



ARD NA MARA

DONACARNEY, CO MEATH

Exclusive development of
nine spacious detached family homes



WELCOME TO **ARD NA MARA**

Duplass Limited are pleased to introduce Ard na Mara, an exciting new development of just nine stunning four-bedroom detached houses. Based in the beautiful town of Donacarney County Meath, this prime location is superbly connected to both nature and to bustling towns, making it one of

the most enviable addresses in the area. With houses built to a premium quality and easy access to transport facilities, a home at Ard na Mara allows you to experience the joys of being part of a coastal community, while living at the height of luxury.



SELECTION OF GREAT AMENITIES

There is a wide selection of convenient amenities in the immediate area. Take a quick drive into Drogheda town to avail of a plethora of supermarkets, retail outlets, electronics stores, furniture shops, and newsagents. Or

pop around the corner to Southgate Shopping Centre which offers all the essentials from a generously sized Dunnes Stores to various cafes, delis, pharmacies, barbers, butchers, florists, hairdressers, and more.



ENJOY YOUR NATURAL SURROUNDINGS

Donacarney is genuinely blessed with an abundance of natural beauty. Getting out in the open air is easy, with the nearby seaside village of Bettystown offering several cosy cafés, restaurants, and stunning views over the Irish Sea. Discover the wonder of Louth Nature Trust, a nature reserve alongside the River Boyne, only moments from your front door.



EFFORTLESS ACCESS TO **DUBLIN CITY**

Effortlessly access nearby towns with the excellent bus services that connect Ard na Mara to its surroundings. With the D1 bus only a short walk away, getting to where you want to be takes minimum effort. Those based in Dublin city will be pleased to find that a direct bus route to O'Connell Street provides a seamless commute to and from work.



CONNECT WITH YOUR **COMMUNITY**

Connect with an already thriving community via the numerous recreational amenities at your disposal. Take part in County Louth

Golf Club, Glen Magic Soccer Academy, St. Fechins GAA Club, or take your pick of gyms and dance studios in Drogheda town.



CONNECT TO CONVENIENCE

● SHOPPING

1. M1 Retail Park
2. Drogheda Retail Park
3. Laurence Shopping Centre
4. Southgate Shopping Centre

○ SCHOOLS

1. St. Joseph's Secondary School
2. St. Joseph's Primary School
3. Sacred Heart Secondary School
4. La Cheile Educate Together
5. Gaelscoil An Bheadain Feasa
6. St. Mary's Parish Primary
7. Dunscoil Buchaillí

● AMENITIES AND SPORTS

1. Louth Natural Trust
2. County Louth Golf Club
3. St Fechins GAA
4. Glen Magic Soccer Academy
5. Donnacarne Celtic FC
6. St Colmcilles GAA
7. Bettystown Beach
8. Cilles Athletic Club
9. Bellewstown Golf Club

DRIVE TIMES

Southgate Shopping Centre  4 minutes

Louth Nature Trust  6 minutes

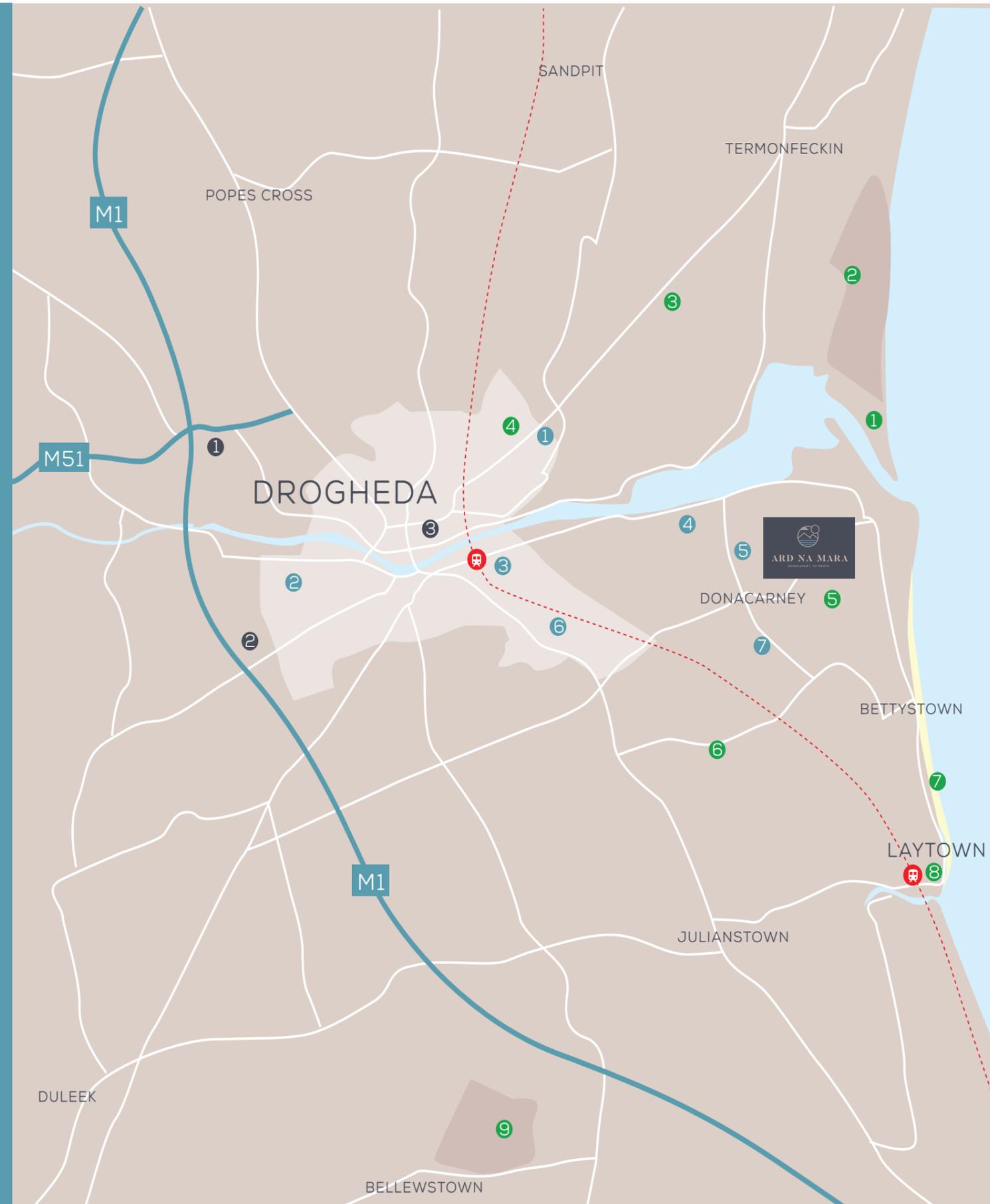
Drogheda Town  8 minutes

M1  10 minutes

Dublin City Centre  40 minutes

BUSES

Local routes include the D1, 910 and 912 while the Bus to Dublin City Centre takes just under one hour.



HIGH QUALITY SPECIFICATION

KITCHENS

- Contemporary kitchens and worktops
- Kitchen island featuring space for integrated dishwasher and bins
- Ready for fully integrated appliances
- Utility room housing space for a washing machine and tumble dryer

MECHANICAL AND ELECTRICAL

- Electrical car charger points
- Well designed and generous electrical and lighting specification allowing for a mix of pendant and downlights
- Smoke, carbon monoxide detectors and heat sensor fitted as standard
- Wired for an alarm
- Brushed chrome sockets to the ground and first floor
- Ample sockets throughout

HEATING AND VENTILATION

- High efficiency Air to water heat pump
- Drymaster ventilation units
- Ground Floor underfloor heating with contemporary style radiators upstairs

EXTERNAL CONSTRUCTION

- "Primula" hand made brick supplied by Country Manor Bricks with sandstone effect window surrounds
- Remaining wall areas covered in a Parex Monocouche render
- Double Glazed future proof PVC windows from Munster Joinery
- Metal finished canopy over the front door.
- Sliding doors to patio area
- Excellent levels of insulation
- Postbox and house number

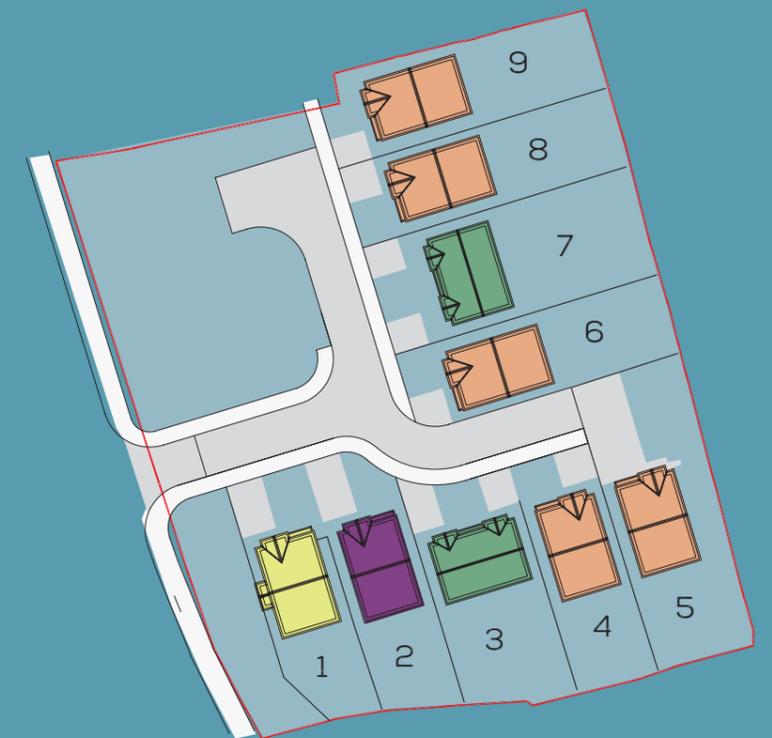
GARDENS

- Cobble locked driveways
- Planted area with planted shrubs immediately in front of the house
- Low steel front garden fences and seeded lawn



SITE PLAN

-  **The Skylark**
Four-bedroom Detached Home
-  **The Starling**
Four-bedroom Detached Home
-  **The Moorhen**
Four-bedroom Detached Home
-  **The Robin**
Four-bedroom Detached Home





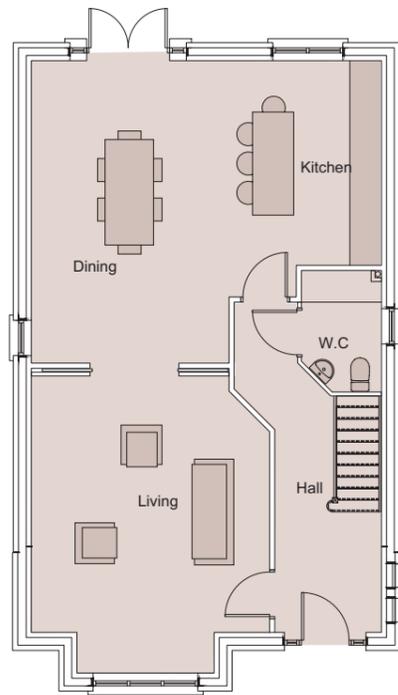
The Skylark

Four-bedroom
Detached Home

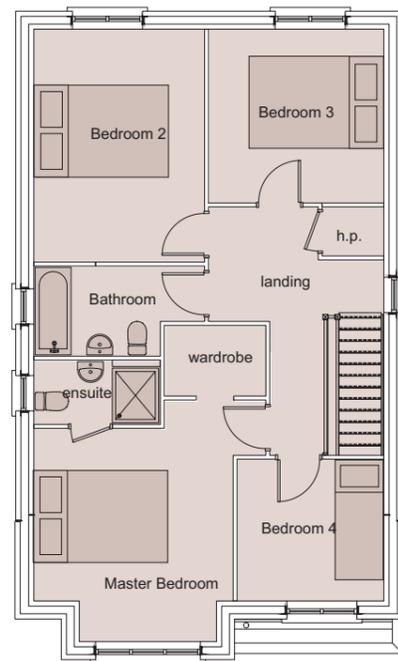


The Moorhen

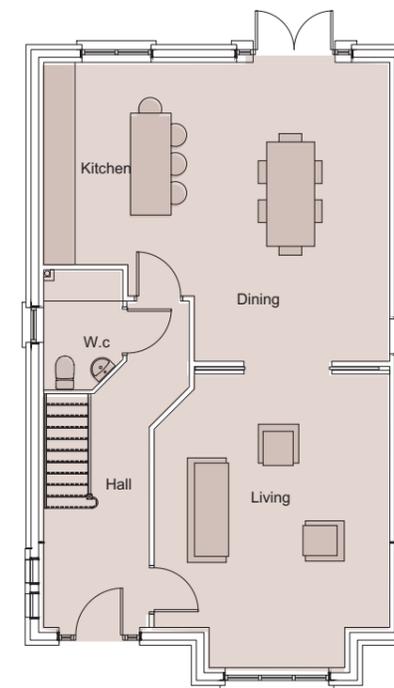
Four-bedroom
Detached Home



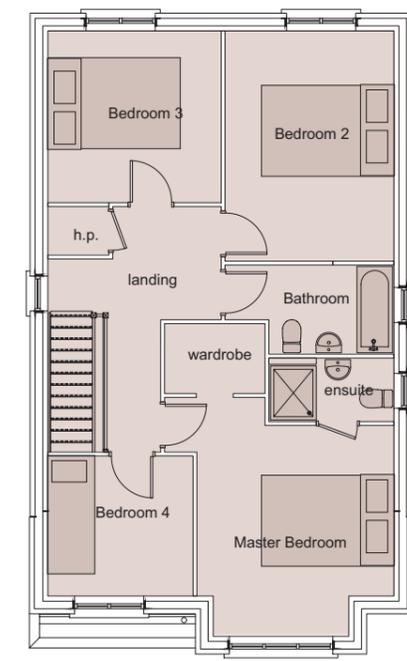
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR



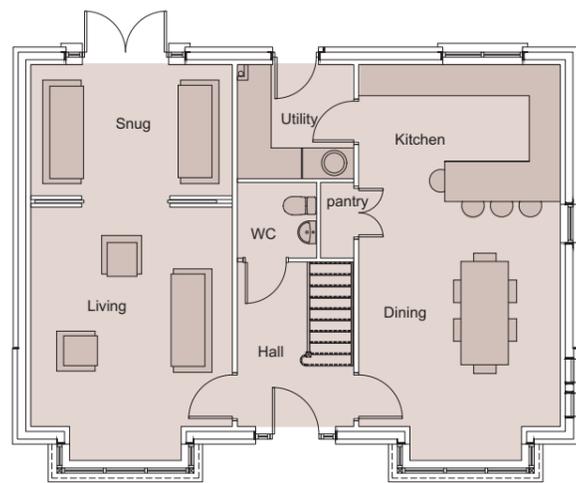
The Starling

Four-bedroom
Detached Home

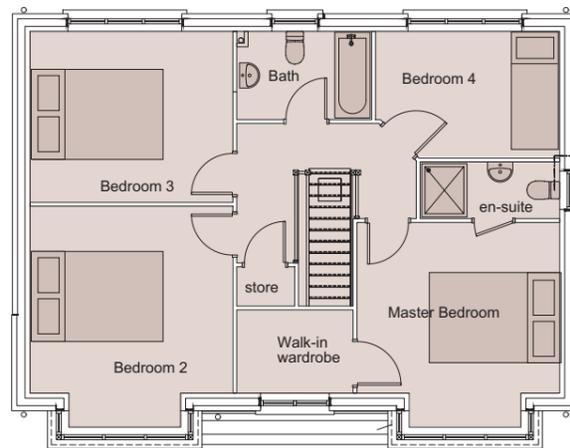


The Robin

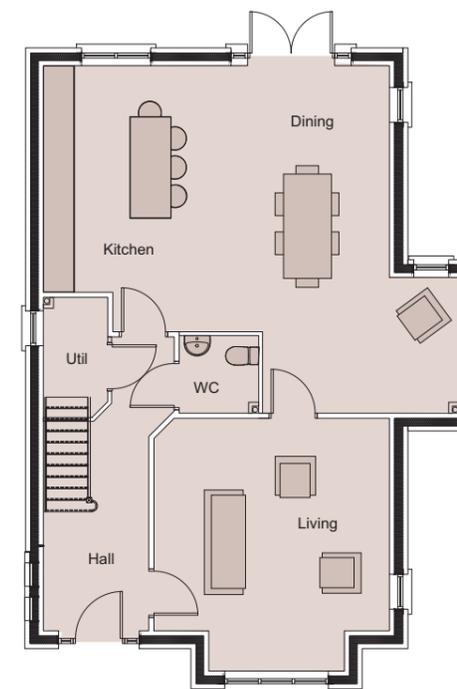
Four-bedroom
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GROUND FLOOR



FIRST FLOOR



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FIRST FLOOR



A DEVELOPMENT BY

DUPLASS
LIMITED
@ **CABRIZ**
DEVELOPMENTS

SELLING AGENT

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