



SKYLARK

ST. MARNOCK'S BAY



Where the park meets the sea

Enjoy an outdoors lifestyle like no other at Skylark, the latest phase of the popular St. Marnock's Bay development located next to the white sands of Portmarnock, North County Dublin. With an excellent mix of 2 & 3 bedroom family homes, Skylark residents also benefit from 6,000sq.ft of mixed retail, at the recently opened St. Marnock's Bay Retail Centre, along with a brand new park, under construction adjacent to the development, which upon completion will stretch to 2 acres of beautiful parklands and amenities for the whole family to enjoy.





Sitemap

To New Show Court



- **THE PETREL**
 3 Bed Mid/End of Terrace
 From 108 SQ M | 1,162 SQ FT
- **THE SANDERLING**
 4 Bed End of Terrace/
 Semi-Detached/Detached
 From 141 SQ M | 1,517 SQ FT
- **THE TERN**
 3 Bed Duplex
 From 110 sqm | 1,183 SQ FT
- **THE BORAGE**
 3 Bed Mid/End of Terrace
 From 117 SQ M | 1,259 SQ FT
- **THE SISKIN**
 3 Bed Mid/End of Terrace/
 Semi-Detached
 From 110 SQ M | 1,184 SQ FT
- **THE DUNLIN**
 4 Bed Mid/End of Terrace/
 Semi-Detached/Detached
 From 146 SQ M | 1,571 SQ FT
- **THE TIDINGS**
 4 Bed Semi-Detached
 From 158 SQ M | 1,701 SQ FT
- **THE HERON**
 3 Bed Mid/End of Terrace
 From 117 SQ M | 1,259 SQ FT
- **THE CRANE**
 4 Bed Mid/End of Terrace
 From 134 SQ M | 1,442 SQ FT
- **THE DOVE**
 2 Bed Apartment
 From 77 SQ M | 828 SQ FT
- **THE CREST**
 3 Bed Semi-Detached
 From 123 SQ M | 1,323 SQ FT

SH Show House **SO** Sales Office

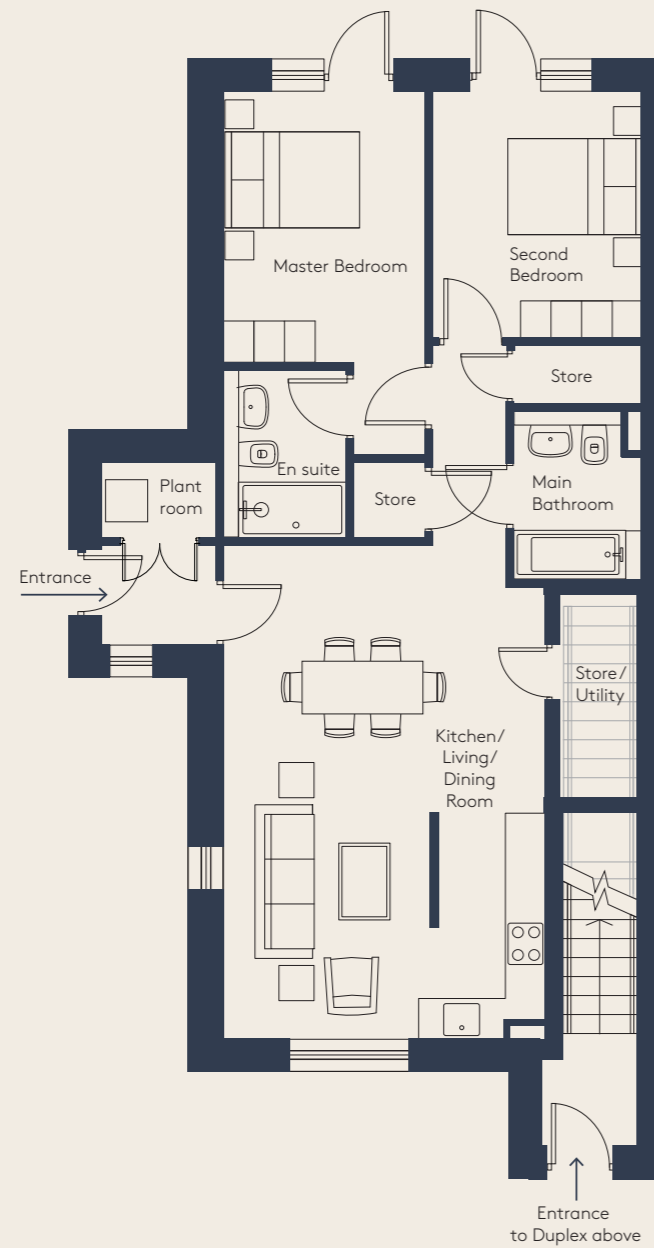
*Site Map is for illustrative purposes only and garden sizes may vary.

THE DOVE TYPE J3

2 BED APARTMENT

From 81 SQ M | 871 SQ FT

17 Skylark Way - Side entrance and end of Terrace



Ground Floor

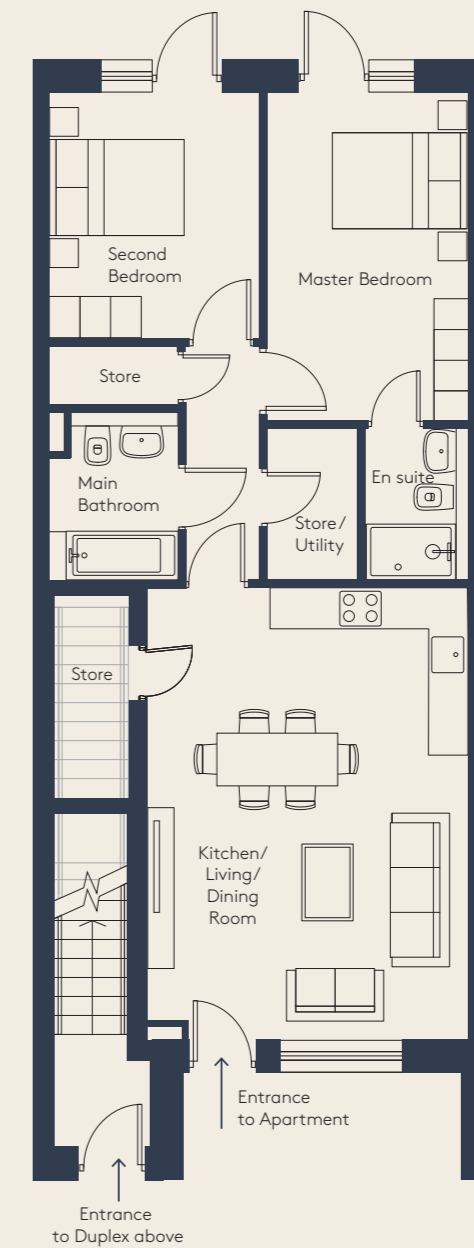
Plans are for illustrative purposes only.

THE DOVE TYPE J2

2 BED APARTMENT

From 77 SQ M | 828 SQ FT

19 Skylark Way Mid Terrace



Ground Floor

Plans are for illustrative purposes only.

THE TERN TYPE K₃

3 BED DUPLEX

FROM 110 SQ M | 1,183 SQ FT

18 Skylark Way above 17 Skylark Way (End Terrace)



First Floor

Second Floor

Plans are for illustrative purposes only.

THE TERN TYPE K₂

3 BED DUPLEX

FROM 110 SQ M | 1,183 SQ FT

20 Skylark Way Mid Terrace above 19 Skylark Way



First Floor

Second Floor

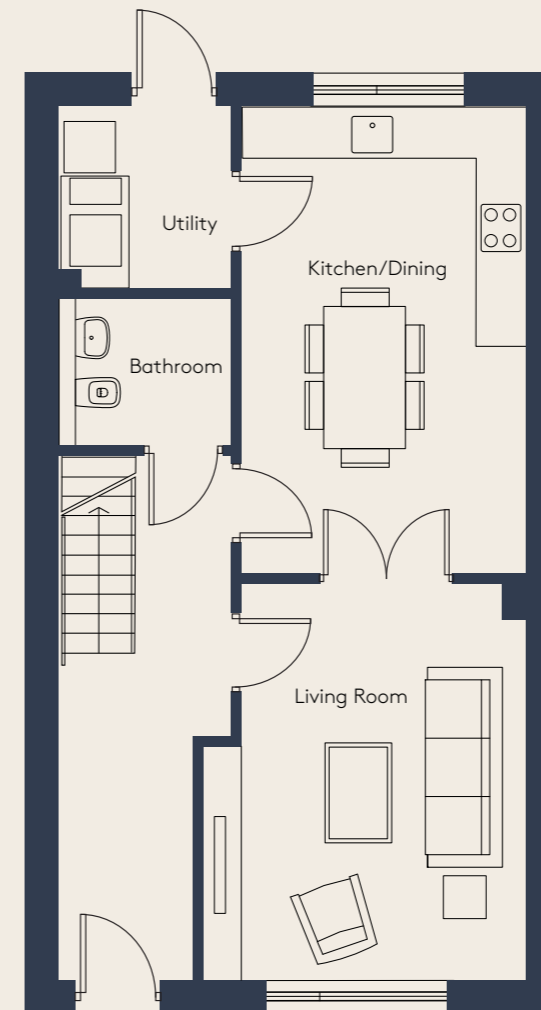
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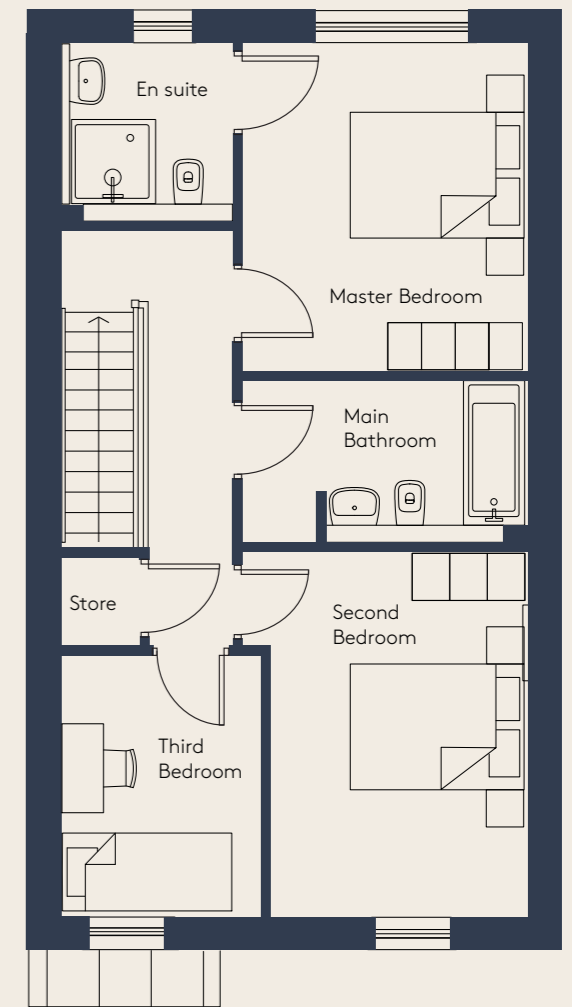
THE SISKIN

3 BED MID / END OF TERRACE / SEMI-DETACHED

From 110 SQ M | 1,184 SQ FT



Ground Floor



First Floor

Plans are for illustrative purposes only.

Specifications

HOUSE EXTERNAL FINISHES

- Cobblelock Kilsaran paving to front with planted neighbouring divisions
- Private rear garden with paved patio area and seeded lawn to houses
- Low maintenance mix of brick and render finishes
- Premium front entrance door with multi point locking system

BUILDING ENERGY EFFICIENCY

- BER A2 energy rated homes
- High levels of roof, wall and floor insulation
- Centralised demand control ventilation system for wet areas ensuring good air quality
- High performance Rational triple glazed windows.
- Recessed low energy lighting in kitchen areas
- Houses pre-wired for electrical vehicle charge point
- High efficiency air to water heat pump system to provide all heating and hot water needs. The heat pump system is designed to operate at lower temperatures ensuring efficiency and energy saving

ELECTRICAL

- Generous power points throughout
- Satin chrome power points above kitchen counters
- USB power points are in the living area, kitchen and bedroom areas
- External weather proof electrical point to rear
- Pre-wired for Eir and Virgin services
- Data outlets in living areas and main bedroom
- Mains powered battery backup smoke and heat detectors fitted throughout

HEATING & HOT WATER

- Zone controlled heating
- Boosted water supply to ensure ample water pressure in showers

KITCHENS

- Super-matt lacquered doors in white and ribbed doors in natural oak finish by Bespace
- Quartz worktop and splash back
- Emotion LED built in lights to wall units
- Pull out recycling centres
- High capacity pull out drawers
- Built in appliances include oven,fridge freezer, dishwasher, hob and Elica extractor fan
- Appliances provided subject to signed contracts returned within 28 days

BATHROOMS

- Stylish contemporary sanitary ware
- High quality large format floor and wall tiling fitted as similar to the showhouse
- Heated towel rails in bathrooms and en-suite
- Bath screens and shower doors fitted as standard

BEDROOMS

- Superior quality built in contemporary wardrobes by BeSpace
- Ample wardrobe space with a combination of hanging and shelved storage

INTERNAL FINISHES

- Walls, ceilings and joinery are painted throughout in neutral colours
- Contemporary skirting and architraves fitted throughout
- High quality contemporary internal doors with satin finish ironmongery

WARRANTY

- 10 year Homebond warranty provided





Professional Team



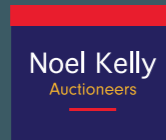
QUINTAIN

Selling Agents



PSRA No. 002223

Tel: 01 618 1300



PSRA No. 003533

Tel: 01 8462752

Architects



Solicitors

MCCANN FITZGERALD



These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area – the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.





QUINTAIN

Bringing Property & Places to Life

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