



# Heron's Lock



*where life flows home*



# welcome to Heron's Lock

*Where life flows home*

# Near suburban Lucan *and* the Grand Canal



Embrace a new standard of living at Heron's Lock, an exciting new development by Evara that offers a splendid selection of 2, 3 and 4 bedroom family homes, apartments and duplexes, in a location that neighbours the Grand Canal.

The wide range of housing types and styles, combined with the highest standards of finishes makes it an ideal choice for first time buyers, growing families, and those seeking more space in a well-connected community.

Residents can enjoy superb local amenities, well regarded schools and excellent transport links that put Dublin City within easy reach while experiencing the natural beauty of the area.

From the scenic Grand Canal on your doorstep to both Tandy's Lane Park and Airlie Park close by with their open green spaces, playgrounds and walking trails, Heron's Lock has the perfect balance between urban living with the tranquillity of nature.



The homes at Heron's Lock are crafted for families who want to make the most of modern life.



**In addition to Tandys Lane Park, residents of Heron's Lock have the benefit of Airlie Park just a short walk away. At over 27 acres Airlie Park offers residents an incredible range of facilities, including an all-weather pitch, a cricket ground, tennis courts, basketball courts and a teen space.**





# The pace of canal life...



Life along the Grand Canal unfolds at a gentler, more considered pace, where mornings begin with calm waters and birdsong, and evenings are best spent strolling or cycling along peaceful towpaths. This unique setting offers a welcome escape from the hustle and bustle of Dublin City, creating a sense of balance that's increasingly rare. Where nature, community, and wellbeing flow together, and life feels just that little bit more unhurried. While also being surrounded by a superb choice of parks, sporting and recreational facilities, these homes are sure to appeal to purchasers looking for a great quality of life.



For leisure, both children and adults can enjoy sporting fun at one of the many sports clubs that are well established in the area. These include the local GAA club, Lucan Sarsfields, whose clubs grounds are located only across the road. Lucan Harriers Athletics Club are close by and cater for all types of athletes from juvenile to senior levels while there are a plethora of football, cricket, cycling, boxing and basketball clubs nearby. There is also a great choice for golfers with Lucan Golf Club, Hermitage Golf Club and Grange Castle Golf Club all only a short drive away. And for the more casual players, Lucan Pitch & Putt is located right beside Heron's Lock.

It's safe to say that there really is something for everyone when it comes to sports facilities!

# Near Lucan Village & Dublin City.

Residents of Heron's Lock are well placed to enjoy all the wonderful amenities on offer in both Lucan and Adamstown, while also benefitting from easy access to Dublin City that is less than half an hour's drive away.

Lucan Shopping Centre is just over a kilometre away up the Newcastle Road and is a perfect place to shop or relax and grab a coffee. While the quaint, historical village of Lucan known for its scenic riverside walks along the Liffey and its rich Georgian heritage offers a strong, multicultural community feel with numerous local shops, pubs, restaurants, and active community groups.

The new retail offering in Adamstown, The Crossings, that is home to Tesco and Aldi amongst others, is also only a short drive while the main retail hub of West Dublin, Liffey Valley Shopping Centre, is also very accessible providing a host of top retailers, a huge variety of restaurants and cinema complex, all on offer.

Heron's Lock is the perfect location for those who want to enjoy a vibrant urban lifestyle while still retreating to a quieter, more relaxed setting at home.



## When it comes to education, every age group is well catered for at Heron's Lock.

There is a selection of pre-schools and montessori schools that are available in the immediate area. In terms of primary schools, there is a wide variety located in the neighbourhood including Adamstown Castle Educate Together NS and St. John the Exangelist NS. Secondary school pupils are equally spoilt for choice with Adamstown Community College just a short stroll away and with excellent public transport links on your doorstep, no school or college in the Dublin area is too far away.



# Local Amenities

## Schools

1. Adamstown Community College
2. St. John the Evangelist NS
3. Adamstown Castle Educate Together
4. Scoil Mhuire National School
5. Scoil Aine Naofa
6. Lucan Community College
7. Griffeen Valley Educate Together
8. Gaelscol Eiscir Riada
9. Esker Educate Together
10. Colaiste Padraig
11. St. Andrews National School
12. Lucan East Educate Together
13. Lucan Community National School
14. Kishoge Community College
15. St Peter the Apostle National School
16. Collinstown Park Community College
17. St. Mary's National School
18. The Kings Hospital School

## Sports

19. Lucan Sarsfields GAA
20. Lucan Harriers
21. Lucan United
22. Cricket Grounds
23. Esker Football Club

## Retail

24. The Crossings - Tesco & Aldi
25. Lidl
26. Lucan Shopping Centre
27. Tesco
28. Lucan Village
29. Fonthill Retail Park
30. Liffey Valley Shopping Centre





## Stay connected

No matter where you want to go, there's a fast and convenient transport link to help you get there. Heron's Lock is close to Adamstown train station, which runs a quick and frequent service to Heuston Station in Dublin. Several Dublin Bus routes offer commuters even more choice. For motorists, the road network could not be better. Situated near the main N4 road, which links to the M50 and the city centre. Going even further? Dublin Airport is a fast and easy 25 minute drive away.

13 mins

By Car

Liffey Valley Shopping Centre



30 mins

By Train

A comfortable commute to Dublin City Centre

25 mins

By Car

Dublin International Airport

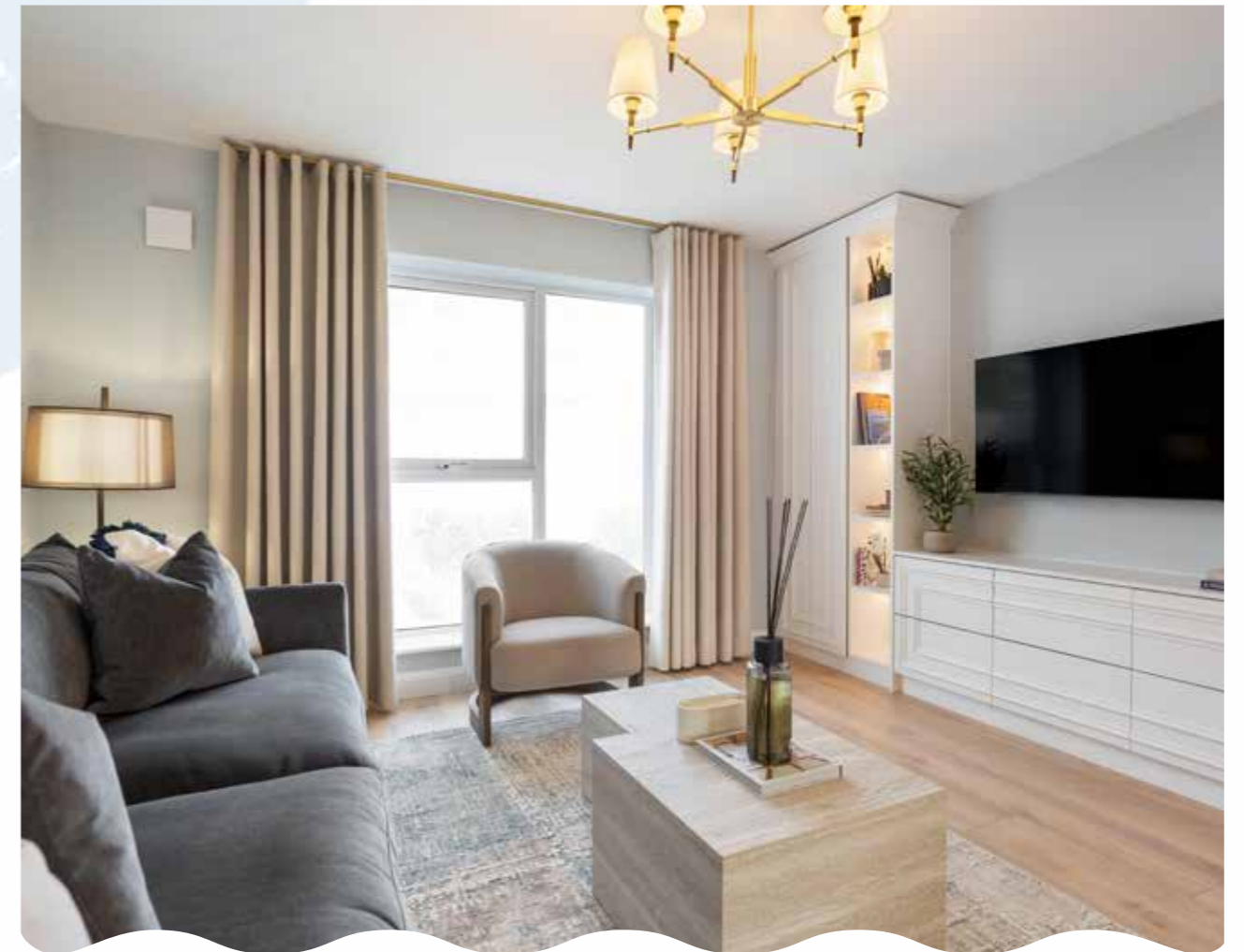


Enjoy superb transport links that put Dublin city within easy reach.



**Elevated interiors with a contemporary touch.**

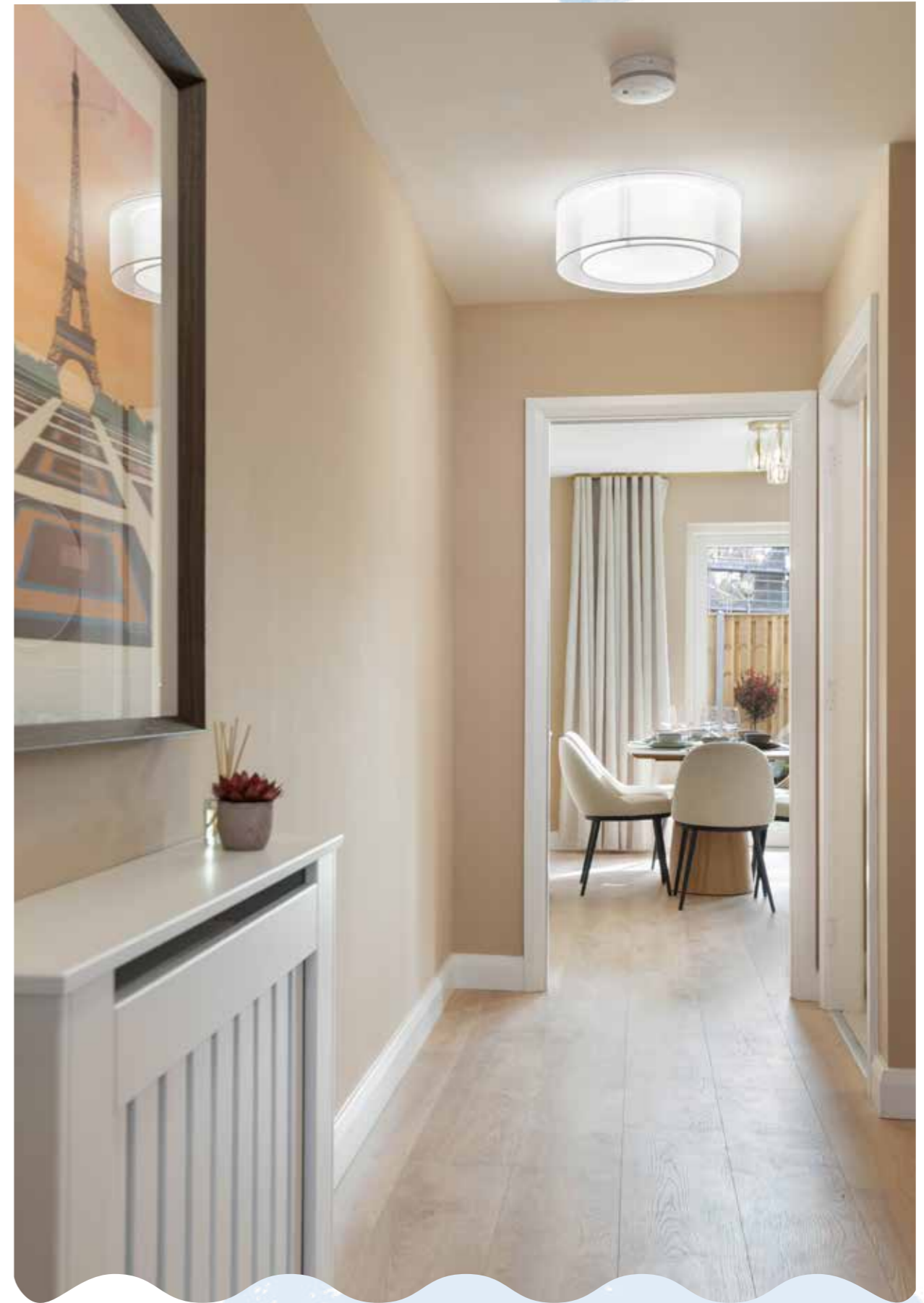


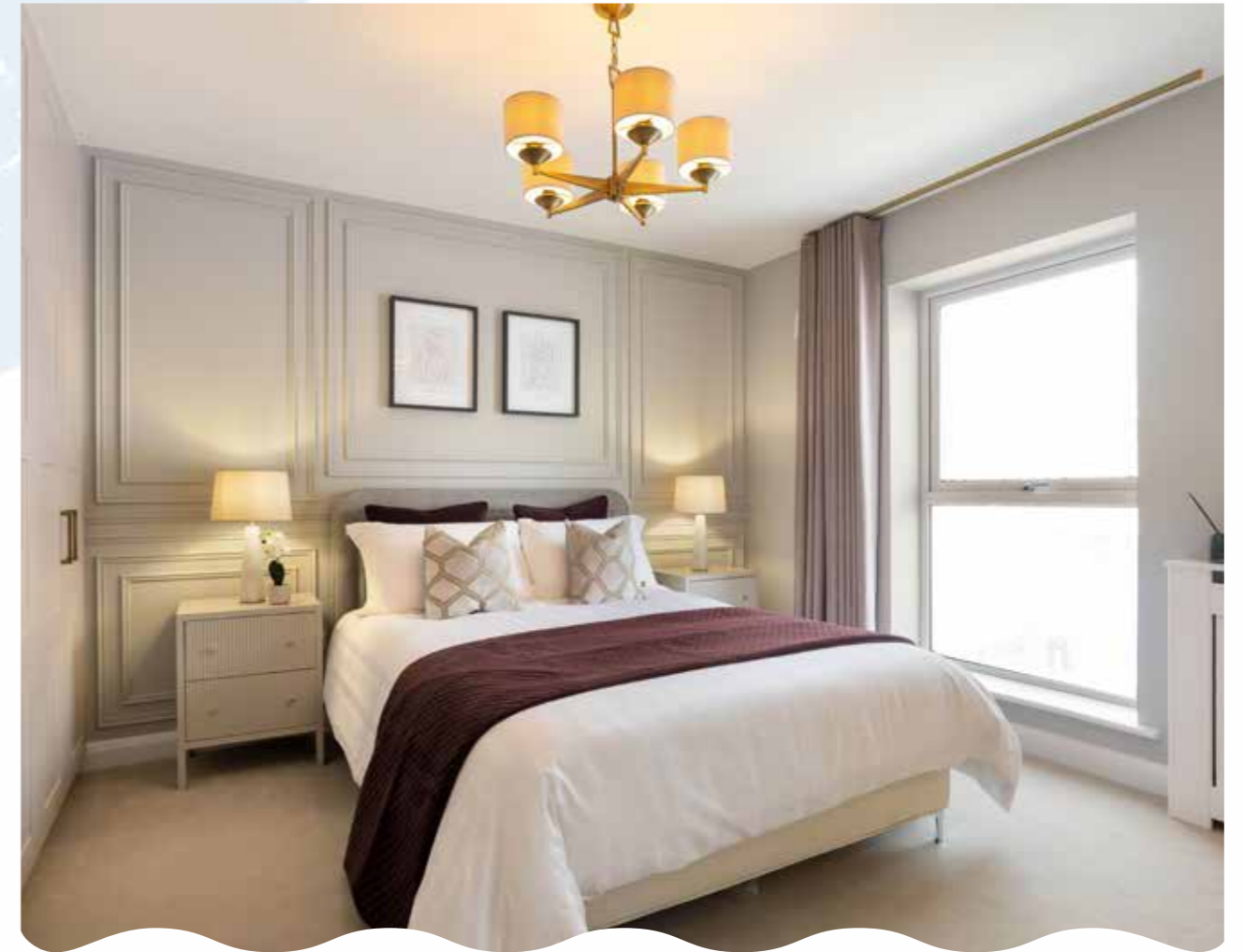
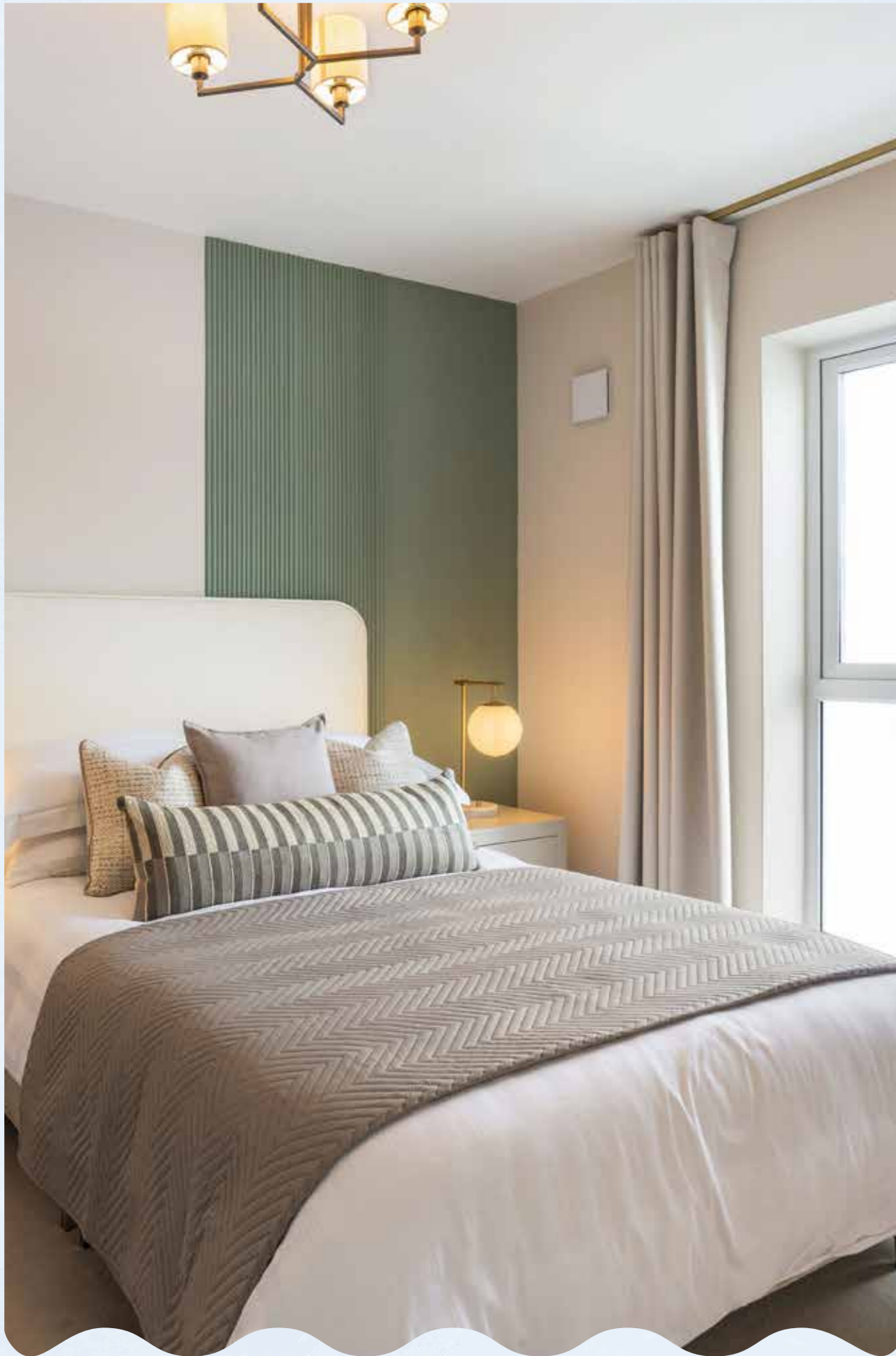


**Heron's Lock interiors boast luxury in every detail.**

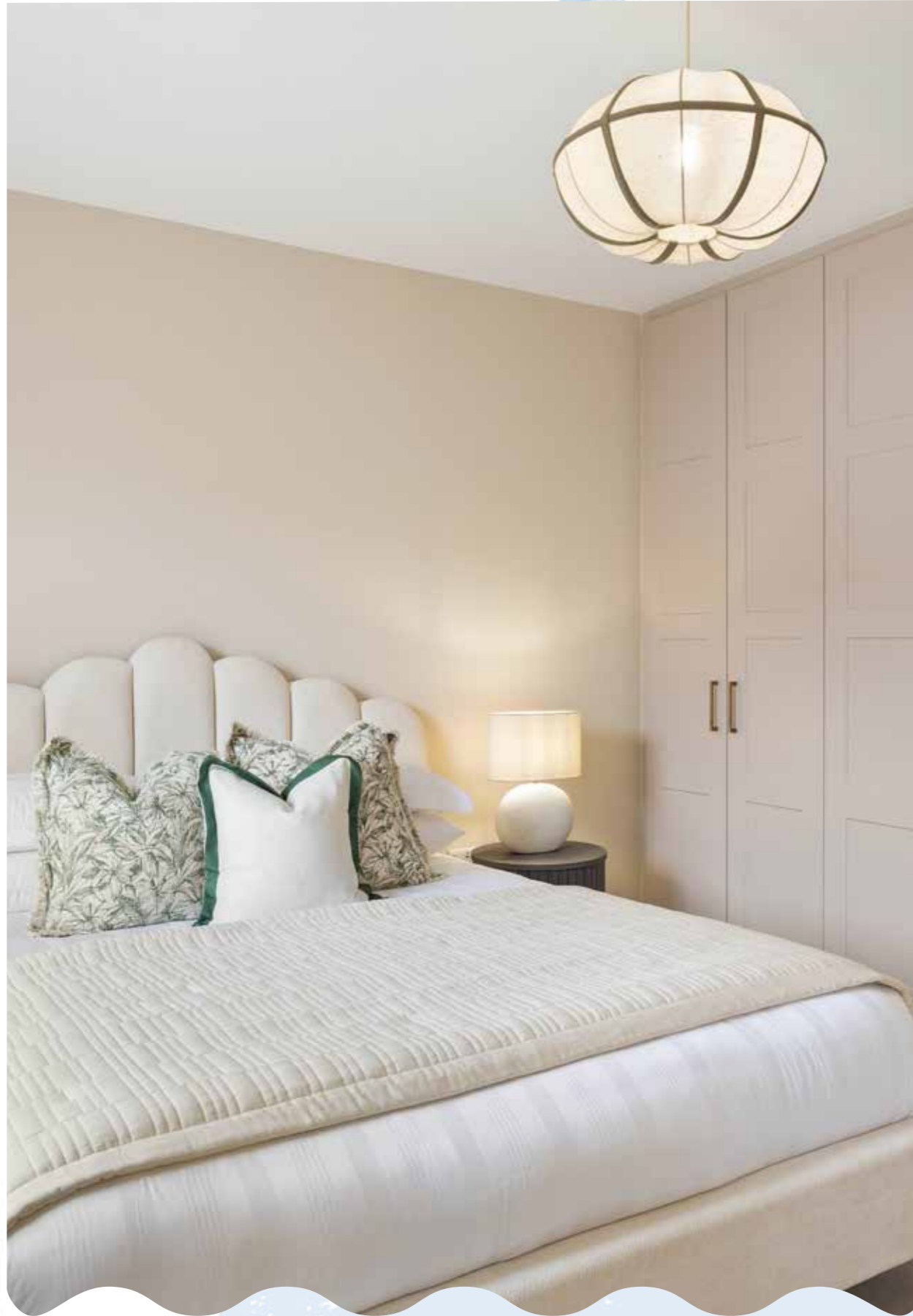
**Kitchens in Heron's Lock  
are crafted, supplied and  
fitted by BeSpace**







**Heron's Lock interiors boast luxury in every detail.**







## House Types

- 
**Maquay I**  
 3 Bed  
 Mid-Terrace  
 103.9 sq.m / 1,118 sq.ft
- 
**Maquay II**  
 3 Bed  
 End-Terrace  
 103.8 sq.m / 1,117 sq.ft
- 
**Eustace I**  
 3 Bed  
 Mid-Terrace  
 108.6 sq.m / 1,169 sq.ft
- 
**Eustace II**  
 3 Bed  
 Semi-Detached / End-Terrace  
 108.5 sq.m / 1,168 sq.ft
- 
**Huband**  
 4 Bed  
 Mid/End-Terrace  
 141.6-142.7 sq.m / 1,524-1,536 sq.ft



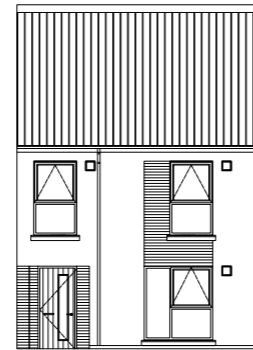
Site map is for illustrative purposes only and garden sizes may vary.

# Maquay I

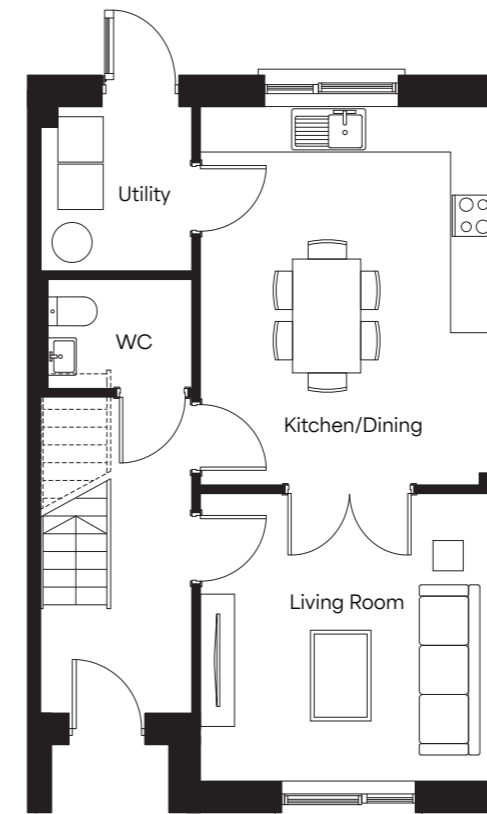
{TYPE D1}

3 Bed  
Mid-Terrace

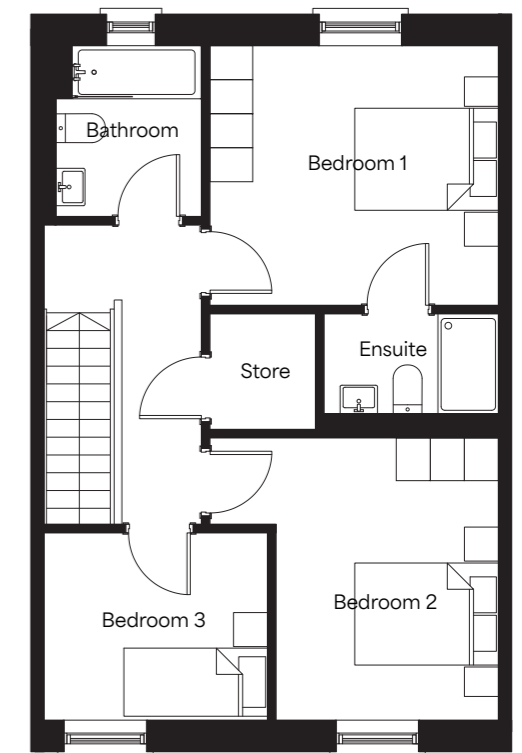
103.9 sq.m / 1,118 sq.ft



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



Ground Floor



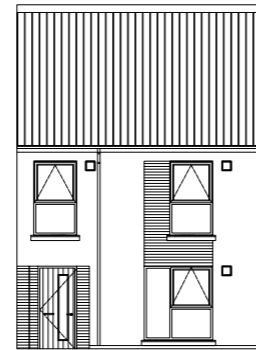
First Floor

# Maquay II

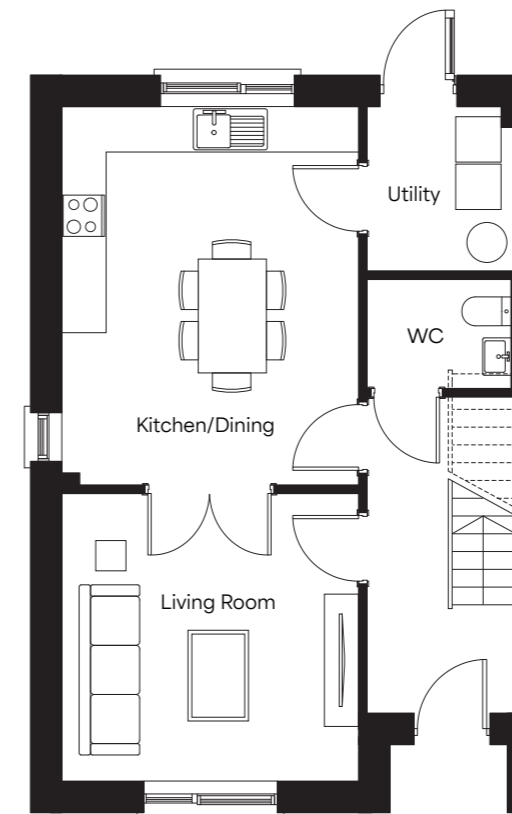
{TYPE D2}

3 Bed  
End-Terrace

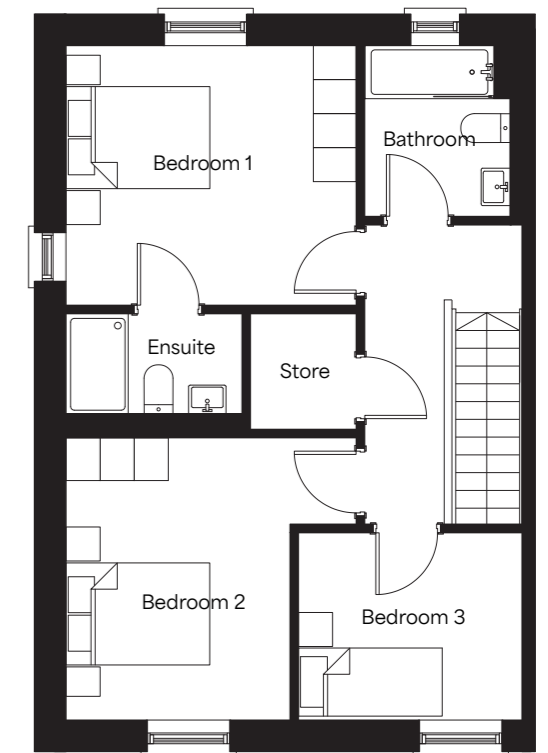
103.8 sq.m / 1,117 sq.ft



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Ground Floor



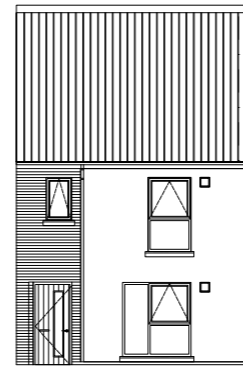
First Floor

# Eustace I

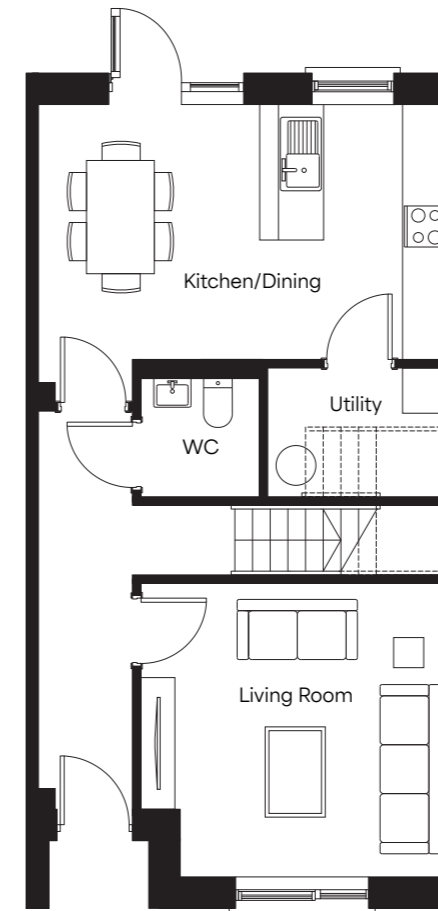
{TYPE E1}

3 Bed  
Mid-Terrace

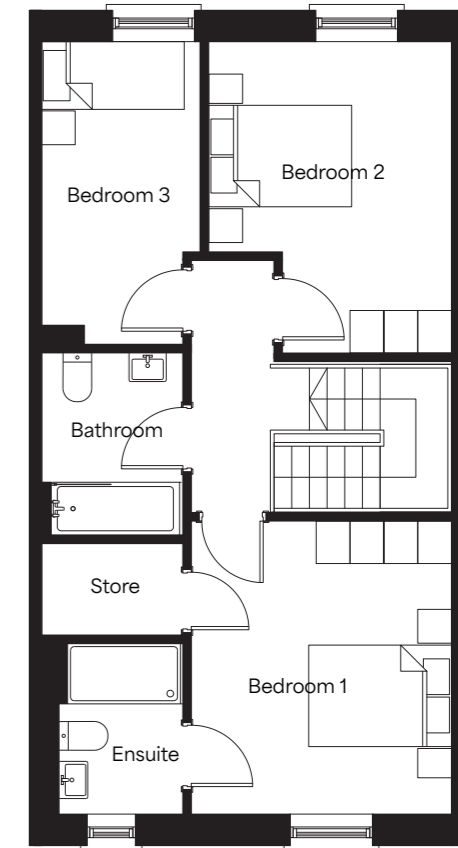
108.6 sq.m / 1,169 sq.ft



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Ground Floor



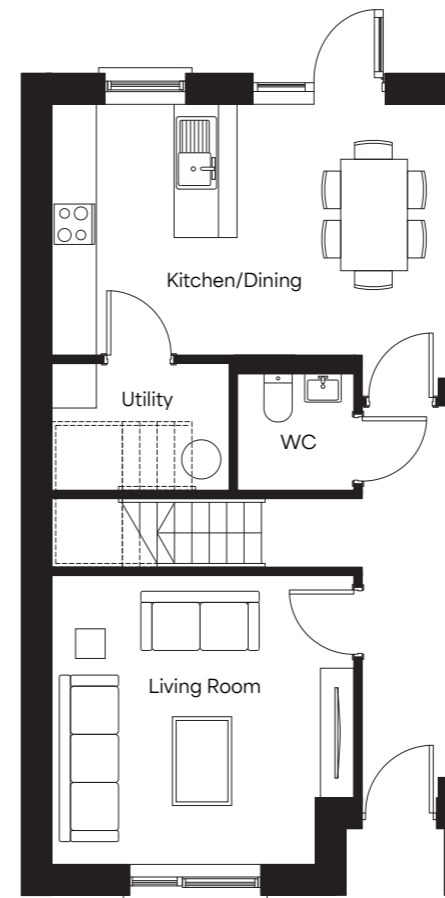
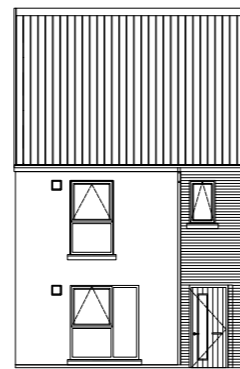
First Floor

# Eustace II

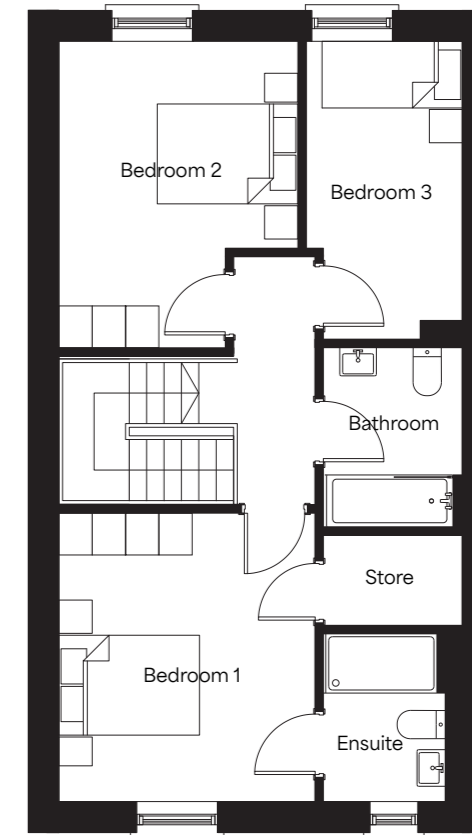
{TYPE E2}

3 Bed  
Semi-Detached / End-Terrace

108.5 sq.m / 1,168 sq.ft



Ground Floor



First Floor



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# Huband II

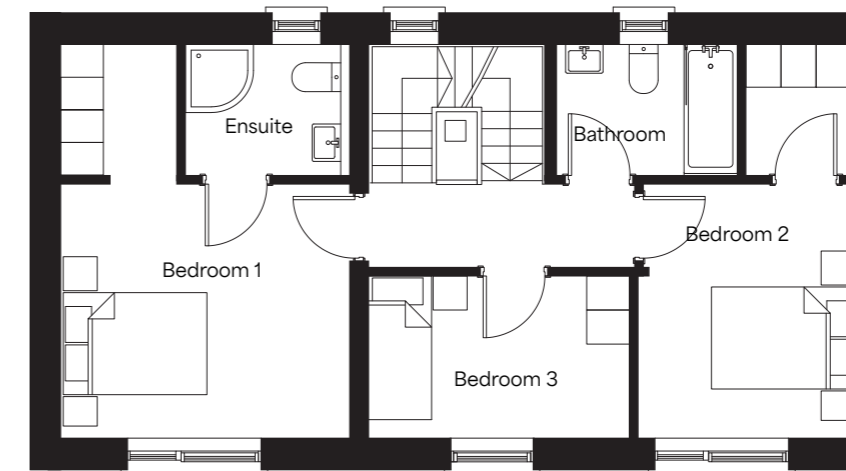
{TYPE B2}

4 Bed  
End-Terrace

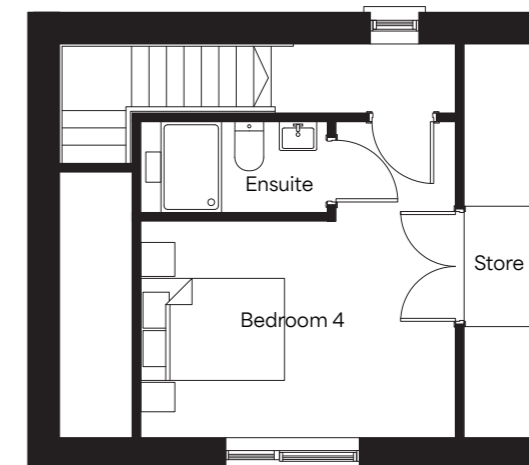
141.6 sq.m / 1,524 sq.ft



Ground Floor



First Floor



Second Floor



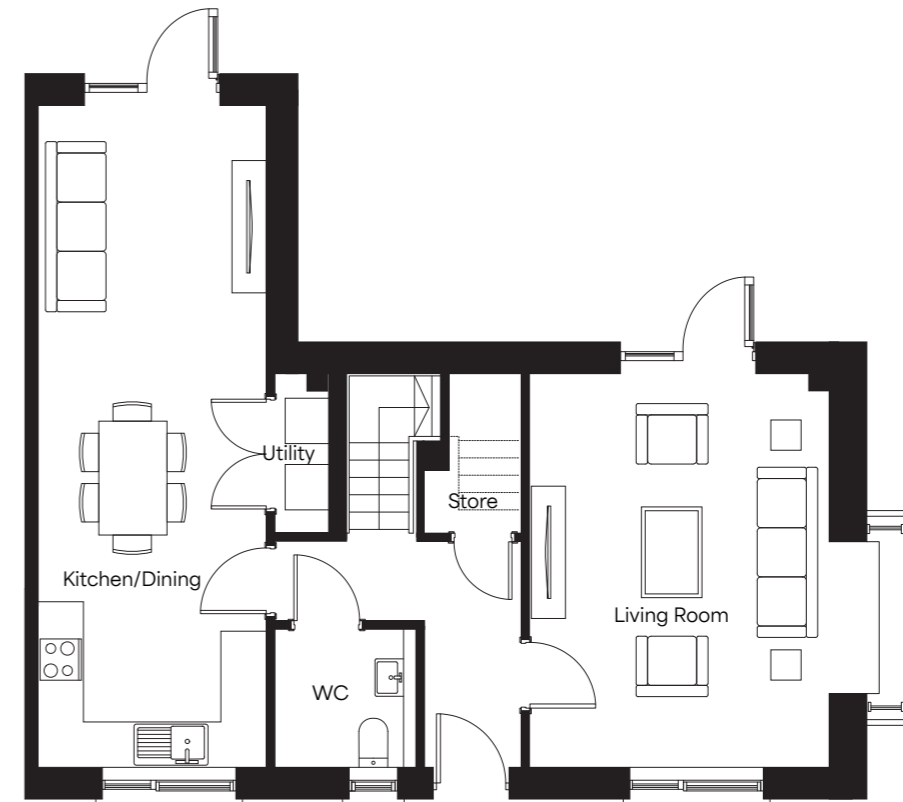
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# Huband IV

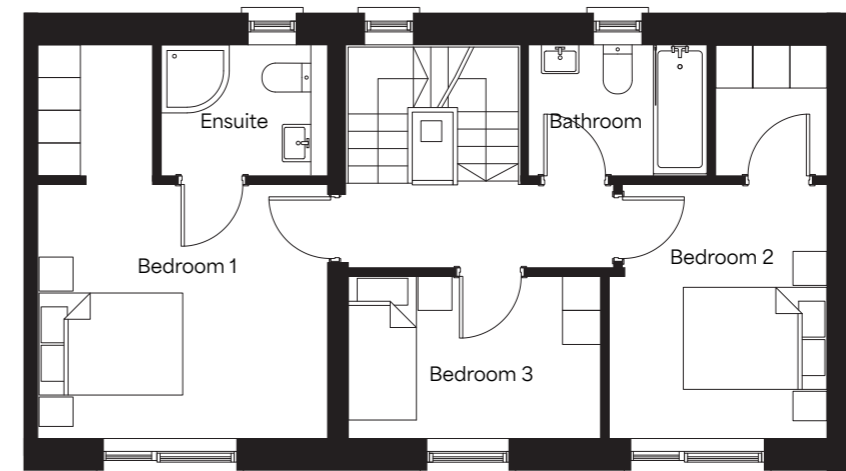
{TYPE B4}

4 Bed  
End-Terrace

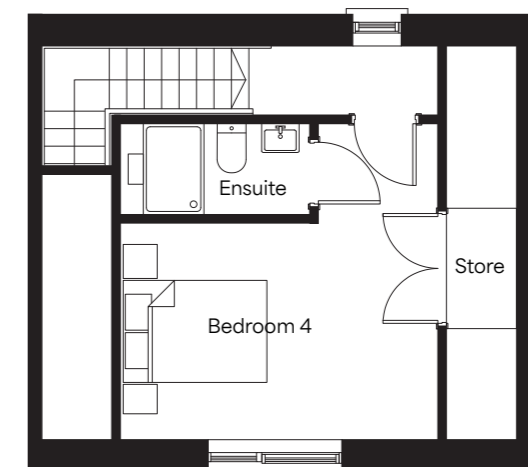
142.7 sq.m / 1,536 sq.ft



Ground Floor



First Floor



Second Floor



**Heron's  
Lock**  
LUCAN CO. DUBLIN

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# Huband V

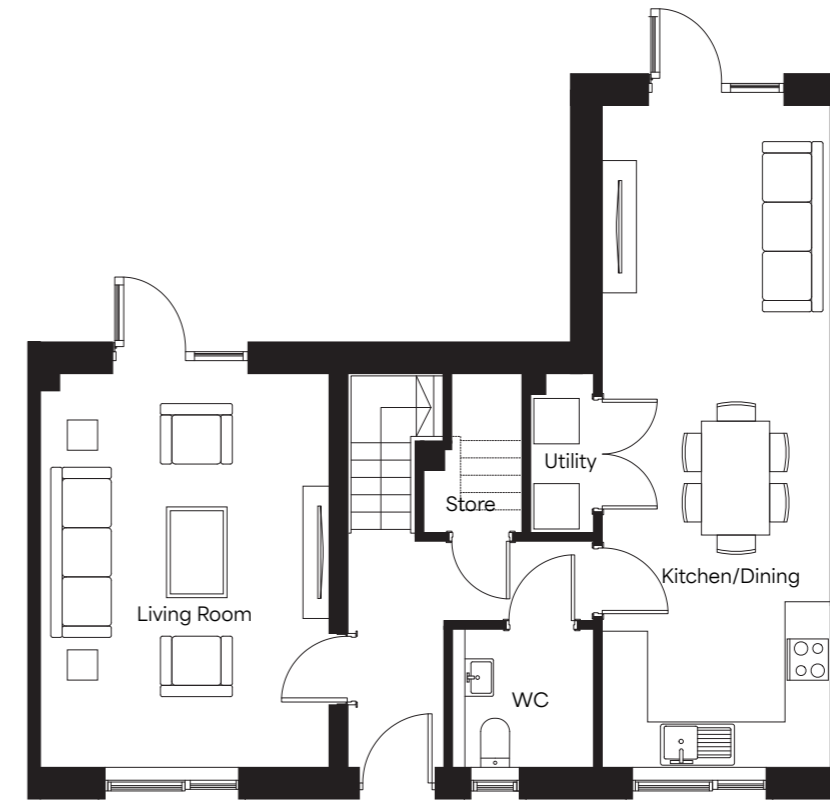
{TYPE B5}

4 Bed  
Mid-Terrace

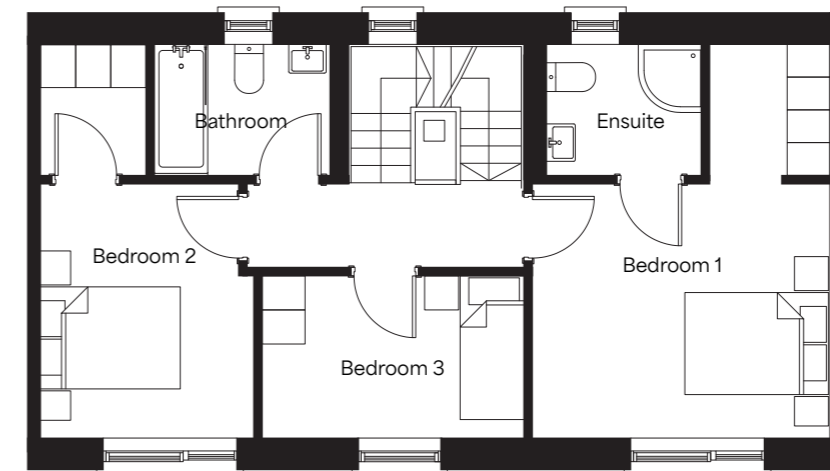
141.6 sq.m / 1,524 sq.ft



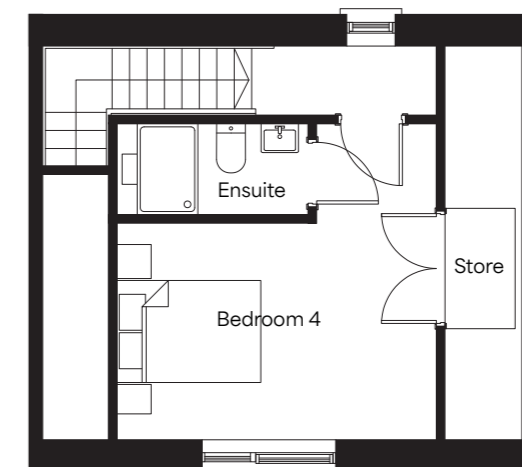
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Ground Floor



First Floor



Second Floor

# Specification

All homes at Herons Lock will be A2-A3 rated with high levels of insulation throughout, complimented by air to water heat pumps for heating and hot water, resulting in increased energy efficiency and sustainability.

## EXTERNAL FINISHES

- Low maintenance brick and/or render finishes
- Premium front entrance door with multi point locking
- High performance double glazed windows and doors
- Low maintenance fascia, soffits, gutters and downpipes
- Paved patio/terrace area as applicable

## SUSTAINABILITY FEATURES

- BER A rated homes
- High levels of roof, wall and floor insulation
- Mechanical ventilation system fitted extracting air from wet areas and drawing fresh air in through controllable vents, ensuring good air quality
- High efficiency air source heat pump system to provide all heating and hot water needs
- Zone controlled heating

## ELECTRICAL

- Generous power points throughout
- Pre-wired for telephone and internet services
- Mains powered battery backup smoke and heat detectors fitted throughout

## BEDROOMS

- Superior quality built in contemporary wardrobes by BeSpace
- Ample wardrobe space with a combination of hanging and shelved storage

## KITCHENS

- High quality contemporary kitchens, supplied and fitted by BeSpace
- All kitchens feature White Grey Mason doors and Cirrus Cloud TopForm laminate worktops and splashback
- Integrated appliances include fridge freezer, oven, hob, extractor fan and dishwasher (Appliances provided subject to signed contracts returned within 21 days)
- Under-counter lighting to kitchens

## BATHROOMS

- Stylish contemporary sanitary ware by Sonas
- High quality tiling fitted to wet areas and floors
- Heated towel rails in main bathroom and en-suite
- Bath screens fitted to main bathrooms and shower doors fitted to en-suites, as standard

## INTERNAL FINISHES

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary painted internal doors with satin finish ironmongery
- Pull down access ladder to attic, where applicable

## WARRANTY

- 10 year structural warranty cover provided

All items listed above are subject to variation/change depending on supply/availability



# Professional Team

Developer



Architects



Solicitors



Agent



01 631 8402

PSRA No: 001651

**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.

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# Heron's Lock

