



# lorrin lodge

WWW.LORRINLODGE.IE • RATHNEW • COUNTY WICKLOW



rest in **rathnew...**



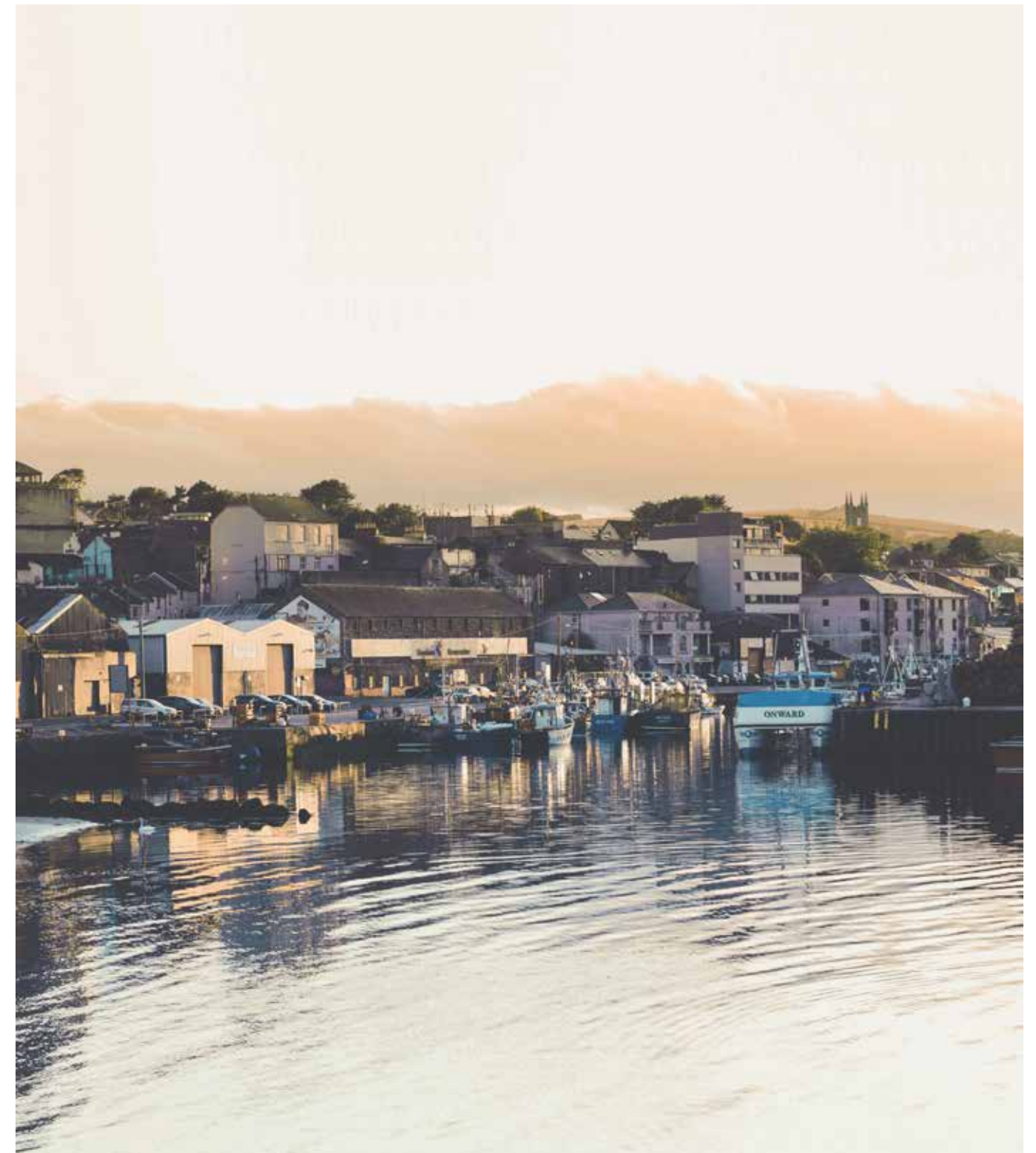


# welcome to rathnew

**Dwella is delighted to introduce Lorrin Lodge, a beautiful new development of spacious family homes and bright apartments in the wonderful seaside town of Rathnew, Co Wicklow.**

Whether you are a growing family or a first-time buyer, residents in Lorrin Lodge can enjoy all the convenience of great transport links to Dublin and beyond while making the most of life in this scenic and amenity-packed location in a new home finished to Rycroft's high standards.

Rathnew is ideal for people who want to optimise their life/work balance. This scenic village belies its size with the amount of amenities in the immediate area, including schools, sports clubs and public transport links. And with Wicklow Town just 3km away, not to mention the N11 road straight to the M50 and Dublin, nothing is too far or out of reach.







## surrounded by nature

Rathnew is a peaceful village in the heart of Wicklow, which is called The Garden of Ireland – and Rathnew is undoubtedly one of the brightest jewels in the county. The location benefits from being just 4km from the county town of Wicklow, which is beside the seaside and offers plenty of scenic walks along the coast.



Alternatively go further inland to one of the many forests that are carefully preserved in Co Wicklow, ranging from Powerscourt to Glendalough to the more local Devil's Glen. Want to make local friends? Rathnew is home to many popular sports clubs, including the local GAA club, which has won the Wicklow Senior Provincial Championships over 30 times, and local soccer club Rathnew AFC, which has successful and popular for men, women and children.





create unforgettable  
**memories**

The beautiful surroundings at Lorrin Lodge offer a great mix of practical amenities, including two primary schools and a local secondary school, and opportunities for a busy, action-packed, healthy lifestyle for every member of the family.



Families can enjoy local access to everything they might need, including a busy branch of Aldi, as well as easy access to the wonderful amenities in Wicklow Town, just a few minutes down the road. This includes restaurants and bars, boutiques and gourmet food retailers, leisure clubs, beauty salons and more.

But it's the prospect of unforgettable family days out that really make this location truly special. Try a climb up the Sugarloaf followed by a hearty lunch in front of the fire in one of the many country pubs in the surrounding towns. Explore Powerscourt estate and finish the afternoon with a picnic in front of the majestic waterfall. Make the most of a sunny day with a trip to Brittas Bay, arguably one of Ireland's most famous beaches and just a short drive from your new front door!



# explore the surroundings effortlessly



Getting around the many attractions local to Rathnew is incredibly easy thanks to easy transport options. The village is located just off the busy N11 main road, which links Dublin City with the southeast of Ireland. Most notably it feeds directly to the M50, with a direct route through to Dublin Airport and links to the main motorways around the country.



Public transport options are also plentiful and frequent. A local bus service links the surroundings villages and towns, as well as Dublin. Just a few kilometres down the road is Wicklow Train Station, a major stop on the route connecting Dublin with Rosslare and Rosslare Europort that offers a fast commute through to the city centre and beyond.



## driving times



Brittas Bay	13 mins
Glendalough	27 mins
Wicklow Town	7 mins
Devils Glen	22 mins
Greystones	19 mins
Dublin City Centre	54 mins
Wicklow Train Station	6 mins
Colaiste Cill Mhaintain	4 mins
Tesco	5 mins



# easily accessed



## Education

1. Scoil na Coróine Mhuire
2. Gaelscoil Chill Mhantáin
3. St Coen's National School
4. Coláiste Chill Mhantain
5. East Glendalough School
6. Wicklow Educate Together National School
7. Educate Together Secondary School
8. Dominican College
9. St Patrick's National School

## Shopping

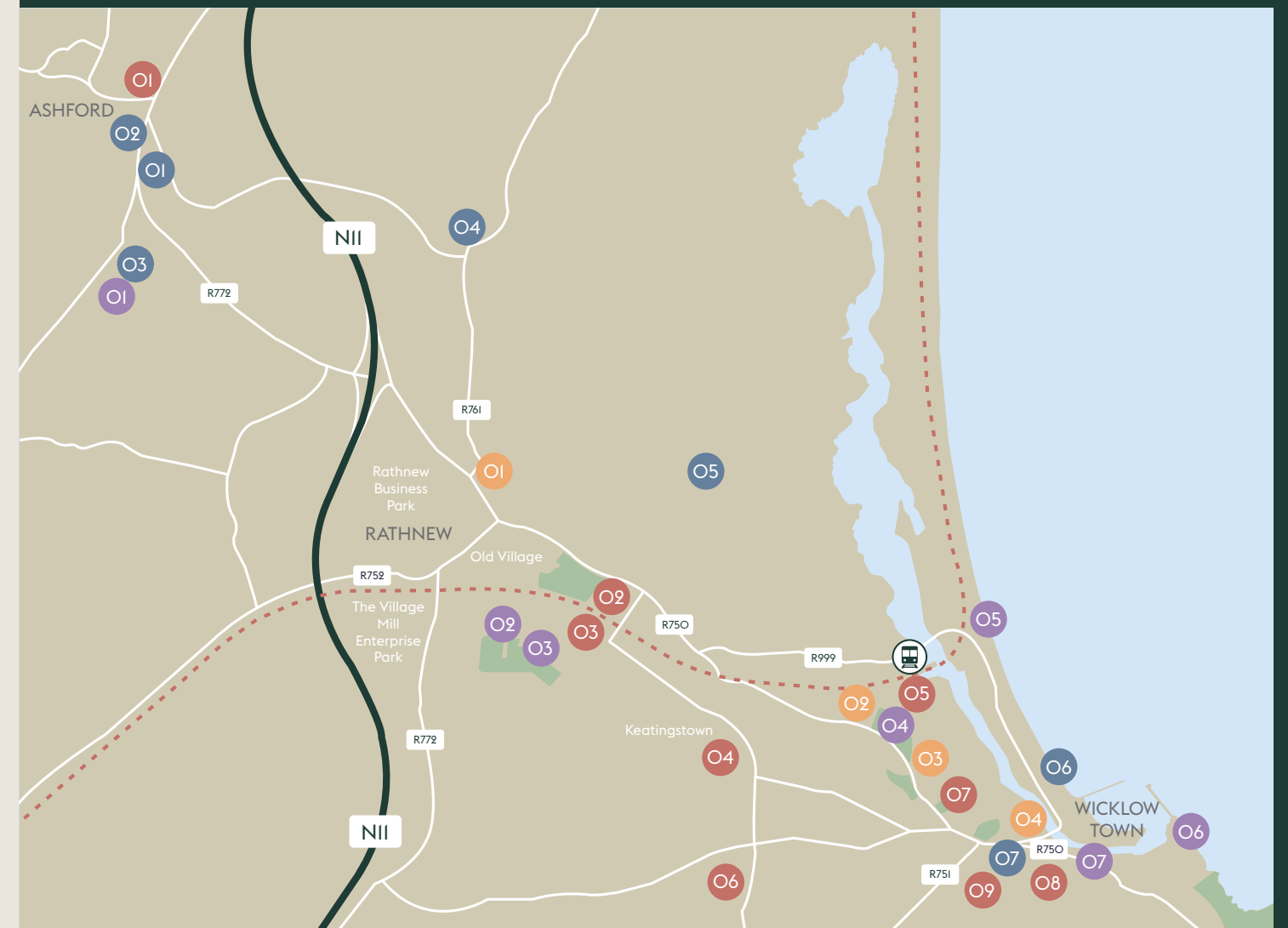
1. Aldi
2. Lidl
3. Tesco
4. SuperValue

## Recreation

1. Ashford Rovers AFC
2. Rathnew GAA
3. Rathnew AFC
4. Wicklow Rovers AFC
5. Wicklow Playground
6. Black Castle
7. Wicklow Gaol

## Dining

1. Avoca Ashford
2. Chester Beatty Inn
3. The WoodPecker
4. Hunters Hotel
5. Tinakilly Country House
6. The Brass Fox
7. O'Sheas Corner







# attention to detail

## Superior Low Energy Design

- A Rated - energy efficient homes
- Low energy, low carbon houses
- Very high levels of insulation incorporated in floors, walls and roofs
- All houses are constructed to provide a high level of air tightness to a standard that exceeds building regulations
- High performance, low U-value windows and external doors
- Low maintenance Aluclad & UPVC windows
- Ultra-Tech, triple locking front doors
- Natural and mechanical ventilation system throughout the houses

## Windows, Doors & Ironmongery

- Composite front door with multi point locking system
- High specification joinery and internal doors and ironmongery fit out
- Premium Alu-clad & UPVC windows for a long lasting durable low maintenance composite product
- Elegant painted internal doors
- Attractive modern styled door ironmongery

## Internal Finishes

- Internal walls plastered and painted one colour throughout
- Painted skirting and architraves
- Staircase and balustrade painted as per show-house
- Standard pendant light fittings and attractive power points

## Kitchens

- Superior quality kitchens
- Fitted storage units to utility room
- Down lighters and velux window to kitchen area

## Bedrooms

- Luxury fitted wardrobes with a combination of hanging and shelved space as per showhouse

## Bathrooms

- Stylish bathrooms and ensuites
- WC with attractive range of high quality sanitary ware and fittings
- Bathroom and ensuite wet areas tiled as per showhouse
- Large shower trays to ensuites

## Electrical

- Wired for TV / Broadband
- CAT 6 cable wiring for data telephone points for high speed
- Smoke / heat and carbon monoxide detectors fitted as standard

## External Finishes & Structure

- The houses are constructed using elevation of brick and low maintenance rendered finish
- The elevations incorporate a mix of low maintenance brick and offering an attractive high quality low maintenance finish
- Low maintenance UPVC fascia, soffits and gutters
- Landscaping with paved driveways and concrete rear patios
- Rear gardens are top soiled, raked and seeded
- Post and panel side boundary walls and block back wall
- External wiring for car charging point
- Side gate fitted as standard where applicable

## Building Guarantee

- These quality homes are covered by the Home-Bond 10 Year Structural Guarantee Scheme
- A Rated



site  
plan



**house type a1**  
4 bed semi-detached 2.5 storey  
139.12 sqm • 1497 sqft

**house type a2**  
4 bed semi-detached 2.5 storey  
139.12 sqm • 1497 sqft

**house type b1**  
3 bed end terrace 2 storey  
w/ attic storage  
137.83 sqm • 1483 sqft

**house type b2**  
3 bed mid terrace 2 storey  
w/ attic storage  
136.38 sqm • 1467 sqft

**house type c1**  
3 bed end terrace 2.5 storey  
116.58 sqm • 1254 sqft

**house type c2**  
2 bed mid terrace 2 storey  
w/ attic storage  
116.58 sqm • 1254 sqft

**house type c3**  
3 bed semi-detached 2.5 storey  
116.58 sqm • 1254 sqft

**house type c4**  
3 bed semi-detached 2.5 storey  
117.86 sqm • 1268 sqft

**house type c8**  
3 bed semi-detached 2.5 storey  
116.58 sqm • 1254 sqft

**house type d1**  
3 bed end terrace 2 storey  
w/ attic storage  
119.50 sqm • 1286 sqft

**house type d2**  
2 bed mid terrace 2 storey  
84.24 sqm • 906 sqft

**house type d3**  
3 bed end terrace 2 storey  
w/ attic storage  
119.50 sqm • 1286 sqft

**house type d4**  
2 bed mid terrace 2 storey  
84.24 sqm • 906 sqft

**house type e1**  
4 bed semi-detached 2 storey  
132.61 sqm • 1427 sqft

**house type e2**  
4 bed detached 2 storey  
132.61 sqm • 1427 sqft

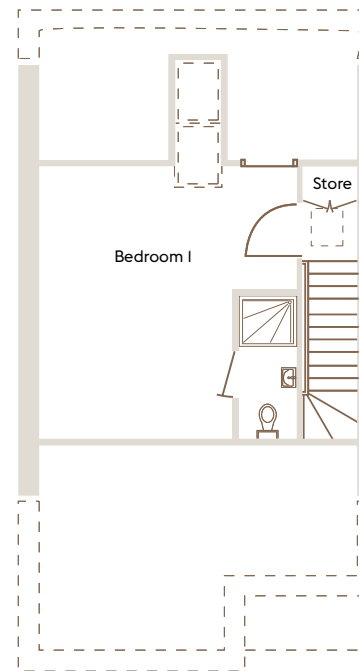
**house type f1**  
3 bed semi detached 2 storey  
126.94 sqm • 1366 sqft

**house type g3**  
3 bed semi detached 2 storey  
107.96 sqm • 1162 sqft



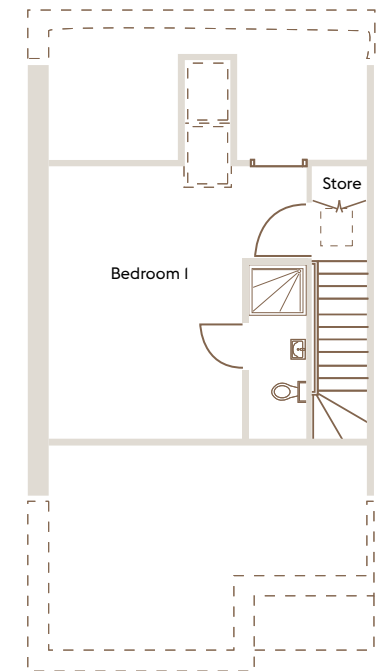
# house type a1

4 bed semi-detached 2.5 storey  
139.12 sqm • 1497 sqft



# house type a2

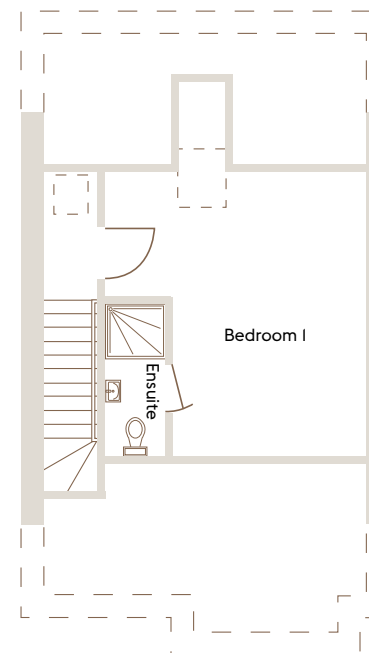
4 bed semi-detached 2.5 storey  
139.12 sqm • 1497 sqft





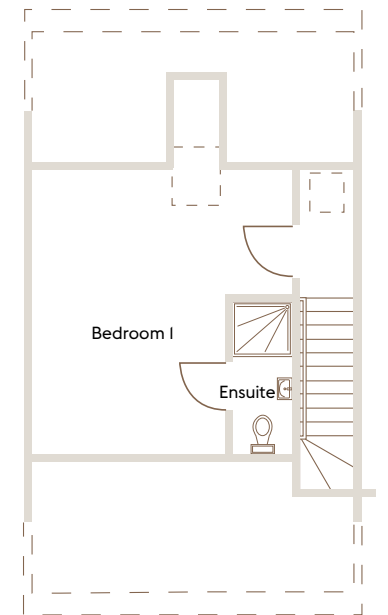
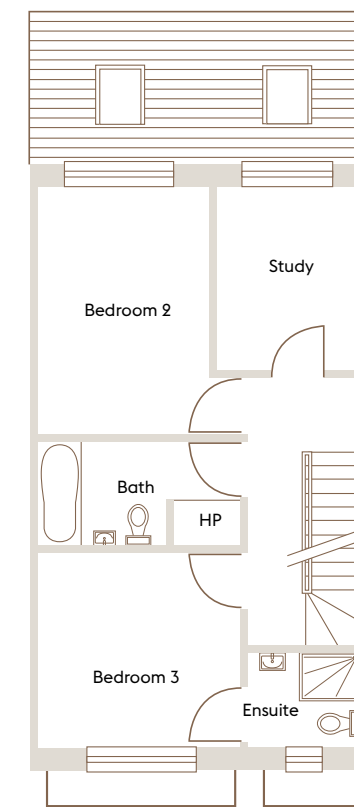
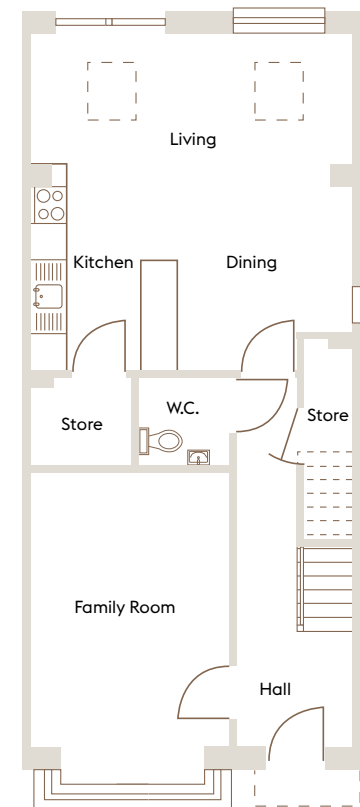
# house type b1

3 bed end terrace 2 storey w/ attic storage  
137.83 sqm • 1483 sqft



# house type b2

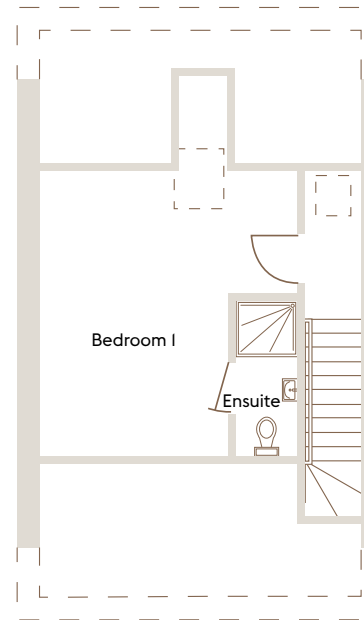
3 bed mid terrace 2 storey w/ attic storage  
136.38 sqm • 1467 sqft





# house type c1

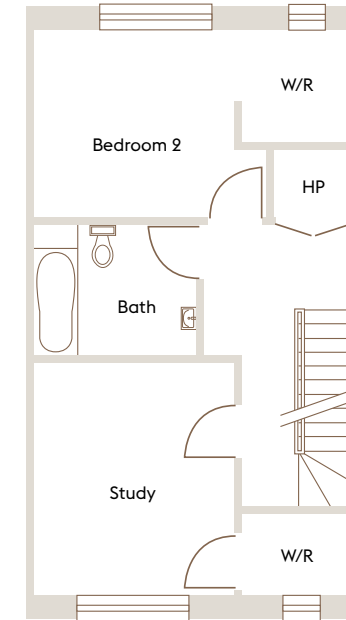
3 bed end terrace 2.5 storey  
116.58 sqm • 1254 sqft



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# house type c2

2 bed mid terrace 2 storey w/ attic storage  
116.58 sqm • 1254 sqft



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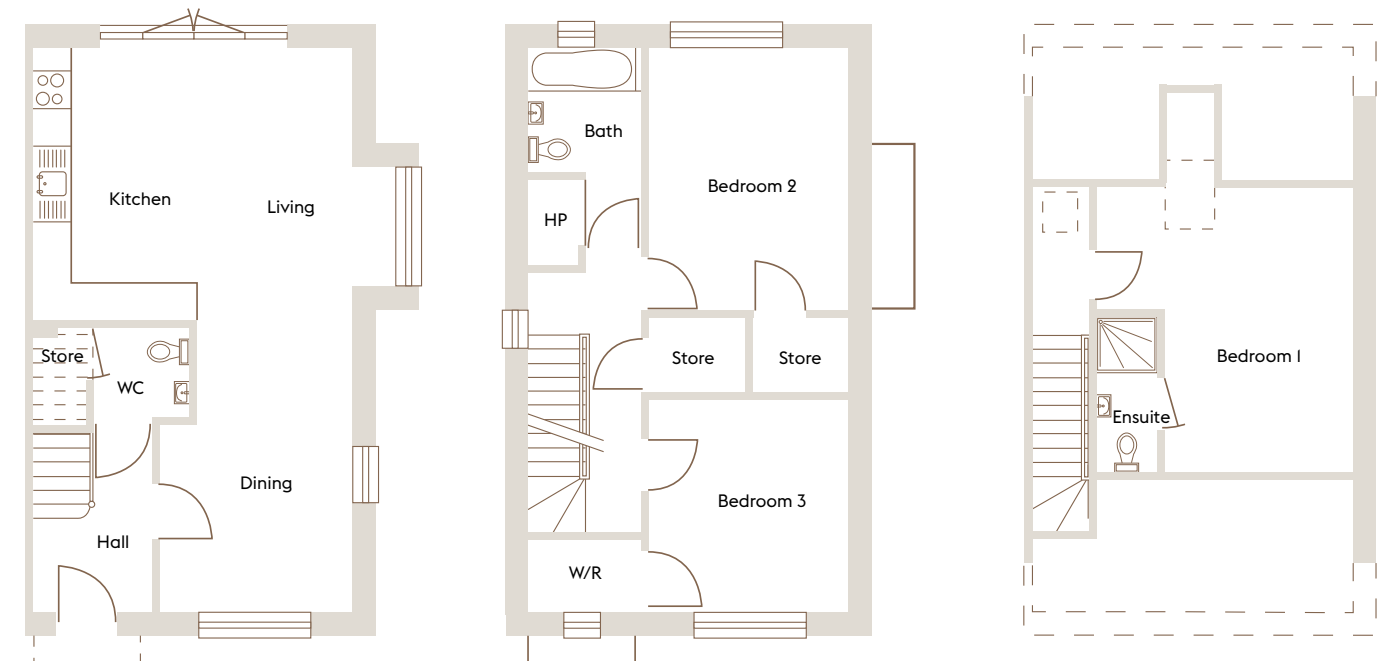
# house type c3

3 bed semi-detached 2.5 storey  
116.58 sqm • 1254 sqft



# house type c4

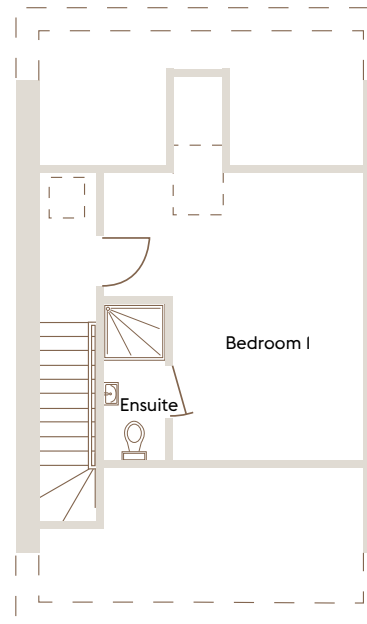
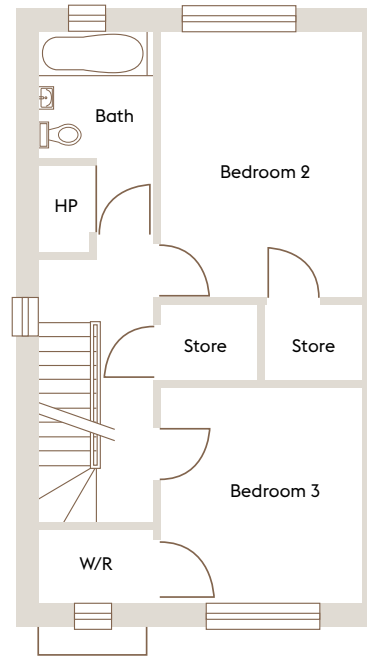
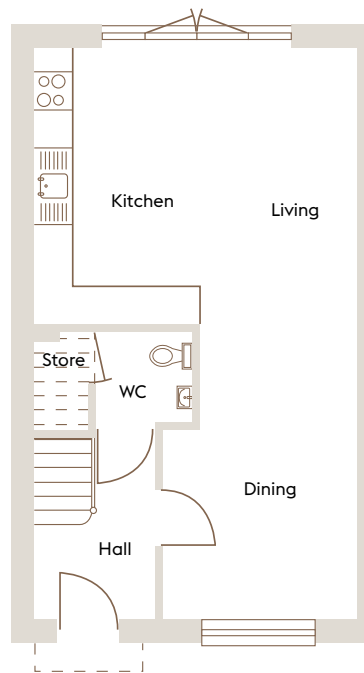
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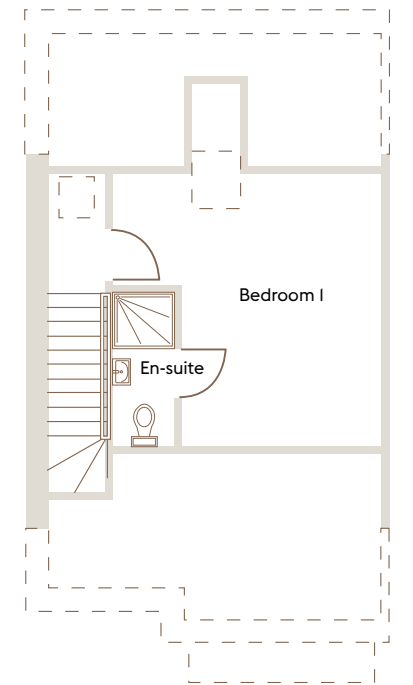
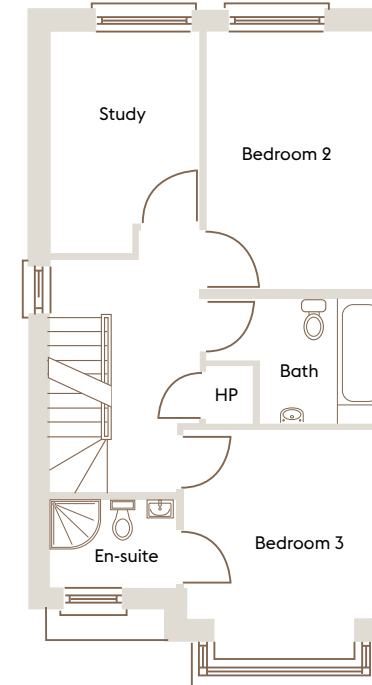
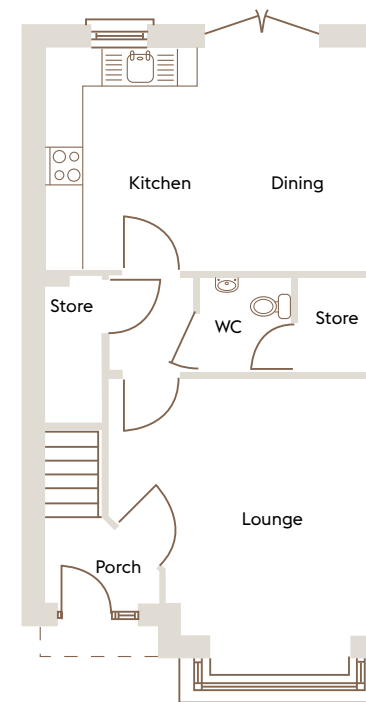
# house type c8

3 bed semi-detached 2.5 storey  
116.58 sqm • 1254 sqft



# house type d1

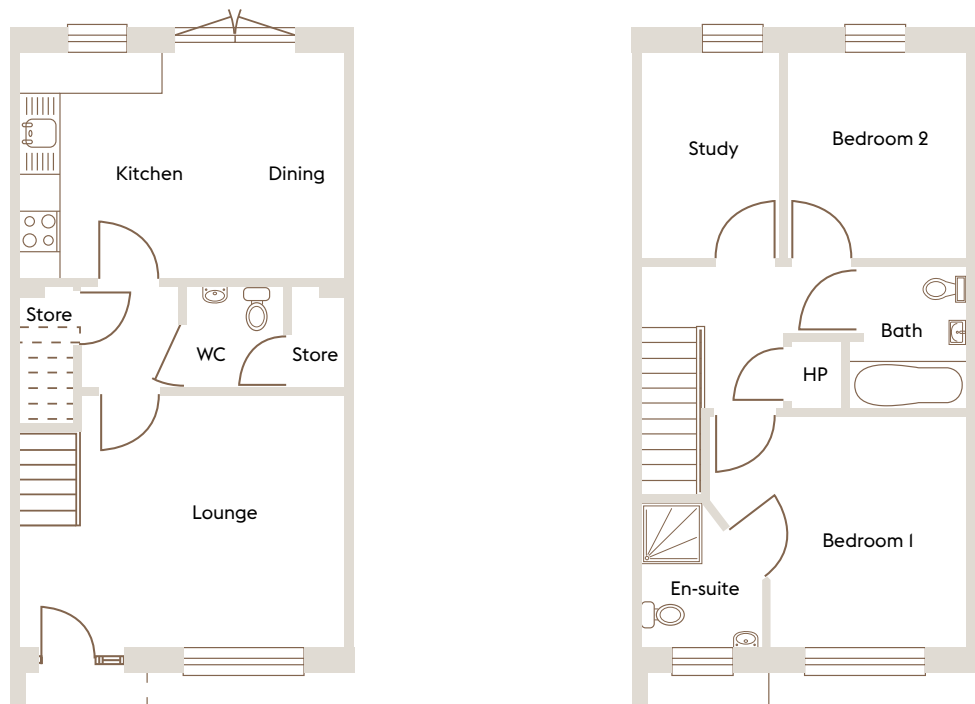
3 bed end terrace 2 story w/ attic storage  
119.50 sqm • 1286 sqft





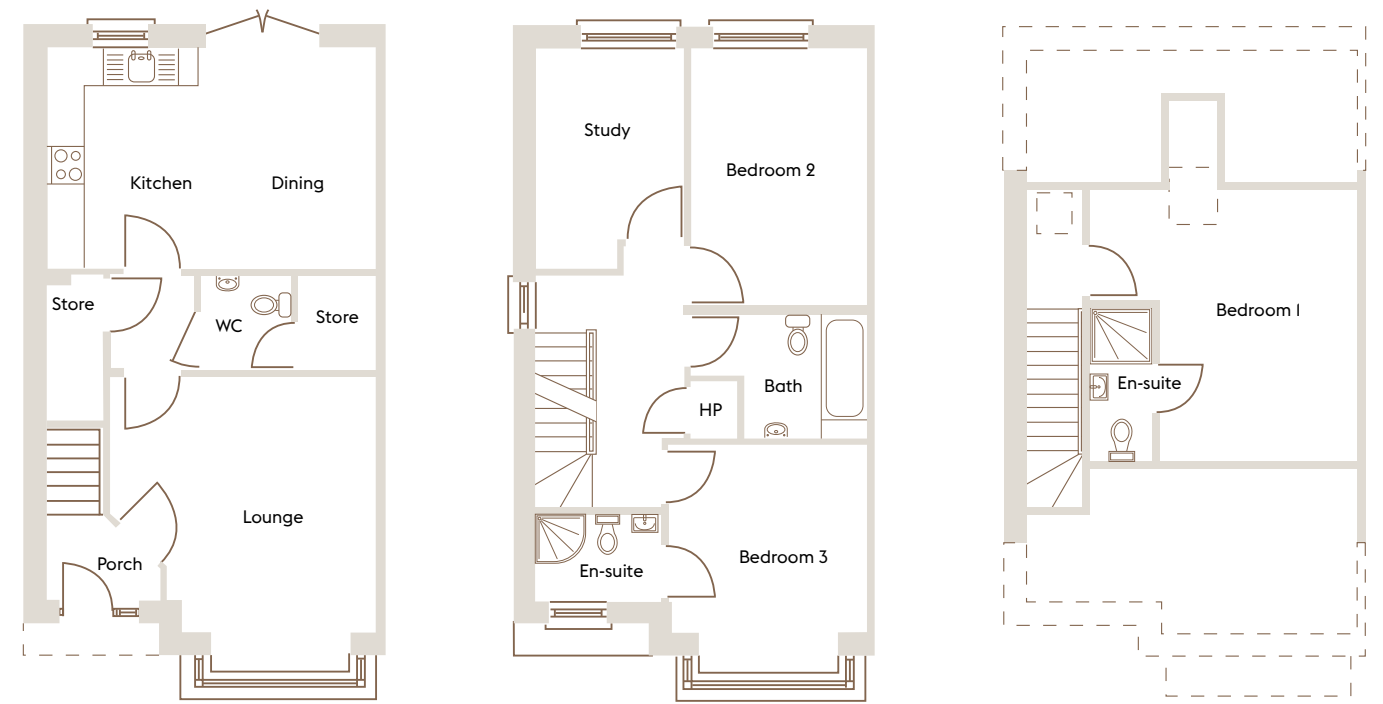
# house type d2

2 bed mid terrace 2 storey  
84.24 sqm • 906 sqft



# house type d3

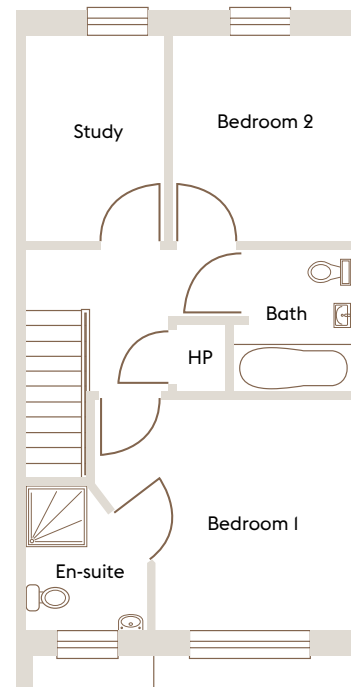
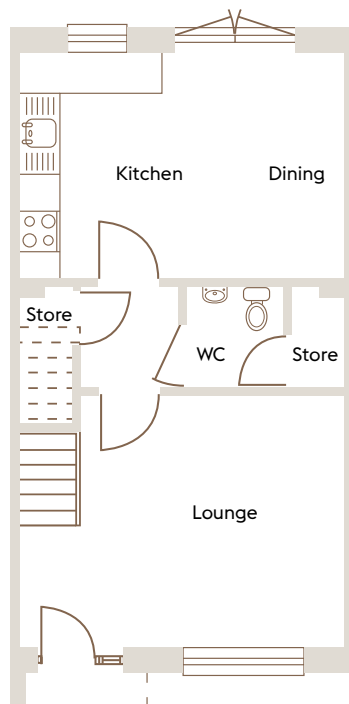
3 bed end terrace 2 storey w/ attic storage  
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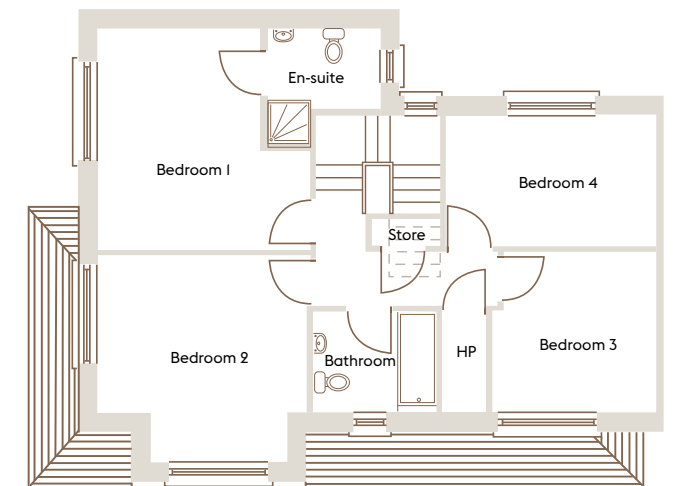
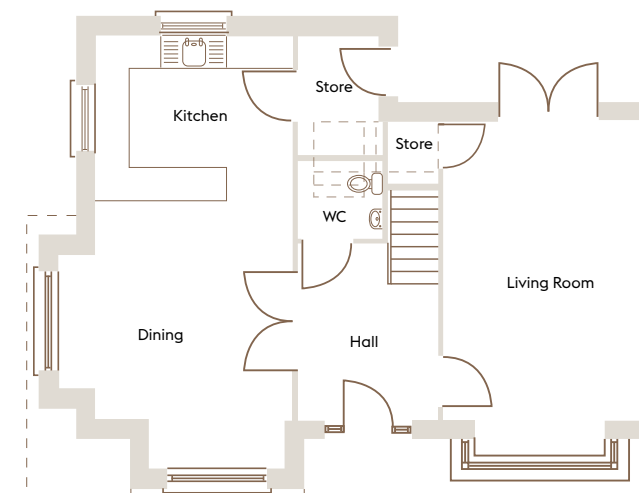
# house type d4

2 bed mid terrace 2 storey  
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# house type e1

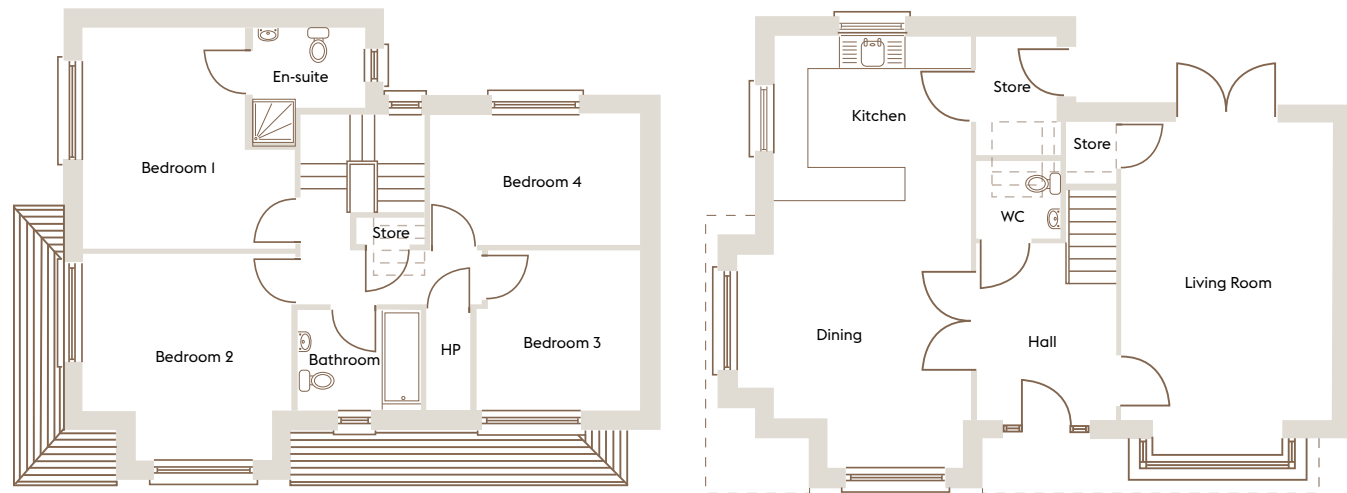
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# house type e2

4 bed detached 2 storey  
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# house type f1

3 bed semi detached 2 storey  
126.94 sqm • 1366 sqft







# house type g3

3 bed semi detached 2 storey  
107.96 sqm • 1162 sqft



# introducing the developer

At Dwella, we specialise in selling high-quality, new energy-efficient homes for leading developer Rycroft. Whether you're a first-time buyer or a growing family, we offer a stunning range of 1, 2, 3 and 4 bedroom homes at an affordable price.



Our carefully selected developments are located in Meath, Kildare, Dublin and Wicklow offering the perfect balance of modern living, green spaces and easy access to Dublin city. With excellent transport links, schools and amenities nearby – your dream home is closer than you think. Discover contemporary designs, A rated and thoughtfully planned communities – all with Dwella's honest advice and expert guidance every step of the way.

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lodge



Rycroft has been providing high quality, energy-efficient, affordable homes for over 20 years. We build all types of properties from apartments and townhouses to semi detached and detached homes within commuting distance of Dublin City Centre.



## Past Developments

- Bawnogues, Kilcock, Co. Kildare
- Blessington Abbey, Co. Wicklow
- Brayton Park, Kilcock, Co. Kildare
- Carton Grove, Maynooth, Co. Kildare
- Carriglea, Naas Road, Dublin 12
- Mullen Park, Maynooth, Co. Kildare
- Newton Hall, Maynooth, Co. Kildare
- Lyreen Lodge, Maynooth, Co. Kildare



where innovation  
meets tradition



## Coming Soon

- Egland Park, Ashbourne
- Bawnogues, Kilcock, Phase II
- St. Winnow's, Stocking Lane, Rathfarnham

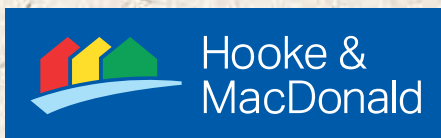
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