



BARNAGEERAGH

COVE

SKERRIES





For Illustrative Purposes Only



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BUILT TO THE HIGHEST STANDARDS

Barnageeragh Cove is a superb seafront site in Skerries. From Skerries Harbour following south-west along the meandering coast road, you will find this haven where there are a limited selection of 3 bed bungalows and 4 bedroom detached houses on offer.

Winsac Limited have created a residential address that offers a rare opportunity to acquire a new house in a quite spectacular seafront setting and enjoying spectacular views of the bay.

The specification in Barnageeragh Cove is well above normal standards both internally and externally. Elegant contemporary houses are nestled amidst wonderful grounds that incorporate a blend of hard and soft landscaping, feature seating areas and meandering pathways providing residents with a most soothing environment where the sea air, the sounds of gulls and sea views provide a reassuring sense of place.



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SPECIAL FEATURES

KITCHENS

Barnageeragh Cove offers stylish kitchens optimising storage solutions with the finest design and finish. Each kitchen is fitted with high quality integrated fridge freezer, oven hob, microwave and dishwasher.

WARDROBES

Contemporary High Style wardrobes by 'Bedroom Elegance' as per showhouse.

BATHROOMS & EN-SUITES

The bathroom, en-suites and downstairs WC are designed with a focus on pure form and clean lines. A pumped shower system delivers power shower standards while shower enclosures and heated towel rails are standard as per showhouse.

INTERNAL DOORS

High quality paint finish doors are fitted with stylish chrome lever handles as per showhouse.

INTERNAL FINISHES

Walls and ceilings are painted throughout.

GARDENS

All rear gardens are levelled and seeded with patio paving at back door. Side gate and boundary fencing included as per show house.

HEATING

High Efficiency 'A-Rated' Gas Condensing Boiler
Central Heating System with easy controls.

MEDIA & COMMUNICATION

Each house is wired for Sky Multi-Room and CAT5 ethernet cabling is included for future expansion.

PARKING

Each house has two car parking spaces beside a paved path to the front door all elegantly laid out complete with landscaping as appropriate.

GUARANTEE

Each home at Barnageeragh Cove is covered by a 10 year Home Bond Guarantee Scheme.

BUILDING ENERGY RATING (BER)

With a BER 'A' Rating, these houses feature levels of energy efficiency that are far superior to the average home, and benefit from reduced utility bills. This is a future proofed house.

ELECTRICAL

Pendant light fittings and numerous sockets are fitted in each house in the living areas, hall and landings. Electrical specification as per showhouse.

SECURITY

Each home is wired for intruder alarm.



TRANSPORT LINKS

FROM COASTLINE TO SKYLINE

The town is served by a regular Commuter Train service with over 20 trains to Grand Canal Dock each weekday with onward links to the Luas and DART services. Skerries is serviced by a number of public bus services to many destinations including Dublin City Centre, Drogheda and

Dublin International Airport. Skerries is highly accessible to the country's road network being only 15 minutes from Junction 4 of the M1 motorway, giving easy access to Dublin International Airport, the M50 ring road, the Port Tunnel and the city and beyond.

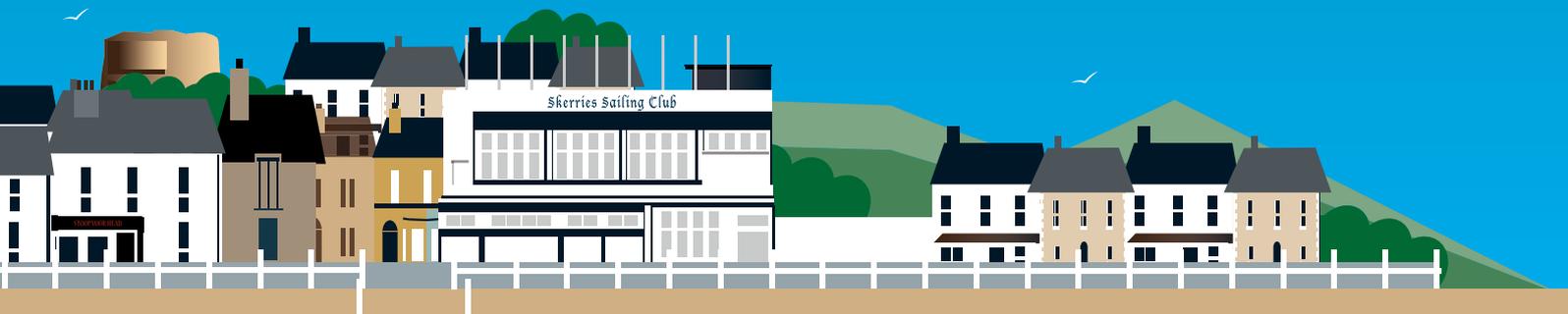




VILLAGE LIFE ON THE EDGE OF THE CITY

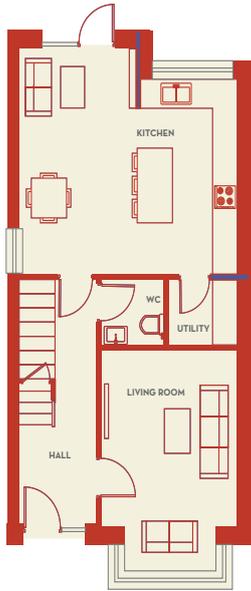
Skerries is a vibrant and sophisticated seaside town that has established itself through the centuries. There are excellent schools, banks, shops, restaurants, bars and a host of outstanding amenities that easily cater to the

most demanding needs. The Skerries Shopping Centre, The Educate Together School and Skerries Train Station are particularly close to Barnageeragh Cove as are the playgrounds and amenities of Ardgillan Castle.

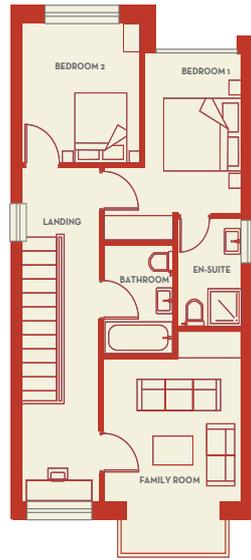


SITE PLAN

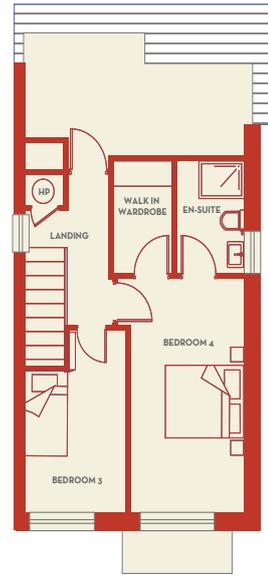




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

HOUSE TYPE D

HOUSE TYPE D

4 BEDROOM DETACHED
153 SQM / 1650 SQFT



GROUND FLOOR

HOUSE TYPE E

HOUSE TYPE E

3 BEDROOM BUNGALOW
117.3 SQM / 1,262 SQFT

FLOOR PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY



PSRA: 001417

01- 8490129



PSRA: 002233

01- 6181335



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