



TANDY'S LANE LUCAN



QUINTAIN



The perfect place for life to blossom

Less than half an hour's drive from Dublin's City Centre and located just outside the quaint, historical village of Lucan, residents of Tandy's Lane will become part of a friendly and welcoming community.



All the everyday essentials

All the everyday essentials are taken care of as there is an abundance of retailers nearby. Lucan Shopping Centre and the newly built Lidl are within 5 minutes' drive as well as one of Ireland's largest shopping centres, Liffey Valley Shopping Centre with over 80 stores, a Vue Cinema and a wide array of restaurants and bars.

Tandys residents can enjoy the wonderful new amenities at The Crossings, Dublin's newest retail offering located in the heart of Adamstown. The Crossings, is located just a short walk from Tandys Lane, and has Tesco and Aldi as its anchor tenants. This new neighbourhood at The Crossings has been designed to accommodate 11,700 sq.m of retail space in the initial phase, and as a place to shop, dine, relax, work out, entertain and live every day.

A vibrant central urban plaza, as the centrepiece of The Crossings, will be the ideal location for people to come together, and get to know their new neighbours.



- 1 Lucan Village
- 2 The Artisan Pantry
- 3 Coffee Works
- 4 The Artisan Pantry
- 5 The Crossings



Next to Nature

Nestled amidst green tranquil surroundings, Lucan gives you the best of both worlds.





New residents of Tandy's Lane will benefit from 3 acres of open space within the development with the provision of Tandy's Square pocket park as well as Serpentine Park, a large linear park located within the scheme, which will provide beautiful green space for the whole family to enjoy.

The location of Tandy's Lane is perfect for outdoor enthusiasts. Moments from the development is Tandy's Lane Park with its large playground and a second brand new park, Airlie Park is due to open soon.

Sports enthusiasts are well catered for too with Sarsfields GAA club, Lucan United Soccer club and Weston Hockey club all close by. The Hermitage and Lucan golf clubs are also a short distance away.





A favourite spot amongst locals and visitors alike is the picturesque river walk at Griffeen Valley Park or the atmospheric woodlands of Vesey Park.

- 1 Griffeen Valley Park
- 2 Griffeen Valley Park
- 3 Lucan Weir





Education is at the heart of this family friendly community.

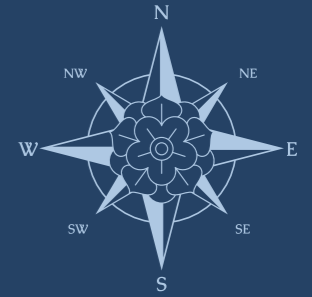
There is a wide variety of both primary and secondary schools in the area surrounding Tandy's Lane. A new primary school is also to be developed adjacent to the scheme, eliminating any travel times for our resident students in the future.

- » St Mary's Senior NS
- » Lucan National School
- » Lucan Educate Together
- » Lucan Community College
- » King's 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 Aine Naofa
- » St Joseph's Secondary School
- » Adamstown Community College
- » St. John the Evangelist National School
- » Adamstown Castle Educate Together

*This list does not take into account school catchments. Please contact schools directly.



Spoilt for Choice



Retail

1. Lucan Shopping Centre, SuperValu, Dunnes Stores
2. Tesco
3. Lidl Lucan
4. Fonthill Retail Park
5. Liffey Valley SC
6. The Crossings

Food & Drink

1. The Artisan Pantry
2. Coffee Works
3. Carroll's Gastropub
4. Reeds on the River
5. McDonald's, Starbucks, Mao, O'Brien's Cafe, Kay's Kitchen

Parks

1. Tandy's Lane Park
2. Griffeen Valley Park
3. Vesey Park
4. Willsbrook Park
5. Hermitage Park
6. Ballyowen Park
7. Collinstown Park
8. St. Catherine's Park
9. Airlie Park

Sports & Leisure

1. Lucan Leisure Centre, Ballyowen Celtic FC
2. Lucan Harriers, Weston Hockey Club
3. Lucan United FC
4. Lucan Golf Club
5. Lucan Sarsfields GAA
6. Esker Celtic Football
7. Hermitage Golf Club
8. DSC Gym
9. Crossfit Gym
10. Cricket Grounds

Schools

1. Scoil Mhuire Primary School
2. Scoil Aine Naofa
3. Lucan Community College
4. Esker Educate Together NS
5. Griffeen Valley Educate Together NS
6. Lucan East Educate Together NS
7. Lucan Community NS
8. Divine Mercy Junior NS, Divine Mercy Senior School
9. St Mary's Senior NS
10. The King's Hospital
11. Adamstown Community College
12. St. John the Evangelist National School
13. Adamstown Castle Educate Together





HERMITAGE GOLF CLUB

FONTHILL RETAIL PARK

LIFFEY VALLEY S.C.

GRIFFEEN VALLEY PARK

VESEY PARK

N4

WESTON HOCKEY CLUB

LUCAN S.C.

NEWCASTLE ROAD

SOMERTON

TANDY'S LANE PARK

TANDY'S LANE LUCAN

TANDY'S LANE PARK PLAYGROUND

ADAMSTOWN TRAIN STATION, THE CROSSINGS 1km»



Perfectly Placed

Adamstown train station is only 15 minutes' walk from Tandy's Lane and provides an excellent service to Park West, Heuston Station, Connolly Station, Pearse Street Station and Grand Canal Dock. The N4 takes you in to Dublin City Centre and the M50 connects you to the rest of the city and beyond including Dublin Airport which is a mere 25 minutes' drive.



Key Travel Times

Lucan Shopping Centre 5 minutes' walk	Liffey Valley Shopping Centre 10 minutes by car	Lucan Village 20 minutes' walk	Dublin Airport 25 minutes by car	Dublin City Centre 30 minutes by train



Designed with you in mind

Built to the highest standard, the tastefully designed, A-rated homes at Tandy's Lane offer an attractive and varied mix of house types perfect for every stage of life.



Designed by Conroy Crowe Kelly Architects, the homes at Tandy's Lane will include attractive exterior facades, light-filled, spacious interiors and high-specification kitchens and bathrooms.



Specification

EXTERNAL FINISHES

- High-quality low-maintenance external finishes of brick and render
- Low-maintenance uPVC fascia, soffits, gutters, and downpipes
- uPVC double glazed windows by Munster Joinery
- Paved terrace for the duplexes and patio area for the apartments

INTERNAL FINISHES

- All walls and ceilings will be plaster skimmed and painted in a neutral colour
- Generous floor to ceiling heights
- Contemporary internal doors with Satin finish handles

BUILDING ENERGY EFFICIENCY

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

KITCHEN/UTILITY

- Superior quality step shaker style kitchens supplied by Bespace in white grey with velstone quartz counter tops
- Fully-fitted appliances, integrated fridge freezer, electric oven, induction hob, integrated dishwasher and extractor fan (subject to signing contracts within 28 days)

BATHROOMS/EN-SUITES

- All bathrooms and en-suites are fitted with stylish, contemporary sanitary ware
- High quality tiling to wet areas and floors
- Mirrors supplied as standard to main bathroom, ensuite and WC
- Shower doors are fitted to all en-suites
- Thermostatically controlled shower in master en-suite
- Chrome heated towel rails fitted in main bathroom and en-suite

WARDROBES

- Luxurious fitted wardrobes by Bespace
- Ample wardrobe space with a combination of hanging and shelved storage

ELECTRICAL

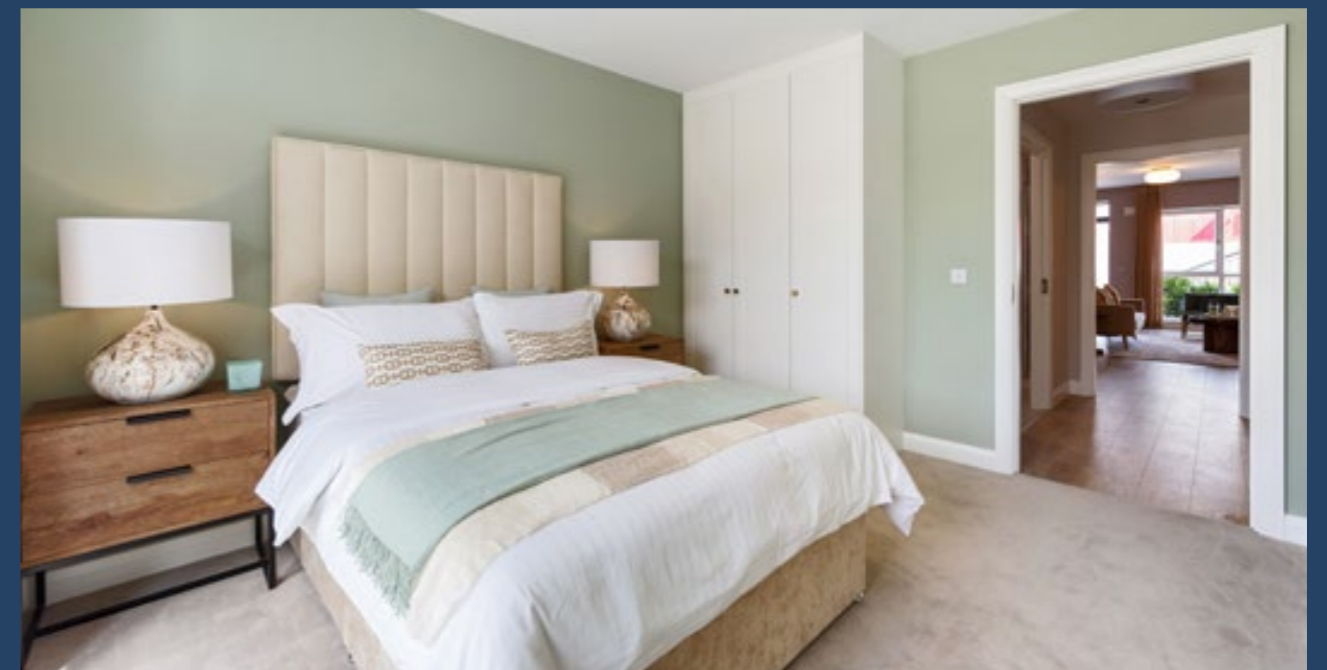
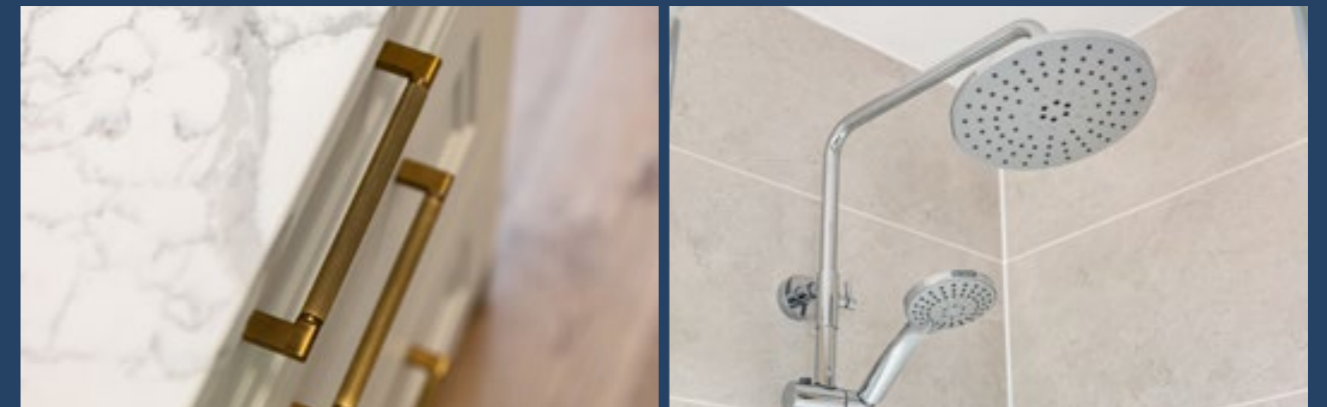
- Smoke and heat detectors fitted as standard
- High-efficiency air to water heat pump system to provide for all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving
- Under-counter lighting included in the kitchen
- All houses are wired for telephone and internet services
- Electric Vehicle Charging Stations will be available for public use at various locations throughout the development
- Wireless security alarm

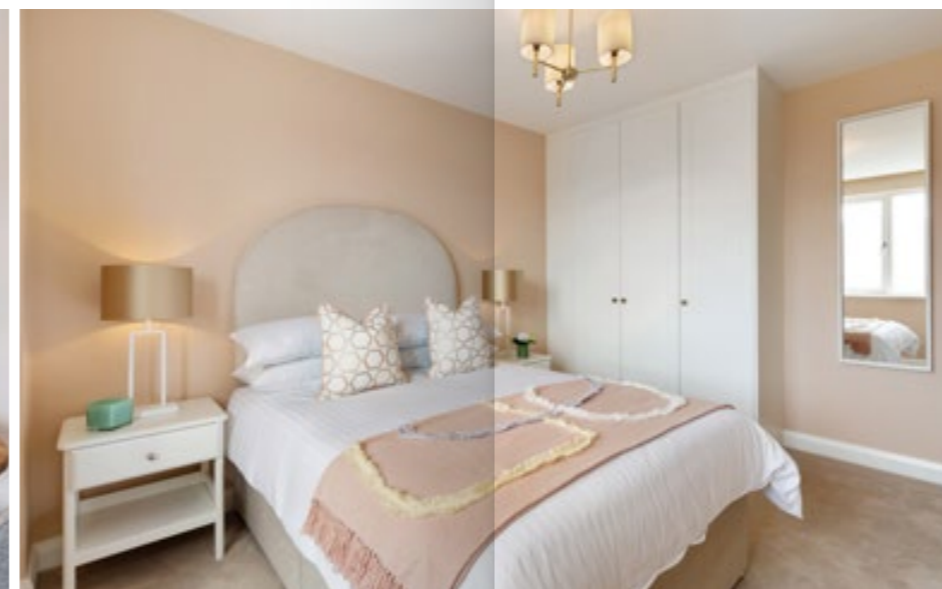
WARRANTY

- 10 years structural guarantee on each Tandy's Lane Home



Items listed above are subject to variation/change depending on supply/availability.





Site Plan

Site map is for illustrative purposes only and garden sizes may vary.

3 Bedrooms



The Belmonte
 Mid Terrace
 105 SQ M / 1,130 SQ FT
 End Terrace
 107 SQ M / 1,151 SQ FT
 End Terrace Extended
 118 SQ M / 1,270 SQ FT



The Simone
 Mid Terrace
 117 SQ M / 1,259 SQ FT
 End Terrace
 119 SQ M / 1,280 SQ FT



The Cymosa
 Mid Terrace
 117 SQ M / 1,259 SQ FT
 End Terrace
 116 SQ M / 1,248 SQ FT
 Detached
 134 SQ M / 1,422 SQ FT



The Darby
 End Terrace
 118 SQ M / 1,270 SQ FT



The Alexandra
 End Terrace
 120 SQ M / 1,291 SQ FT



The Alba
 Detached
 144 SQ M / 1,550 SQ FT

4 Bedrooms



The Mason
 End Terrace
 158 SQ M / 1,700 SQ FT



The Burnet
 End Terrace
 160 SQ M / 1,722 SQ FT



The Eva
 Mid Terrace
 157 SQ M / 1,690 SQ FT



The Windermere
 Mid Terrace
 155 SQ M / 1,668 SQ FT
 End Terrace
 156 SQ M / 1,679 SQ FT



The Amelia
 Mid Terrace / End Terrace
 166 SQ M / 1,786 SQ FT



The Avon
 Detached
 166 SQ M / 1,786 SQ FT

Duplexes at Tandy's Plaza



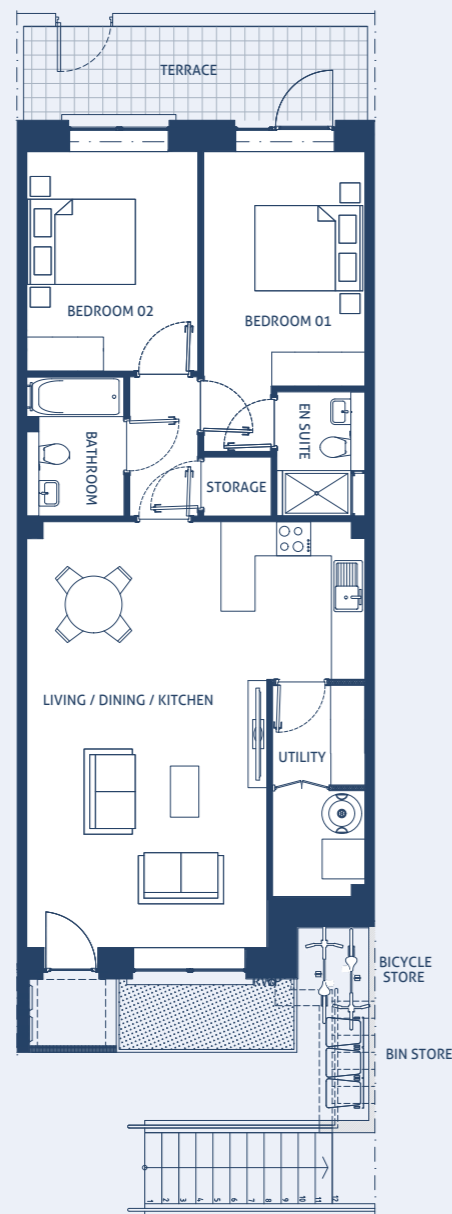
The Rosalind
 2 Bedroom Own Door Apartment
 81 SQ M / 872 SQ FT
 3 Bedroom Duplex
 110 SQ M / 1,184 SQ FT





The Rosalind

2 Bedroom Own Door Apartment
81 SQ M / 872 SQ FT



GROUND FLOOR

*Floor plans are for illustrative purposes only and variations may occur within each house type.
A handed version of the house type may also apply.*



The Rosalind

3 Bedroom Duplex
110 SQ M / 1,184 SQ FT



FIRST FLOOR

SECOND FLOOR

*Floor plans are for illustrative purposes only and variations may occur within each house type.
A handed version of the house type may also apply.*

Passionate About Our Communities

Community engagement is one of Quintain's core values. We have worked with various voluntary groups to support the local community which is made up of many of our residents across our neighbourhoods.

We were also very proud to be a cornerstone sponsor of Dragons at the Docks, which in 2022 raised enough funds to provide 10 properties, providing homes for 15 people who are homeless.

- 1 *Dragons at the Docks 2022*
- 2 *Adamstown Cricket Club Women's Team*
- 3 *Malahide United Under 8s*
- 4 *Adamstown Community College Under 17/19s Soccer Team*
- 5 *Adamstown Community College GAA team*
- 6 *Lucan Sarsfields U15 Girls*



“We are delighted as Adamstown Cricket Club's First Women's Cricket Team to be sponsored by Quintain. Quintain are building not only homes but a community in Adamstown and Lucan and we are delighted they have chosen to be associated with the local women and girls of the Adamstown Cricket Club. To have Quintain's support and belief in our team has been a great experience and we look forward to growing our team with the new residents as the neighbourhood grows.”

Meena Baskarasubramanian, Founding Member and Women's Secretary Adamstown Cricket Club.

“Lucan Sarsfields GAA Club is delighted to have had the support of Quintain throughout this year. It has been a pleasure dealing with Quintain. They are approachable, professional and motivated to give back to this Community as it continues to grow. We look forward to building on our relationship into the new year and welcoming new players to Lucan Sarsfields from the wider community that Quintain has developed throughout Lucan and Adamstown.”

Colm Farrell, Chairperson Lucan Sarsfields GAA Club

Developer



QUINTAIN

Selling Agents



PSRA 002223

33 Molesworth Street
Dublin 2
D02 CP04

01 618 1300

Architects

Conroy Crowe Kelly
65 Merrion Square
Dublin 2
D02 DT32

Solicitors

McCann Fitzgerald
Riverside One
37-42 Sir Rogerson's Quay
Dublin 2
D02 X576



Disclaimer

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 may occur.



QUINTAIN

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.

