



clonrathhomes.ie

Ideal Location

Clonrath is a new residential development of high quality 3, 4 and 5 bedroom traditional two storey family homes in a prime location on the Skerries Road in Lusk, Co. Dublin.

Surrounded by picturesque country views and mature landscaping, the homes at Clonrath offer an ideal home in a location designed around family life.

Clonrath is located 23km north of Dublin City Centre with excellent rail, road and bus connections for an easy commute to the city.

With the bustling seaside coastal towns of Skerries and Malahide nearby, Swords village only a few minutes drive away and an easy journey to Dublin City Centre, this location has it all.

*Love
Where
You
Live*





Picturesque Setting

Some of the many fine attractions close to Clonrath include Ardgillan Castle, Newbridge House and Farm at Newbridge Demesne and Malahide Castle & Gardens.

The beautiful beaches of Rush, Malahide and Loughshinny are just a short drive away. There is an incredible selection of world class golf courses nearby, including Malahide, Portmarnock, The Island, Skerries and Rush.

This is an ideal location with a wonderful lifestyle right on your doorstep and an easy commute to Dublin City Centre , life here in Clonrath gives the perfect balance.

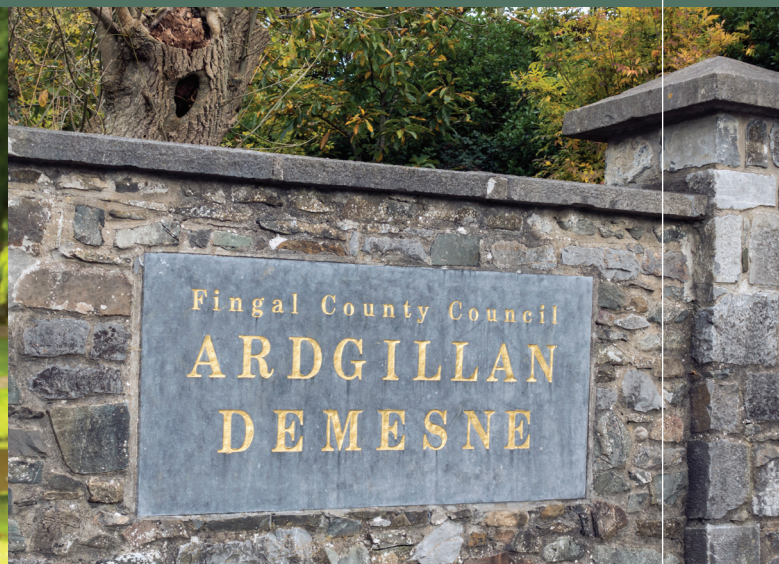


Ardgillan Castle



Skerries Mills





Ardgillan Castle and Demense



Lusk Round Tower

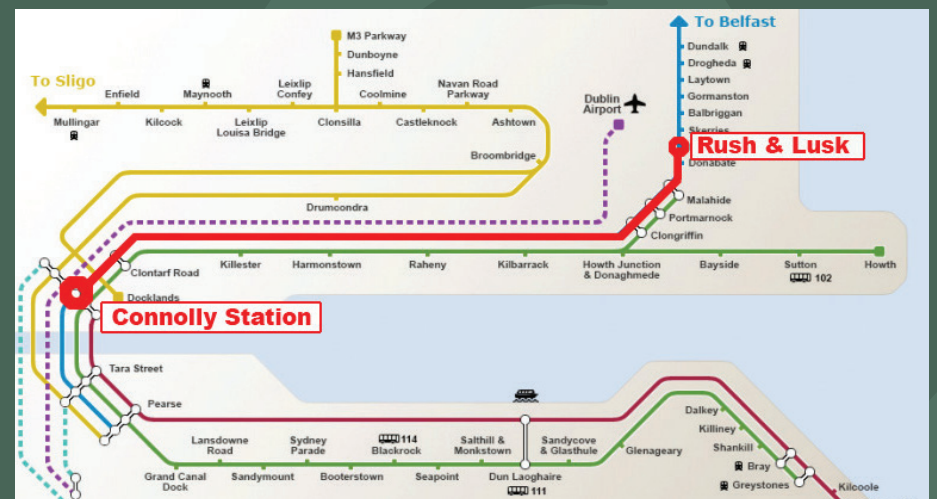


Skerries Harbour at Dusk

Perfectly Connected

Living in Clonrath will provide the best of both worlds, a tranquil village lifestyle is right on your doorstep and thanks to the excellent transport links in the area, travelling directly into the heart of Dublin City Centre will be an easy commute.

Served by a regular commuter train service, there are over 20 trains to Grand Canal Dock each weekday with an approximate journey time of less than 30 minutes to the heart of the capital, with onward connections to both the Luas and DART lines. The 33 Dublin Bus route is also on hand to provide an easy commute to the city along with the Fingal Express private bus service travelling from Lusk to Dublin City via the Port Tunnel. Swords, Drogheda and Dublin Airport can also be reached by bus from Lusk. With the M1 Motorway only a 10 minute drive away, Lusk provides motorists with immediate access to Dublin City and the M50 Motorway with links to all major routes.



Lifestyle



Clonrath is close to a great selection of local primary schools including Lusk National School, Corduff National School, Hedgestown National School & Rush and Lusk Educate Together N.S.

Popular secondary schools include Lusk Community College, Loreto Secondary School in Balbriggan, Skerries Community College, St. Joseph's Secondary School in Rush and Gormanstown College.

Swords Pavilions Shopping Centre and Airside Retail Park are only a 15 minute drive away with an excellent choice of shopping facilities, cafes and restaurants.

There are a host of recreational activities and sports clubs in the area including Lusk United Football Club and Round Towers GAA Club.



Welcome to Clonrath

Designed by Conroy Crowe Kelly Architects these generously proportioned houses maximize the available space and create generous family homes.

These “A” rated homes benefit from modern technologies to deliver comfort, low maintenance and energy efficiency.

The development is comprised of large three, four and five bedroom detached and semi-detached family houses of traditional masonry construction in a highly landscaped setting.

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Specification



KITCHENS

- Superb quality contemporary styled kitchens from Kitchen Elegance as per relevant showhouse.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Stainless-steel bowl and a half sink.
- Under sink pull-out recycle bins.
- Separate utility room with below countertop space provided for washing machine and dryer.

ENERGY EFFICIENCY

- BER "A3" energy rating.
- PV solar panels for reduced electricity running costs.
- High levels of roof, wall and floor insulation.

BEDROOMS

- High quality shaker style wardrobes fitted by McCauls as per showhouse.

INTERNAL FINISHES

- Superior quality internal joinery and hardwood handrail to stairs as per relevant showhouse.
- Satin chrome finish ironmongery.
- Painted throughout in Eider White.
- Climote remote heating control system allowing remote control of the heating system from a mobile phone.
- Wired for TV, telephone and intruder alarm.

BATHROOM AND EN-SUITE

- Quality Twyford sanitary ware.
- Polished chrome heated towel rail.
- Pumped thermostatically controlled shower.

EXTERNAL FEATURES

- High performance uPvc maintenance free windows and doors.
- Ultratech front door by Munster Joinery.
- Multi-point locking system to external doors.
- Cobblelock driveway with parking for two cars.
- Extensive landscaping to front gardens.
- Seeded rear garden.
- Patio area paved in Kilsaran shelbourne buff granite slabs.
- Concrete post and quality treated timber fencing panels to rear garden.
- Treated timber side passage gate.
- External lighting to front and rear garden.

HOME BOND WARRANTY

- 10-year HomeBond Guarantee.

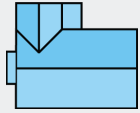


The Ash

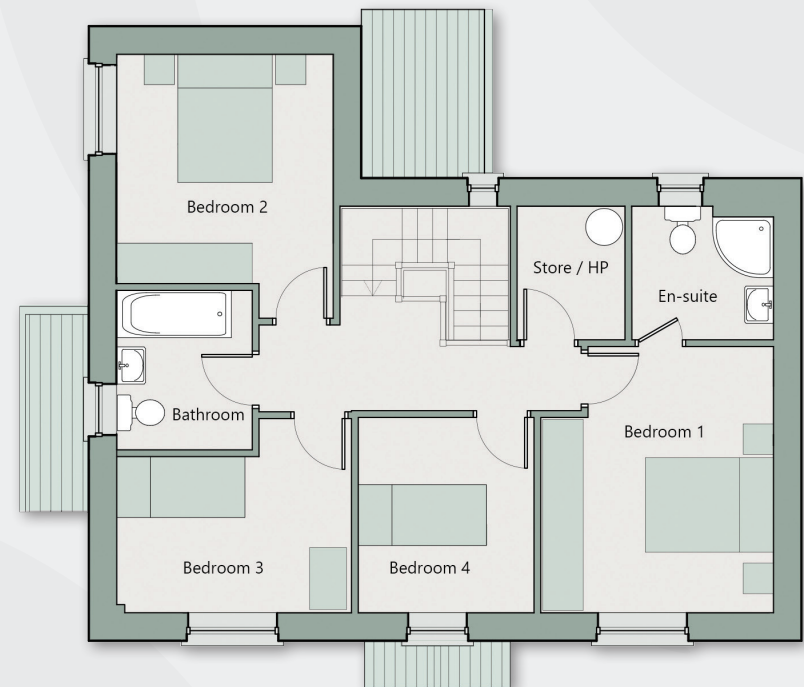
FOUR BEDROOM

DETACHED AND SEMI-DETACHED HOUSE

137 SQ.M. / 1.475 SQ.FT.



GROUND FLOOR



FIRST FLOOR



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The Holly

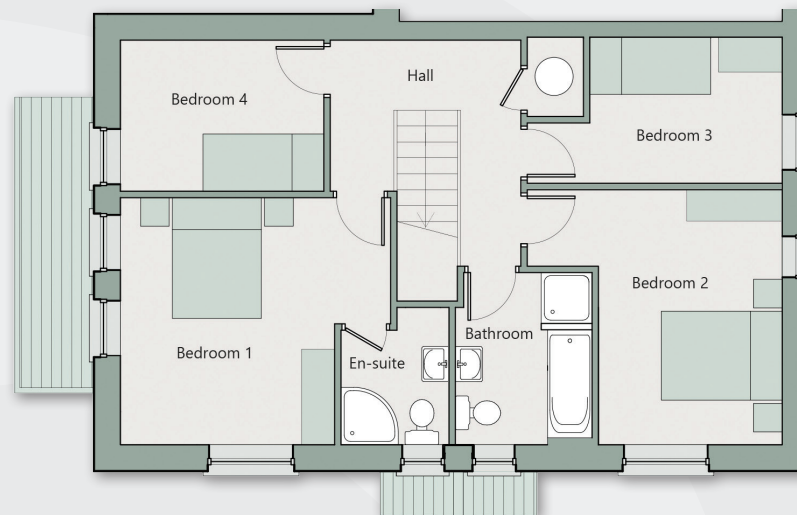
FOUR BEDROOM

DETACHED AND SEMI-DETACHED HOUSE

136 SQ.M. / 1.464 SQ.FT.



GROUND FLOOR



FIRST FLOOR



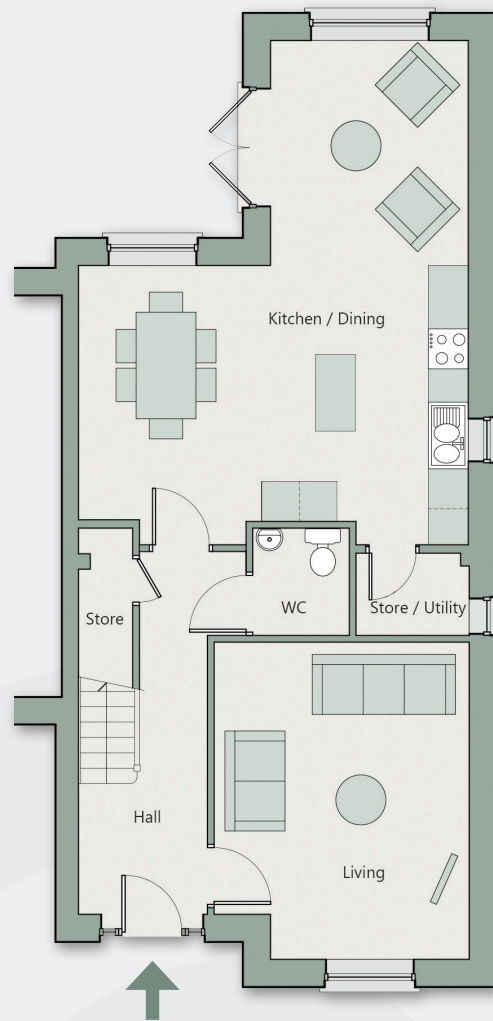
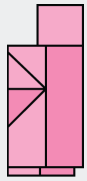
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The Alder

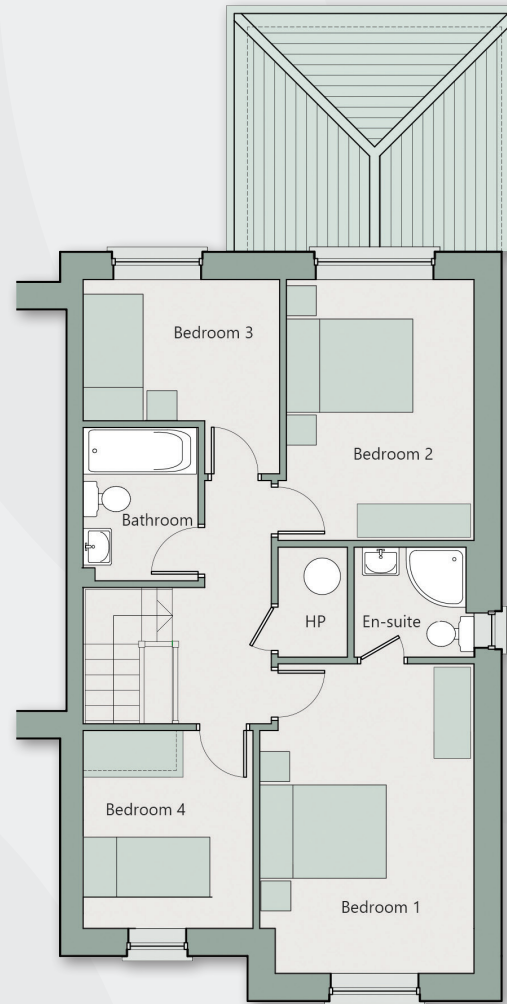
FOUR BEDROOM

SEMI-DETACHED HOUSE

128 SQ.M. / 1.378 SQ.FT.



GROUND FLOOR



FIRST FLOOR



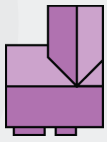
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The Elm

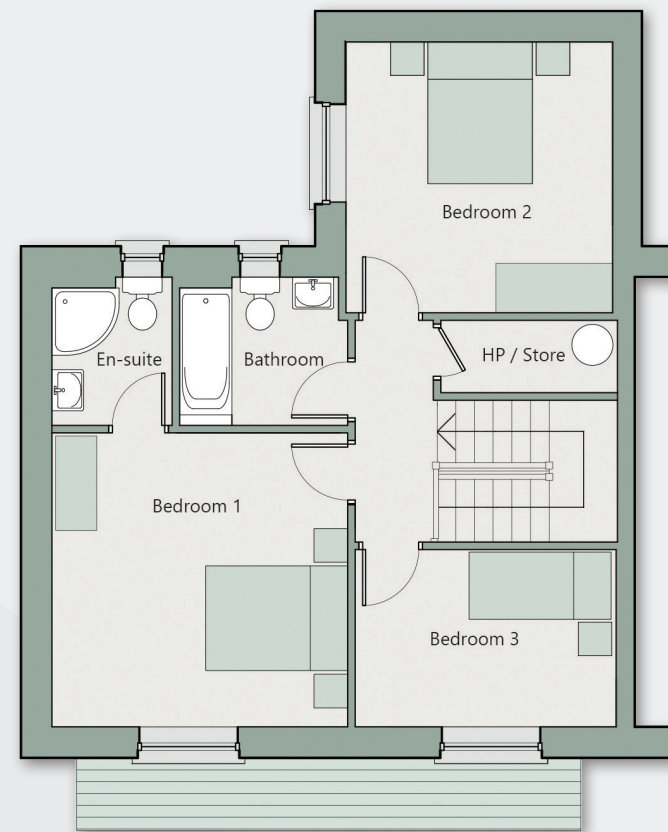
THREE BEDROOM

DETACHED, SEMI-DETACHED AND TOWNHOUSE

115 SQ.M. / 1.238 SQ.FT.



GROUND FLOOR



FIRST FLOOR



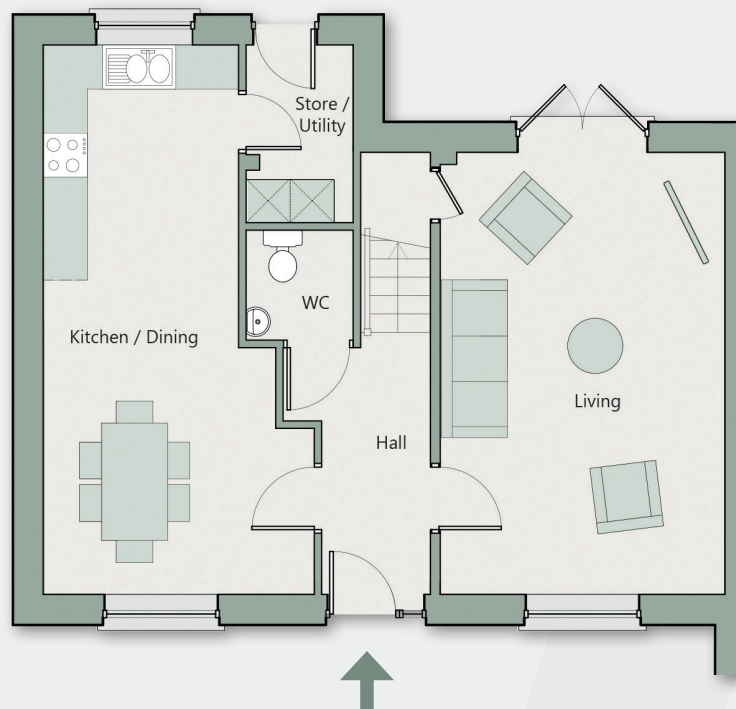
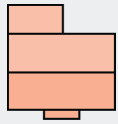
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The Sycamore

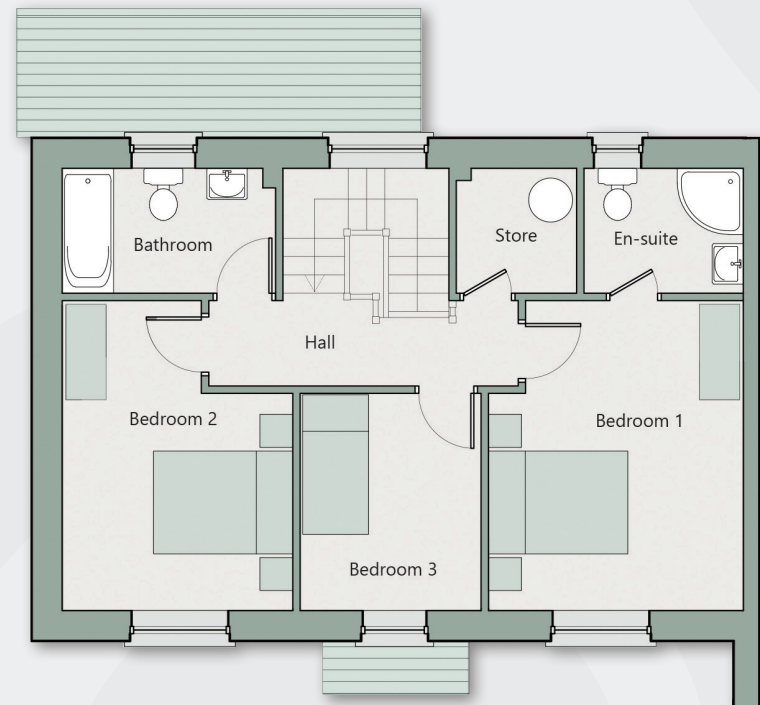
THREE BEDROOM

DETACHED, SEMI-DETACHED AND TOWNHOUSE

117 SQ.M. / 1.259 SQ.FT.



GROUND FLOOR



FIRST FLOOR



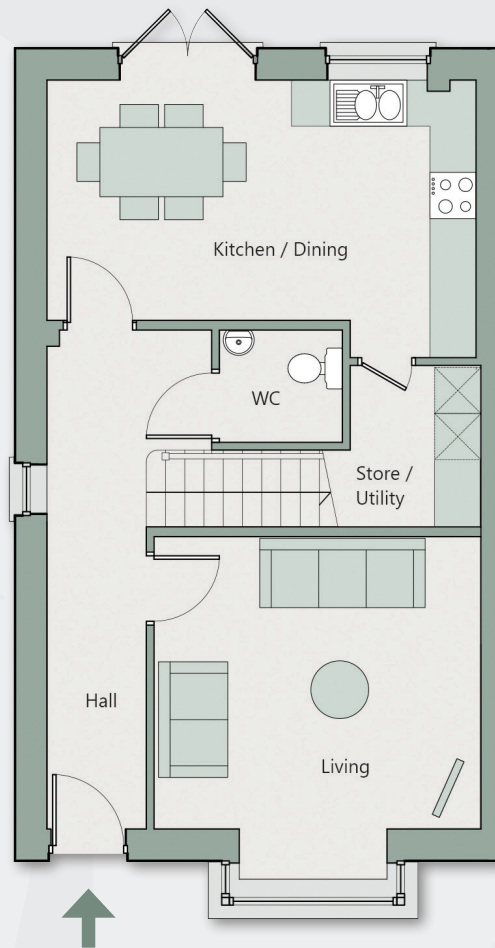
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The Beech

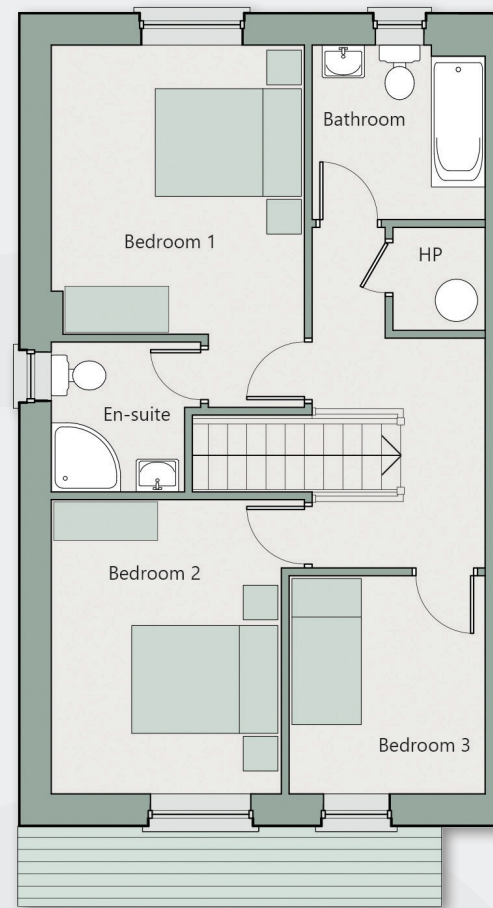
THREE BEDROOM

SEMI-DETACHED HOUSE

114 SQ.M. / 1.227 SQ.FT.



GROUND FLOOR



FIRST FLOOR

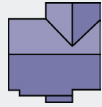


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Site Plan

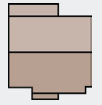
HOUSE TYPES

5 Bedroom Houses

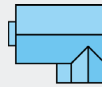


The Chestnut
5 Bed
Detached

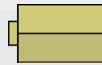
4 Bedroom Houses



The Oak
4 Bed
Detached



The Ash
4 Bed
Detached and
Semi-detached

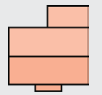


The Holly
4 Bed
Detached and
Semi-detached



The Alder
4 Bed
Semi-detached

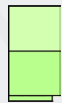
3 Bedroom House



The Sycamore
3 Bed
Detached,
Semi-detached
and Townhouse



The Elm
3 Bed
Detached,
Semi-detached
and Townhouse



The Beech
3 Bed
Semi-detached



The Beech
3 Bed
Townhouse





FUTURE DEVELOPMENT

FUTURE PARK

FUTURE SPORTS PITCHES

LUSK UTD SOCCER CLUB

LUSK UTD SOCCER PITCH

Not to scale.
This map is for information purposes only
and may be subject to variation and change.

RUSH

BAKERS CLOSE

PROFESSIONAL TEAM

Solicitors

Gore & Grimes
Cavendish House
Smithfield
Dublin 7

Architects

Conroy Crowe Kelly
65 Merrion Square
Dublin 2

Engineers

Hanley Pepper Consulting Engineers
Owenstown House
Foster's Avenue
Blackrock

DEVELOPER



McGarrell Reilly
Group

FUNDER

Activate Capital

SALES AGENT



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