

# FORTFIELD SQUARE

TERENURE, DUBLIN 6W

... Location ... Location ... Location ... Location ... Location

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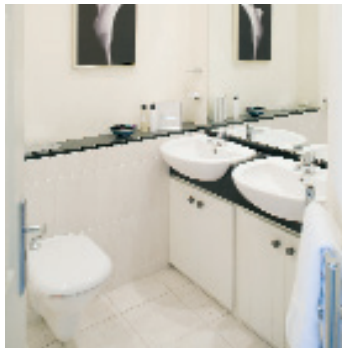


BRIGHT  
OPEN  
SPACES

## INTRODUCING FORTFIELD SQUARE

Fortfield Square is an exclusive development of luxury homes nestled in the mature suburb of Terenure, the much sought after location in Dublin 6W. It offers the classic elegance associated with the very best in prestigious residential property.

Great care has been taken with each home to ensure they all reflect the stylish architecture of the neighbourhood. They have been designed by leading Dublin architects, McCrossan O'Rourke Manning, to the highest specifications and utilising state-of-the-art technology. When you own a Fortfield Square residence you appreciate the finer things in life with every modern convenience you could wish for.



## LUXURY LIVING



## LOCATION

Terenure village is one of Dublin's best loved mature residential districts. At just 4 miles from the city centre, Terenure combines a relaxed atmosphere with the convenience of city living.

Its prime location gives easy access to the city's business centres, universities, schools and shopping hubs by car, walking or public transport. Its proximity to the M50 and main city exit routes means you can travel out of the city with ease. The Dublin mountains are within easy reach by car and you can even reach the coast in 30 minutes.

## AMENITIES

Terenure offers all the shops and facilities of local village life, including a selection of cafes, pubs and restaurants and even its own organic butcher's shop. The neighbouring villages of Templeogue, Rathgar and Rathfarnham are also only a short distance away and the full vibrancy of Dublin city is always within easy reach.

The area boasts excellent crèche and childcare facilities, as well as top junior and senior schools such as Terenure College, St. Mary's College, St. Joseph's National School, Presentation Primary School, St Pius X, Our Lady's School and Templeogue College. This beautiful location is also near to several parks and outdoor amenities. Fortfield Square is a short stroll from Bushy Park with all its amenities and it is also within easy access to Marley Park and Rathfarnham Castle.

Terenure and the surrounding area also hosts a range of sports and leisure facilities including the Castle, Grange and Edmondstown Golf Clubs, St. Mary's and Terenure Rugby Clubs, Sportsworld Running Club and Templeogue Tennis Club.

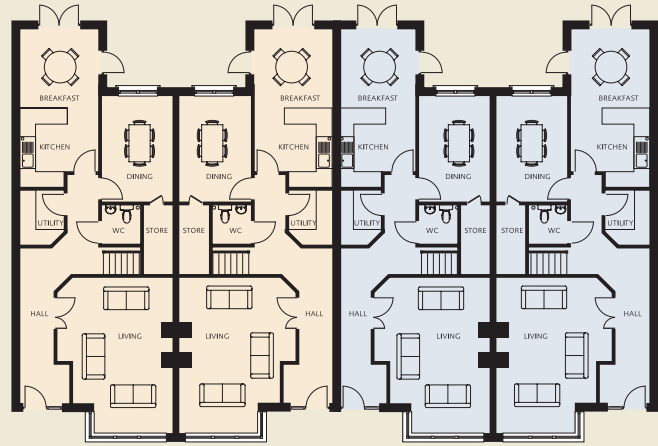




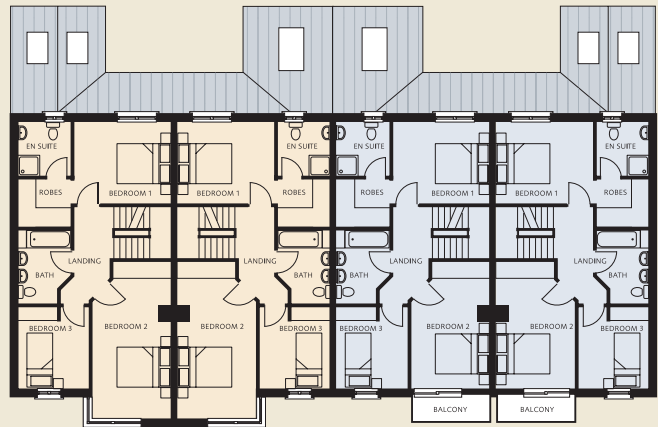
# HOUSE TYPES A/B

HOUSE TYPE A – 4 BEDROOM

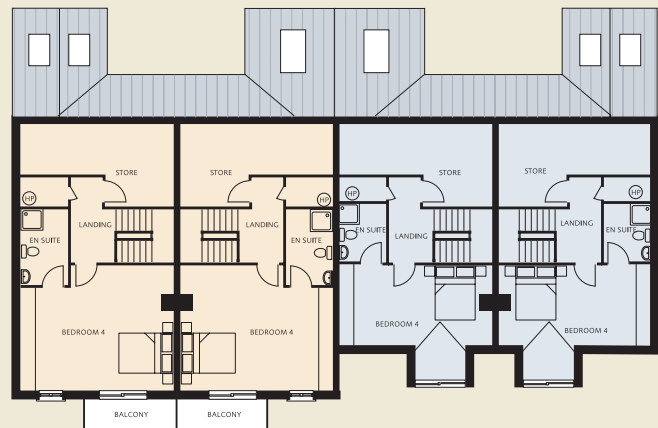
HOUSE TYPE B – 4 BEDROOM



GROUND FLOOR

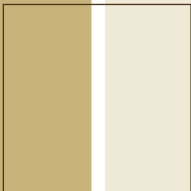
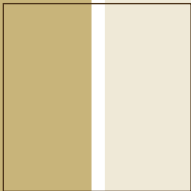
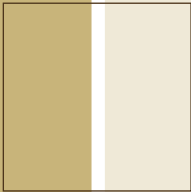
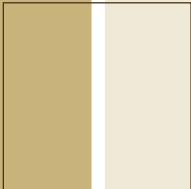


FIRST FLOOR

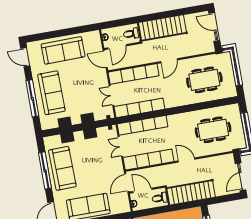


SECOND FLOOR

COMFORT & ELEGANCE



HOUSE TYPES C/D/E



HOUSE TYPE C - 3 BEDROOM

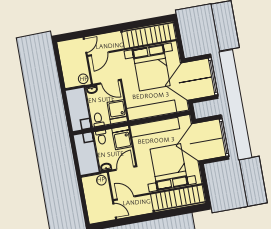
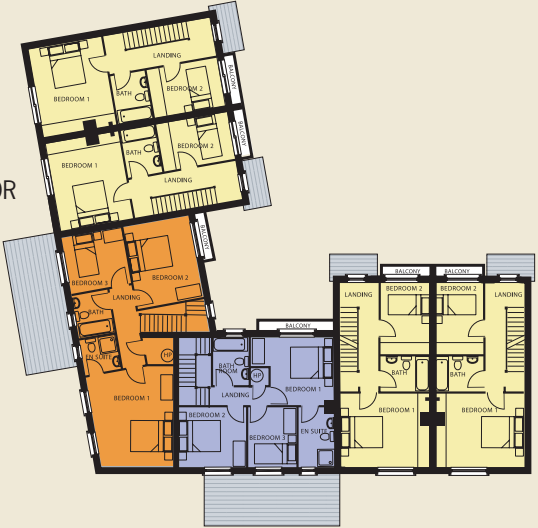
HOUSE TYPE D - 3 BEDROOM

HOUSE TYPE E - 3 BEDROOM

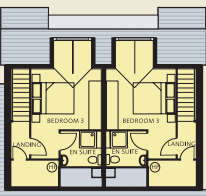


GROUND FLOOR

FIRST FLOOR



SECOND FLOOR

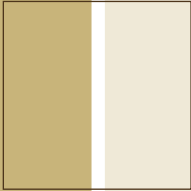
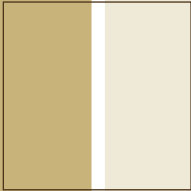
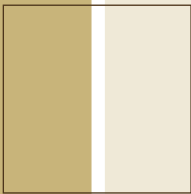
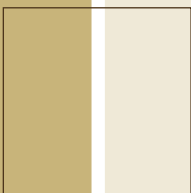


MODERN  
LIVING





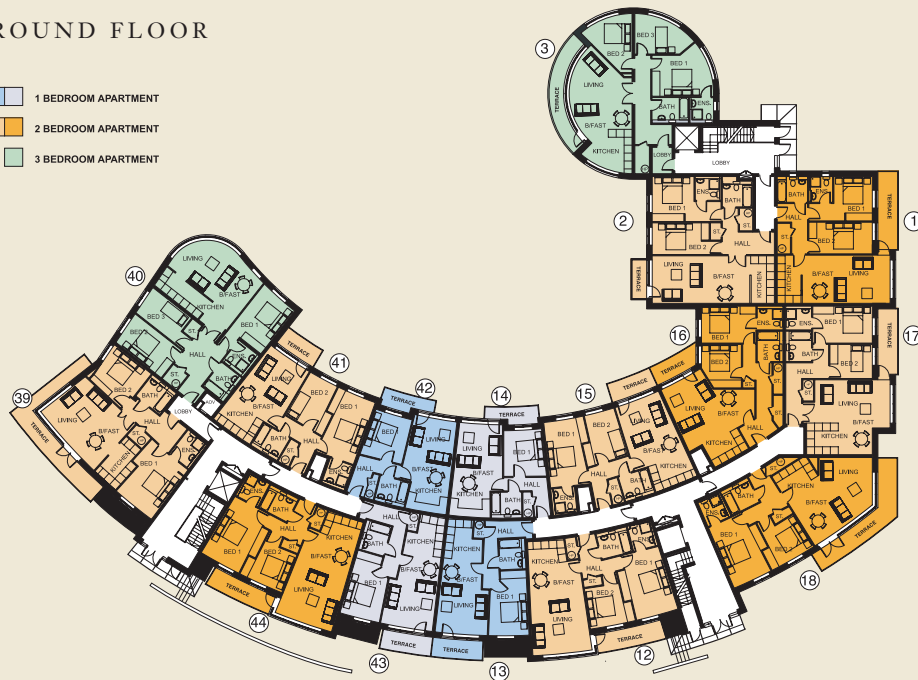
CLOSE TO  
THE CITY



# THE CRESCENT: APARTMENT BLOCKS

## GROUND FLOOR

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



## FIRST FLOOR

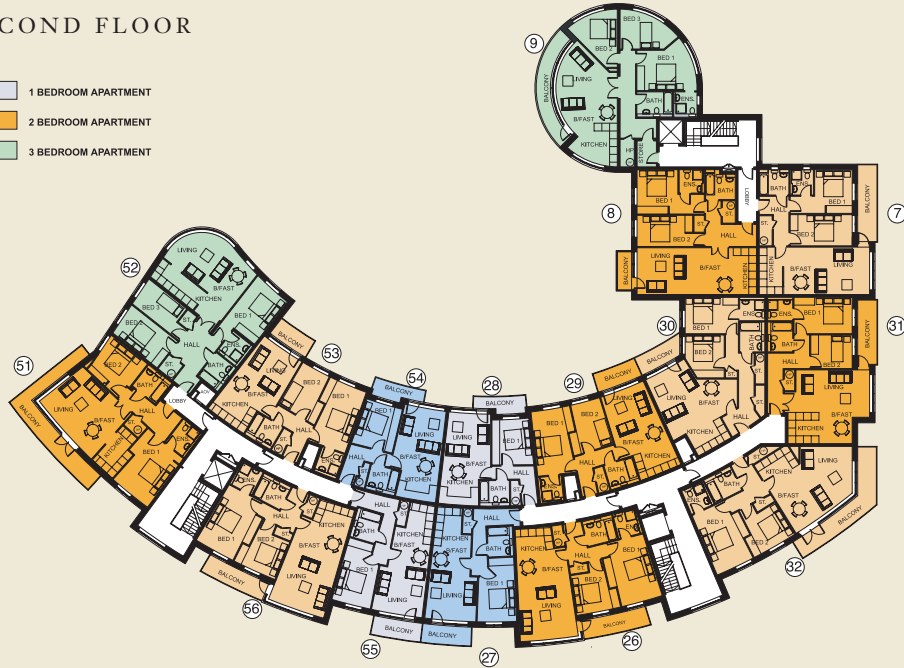
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



# THE CRESCENT: APARTMENT BLOCKS

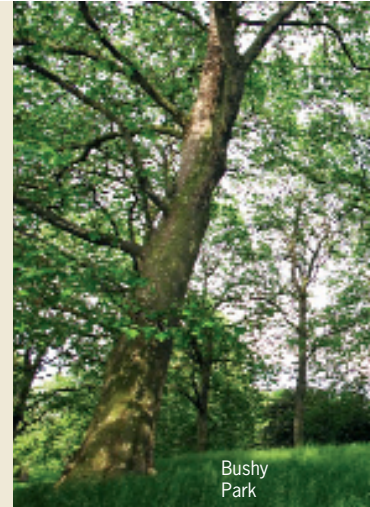
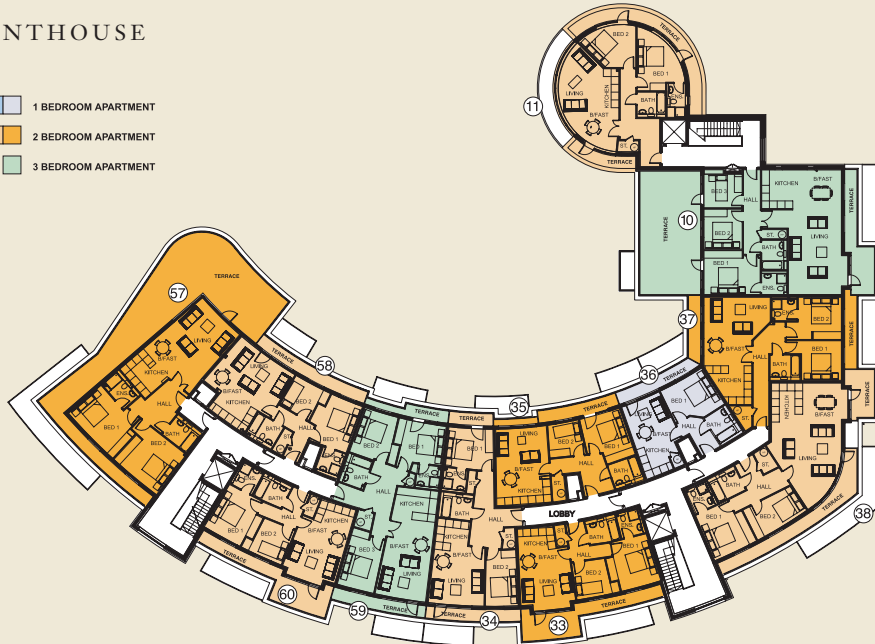
## SECOND FLOOR

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



## PENTHOUSE

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



Bushy  
Park

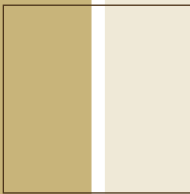
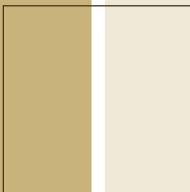
RELAXED  
SURROUNDINGS



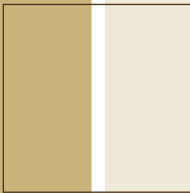
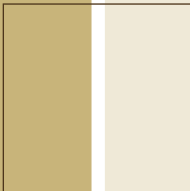




SUPERB  
LOCATION



Terenure  
College



# THE COURTYARD: APARTMENT BLOCKS

## GROUND FLOOR

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT



## FIRST FLOOR

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT

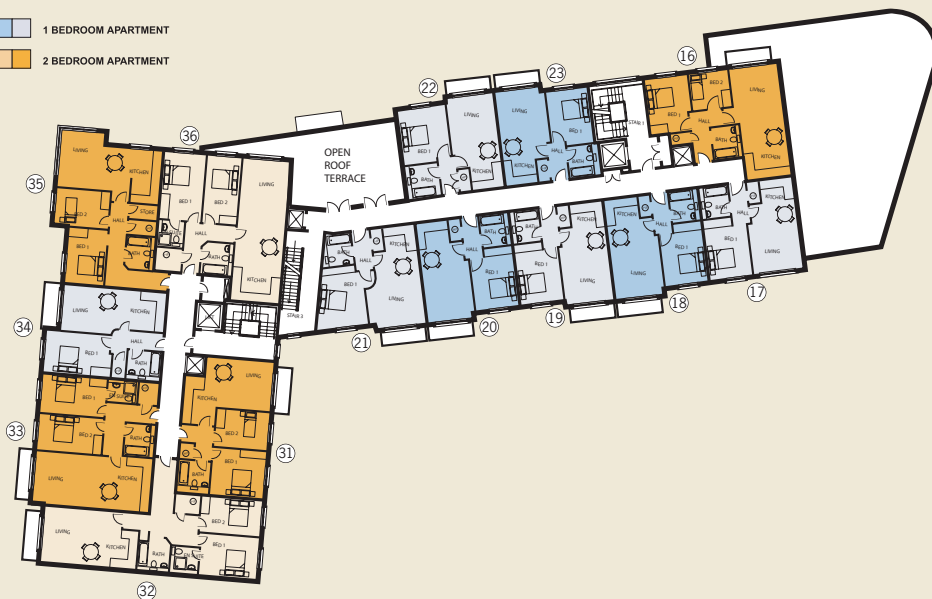




# THE COURTYARD: APARTMENT BLOCKS

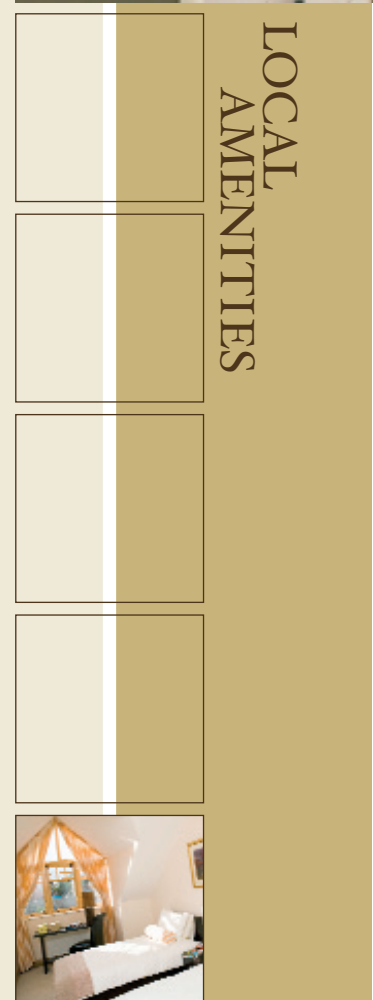
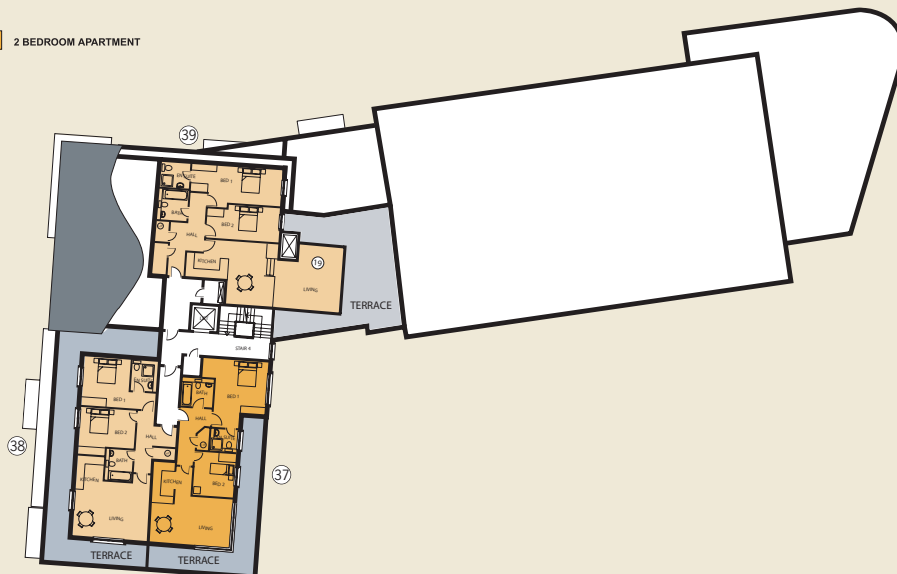
## SECOND FLOOR

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT



## THIRD FLOOR

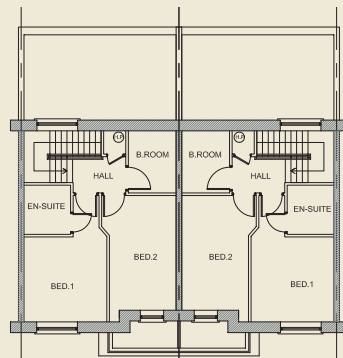
- 2 BEDROOM APARTMENT



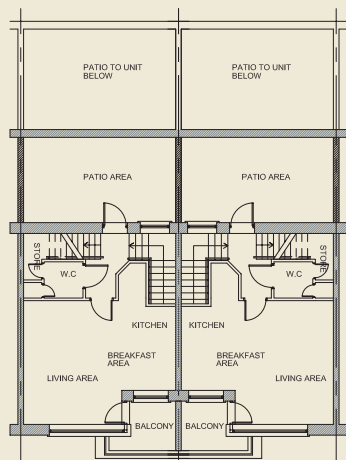
LOCAL  
AMENITIES



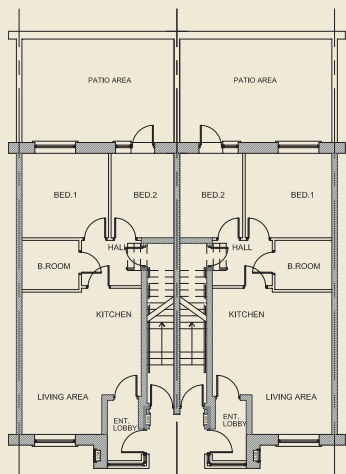
## DUPLEX HOMES



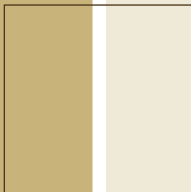
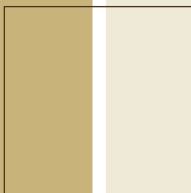
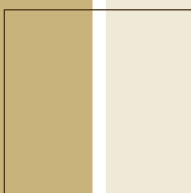
SECOND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



5 Bed  
Detached

## EXTERNAL FEATURES



The external finishes at Fortfield Square have been chosen with great care and attention to create homes of style and distinction, which are sympathetic to the architecture in the area.

- Red brick house elevation capture the typical façade of the area.
- Selected Brick Elevation to all homes.
- Granite cills and surrounds where shown on Architectural elevation.
- High quality double glazed windows and external doors.
- Front and rear gardens will be landscaped and planted.
- Private balconies to most apartments / duplex units.
- Surface or underground car parking where appropriate.
- Lifts from the underground car park will service all apartments.

## INTERNAL FEATURES

The specification of the interiors will reflect the quality of the Development. Particular emphasis has been placed on selecting materials and products of the finest quality.

### Living Accommodation

The quality of materials products and finishes is apparent throughout the living areas.

- High quality fireplaces fitted to all houses.
- Superb range of high quality wardrobes in all homes with a mixture of hanging and shelf space.
- GFCH with under floor heating to ground floor of all houses.
- All homes fitted with Gas Fired Central Heating.
- Chrome Ironmongery fitted to all internal doors.

# SITE PLAN



## INTERNAL FEATURES CONTINUED

### Kitchen

- Recessed downlighters.
- Extensive ceramic wall and floor tiling.

### Bathrooms and En-suites

- White sanitary ware.
- High quality chrome fittings.
- Thermostatically controlled showers.
- Bathrooms and en-suites have extensive tiling.

- Recessed downlighters.
- Heated towel rails.
- Under floor heated mats in bathroom and en-suites.

### Security and Audio Visual

- Video intercom to all apartments linking to main entrance.
- A management company has been appointed to maintain the development.

- Pre-wired for alarm sensors throughout each home.
- Pre-wiring for audio system to each home.
- ISDN cabling to all homes allowing easy internet access.
- Every home fitted with smoke alarms.
- Wired for cable television and telephone points in all living / dining and master bedrooms.





DEVELOPER



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**Web:** [www.jgreeneconstruction.ie](http://www.jgreeneconstruction.ie)

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