

DOLMEN LANE

BRENNANSTOWN

A HOME FOR TODAY IN A
TIMELESS SETTING



WELCOME TO DOLMEN LANE

Dolmen Lane is a thoughtfully designed neighbourhood of 2, 3 & 4-bedroom houses and duplexes located in Brennanstown, South County Dublin.

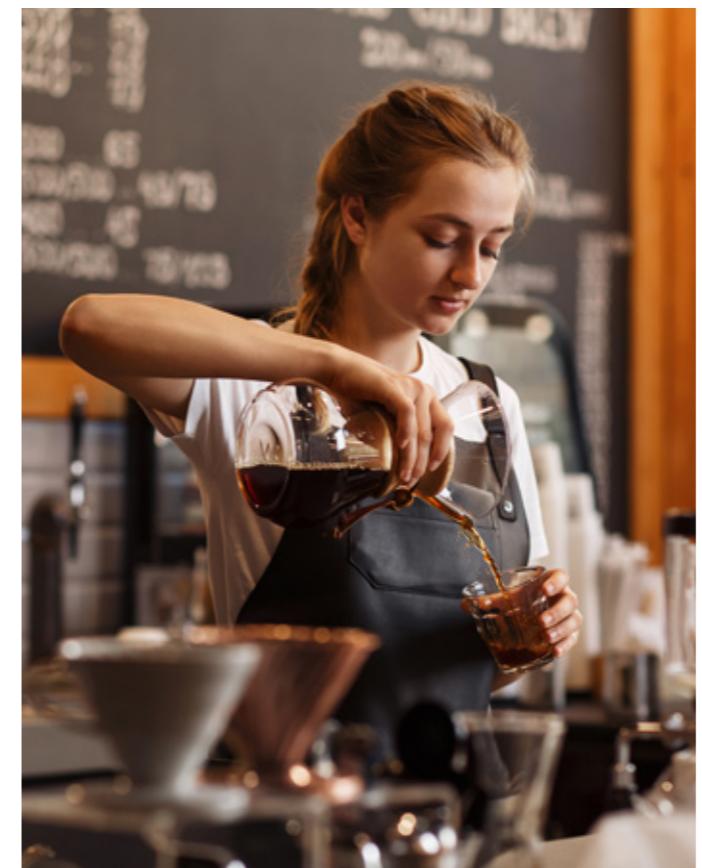
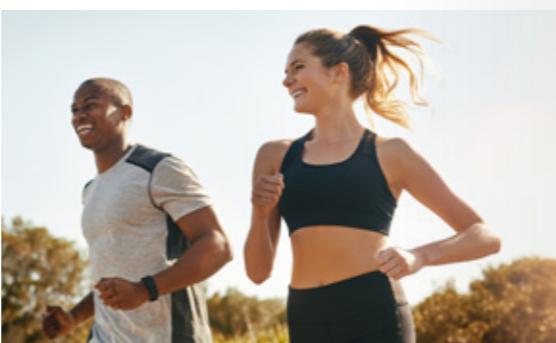
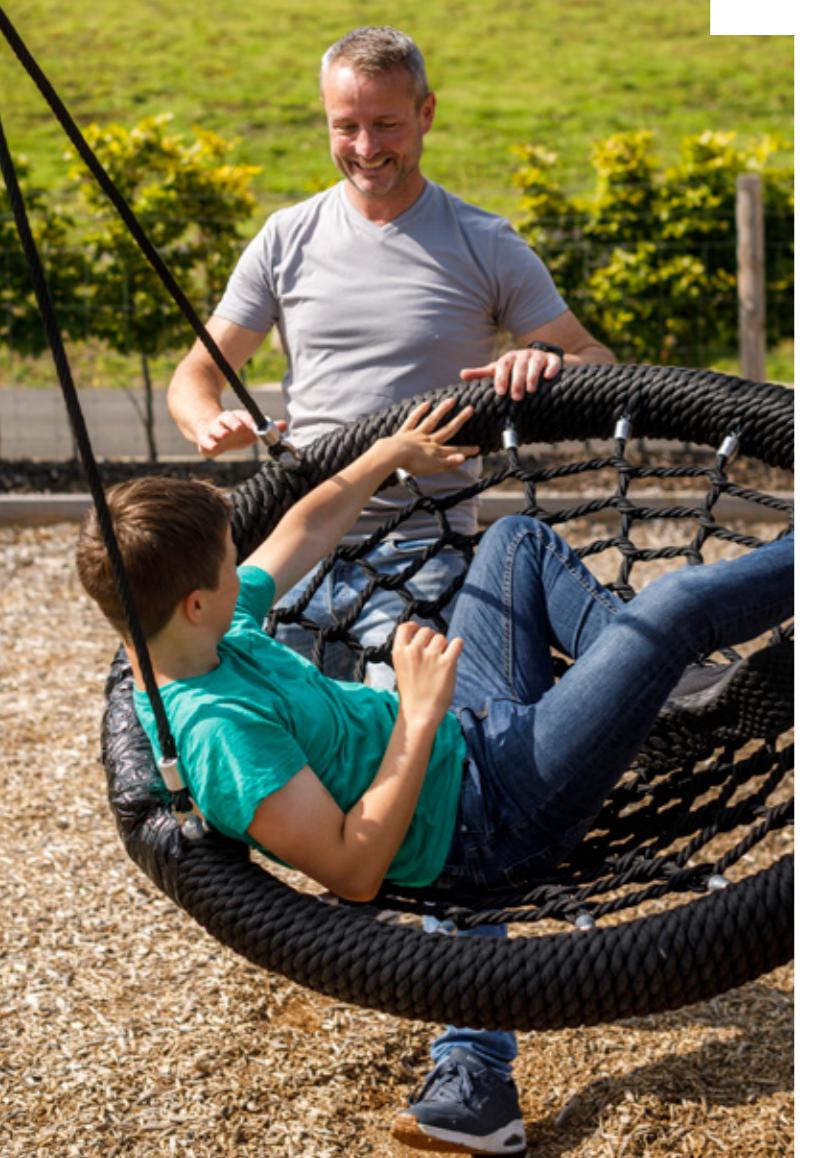
Where architecture, nature and connectivity come together to create homes that work for today and stand the test of time. A place made for people, shaped to grow with its community.



MADE FOR YOUR EVERY DAY

Where your day starts well

From school runs to fresh coffee and everyday essentials, Dolmen Lane makes the simple things easier. With childcare, cafés and shops just minutes from your front door, everything you need is always close by.



ROOM TO LIVE, SPACE TO GROW



Space to explore

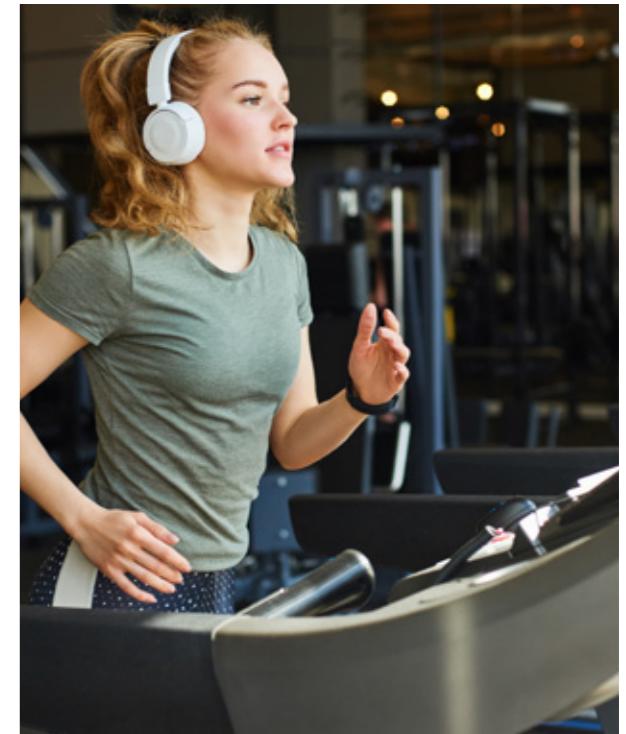
Dolmen Lane offers more than just open space. It's a place for connection, play and everyday moments that make life feel better. With green parks, trail walks, landscaped communal areas and places to unwind, there's always room to move.

Beckett Park: A vibrant local park with a playground and all-weather sports pitches. Perfect for everyday adventures.

Tully Park: A place to wander, explore and play, with heritage trails, natural green space and a café coming soon.

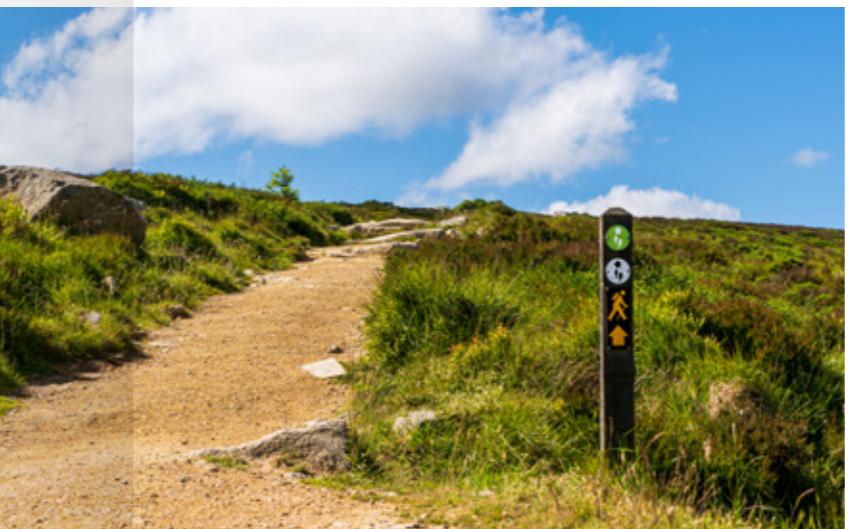
Ticknick Park: Spacious pitches, child-friendly cycleways and open areas for kids to roam and families to relax.





Whether it's a morning run, a mountain hike or a weekend swim, staying active comes naturally at Dolmen Lane.

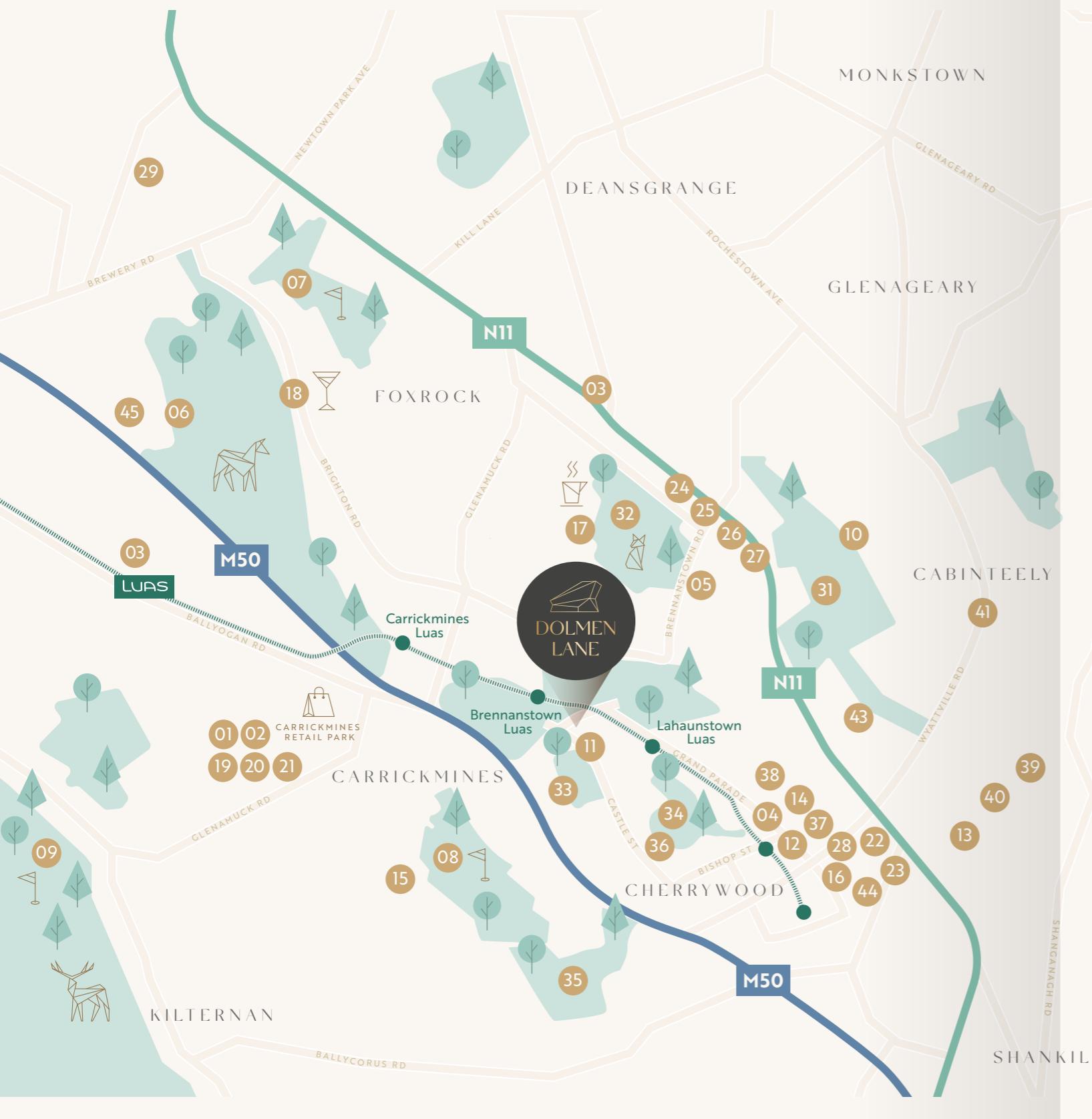
**STAY
ACTIVE,
STAY
INSPIRED**



The Dublin Mountains and Ticknock Forest offer miles of trails, sweeping views and space to move. For a change of pace, Killiney Beach and the 40 foot are just a short drive away. These scenic coastal spots offer a refreshing balance to busy city life.

Closer to home; gyms, pools and running clubs make it easy to stay active. With walkable routes, greenways and nearby sporting hubs like Leopardstown Racecourse and Golf Club and Westwood gym, everything is within reach.

A NEIGHBOURHOOD THAT HAS IT ALL

*Retail*

1. Carrickmines Retail Park
2. Boots Pharmacy
3. Dunnes Stores
4. Tesco Express
5. Doyle's Nursery & Garden Centre

Parks

30. Killiney Hill Park
31. Kilbogget Park
32. Cabinteely Park
33. Beckett Park
34. Tully Park
35. Ticknick Park

Sports & Leisure

6. Leopardstown Racecourse
7. Foxrock Golf Club
8. Carrickmines Golf Club
9. Stepaside Golf Centre
10. Cabinteely GAA
11. Cherrywood Tennis Club
12. TRIB3
13. DLR Leisure
14. PILAT3S
15. Carrickmines Equestrian Centre
16. Ben Dunne Gym

Schools

36. Cherrywood Educate Together
37. Once Upon a Time Crèche
38. Park Academy Childcare
39. Gaelscoil Phádraig
40. St. Columbanus NS
41. St. John's NS
42. Holy Child Secondary School
43. St. Laurence College
44. Giraffe Childcare
45. Nord Anglia International School

Food & Drink

17. The Stableyard Cafe
18. The Gables
19. Vanilla Pod Eatery
20. McDonalds
21. Costa Coffee
22. Starbucks
23. Rustic Honey Cafe
24. Bread 41
25. The Horse and Hound
26. Golden Brown Cafe
27. Sea & Stone Restaurant
28. Zambrero
29. The Leopardstown Inn

*The Location***WELL CONNECTED,
WHEREVER
YOU'RE HEADED**

Dolmen Lane offers quick access to the city, coast, and mountains, with excellent transport links by road, cycleway and public transport. Laughanstown and Brennanstown Luas stops are nearby, while the N11 and M50 are just minutes away. Dublin City Centre is around 30 minutes by car, with cycle paths, walkways, DART, and bus routes all making getting around simple whether for work or weekend escapes.

Drive Times

Bray **16 mins**
 Blackrock **16 mins**
 Dún Laoghaire **18 mins**
 Greystones **22 mins**
 City Centre **34 mins**
 Dublin Airport **35 mins**

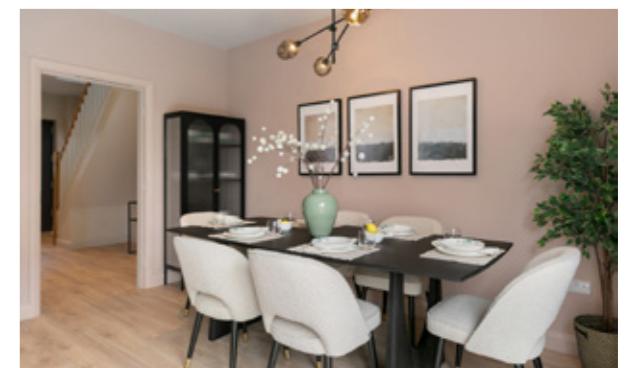
Luas

Sandyford **22 mins**
 Dundrum **30 mins**
 Stephen's Green **45 mins**

Bike

Cabinteely Park **10 mins**
 Shankill **13 mins**
 Dalkey **27 mins**





The Homes

**SOLID
FOUNDATIONS
FOR EVERYDAY
LIFE**



Every detail at Dolmen Lane has been carefully considered. From the clean lines of the architecture to the comfort of the interiors, these are spaces that welcome you home, every single day.



Light-filled spaces, generous storage, and energy-efficient features combine to create homes that are both beautiful and functional.

SPECIFICATIONS

Exterior 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

Interior Finishes

- › All walls and ceilings 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 with quartz countertops
- › Fully-fitted appliances including*:
 - › Integrated fridge freezer
 - › Electric oven
 - › Induction hob
 - › Integrated dishwasher
 - › Extractor fan

*(Subject to signing contracts within 28 days)

Bathrooms/En-suite

- › Stylish, contemporary sanitary ware in all bathrooms and en-suites
- › High-quality tiling to wet areas and floors
- › Shower doors fitted to all en-suites
- › Bath screens fitted to main bathrooms
- › Thermostatically controlled showers to all bathrooms
- › Chrome heated towel rails fitted in main bathroom and en-suite

Wardrobes

- › Luxurious fitted wardrobes by Bespace
- › Ample storage with a combination of hanging and shelved space

Electrical

- › Smoke and heat detectors fitted as standard
- › High-efficiency air-to-water heat pump system for heating and hot water
 - › Operates at lower temperatures for enhanced efficiency and energy savings
- › Under-counter lighting included in the kitchen
- › All homes wired for telephone and internet services

Warranty

- › 10-year structural guarantee on each home in Dolmen Lane

SITE PLAN

DUPLEXES

- THE OAK**
2 Bed Duplex Ground Floor
End of Terrace - Side Entry
78 SQ M / 839 SQ FT
- THE BIRCH**
2 Bed Duplex Ground Floor
Mid Terrace
79 SQ M / 854 SQ FT
- THE PINE**
2 Bed Duplex Ground Floor
End of Terrace - Front Entry
78 SQ M / 839 SQ FT
- THE ROWAN**
3 Bed Duplex 1st & 2nd Floor
End of Terrace - Front Entry
105 SQ M / 1,135 SQ FT
- THE ASPEN**
3 Bed Duplex 1st & 2nd Floor
End of Terrace
105 SQ M / 1,135 SQ FT
- THE HOLLY**
3 Bed Duplex 1st & 2nd Floor
Mid Terrace
106 SQ M / 1,136 SQ FT

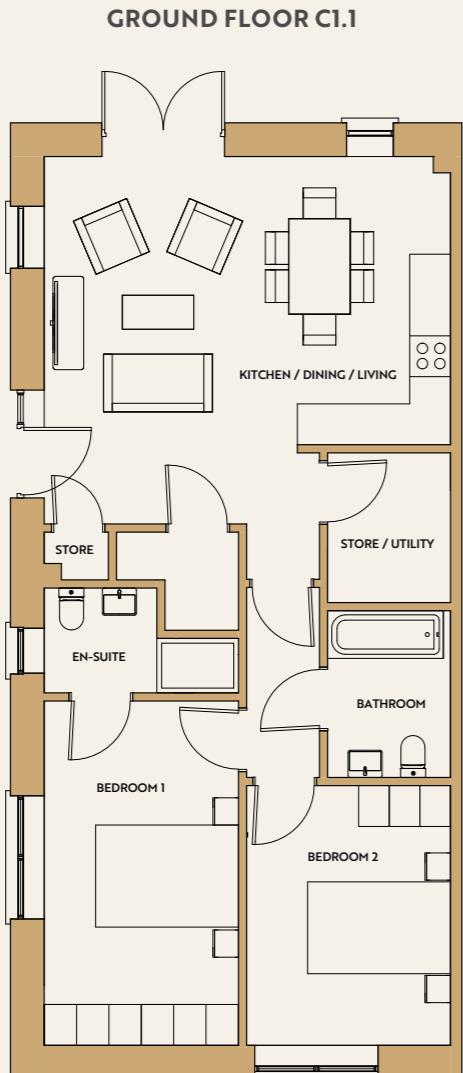
HOUSES

- THE ALDER**
3 Bed House
End of Terrace - Side Entry
134 SQ M / 1,446 SQ FT
- THE ASH**
3 Bed House
End of Terrace - Front Entry
132 SQ M / 1,422 SQ FT
- THE WILLOW**
3 Bed House
Mid Terrace
131 SQ M / 1,411 SQ FT
- THE HAWTHORN**
4 Bed House
End of Terrace - Side Entry
158 SQ M / 1,698 SQ FT
- THE POPLAR**
4 Bed House
End of Terrace - Front Entry
155 SQ M / 1,671 SQ FT
- THE ELM**
4 Bed House
Mid Terrace
154 SQ M / 1,662 SQ FT



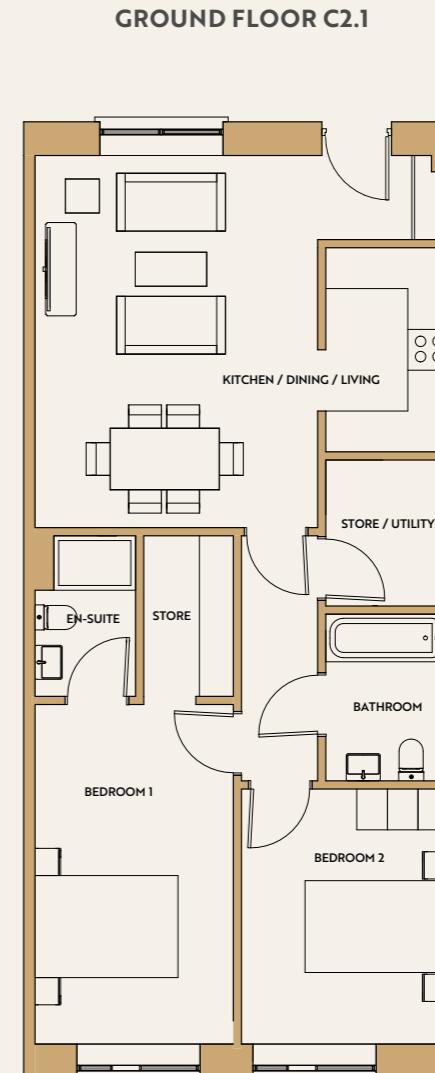
FLOOR PLANS

3 & 4 BEDROOM



 **The Oak**
Type C1.1

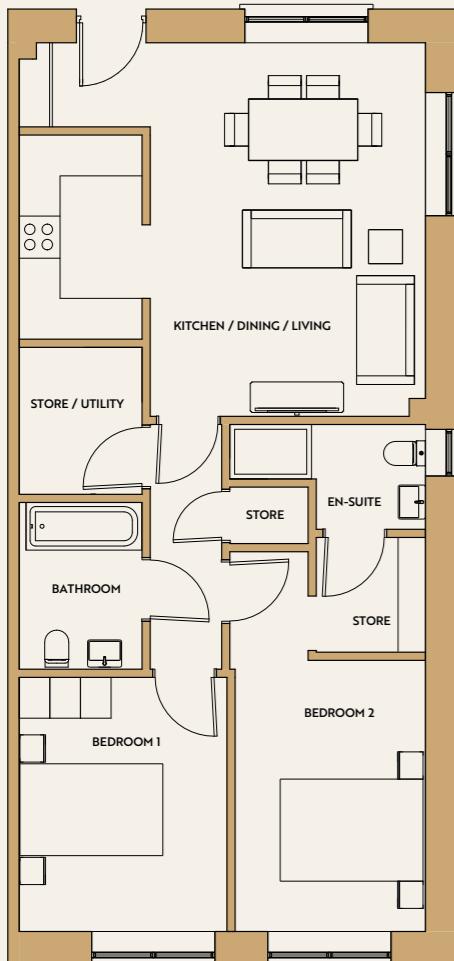
2 Bed Duplex - End of Terrace - Side Entry
78 SQ M / 839 SQ FT



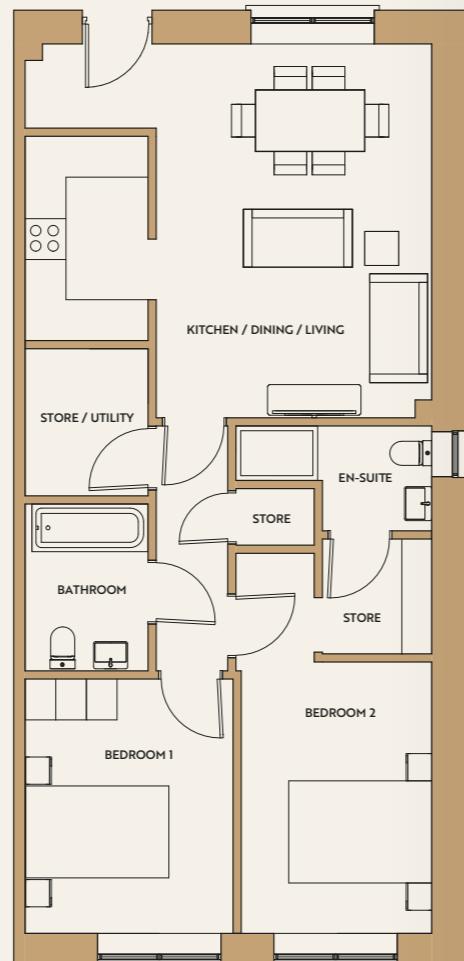
 **The Birch**
Type C2.1

2 Bed Duplex - Mid Terrace
79 SQ M / 854 SQ FT

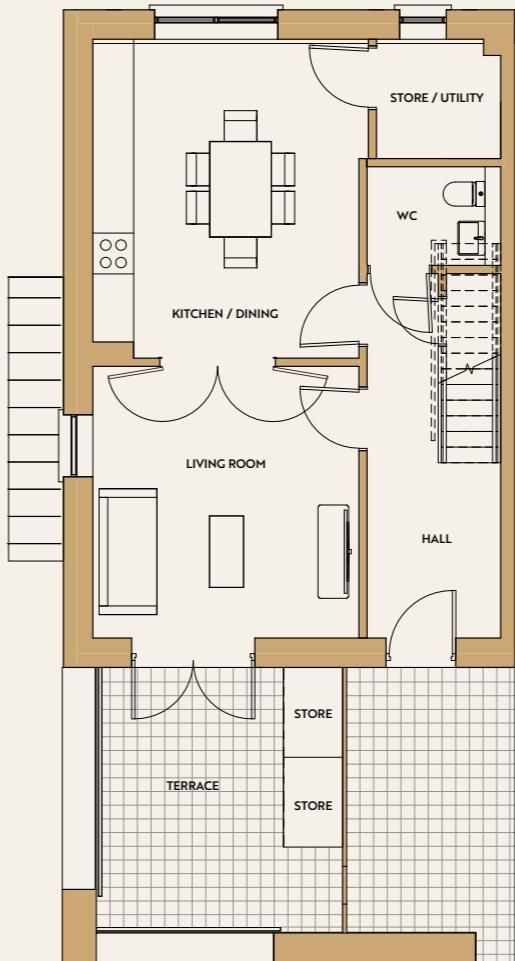
GROUND FLOOR C3.1



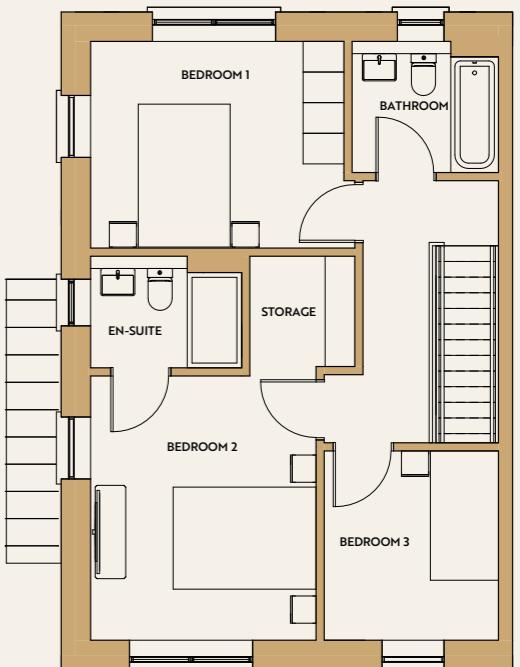
GROUND FLOOR C4.1



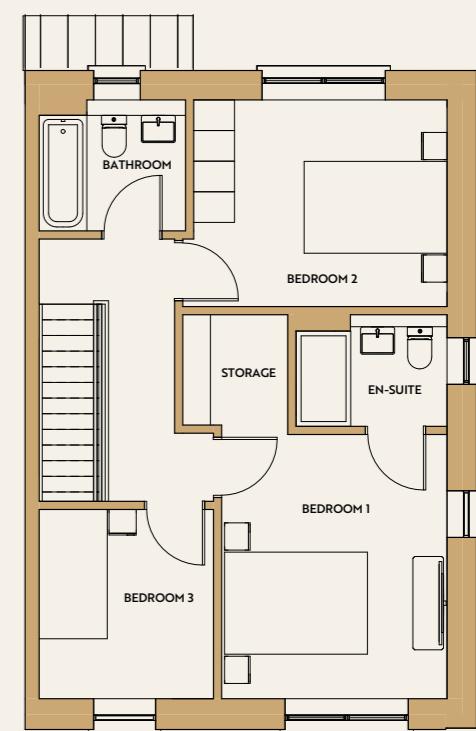
FIRST FLOOR C1.2 / C3.2



SECOND FLOOR C1.2



SECOND FLOOR C3.2



 *The Pine*

Type C3.1 / C4.1

2 Bed Duplex - End of Terrace - Front Entry
78 SQ M / 839 SQ FT

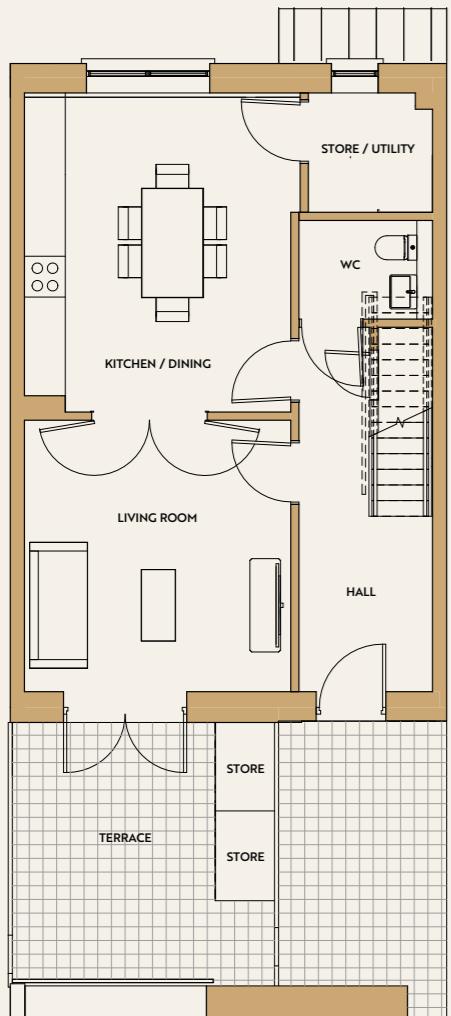
 *The Rowan*

Type C1.2 / C3.2

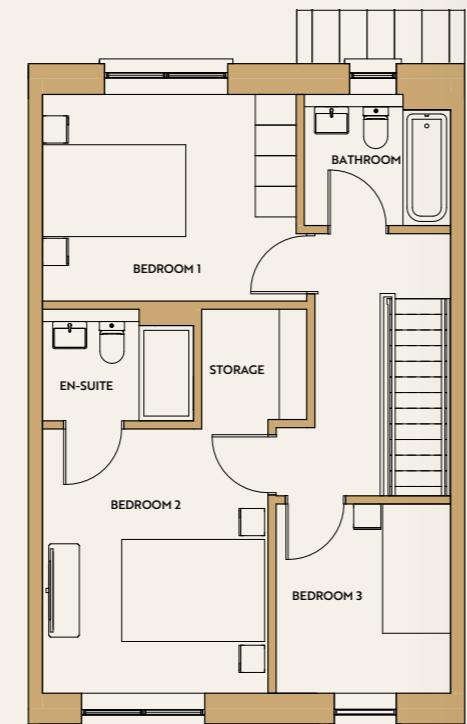
3 Bed Duplex - End of Terrace - Front Entry
105 SQ M / 1,135 SQ FT

GARDEN LODGE DUPLEXES

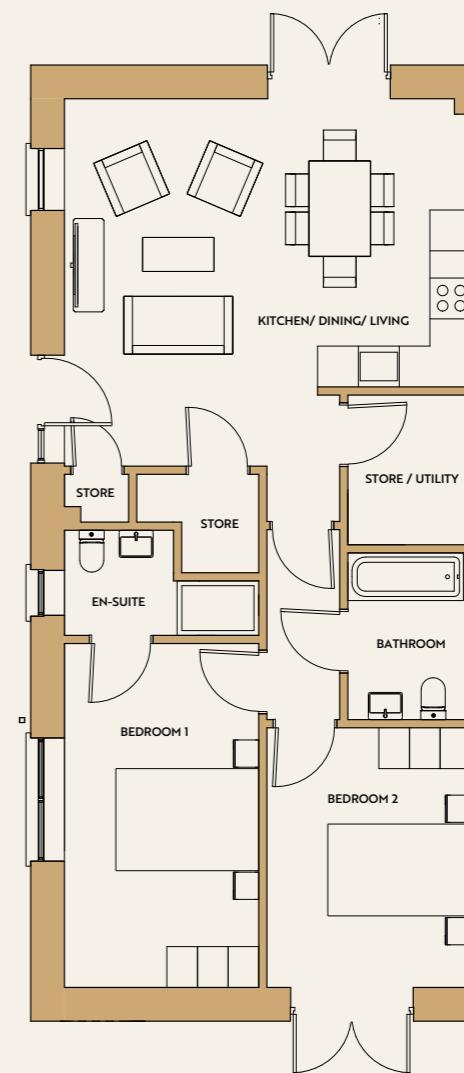
FIRST FLOOR C2.2



SECOND FLOOR C2.2



GROUND FLOOR D1.1



The Holly

Type C2.2

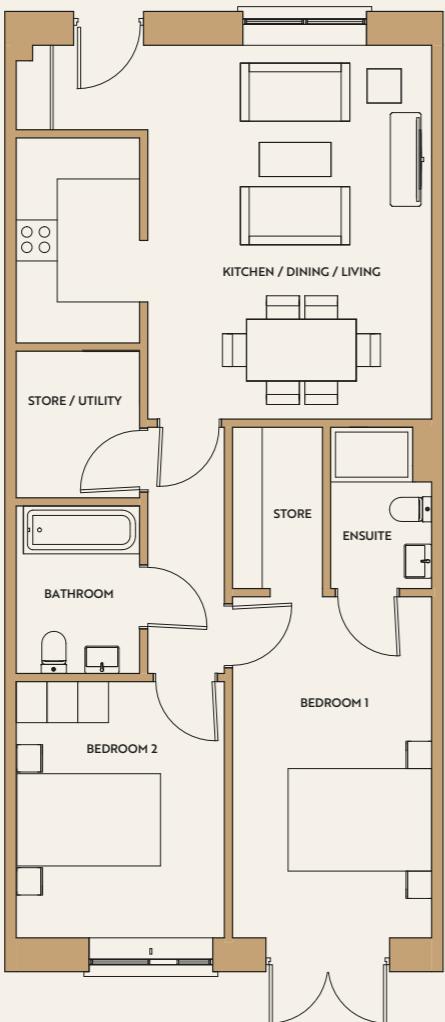
3 Bed Duplex - Mid Terrace
106 SQ M / 1,136 SQ FT

The Oak

Type D1.1

2 Bed Duplex - End of Terrace - Side Entry
78 SQ M / 839 SQ FT

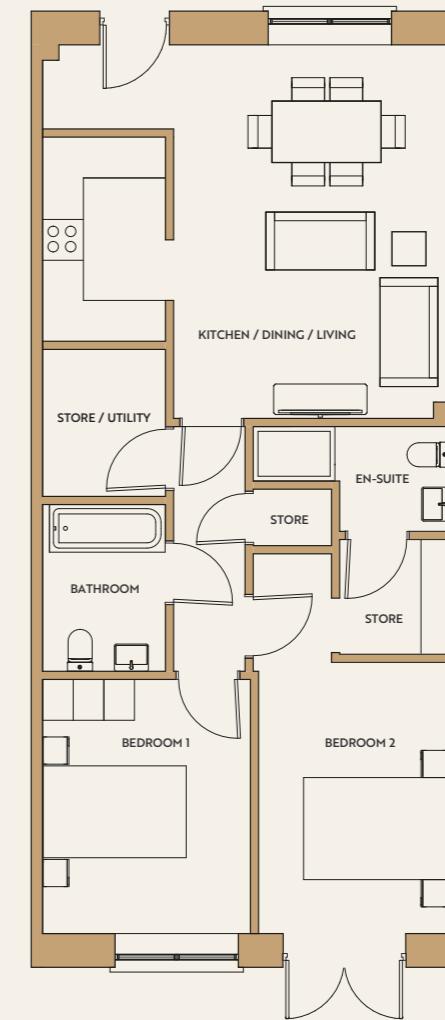
GROUND FLOOR D2.1



 *The Birch*
Type D2.1

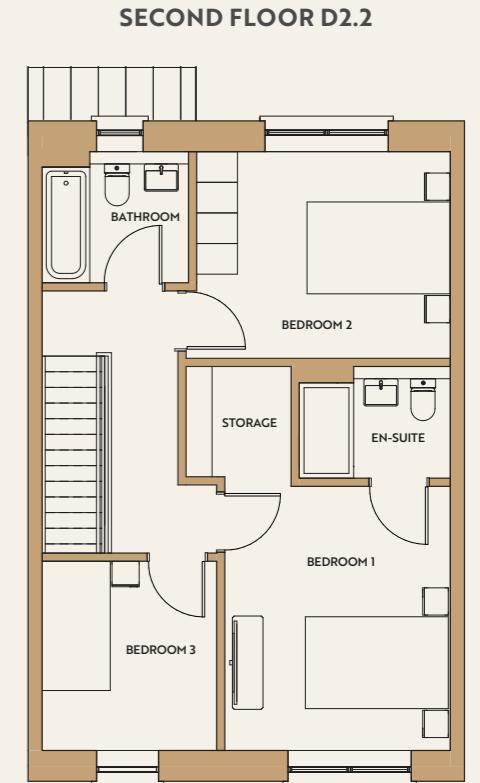
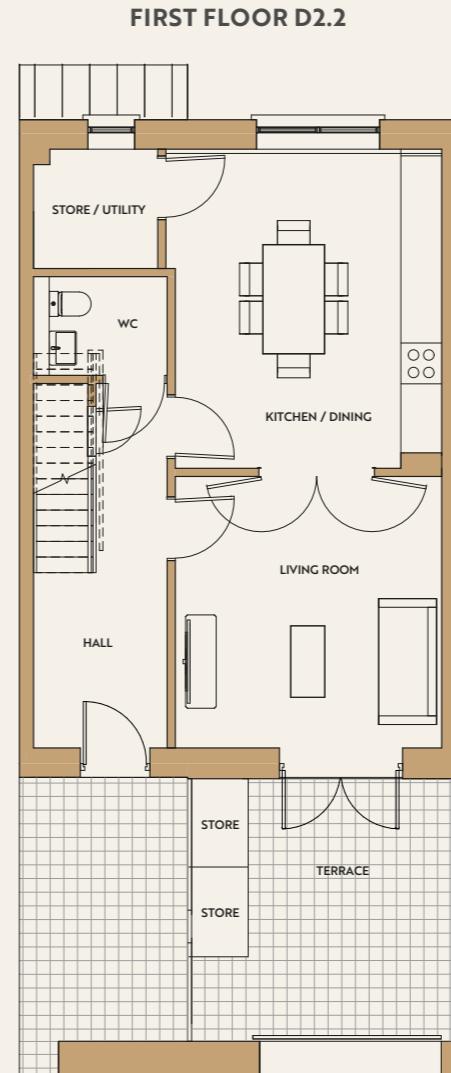
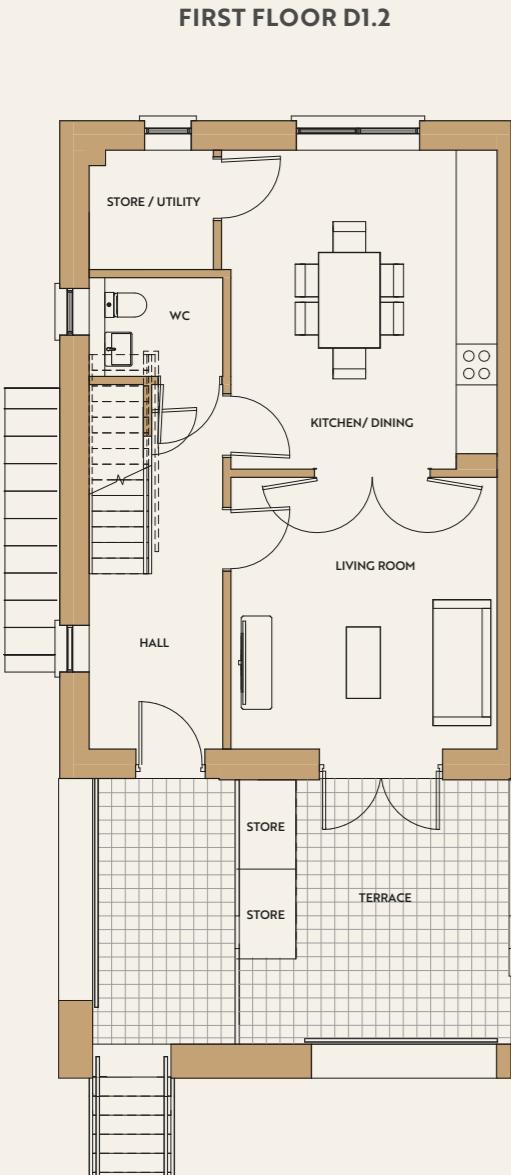
2 Bed Duplex - Mid Terrace
79 SQ M / 854 SQ FT

GROUND FLOOR D3.1



 *The Pine*
Type D3.1

2 Bed Duplex - End of Terrace - Front Entry
78 SQ M / 839 SQ FT



The Aspen

Type D1.2

3 Bed Duplex - End of Terrace - Side Entry - Sole Stair Use
106 SQ M / 1,135 SQ FT

The Holly

Type D2.2

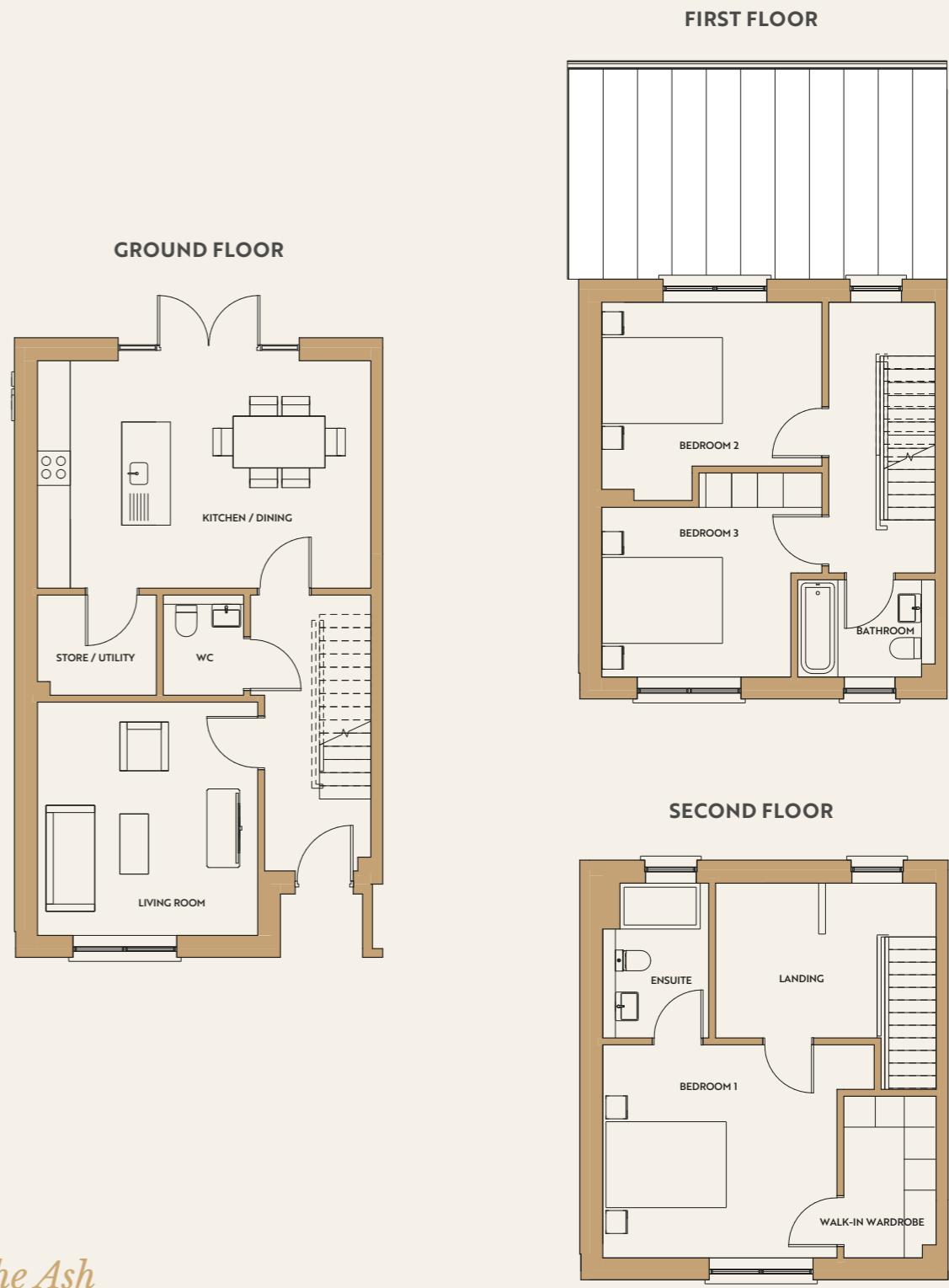
3 Bed Duplex - Mid Terrace
106 SQ M / 1,136 SQ FT

HOUSES

*The Alder*

Type B1

3 Bed House - End of Terrace - Side Entry
From 134 SQM / 1,446 SQFT

*The Ash*

Type B3

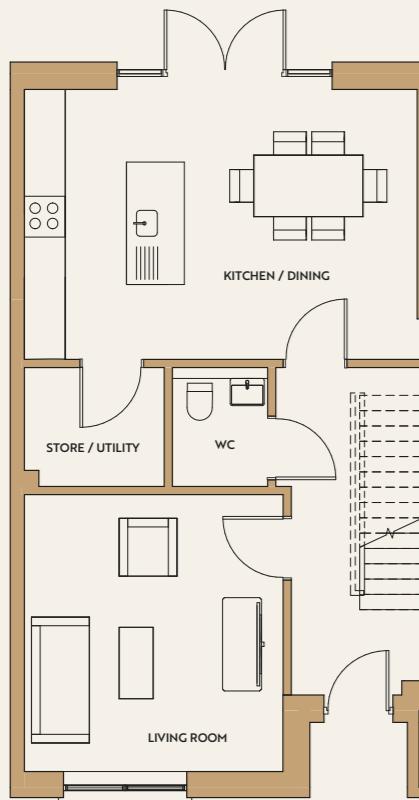
3 Bed House - End of Terrace - Front Entry
132 SQM / 1,422 SQFT

 *The Willow*

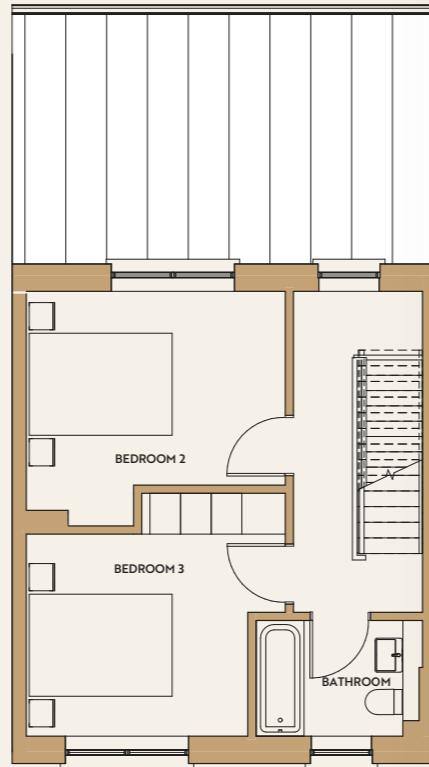
Type B2

3 Bed House - Mid Terrace
131 SQ M / 1,411 SQ FT

GROUND FLOOR



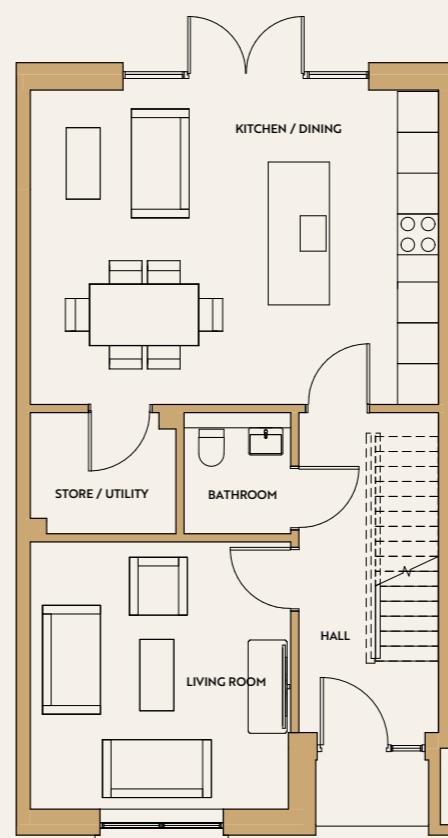
FIRST FLOOR



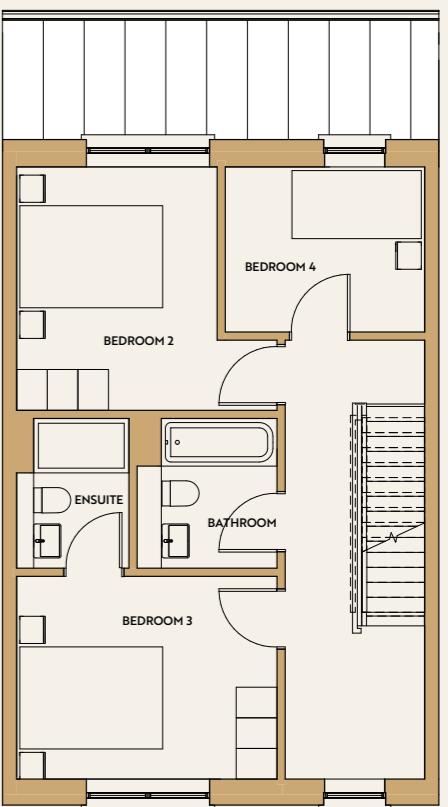
SECOND FLOOR



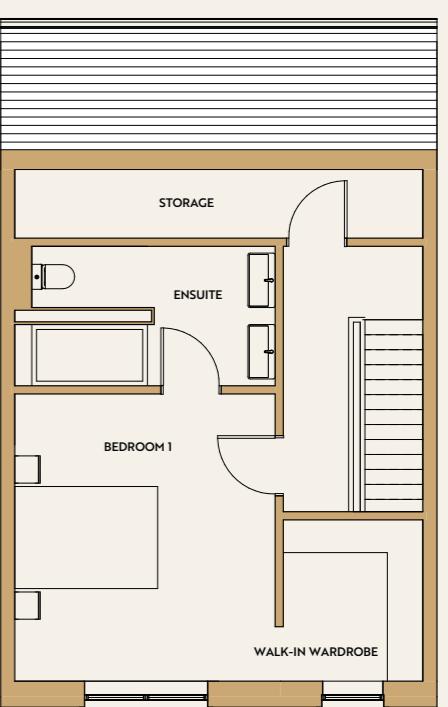
GROUND FLOOR



FIRST FLOOR



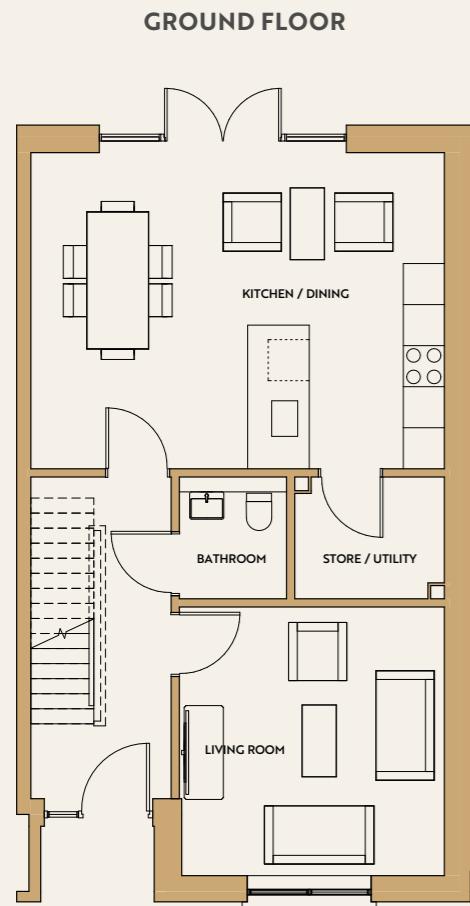
SECOND FLOOR



 *The Elm*

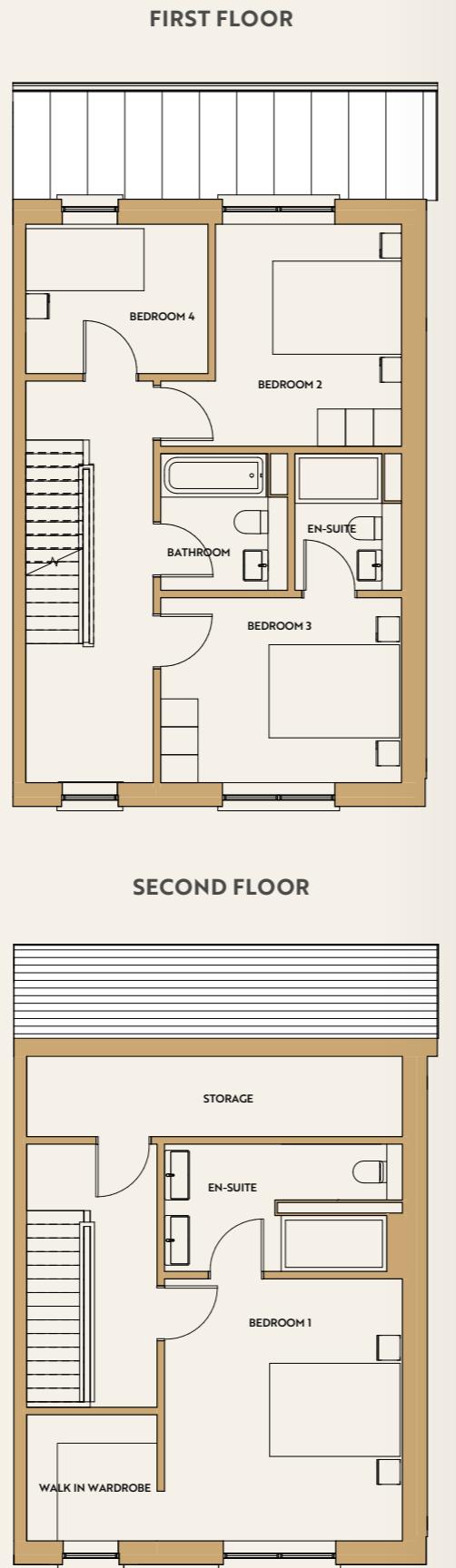
Type A2

4 Bed House - Mid Terrace
From 154 SQ M / 1,662 SQ FT



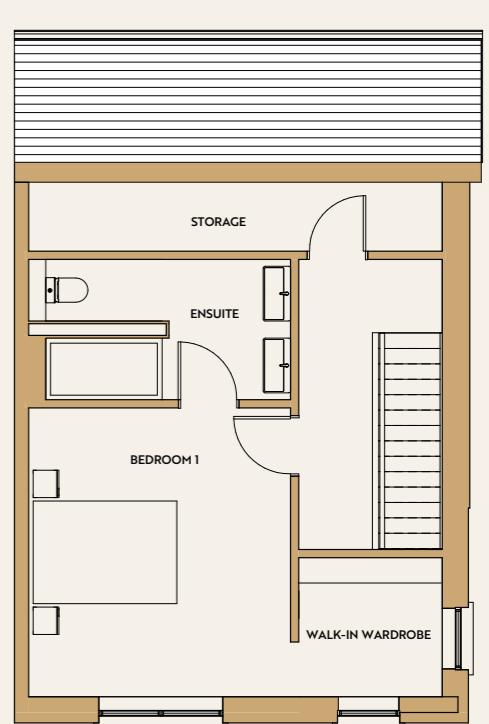
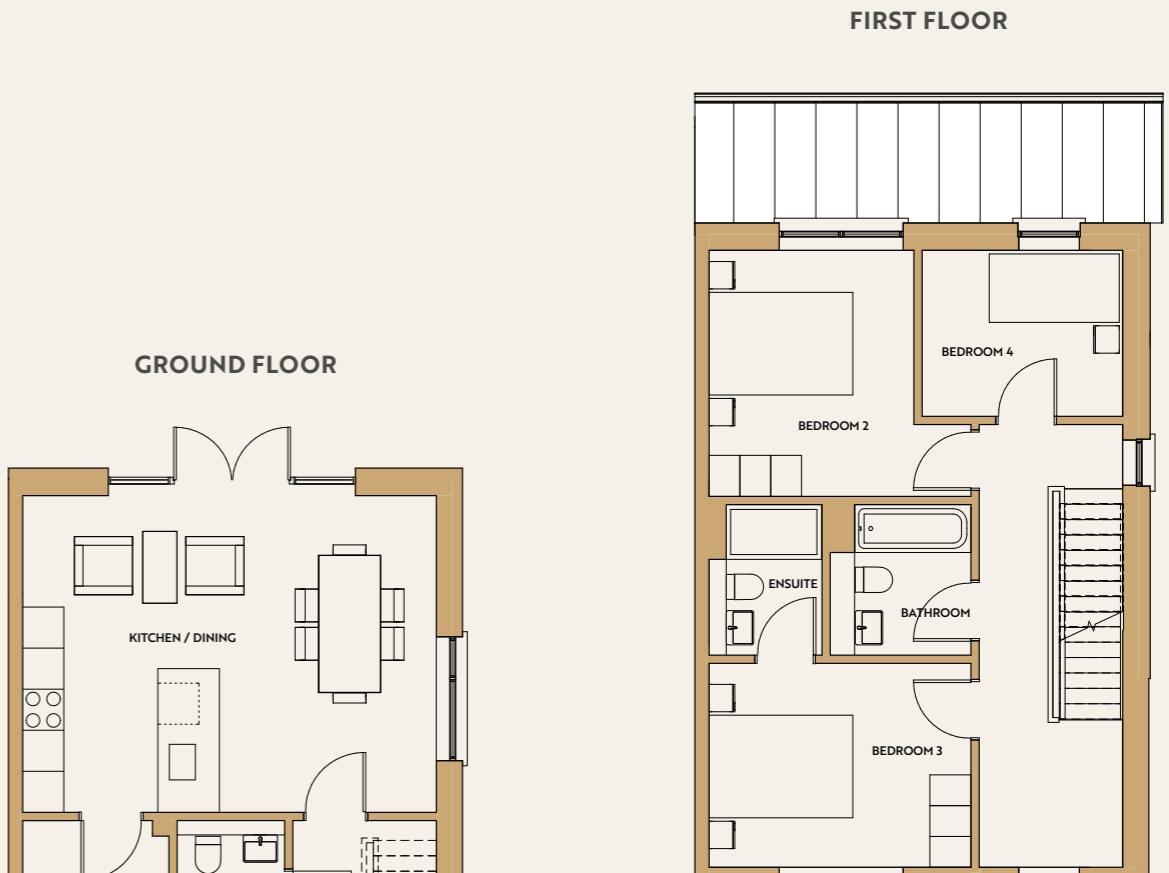
The Poplar
Type A3

4 Bed House - End of Terrace - Front Entry
155 SQ M / 1,671 SQ FT



The Hawthorn
Type A1

4 Bed House - End of Terrace - Side Entry
158 SQ M / 1,698 SQ FT



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 an annual cornerstone sponsor of Dragons at the Docks, which in 2023 raised enough funds to provide 10 properties, providing homes for 15 people who are homeless.



- 1 Dragons at the Docks
- 2 Lucan Sarsfields U15 Girls
- 3 Adamstown Cricket Club Women's Team
- 4 Malahide United Under 8s
- 5 Adamstown Community College Under 17/19s Soccer Team
- 6 Adamstown Community College GAA team



Selling Agents



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Pembroke Street
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Architects



2 Donnybrook Road,
Dublin 4,
D04 NN50

Solicitor

McCANN FITZGERALD

McCann Fitzgerald
Riverside One
Sir John Rogerson's Quay
Dublin 2,
D02 X576



BER>A2>A3

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.

