





WELCOME TO  
FENWOOD PARK

## A NATURAL SETTING TO CALL HOME

Nestled in the leafy surroundings of Lucan Village, Fenwood Park is a carefully considered collection of new homes in a naturally green setting. Thoughtfully designed for modern family life, these energy-efficient homes sit within a calm and connected neighbourhood, where parks, schools, shops and everyday essentials are all close by. With a strong sense of community, Fenwood Park offers the space to grow, and the freedom to feel at home.



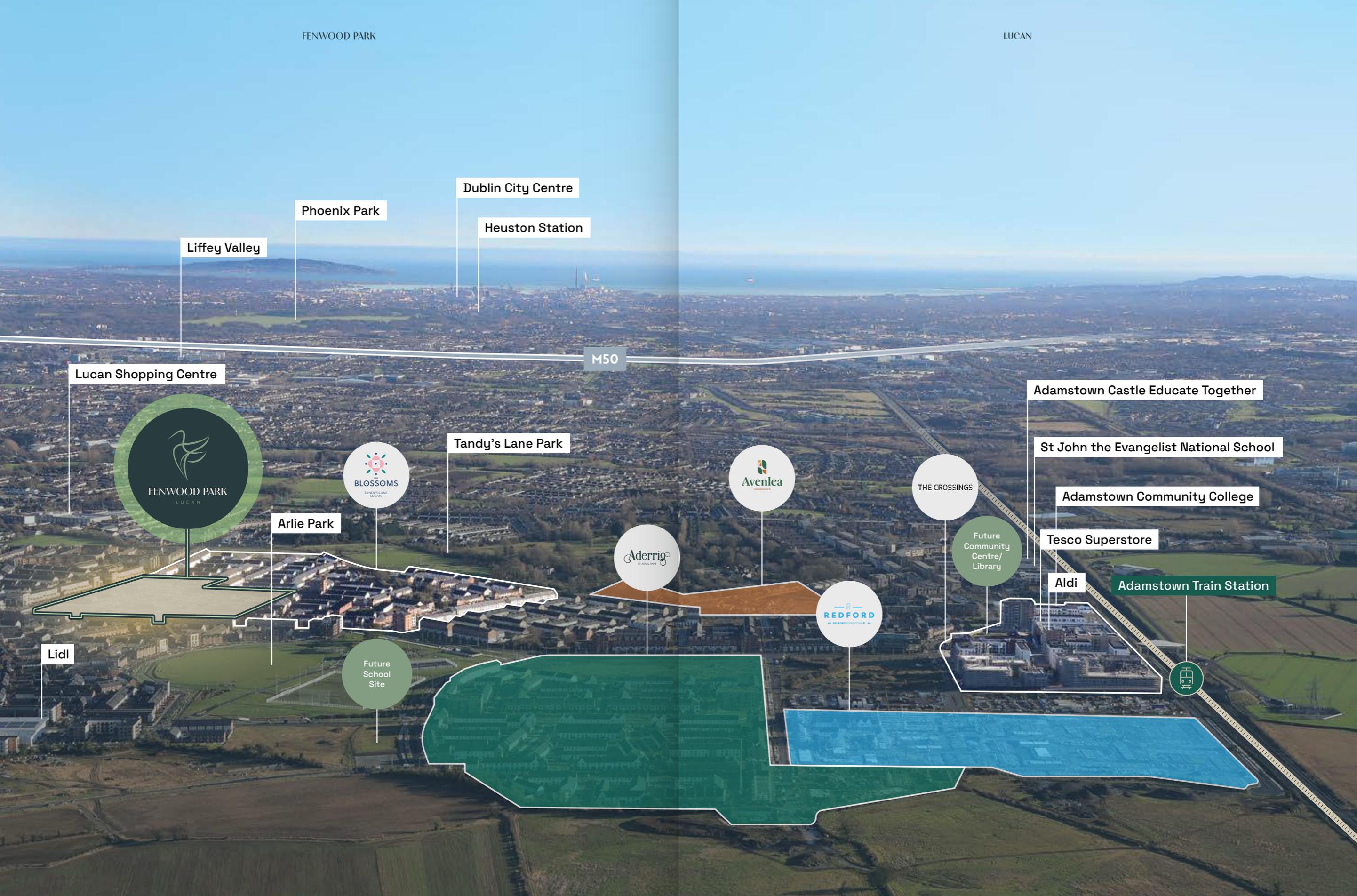


THE LOCATION

# A VILLAGE SURROUNDED BY NATURE

FENWOOD PARK

LUCAN



Liffey Valley

Phoenix Park

Dublin City Centre

Heuston Station

M50

Lucan Shopping Centre



Tandy's Lane Park



Adamstown Castle Educate Together

St John the Evangelist National School

Adamstown Community College

Tesco Superstore

Aldi

Adamstown Train Station

Archie Park



Lidl





## EVERYDAY MOMENTS OUTSIDE

Tandy's Park, Airlie Park and Griffen Valley are close by, offering space for sport, strolls or time spent outdoors. Surrounded by nature, Fenwood Park brings balance to busy lives.



# EVERYTHING CLOSE, EVERYTHING CONSIDERED

Fenwood Park sits within a well-established neighbourhood where daily life flows with ease. From school drop-off and gym sessions to lunch in the village or a quick shop nearby, everything is within easy reach.

## Retail

- 01. Lucan Shopping Centre, SuperValu, Dunnes Stores
- 02. Tesco
- 03. Lidl Lucan
- 04. Fonthill Retail Park
- 05. Liffey Valley SC
- 06. The Crossings

## Parks

- 07. Tandy's Lane Park
- 08. Griffen Valley Park
- 09. Vesey Park
- 10. Willsbrook Park
- 11. Hermitage Park
- 12. Ballyowen Park
- 13. Collinstown Park
- 14. St. Catherine's Park
- 15. Airlie Park

## Food & Drink

- 16. The Artisan Pantry
- 17. Coffee Works
- 18. Carroll's Gastropub
- 19. Reeds on the River
- 20. McDonald's, Starbucks, Mao, O'Brien's Cafe, Kay's Kitchen
- 21. Belfry & Co.

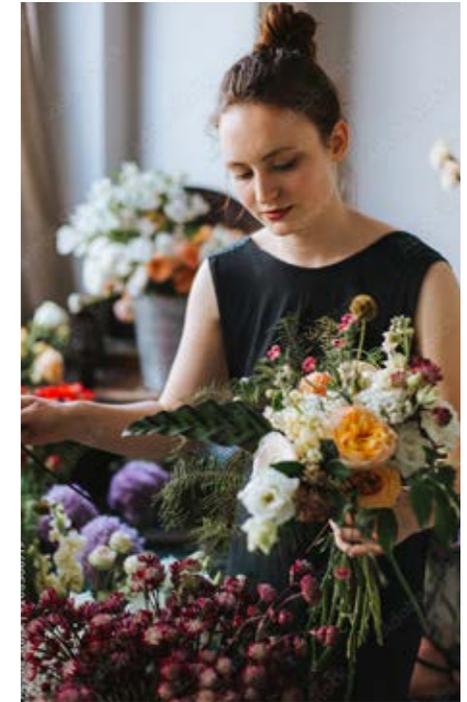
## Sports & Leisure

- 22. Lucan Leisure Centre
- 23. Ballyowen Celtic FC
- 24. Lucan Harriers, Weston Hockey Club
- 25. Lucan United FC
- 26. Lucan Sarsfields GAA
- 27. AGP FC
- 28. Woodland Walk
- 29. Esker Celtic Football
- 30. Hermitage Golf Club
- 31. DSC Gym
- 32. Crossfit Gym
- 33. Cricket Grounds

## Schools

- 34. Scoil Mhuire Primary School
- 35. Scoil Aine Naofa
- 36. Lucan Community College
- 37. Esker Educate Together NS
- 38. Griffen Valley Educate Together NS
- 39. Lucan East Educate Together NS
- 40. Lucan Community NS
- 41. Divine Mercy Junior NS, Divine Mercy Senior School
- 42. St Mary's Senior NS
- 43. The King's Hospital
- 44. Adamstown Community College
- 45. St. John the Evangelist National School
- 46. Adamstown Castle Educate Together





## EVERYDAY NEEDS, BEAUTIFULLY MET

Lucan Village blends charm and convenience from fresh coffee to fresh flowers, local groceries and trusted essentials. Browse independent shops, grab lunch with friends, or pick up something for dinner on the way home.

# PERFECTLY POSITIONED

Fenwood Park makes daily journeys and weekend plans effortless. Just 10 minutes' walk from Adamstown Station, you can reach Heuston, Connolly, Pearse Street and Grand Canal Dock with ease. The nearby N4 links directly to Dublin City Centre, while the M50 connects you to the wider region and Dublin Airport in just 25 minutes. Whether you're commuting or travelling, Fenwood Park is ideally placed for every kind of journey.



### KEY TRAVEL TIMES

				
<b>Lucan Shopping Centre</b>	<b>Liffey Valley Shopping Centre</b>	<b>Lucan Village</b>	<b>Dublin Airport</b>	<b>Dublin City Centre</b>
10 minutes' walk	10 minutes by car	20 minutes' walk	25 minutes by car	30 minutes by train



THE HOMES  
**STEP  
INSIDE**



Homes designed for flow, light & modern living.

COMFORTABLE.  
REFINED.  
TIMELESS.







DESIGNED  
AROUND  
REAL LIFE



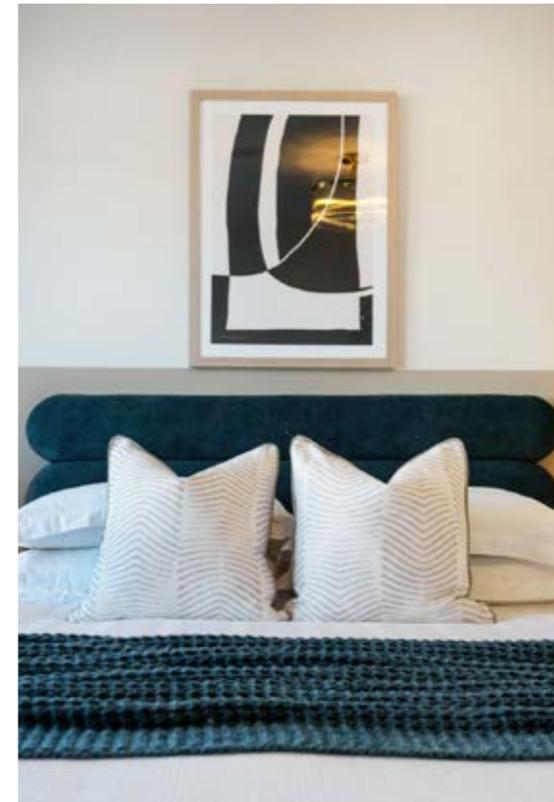
Smart layouts, warm materials and clean finishes create a home that works effortlessly.



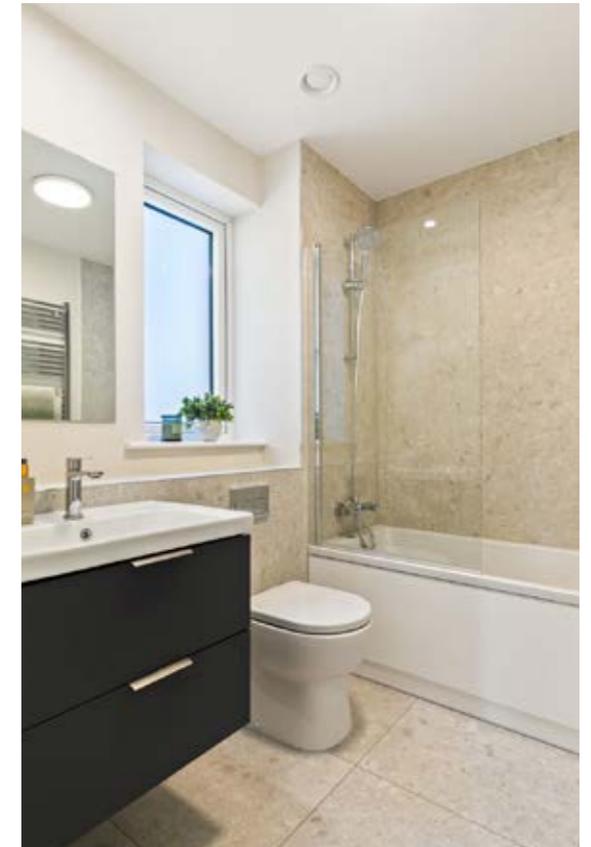




## CALM, CONSIDERED SPACES



From generous bedrooms to elegant bathrooms, every detail supports comfort and simplicity.



# SPECIFICATIONS

## EXTERNAL FINISHES

- High-quality low-maintenance external finishes of brick and/or render
- Low-maintenance fascia, soffits, gutters, and downpipes
- Double glazed windows and doors by Munster Joinery

## 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 contemporary kitchens supplied by Bespace in stone grey super matte doors with Galaffia 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 of issuing)

## 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, en-suite 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

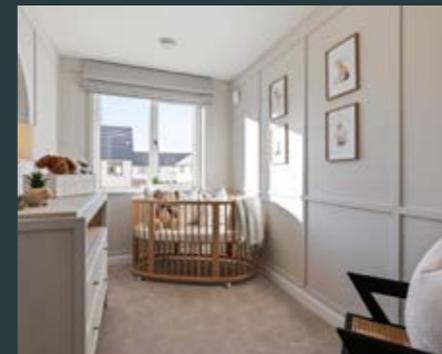
- Luxurious fitted wardrobes by Bespace
- Ample wardrobe space with a combination of hanging and shelved storage

## 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 with Eir and Virgin

## WARRANTY

- 10 years structural guarantee on each home



# SITE MAP



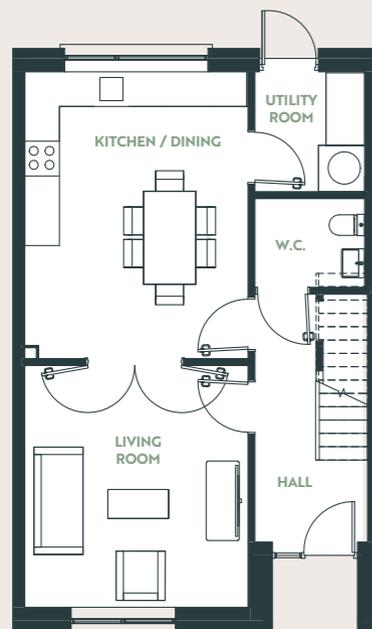
- **The Willow**  
 3 Bedroom  
 Mid / End Terrace  
 & Semi-Detached  
 106 SQ.M / 1,140 SQ.FT
- **The Bluebell**  
 3 Bedroom  
 Mid / End Terrace  
 & Semi-Detached  
 110 SQ.M / 1,184 SQ.FT
- **The Kingfisher**  
 3 Bedroom  
 Mid / End Terrace  
 & Semi-Detached  
 112 SQ.M / 1,205 SQ.FT
- **The Alder**  
 3 Bedroom  
 End Terrace  
 117 SQ.M / 1,259 SQ.FT
- **The Oak**  
 3 Bedroom  
 End Terrace  
 & Semi-Detached  
 119 SQ.M / 1,280 SQ.FT
- **The Heron**  
 3 Bedroom  
 Mid / End Terrace  
 146 SQ.M / 1,571 SQ.FT
- **The Finch**  
 4 Bedroom  
 Mid / End Terrace  
 147 SQ.M / 1,582 SQ.FT

Site map is for illustrative purposes

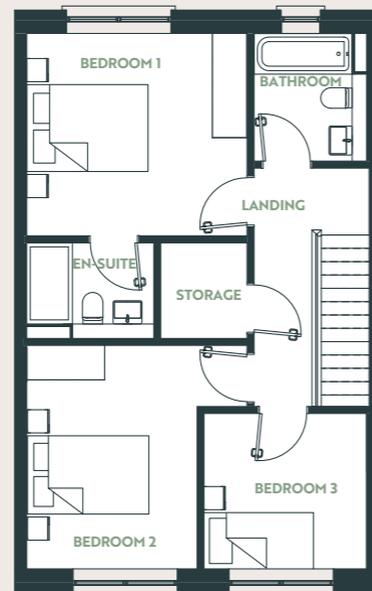
# FLOOR PLANS

## HOUSES

GROUND FLOOR



FIRST FLOOR



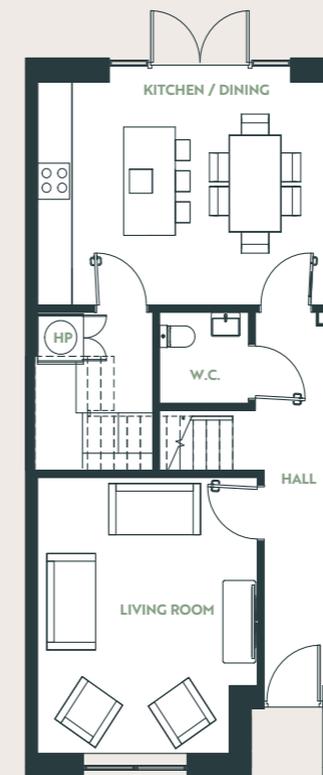
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### The Willow

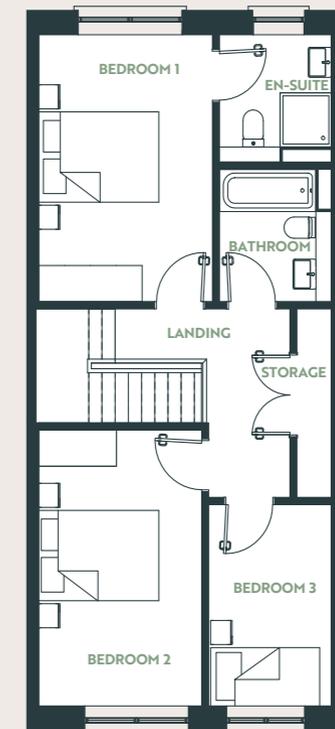
3 Bedroom  
Mid / End Terrace & Semi-Detached  
106 SQ.M / 1,140 SQ.FT

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

GROUND FLOOR



FIRST FLOOR



●

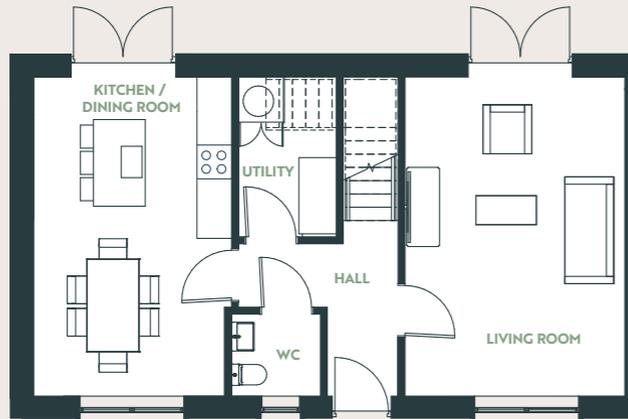
### The Bluebell

3 Bedroom  
Mid / End Terrace & Semi-Detached  
110 SQ.M / 1,184 SQ.FT

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GROUND FLOOR



FIRST FLOOR

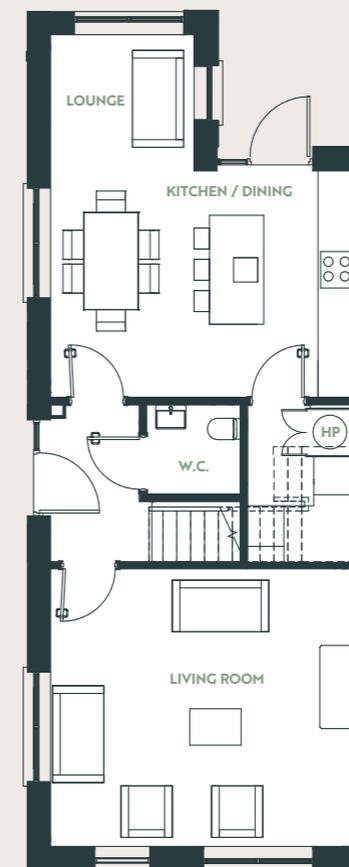


**The Kingfisher**

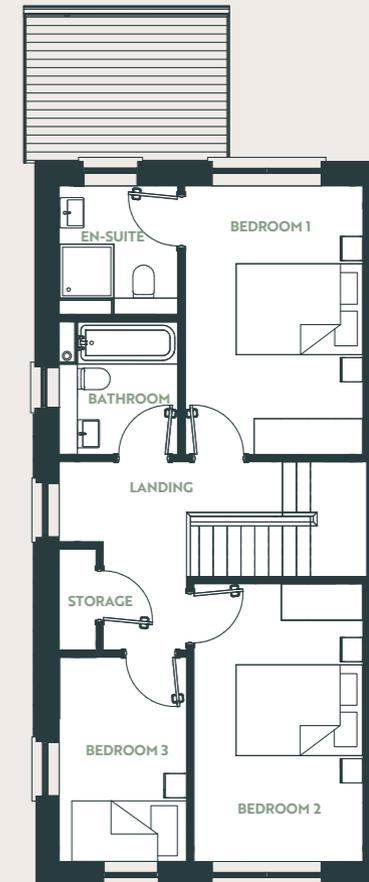
3 Bedroom  
Mid / End Terrace & Semi-Detached  
112 SQ.M / 1,205 SQ.FT

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GROUND FLOOR



FIRST FLOOR



**The Alder**

3 Bedroom  
End Terrace  
117 SQ.M / 1,259 SQ.FT

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GROUND FLOOR

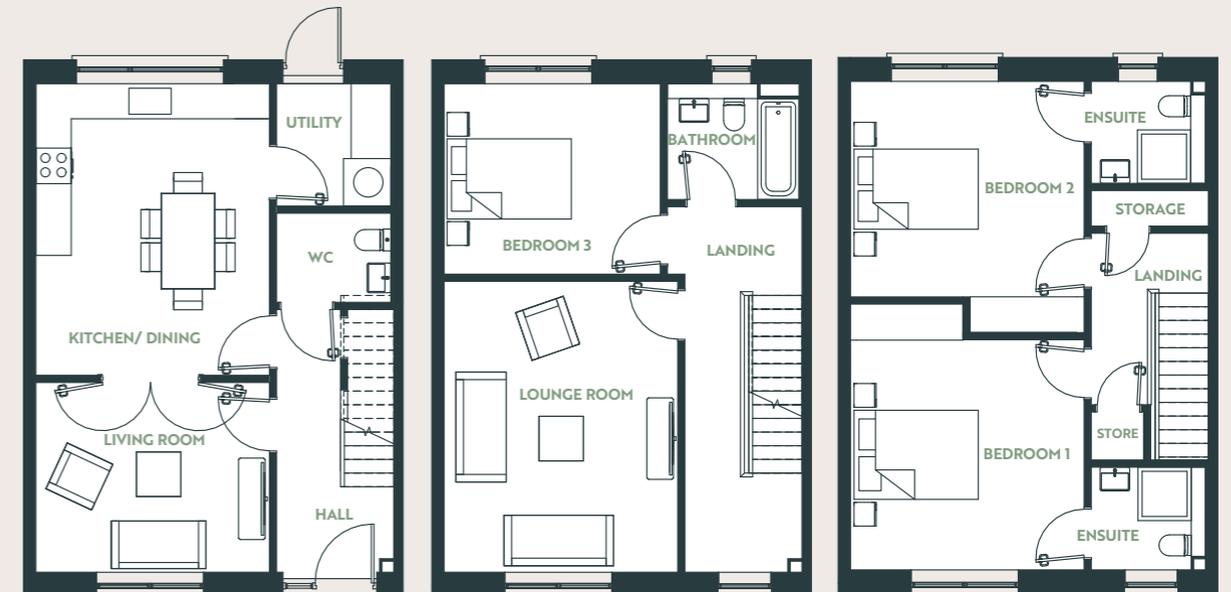
FIRST FLOOR



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



**The Oak**

3 Bedroom  
End Terrace & Semi-Detached  
119 SQ.M / 1,280 SQ.FT

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**The Heron**

3 Bedroom  
Mid / End Terrace  
146 SQ.M / 1,571 SQ.FT

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GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



**The Finch**

4 Bedroom  
Mid / End Terrace  
147 SQ.M / 1,582 SQ.FT

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FENWOOD PARK

## DEVELOPER



Evara 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.

## SELLING AGENTS



PSRA 002233

33 Molesworth Street,  
Dublin 2,  
D02 CP04  
01 618 1300

### Architects

MOLA  
2 Donnybrook Road,  
Dublin 4,  
D04 NN50

### Solicitors

Byrne Wallace  
88 Harcourt Street,  
Dublin 2,  
D02 DK18



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#### 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.

