



STYLE & SUBSTANCE
IN IRELAND'S SOUTHEAST

CASTLEKEEP.IE





CASTLE KEEP

An elegant selection of distinctive homes offering tranquility and seclusion with breathtaking views of Dungarvan harbour. Castle Keep blends the freedom of life by the sea with spacious, contemporary houses to create a personal retreat you will call home.

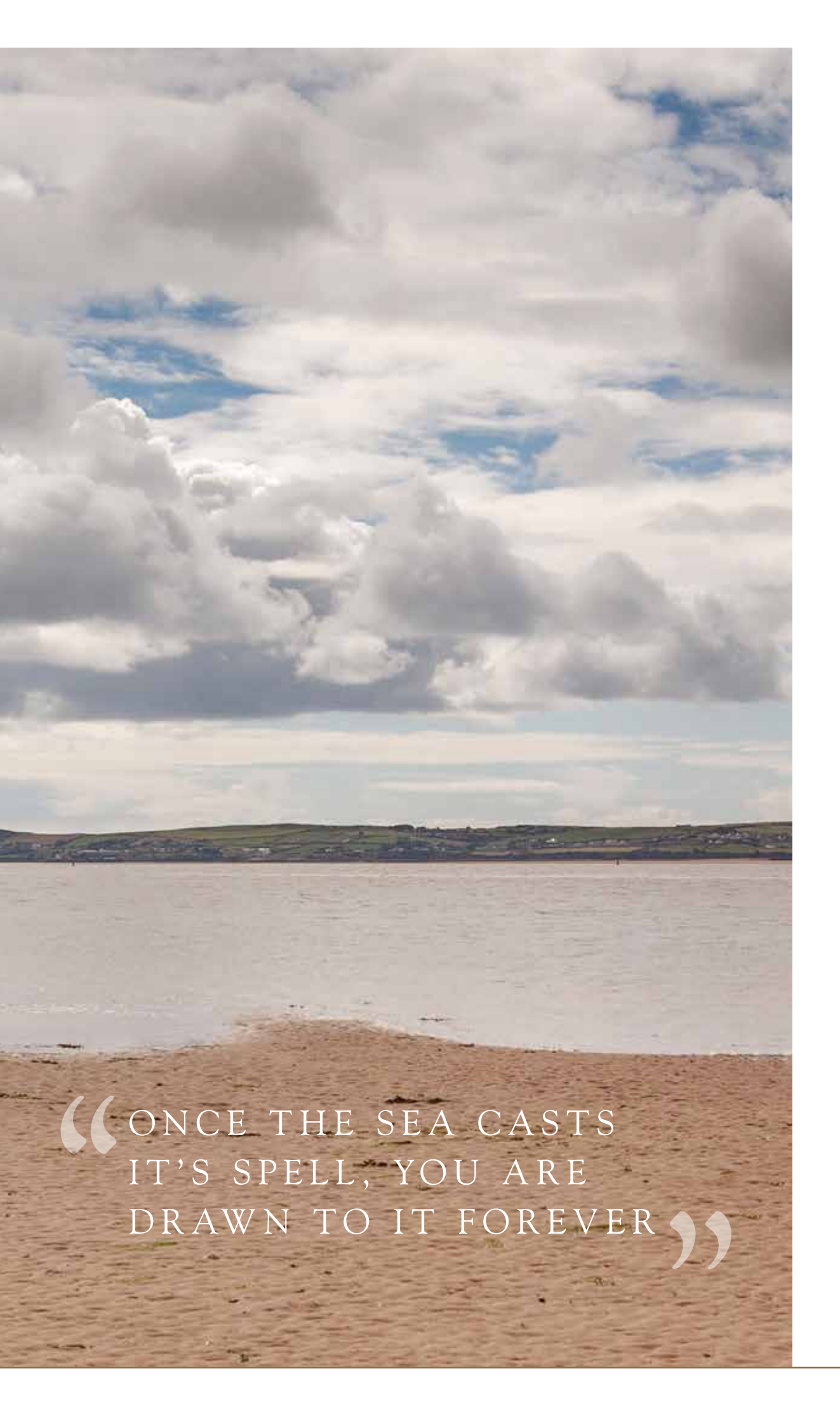
Dungarvan is a thriving seaside town situated on the county Waterford coast where the Comeragh mountains and Colligan river meet the Celtic sea at Dungarvan Bay.

The Castle Keep development is perfectly placed in the desirable location of Abbeyside, just a five minute stroll from the town centre. It is a rare and unique find to have beautiful, high-end homes built with quality craftsmanship combined with the convenience of being located in the heart of the town, yet having stunning views of the sea.

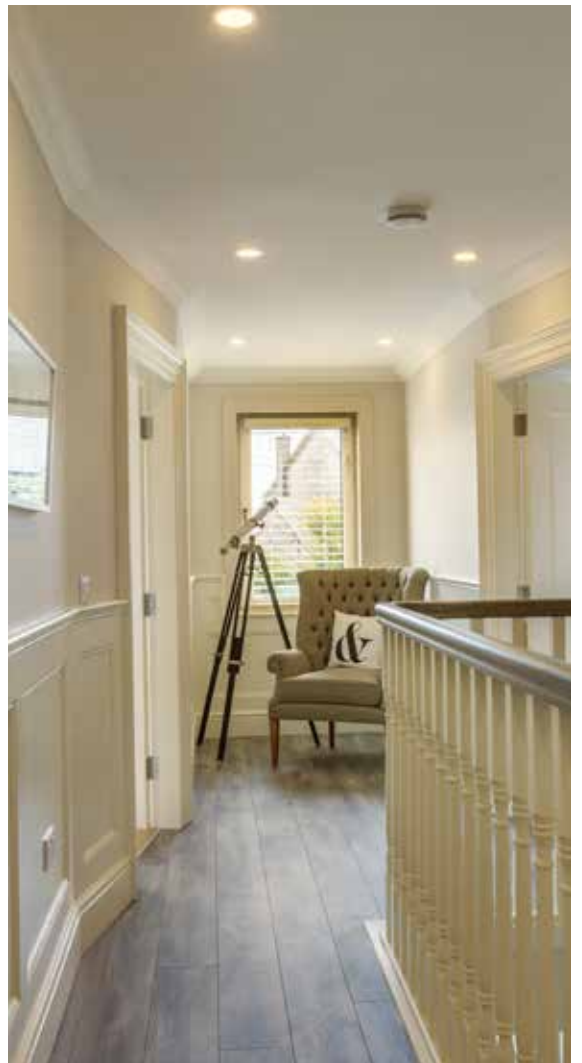
Welcome home!







“ONCE THE SEA CASTS
IT’S SPELL, YOU ARE
DRAWN TO IT FOREVER”





TOP QUALITY DESIGN & CRAFTSMANSHIP

Castle Keep Houses are built to the highest standard. Each house has an A2 Building Energy Rating (BER). This is an indication of a top of the line energy efficient home assuring maximum efficiency and comfort.

Each house has an air tightness membrane fitted throughout which helps to conserve energy, lower your heating costs and keep you cozy. Cutting edge air to water plumbing systems heat your water and your house.

The master bedroom in each Castle Keep home is spacious and welcoming with a walk-in wardrobe and large ensuite. The kitchen is stylish, modern and spacious - the perfect gathering place for your loved ones. High quality craftsmanship and exceptional attention to detail mark each Castle Keep Home. Bespoke features such as panelling, fireplaces and staircases vary from house to house, adding character, richness and beauty.

Even the wiring is designed to the highest spec, with USB ports throughout the house to charge your phone or iPad.

Cobble lock driveways and spacious greens lead to each beautifully designed house. Private walled gardens offer the ideal escape or entertaining space.

Beautiful. Modern. Efficient. It's home.



LOCATION, LOCATION, LOCATION

Dungarvan is a thriving seaside town nestled beneath the beautiful Comeragh mountains of County Waterford. Located on the South East coast of Ireland, it overlooks the stunning Dungarvan Bay.

Dungarvan Square is situated in the heart of the town centre and was designed and built by the Duke of Devonshire in the early 19th century. Today the town maintains a unique and charming blend of medieval and modern character. With a population of just over 8,000 it maintains the charm of a seaside town with the bustle of modern shops and restaurants.

Radiating from the square are the main shopping streets of Dungarvan. Main Street looks towards the medieval Market House and 12th century King John's castle, Mary Street looks uphill towards the large parish church St. Mary's. The new shopping centre is seamlessly integrated with the old town through numerous walkways. The art gallery in the Market House, county library and the old port along the Quay walk finish the picturesque feel that is Dungarvan. With all its old-world charm, Dungarvan boasts a vibrant night life with award winning restaurants and excellent pubs. Another reflection of this modern, cutting-edge vibe is that Dungarvan offers the fastest cable broadband speeds in Ireland.



The Castle Keep development offers direct access to the N25, which takes you to Waterford City in 35 minutes travelling east or to Cork City in one hour, travelling west.

THINGS TO DO NEARBY

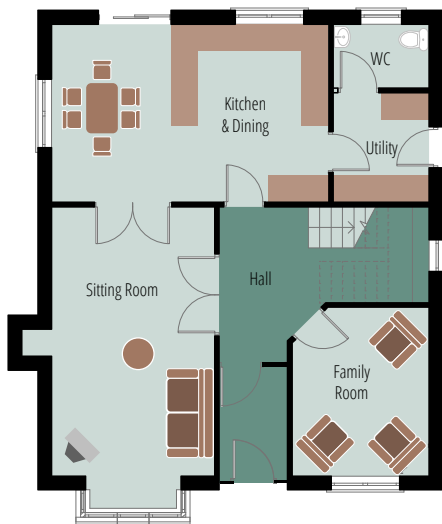
Dungarvan boasts a plethora of leisure activities, including three 18-hole golf courses, a vibrant sporting life with a variety of clubs including tennis, GAA, athletics, soccer and sailing. The region caters to fishing enthusiasts of all sorts, from deep sea to game fishing. Nature lovers will enjoy spending time on the nearby beaches, Abbeyside and Clonea, which has been awarded with a blue flag signifying its recognition as the highest standard in Europe.

The Comeraghs are one of the most scenic mountain ranges in Ireland, ideal for walking or hiking, with vast glacier sculpted valleys and towering cliffs covered in wildflowers.

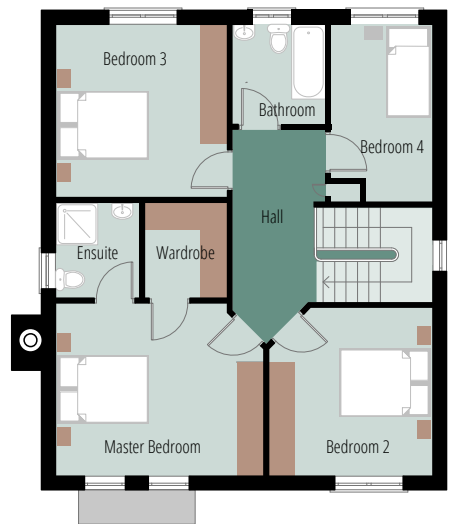
The Copper Coast is a stretch of coastline which spans from Dungarvan to Waterford. It is simply spectacular and makes a scenic drive and is known for being one of the best kayaking destinations in Ireland. Yet another attraction is the Waterford Greenway, a 45 km walking and bike trail from Dungarvan to Waterford. The route is a mix of coastal and inland areas with stunning coastal views, dramatic cuttings, viaducts and an old stone tunnel.



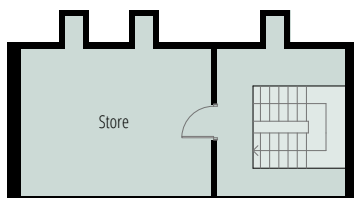
Ground Floor Plan



First Floor Plan



Attic Floor Plan



BRIGANTINE

197 M², 4 Bedroom, Detached House

This elegant contemporary home offers exceptional living and bedroom accommodation, style and sustainable design. It's bespoke feature staircase, paneled hall walls and bespoke joinery finishes lend character to the modern vibe of this spacious home.

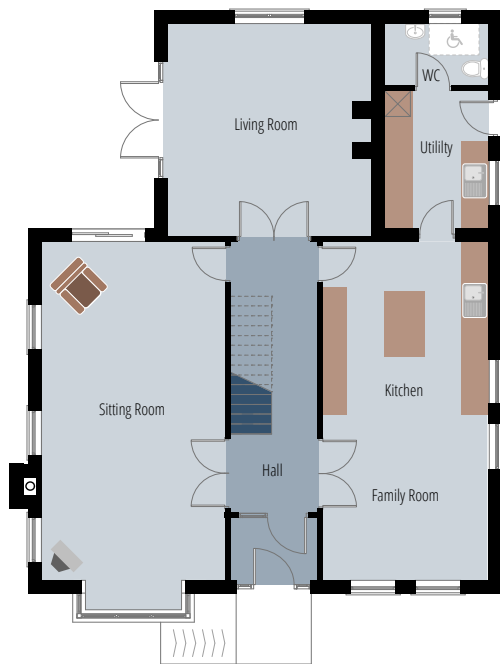
Features include:

- A2 BER rated
- Air tightness membrane fitted throughout house
- Triple glazing
- Air to water plumbing system for heating water & heating house (€417 p/a cost to run)
- Solid blockwalls upstairs & downstairs
- Concrete floors throughout
- 35 sq mtr Patio area
- Wired for CCTV & alarm system
- Generous PC sums for tiling, bathrooms, kitchens & wardrobes
- Large attic space
- Bespoke joinery finishes
- Paneled hall walls downstairs
- Cobble lock driveways
- Fully painted inside & out
- Walled gardens
- Homebond registered
- Fitted wardrobes
- Bespoke feature staircase.
- Low energy led lighting
- Cat 5 cabling hardwired to every room
- USB wall connections throughout house
- Large master bedroom with walkin wardrobes & large ensuite

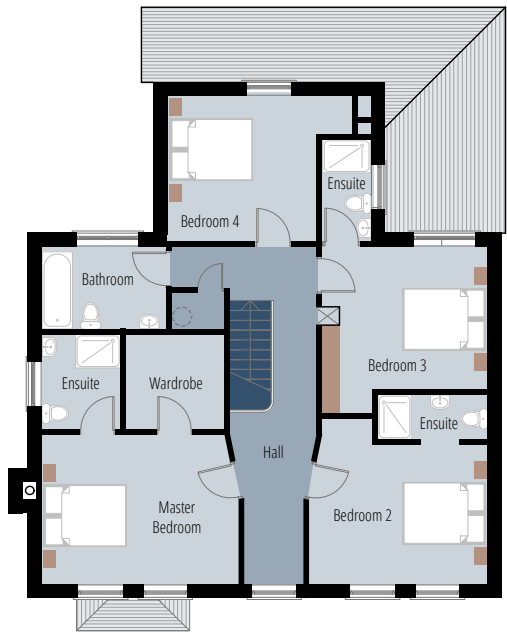
Ground Floor	M ²	Sq. Ft.	Mtr	First Floor	M ²	Sq. Ft.	Mtr
Sitting Room	20.5 m ²	220 sq.ft.	3.5 x 5.9m	Master Bedroom	16 m ²	170 sq.ft.	4.35 x 3.8m
Family Room	10.5 m ²	110 sq.ft.	3.0 x 5.6m	Ensuite	4.2 m ²	45 sq.ft.	1.95 x 2.2m
Kitchen/Dining	23.2 m ²	245 sq.ft.	6.0 x 3.9m	Wardrobe	3.5 m ²	35 sq.ft.	1.6 x 2.2m
Utility	4.75 m ²	50 sq.ft.	2.1 x 2.3m	Bedroom 2	13.5 m ²	145 sq.ft.	3.8 x 3.7m
WC	3.1 m ²	33 sq.ft.	2.1 x 1.5m	Bedroom 3	13.5 m ²	145 sq.ft.	3.65 x 3.7m
Lobby	3.1 m ²	33 sq.ft.	1.5 x 2.1m	Bedroom 4	8.9 m ²	95 sq.ft.	2.4 x 3.9m
Hall	12.0 m ²	125 sq.ft.		Bathroom	4.3 m ²	45 sq.ft.	2.0 x 2.15m
				Store	32.0 m ²	340 sq.ft.	8.2 x 3.75m
				Total Net Internal Area	197 m²	2120 sq.ft.	
						<small>including Store</small>	



Ground Floor Plan



First Floor Plan



231 M², 4 Bedroom, Detached House

This attractive four bedroom home couples modern design with traditional elegance and breathtaking views of the sea. Three of the four bedrooms have ensuites and the master bedroom is equipped with a spacious walkin wardrobe.

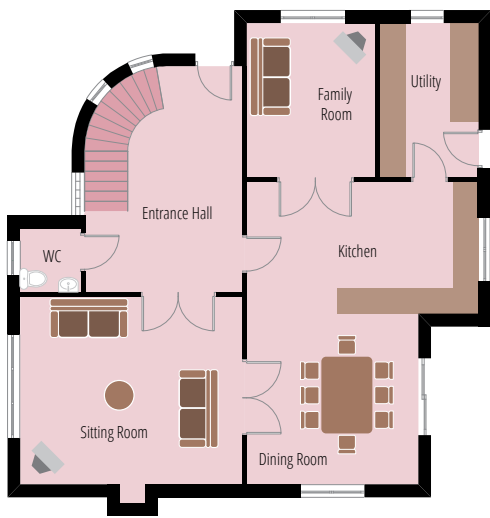
Features include:

- A2 BER rated
- Air tightness membrane fitted throughout house
- Triple glazing
- Air to water plumbing system for heating water & heating house (€526 p/a cost to run)
- Solid blockwalls upstairs & downstairs
- Concrete floors throughout
- Large sitting room & separate tv room
- 6m x 3m garage with remote controlled garage door & side door
- 35 sq mtr Patio area
- Wired for CCTV & alarm system
- Generous PC sums for tiling, bathrooms, kitchens & wardrobes
- Bespoke joinery finishes
- Paneled hall walls downstairs
- Cobble lock driveways
- Fully painted inside & out
- Sea views
- Walled gardens
- Homebond registered
- 3 Ensuite bedrooms
- Fitted wardrobes
- Hardwood steps & handrails to cutstring style staircase.
- Low energy led lighting
- Cat 5 cabling hardwired to every room
- USB wall connections throughout house
- Large master bedroom with walkin wardrobes & large ensuite
- Large green area to front of houses

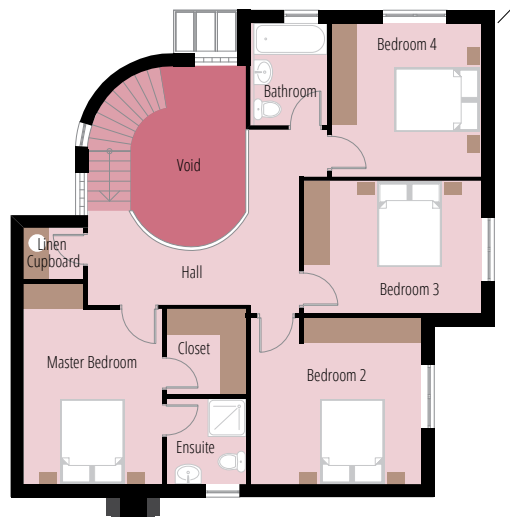
Ground Floor	M ²	Sq. Ft.	Mtr	First Floor	M ²	Sq. Ft.	Mtr
Sitting Room	34.5 m ²	370 sq.ft.	4.3 x 8.1m	Master Bedroom	16.8 m ²	180 sq.ft.	4.7 x 3.6m
Family Room	14.0 m ²	150 sq.ft.	4.0 x 3.5m	Ensuite	5.0 m ²	50 sq.ft.	2.0 x 2.5m
Kitchen	18.0 m ²	190 sq.ft.	4.0 x 4.6m	Wardrobe	5.2 m ²	55 sq.ft.	2.3 x 2.3m
Living	24.5 m ²	260 sq.ft.	4.9 x 5.0m	Bedroom 2	16.0 m ²	170 sq.ft.	4.0 x 4.0m
Utility	7.3 m ²	78 sq.ft.	2.4 x 3.1m	Ensuite	2.9 m ²	30 sq.ft.	4.0 x 3.4m
WC	3.5 m ²	37 sq.ft.	2.4 x 1.5m	Bedroom 3	13.5 m ²	145 sq.ft.	1.2 x 2.3m
Lobby	3.1 m ²	33 sq.ft.	2.1 x 1.5m	Ensuite	2.7 m ²	30 sq.ft.	1.2 x 2.3m
Hall	34.5 m ²	370 sq.ft.	2.1 x 6.5m	Bedroom 4	12.5 m ²	135 sq.ft.	3.6 x 3.5m
				Bathroom	6.0 m ²	64 sq.ft.	3.0 x 2.0 m
				Total Net Internal Area	231 m²	2490 sq.ft.	



Ground Floor Plan



First Floor Plan



189 M², 4 Bedroom, Detached House

This elegant contemporary home offers exceptional living and bedroom accommodation, style and sustainable design. It's bespoke feature staircase, paneled hall walls and bespoke joinery finishes lend character to the modern vibe of this spacious home.

Features include:

- A2 BER rated
- Air tightness membrane fitted throughout house
- Triple glazing
- Air to water plumbing system for heating water & heating house (€475 p/a cost to run)
- Solid blockwalls upstairs & downstairs
- Concrete floors throughout
- 35 sq mtr Patio area
- Wired for CCTV & alarm system
- Generous PC sums for tiling, bathrooms, kitchens & wardrobes
- Bespoke joinery finishes
- Paneled hall walls downstairs
- Cobble lock driveways
- Fully painted inside & out
- Walled gardens
- Homebond registered
- Fitted wardrobes
- Bespoke feature staircase.
- Low energy led lighting
- Cat 5 cabling hardwired to every room
- USB wall connections throughout house
- Large master bedroom with walkin wardrobes & large ensuite

Ground Floor	M ²	Sq. Ft.	Mtr	First Floor	M ²	Sq. Ft.	Mtr
Sitting Room	22.5 m ²	240 sq.ft.	5.2 x 4.4m	Master Bedroom	13.6 m ²	145 sq.ft.	4.0 x 3.4m
Family Room	11.5 m ²	120 sq.ft.	3.5 x 3.3m	Ensuite	3.7 m ²	40 sq.ft.	1.85 x 2.0m
Kitchen	20.75 m ²	220 sq.ft.	5.8 x 3.6m	Wardrobe	3.7 m ²	40 sq.ft.	1.85 x 2.0m
Dining Room	14.0 m ²	150 sq.ft.	4.0 x 3.5m	Bedroom 2	13.3 m ²	140 sq.ft.	3.25 x 4.1m
Utility	7.8 m ²	80 sq.ft.	2.2 x 3.6m	Bedroom 3	16.0 m ²	170 sq.ft.	4.5 x 3.6m
WC	2.0 m ²	20 sq.ft.	1.4 x 1.5m	Bedroom 4	13.5 m ²	135 sq.ft.	3.8 x 3.6m
Hall	18.0 m ²	190 sq.ft.		Bathroom	4.25 m ²	45 sq.ft.	1.9 x 2.3m
				Hall	20.0 m ²	215 sq.ft.	
				Linen Cupboard	1.5 m ²	15 sq.ft.	1.2 x 1.4m
				Total Net Internal Area	189 m²	2035 sq.ft.	

SITEMAP

The imaginative site layout at Castle Keep insures tranquility and privacy while maintaining a sense of community. The development implements a design to best use the space, creating lovely gardens and shared areas.

Real Estate Agents

Denise Radley
M: 087 629 4754
T: 058 42168
radleyauctioneers.com

Savills
T: 01 618 1300
savills.ie

Solicitor

Mary T. Ronayne B.C.L., DIP. PROP. TAX.
T: 058 48717
E: info@mtronayne.com

Builder

Horsom Contracting Ltd
T: 087 242 0124
E: info@horsom.ie

Architectural Technologist

Vincent Murray Designs Ltd
T: 087 996 9403
E: vinnymhome@eircom.net
vincentmurray.ie

Bank

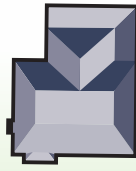
AIB Dungarvan
Clare Greene,
Mortgage Adviser
T: 086 782 5490
E: clare.c.greene@aib.ie
aib.ie



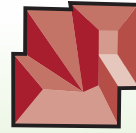
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Brigantine
197 M²
4 Bedroom
Detached House



Caravel
231 M²
4 Bedroom
Detached House



Clipper
189 M²
4 Bedroom
Detached House





CASTLE KEEP
ABBEYSIDE, DUNGARVAN,
CO. WATERFORD, IRELAND.

CASTLEKEEP.IE

REAL ESTATE AGENT



Denise Radley
T: 058 42168
M: 087 629 4754
radleyauctioneers.com
denise@radleyauctioneers.com

BUILDER



T: 087 242 0124
E: info@horsom.ie

SOLICITOR



T: 058 48717
E: info@mtronayne.com

ARCHITECTURAL
TECHNOLOGIST



T: 087 996 9403
E: vinnymhome@eircom.net
vincentmurray.ie

BANK



AIB Dungarvan.
Clare Greene,
Mortgage Adviser
T: 086 782 5490
E: clare.c.greene@aib.ie