

Treasure the
lifestyle.

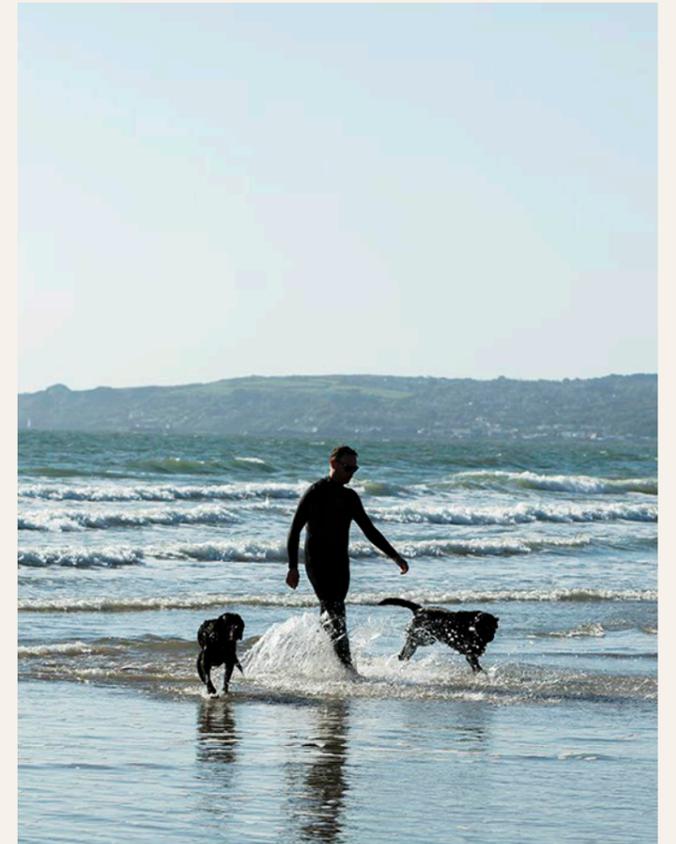


St. Marnock's
Bay PORTMARNOCK

Come home to natural beauty.

Portmarnock is one of North Dublin's most picturesque locations. A traditional village steeped in history, it is famous for its five-mile stretch of velvet strand beach, that has long been a favourite with sunbathers, swimmers, walkers and nature lovers. From the tranquil ebb and flow of a summer's day to the drama of a winter storm, life by the coast is ever changing and exciting.

Portmarnock offers all the relaxation and comfort of a small seaside town with the convenience of city living. Along with the neighbouring towns of Howth and Malahide, Portmarnock offers a refreshing mix of sea air, bustling town atmosphere and plenty of local amenities.



With the DART on your doorstep and a regular bus service, you can reach the city centre in less than half an hour, while the M1 and M50, the main routes to the rest of the country, are just a few minutes drive away.



Clean lines and quality craftsmanship enhance
the functional, versatile living spaces at St. Marnock,s Bay.



Siteplan.



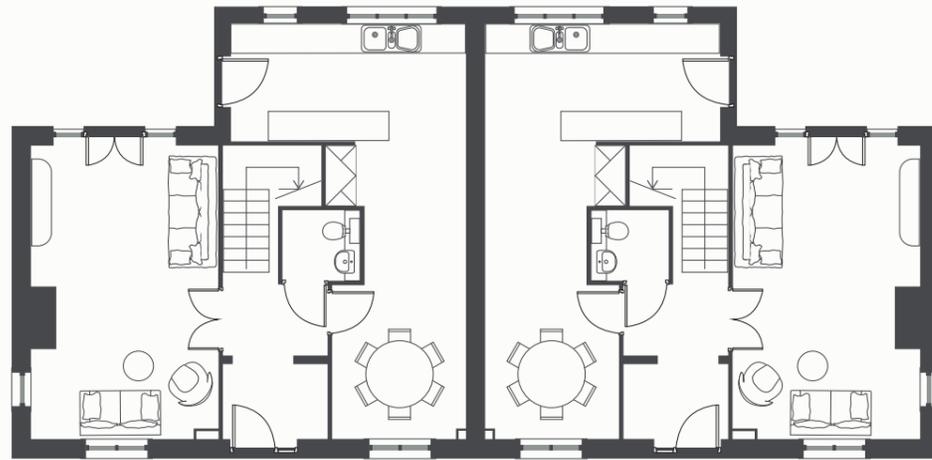
House Types

- **THE POPPY [PHASE 1]**
 166.57 sq. m / 1,793 sq. ft
- **THE THISTLE [PHASE 1]**
 Type 1
 130.4 sq. m / 1,404 sq. ft
 Type 2: 15 The Rise
 131.8 sq. m / 1,419 sq. ft
- **THE SORREL [PHASE 1]**
 Type 1
 108 sq. m / 1,162 sq. ft
 Type 2: 12 The Rise
 110.8 sq. m / 1,193 sq. ft.
- **THE CLOVER**
 Type 1
 118.74 sq. m / 1,278 sq. ft
 Type 2: 60 The Lawn
 118.74 sq. m / 1,278 sq. ft
- **THE ASTER**
 114 sq. m / 1,226 sq. ft
- **THE BUTTERCUP**
 Type 1
 168.75 sq. m / 1,816 sq. ft
 Type 2: 6 The Walk, 1 The Drive
 168.75 sq. m / 1,816 sq. ft

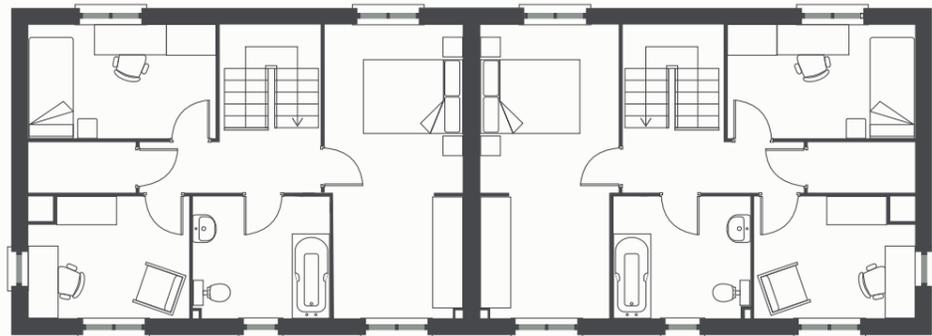


The Poppy (Phase 1)

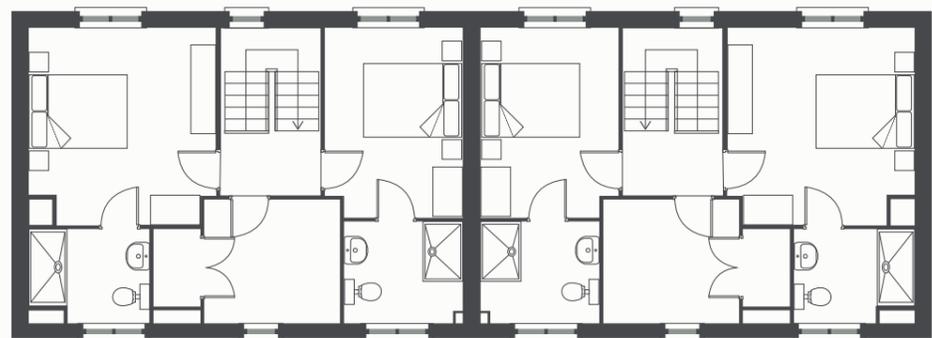
166.57 sq. m / 1793 sq. ft



GROUND FLOOR



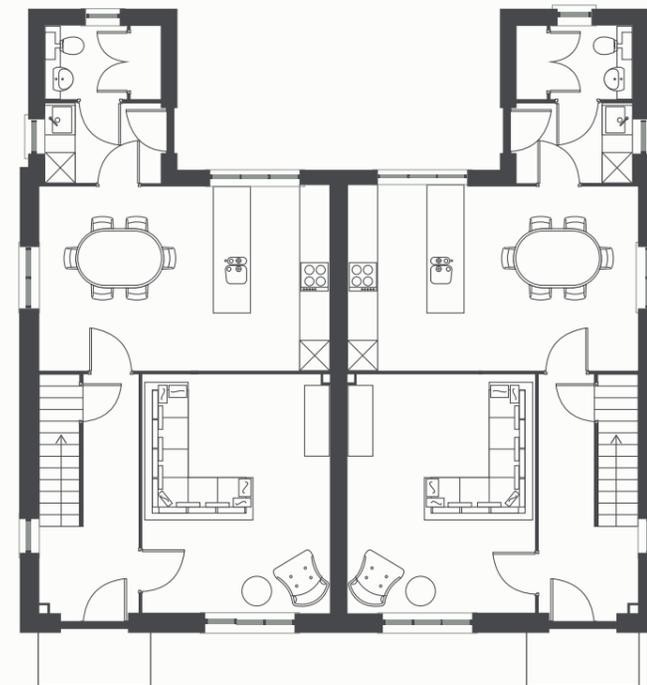
FIRST FLOOR



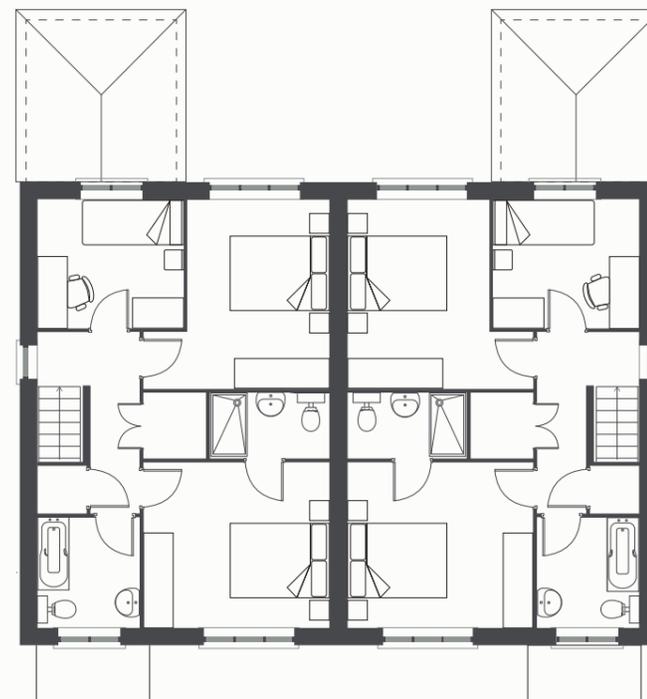
SECOND FLOOR

The Sorrel (Phase 1)

108 sq. m / 1162 sq. ft



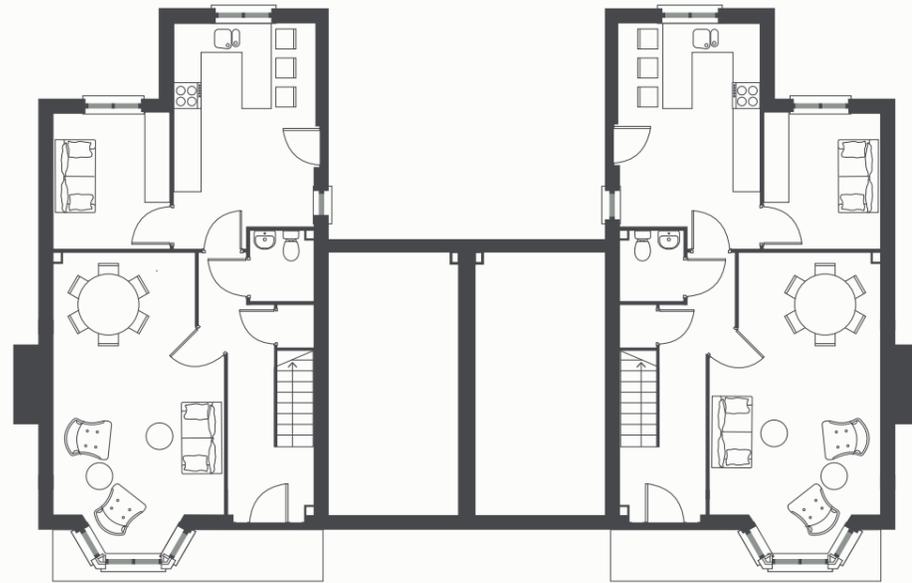
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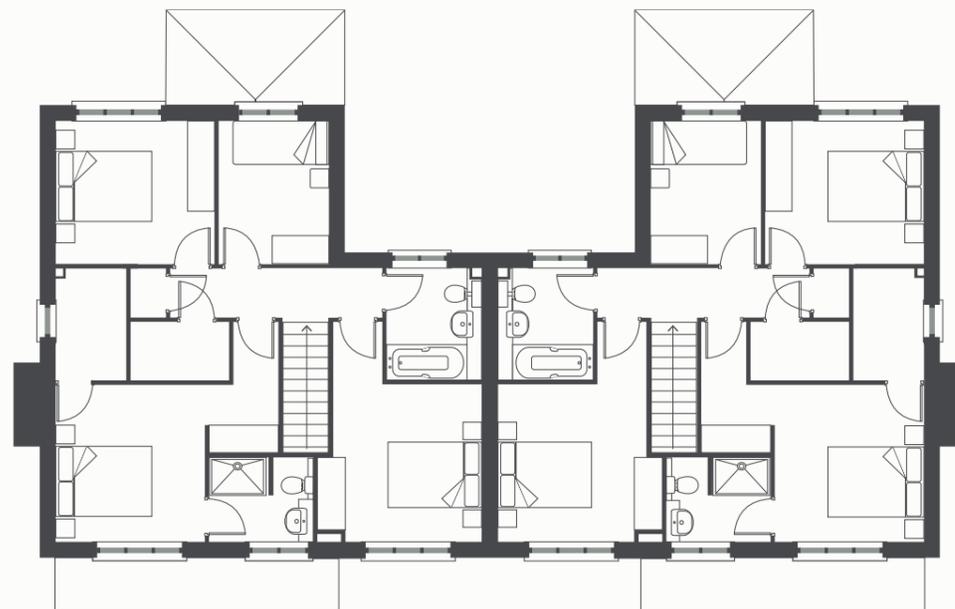
FIRST FLOOR

The Thistle (Phase 1)

130.4 sq. m / 1404 sq. ft



GROUND FLOOR



FIRST FLOOR

Specifications

Structure

Houses are constructed using a timber frame and combination of brick and self-coloured rendered blockwork with reconstituted concrete roof tiles.

Flooring

High quality Porcelain floor & wall tiling is standard in bathrooms and en suites as per the show unit.

Internal Finishes

Walls and ceilings are painted throughout and finished with emulsion paint. All joinery is finished with satin oil paint and the skirting's and architraves are softwood. Softwood painted stairs feature painted balustrades and handrails.

Wardrobes

Bedroom wardrobes are contemporary, detailed with a classic door in a painted finish with assorted storage and hanging options.

Windows

High performance pre-finished hardwood windows are fitted with sealed double glazing units throughout. Multi Point Locking System used on Front Door and Windows.

Kitchens

Elegant kitchens with a number of classical design cues. Minerva worktop profiles give the kitchen a strong yet finely detailed feel. Subtle bespoke detailing & classical elegant design.

Bathrooms & Ensuites

Stylish Bathrooms and En-suites are designed around contemporary fresh lines to offer excellent quality throughout. Baths, sinks and W.C's as per show unit. All bathrooms have a painted finish and fitted mirrors Standard as per show unit.

Electrical

Generous light and power points. Switches and sockets throughout with pendant light fittings.

Heating and Hot Water

An Air to Water heat pump system provides domestic hot water and efficient heating, serving wall mounted radiators. A heated towel rail in all bathrooms.

Fireplaces

The four bedroom houses are fitted with contemporary fire surrounds constructed from elegant stone and fitted with a wood burning stove.

Parking

Each house has two car parking spaces.

Gardens

The gardens offer a wonderful extension of the living space at the property. Each home features a stylish patio area and rear gardens are seeded.

Superior Low Energy Design

Saint Marnocks Houses feature levels of energy efficiency that far exceed the average home. An array of features combine to ensure lower energy usage and higher levels of luxury. High levels of insulation are incorporated in the walls, floors and roofs & provide a greener home and in addition a more sustainable way of living.

Security

Each home is wired for intruder alarm.

External Areas

All public open spaces will be fully landscaped.

Guarantee

Each home is covered by the 10 year Structural Guarantee Scheme.



Introducing Ballymore

At Ballymore we know how to turn good ideas into great places to live and work. We are an international property development company but we still pride ourselves on our integrity and family business values.

As one of Ireland's leading home builders, we believe in building developments that improve, enrich and enhance people's lives. Attention to detail is at the very heart of what we do and every development is treated as if we were going to live or work there ourselves.

We don't work with off-the-shelf design, but create an entirely new vision for every project, drawing on the character and history of the neighbourhood in which it is found. This vision is then transformed, without compromise, into reality.

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