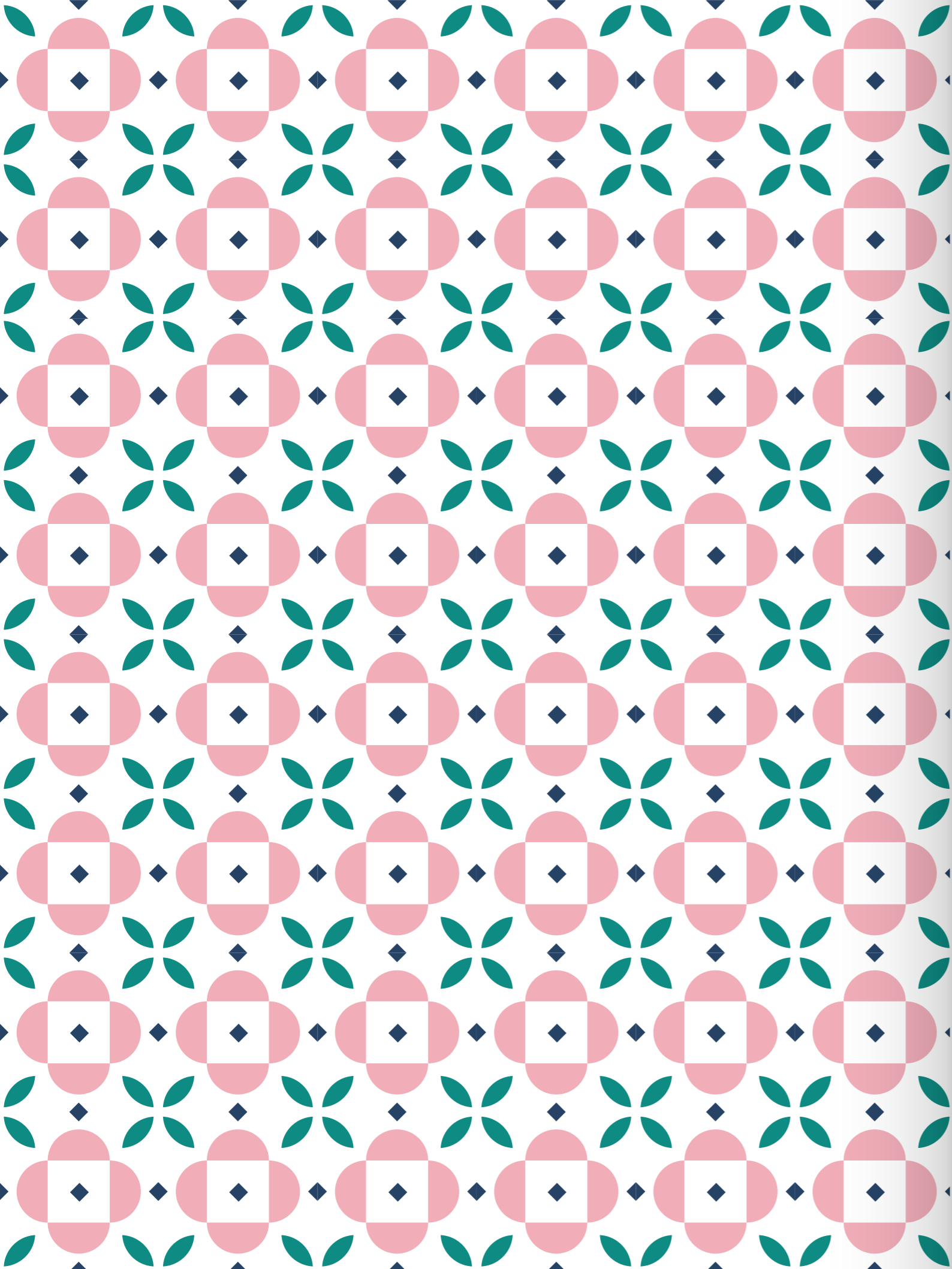


THE
BLOSSOMS

TANDY'S LANE
LUCAN



THINGS ARE
BLOSSOMING AT
TANDY'S LANE!



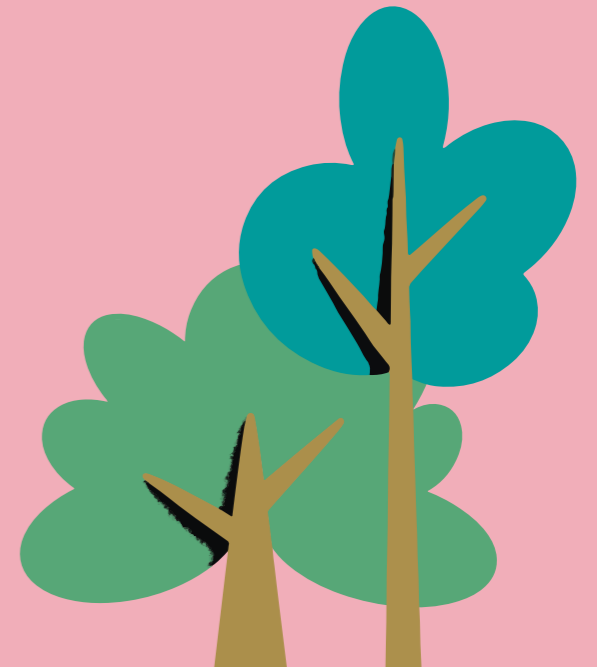
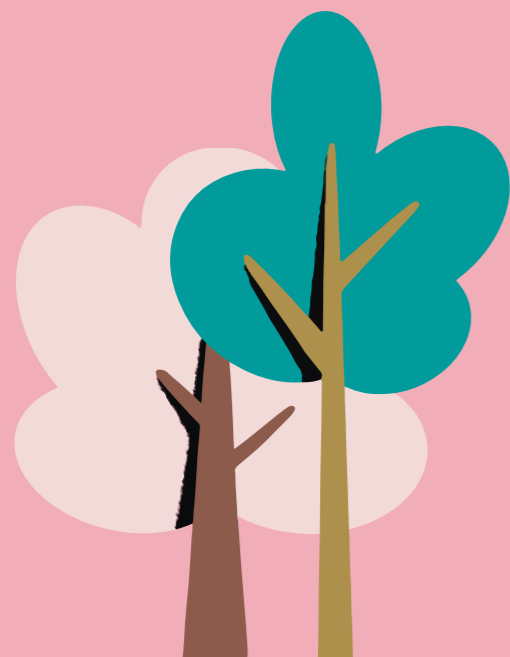
Located less than half an hour's drive from Dublin's City Centre and just outside the quaint, historical village of Lucan, The Blossoms is the new phase of the superb Tandy's Lane development where new residents will join the friendly and welcoming community that has been established in the area.





THE LOCATION

Surrounded by a superb choice of parks, schools, shopping, sporting, and recreational facilities as well as transport links by road and rail, these homes are sure to appeal to purchasers looking for a great quality of life.





1



2



3



4



- 1 Tandy's Lane Park
- 2 Tandy's Lane Park
- 3 Serpentine Park
- 4 Airlie Park

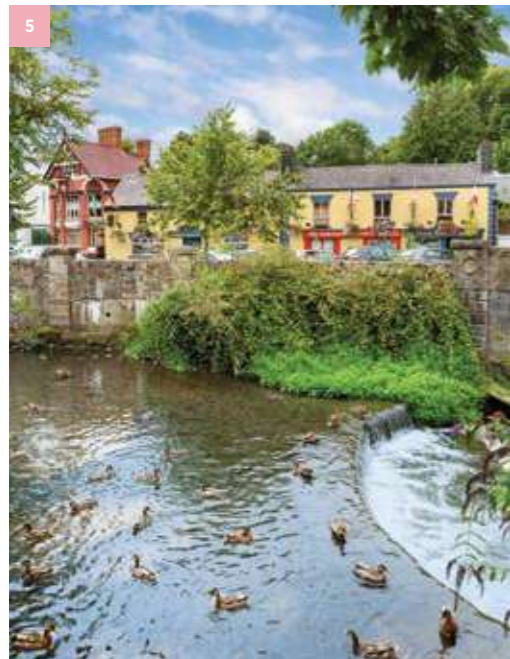
Serpentine Park is a large linear park located within the scheme, which provides a beautiful green space for the whole family to enjoy. Residents can also enjoy the many amenities at the 19-acre Tandy's Park, located on the doorstep of the development, as well as all the facilities at Airlie Park which is just a short stroll from The Blossoms.



New residents will be joining a friendly, well-established community which is surrounded by an array of facilities, from Parks and Schools to Leisure, Transport and Shopping Facilities.

The Blossoms is also ideally located just 10 minutes' walk from The Crossings, which is a class-leading social, community and retail hub, providing a mix of shops and a 2 acre public plaza. The public realm at The Crossings has been designed to allow and encourage residents and visitors to relax, unwind and spend more time outside. They can dine outdoors, attend events, or just enjoy a stroll and soak up the atmosphere. The urban park is spread out over 2-acres and incorporates a host of amenities including a 14-metre play train – the first of its kind in Ireland – together with soft play trails, biodiversity corridors, a large plaza space and outdoor seating. The village centre also features a host of retailers including Tesco and Aldi, Urban Vets, The Grafton Barber, ABC Gym, McCabe's Pharmacy and Belfry & Co Cafe.

Lucan Village offers plenty of additional options, including a wide range of restaurants, bars, cafés and artisan food stores and Lucan and Liffey Valley Shopping Centres, offer a host of retail and food offerings and are only a short drive away.



- 5 Lucan Village
- 6 Coffee Works
- 7 Belfry & Co
- 8 The Crossings Playground
- 9 The Crossings

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
6. Belfry & Co.

Parks

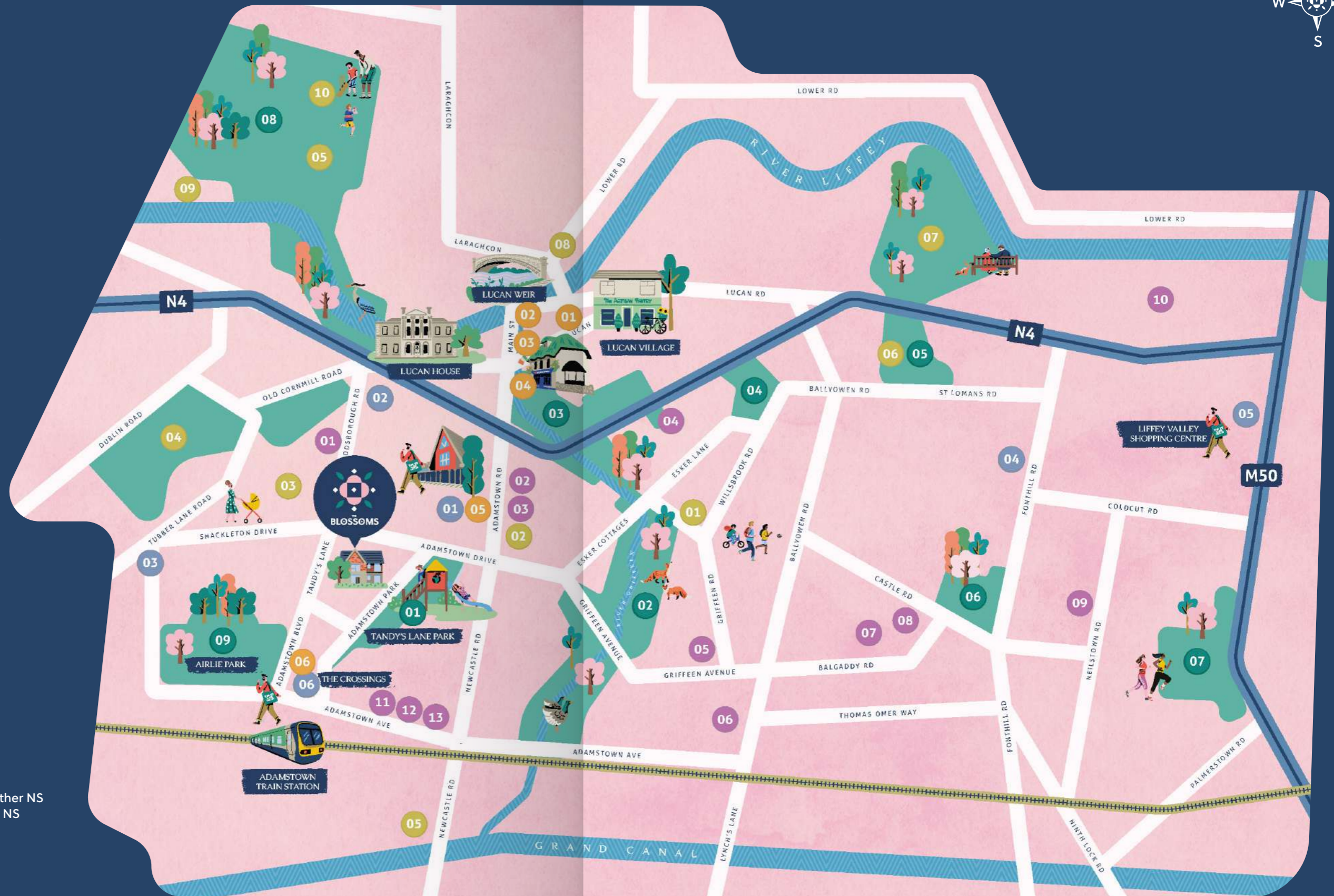
1. Tandy's Lane Park
2. Griffeen Valley Park
3. Vesey Park
4. Willsbrook Park
5. Hermitage Park
6. Ballyowen Park
7. Collinstown Park
8. St. Catherine's Park
9. Airlie Park

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





Education is at the heart of this close-knit community with a wide variety of both primary and secondary schools surrounding The Blossoms.

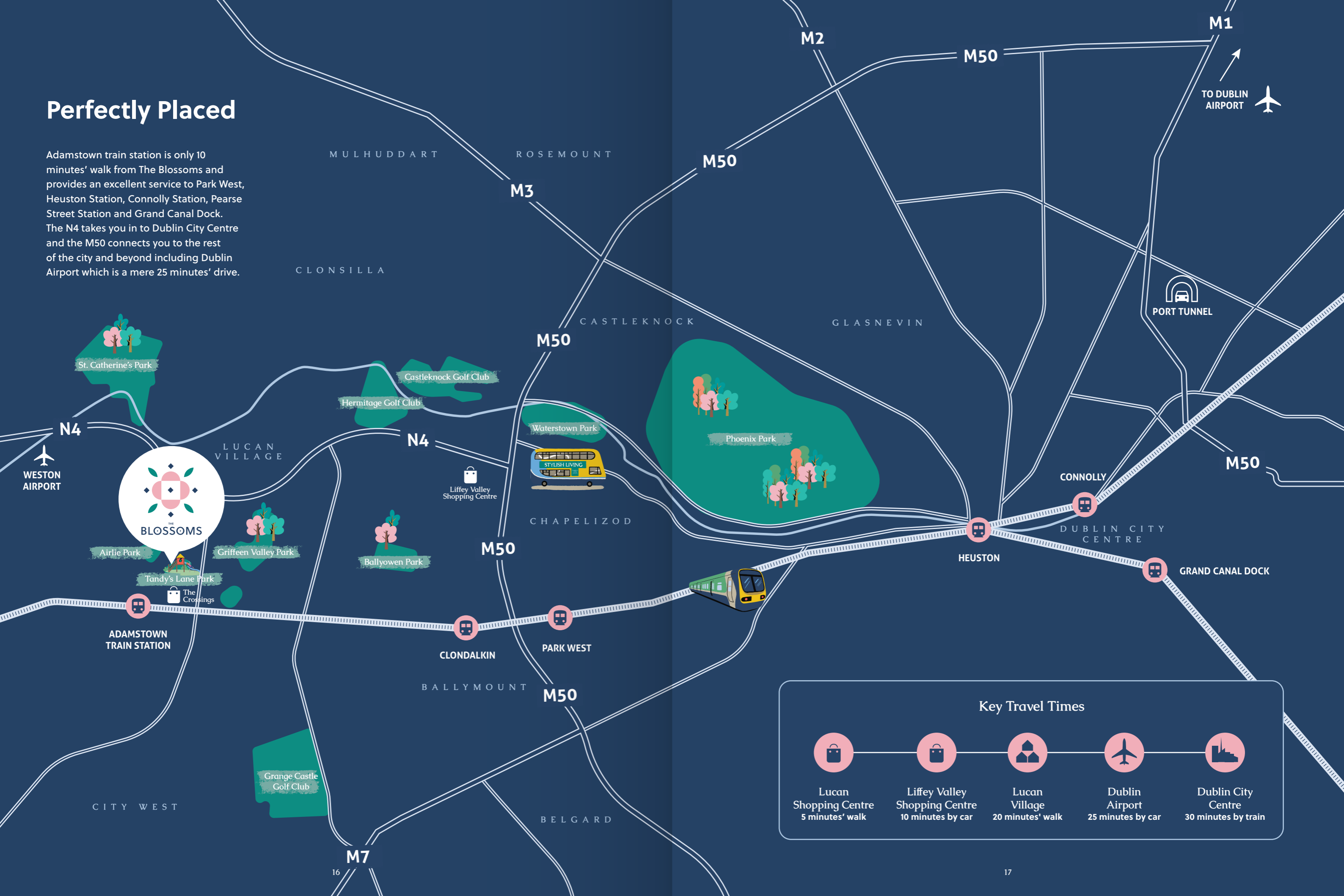
A new primary school is also to be developed adjacent to the scheme, eliminating any travel times for our resident students in the future.

- » 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.

Perfectly Placed

Adamstown train station is only 10 minutes' walk from The Blossoms 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	Liffey Valley Shopping Centre	Lucan Village	Dublin Airport	Dublin City Centre
5 minutes' walk	10 minutes by car	20 minutes' walk	25 minutes by car	30 minutes by train

From Above





THE HOMES

The mix of 2, 3 & 4 bedroom homes, have been expertly designed by MOLA Architects to offer a fresh take on the ever-popular styles in the Tandy's Lane development and offer future residents a wide range of spacious, light filled homes to choose from.



Designed with you in mind

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













Specification

All homes at The Blossoms will be A2 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

- High-quality low-maintenance external finishes of brick and 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 white grey with calacatta gold 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, 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
- Electric Vehicle Charging Stations will be available for public use at various locations throughout the development
- Security alarm provided as standard

WARRANTY

- 10 years structural guarantee on each home in the Blossoms

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





Site Plan



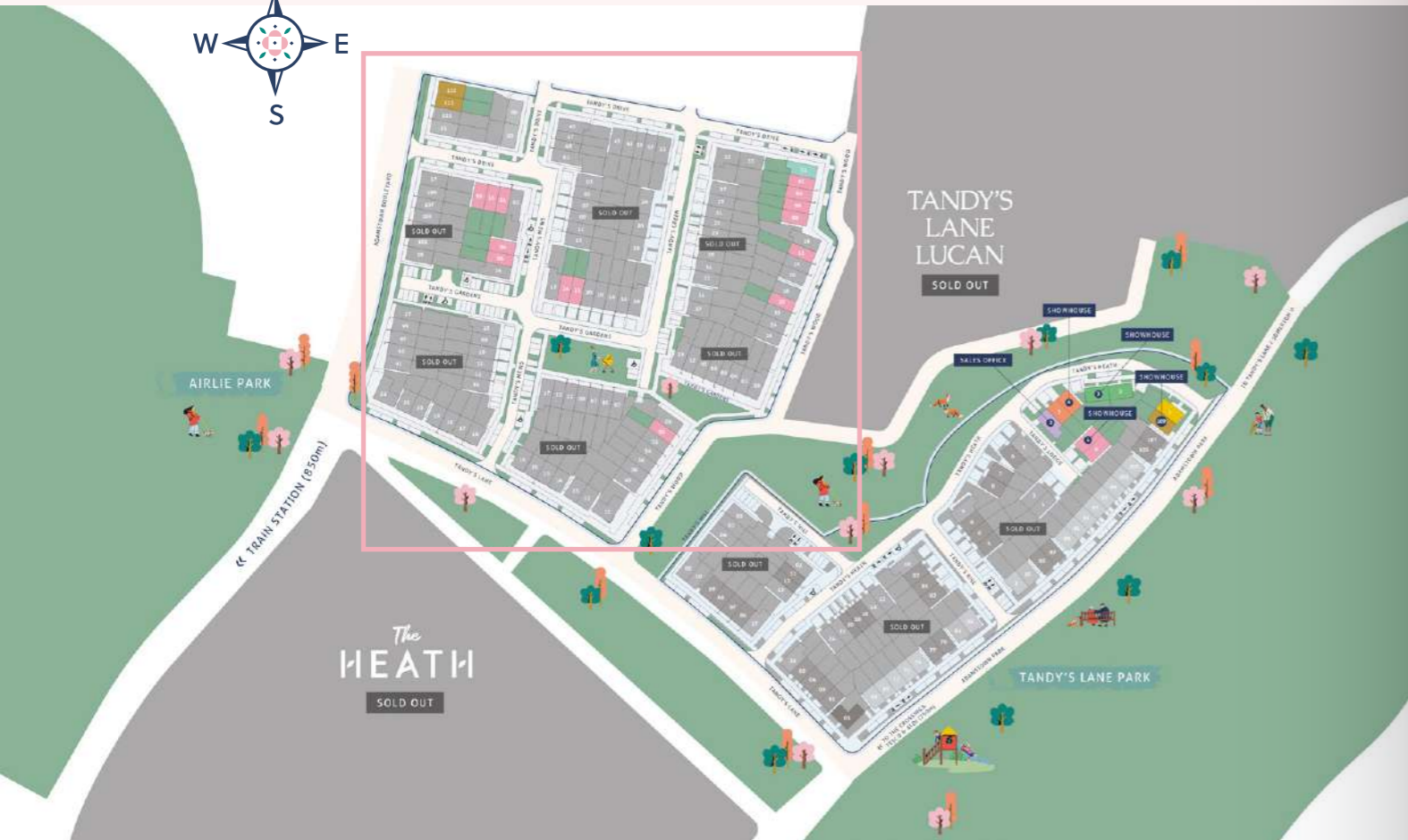
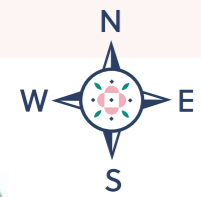
THE HEATHER
3 Bedroom
Mid / End Terrace
110 SQ.M / 1,184 SQ.FT



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



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

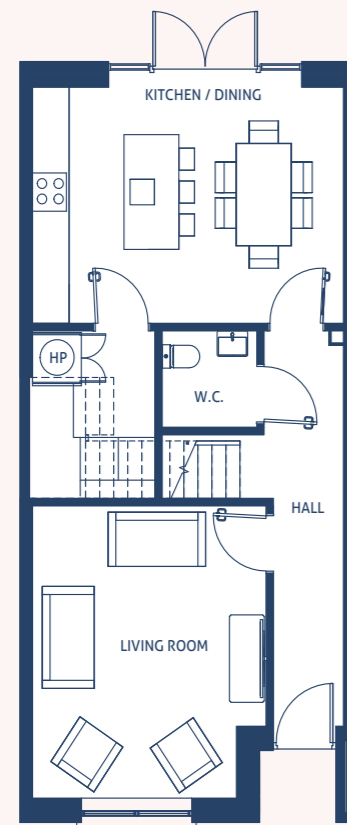


Site map is for illustrative purposes only and garden sizes may vary.

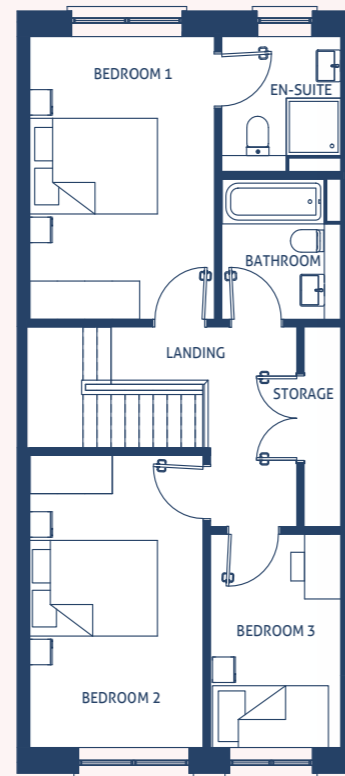


THE HEATHER

3 Bedroom Mid / End Terrace
110 SQ.M / 1,184 SQ.FT



GROUND FLOOR



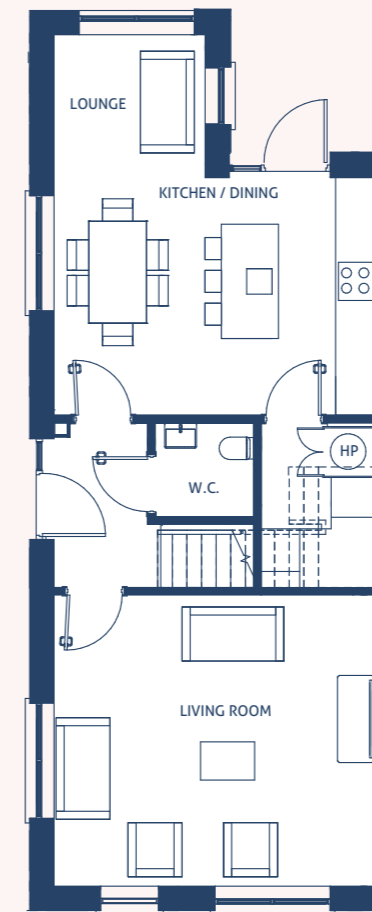
FIRST FLOOR

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.

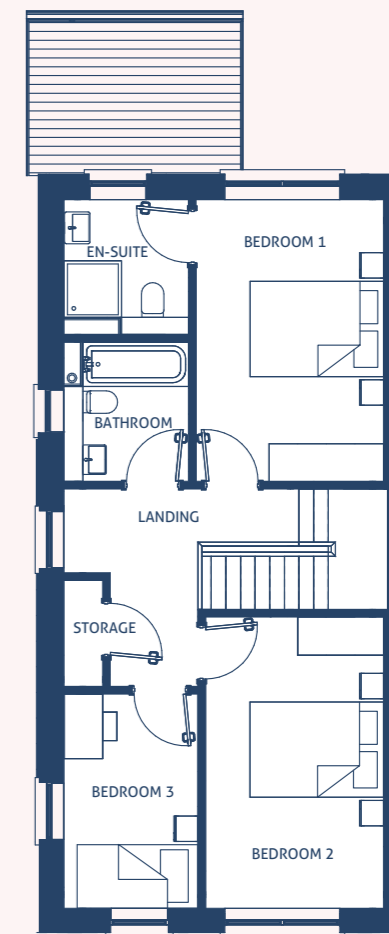


THE IRIS

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



GROUND FLOOR



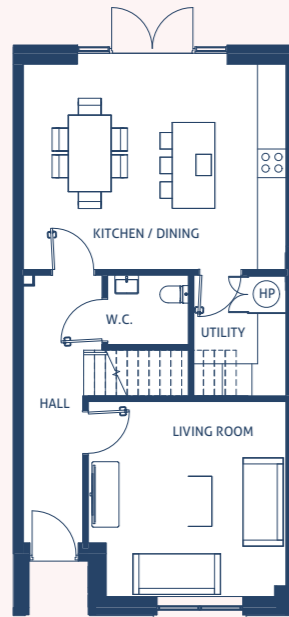
FIRST FLOOR

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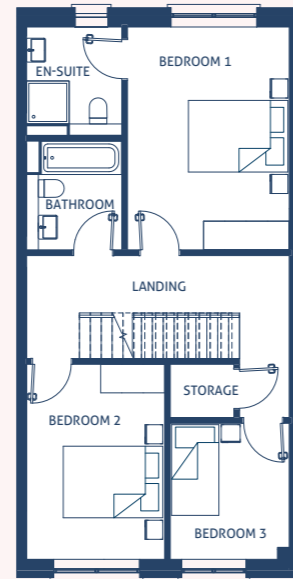


THE HONEYSUCKLE

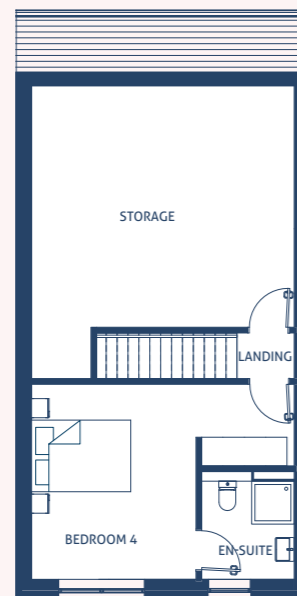
4 Bedroom Mid / End Terrace
147 SQ.M / 1,582 SQ.FT



GROUND FLOOR

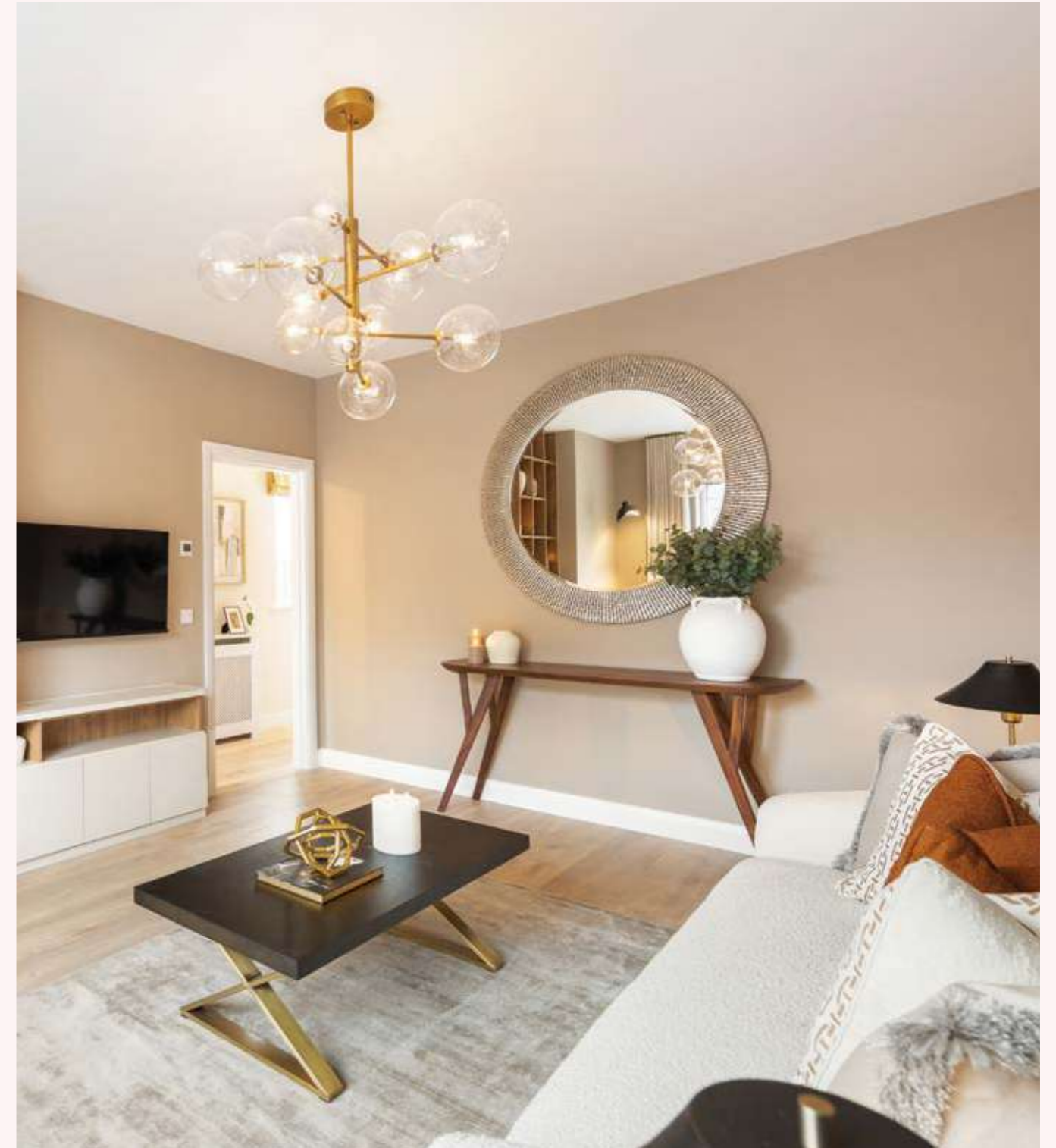


FIRST FLOOR



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 Evara'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 again in 2024. In 2023 it raised enough funds to provide 10 properties, providing homes for 15 people who are homeless.

- 1 Dragons at the Docks
- 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 Evara. Evara 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 Evara’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 Evara throughout this year. It has been a pleasure dealing with Evara. 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 Evara has developed throughout Lucan and Adamstown.”

Colm Farrell, Chairperson Lucan Sarsfields GAA Club

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



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.



theblossoms.ie

 **evara**