



CLONRATH HILL

Skerries Road, Lusk

EXCLUSIVE DEVELOPMENT OF 3 & 4 BEDROOM HOMES

IN LUSK, Co. DUBLIN

clonrathhomes.ie

Welcome to Clonrath Hill

Clonrath Hill is a development of high quality 3 and 4 bedroom traditional family homes in a prime location on the Skerries Road in Lusk, Co Dublin. Surrounded by picturesque country views and mature landscaping, the houses in Clonrath Hill offer an ideal home in a location designed around family life.



Complete with two playgrounds, three top-rated schools, four sports pitches, and a variety of other quality attractions, Clonrath Hill is perfect for families seeking a vibrant, active lifestyle in a well-connected neighborhood.




CLONRATH HILL
Skerries Road, Lusk

Have You Looked at Lusk

Lusk, a picturesque village in County Dublin, offers a charming blend of rural tranquility and urban convenience.

With its rich history, beautiful countryside, and close proximity to Dublin City, Lusk provides the perfect setting for those seeking a peaceful lifestyle without sacrificing accessibility.

The village boasts lovely parks, a vibrant community, and a range of local amenities, making it an ideal place to call home.

This is an ideal location with a wonderful lifestyle right on your doorstep and an easy commute to Dublin City Centre, life here in Clonrath Hill gives the perfect balance.



Out & About

Some of the many fine attractions close to Clonrath Hill include Ardgillan Castle, Newbridge House and Farm at Newbridge Demesne and Malahide Castle & Gardens. The beautiful beaches of Rush, Malahide and Loughshinny are just a short drive away. There is an incredible selection of world class golf courses nearby, including Malahide, Portmarnock, The Island, Skerries and Rush.



Skerries Mills



Rush harbour



Malahide Estuary



Malahide Castle



Malahide walking paths



Ardgillan Demense



Malahide Town Centre



Skerries Beachfront



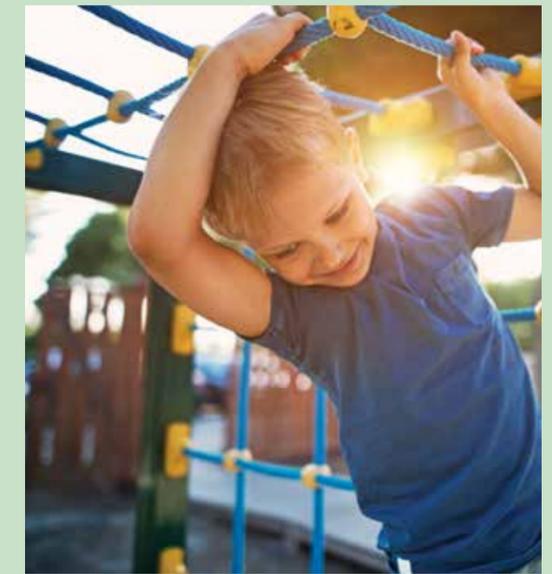
Nearby beaches

Lifestyle

Nestled in a charming town of Lusk, Clonrath Hill offers a lifestyle of comfort and convenience. Surrounded by parks, sports fields and a variety of other attractions, residents can enjoy the best of both tranquility and activity.

Clonrath Hill is located next to a well-established public park. There are a host of recreational activities and sports clubs in the area including Lusk United Football Club and Round Towers GAA Club.

This community offers a perfect blend of modern living and small-town charm. With new homes and easy access to all the town's attractions, it's a place where life feels effortlessly enriching.



Perfectly Connected

Living in Clonrath Hill will provide the best of both worlds, a tranquil village lifestyle is right on your doorstep and thanks to the excellent transport links in the area, travelling directly to Dublin City Centre will be an easy commute.

Lusk is served by a regular commuter train service to the heart of the capital, the 33 Dublin Bus route is also on hand to provide an easy commute to the city along with the Fingal Express private bus service travelling from Lusk to Dublin City via the Port Tunnel. Swords, Drogheda and Dublin Airport can also be reached by bus from Lusk.

With the M1 Motorway only a 10 minute drive away, Lusk provides motorists with immediate access to Dublin City and the M50 Motorway with links to all major routes.



Rush & Lusk Train Station



Park & Ride at the Train Station



Regular Bus routes serving Lusk



Fingal Express regular service to Dublin City

Excellent Schools

Clonrath Hill is close to a great selection of local primary schools including Lusk National School, Corduff National School, Hedgestown National School & Rush and Lusk Educate Together N.S. Popular secondary schools include Lusk Community College, Loreto Secondary School in Balbriggan, Skerries Community College, St. Joseph's Secondary School in Rush and Gormanstown College.



Nearby Primary & Secondary schools

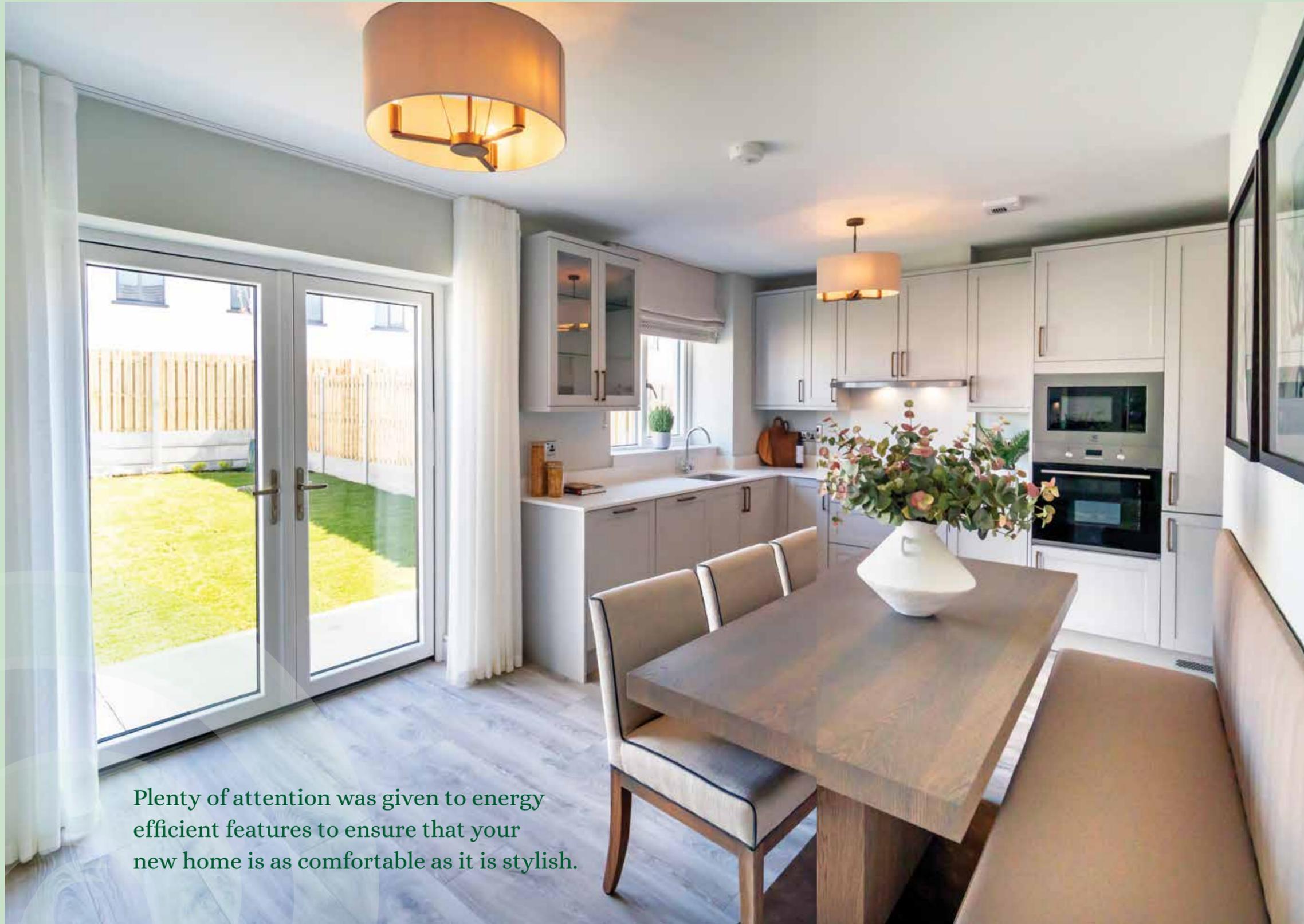


Primary & Secondary schools in walking distance to Clonrath Hill

Exquisite Interiors

These bright and spacious homes are artfully designed to complement beautiful surroundings.





Plenty of attention was given to energy efficient features to ensure that your new home is as comfortable as it is stylish.





A Reputation That Counts



McGarrell Reilly Group are responsible for some truly outstanding homes throughout Ireland and the UK. One of Ireland's leading house builders, we have been constructing quality housing developments for over 40 years.

Each project has one thing in common; the McGarrell Reilly Stamp of exceptional quality and value. Each house maximizes the available space and creates generous traditional family homes, delivering comfort, low maintenance and energy efficiency.



Malahide Marina, Malahide



Stepaside, Dublin 18



Station Road, Lusk



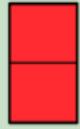
Millerstown, Kilcock



Hansfield, Dublin 15



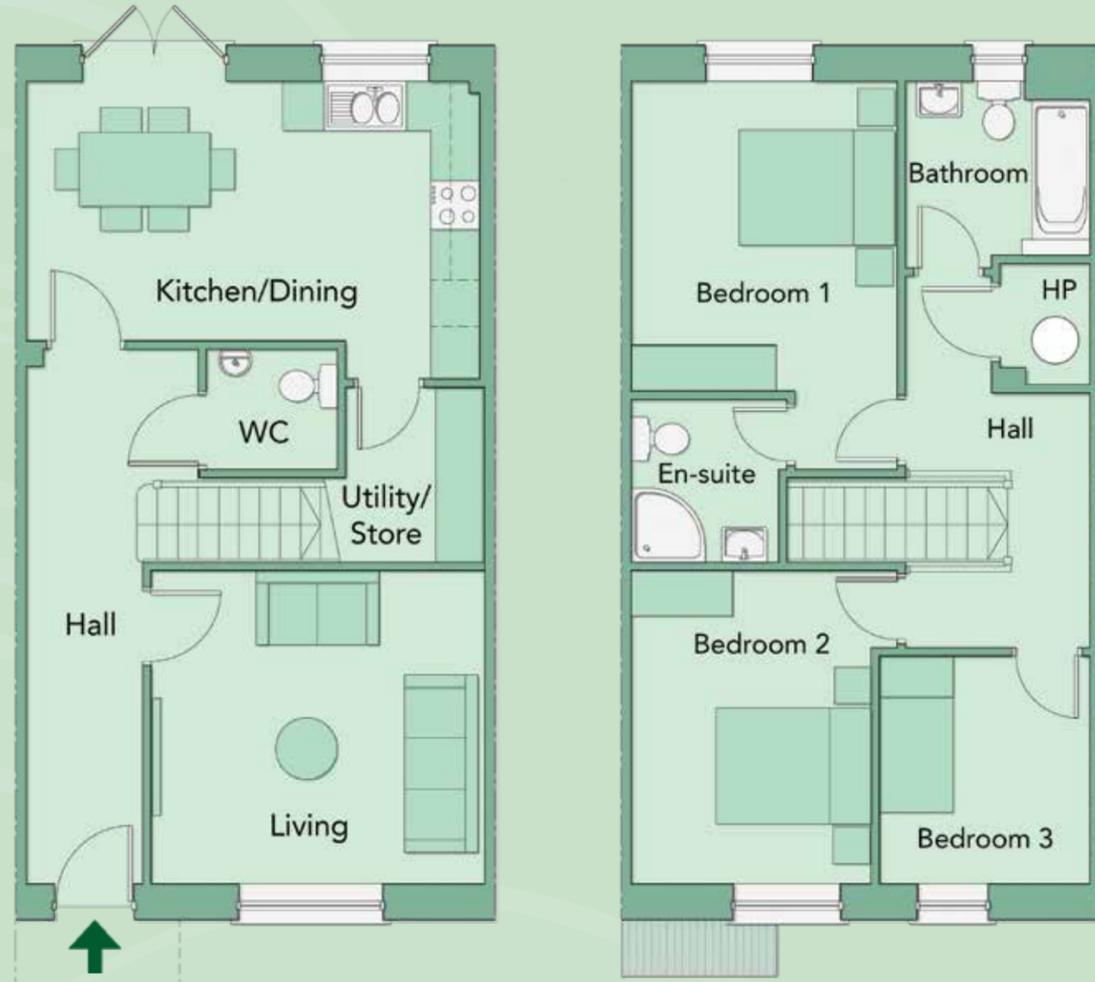
Clonrath Phase I, Lusk



The Beech

Type B/B3

THREE BEDROOM TOWNHOUSE & SEMI-DETACHED
109 SQM/1,171 SQFT



Ground Floor

First Floor

Disclaimer: These floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.



The Beech

Type B1

THREE BEDROOM DOUBLE-FRONTED
110 SQM/1,184 SQFT

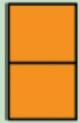


Ground Floor

First Floor

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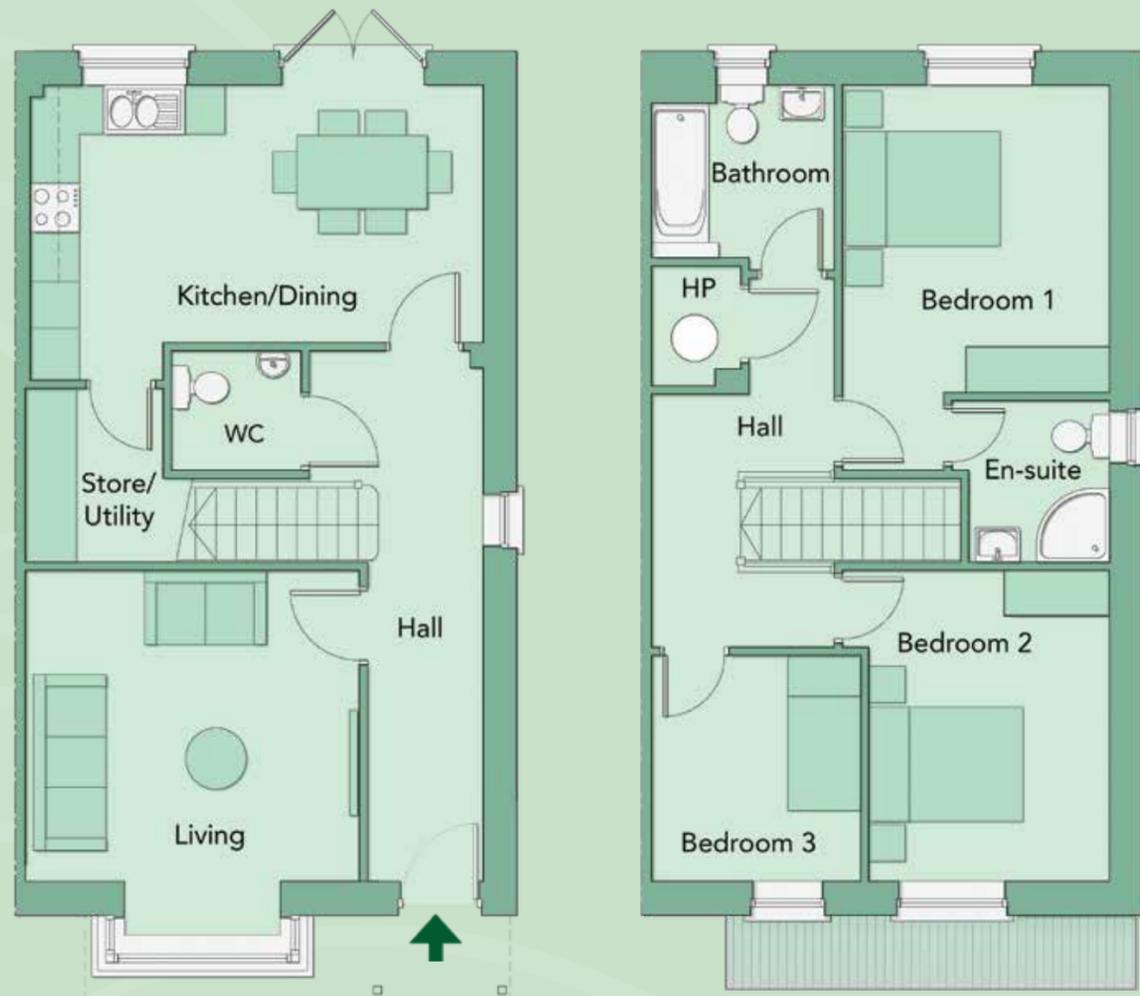




The Beech

Type B2

THREE BEDROOM SEMI-DETACHED & END-OF-TERRACE
111 SQM/1,195 SQFT



Ground Floor

First Floor

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The Sycamore

Type C

THREE BEDROOM SEMI-DETACHED & END-OF-TERRACE
125 SQM/1,345 SQFT

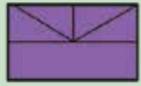


First Floor

Ground Floor

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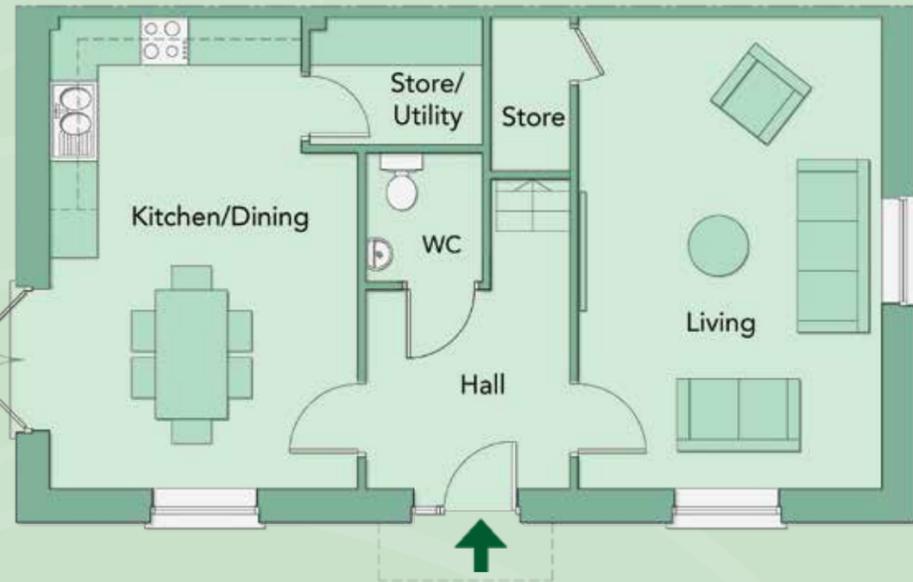
The Cherry

Type W

FOUR BEDROOM SEMI-DETACHED & END-OF-TERRACE
122 SQM/1,313 SQFT

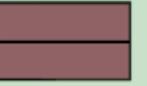


First Floor



Ground Floor

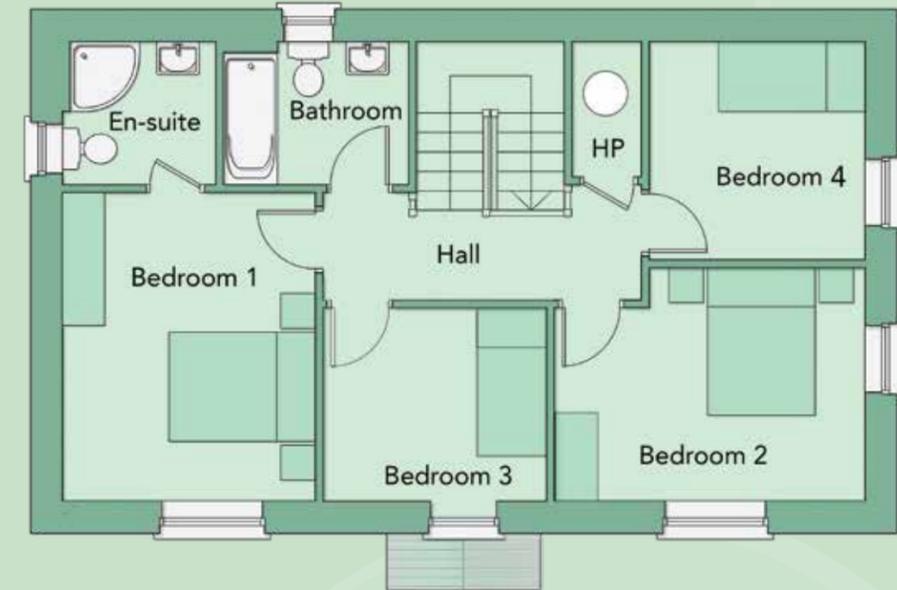
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The Cherry

Type W1

FOUR BEDROOM DETACHED
122 SQM/1,313 SQFT



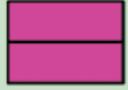
First Floor



Ground Floor

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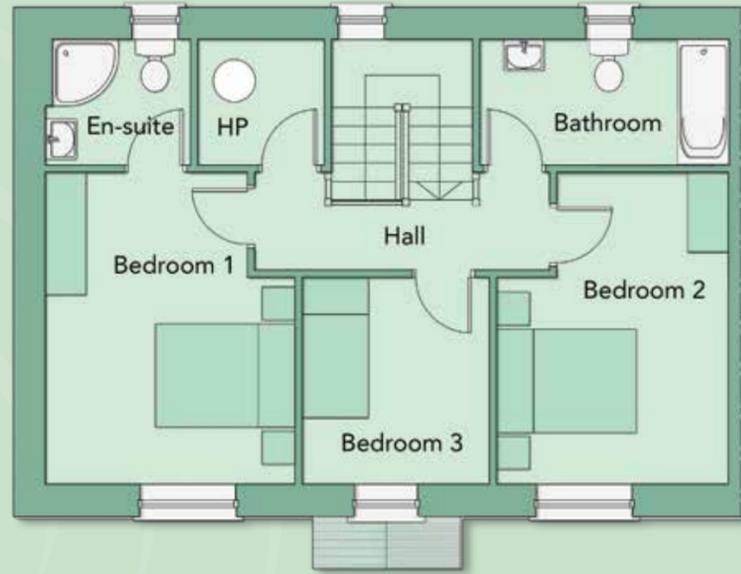




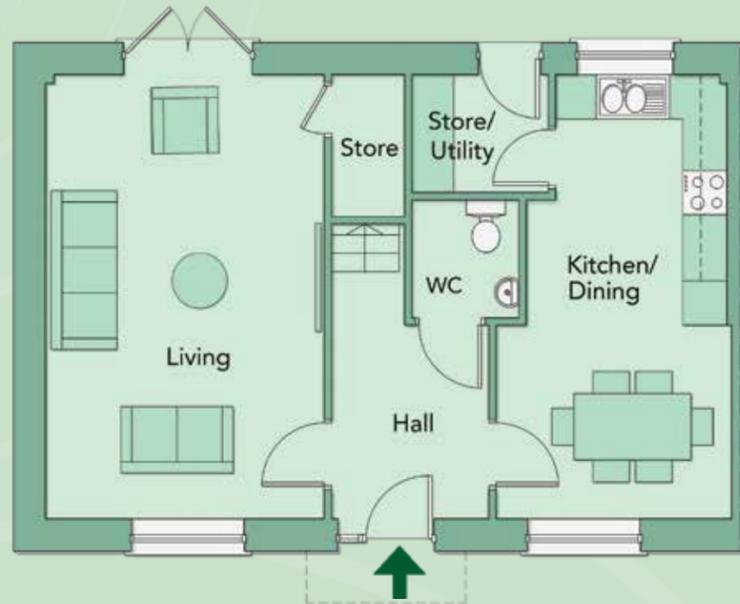
The Elm

Type V

THREE BEDROOM SEMI-DETACHED
115 SQM/1,234 SQFT



First Floor



Ground Floor

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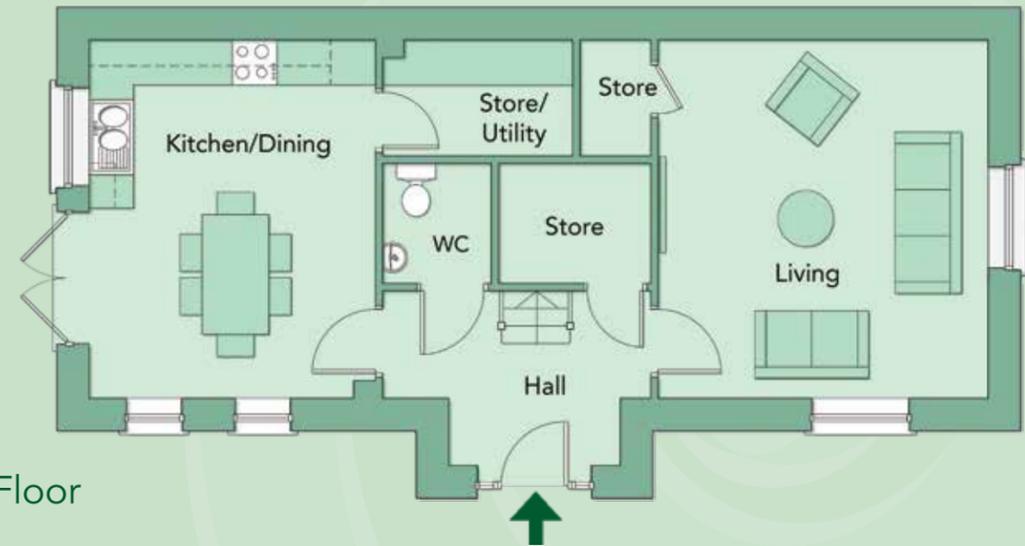
The Oak

Type X

THREE BEDROOM DETACHED
118 SQM/1,267 SQFT



First Floor



Ground Floor

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Specification

The new homes in Clonrath Hill offer sustainable living with a high quality specification throughout, low maintenance finishes and excellent energy efficiency.

EXTERNAL FEATURES

- Maintenance free brick and painted render facades.
- PVC Fascia soffits, gutters and downpipes.
- Ultratech engineered timber front door with multi-point locking system by Munster Joinery.
- High performance UPVC maintenance free dual colour windows and doors with low U value for energy efficiency.
- Extensive landscaping to front gardens.
- Seeded rear gardens with solid maintenance free dividing fence.
- External lighting to front and rear.
- Treated timber side passage gate.

BATHROOM AND EN-SUITE

- Wall tiling as per showhouse.
- High quality sanitary ware.
- Polished chrome heated towel rail.
- Thermostatically controlled shower with pressurised water supply.
- Pressurised hot and cold water.

INTERNAL FINISHES

- Fiber optic cable (cat 6) installed.
- Wired for TV, telephone and intruder alarm.
- Quality interior joinery to include hardwood handrail to stairs.
- Satin chrome brushed finish ironmongery.
- Modern grooved architrave and skirting.
- Painted throughout.

KITCHENS

- Superior quality modern step shaker style kitchen in a superior matt finish from Bespace as per relevant showhouse.
- Lycon White Quartz counters with upstand and splashback.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Undermounted designer square stainless-steel sink.
- Pull out recycle bins.
- Separate utility room with below counter top space provided for washing machine/dryer.

ENERGY EFFICIENCY

- A2 Building Energy Rating (BER).
- Mitsubishi eco dan A rated condensing heat pump with dual zone control.
- Mechanical extract demand control ventilation with humidity sensors.
- Energy saving LED light fittings.
- High levels of floor, wall and roof insulation.

BEDROOMS

- Bespoke designed micro shaker style wardrobes fitted by Bespace as per the showhouse.

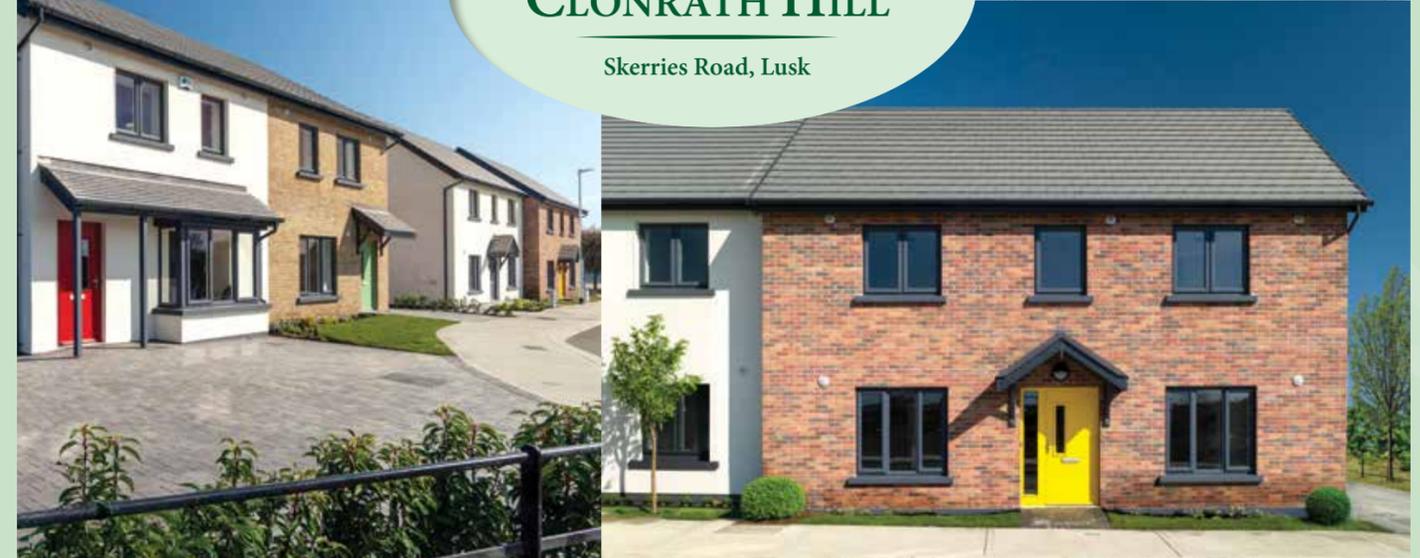
HOME BOND WARRANTY

- 10 year structural/latent defects insurance and mechanical electrical inherent defects insurance.




CLONRATH HILL

Skerries Road, Lusk





Not to scale. This map is for information purposes only and may be subject to variation and change.



CLONRATH HILL
Skerries Road, Lusk

Skerries



EXISTING HOUSES

PLAYGROUND

EXISTING HOUSES

PLAYING FIELDS

PUBLIC PARK

EXISTING HOUSES

SOCCER FIELD

SECONDARY SCHOOL

R127

Lusk UTD Club House

PLAY TRIAL AREA

Rathmore Rounabout

Lusk Tower 500m

Rathmore Road

PLAYGROUND

OUTDOOR GYM

PRIMARY SCHOOL

R127

Lusk Village 300m

Location Map

Not to scale. This map is for information purposes only and may be subject to variation and change.

PROFESSIONAL TEAM

Solicitors

Gore & Grimes
Three Haddington Buildings
Percy Place
Dublin 4

Architects

Conroy Crowe Kelly
65 Merrion Square
Dublin 2

Engineers

Hanley Pepper Consulting
Engineers
Owenstown House
Fosters Avenue
Blackrock
Co. Dublin

DEVELOPER



FUNDER

Bank of Ireland

SALES AGENT



PSRA Licence No: 001417

99 Strand Street
Skerries
Co. Dublin
clonrathhomes@grimes.ie

01 849 0129



clonrathhomes.ie



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