



WHITETHORN  
FELTRIM ROAD

[WWW.WHITETHORNHOMES.IE](http://WWW.WHITETHORNHOMES.IE)



# COLIEMORE HOMES WELCOMES YOU TO WHITETHORN

An exclusive new development of just 15 large three and four bedroom homes in the hinterland of Kinsealy, adjacent to the beautiful Malahide coastline.

Suburban living doesn't get much better than at Whitethorn, which brings together the peace of the countryside with the sophisticated nature of some of North Dublin's most exclusive seaside locations.









# EXCEPTIONAL LIVING

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THESE EXCEPTIONAL A-RATED HOMES BRING TOGETHER SOPHISTICATED DESIGN WITH THE PRACTICAL NEEDS OF MODERN FAMILIES.

Each home is finished to the highest of standards and feature spacious living areas, well-appointed kitchens and bathrooms, and large bedrooms. The sense of space is maximised thanks to the large windows that make the most of the natural light and the views over the surrounding countryside.

Residents can also benefit from Whitethorn's excellent location. Feltrim Road in Kinsealy is adjacent to the bustling villages of Malahide, Portmarnock and Swords, which offer excellent and well-established shopping, sports, leisure facilities and schools. The development is also close to Dublin Airport and the M1 and M50 interchange, which gives easy access to Dublin City Centre and Ireland's motorway network.



# TAKE A STROLL

AROUND THE NEARBY MALAHIDE CASTLE







# EXCEPTIONAL AMENITIES

WHITETHORN RESIDENTS CAN CHOOSE TO STAY IN THE PEACE OF THEIR COUNTRYSIDE OASIS OR TAKE THE SHORT TRIP TO THE COAST TO ENJOY THE HIGH-CLASS AMENITIES BESIDE THE SEA.

Kinsealy is a small countryside pocket adjacent to the villages of Swords, Malahide & Portmarnock which means that Whitethorn residents can choose to stay in the peace of their countryside oasis or take the short trip to the coast to enjoy the high-class amenities beside the sea. Breathe in the fresh sea air on the stunning cliff walk at Howth, and reward yourself after your hike with some fresh seafood at one of the many excellent restaurants on the pier.

Take a stroll through the wonderful grounds of Malahide Castle and enjoy a coffee or brunch with friends in Avoca, or spend a sunny afternoon browsing the boutiques in Malahide.

Or take the kids up to the Pavillions at Swords for some big-name shopping and entertainment – there's always something special happening in this busy shopping centre.

Whitethorn is surrounded by excellent schools for every age group, and many sports clubs, including GAA, football, golf, hockey, cricket, tennis, horse riding and athletics. Being close to the sea means that all manner of watersports are also available in the area, including kayaking, sailing, windsurfing and kitesurfing.



DONABATE

R126



SEAFEILD

R126

R132



SWORDS

R125



Swords Road



DONABATE BEACHES



Mountgorry Way

R106

SEABURY



Swords Road

Malahide Road

R106



Coast Road

MALAHIDE



R106

Kettles Lane

R132

Feltrim Road



Back Road



Blackwood Land



Carrickhill Road Upper

PORTMARNOCK BEACH



KINSEALY

PORTMARNOCK

Chapel Road

R124

Baskin Lane



Station Road

Strand Road



R124

# EXCEPTIONAL TRANSPORT AND LOCAL AMENITIES

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The peace and quiet of beautiful Kinsealy belies its convenient location. Just a few kilometres down the road is the M1 motorway, which leads to the M50 interchange and Ireland's national road network. The Malahide Road offers direct access into Dublin City Centre, as well as a convenient Quality Bus Corridor, making commuting easy and fast.

The DART commuter line is also available at Portmarnock and Malahide, giving commuters the option of getting into the city centre in just 30 minutes. These transport facilities optimise work/life balance, enabling Whitethorn residents to enjoy both a serene home life and a busy work schedule.

## RECREATION & AMENITIES

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1. Donnybrook Fair
2. The Grand Hotel Malahide
3. Malahide Castle & Gardens and Avoca
4. Swords Castle
5. Newbridge Demesne

## SPORTS

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6. Portmarnock AFC
7. Malahide United Football Club
8. Naomh Mearnog GAA Club
9. Malahide Golf Club
10. Swords Sailing Club
11. Malahide Yacht Club
12. Malahide Rugby Club
13. Portmarnock Golf Club
14. The Island Golf Club

## EDUCATION

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15. Kinsealy National School
16. Malahide/Portmarnock Educate Together National School
17. Malahide/Portmarnock Educate Together Secondary School
- 17A. Scoil an Duinnígh
18. Loreto College Swords

## SHOPPING

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19. Pavilions Shopping Centre
20. Tesco
21. Dunnes Stores
22. SuperValu

## TRANSPORT

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Donabate Train Station  
Malahide Dart/Train Station  
Portmarnock Dart Station



Dublin Airport



M1



Swords Express  
Malahide Road QBC



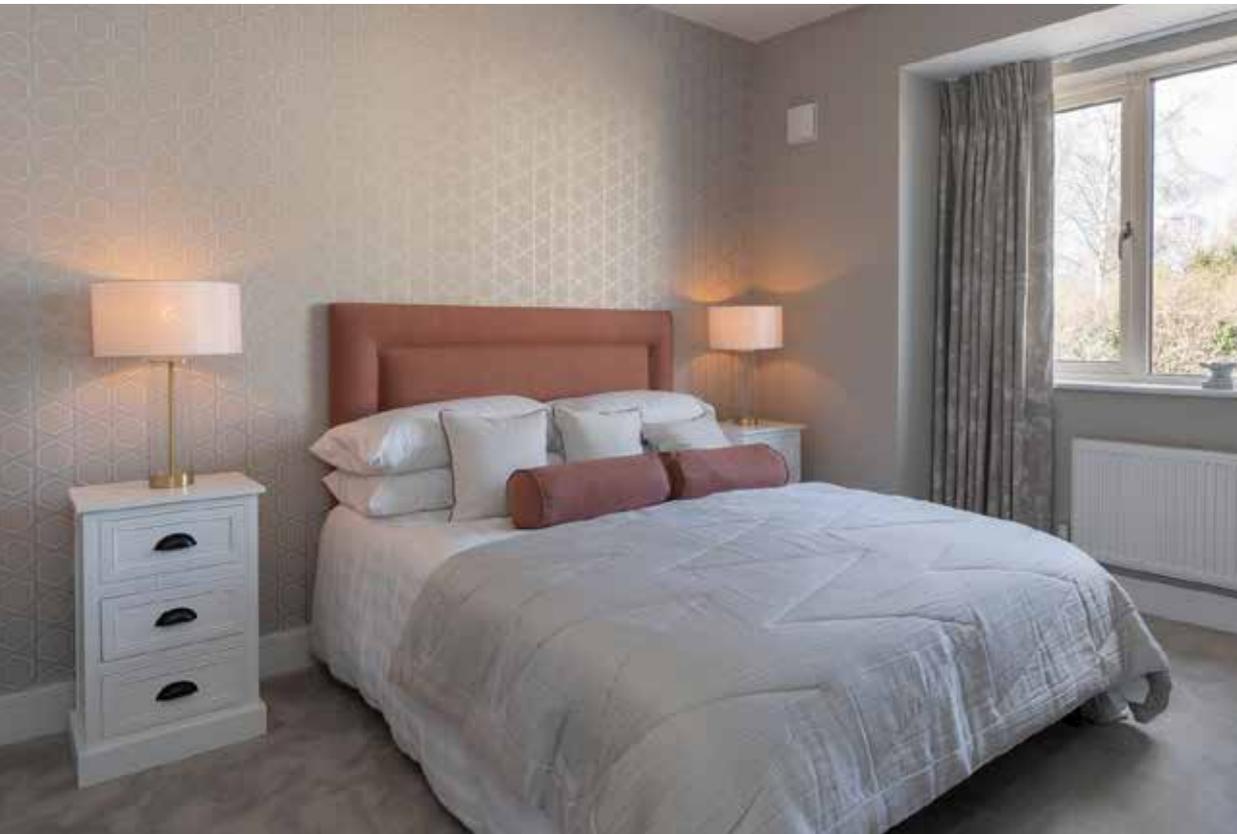
# EXCEPTIONAL HOMES

Whitethorn comprises just 15 homes in total, making this a small and exclusive development. A mix of house styles ensures that every taste is catered for, and that each home stands out in terms of design and layout. Professionally landscaped communal & recreational areas ensure that this curated development will catch the eye for many years to come.

Each home is laid out to maximise internal light and space. A large living area flows into an exceptional kitchen that features the best of fixtures and fittings.

Perfect for growing families, these areas are designed to be both roomy and inviting, cosy in the winter and airy in the summer.

Large bedrooms are also bright and spacious, offering plenty of storage space and a comfortable refuge at the end of a busy day. Bathrooms are tiled and fitted with top-class sanitary-ware, ensuring that every day starts out with a hot shower and a smile.



# SPECIFICATIONS

## Building Warranty

- 10 year structural warranty from Homebond

## External Features

- High quality clay bricks and render finish to the external elevations
- Paved driveway with private parking for two cars and planter beds
- Munster Joinery futureproof uPVC high performance double glazed windows
- High specification Ultra Tech hardwood Munster Joinery front door with multi point locking system
- Lockable side passage gate
- Patio & seeded Lawn to rear
- Garden tap
- Professional landscaping of the communal space
- UPVC fascia, soffits & gutters
- Triple locking system to all windows and doors
- Night vent security latch on all windows

## Energy Efficiency

- A2 - A3 BER Rating
- Air tight design
- High specification of roof, wall and floor insulation
- Roof mounted photovoltaic solar panels, to generate electricity to off-set energy costs

## Electrical

- Smoke detectors fitted throughout (mains powered)
- Carbon monoxide detection
- Hard wired for security alarm
- Generous lighting
- Ample power points
- Satin chrome sockets and light switches throughout ground floor
- Recessed LED down lighters in kitchens & bathrooms

## Media & Communications

- High speed fibre Broadband with Virgin
- TV points throughout

## Interior Finishes

- 9ft high ceilings at ground level
- Contemporary architrave & skirting
- Satin chrome ironmongery throughout
- Generous tiling to the wet areas
- Smooth finish to all walls & ceilings
- Superior quality internal joinery

## Bathrooms & Ensuites

- Tiles to floors and part-tiled walls
- Bath screens & shower doors
- Heated towel rails in bathrooms
- High quality sanitary ware throughout

## Wardrobes & Storage

- Elegant step shaker style wardrobes supplied by BeSpace

## Heating

- Heating system – A – Rated Gas Condensing Boiler Central Heating System delivers high efficiency precise control to zones throughout the house. In addition, all radiators are fitted with thermostatic valves for extra control.
- Pressurised hot & cold water system

## Kitchens & Utility Rooms

- Superior quality Shaker style painted kitchen by BeSpace
- Soft close doors and drawers
- Integrated island storage
- Quartz granite worktop and splashback
- Quality integrated kitchen appliances are included as standard
- Kitchen island for type D & B
- Breakfast bar for type C & E

## Note:

- Oven, hob, fridge/freezer & dishwasher included in sale with the proviso that contracts are signed within 21 days



# SITE MAP

■ **HOUSE TYPE B**  
4 BEDROOM  
153 sq.m (1650 sq.ft)

■ **HOUSE TYPE C**  
3 BEDROOM  
134 sq.m (1450 sq.ft)

■ **HOUSE TYPE D**  
3 BEDROOM  
124 sq.m (1335 sq.ft)

■ **HOUSE TYPE E**  
3 BEDROOM  
112 sq.m (1216 sq.ft)

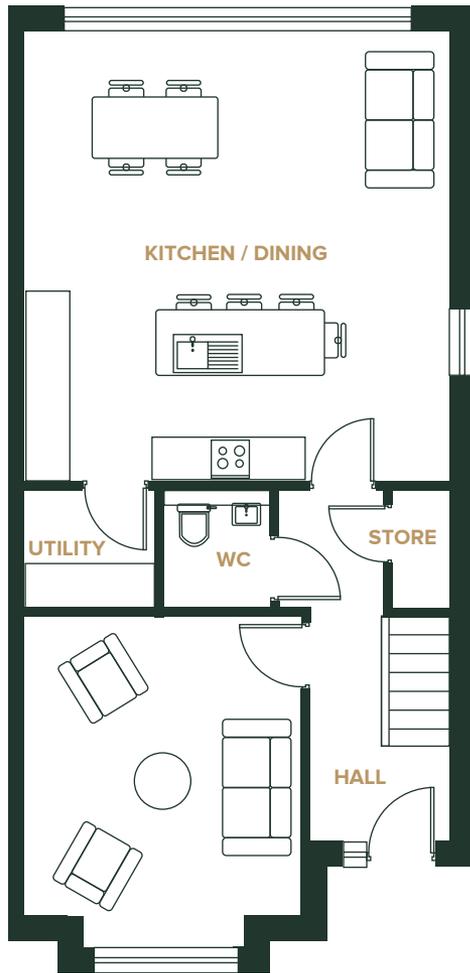


Plans are for illustrative purposes only. Layouts may vary.

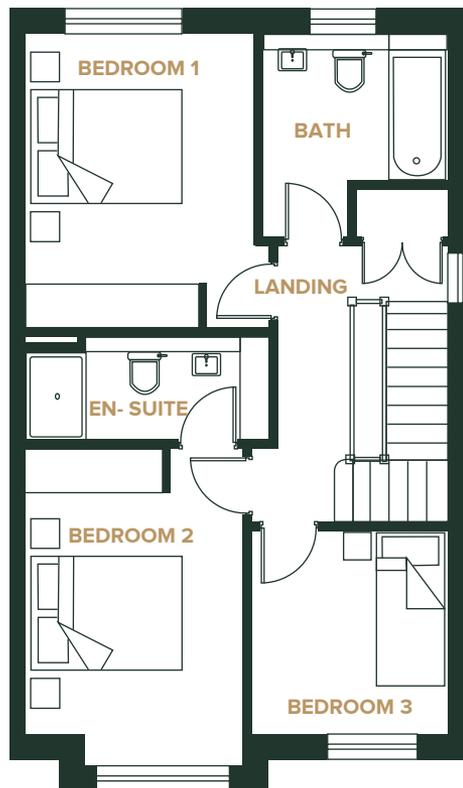
# HOUSE TYPE B

## 4 BEDROOM

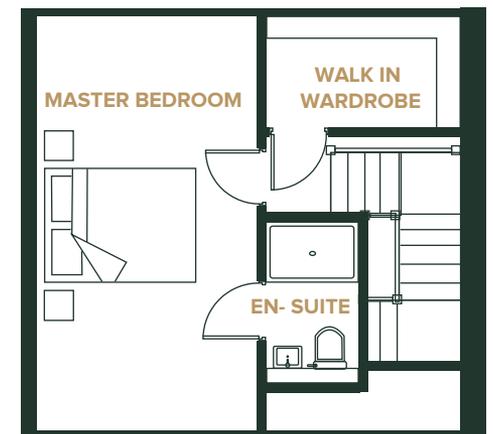
153 sq.m (1650 sq.ft)



GROUND FLOOR



FIRST FLOOR

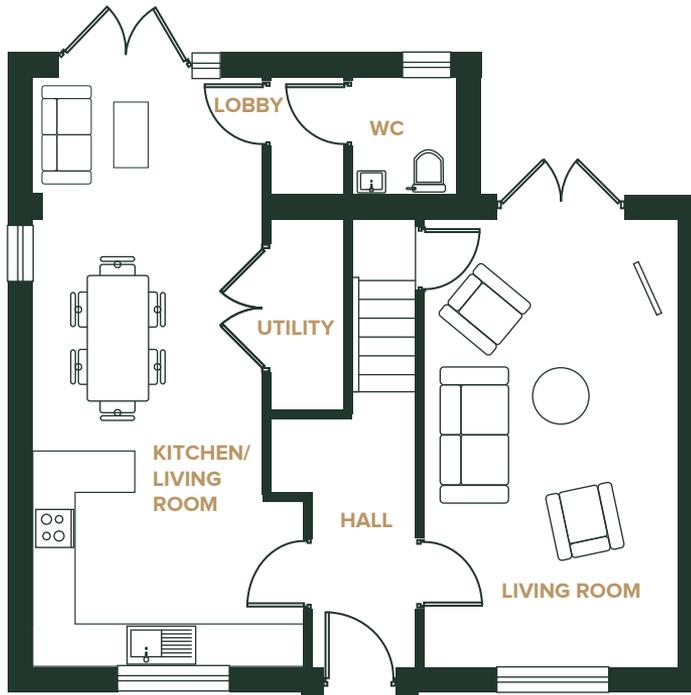


SECOND FLOOR

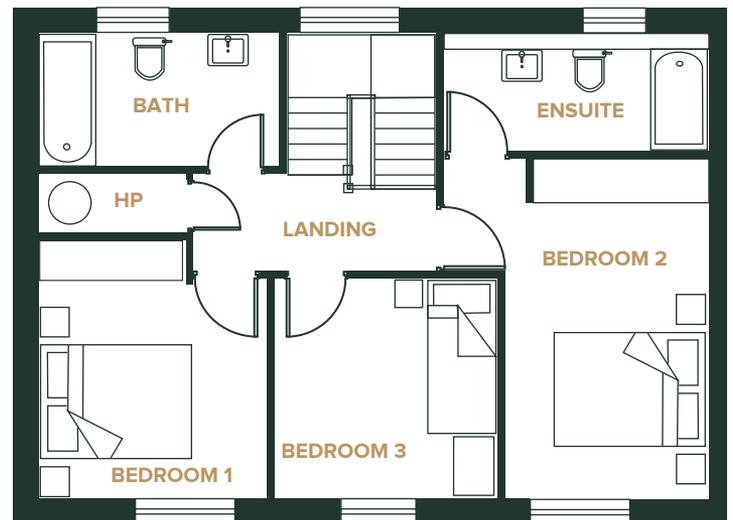
# HOUSE TYPE C

3 BEDROOM

134 sq.m (1450 sq.ft)



GROUND FLOOR



FIRST FLOOR

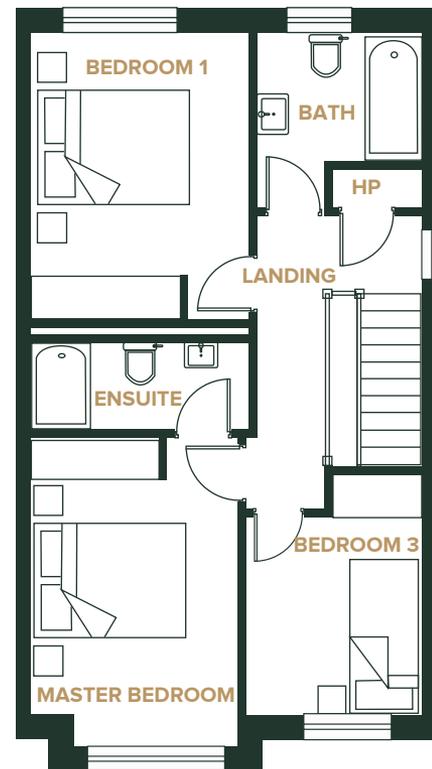
# HOUSE TYPE D

3 BEDROOM

124 sq.m (1335 sq.ft)



GROUND FLOOR

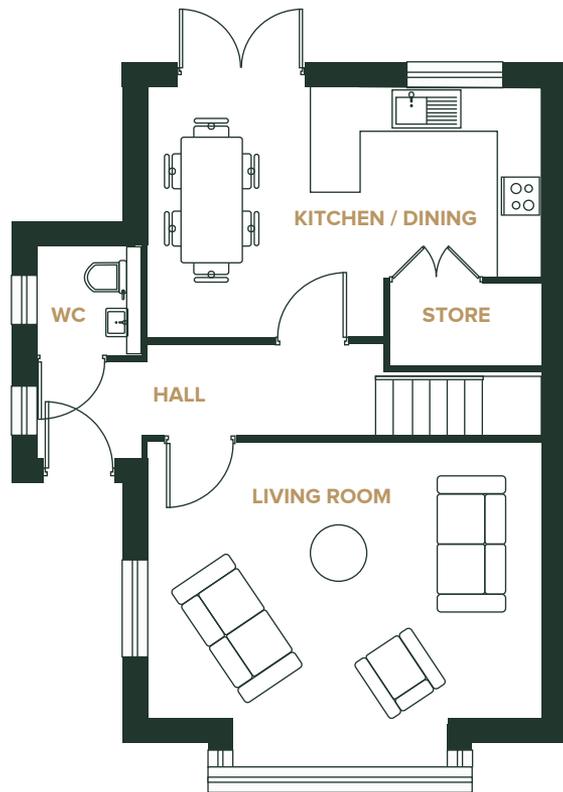


FIRST FLOOR

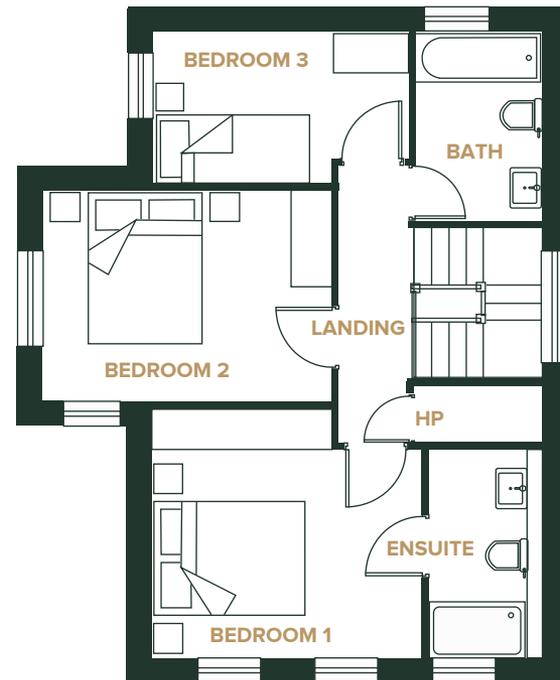
# HOUSE TYPE E

3 BEDROOM

112 sq.m (1216 sq.ft)



GROUND FLOOR



FIRST FLOOR



# DEVELOPMENTS

COLIEMORE HOMES COMPRISES A TEAM OF DEDICATED PROFESSIONALS WITH VAST EXPERIENCE IN PROPERTY DEVELOPMENT.



Our aim is to build better homes that hold true to traditional values while incorporating modern innovations in both building methods and design. We use only the best craftspeople to build our homes, resulting in a high-quality finish that looks fresh, new and innovative year after year. We build with an eye to the needs of modern families, and create interiors that are adaptable, future-proof and stylish. Most importantly, we want you to feel as proud of your new home as we are, and so we offer excellent, personal customer service before, during and after you purchase your Coliemore home.

Our developments are set in some of the best locations in Dublin, and benefit from excellent transport links, second-to-none amenities for both families and individuals of all ages, and established and friendly local communities. Our reputation in the Dublin market is growing by the day thanks to our existing developments, such as Harford Green in Baldoye, Ardmore Green in Dun Laoghaire and Auburn Green in Killiney.



WWW.WHITETHORNHOMES.IE

# PROFESSIONAL TEAM

## DEVELOPER

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PSRA: 003871



PSRA: 00278



**Disclaimer:** These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The developer reserves the right to make alterations to the design, specification and layout.

