

# MARLMOUNT

OLD DUBLIN ROAD, DUNDALK



AN EXCEPTIONAL DEVELOPMENT OF  
3, 4 & 5 BEDROOM FAMILY HOMES



[marlmount.ie](http://marlmount.ie)

# MARLMOUNT

New Homes in a Mature Setting



## EXCEPTIONAL 3, 4 & 5 BEDROOM HOMES

Built on Tradition and Experience

Marlmount is located in a privileged setting to the south of Dundalk on the Old Dublin Road. To the East is the seaside village of Blackrock with its dramatic coastline.

To the West is the M1 motorway connecting with Dublin and Belfast. To the North is Dundalk Institute of Technology and the vibrant energy of the town centre with its fabulous selection of modern and old world amenities, all overlooked by the picturesque Cooley Mountains.

Whatever it is that you are after there are few towns in Ireland that can boast such excellent facilities access and amenities as Dundalk: retail parks, shopping centres, traditional and high street shopping, restaurants, bars, cafe culture, recreation, education, business and sport.

It is a dynamic and vibrant town, while Blackrock is a calm and atmospheric seaside village with its own beach and promenade. Marlmount is ideally located to make the most of all this great location has to offer.



# MARLMOUNT

OLD DUBLIN ROAD, DUNDALK

These well appointed houses have been specifically designed to maximise the available space and create generous family homes. The kitchens exude quality; the bathrooms and ensuites are exceptional. The gardens front and back are well sized with ample car parking space in the off street driveways. Purchasers will enjoy the benefit of a brand new high specification house, complete with all the comforts of modern lifestyle designs.





# FUNCTION AND STYLE

Light-filled generous family homes

Marlmount is about choice: a select choice of three, four or five bedroom houses each equal in quality but distinctly different in style and scope, respecting the tastes and requirements of the individuals who will live here. The flowing internal spaces, high ceilings and maximised natural light define these exquisite homes. These well appointed houses offer modern variations on traditional themes of quality and comfort.



# A REPUTATION THAT COUNTS



McGarrell Reilly Group are responsible for some truly outstanding homes throughout Ireland and the UK. One of Ireland's leading house builders, we have been constructing quality housing developments for over 35 years. At McGarrell Reilly we take great pride in the homes we build and it shows in every detail. Each project has one thing in common; the McGarrell Reilly stamp of exceptional quality and value. Each house is a canvas on which to create your own dream home.



Hansfield, Dublin 15



Stepside Park, Dublin 18



Steeplechase, Ratoath



Millerstown, Kilcock

# SPECIFICATION

## KITCHENS

Superb quality contemporary styled kitchens from BeSpace 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 counter-top space provided for washing machine and dryer.

## BATHROOM AND EN-SUITE

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

## INTERNAL FINISHES

Superior quality internal joinery and hardwood handrail to stairs as per relevant showhouse.  
 Satin chrome finish ironmongery.  
 Wired for TV, telephone and intruder alarm.  
 Painted throughout.

## BEDROOMS

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

## ENERGY EFFICIENCY

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

## 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.



# MARLMOUNT

OLD DUBLIN ROAD, DUNDALK



## THE ASH

5 BEDROOM DETACHED HOUSE

INTERNAL AREA 169 SQ.M / 1,819 SQ.FT

PRIVATE GARDEN

COBBLELOCK DRIVEWAY



GROUND FLOOR



FIRST FLOOR



Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

# MARLMOUNT

OLD DUBLIN ROAD, DUNDALK



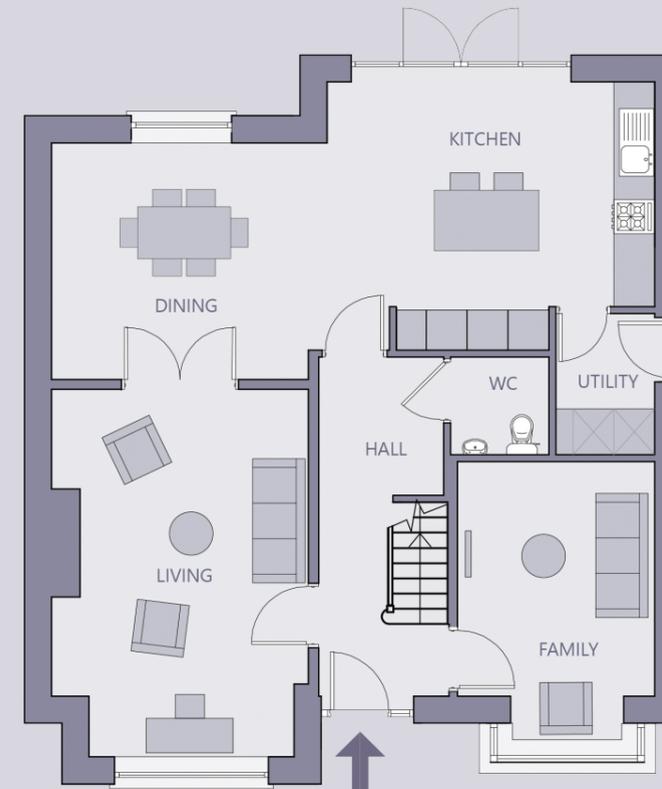
## THE ELM

5 BEDROOM DETACHED HOUSE

INTERNAL AREA 156 SQ.M / 1,679 SQ.FT

PRIVATE GARDEN

COBBLELOCK DRIVEWAY



GROUND FLOOR



FIRST FLOOR



Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

# MARLMOUNT

OLD DUBLIN ROAD, DUNDALK



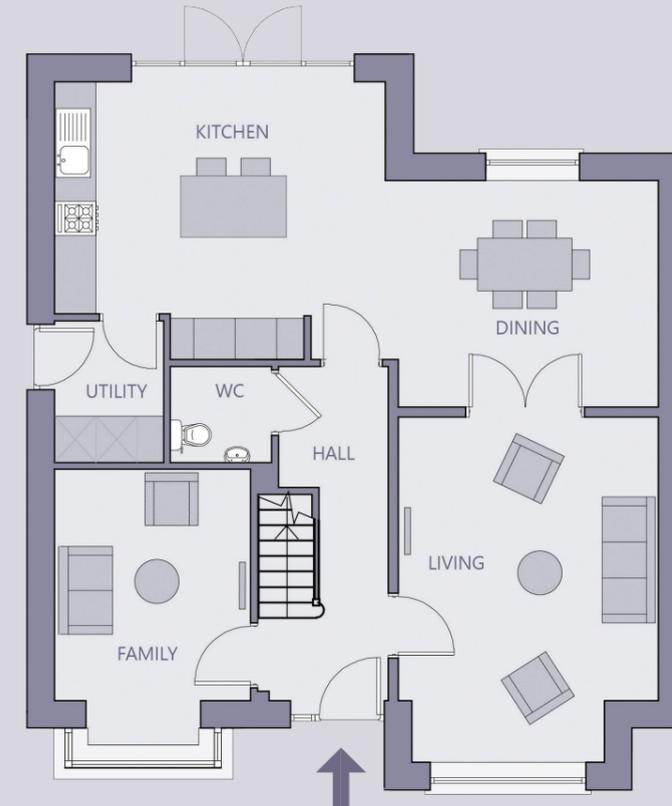
## THE WILLOW

4 BEDROOM DETACHED HOUSE

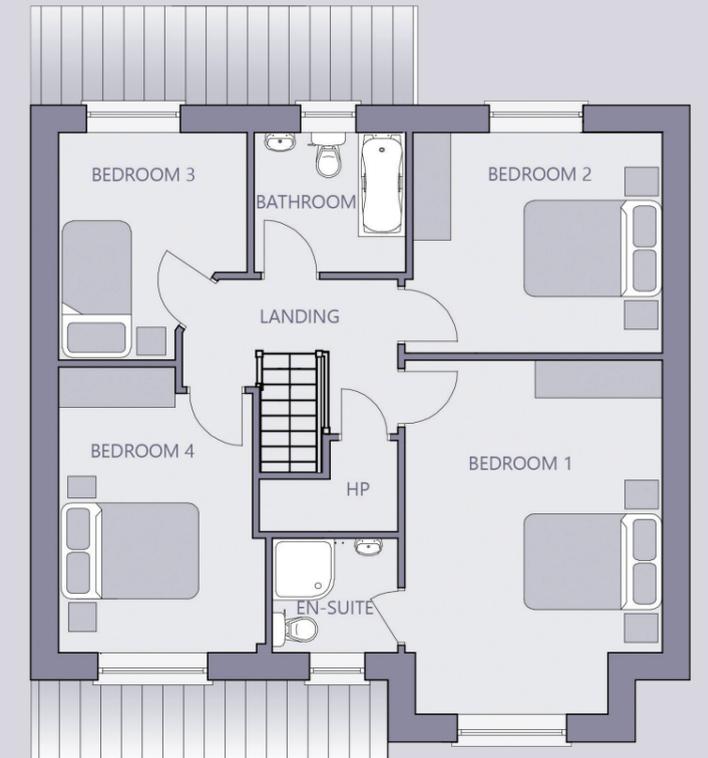
INTERNAL AREA 146 SQ.M / 1,571 SQ.FT

PRIVATE GARDEN

COBBLELOCK DRIVEWAY



GROUND FLOOR



FIRST FLOOR



Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

# MARLMOUNT

OLD DUBLIN ROAD, DUNDALK



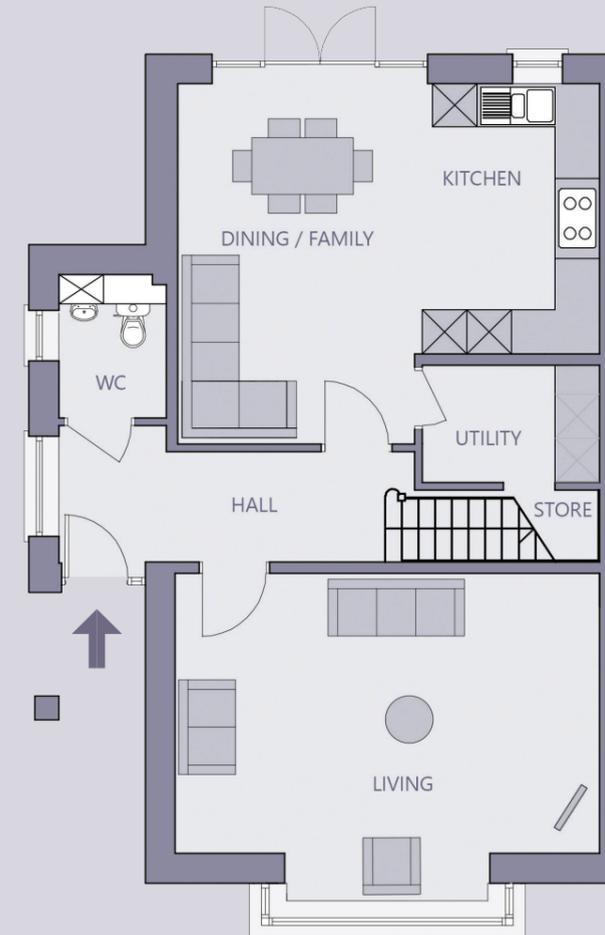
## THE SYCAMORE

4 BEDROOM SEMI-DETACHED HOUSE

INTERNAL AREA 136 SQ.M / 1,464 SQ.FT

PRIVATE GARDEN

COBBLELOCK DRIVEWAY



GROUND FLOOR



FIRST FLOOR



Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

# MARLMOUNT

OLD DUBLIN ROAD, DUNDALK



## THE BEECH

3 BEDROOM SEMI-DETACHED HOUSE

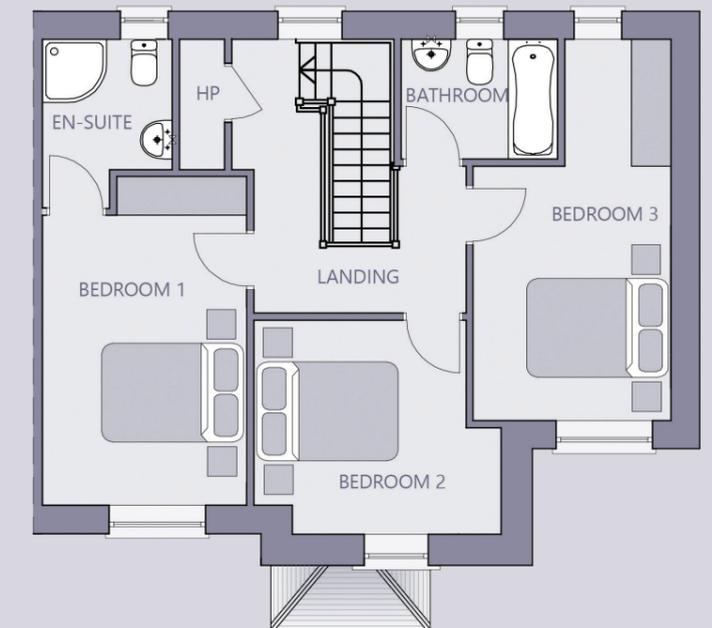
INTERNAL AREA 114 SQ.M / 1,227 SQ.FT

PRIVATE GARDEN

COBBLELOCK DRIVEWAY



GROUND FLOOR



FIRST FLOOR



Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

# MARLMOUNT

OLD DUBLIN ROAD, DUNDALK

**THE ASH**  
5 Bedroom Detached House

**THE WILLOW**  
4 Bedroom Detached House

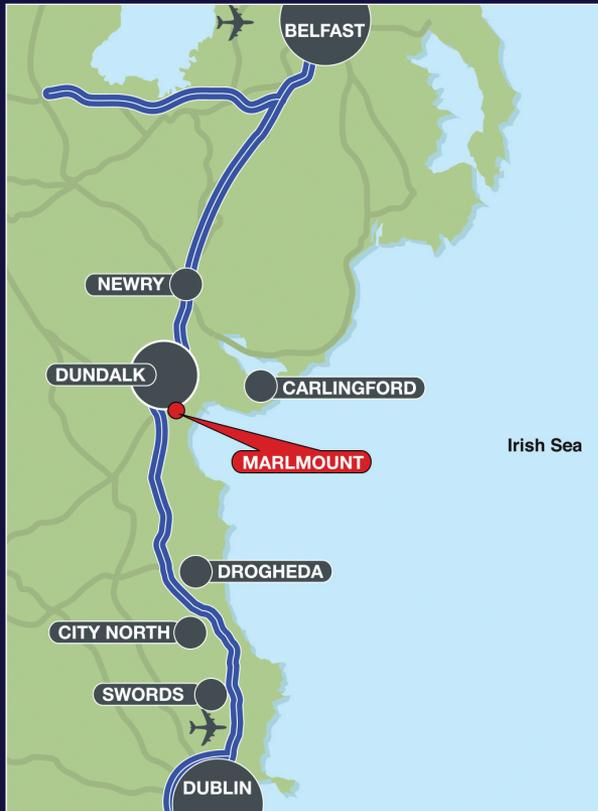
**THE BEECH**  
3 Bedroom Semi-Detached House

**THE ELM**  
5 Bedroom Detached House

**THE SYCAMORE**  
4 Bedroom Semi-Detached

## SITE PLAN





#### DIRECTIONS FROM M1

Take Exit no.16 following signs for Dundalk South along the N52. Through roundabout, to crossroads stay in right lane at Xerox Technology Park. Turn right for Blackrock, onto the Old Dublin Road pass The Fairways Hotel on the left. Take second right and Marlmount is on right.

#### ARCHITECTS

T & E Kelly Architects  
Tresillian Mews  
Brighton Road  
Foxrock  
Dublin 18

#### SOLICITORS

Matheson  
70 Sir John Rogersons Quay  
Dublin 2

#### SALES AGENT



PSRA No. 003177

#### DEVELOPER



(042) 93 32 173

info@sfc Carroll.com

Conditions to be noted: A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarise yourself with these general conditions. While care has been taken to ensure that information contained in Sherry FitzGerald publications is correct at the time of publication, changes in circumstances after the time of publication may impact on the accuracy of this information.

Special Conditions: The particulars contained in this document were prepared from preliminary plans and specifications and are intended as a guide as final finishes may vary. The particulars do not form part of any offer or contract and should not be relied upon as statements or representation of facts. Any areas, measurements or distances are approximate. Text, photographs, plans and site plans are for guideline only, are not necessarily comprehensive and may be subject to change. The Agent(s) are not authorised to make or give any representations or warranties in relation to the property. It should not be assumed that the property has all necessary planning, building regulations or other consents. We have not made any investigation into the existence or otherwise of any issues concerning pollution of land, air or water contamination. The purchaser is responsible for making his own enquiries