



[www.Darabeag.ie](http://www.Darabeag.ie)

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**Developers:**



**Energy Rating:**



EPI Range:  
51-58kWh/m2/yr

**Disclaimer:** These particulars and any accompanying documentation price list do not form part of any offer or contract and are for guidance only. Measurements and distances are approximate and drawings maps and plans are not draw to scale. Intending purchasers should satisfy themselves as to the accuracy of details give to them either verbally of as part of the brochure. The developer reserves the right to make alterations to design and finish.



# DARABEAG

Lis na Dara, Dundalk



# Intro

Darabeag is an exclusive development of 3, 4 & 5 bedroom homes in one of the finest addresses in Dundalk. This well-established area is perfect for families of all sizes and stages. With the benefit of excellent transport links, leisure facilities and schools on your doorstep, Darabeag offers a selection of bungalows, detached and semi-detached houses that are intelligently designed for modern living.

The phase 1 launch will comprise of 5 Bedroom Homes (House Type D) with the remainder to be available at a later date.

Darabeag, Lis Na Dara







## Local Area

Darabeag is located on Carrick Road, which is considered to be one of the finest addresses in Dundalk for family homes benefiting from a range of close by amenities. Dundalk is filled with everything you need for a vibrant modern lifestyle; excellent shopping, a cinema, theatre, restaurants, nightclubs and pubs make this a very sought-after place to live.

An abundance of primary and secondary schools, as well as a local library, ensures that educational needs are well met for every age group. Sports fans will be spoilt for choice thanks to the many clubs in the area with soccer, tennis, GAA, athletics and boxing all on your doorstep.



Dundalk is currently experiencing further growth with a substantial number of multinational corporations recognizing Dundalk as their location of choice in Ireland. With numerous job opportunities in companies such as Xerox Corporate Business Campus, PayPal, National Pen and Irish Life.





Darabeag, Lis Na Dara

# Connectivity

- 1. Carrick Road Medical Centre
- 2. Dundalk Train Station
- 3. Dundalk Grammar School
- 4. Kennedy's Bar
- 5. St Malachys Infant School
- 6. Saint Malachy's Dominican Church
- 7. Dundalk Town Centre
- 8. Tain Theatre
- 9. Dundalk Gaels GFC
- 10. Bus Station



Dundalk Train Station is only a few minutes drive away, offering intercity rail passenger services operate between Dublin and Belfast, Sligo, Ballina, Westport, Galway, Limerick, Ennis, Tralee, Cork, Waterford and Rosslare Europort and Iarnród Éireann jointly operates the Dublin to Belfast Enterprise service with Northern Ireland Railways.



Drogheda by Car - **25 mins**  
Dublin by Car - **1 hr**  
Belfast by Car - **1 hr**



Dublin by Train - **55 mins**  
Belfast by Train - **1 hr 15 mins**



Bus routes serviced by Matthews Bus & Bus Éireann to Dublin, Belfast and the surrounding areas



M1 - **3 mins**  
M50 - **45 mins**



Dublin Airport - **50 mins**  
Belfast Airport - **75 mins**





# Contemporary Style & Perfectly Finished

From the generously proportioned 5 bedroom detached, 4 bedroom semi-detached and detached homes to the bright and spacious 3 bedroom semi-detached homes, the design team have created comfortable living environments with an abundance of natural light. These are not just houses, these are homes, perfectly designed and ideal for the modern, growing family.

Show house designed by Vobe Interiors.

Darabeag, Lis Na Dara







# Site Map

**Phase 1 Launch:**

- House Type D
- 5 Bedroom Detached Homes
- (2,174 sq.ft. 202 sq.m.)



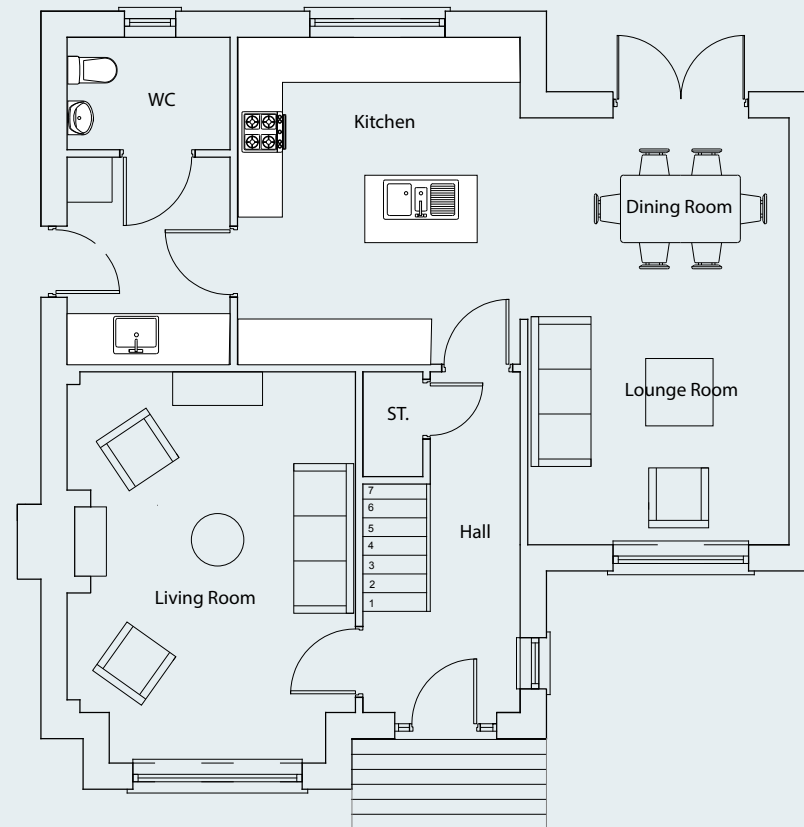
Lis na Dara





The initial phase 1 launch of Darabeag will comprise 5 bedroom detached homes. These large, spacious, modern homes have a bright open plan kitchen, dining and lounge room, and separate living room area. The master bedroom on the first floor and bedroom on the second floor are complete with an en-suite and walk in wardrobe.

Area: 2,174 sq.ft.  
202 sq.m.



This floor plan shows a 4-bedroom house with a central landing. The layout includes:

- Bedroom 1 (Master Bedroom):** Located at the bottom left, featuring an ensuite and a walk-in wardrobe.
- Bedroom 2:** Located at the top left.
- Bedroom 3:** Located at the top right.
- Bedroom 4:** Located at the bottom right.
- Bathroom:** Located at the top center, adjacent to the landing.
- Landing:** A central hub with a curved staircase leading up (floors 5-15) and a straight staircase leading down (floors 16-19).
- Ensuite:** Attached to Master Bedroom 1.
- Walk-in Wardrobe:** Attached to Master Bedroom 1.

The plan also shows various built-in features like wardrobes, desks, and storage units throughout the bedrooms and bathroom.

The floor plan of the second floor includes the following labeled areas:

- Bedroom 5:** Located at the top left, containing a bed and two bedside tables.
- Den:** A large room on the right side of the plan.
- Water tank:** A rectangular area adjacent to the Den.
- ST. (Staircase):** A central staircase with steps numbered 17 through 29.
- Landing:** A curved area connecting the staircase to the other rooms.
- Walk-in Wardrobe:** A long, narrow closet area.
- Ensuite:** A bathroom area containing a toilet and a bathtub.





# Specifications

## General

- Traditional brick and block construction.
- 10 Year Homebond Structural Guarantee.
- Each house has an A3 energy rating which is an energy efficiency that far exceeds the average home.

## External & Internal Finishes

- Classic Country Manor Red Brick façade.
- Low profile concrete Roadstone Causeway roof tile.
- Cobbled block paving to the front.
- Walls, ceilings and joinery are painted throughout in a standard colour.
- Extra height ceilings at ground floor.

## Doors & Windows

- Elegant white 'Deanta' internal doors with chrome handles, locks and hinges.
- High performance uPVC black front door with multi-point locking system.
- High performance Future Proof 1.2 U Value double glazed windows in Chalk shade.
- Second floor features oversized Velux windows to allow extra light.

## Kitchens & Bedrooms

- Stunning painted in-frame kitchens by Fearon Developments as per show unit with choice of colour.
- Fitted utility room with sink area.
- Contemporary fitted and walk-in wardrobes fitted as per show unit.
- All 'Bosch' appliances that includes full size fridge and freezer.
- Double 'Cuisinmaster' Leisure cooker with five-burner gas hob complete with griddling hotplate.

## Electrical

- Smoke/Heat, Carbon Monoxide detectors and fire alarm fitted.
- Wired for phone and broadband. Data outlets in living areas and master suites.
- Wired for an intruder alarm.

## Bathrooms/En-suites & Downstairs WC

- Bathrooms/En-suites & Downstairs WC
- High quality Sonas sanitary ware and elegant vanity units to en-suite and bathrooms.
- Stunning ceramic floor and wall tiling in bathrooms and en-suites as per the show unit. Tiling also provided in utility room. Choice provided.
- Heated towel rails in main bathroom and en-suites.
- Separate shower units in main bathroom and two en-suites. Extra-large shower trays features in en-suites with rain shower head in first floor master suite.

## Heating & Plumbing

- High Efficiency 'Band A' Gas Boiler.
- Boosted water supply to ensure ample water pressure throughout the house.
- Quick recovery hot water cylinder to ensure hot water availability.

## Gardens

- Attractive open green area is landscaped with planted tree to front of each garden.
- Stone wall and timber fencing create the rear garden boundary.
- Concrete patio area to rear accessible via French doors from the dining area.

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