

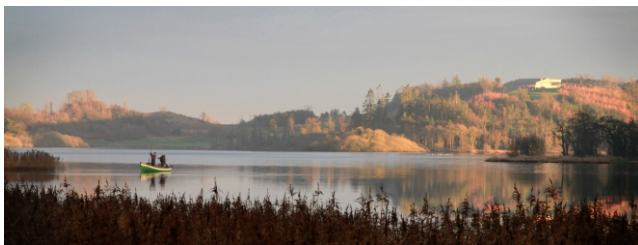


CASTLE PARK

A NEW APPROACH TO LUXURY LIVING

EXTERNAL FEATURES

- “A3” Rated Energy Homes (BER)
 - Significant annual energy savings
 - 10 Year structural Homebond Insurance
 - Deep faced Concrete window sills & Traditional concrete surrounds to front Door
 - Twin leaf concrete block built homes
 - Windows Front of House Sliding Sash ivory UPVC windows Triple glazed 1.16 value
- Windows and doors all other areas Double Glazed Ivory Future proof UPVC 90mm thick insulated frame 1.2 U Value
All windows internally glazed.
- 90mm Prestige 4 panel traditional made Hardwood front door with multi point locking
 - Cobble lock pathway to front of house
 - Lawns seeded
 - SMA Asphalt to driveways
 - External electric socket to rear
 - Wrought iron railing to front of house
 - Timber fencing double hit and miss pressure treated fences
 - All windows & external doors are wired for intruder alarm
 - External Traditional Lantern lights fitted at front door.



INTERNAL FEATURES

- “A” Rated heating and hot water is provided by the latest in renewable energy technology. Danfoss Air-to-Water heat pump systems provide 24/7 comfort, ambient heating as well as a constant supply of hot water
- High standard of insulation to achieve A3 rated house
- Eco Bead Platinum cavity wall insulation system
- Internal skim plaster finish to all walls & ceilings
- Generous electrical specification
- Smoke detectors fitted to all habitable rooms
- Solid timber panelled doors throughout
- Superb fitted kitchen
- Quality electrical appliances
- Top quality sanitary ware throughout
- Heated towel rails standard to main bathroom & en suite
- Tiled bathroom & en suite
- Tiled floors to entrance hall, guest wc & kitchen / dining
- Internal walls painted throughout
- Attic light
- Tv points and data cables to all bedrooms



LOCAL TRANSPORTATION & INFRASTRUCTURE:

Castleblayney Town is extremely well serviced by Public Transport with Bus Eireann running buses to Dundalk, Monaghan and Dublin. A daily bus service to Dublin is provided by private coach operators.

Castleblayney is situated on the N2 (the main Dublin/Derry Road) 66 miles from Dublin and 60 miles from Belfast. The Town and its environs has a population of approximately 4,000 persons. The service sector is the main source of employment in the town, while the food industry is the main source of industry in the area.

Castleblayney took its name from the Blayney Family, who arrived in the area in 1611 and is located on the shores of Lake Muckno, which is the largest lake in the County of Monaghan.

Lough Muckno is set within the 900 acres of the park, the lake itself is undoubtedly the greatest attraction of all. The wooded islands both Black & White island include forest trails, diverse wildlife, acclaimed angling and the extensive range of water sports.

Overlooking it all is Concra Wood Golf & Country Club in Castleblayney Co. Monaghan. What other golf course can boast such a location with views over the Monaghan drumlins to distant mountains? Lough Muckno and the golf course are gloriously entwined.

Local primary schools includes, Castleblayney Boys School, Convent Junior School, The Central School, Scoil na gCailini and the Gael Scoil. There are two secondary schools in the town these are Our Ladys Secondary School and Castleblayney College.



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SITE LOCATION MAP

OVERVIEW

- Accessed from the R181 Castleblayney to Lough Egish road.
- C. 100 metres to N2 Dublin to Derry road.
- Fuel Station and convenience shop within 2 minutes' walk of Development.
- C. 700 metres to Castleblayney Town Centre.
- C. 40Km to M1 Dublin to Belfast Motorway.



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