



# BERESFORD

Donabate County Dublin

New Build, New Specification, New Beginning....







BERESFORD





# BERESFORD

Donabate is a haven of natural beauty and leisure pursuits. St. Patrick's Church overlooks the quaint village with all amenities close at hand including Commuter Rail Station, creche, large supermarket, pharmacies, cafe, video shop, take away restaurants and the famous Keeling's Pub.

On your doorstep there are a number of amazing amenities including Newbridge House and Demesne and Donabate Strand, a mecca for a variety of outdoor activities, including Kite Surfing, Horse Riding, Jogging and Swimming, this magnificent location is close to the city, while enjoying all the benefits of a country and coastal setting.

Beresford is a development of three and four bedroom homes set within this beautiful coastal location.







## Beside the Sea...

Beresford enjoys an unrivalled coastal location set between Malahide and Portrane. Donabate strand is regarded as one of the finest beaches along the east coast.

Donabate benefits immensely from the M1 motorway, providing direct access to Swords, Dublin Airport, the M50 & Dublin City Centre while rail services from Donabate Station connects you to Connolly Station and DART and LUAS services. The proposed Metro North line to Swords will also prove hugely beneficial.

There is direct access to Newbridge House and Demesne from the village where you can enjoy acres of parkland, an excellent children's playground and an open air visitor farm. This period house also acts as a heritage centre with courtyard coffee shop and visitor centre, tours of the house itself, Arboretum, Castle, Pond walks etc.

For the golf enthusiast there are numerous courses including The Island, Donabate, Balcarrick and Turvey Golf Course.





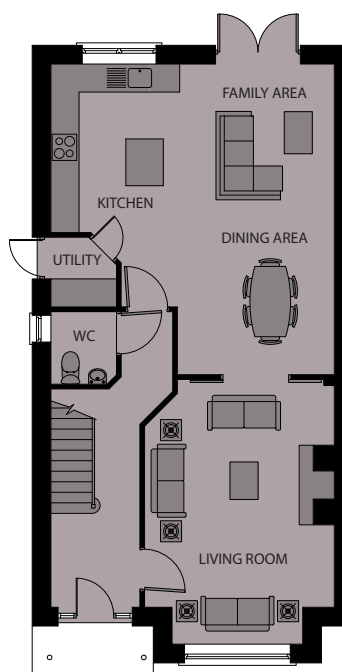
# BERESFORD

## House Type A / A1

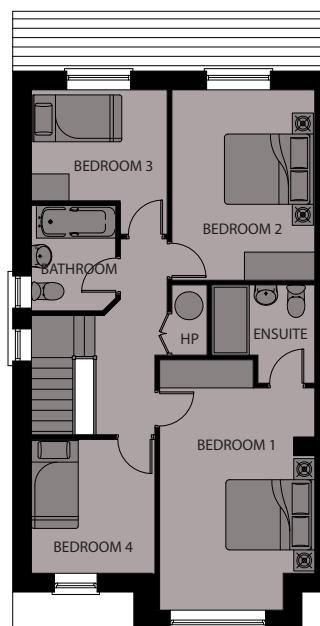
Semi - Detached  
137sq.m / 1,474sq.ft.  
4 Bedroom



Similar house within development



Ground Floor



First Floor

## Features

- A3 Energy Rating
- Heating by way Air to Water Heat Pump
- Attics left ready for conversion
- Traditional Stone Fireplaces & Wood Burning Stoves
- Coving in Hall & Living Room
- Heated Towel Rails in bathrooms
- Sliding wardrobes in all bedrooms
- Landscaped front gardens
- Off Street parking/cobble lock driveways
- Rear gardens seeded and with patio
- Designer KUBE kitchens

Unit Numbers:  
Beresford Crescent:  
1 - 22

Site Map Icon

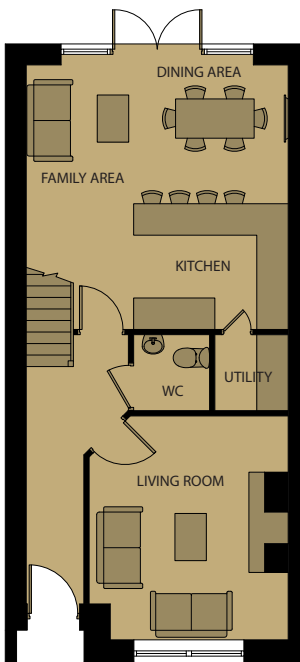




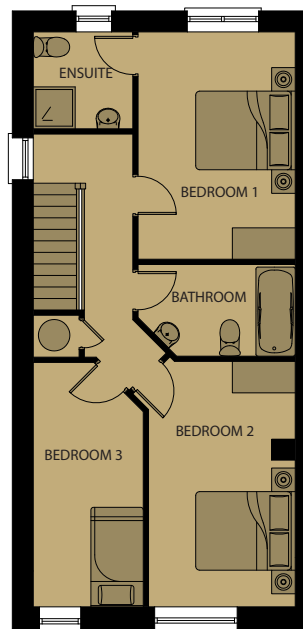
# BERESFORD

## House Type C

Semi - Detached & Townhouse  
109sq.m / 1,180sq.ft.  
3 Bedroom



Ground Floor



First Floor

## Features

- A3 Energy Rating
- Heating by way Air to Water Heat Pump
- Attics left ready for conversion
- Traditional Stone Fireplaces & Wood Burning Stoves
- Coving in Hall & Living Room
- Heated Towel Rails in bathrooms
- Sliding wardrobes in all bedrooms
- Landscaped front gardens
- Off Street parking/cobble lock driveways
- Rear gardens seeded and with patio
- Designer KUBE kitchens

Unit Numbers:  
Beresford Court:  
16 - 33

Site Map Icon



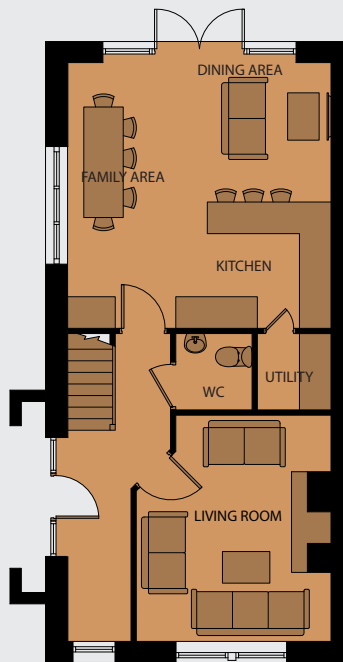




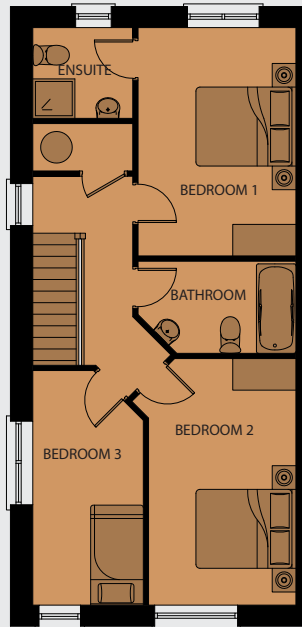
# BERESFORD

## House Type C1

Semi - Detached & Townhouse  
109sq.m / 1,180sq.ft.  
3 Bedroom



Ground Floor



First Floor

## Features

- A3 Energy Rating
- Heating by way Air to Water Heat Pump
- Attics left ready for conversion
- Traditional Stone Fireplaces & Wood Burning Stoves
- Coving in Hall & Living Room
- Heated Towel Rails in bathrooms
- Sliding wardrobes in all bedrooms
- Landscaped front gardens
- Off Street parking/cobble lock driveways
- Rear gardens seeded and with patio
- Designer KUBE kitchens

Unit Numbers:  
Beresford Court:  
15

Site Map Icon



## About the Developer

HORA Homes are a well known and respected house builder in the Dublin and Meath area, having been established in 1973. They are long associated with quality and luxury housing developments which are finished and maintained to the highest standards. The company prides itself in the meticulous attention to detail followed through all stages of its residential developments from planning and design, to construction and sales, right through to its customer care and after sales service. We are a medium sized residential development company who aim to be the best in our local market rather than the biggest. We endeavour to create stable communities for our residents by building quality homes and only selling to owner occupiers. As a policy we do not sell to investors.

Current developments include Seachnall Abbey, Dunshaughlin, Co.Meath and Wellington Hall, Knightsbrook, Trim, Co.Meath. Previous developments include Beverton Heights, Donabate, Ardan in Athboy, Wilfield on Sandymount Avenue, Ballsbridge, Dublin 4 and Teaguestown Wood, Victorine Abbey, Cluain Ri and Norbury Hall all in Trim, Co.Meath.



Wellington Hall, Trim



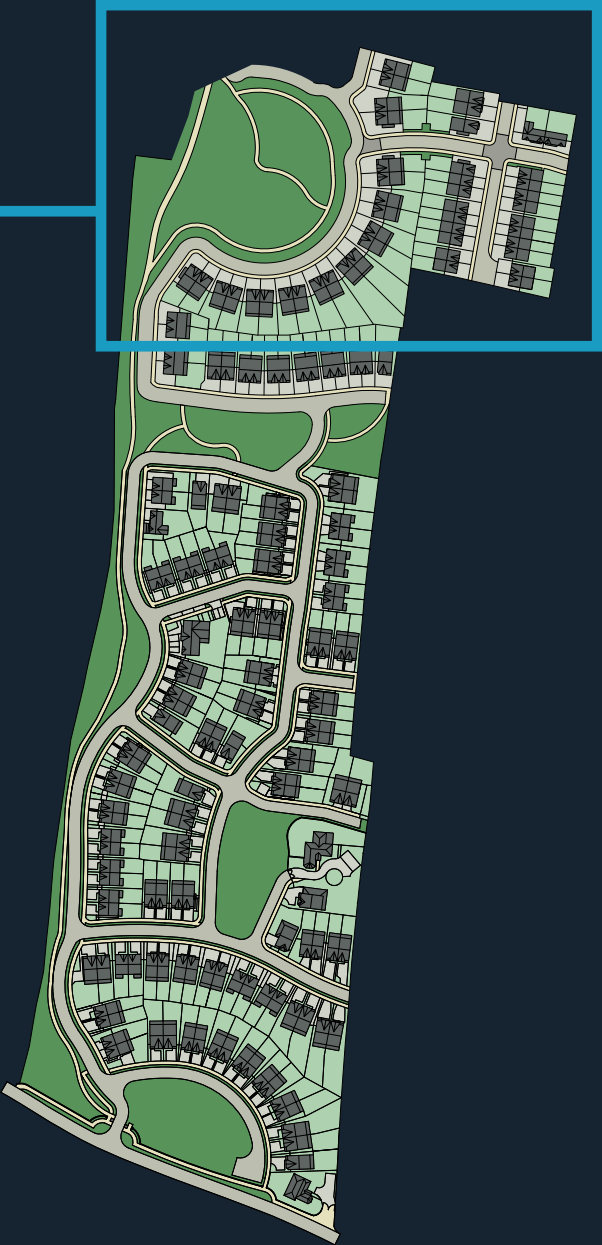
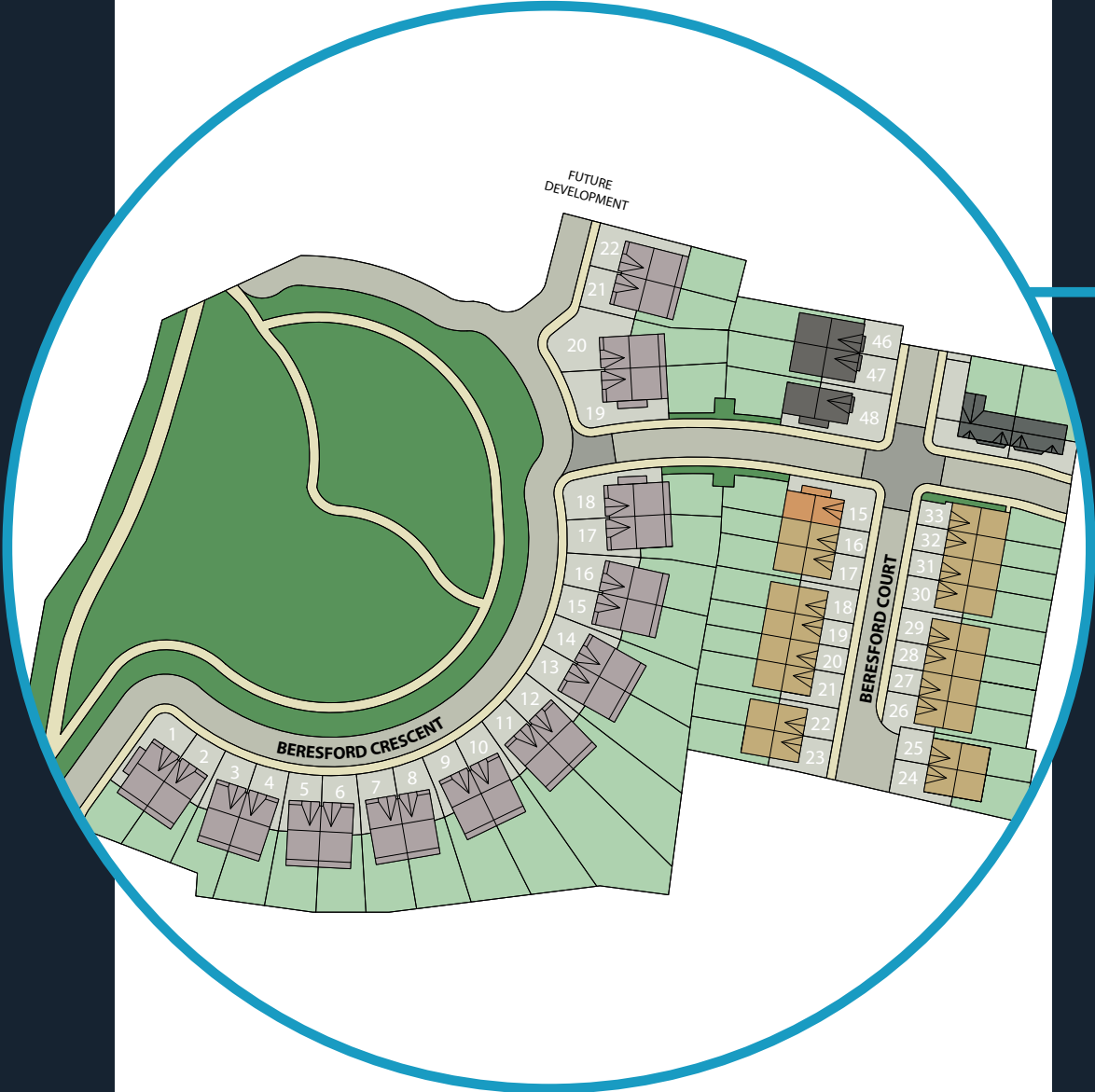
Teaguestown Wood, Trim



Seachnall Abbey, Dunshaughlin



Site Layout



House Type A / A1



Semi - Detached  
137sq.m / 1,474sq.ft.  
4 Bedroom

1 - 22 Beresford Crescent

House Type C



Semi - Detached & Townhouse  
109sq.m / 1,180sq.ft.  
3 Bedroom

16 - 33 Beresford Court

House Type C1



Semi - Detached & Townhouse  
109sq.m / 1,180sq.ft.  
3 Bedroom

15 Beresford Court



#### ARCHITECTS

**McCrosson O'Rourke Manning**  
Block E, Ivy Court  
Harcourt Road  
Dublin 2

#### SOLICITOR

**John P O'Malley & Company**  
38 Percy Place  
Dublin 4

#### BUILDERS



Loughlynn Developments Limited  
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web: [www.horahomes.ie](http://www.horahomes.ie)

#### SELLING AGENTS



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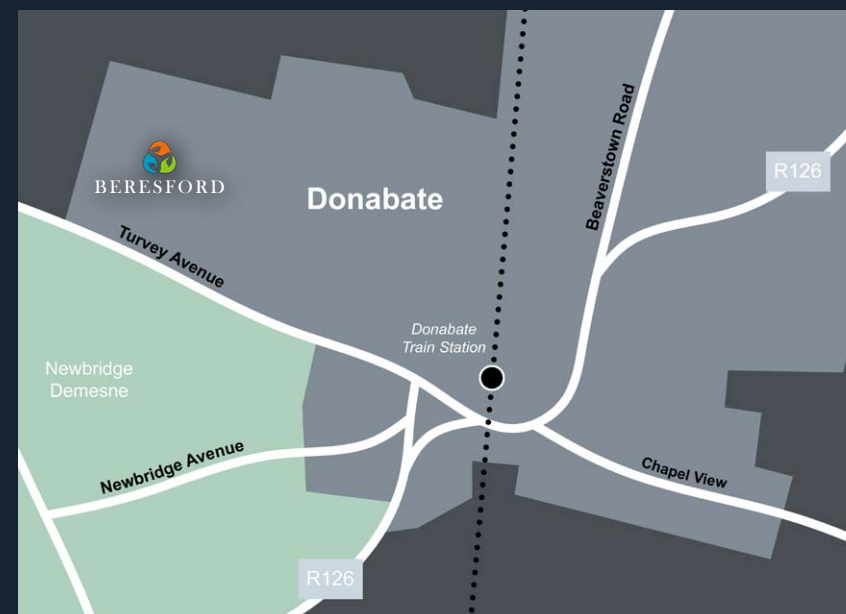
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#### DIRECTIONS

Coming from the M50 Northbound merge with the M1 to Belfast. After approximately 7 kilometres take Junction 4 exit and turn onto the R132 for Skerries / Donabate. Continue to the roundabout and take the second exit onto the R126. After 4 kilometres you will enter Donabate, keep left onto The Square and then turn left onto Turvey Avenue. Beresford is 600m on your right hand side.

#### TRAIN TIMETABLE

Beresford is located beside Donabate Railway Station. Dublin Commuter Rail have ten departures to Dublin City Centre each morning between 6.30 – 10.00 am and seven return trains from Connolly and Pearse stations each evening between 5.00 – 11.30 pm. There is a regular service which departs on 30-45 minute intervals throughout the day.



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