



COPELAND PLACE

63 HOWTH ROAD, CLONTARF DUBLIN 3

A Small & Exclusive Clontarf Development

Copeland Place designed by award winning architects ODOS comprises eight luxury 3 and 4 bedroom family homes and one spacious 2 bedroom apartment built on a prime landmark site located on the Howth Road in Clontarf. Each home will offer A rated energy efficiency with bespoke quality interior décor and finishes. Tasteful landscaping will complement the scheme and ample parking is provided for each property.







A Wealth of Local Amenities

The location is a magnificent leafy Dublin suburb beside the sea with a wealth of local amenities and services within minutes walking distance away. This includes a selection of local shops, excellent primary and secondary schools and great choice of excellent restaurants, pubs, coffee shops, boutiques and



salons. Public transport options include the DART as Clontarf Station is 400 meters from Copeland Place, and several bus routes which pass directly past Copeland Place. St Anne's Park, Fairview Park and stunning coastal walks are to be enjoyed and sporting enthusiasts will be spoilt for choice with

the wonderful facilities in the area including Westwood Gym, tennis clubs, a selection of golf clubs, GAA clubs and sailing clubs. The M50, M1, Dublin Airport, Beaumont Hospital, DCU and Trinity College are all within easy reach and one is only 3kms distance away from the city centre.

Excellent location

For all the Family

DUBLIN PORT

Copeland Place will certainly appeal to families and professional parties looking for beautifully built spacious homes offering an enviable Clontarf address and a settled neighbourhood should ensure an excellent standard of living for all the family!



AVIVA STADIUM

GRAND CANAL DOCK

ST ANNES PARK

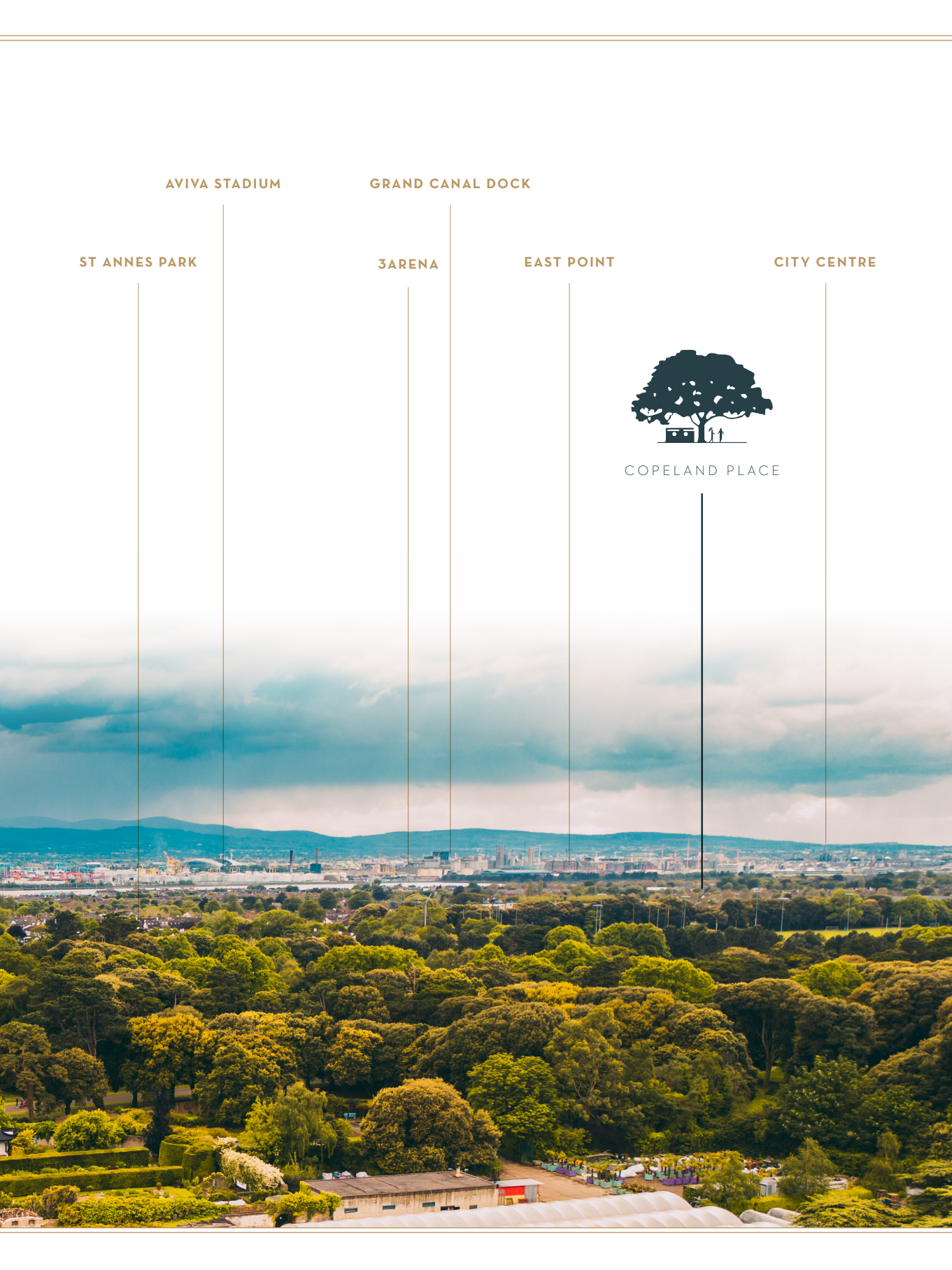
3ARENA

EAST POINT

CITY CENTRE



COPELAND PLACE



Be in the Center of the Action



GETTING AROUND



4 MINS

6 MINS

11 MINS

31 MINS

CLONTARF
STATION

FAIRVIEW
PARK

ARDSCOIL RÍS
SECONDARY SCHOOL

ST ANNES
PARK



6 MINS

10 MINS

14 MINS

15 MINS

MARINO INSTITUTE
OF EDUCATION

ST. PAT'S
COLLEGE

DCU

TRINITY
COLLEGE



5 MINS

7 MINS

15 MINS

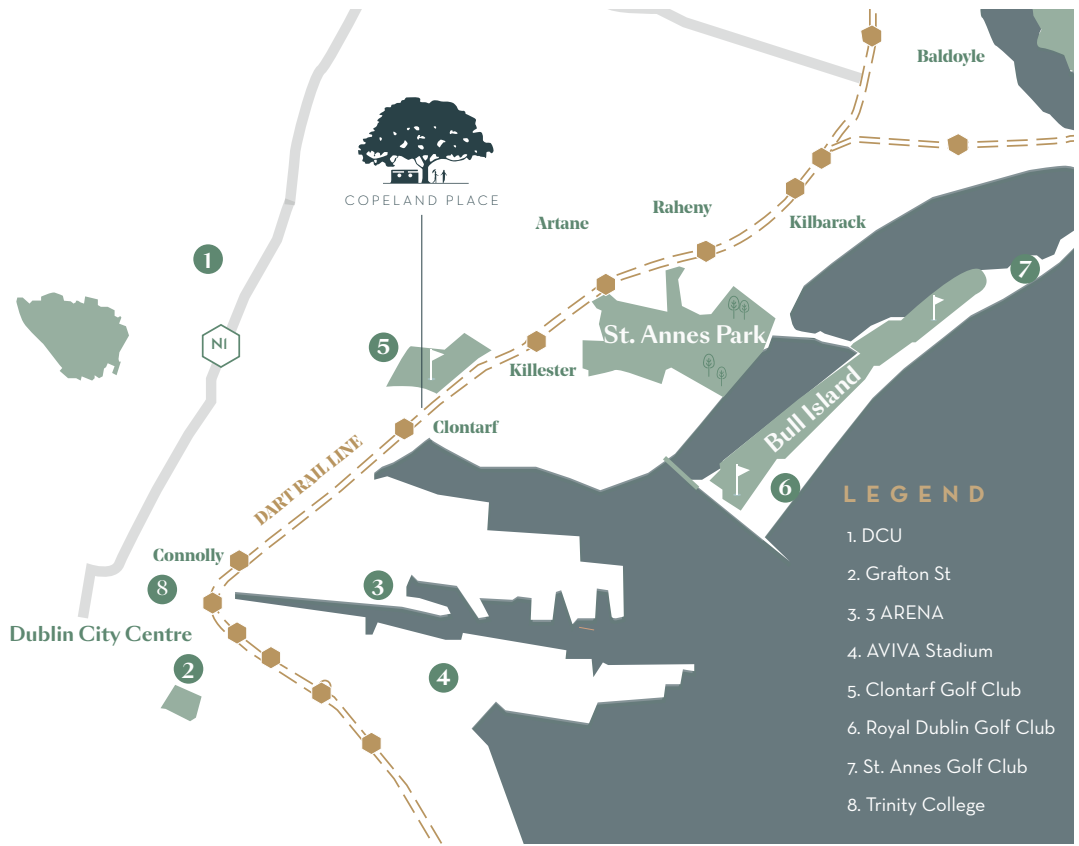
15 MINS

BEAUMONT HOSPITAL

ST ANNES PARK

M1 & M50

DUBLIN AIRPORT



TRANSPORT LINKS



Copeland Place

Site Map

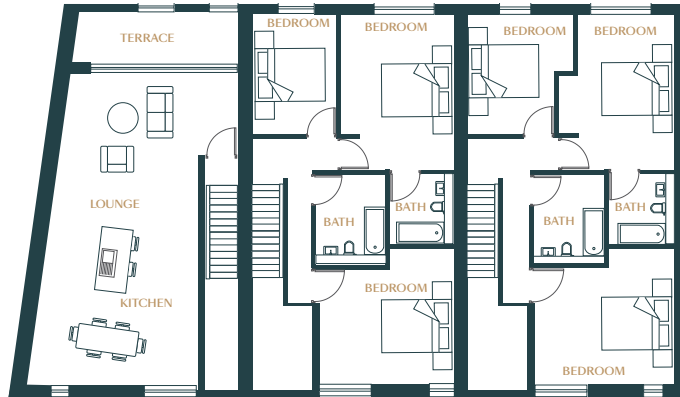


UNIT NO.	TYPE	SIZE
1/2	4 BED	170 sqm
3	2 BED APT	105 sqm
4	4 BED + STUDY	150 sqm
5	4 BED + STUDY	161 sqm
6/7	4 BED + STUDY	178 sqm
8	3 BED	129 sqm
9	3 BED	144 sqm

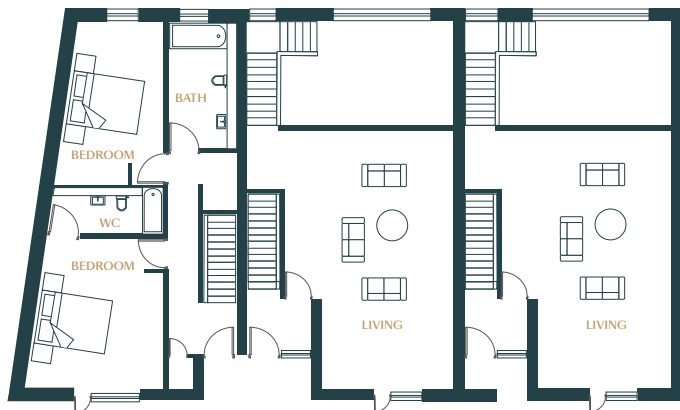
2 Bedroom Apartment

4 Bedroom Houses

Second Floor

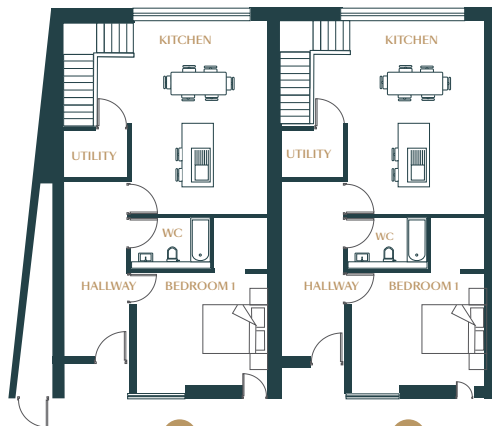


First Floor



3

Ground Floor



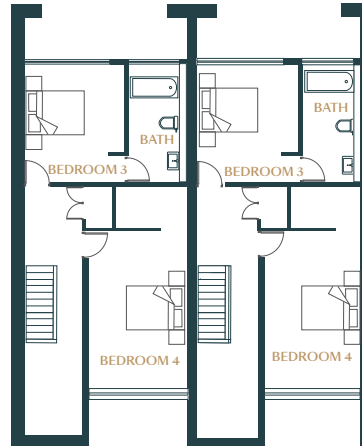
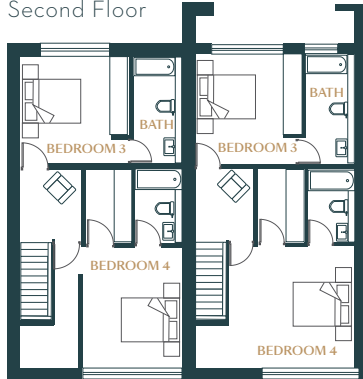
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1

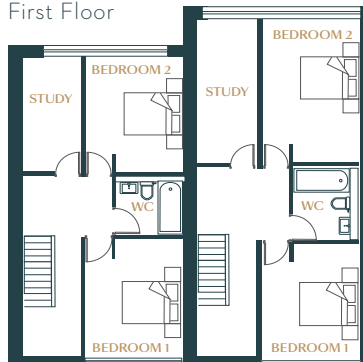
4 Bedroom

Family Homes

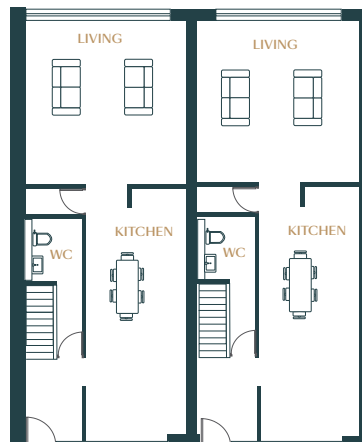
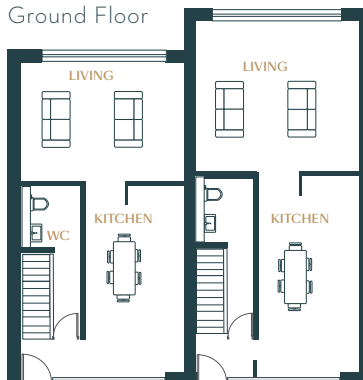
Second Floor



First Floor



Ground Floor



4

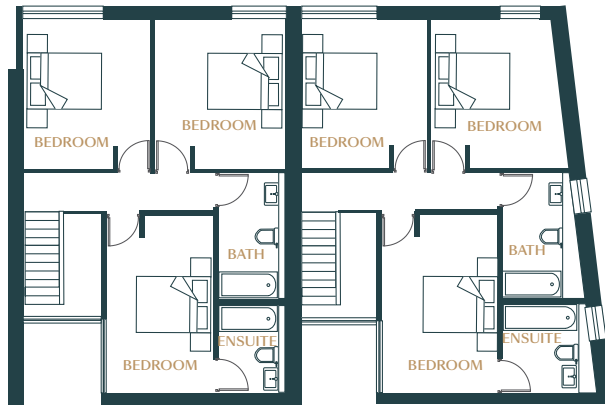
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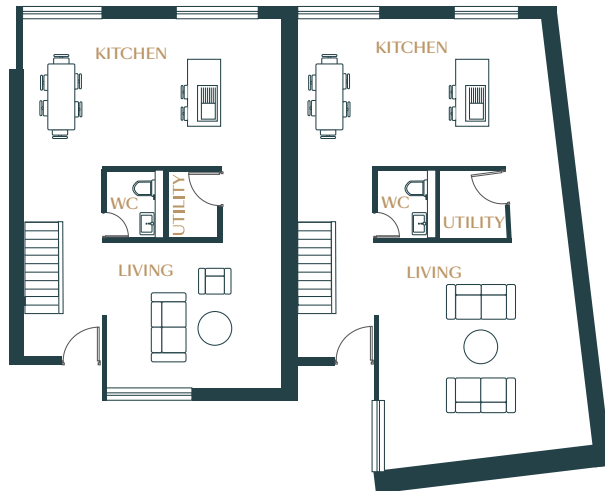
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3 Bedroom Family Homes

First Floor

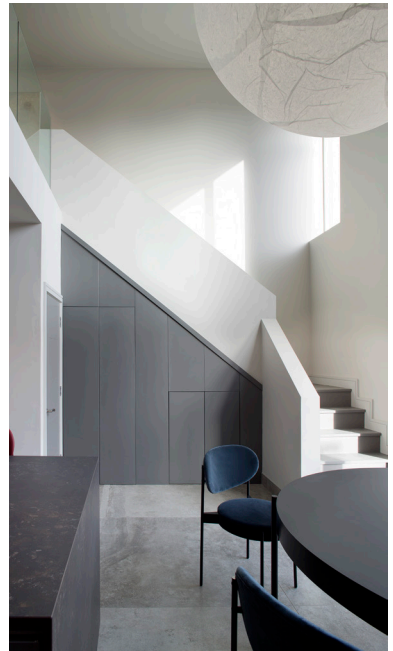


Ground Floor



8

9



Specifications

KITCHENS

- Superb contemporary elegant and modern soft-close kitchen designed by KUBE.
- Top quality international brand chrome hood, oven and hob included.
- Integrated fridge-freezer and integrated dishwasher included.
- Stone worktop.
- Floor and wall tiling included.

UTILITY ROOM

- Washer and dryer included.
- Worktop surface.

BEDROOMS

- High quality modern wardrobes included.

BATHROOM AND EN-SUITE

- Elegant and stylish Spanish sanitary ware from Porcelanosa supplied by Tilestyle.
- Polished chrome heated towel rail.
- Thermostatically controlled pumped chrome finish shower units.
- Floor and wall tiles included.

INTERNAL FINISHES

- Underfloor heating throughout all floors with low energy heat pump system.
- Fully painted walls, ceilings and woodwork as per show house.
- Stylish Spanish tile flooring throughout ground floor and wood flooring on other levels.
- Satin chrome ironmongery and matching electrical face plates throughout ground floor.
- House wired for TV, telephone and broadband.

ENERGY EFFICIENCY

- Each house has been designed with energy efficiency in mind.
- BER minimum A2 energy rating.
- Heat pumps for up to 30-40% reduced heating costs.
- Triple glaze windows for added insulation and sound proofing.
- Thermostatic heat control to regulate zones in house.
- High levels of top grade insulation in roof walls and floors.

EXTERNAL FEATURES

- High performance and low maintenance elegant modern triple-glaze Alu-clad windows.
- Steel exterior and timber finish interior windows.
- All doors and windows with multi lock security systems.
- Planted area and cobble lock private parking for 2 cars per house.
- Electric car charging point wiring in place for each house.
- Private rear gardens with patios, seeded lawns and planting.
- Attractive landscaped public open space and public lighting throughout scheme.

HOUSE WARRANTY

- 10 year structural home warranty insurance by Global Home Warranties Ltd
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Professional Team

AGENTS

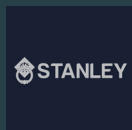
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FINANCE BY



COPELANDPLACE.IE
