systems.
- Concrete side paths and patio area with external light and power point.

floorboards on all floors.

- Elegant staircase structure combining white painted balustrades with walnut handrails.

### Kitchens

- Bespoke custom designed, painted handle-less Kitchen units incorporating generous storage cabinets, and 30mm quartz stone counter tops and full splashback, complete with stainless steel undermount single bowl sink.
- An island unit with storage below is provided as standard.
- Neff product range of fully integrated appliances, including – Induction Cooker Hob, Oven, Microwave, Dishwasher, Larder Fridge & Larder Freezer.
- Integrated, concealed stainless steel extractor and ducting.
- LED counter lights in Kitchen units.
- Utility Room worktop units, with power points, plumbed for washing machine & dryer.
- Bosch product range Washing Machine and Condenser Dryer provided in Utility Room.

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 to brush chrome sockets and light switches.
- Wiring for high-speed broadband. Site infrastructure provided and ready for connection by utilities provider.
- Recessed LED downlights in entrance hallway.
- Surface mounted ceiling LED light fittings in bathrooms and downstairs toilet.
- External bulkhead lights above patio sliding doors.

### Security and Safety

- Type LD2 fire detection system with smoke detectors fitted throughout all habitable rooms and circulation.
- Safety restrictors on upper floor windows.
- Secure by Design accreditation to front entrance door.

or levelled and grass seeded.

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## WARRANTY

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

## ESTATE MANAGEMENT

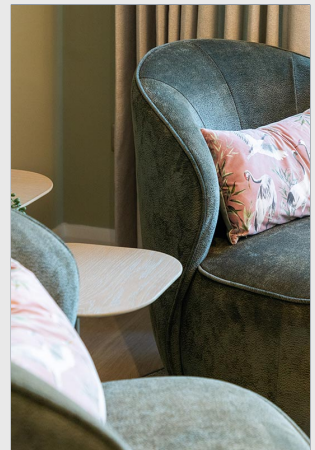
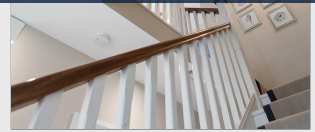
- It is anticipated that the estate roads and footpaths will be taken in charge by the local authority although an owners management company and a managing agent will be appointed to manage the common garden. This will involve an annual maintenance charge for upkeep of this area.

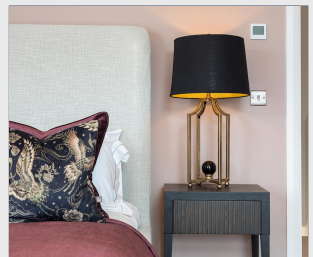
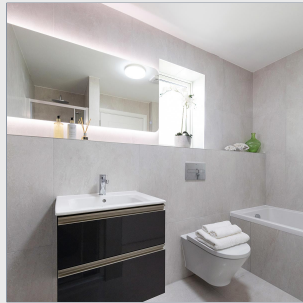
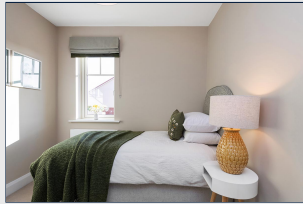
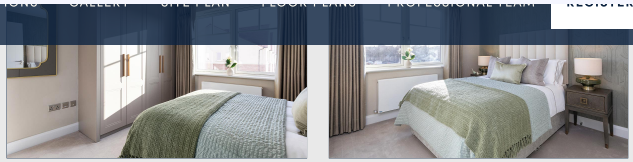
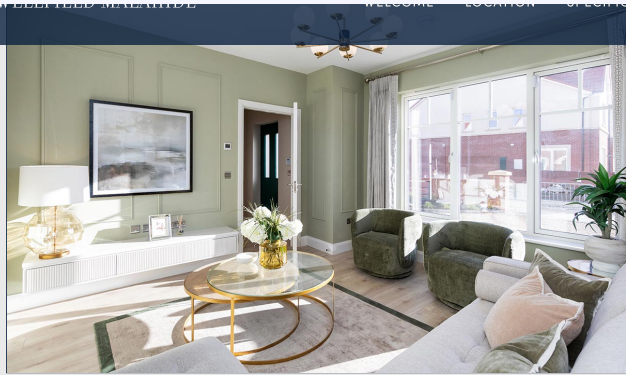
WELLFIELD

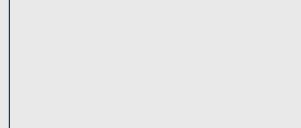
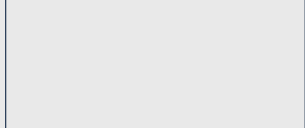
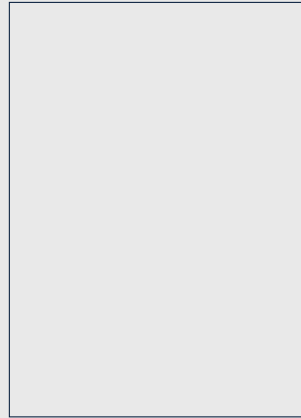
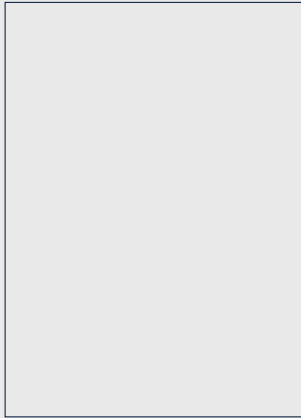
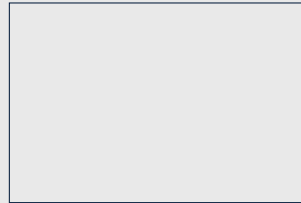
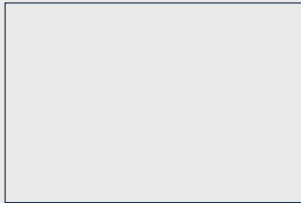
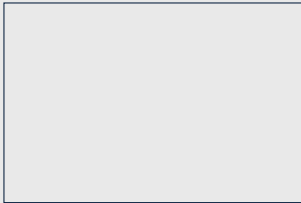


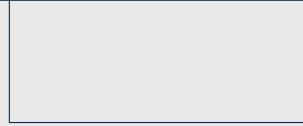
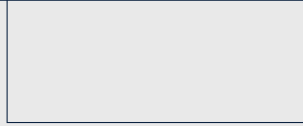
MALMIDGE











WELLFIELD

## SITE PLAN

Wellfield comprises a wonderful mix of 3, 4, & 5-bedroom semi-detached and detached homes, all arranged around a tranquil open space containing mature trees, walking paths and features to be enjoyed by families of any size or life stage. Each home is finished to an incredibly high standard with modern fixtures and fittings to support busy families of all sizes.

-  **THE DUNLIN** (TYPE 3)  
3 BED DETACHED - 131 SQM / 1410 SQFT
-  **THE CURLEW** (TYPE 4)  
4 BED SEMI DETACHED - 136 SQM / 1460 SQFT
-  **THE TERN** (TYPE 13)  
**THE LODGE & THE MEWS**  
4 BED SEMI-DETACHED - 151 SQM / 1620 SQFT
-  **THE CORMORANT** (TYPE 10)  
4 BED SEMI-DETACHED - 157 SQM / 1693 SQFT
-  **THE HERON** (TYPE 9)  
4 BED SEMI-DETACHED - 158 SQM / 1698 SQFT
-  **THE GUILLEMOT** (TYPE 8)  
5 BED DETACHED - 175 SQM / 1886 SQFT
-  **THE SANDERLING** (TYPE 11)  
5 BED SEMI-DETACHED - 202 SQM / 2177 SQFT
-  **THE PUFFIN** (TYPE 12)  
5 BED DETACHED - 227 SQM / 2445 SQFT



Sustainable living is key at Wellfield, with a wide range of energy efficient features in the build of each home as well as in the internal features, including the latest in heat pump technology. These are homes that are a pleasure to live in, winter and summer.

Plans are for illustrative purposes only and are subject to change

MALAHIDE

## FLOOR PLANS



### THE DUNLIN

(TYPE 3)

3 BED DETACHED  
131 SQM / 1410 SQFT

GROUND FLOOR

FIRST FLOOR



### THE CURLEW

(TYPE 4)

4 BED SEMI-DETACHED  
136 SQM / 1460 SQFT

GROUND FLOOR

FIRST FLOOR



### THE TERN - THE LODGE & THE MEWS

(TYPE 13)

4 BED SEMI-DETACHED  
151 SQM / 1620 SQFT

GROUND FLOOR

FIRST FLOOR



### THE CORMORANT

(TYPE 10)

4 BED SEMI-DETACHED  
157 SQM / 1693 SQFT

GROUND FLOOR

FIRST FLOOR





## THE HERON

(TYPE 9)

4 BED SEMI-DETACHED  
158 SQM / 1698 SQFT

GROUND FLOOR

FIRST FLOOR



## THE GUILLEMOT

(TYPE 8)

5 BED DETACHED  
175 SQM / 1886 SQFT

GROUND FLOOR

FIRST FLOOR



## THE SANDERLING

(TYPE 11A)

5 BED SEMI-DETACHED  
202 SQM / 2177 SQFT

GROUND FLOOR

FIRST FLOOR

FIRST FLOOR



## THE PUFFIN

(TYPE 12)

5 BED DETACHED  
227 SQM / 2445 SQFT

GROUND FLOOR

FIRST FLOOR

FIRST FLOOR



## ABOUT ASHCROFT

Ashcroft Developments have successfully established a reputation for quality in the delivery of new homes in the Greater Dublin Area. Since its establishment almost 10 years ago, Ashcroft has become a top tier residential developer, providing an unrivalled 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 40 years experience delivering quality built residential properties.

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.

EASTHAM HEIGHTS

CLUAIN BHEARU

BROADMEADOW VIEW

EASTHAM SQUARE

BERFORD

### DEVELOPERS

ASHCROFT DEVELOPMENTS

### SELLING AGENTS

LISNEY SOTHEBY'S INTERNATIONAL REALTY

### SOLICITORS

MASON HAYES & CURRAN

### ARCHITECTS

ODA ARCHITECTURE

### INTERIOR DESIGNERS

CARTON INTERIORS

### CIVIL & STRUCTURAL ENGINEERS

WATERMAN MOYLAN

### M&E SERVICES ENGINEERS

WATERMAN MOYLAN

### FINANCE

BANK OF IRELAND



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