

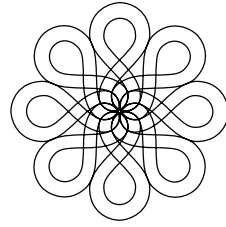
# BALTRASNA MANOR

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*Welcome Home*

DUBLIN ROAD, ASHBOURNE





# BALTRASNA MANOR

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## Introduction

Baltrasna Manor is a luxurious residential development located on the outskirts of Ashbourne Co Meath. The development comprises a mix of 3 and 5 bed A rated detached homes which offer the very best in modern family living.

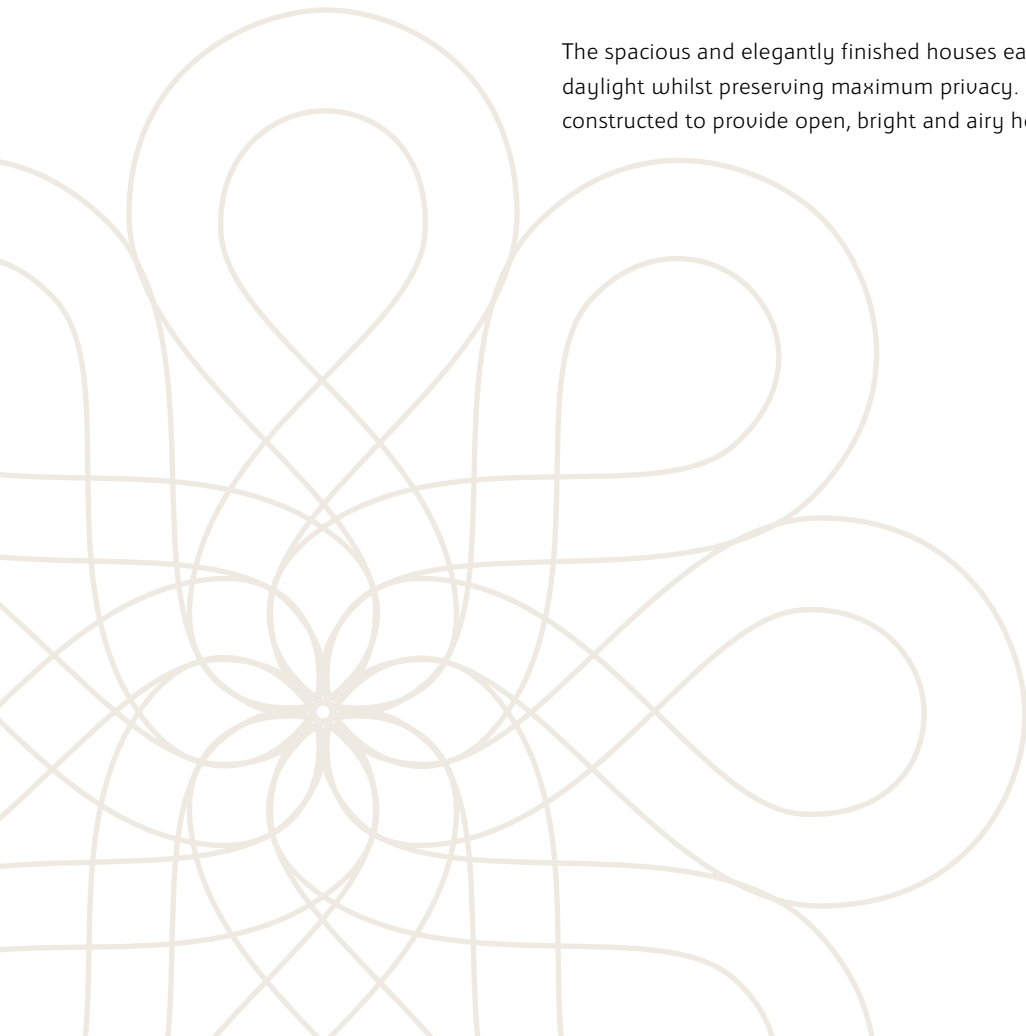
## It's all in the detail

The developers in conjunction with Shay Scanlon Architects have used their extensive knowledge and experience of residential development with the aim of creating a low density residential scheme within a high quality and mature environment.

The building facades have a classically elegant feel with crisp, bright interiors.

The design and construction is of the time, providing energy efficient A rated homes in a restful setting.

The spacious and elegantly finished houses each maximise the advantage of natural daylight whilst preserving maximum privacy. Each element has been carefully constructed to provide open, bright and airy homes.





ASHBOURNE, COUNTY MEATH  
COUNTRY RETREAT, CITY GATEWAY

A short ten minute drive from the M50 to Ashbourne you realise its close proximity to Dublin city has not changed the unique country feel of this vibrant town. A frequent transport service to Dublin is ensured with the location of bus stops directly opposite the development.

Buses depart for the city centre every 20 minutes.

Here you can learn to adapt to a slower pace of life, and enjoy the benefits of living in a town large enough to be entertaining, yet small enough to be refreshing.

Family life is enriched by the multitude of childcare facilities, choice of primary and secondary schools, country walks, and sporting facilities.



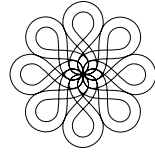




## ASHBOURNE'S AMENITIES

Anyone visiting Ashbourne cannot but be impressed with the new appearance of the town and its new array of shopping streets, parks and public facilities - including Meath County Council offices and one of the largest public libraries in the county. All the major shopping chains such as Tesco's, Dunne's stores and Argos have taken up residence in Ashbourne, complimented by a wide range of high-street shops, boutiques and pharmacies. A multiscreen cinema complex and the highly acclaimed Tayto Theme Park with its new rollercoaster and Animal Park also add to the many amenities of this lively town.





## BALTRASNA MANOR

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### It's all in the detail...

The specification at Baltrasna Manor has been tailored to complement this luxury scheme with a particular focus on quality. The very best of materials are been utilised to create a scheme which is unrivalled in the town.

#### Internal

- Contemporary fitted kitchen units including island units/ breakfast bars
- All internal walls skimmed and painted
- Luxury fitted wardrobes to bedroom
- High quality sanitary ware. Bathrooms and En-suites include shower enclosures as standard
- Pumped showers included
- Tiling to bathroom floors and shower/ bath enclosures. Back splashes to sinks
- Heating with a high efficiency A class heat pump from Dimplex
- Aluminium radiators for optimum efficiency
- Mechanical Ventilation Heat Recovery (providing continuous air supply and extraction, removing contaminated, wet air from kitchens, utility rooms, washrooms and bathrooms and other areas of the home. At the same time, it will recover up to 91% of heat from the air on its way out of the building and transfer it into the incoming supply air providing constant clean warmed fresh air for occupants)

- Airtight technologies applied to all houses
- Stylish internal doors complimented with moulded skirting's and Architraves
- Selected internal doors & frames fire rated
- Chimney stacks constructed to provide for the facility of a fireplace
- Houses wired for TV, Alarm and intruder alarm
- Higher than normal 9 foot ceilings on ground floor
- All internal walls insulated to limit sound transfer
- Mains connected smoke alarm
- Generous socket and lighting in rooms

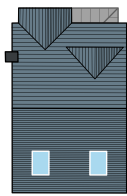
#### External

- Traditional Concrete block work construction incorporating insulated cavity thus maximising on thermal mass
- Eco/alu clad external windows Maintenance free Ivory Aluminium cladding to external window system and painted white timber finish internally
- Low maintenance Upvc fascia and soffits
- Front boundaries with decorative iron railings
- Back gardens levelled and seeded
- Front driveways cobbled incorporating flower beds
- 2 Number side gates to back gardens
- Prestige Hardwood External doors with 3 point locking system
- Water Butt barrel supplied to rear garden for water conservation
- Ibstock Ivanhoe cream brick to selected walls
- Maintenance free monocouche rendered finishes to side and rear walls
- Concrete post and timber panel fence to form rear boundary walls

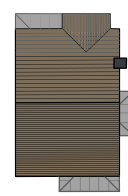
# BALTRASNA MANOR SITE PLAN



HOUSE TYPE A  
5 BED DETACHED



HOUSE TYPE C  
3 BED DETACHED







BALTRASNA MANOR



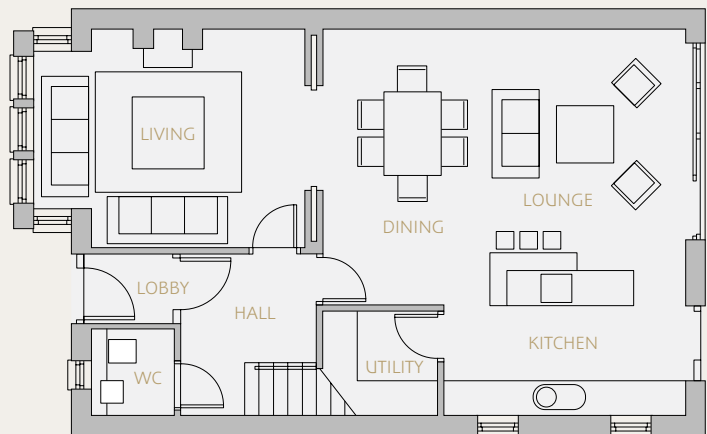
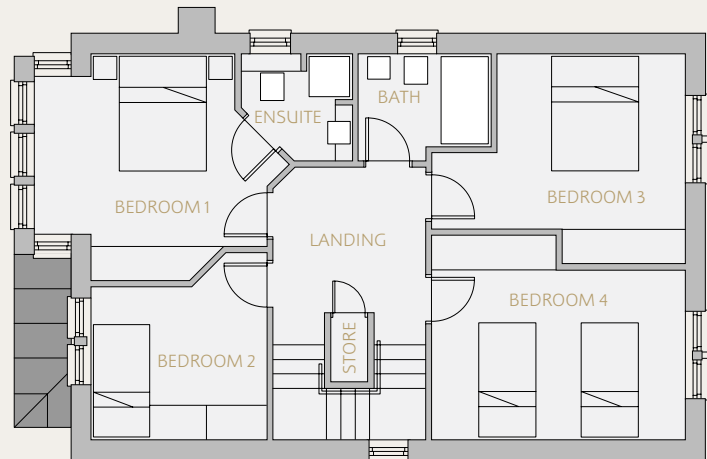
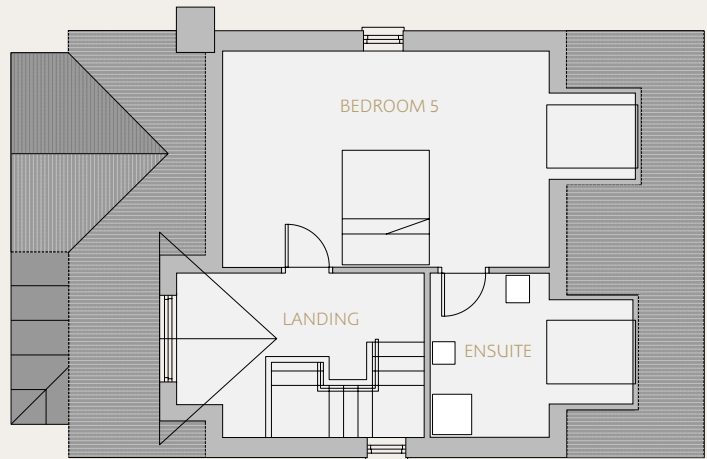


# HOUSE TYPE A 5 BED DETACHED

GROUND FLOOR 72 m<sup>2</sup>  
FIRST FLOOR 72 m<sup>2</sup>  
ATTIC FLOOR 42 m<sup>2</sup>

TOTAL 186 m<sup>2</sup>

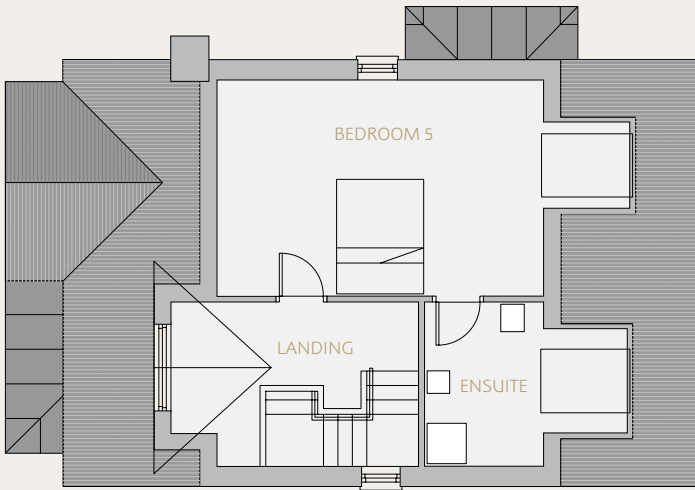
Flor plans shown are for approximate measurements only.  
Exact layout and sizes may vary.



BALTRASNA MANOR

# HOUSE TYPE A1

## 5 BED DETACHED

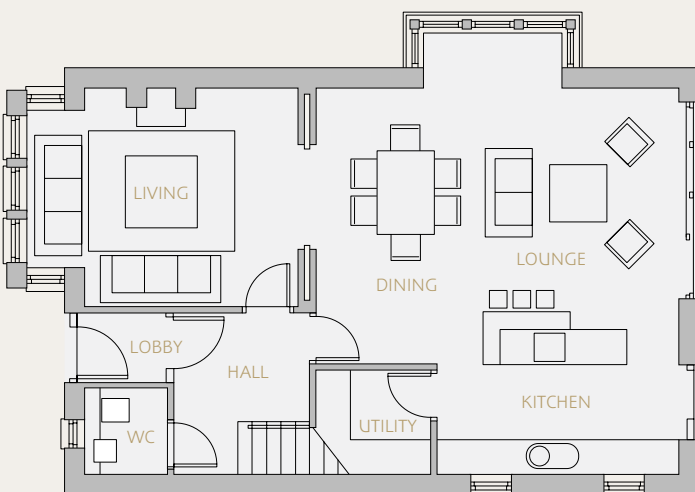
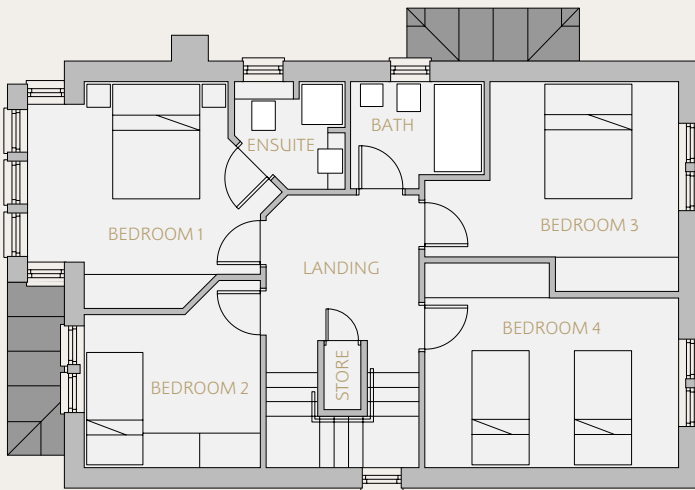


GROUND FLOOR	74 m <sup>2</sup>
FIRST FLOOR	72 m <sup>2</sup>
ATTIC FLOOR	42 m <sup>2</sup>

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TOTAL 188 m<sup>2</sup>

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.



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# HOUSE TYPE C

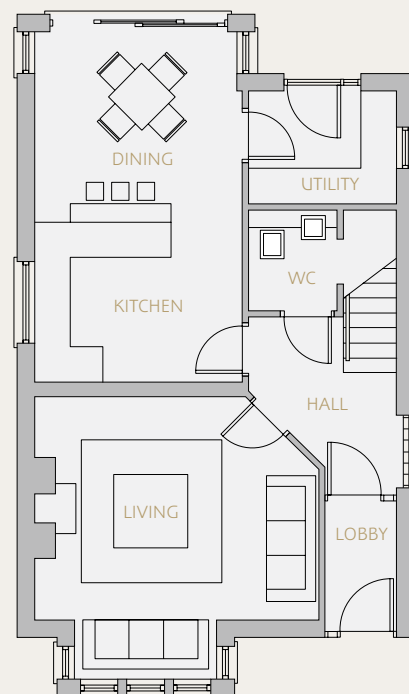
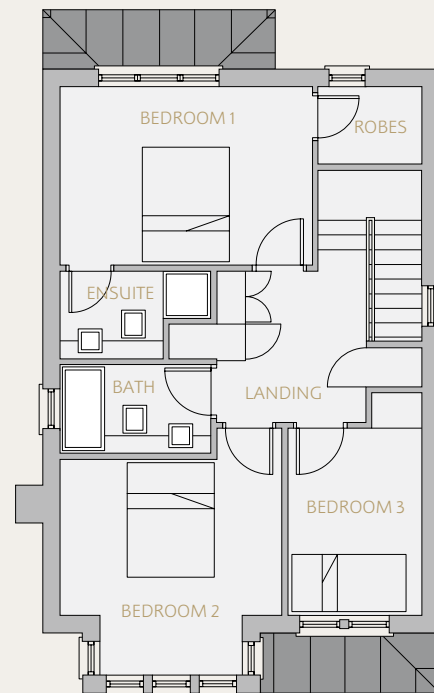
## 3 BED DETACHED

GROUND FLOOR 60 m<sup>2</sup>  
FIRST FLOOR 57 m<sup>2</sup>

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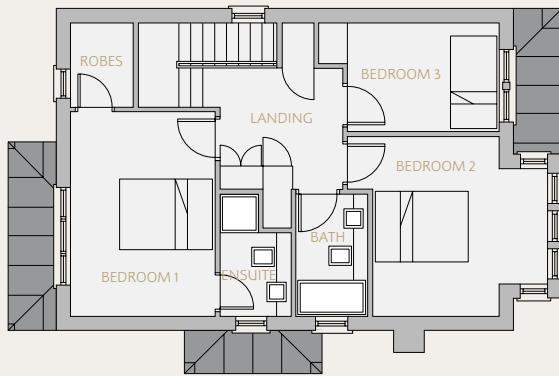
TOTAL 117 m<sup>2</sup>

Floor plans shown are for approximate measurements only.  
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BALTRASNA MANOR

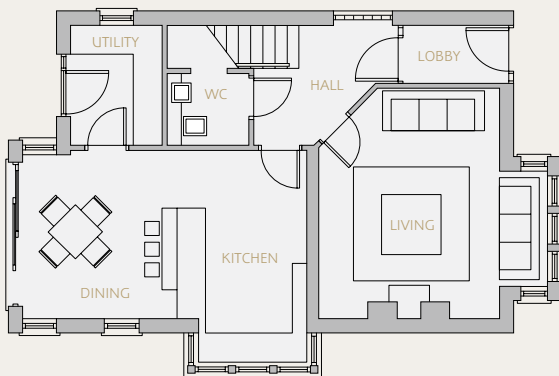
## HOUSE TYPE C1 3 BED DETACHED



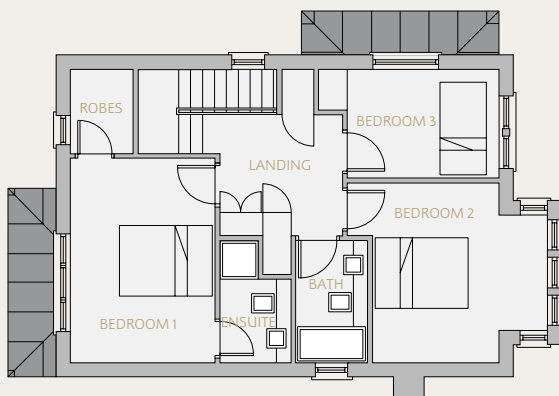
GROUND FLOOR 62 m<sup>2</sup>  
FIRST FLOOR 57 m<sup>2</sup>

TOTAL 119 m<sup>2</sup>

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.



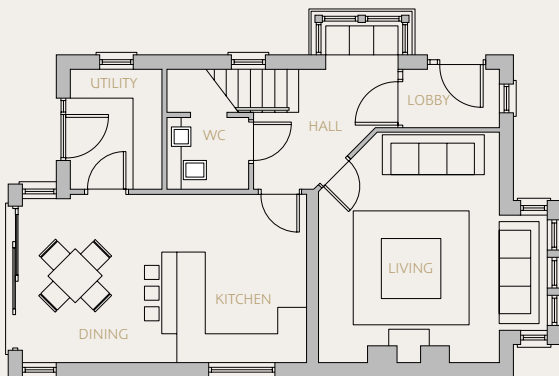
## HOUSE TYPE C2 3 BED DETACHED



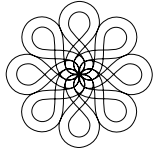
GROUND FLOOR 61 m<sup>2</sup>  
FIRST FLOOR 57 m<sup>2</sup>

TOTAL 118 m<sup>2</sup>

Floor plans shown are for approximate measurements only. Exact layout and sizes may vary.



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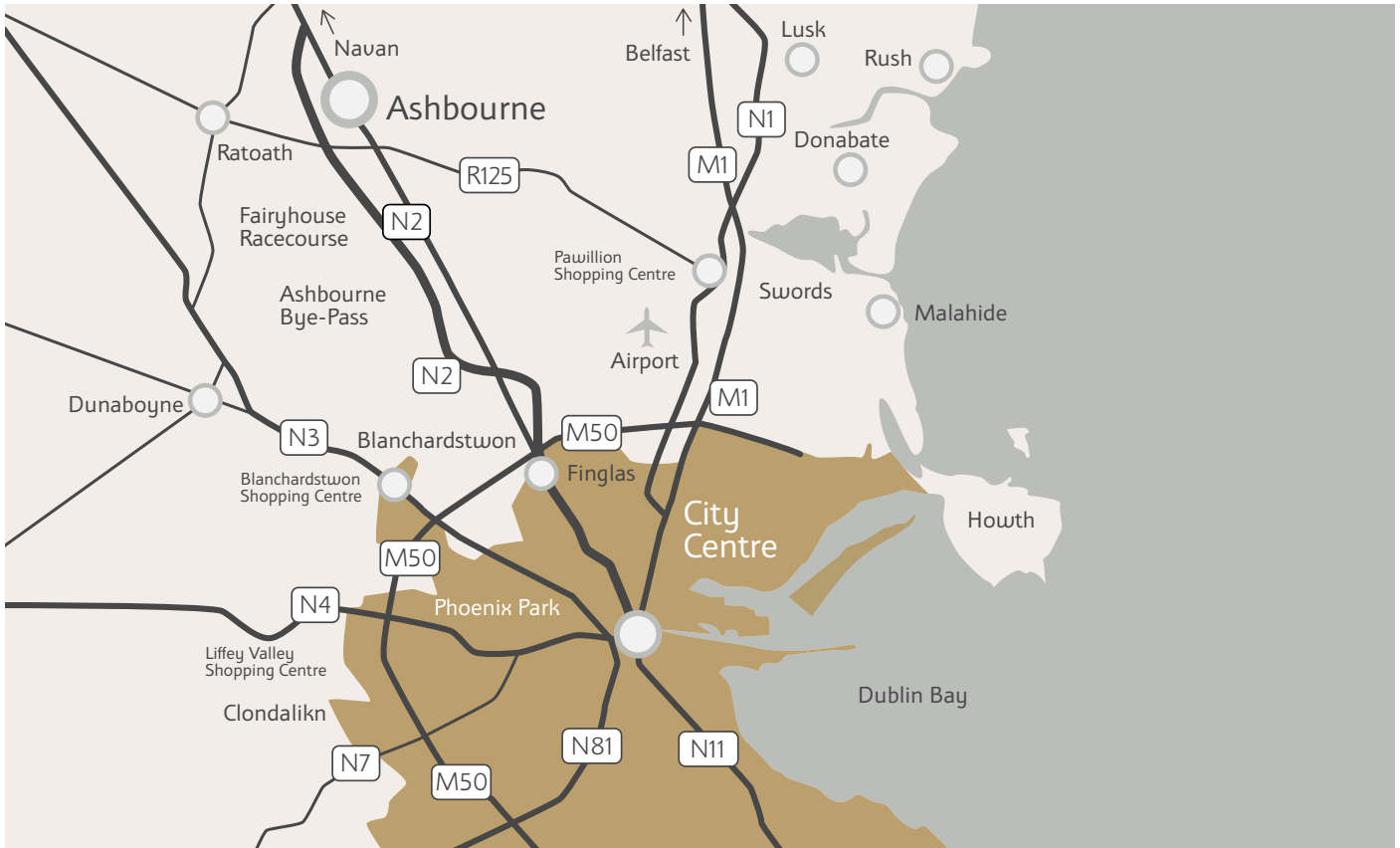


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## Location Map

From Ashbourne there is a regular commuter bus service to the city-centre with a journey time of approximately 30 minutes, and a night-link service at weekends. The new M2 motorway means the M50 is only a few minutes away with links to all major national routes – making Ashbourne an excellent choice.



Selling Agents:



(01) 8350392  
info@reagrimes.ie

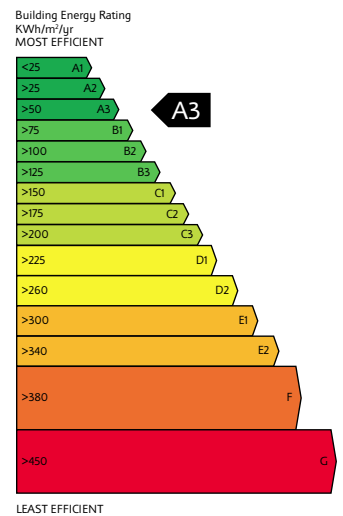


(01) 8359332  
info@johnryan.ie

Solicitor:



1 Killelland House,  
Ashbourne, Co. Meath  
(01) 8352550



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