



From City to Coast



The tranquility of the coast and the city close

Idyllic Seaside Town of Rush

NESTLED BETWEEN TWO SANDY BEACHES, MARINERS WAY IS CONVENIENTLY SITUATED BETWEEN THE COASTAL TOWNS OF MALAHIDE AND SKERRIES IN NORTH CO DUBLIN.

Mariners Way is just metres from the North Beach and a stroll to Rush town. It is the perfect destination for those seeking a coastal lifestyle within easy reach of the city.



2, 3 & 4 Bedroom A2 Rated Family Homes





Picturesque Rush

RUSH IS WELCOMING AND WARM FROM THE MOMENT YOU ARRIVE. ENJOY THE REFRESHING SEA AIR AS YOU EXPLORE THE VIBRANT TOWN AND HARBOUR.

With striking views of Lambay Island, this distinctive coastline is the perfect setting for a diverse range of outdoor activities.

Rush harbour is a charming fishing port. With a children's playground, the harbour is a popular destination for family outings and evening walks year-round.

Outdoor Life

RUSH IS A GREAT PLACE TO LEAD AN ACTIVE LIFESTYLE WITH MANY SPORTING CLUBS IN THE TOWN.

Rogerstown Harbour is home to Rush Sailing Club and Fingal Rowing Club, and just north of the harbour is Rush Golf Course, a links course set against the stunning backdrop of South Beach, Lambay Island and the Irish Sea.

Sports/Recreation

- St Maurs GAA Club
- Rush Karate Club
- The Links, Rush Golf Club
- Rush Sailing Club
- Fingal Rowing Club
- Rush Cricket Club
- The Pilates Lounge
- Kenure Park
- Skerries Skatepark
- Adventure Park
- ALSAA Sport Club (Dublin Airport)



Horse Riding



Surfing



South Beach



Sailing in Rogerstown Estuary

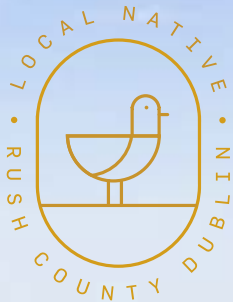


Rush Cricket Club





Rush Golf Club





Dining in Rush



Café Verde



Rush Library



Cafés in Rush

Local Amenities

Shops

- Tesco
- Supervalu
- Centra
- Pavilions Shopping Centre, Swords

Dining/Bars

- Cafe Verde
- Bombay Bistro Restaurant
- The Harbour Bar
- The Strand Bar
- Walsh's Pub
- New Sapphire
- The Guilty Goat
- Jack The Bachelors



Goat In The Boat



Café Verde



The Strand Bar & Restaurant

Education

Primary Schools

- St. Brendan's National School
- St. Catherine's National School
- Gaelscoil Ros Eo
- Rush National School
- Rush and Lusk Educate Together

Secondary Schools

- St. Joseph's Secondary School Rush
- Rush & Lusk Educate Together
- Loreto Secondary School Balbriggan
- Skerries Community College
- Belvedere College (via train)
- Gormanstown College (via train)

These are the selection of schools within the area, however, please check individual admission policies for each school.



Rush & Lusk Train Station

Transport

RUSH IS WELL SERVICED BY PUBLIC TRANSPORT.

Mariners Way is located beside a public bus stop which services many destinations including Rush and Lusk Train Station on the main Dublin / Belfast train line, Dublin City Centre, Drogheda and Dublin International Airport.



Fingal Express Bus, 33 and 33x
(40 mins to City Centre)



Rush and Lusk Train Station
(30 mins to City Centre)



Location



Travel Times

BY CAR

TRAIN STATION	4.1KM	07 MINS
SKERRIES	6.6 KM	08 MINS
DONABATE	12.6 KM	17 MINS
M1 MOTORWAY	13.4 KM	18 MINS
SWORDS	15 KM	22 MINS
MALAHIDE	18.5 KM	22 MINS
DUBLIN AIRPORT	18.8 KM	22 MINS
PORT TUNNEL	23 KM	23 MINS
DUBLIN CITY CENTRE	30.1 KM	44 MINS

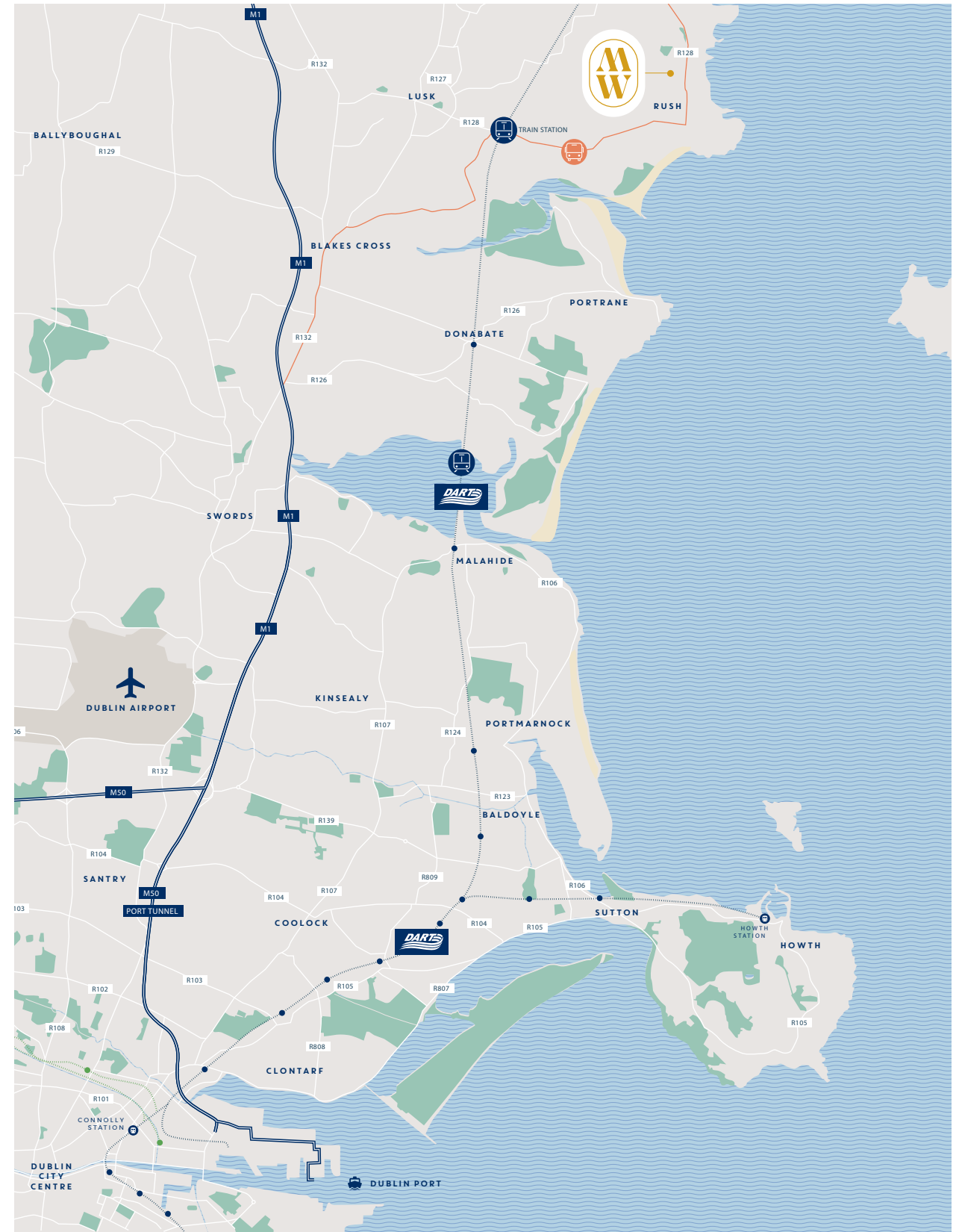
BY TRAIN

MALAHIDE	8 MINS
DONABATE	5 MINS
DUBLIN CITY CENTRE	30-40 MINS

BY BIKE

TRAIN STATION	15 MINS
SKERRIES	20 MINS
DONABATE	40 MINS
MALAHIDE	60 MINS

Travel times are approximate and may vary.





Specification

Building Energy Rating

Our homes are A-rated and have been constructed to achieve a minimum of an A2 Building Energy Rating. A range of passive and active energy management measures have been incorporated to include a Demand Control Ventilation System, uPVC windows, high performance glazing, high levels of thermal insulation and air tightness to improve the buildings energy efficiency.

Heating

A high efficiency gas boiler central heating system.

Heat Retention

uPVC windows, improved air tightness together with high levels of ground floor wall and roof insulation improve energy efficiency by reducing heat loss.

Ventilation

Demand Control Ventilation providing a highly efficient means of automatically providing excellent indoor air quality by adjusting the rate of air flow into the home based on the actual needs of the occupants.

Kitchen

Individually designed contemporary custom fitted handleless kitchens with under cabinet lighting, brushed stainless steel sockets above counter and undermounted sink. Built in appliances include fridge / freezer, integrated

dishwasher, integrated recycling bins as well as oven and hob. Appliances are provided subject to signed contracts being returned within 21 days of being issued.

Utility

Utility areas with provision for washing machine and dryer. Some four bedroom units feature a utility sink.

Bathrooms & Ensuite

High quality sanitary ware in the main bathroom, ensuites and downstairs w.c. with chrome mixer taps. Generous floor and coordinated wall tiling as per the showhouse.

Exterior

Selected brick and render finish, uPVC window frames, uPVC gutters and soffits combine to provide low maintenance exteriors.

- Ultra Tech timber front door with 5 point locking system
- Paved rear patio
- Brick bin stores to mid terrace homes
- External lights to front and to the rear
- External power socket
- Provision for E -car Charging point to the front

Warranty

10 year structural warranty.

The Homes

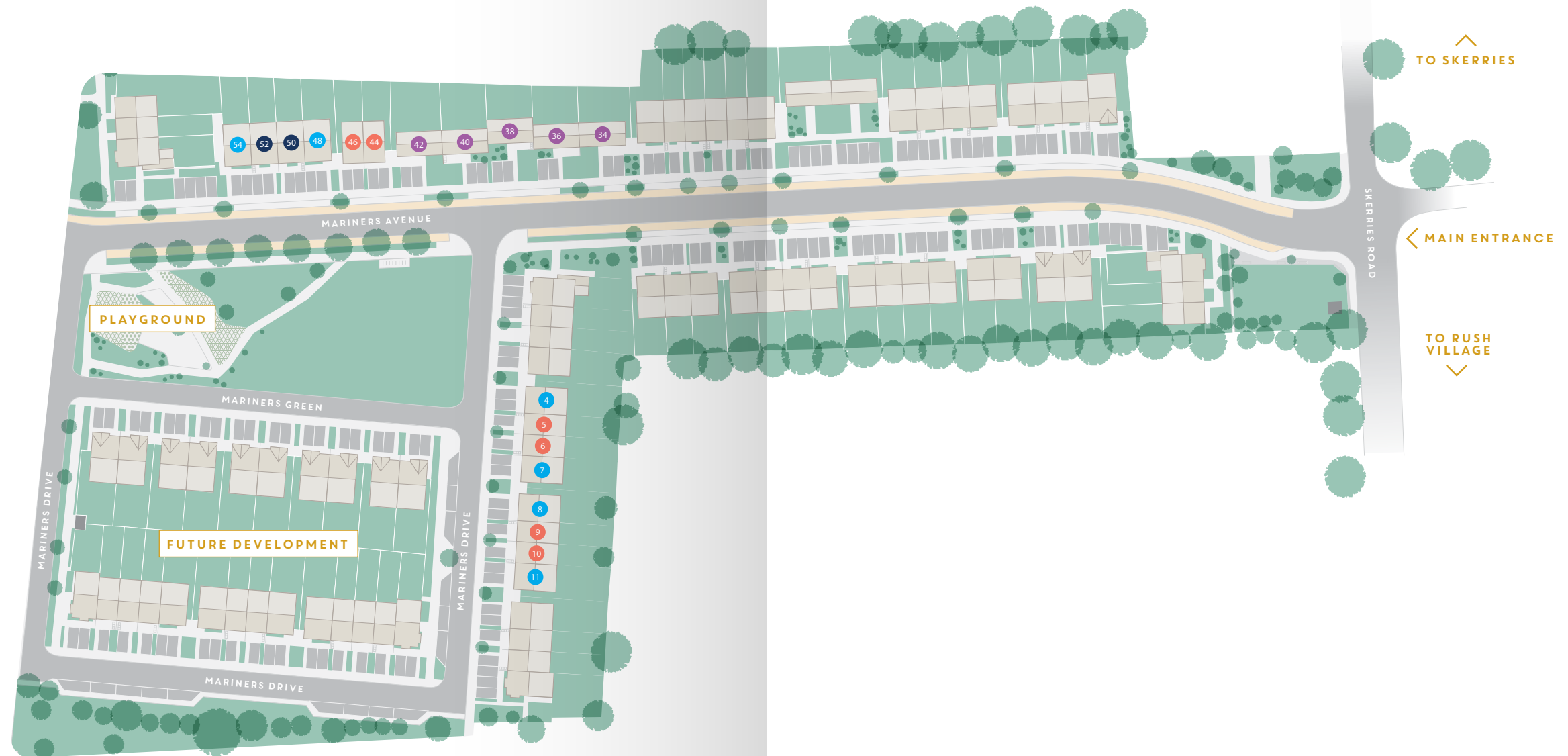








Site Map Phase 2



Plans and particulars are for guidance purposes only,
are not to scale and are subject to change.

Valentia

Mid / End-of-terrace /
Semi-detached
2 Bed
89 SQ M
957 SQ FT

Lambay

Mid-terrace
3 Bed
111.4 SQ M
1,200 SQ FT

Rathlin

End-of-terrace
3 Bed
112.6 SQ M
1,212 SQ FT

Skellig

End Terrace /Terrace
3 Bed
111 SQ M
1,194 SQ FT

Floorplans

VALENTIA

2 BEDROOM MID-TERRACE

89 SQ M / 957 SQ FT

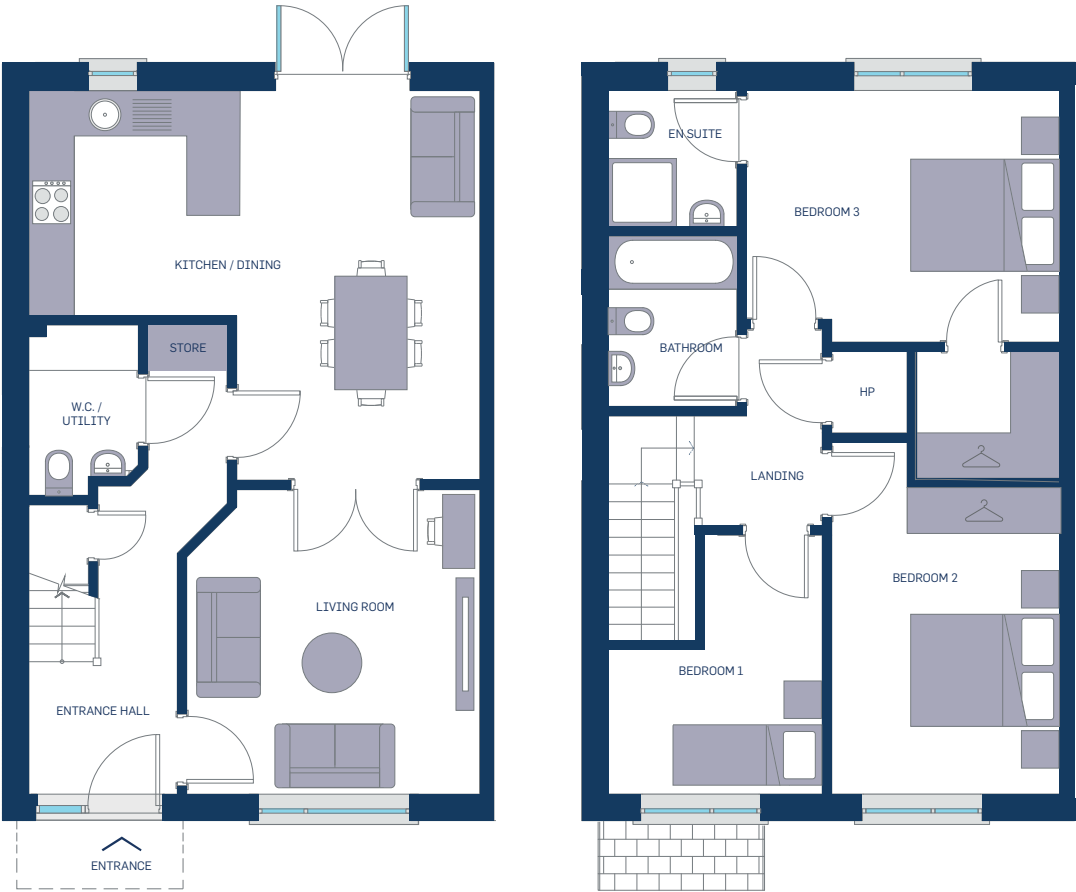


Indicative layout for illustrative purposes only. Drawings not to scale. House layout may be handed. Subject to minor variation during construction.

LAMBAY

3 BEDROOM MID-TERRACE

111.4 SQ M / 1,200 SQ FT

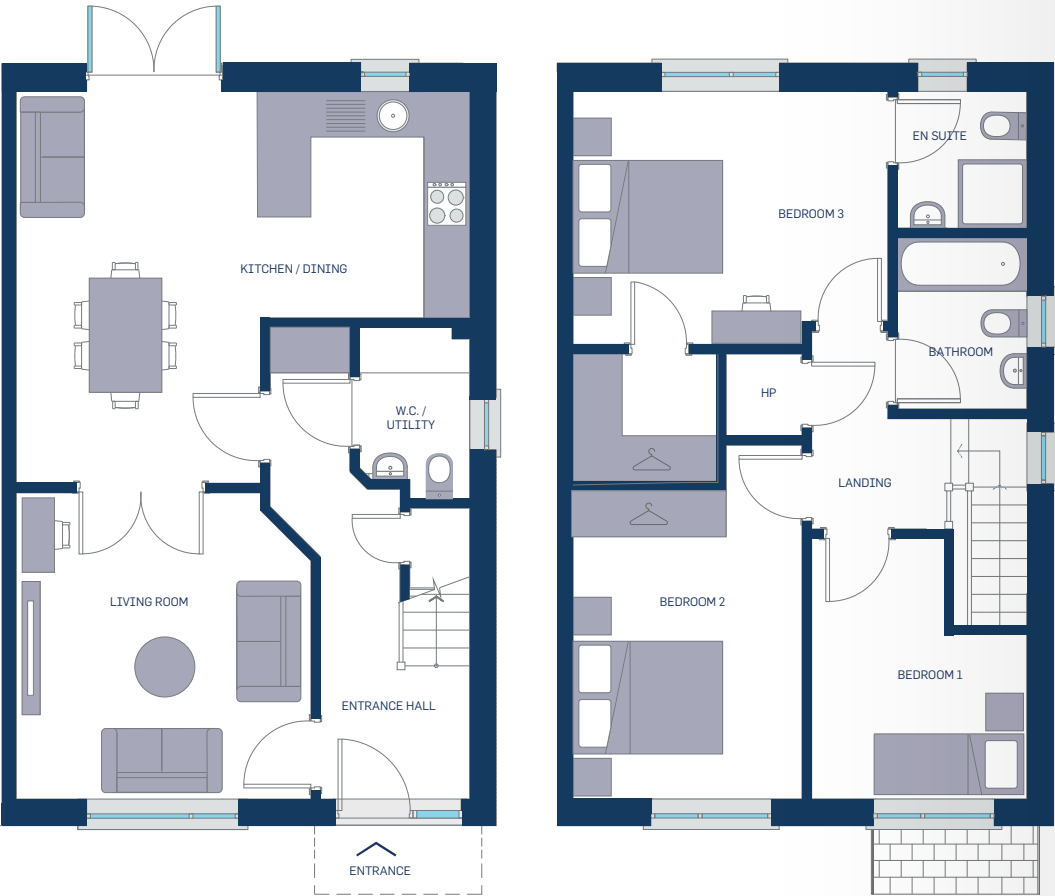


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RATHLIN

3 BEDROOM SEMI-DETACHED / END-OF-TERRACE

112.6 SQ M / 1,212 SQ FT



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SKELLIG

3 BEDROOM WIDE PLAN SEMI-DETACHED

111 SQ M / 1,194 SQ M



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Subject to minor variation during construction.

Site Map

MARINERS WAY

RUSH, CO. DUBLIN



- **Valentia**
Mid / Semi-detached
2 Bed
89 SQ M
957 SQ FT
- **Lambay**
Mid-terrace
3 Bed
111.4 SQ M
1,200 SQ FT
- **Rathlin**
End-of-terrace
3 Bed
112.6 SQ M
1,212 SQ FT
- **Skellig**
End Terrace /Terrace
3 Bed
111 SQ M
1,194 SQ FT

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MARINERS WAY IS PROUDLY BROUGHT TO YOU BY RICHMOND HOMES.

Led by a team of highly experienced professionals, Richmond Homes is dedicated to delivering superior quality in every aspect of the design and build.

The team at Richmond Homes share a vision for beautifully crafted homes, blending considered design with a dedicated commitment to sustainability. Richmond Homes has delivered a range of outstanding homes in neighbourhoods such as Baldoyle, Templeogue, Sandymount, Ardee and now at Mariners Way in Rush. Further developments are underway in Donnybrook, Malahide and Foxrock. Quality and design underpin the Richmond Homes philosophy of delivering sustainable homes in great locations for generations to come.



Professional Team

DEVELOPER



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