



# RAHENNY PARK

LUSK, CO. DUBLIN

NEW EXCLUSIVE BOUTIQUE DEVELOPMENT OF LUXURY 3, 4 & 5 BEDROOM HOMES

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WITH A DIRECT ACCESS TO A NEW PUBLIC PARK

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



New residents of Rahenny Park will benefit from the 8.5 acres of open space within the development. This will provide a beautiful green space for the whole family to enjoy with a large playground and playing field.



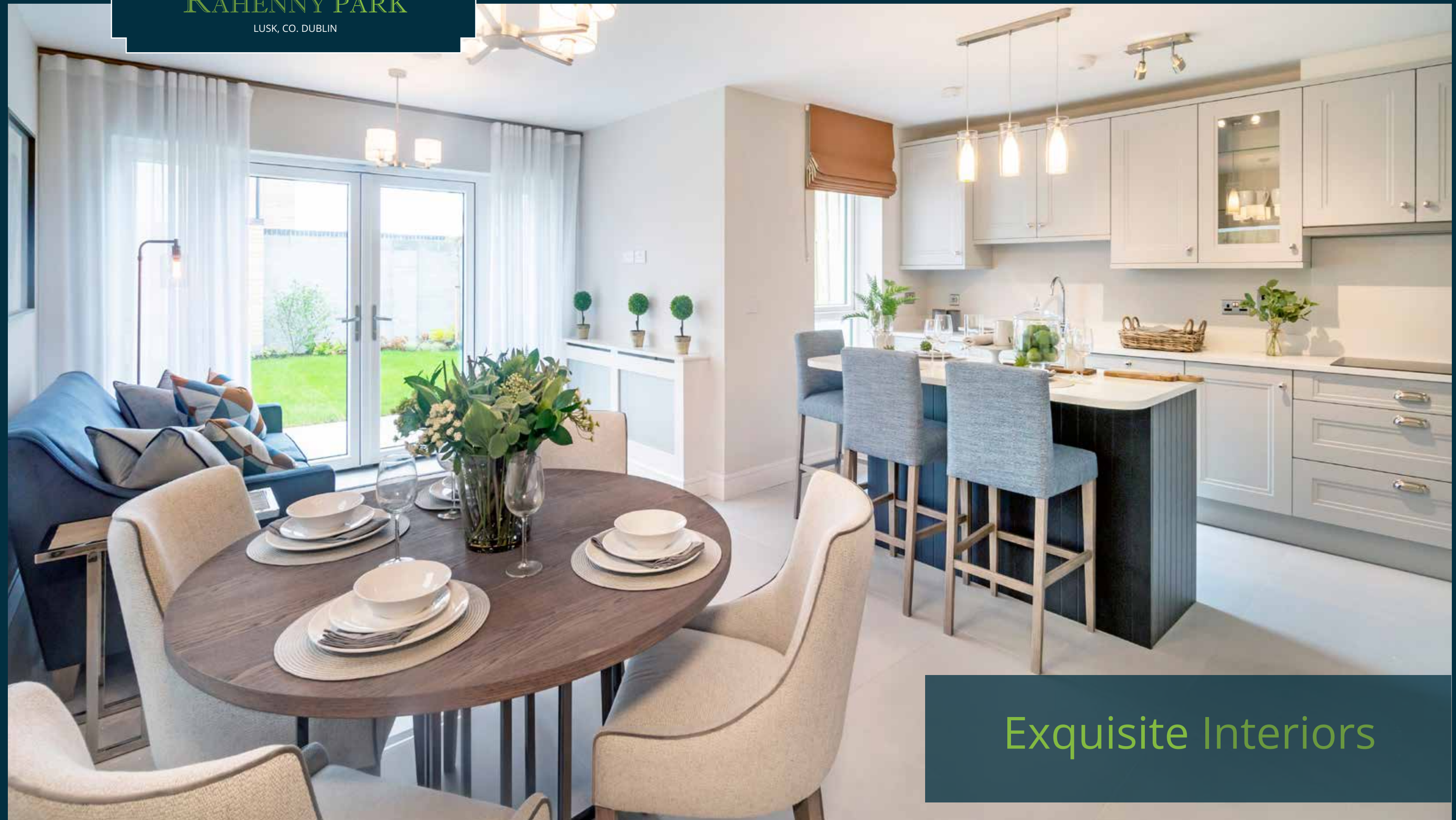
*It's a Park Life*





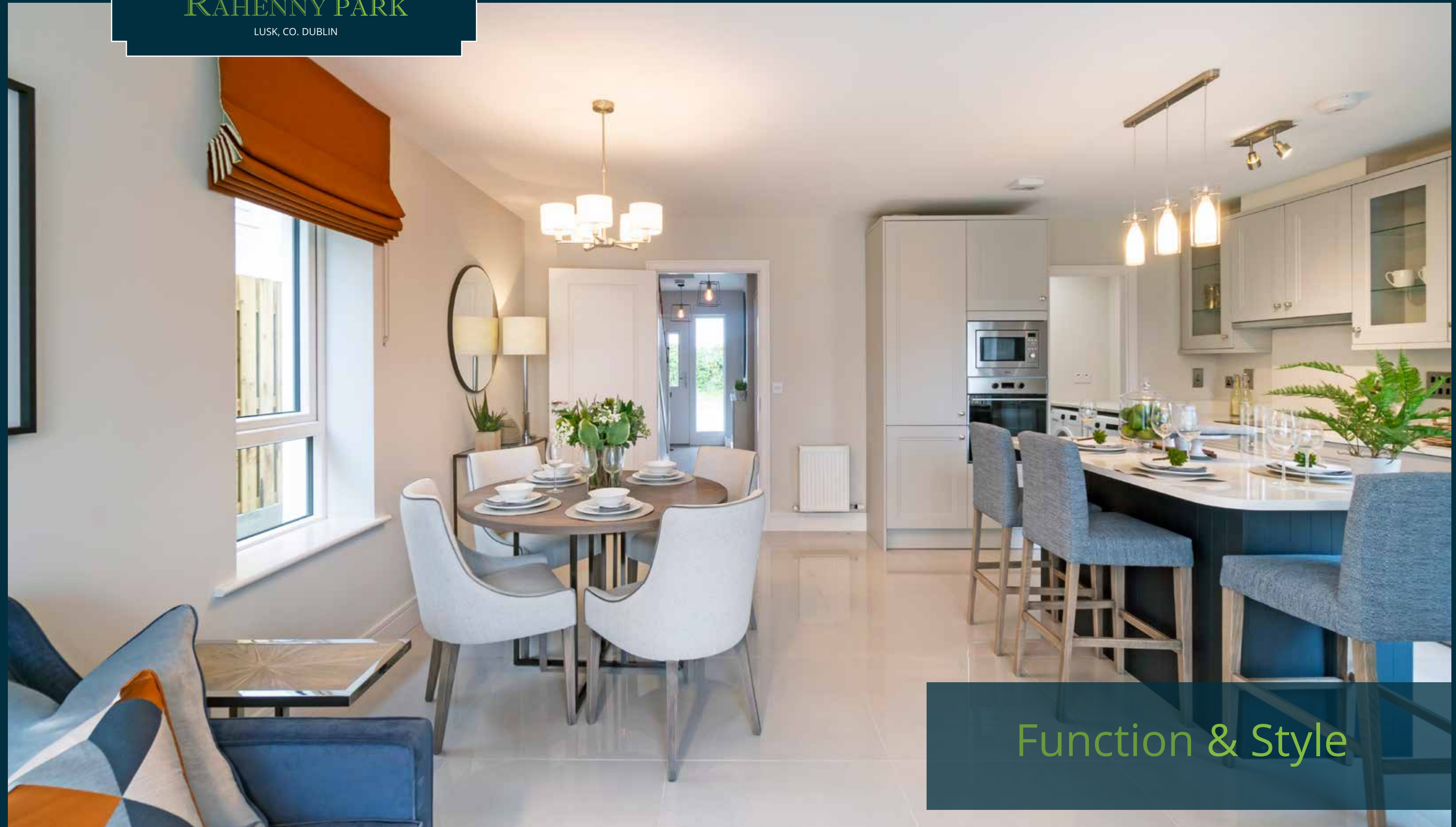
Welcome to **Rahenny Park**





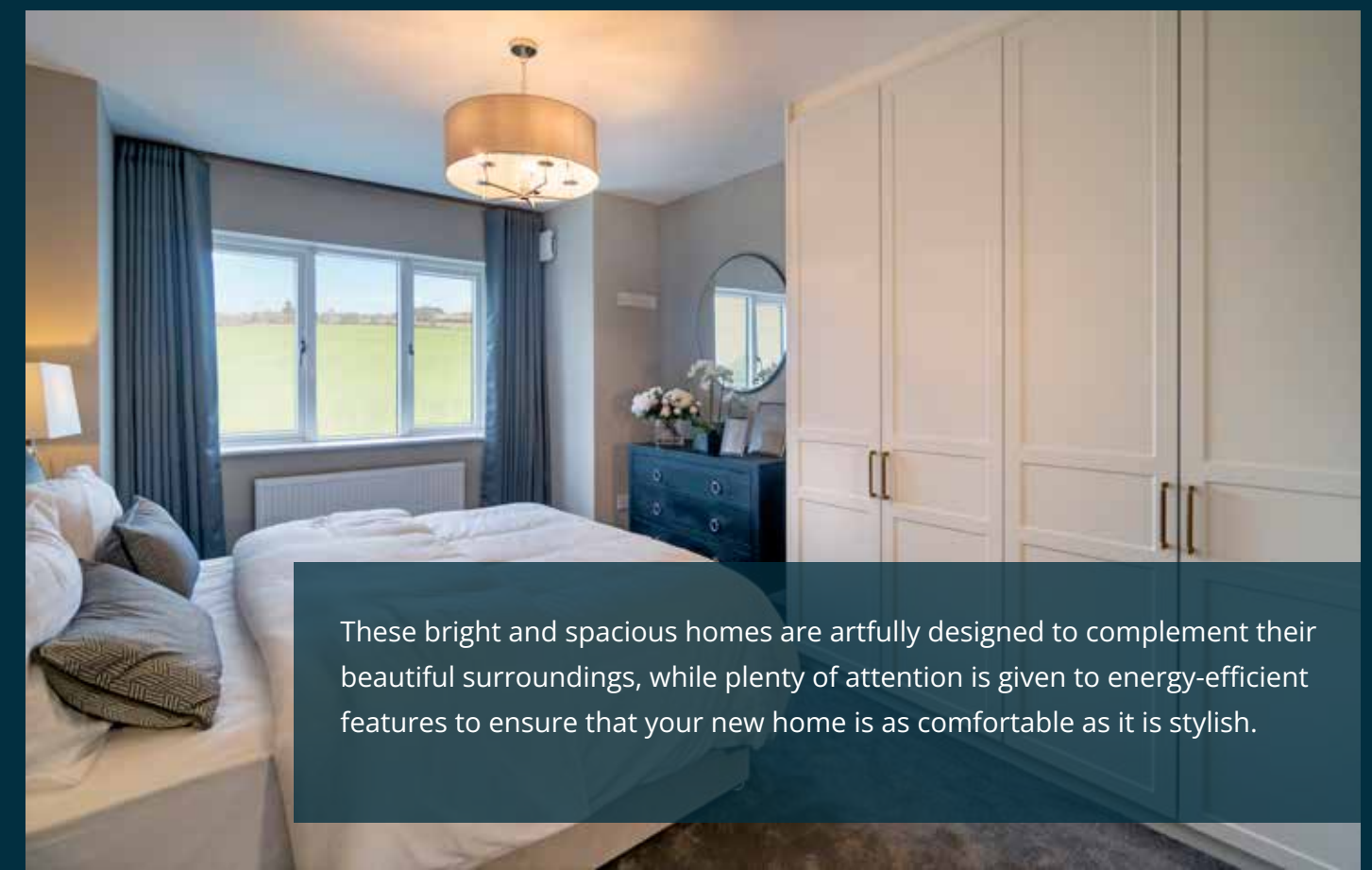
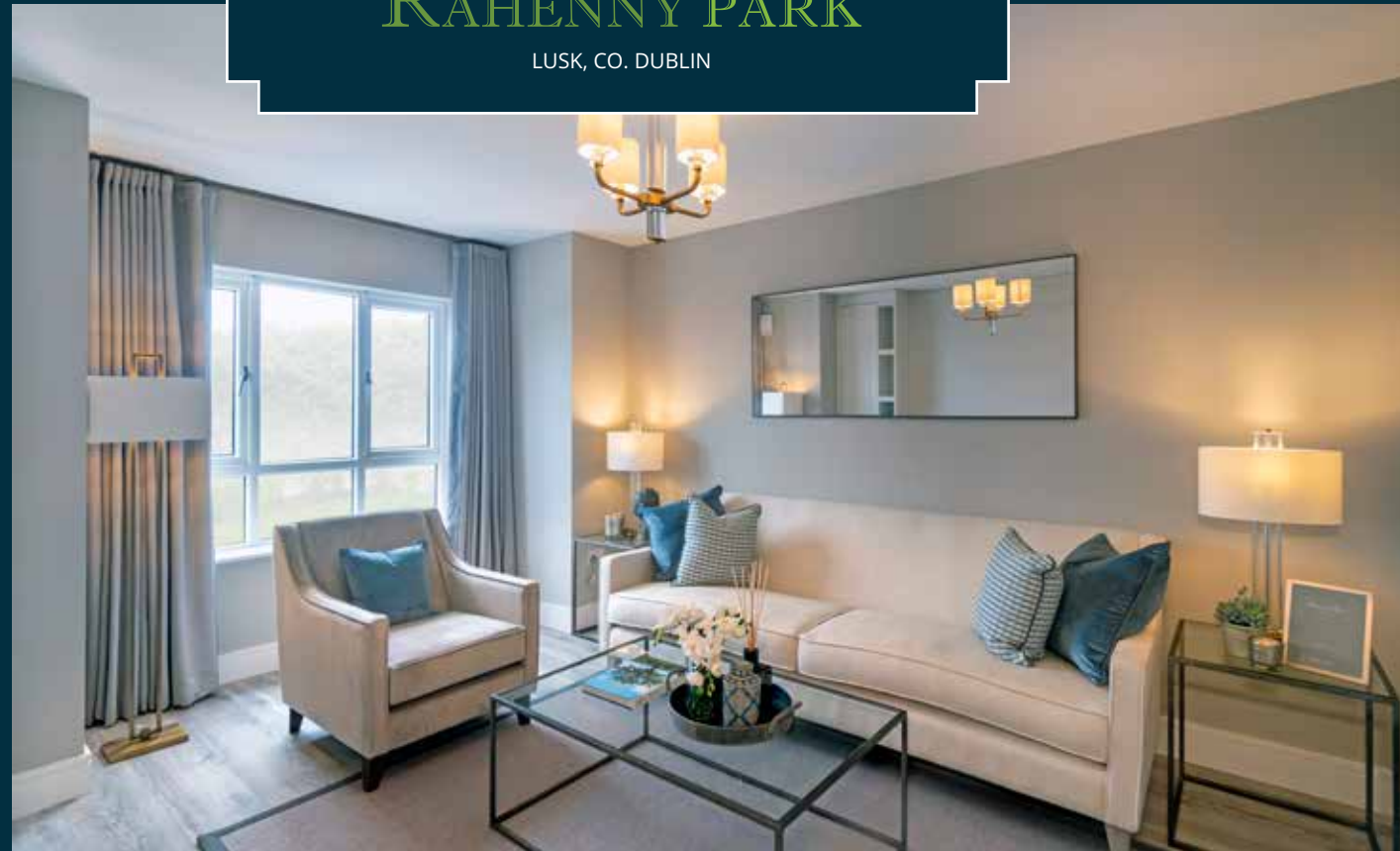
Exquisite Interiors





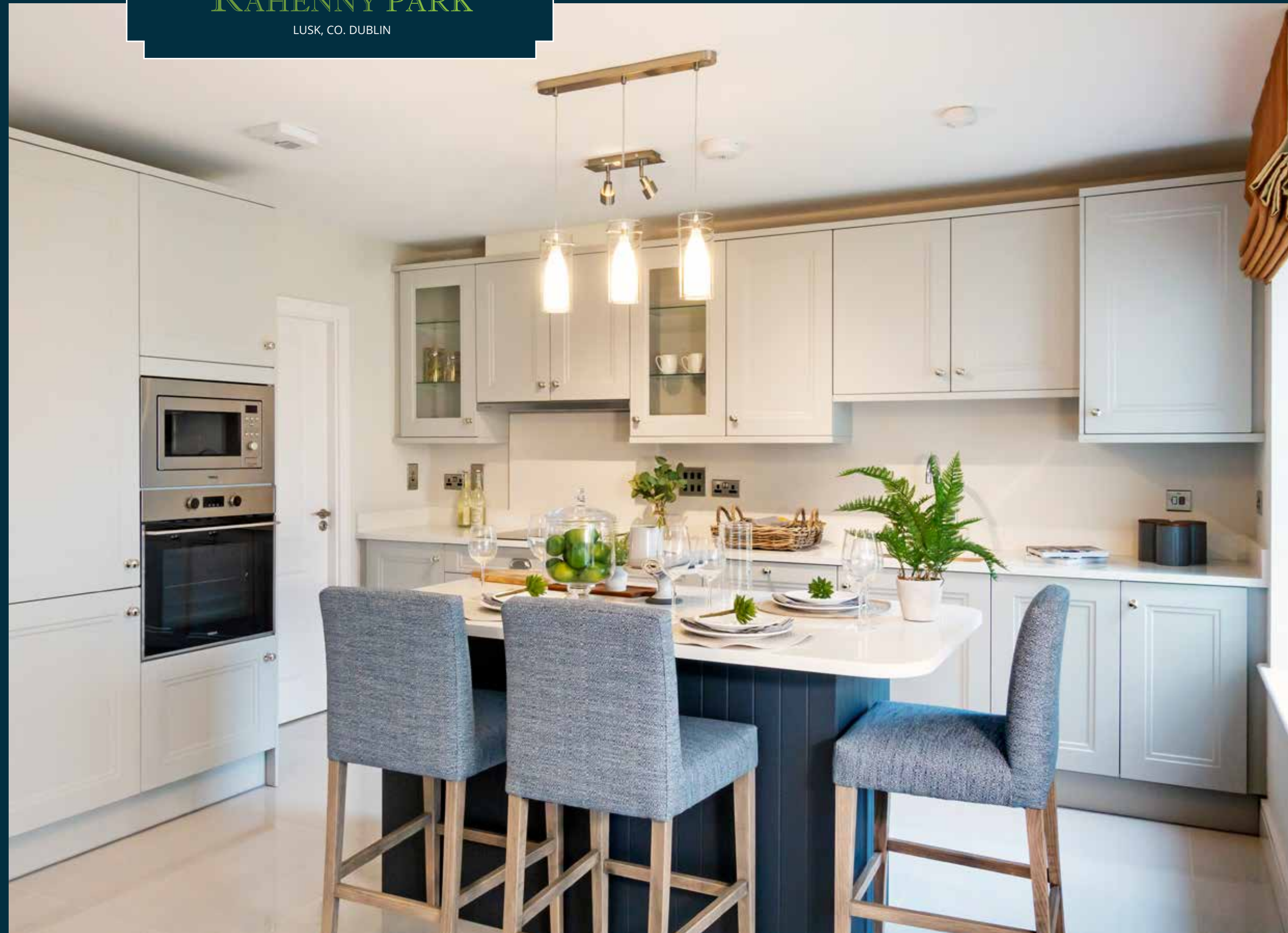
Function & Style





These bright and spacious homes are artfully designed to complement their beautiful surroundings, while plenty of attention is given to energy-efficient features to ensure that your new home is as comfortable as it is stylish.







# Previous Developments

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.



Marlmount, Dundalk



Station Road, Lusk



Millerstown, Kilcock



Stepaside Park, Dublin 18



Clonrath, Lusk



Steeplechase, Ratoath



Malahide Marina, Malahide

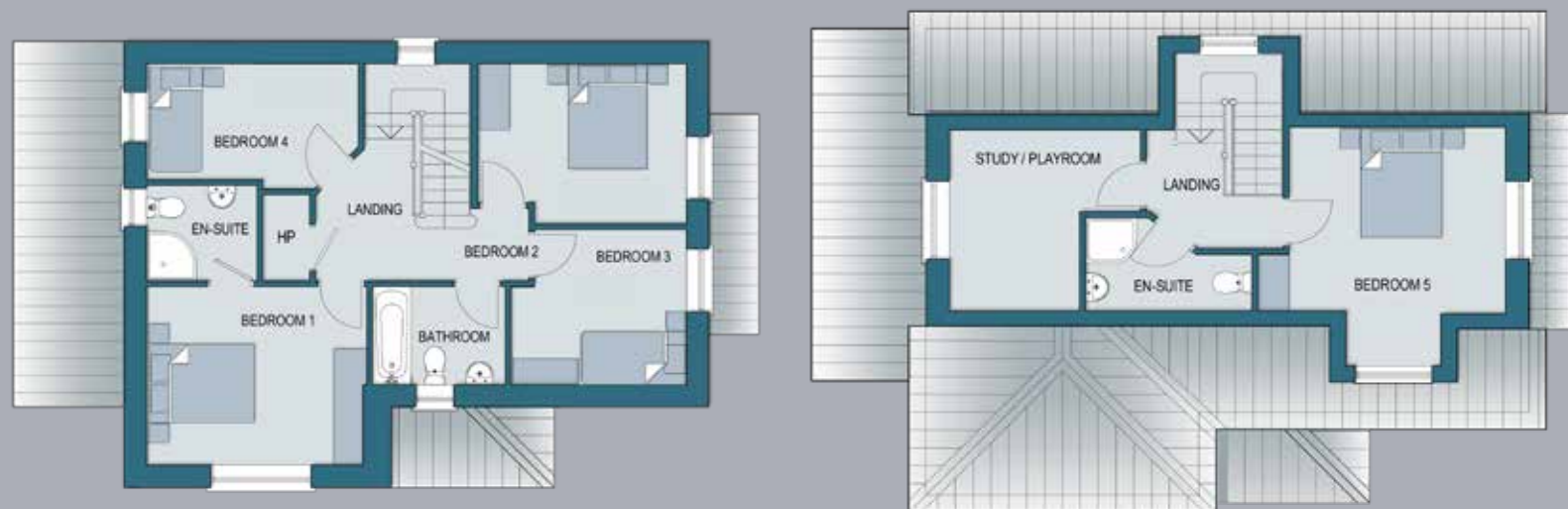


## THE CEDAR

FIVE BEDROOM DETACHED HOUSE  
170 SQ.M. / 1,830 SQ.FT.S



GROUND FLOOR



FIRST FLOOR

ATTIC 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.

## THE OAK

FOUR BEDROOM DETACHED & SEMI-DETACHED HOUSE  
139 SQ.M. / 1,496 SQ.FT.S



GROUND FLOOR



FIRST FLOOR



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## THE ELM

FOUR BEDROOM DETACHED HOUSE  
129 SQ.M. / 1,389 SQ.FT.S



GROUND FLOOR



FIRST FLOOR

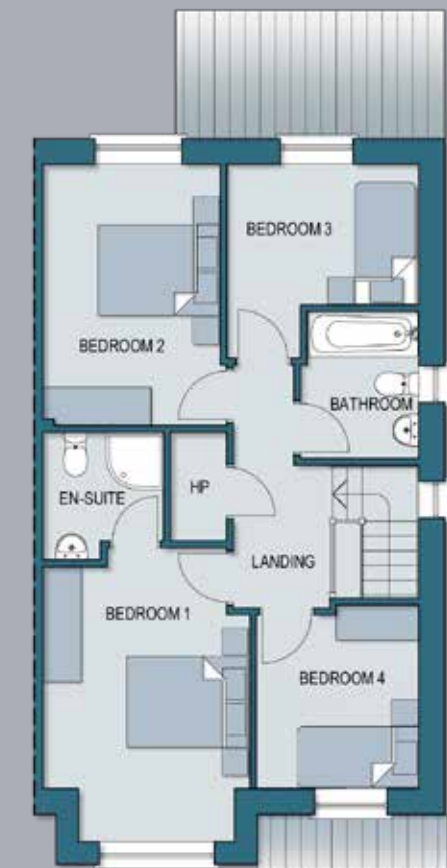


## THE WILLOW

FOUR BEDROOM SEMI-DETACHED HOUSE  
125 SQ.M. / 1,345 SQ.FT.S



GROUND FLOOR



FIRST FLOOR





# THE CHERRY

THREE BEDROOM MID-TERRACE HOUSE  
105 SQ.M. / 1,130 SQ.FT.S



## Specification



### KITCHENS

- Superb quality contemporary step shaker style kitchen in a superior matt finish from BeSpace as per relevant showhouse.
- Lycon White Quartz counters with upstands and splashback.
- Free standing island unit or peninsula as per relevant show house.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Undermounted designer square stainless-steel sink.
- Pull-out recycle bins.
- Separate utility room with below countertop space provided for washing machine / dryer.



### EXTERNAL FEATURES

- High performance uPvc maintenance free windows and doors.
- Large glazed screen with patio doors to private rear garden.
- Ultratech front door by Munster Joinery.
- Multi-point locking system to external doors.
- Parking for two cars.
- Extensive landscaping to front gardens.
- Seeded rear garden.
- Patio area paved in Kilsaran Shelbourne slabs.
- Treated timber side passage gate.



### INTERNAL FINISHES

- Superior quality internal joinery and hardwood handrail to stairs.
- Satin chrome finish ironmongery.
- Painted throughout.
- Wired for TV, telephone and intruder alarm.
- Demand Control Ventilation (DCV) .
- Fibre Optic Cable and Media Hub installed.



### HomeBOND WARRANTY

- 10-year HomeBond Guarantee.



### BATHROOM & EN-SUITE

- Wall tiling as per relevant showhouse.
- Polished chrome heated towel rail.
- Quality Armitage Shanks sanitary ware.
- Pumped thermostatically controlled shower.



### ENERGY EFFICIENCY

- BER "A2" energy rating.
- PV solar panels for reduced electricity running costs.
- High levels of roof, wall and floor insulation.



### BEDROOMS

- Bespoke designed micro shaker style wardrobes fitted by BeSpace as per the showhouse.







Not to scale. This map is for information purposes only and future phasing is subject to planning permission.

				
<b>THE CEDAR</b> 5 bed detached	<b>THE OAK</b> 4 bed detached & semi-detached	<b>THE ELM</b> 4 bed detached	<b>THE WILLOW</b> 4 bed semi-detached	<b>THE CHERRY</b> 3 bed mid-terrace





PUBLIC PARK Looped Walkway



PUBLIC PARK Playground



SECONDARY SCHOOL



PRIMARY SCHOOL



LUSK UNITED CLUB HOUSE



EXISTING PLAYING FIELDS



EXISTING OUTDOOR GYM

*It's a Park Life*



# Picturesque Setting

Some of the many fine attractions nearby Rahenny Park 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 Rahenny Park gives the perfect balance.

Sports enthusiasts are well catered for too with Lusk United Soccer Club close by. Round Tower GAA club is also nearby.

With the bustling coastal towns of Skerries nearby and Swords village only a few minutes' drive away, this location has it all.



Malahide Beach



Ardgillan Castle



Skerries Mills



Lusk Tower



Picturesque town of Malahide





## PROFESSIONAL TEAM

### Solicitors

Gore & Grimes  
Cavendish House  
Smithfield  
Dublin 7

### Architects

Kellarch  
Tresillian Mews  
Brighton Road  
Foxrock  
Dublin 18

### Engineers

Hanley Pepper  
Owenstown House  
Fosters Avenue  
Blackrock  
Co. Dublin

## DEVELOPER



## FUNDER

ActiVate Capital

## SALES AGENT



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Rahenny Park is located 23km north of Dublin City Centre and 15km from Dublin Airport which are easily reached by the M1 motorway 5km away. The development is only 2 km from Rush and Lusk Train Station, 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.

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