

Four-bed Semis range in price from £105,000

Geraldine Comiskey reports that a new builder has become involved in a Clonskeagh scheme which is within walking distance of UCDD

THE DUBLIN house-building firm, Dwyer Nolan, has sold part of its large development site at The Maples, in Clonskeagh, Dublin 14, after completing 107 houses.

The new developers on the Bird Avenue site, Brenco Contracts, are currently building 14 four-bedroom semi-detached houses, which are to be launched today at prices ranging from £105,000.

Eoin O'Neill of the selling agents, Ross McParland, says that the main interest in the houses has come from families living in the immediate area and also from investors with children attending UCDD and other third-level colleges.

The Maples has been developed on former playing fields of the College of Surgeons. It is about three miles from the city centre and within easy walking distance of UCDD.

Brenco has retained the overall basic design of houses in The Maples, but whereas Dwyer Nolan opted for a mix of two-bedroom up to five-bedroom units, the

houses now going on the market each have four bedrooms and a floor area of just under 1,300 square feet.

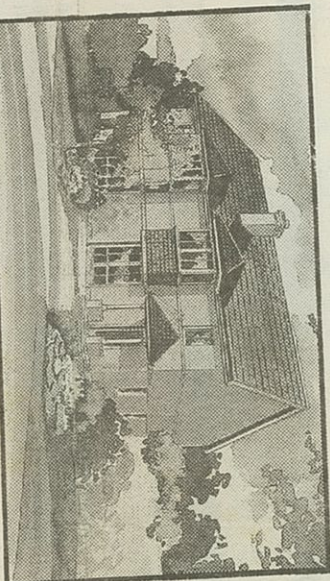
The layout ensures that the two reception rooms adapt easily from conventional family use to a large reception area. The drawingroom measures 16 feet 7 inches by 9 feet 5 inches and the diningroom is 15 feet by 12 feet 7 inches. The two rooms are divided by Regency-style double doors.

The kitchen is bright and spacious and features excellent fitted units. A big attraction will undoubtedly be the conservatory, which comes with all of the houses.

The bedrooms are well proportioned and the master bedroom at the front of the house includes an en suite shower room. There is also a second double bedroom and two single rooms. The bathroom is finished to a high standard and relies on a skylight rather than a conventional window. A guest cloakroom is fitted under the stairs. The houses are heated by gas central heating and have cobblelock driveways.

FACT FILE

THE MAPLES



Address: Bird Avenue, Clonskeagh, Dublin 14.

Number of houses: 14.
Completion date: Spring, 1994.
House types: Four-bedroom semi-detached
Sizes and prices: Houses have 1,300 square feet of floor space and cost £105,000.
Features: Spacious ground floor area divided by double doors; French windows front and back; conservatories; double glazing; gas central heating; brick fronts and alarm system.
Architect: Ray McDonnell.
Builder: Brenco Contracts.
Selling agent: Ross McParland.
Viewing: 2 p.m. to 5 p.m. each day until Sunday or by arrangement with Eoin O'Neill of Ross McParland.

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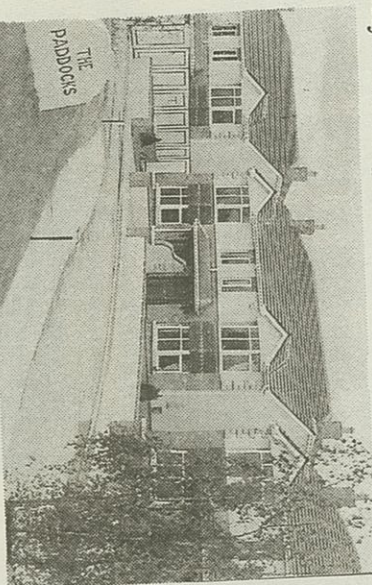
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