



4 Mile House

Palmerstown
Dublin 20

Exclusive A-Rated Apartments
16 Luxury One & Two Bedroom Homes



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Welcome to Four Mile House

Nestled along the prestigious Lucan Road in Palmerstown, Four Mile House is an exclusive collection of sixteen beautifully designed one and two-bedroom apartments. This boutique development combines contemporary architecture, exceptional energy efficiency and premium finishes to create homes that are perfectly suited to modern lifestyles. With excellent transport links, extensive amenities and Dublin City Centre just minutes away, Four Mile House offers an outstanding opportunity to enjoy stylish suburban living.





A beautiful village setting

Located on the Lucan Road (N4), Four Mile House enjoys one of West Dublin's most connected addresses while sharing its location within a quaint village setting that offers an abundance of local amenities including local eateries and the magnificent Waterstown Park that rests on the banks of the Liffey.

Residents benefit from immediate access to the M50, Dublin City Centre, Heuston Station and Dublin Airport.

Palmerstown offers an excellent selection of supermarkets including SuperValu, Lidl, Aldi and Tesco, while Liffey Valley Shopping Centre is only minutes away with over 80 retail stores, cafés, restaurants and leisure facilities.

Nearby healthcare includes the Hermitage Medical Clinic, St. James's Hospital, Tallaght University Hospital and Connolly Hospital. Frequent Dublin Bus services operate directly outside the development, while Park West & Cherry Orchard rail station and Heuston Station provide excellent commuter connections.





Local Amenities

Schools

1. The Kings Hospital School
2. St. Brigids Girls National School
3. The Oval Creche
4. St. Loman's Boy National School
5. Mount Sackville Secondary School
6. Mount Sackville National School

Leisure

7. Castleknock GAA Club
8. St. Brigids Girls National School
9. The Canie Centre
10. Riverbank Sauna
11. Stewarts Sport Centre

Retail

12. Penneys
13. M&S
14. Tesco Extra
15. Lidl
16. Mr Price
17. Applegreen

Food & Drink

18. Strawberry Hall
19. Palmerstown House
20. The Coach House
21. Whereelse Coffee Shop
22. O'Lepak
23. The Anglers Rest





Specification

Internal Finishes

- All walls come finish painted in a neutral colour and ceilings finished in white.
- Soundproofing underlay fitted and ready for any type of floor finish.
- High quality door closers fitted to each door.

External Finishes

- Red brick slip and white render external facade, all easily maintained and durable
- Selection of Tobermore paved ground finishes and flower beds with various landscaping and tree planting throughout.
- Two Communal external areas, Paved with outdoor seating
- Secure bike lockers outside each building
- Private balcony exclusive with each apartment

Warranty

- 10 year ICW structural warranty.

Bathrooms/Ensuite

- 30mm laminate HPL Italian marble colour shelf below bathroom mirrors.
- Concealed cistern framing installed with large mirrors custom fitted to suit each apartment
- Waterfall shower heads installed
- Ensuites and main bathrooms finished as per common standard.
- Ground floor apartments fitted with flush finish wet room showers and musique tiles

Wardrobes

- Light grey 18mm MFC with 1mm edging
- Brushed Nickel Nice handle - 256mm
- Cabinet is made of Cambrian oak 18mmMFC 1mm edging
- Blum hinges
- Oval hanging rails

Kitchen/Utility

- Integrated fridge freezer and dish washers
- Sulia zenith basalt matt painted doors
- Black finger pull handles
- Cabinets made from Cambrian oak
- 20mm soil stone countertops, lyra finish with CW upstand and full height splashback behind hob tops
- Undermounted sinks
- Swan neck taps
- Metal sided soft close drawers
- Blumb, soft close hinges

Electrical

- Smoke and heat detection in each apartment wired to main control panel.
- Downlights fitted to kitchens and bathroom areas
- Undercounter kitchen lights as standard
- Polished Chrome switches and sockets in kitchen area

Building Energy Efficiency

- BER A energy rating throughout
- High levels of roof, wall and floor insulation



Designed with sustainability in mind

Designed with sustainability at its core, Four Mile House incorporates energy-efficient construction methods and modern building technologies to reduce running costs, improve comfort and minimise environmental impact. The A-rated apartments offer lower energy consumption, reduced carbon emissions and year-round comfort for homeowners.

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OLD LUCAN ROAD



Apartment Layouts

Four Mile House Court Typical Plan



Not to scale. For illustrative purposes only

Four Mile House Mews GROUND FLOOR



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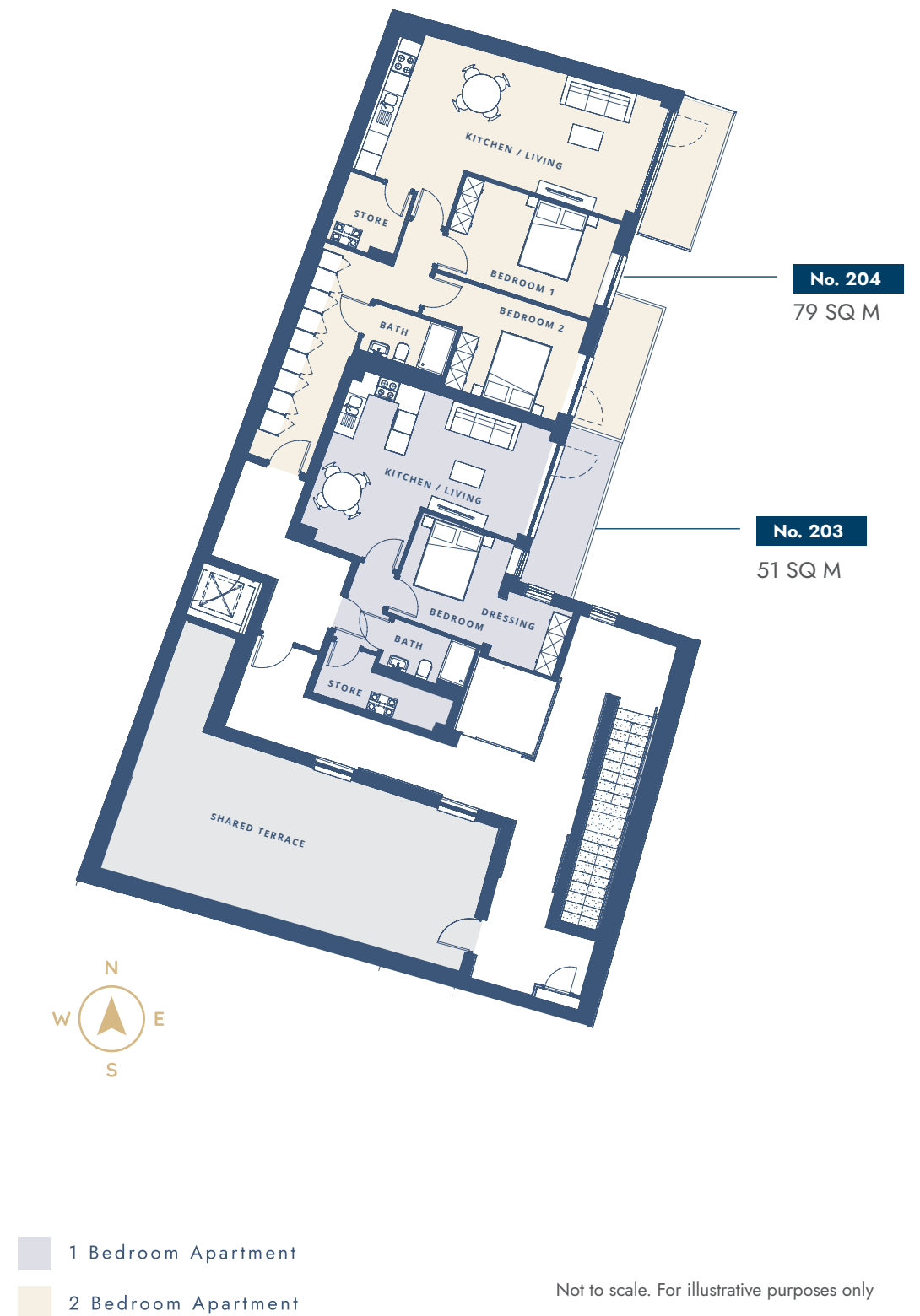
Four Mile House Mews

FIRST FLOOR



Four Mile House Mews

SECOND FLOOR



A DEVELOPMENT BY



Dubick Construction Ltd

SELLING AGENT



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