



CASTLEWAY

KINSEALY LANE MALAHIDE



AN EXCEPTIONAL DEVELOPMENT OF 4 BEDROOM DETACHED FAMILY HOMES



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Welcome to Castleway, an exceptional development of 4 bedroom detached family homes on Kinsealy Lane, offering all the open space of the countryside and all the action of Dublin, just minutes from the fashionable village of Malahide.

Making the most of this superb location, Carroll Estates Dublin's stylish new scheme will comprise gracious and elegant 4 bedroom detached homes. These exceptional energy efficient homes feature low-maintenance monocouche elevations, with Eco-term double glazed sealed aluminum windows and luxurious European designed kitchens from McNally Living.

Achieving balance and variety, the development features an exciting collection of quality homes from one of Ireland's foremost builders. This is an upmarket scheme, offering great value in high quality family homes, designed for modern living but retaining traditional touches.



Winner of many Tidy Towns awards, Malahide Village itself, is at the heart of a vibrant community. From Castleway, you can stroll into the village, only minutes away and conduct all your day-to-day business in a relaxed, friendly atmosphere. Friendly chats and personal service are the hallmarks of Malahide's village traders – from champion craft butchers to succulent seafood at award winning restaurants.

Dublin City is quickly and easily reached by train (DART) at Malahide station, the village is also well served by Dublin Bus routes 42n, 42, 102 and 142. Dublin International Airport is only 15 minutes away by car and access to the national motorway network is close by.



For families, the area offers a huge range of activities with clubs and societies for all types of boating, golf, soccer, cricket, sports clubs, dance clubs, horticultural societies, book clubs, chess, photography clubs to name but a few. Ballet and Irish dancing classes, the GAA, rugby, soccer and scouts are all very active. The historic castle, with its extensive and interesting grounds of fields and forest parkland is popular with residents and visitors alike.

A LOCATION LIKE NO OTHER...



CASTLEWAY
KINSEALY LANE MALAHIDE

MALAHIDE COME SEE FOR YOURSELF WHAT MAKES IT MARVELLOUS

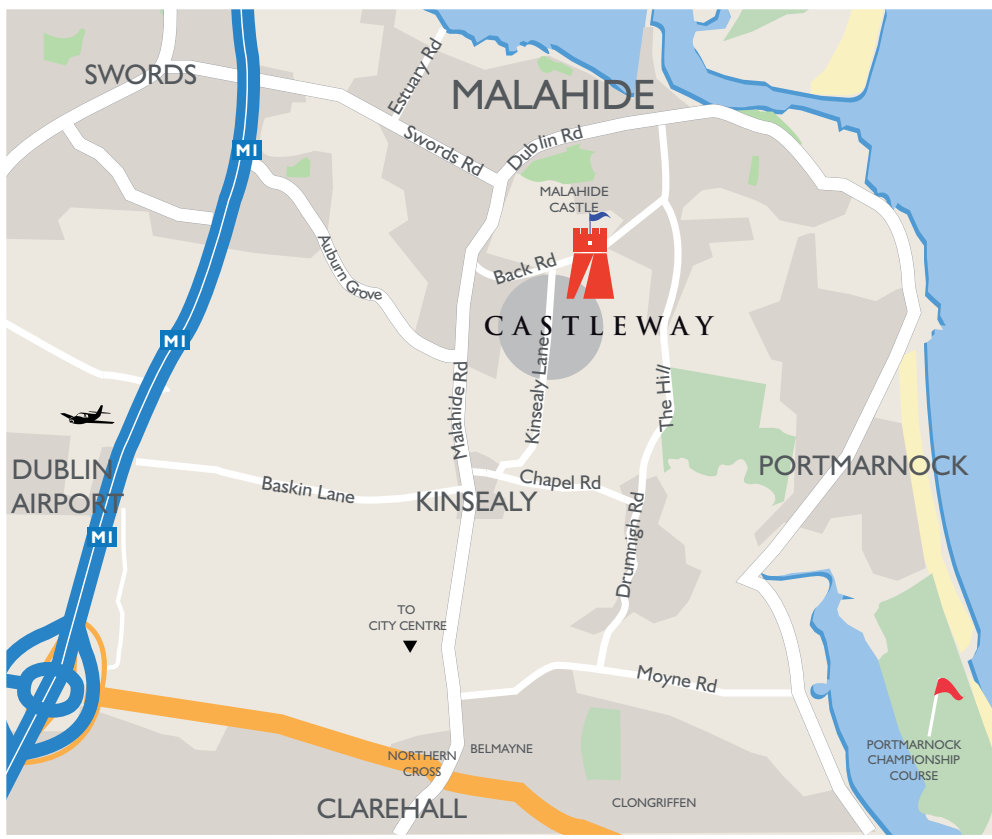


Special Features

- Kitchens - Well appointed luxurious kitchens with modern silestone worktops and optimum storage solutions from McNally Living, representing the finest in European design and finish. Fully fitted custom built units and work tops, appliances are included as detailed. Integrated doors included for fridge/freezer and dishwasher. Built in LED strip lights.
- Bathrooms - Contemporary bathrooms and ensuites with clean line designs sanitary ware. Shower enclosures included as standard.
- Internal doors - Magnificent hardwood internal doors. Deep moulded skirting and architraves.
- Wardrobes - Stylish fitted wardrobes from Bedroom Elegance. Custom fit to each bedroom, allowing for a mix of hanging and shelf space
- Heating - High efficiency gas fired condensing boiler central heating system and renewables as per Part L of the Building Regulations. Energy efficiency rating BER A.
- Decoration - Walls are drylined and skimmed. They will be painted as standard. Patio doors to rear gardens as per relevant showhome. Coving to downstairs reception rooms.
- Electrics - Pendant light fittings and brushed chrome switches & sockets fitted as detailed. High efficiency recessed lightning to kitchen & dining room as per relevant showhome. Prewired for security alarm. Outside lights fitted as standard.
- Structure - 150mm Solid concrete ground floor slab with insulation below 'Kingspan Century' ULTIMA panel timber frame structure throughout.
- External Finish - Walls will be finished with red multi-stock brick and Monocouche self-coloured render, the roofs with Tegral slates.
- Joinery External - Windows shall be Eco-therm Aluminium or uPVC Passive specially commissioned from Munster Joinery (being grey inside and out). Doors will be uPVC passive.
- Outside - Concrete post and timber panel fencing boundary to side gardens. Functional and stylish high quality paving to front of each home providing private parking for two cars. Front boundary walls.
- Guarantee - In addition to the comfort provided by the knowledge of buying a home from Carroll Estates Dublin, each home is covered by the HomeBond 10 Year Guarantee.

KINSEALY LANE





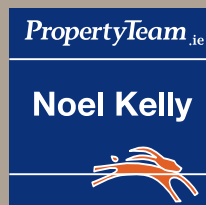
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Architect
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Developer



Joint Agents



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