



# GLEANN DROIMNIN

CARRICKMACROSS

## Welcome Home

Exclusive Private Development in Carrickmacross,  
Co. Monaghan



Lisanisk Lake



Main Street Carrickmacross



# CARRICKMACROSS

Carrickmacross is a thriving market town located 50 miles north of Dublin along the N2 national primary route. Travel to Dublin city and the airport can be achieved in less than one hour. The town is extremely well serviced by public transport with Bus Éireann providing services to Dundalk, Drogheda, Dublin and Monaghan. Furthermore, private coach companies such as Collins Coaches provide a frequent Dublin service for the daily commuter.

- Dublin 60mins
- Airport 50mins
- Belfast 80mins
- Dundalk 20mins
- Drogheda 30mins
- Navan 40mins

Carrickmacross, with a population of 5,000, is a diverse, progressive town with a sound industrial base and a flourishing farming hinterland. Carraig Machaire Rois, which translated from Gaelic, means "The Rock on the Wooded Plain", is a safe and secure environment ideal for family living with an array of recreational activities available to suit all pursuits. Local sporting clubs include Carrickmacross Emmett's GAA Club, Carrick Rovers AFC soccer club and Carrick Aces Athletic Club. Several renowned golf courses are also located in the area including Mannan Castle, Nuremore and Concra Wood.



Shirley Arms

Convent Avenue



For those that enjoy the outdoors, parkland and waterways are in abundance in this scenic area. There are numerous well stocked fishing lakes and rivers and also several local parks and walking routes, most notably the Convent Avenue along the shore of Lough Na Glack, Dún a Rí forest park located in neighbouring Kingscourt, is 10km away.

Local primary schools include Scoil Rois Gaelscoil, St. Joseph's National boys' school and Bun Scoil Louis Naofa girl's school. There are three secondary schools, Inver College, Patrician High School and St. Louis Convent serving the town. Each has an excellent reputation, consistently producing above average results in all state examinations.



### B & C Building Contractors

B & C Contractors are a family run construction group established in 1974. The group originates from Carrickmacross and was founded by Michael Mc Bride and is now run by his two sons, Jim and Colm Mc Bride. B & C originally commenced as a one-off house construction company but has grown into a modern progressive development and building firm constructing a wide range of residential, commercial and industrial projects. B & C Contractors have over 40 years experience in the construction of quality housing developments and are at the forefront of using modern construction developments.

# Gleann Droimnin





The houses at Gleann Droimnin are imaginatively designed, light filled modern and spacious, situated in a pleasant secure environment convenient to all amenities shops, restaurants, schools, recreational facilities etc. This exciting new development of luxury "A" rated energy efficient homes comprises 3 and 4 bedroom semi detached houses with also a 4 bedroom detached house. Located 400m from Carrickmacross town centre the development is along the Ballybay road close to the Castleblayney road junction.

The B&C Development Group has considerable experience in delivering first class housing having completed several marquee estates throughout the country. The developers are registered with the Help to Buy Scheme which has been extended to December 31st 2024 and the First Home Scheme which was launched in July 2022. The houses at Gleann Droimnin are Homebond certified which provides latent defects insurance for new homes. The Showhouse is fitted out by local couple Andrew and Orla Mc Allister from Mc Allister's Home & Garden, Carrickmacross.



# Gleann Droimnin Phase 1, sitemap



-  House Type A - 3 Bed Semi - Detached
-  House Type B - 3 Bed Semi - Detached
-  House Type C - 4 Bed Semi - Detached
-  House Type D - 4 Bed Detached



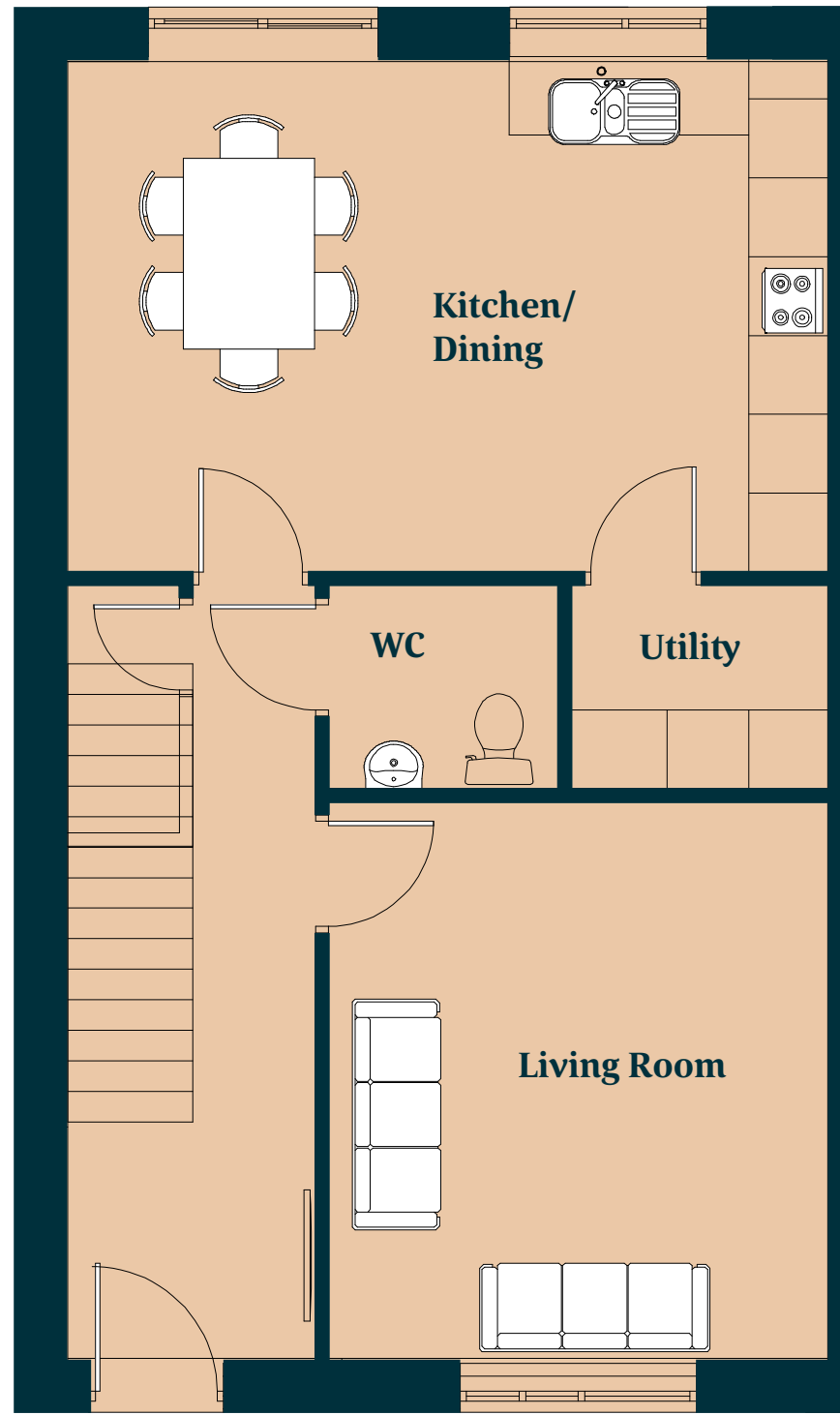
## Features;

- A BER Energy rating
- Air to water heating system
- HomeBond Guarantee
- Help to Buy Scheme registered
- First Home Scheme available



# The Carraig House Type A

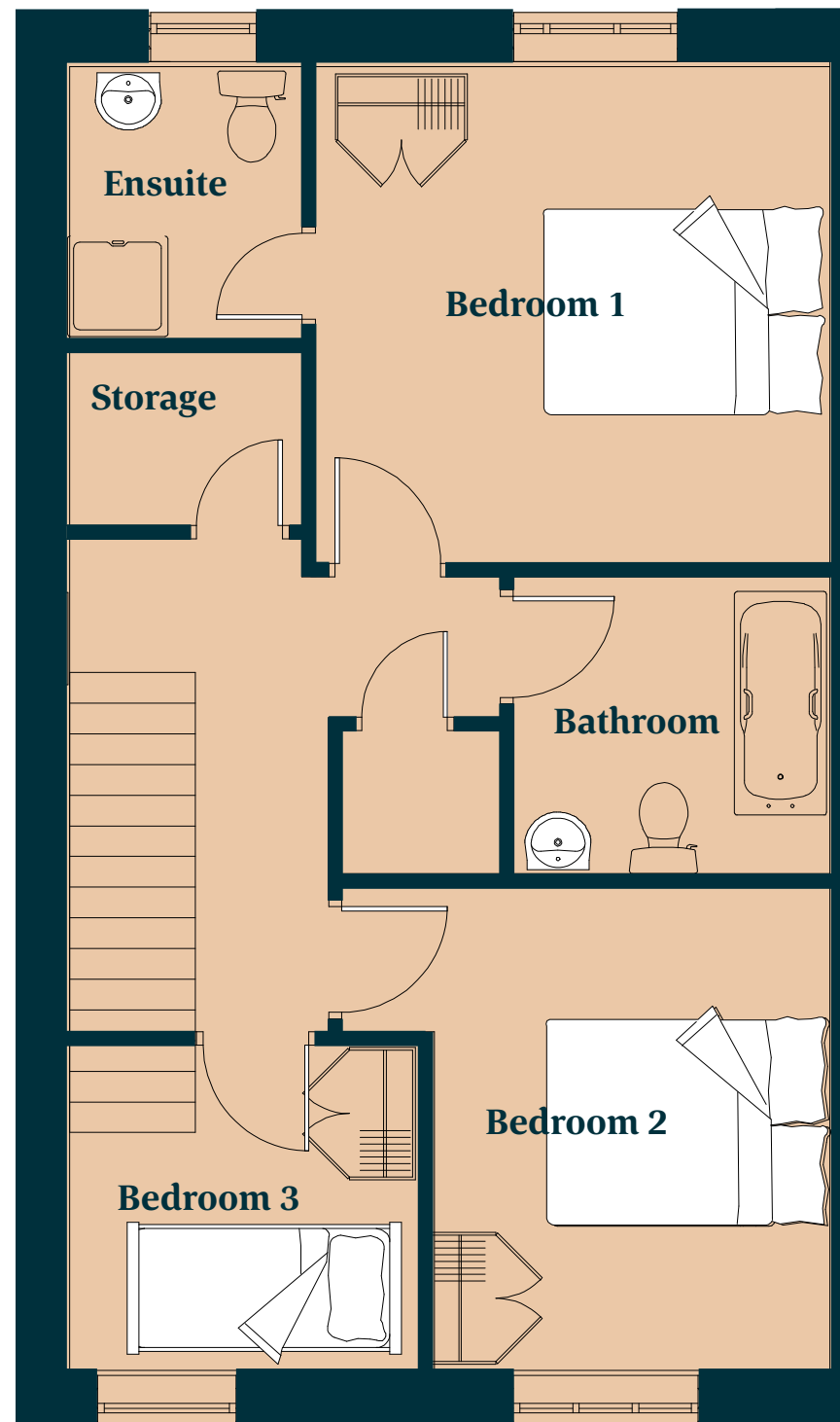
3 Bed Semi Detached  
115.2 Sq.m



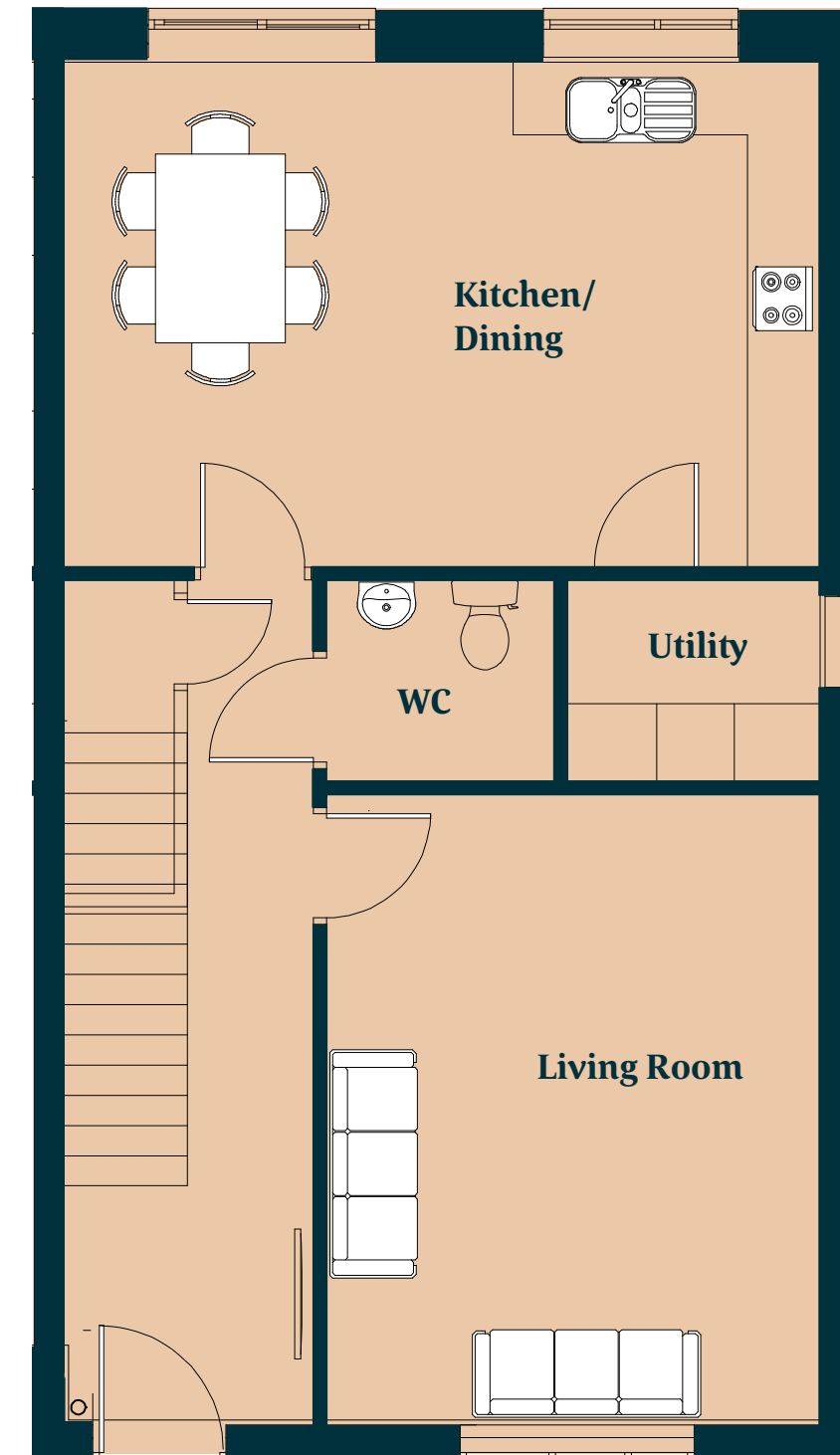
Ground Floor

# The Carraig House Type B

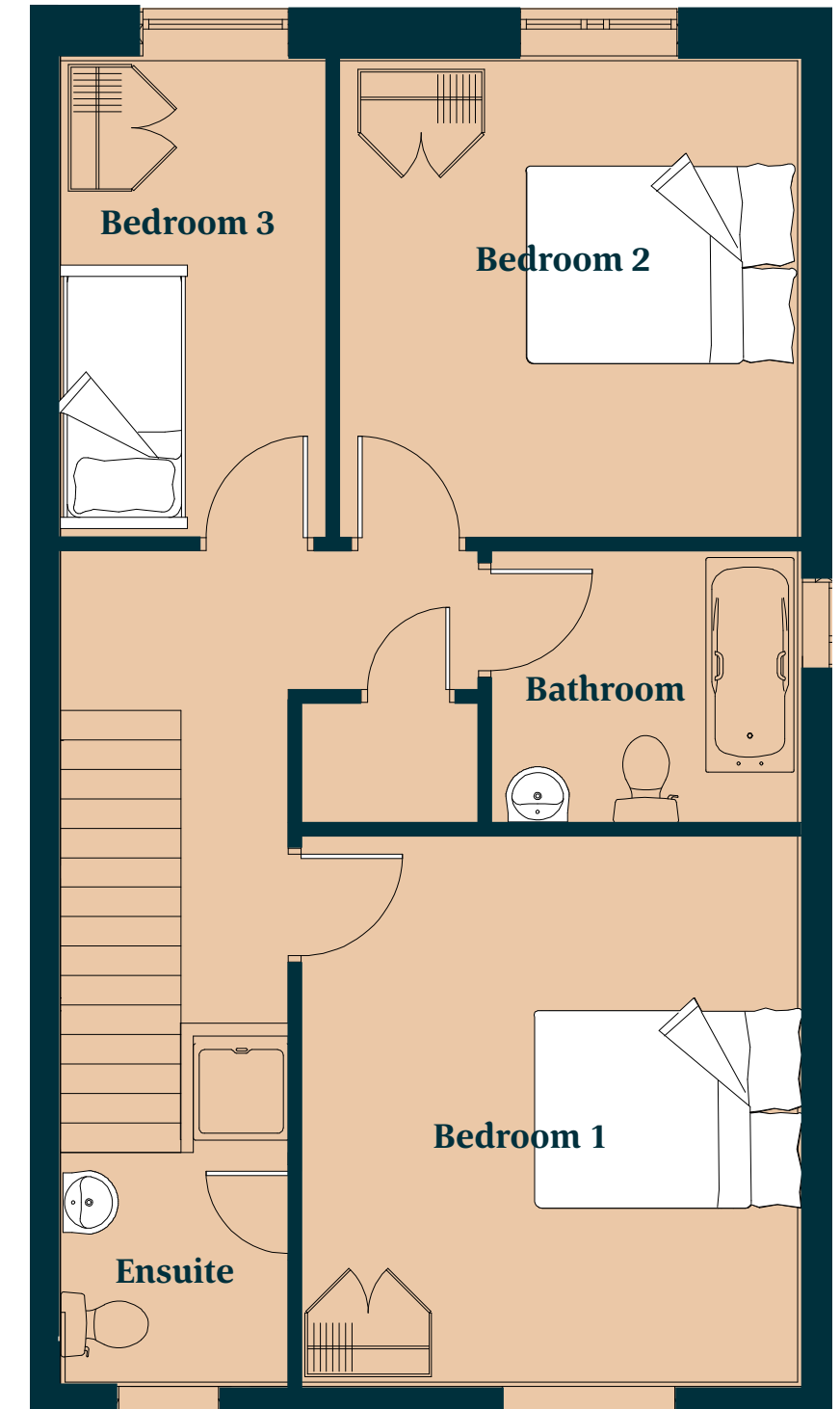
3 Bed Semi Detached  
119.6 Sq.m



First Floor



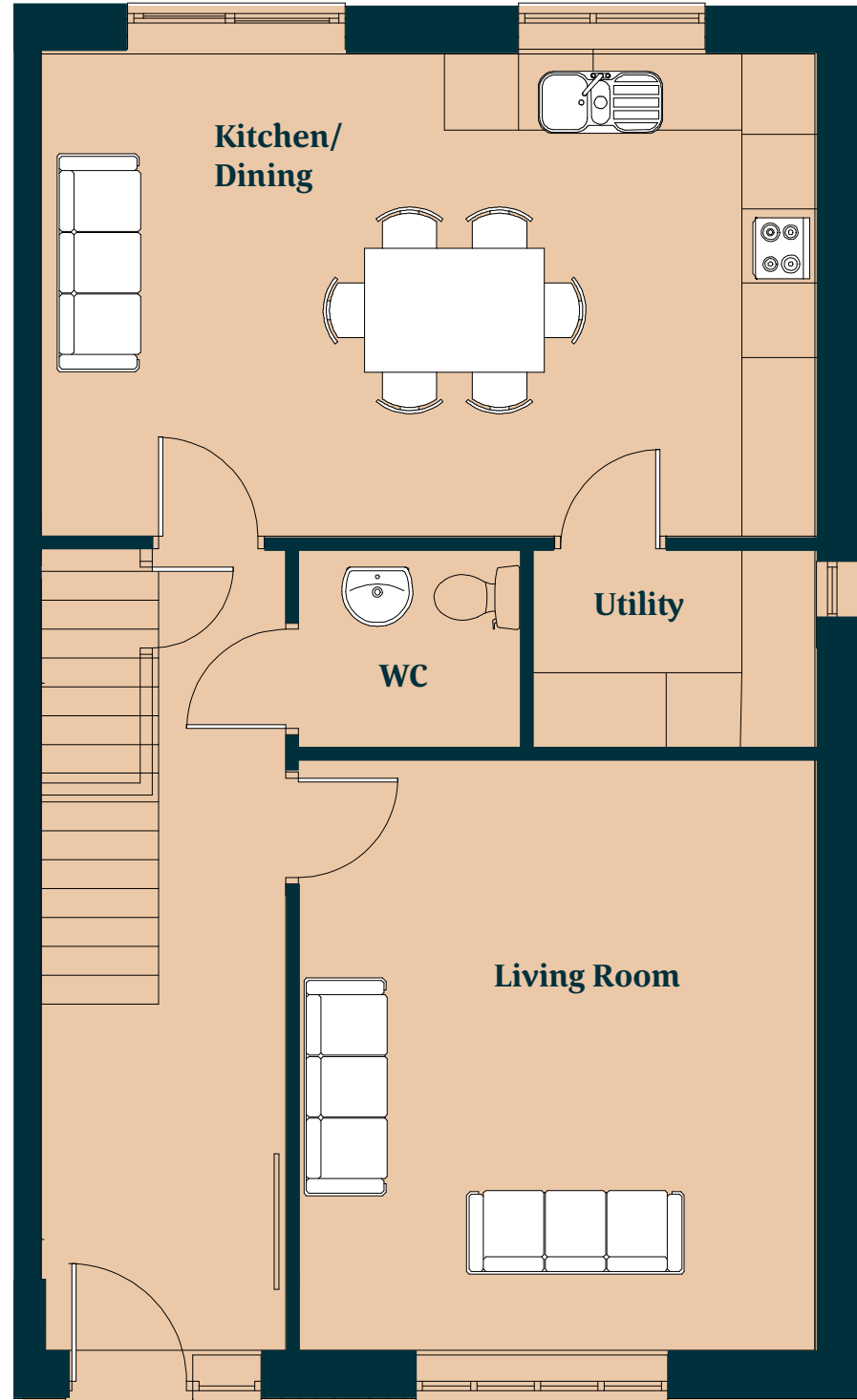
Ground Floor



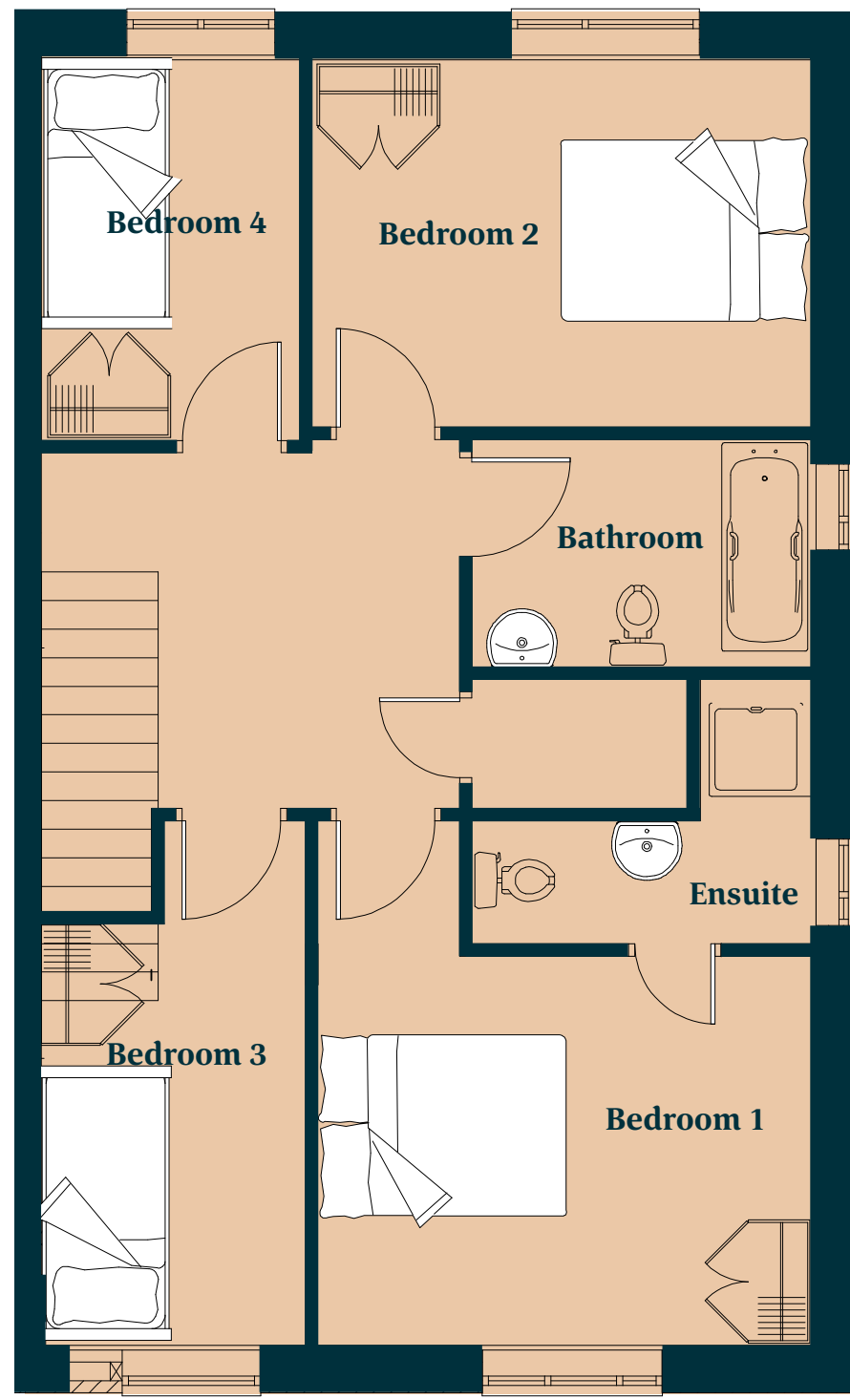
First Floor

# The Rois House Type C

4 Bed Semi Detached  
130 Sq.m



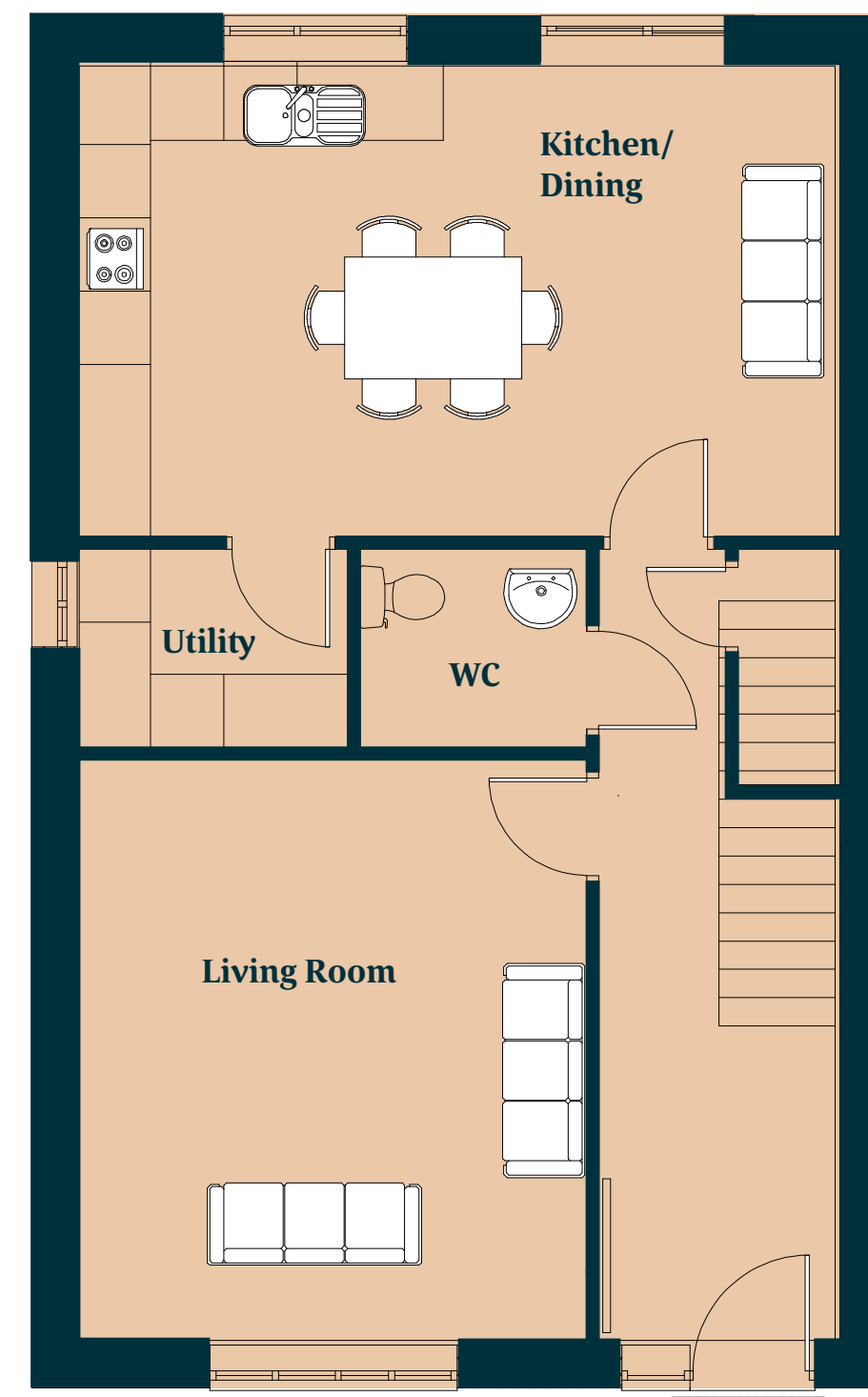
Ground Floor



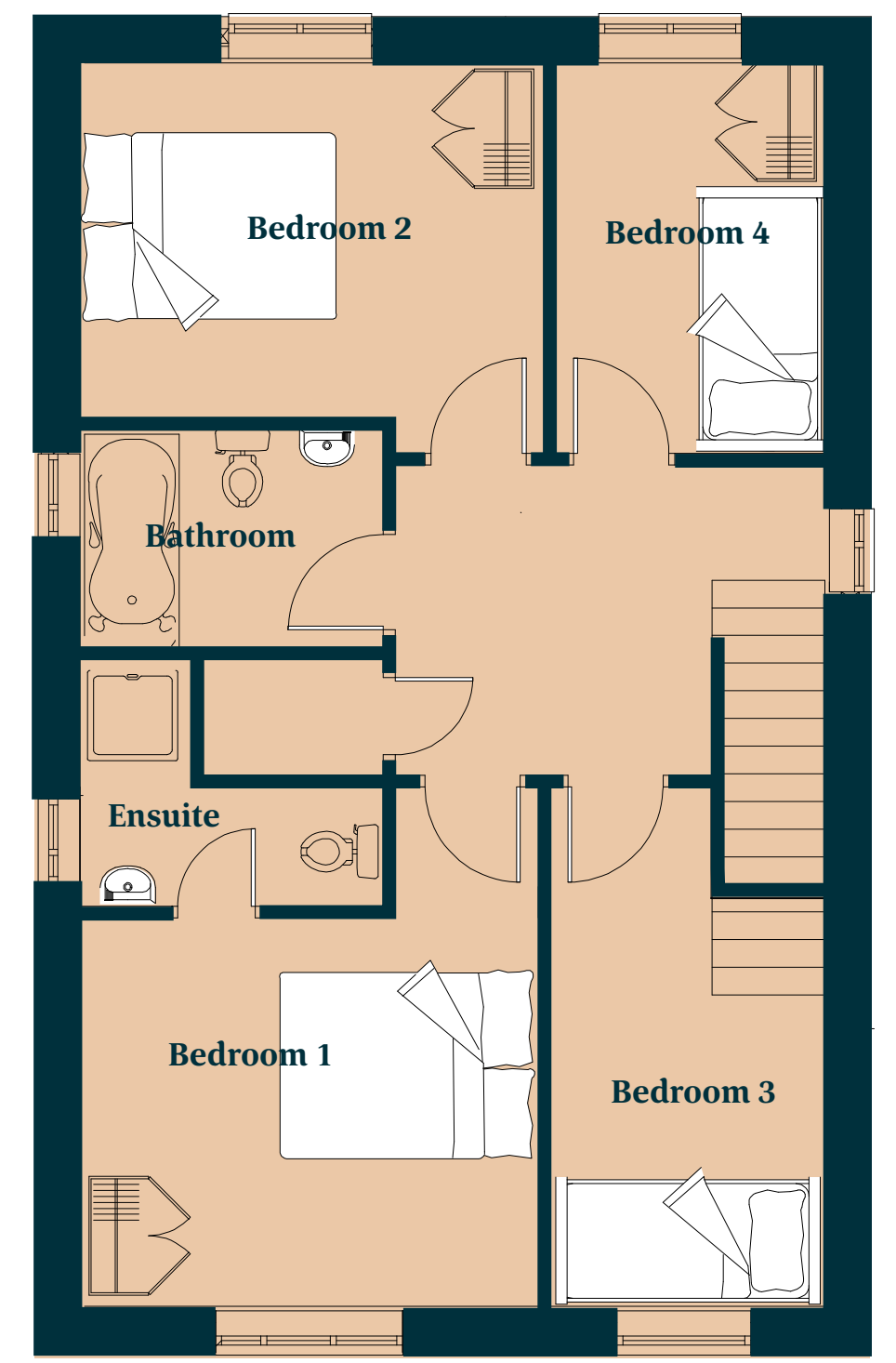
First Floor

# The Rois House Type D

4 Bed Detached  
130 Sq.m



Ground Floor



First Floor

# Specification

Every house is designed to deliver a comfortable and sustainable home

## External Façade Finishes

Kilsaran Durarend self- coloured render and Kingscourt country manor brick to external cavity walls. The use of self- coloured render and brick provides a maintenance free exterior to the homeowner.

## Windows & External Doors

Windows and patio doors are made from high performance u-PVC profiles sealed with double glazed units throughout, finished with elegant silver inline handles. The front doors are a four panel door designed to enhance the home, with traditional hardwood timber good looks, but without the shrinking and twisting flaws of traditional timber doors. All windows and doors are fitted with a Yale multi point locking system.

## Mechanical

Each house has been fitted with a high efficiency air to water heat pump system . This generates the space heating, supplying radiators which have multiple heating zones. Hot water generation is also by the heat pump and the system is setup to prioritise hot water delivery. Ventilation to bathrooms is demand control.

## Kitchens

Shaker style doors. Paint – Purebeck stone, Hickory Carcass, 20mm Ice Crystal Worktop. Appliances:

- Hob
- Single Oven
- Dishwasher
- Microwave
- Tall Freezer
- Tall refrigerator
- Canopy Extractor

## Wardrobes

All bedrooms feature generous contemporary integrated high quality , floor to ceiling wardrobes.

3 bed houses: 3 door – master bedroom

2 door – bedroom 2

4 bed houses - 3 door – master bedroom

2 door- bedroom 2 and 3

## Internal Doors

Seadec Shade painted doors with high quality proline door handles.

## Sanitary Ware

White ceramic sanitary units by Sonas. Floor standing 2 drawer vanity units to main bathroom and en- suites , Otto or similar mirror cabinets to main bathroom and en- suites.



# Professional team

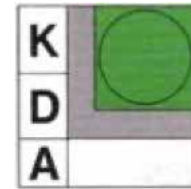
## Developer

Glassford Developments



## Architects

Kenneth D. Lonergan & Associates Ltd.



## Contractor

(a B&C Contractors company)



## Interior Design

Mc Allister's Home & Garden, Carrickmacross, Co. Monaghan.

## Solicitors

O'Reilly & Byrne Solicitors, Carrickmacross, Co. Monaghan

## Selling Agents

REA Gunne Property, Carrickmacross, Co. Monaghan

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St. Louis Convent



Mannan Castle Golf Course







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