



DW

DONACARNEY WOOD

MORNINGTON, CO. MEATH

Come Home to Exceptional Living





DW

DONACARNEY WOOD

MORNINGTON, CO. MEATH

*Discover Exceptional
4 & 5 Bedroom Family Homes
nestled in a Unique, Historic
& Landscaped Setting.*



*Quality materials and
detailing make the difference
at Donacarne Wood*





Elevating Modern Living

Situated in Mornington, Donacarney Wood is set within a unique historic estate with the original restored gate lodge gracing its entrance. This development has been superbly designed to blend in with the historic setting but with the use of the very best of construction materials to deliver 4 & 5 bedroom semi-detached and detached houses to the highest standards.

Spacious Light Filled
Comfortable Homes
With Modern Finishes
Throughout

SITE PLAN

4 Bedroom Homes



HOUSE B2-M

4 Bed Detached
154 sqm / 1,658 sqft



HOUSE F

4 Bed Semi-Detached
134 sqm / 1,453 sqft

5 Bedroom Homes



HOUSE C

5 Bed Detached
200 sqm / 2,153 sqft

DROGHEDA | 4.4KM

PHASE TWO

THE LAWN

FUTURE DEVELOPMENT

PHASE ONE

THE AVENUE

PHASE THREE

LODGE DRIVE

THE AVENUE

CHURCH ROAD



MORNINGTON

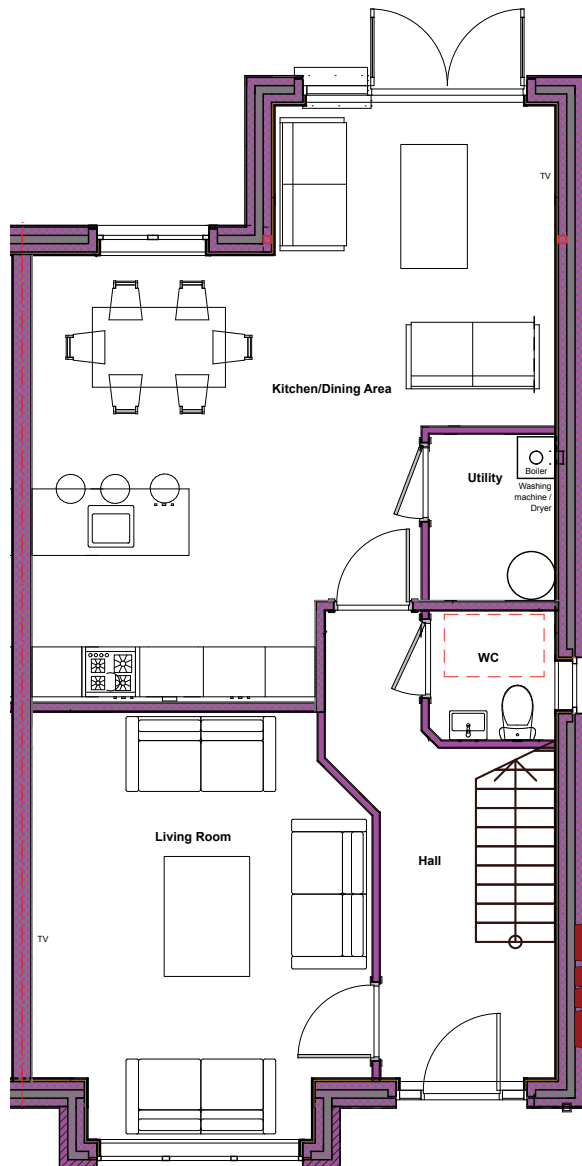




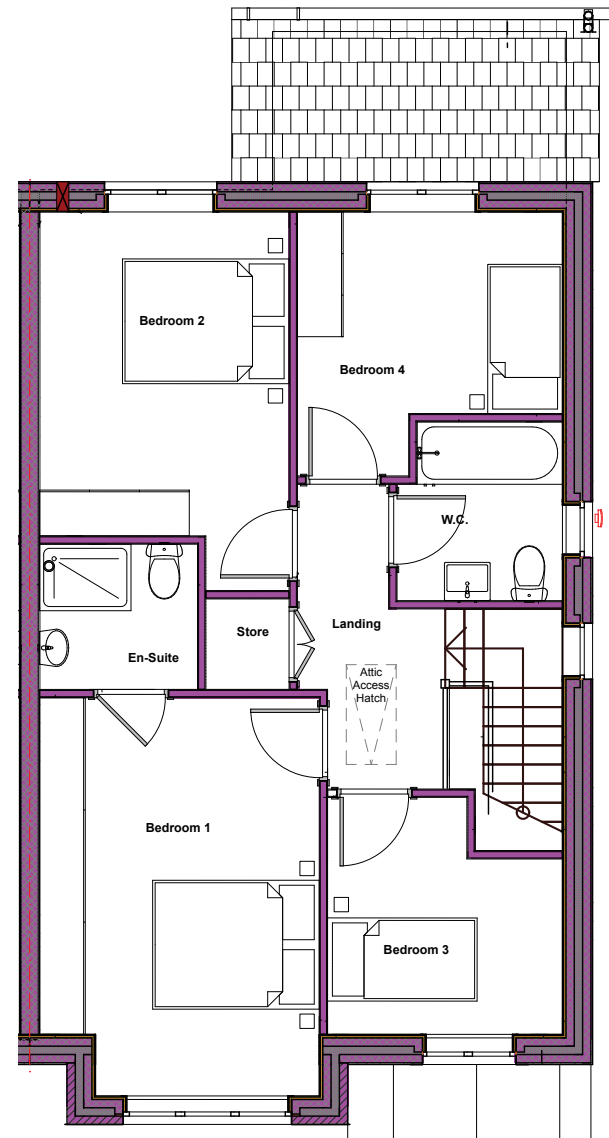
House Type F

4 BED SEMI-DETACHED HOUSE

APPROX. 134 SQM / 1,453 SQ FT



Ground Level



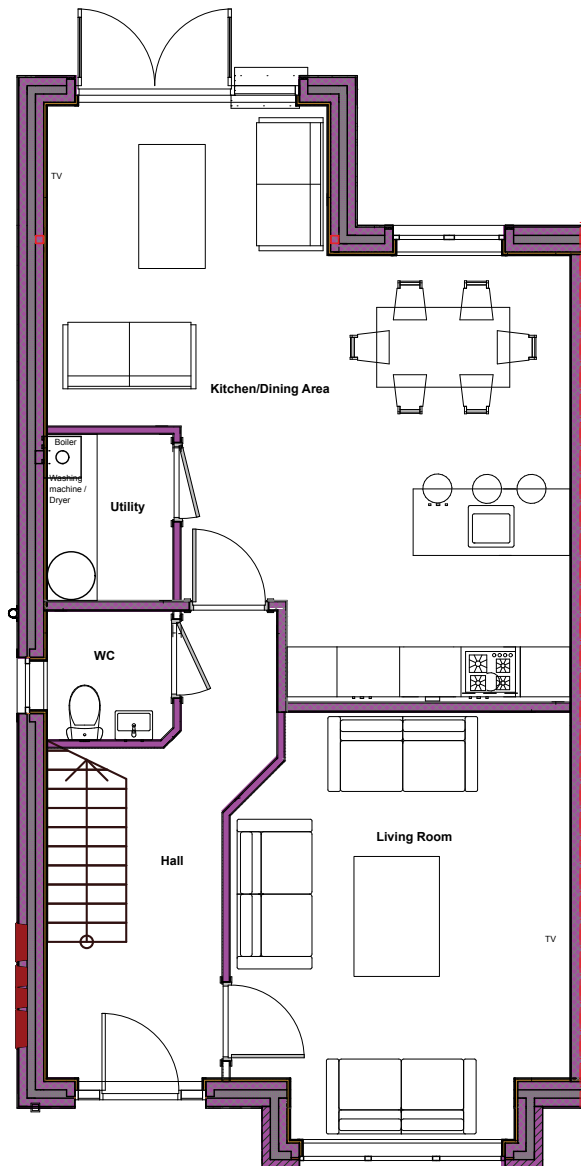
First floor



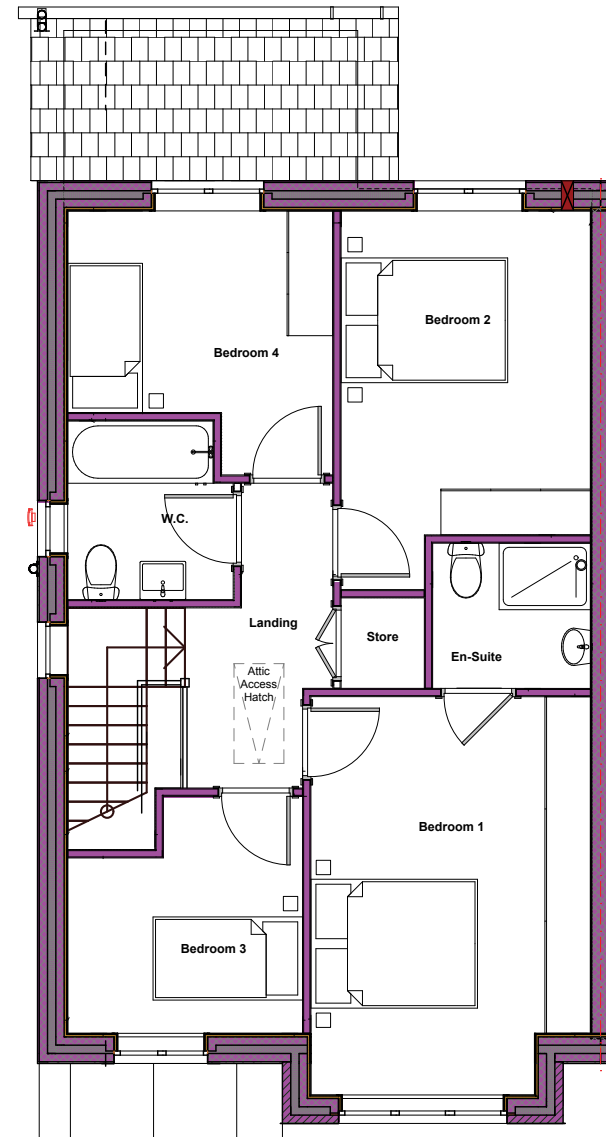
House Type F

4 BED SEMI-DETACHED HOUSE

APPROX. 134 SQM / 1,453 SQ FT



Ground Level



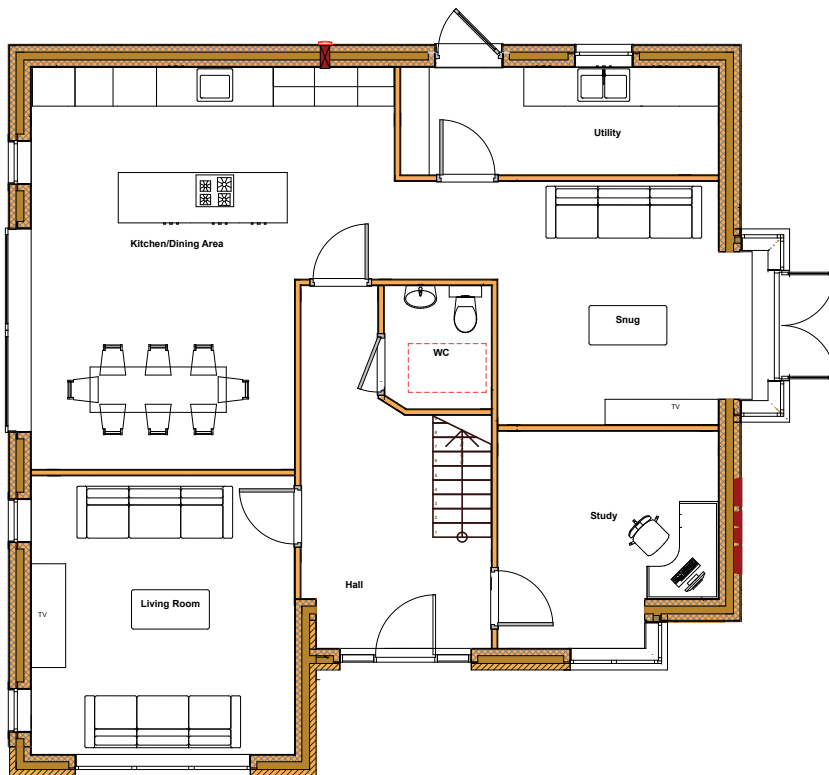
First floor



House Type CM

5 BED DETACHED HOUSE

APPROX. 200 SQM / 2,153 SQ FT



Ground Level



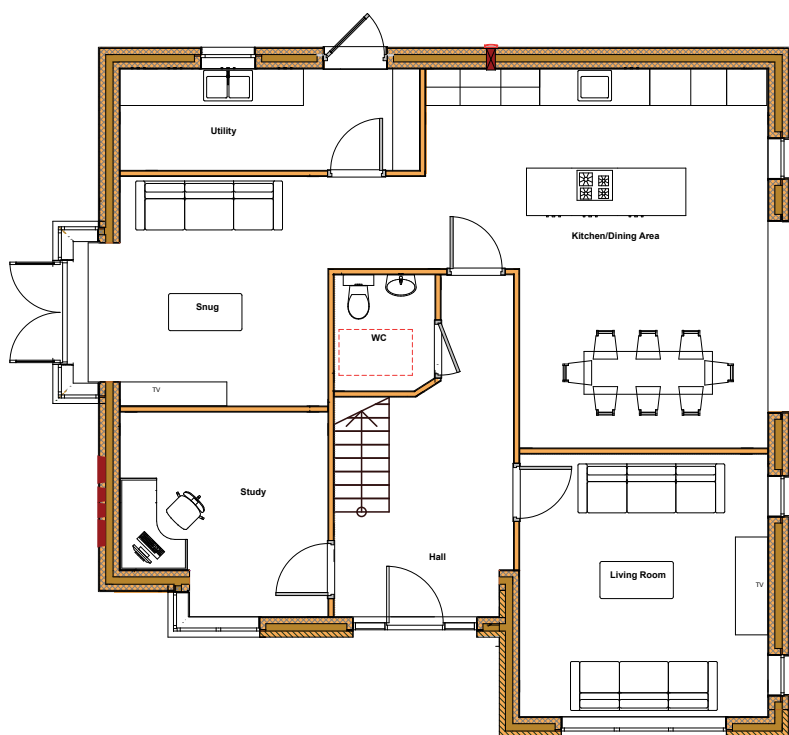
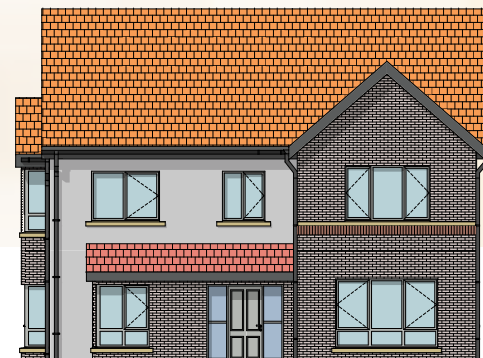
First floor



House Type C

5 BED DETACHED HOUSE

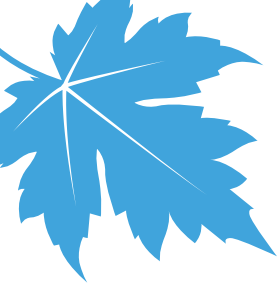
APPROX. 200 SQM / 2,153 SQ FT



Ground Level



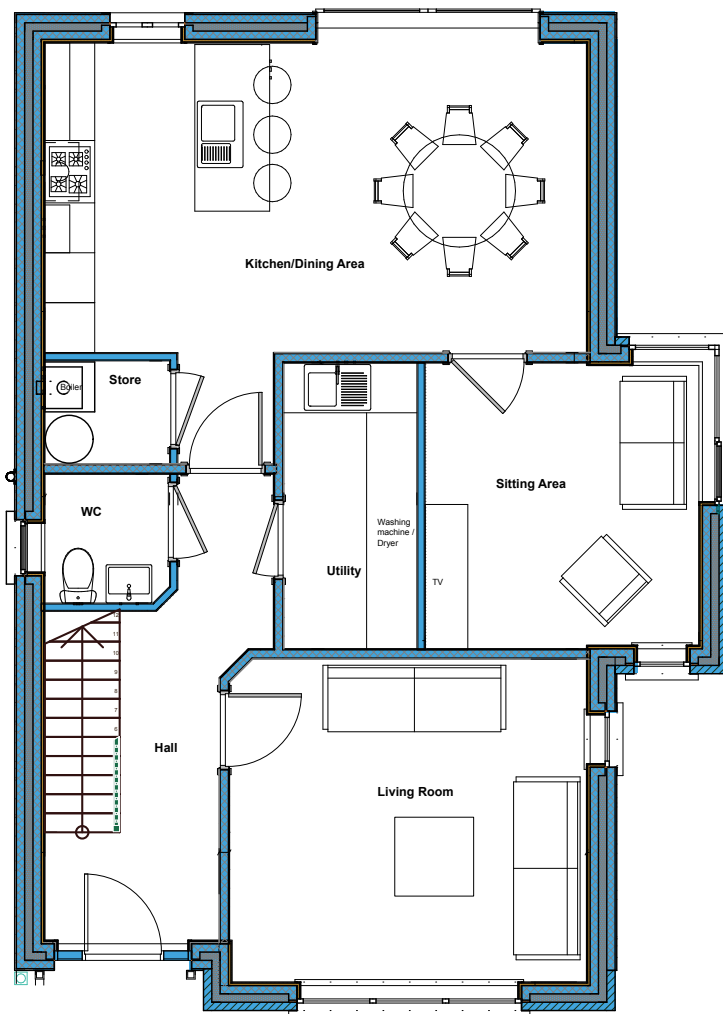
First floor



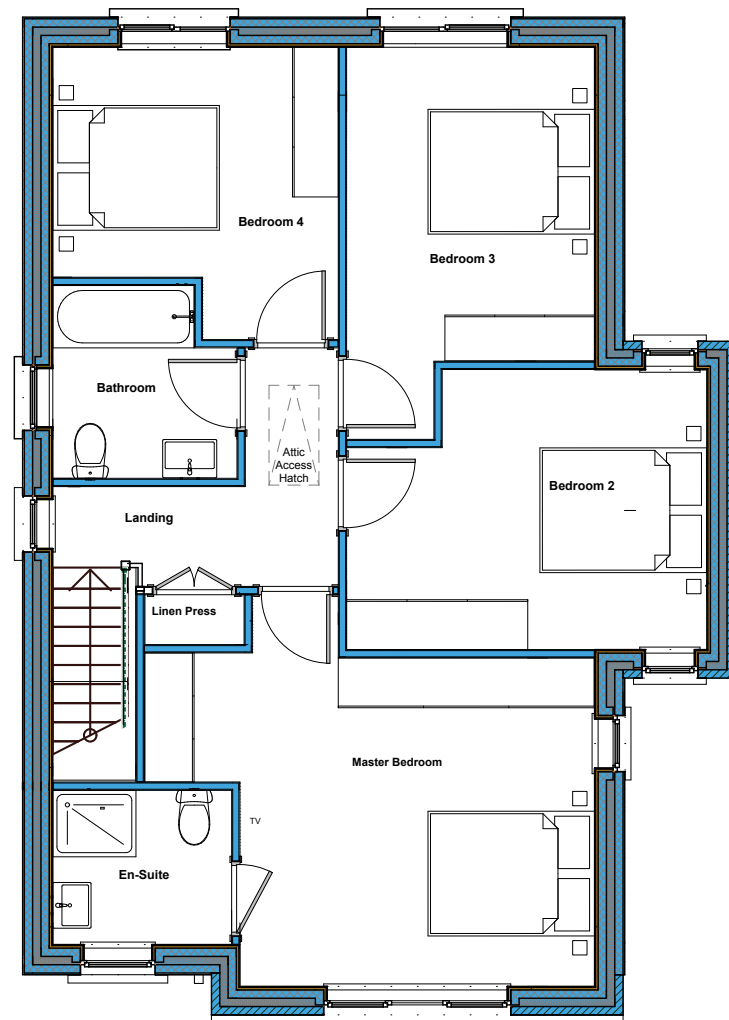
House Type B2-M

4 BED DETACHED HOUSE

APPROX. 154 SQM / 1,658 SQ FT



Ground Level



First floor



Robust & Quality Materials



REFINED EXTERIOR FINISHES

1. Natural birtley buff brick elevations with sandstone cills
2. High performance Aluclad windows to front elevations
3. Solid hardwood front door with side glazing, with multi-point locking system. Wall mounted letter box.
4. High quality French natural burnt clay roof tiles
5. Durable coloured render system and low maintenance fascia, soffits and gutters
6. Front cobble-lock driveway with parking for two cars



A HOME OF LUXURY

1. Selected contemporary Italian Pedini kitchens fitted as standard by McAuley's kitchens
2. High quality sanitary ware, tiling and heated towel rails used throughout
3. Crafted handrails and balustrades with oak handrail
4. Highly efficient Daikin air-to-water heating with Underfloor Heating to ground floor
5. Pressurised hot and cold water supply
6. Centralised ventilation system to maintain healthy air changes to the property
7. Bespoke internal doors, architraves and skirting



Our Refined Features and Specifications

Structure & External Finishes

- Concrete block construction
- Natural Birtley Buff brick elevation
- High quality French natural burnt red clay roof tiles
- Sandstone window cills and string courses to selected elevations
- Durable coloured render system to external walls
- Low maintenance fascia, soffits, gutters and downpipes in dark grey
- External front door canopy with external downlighters

External Windows & Doors

- High performance low energy Passive Aluclad windows to front elevation in unique pebble grey finish.
- Solid hardwood front door with side glazing, with multipoint locking system and a wall mounted letter box
- High performance low energy double glazed windows to side and rear elevations, with select double doors to rear gardens or on detached houses larger high quality sliding doors off kitchen/living to rear garden, with side access door to utility room

Internal Finishes

- Generous 9ft floor to ceiling heights on all ground floors
- All walls and ceilings will be plaster skimmed to a high standard
- All ceilings painted white with all walls painted either white or grey mist
- Insulated access hatch to attic space

Kitchen

- High quality contemporary designed Italian manufactured Pedini kitchens supplied by McAuley Kitchens. Soft close doors and drawers. Select splashback incorporated.
- Design incorporates modern requirements for integrated appliances and generous storage layouts with fitted countertops. Wall mounted units incorporated between taller units, containing eye level microwave and oven.





- Select Bosch Appliances Package included subject to signing of Sale Contract within 28days of issuing of Contracts or by agreement.
- Generous island or peninsula units with extended worktop to facilitate seating with pendant lights over.

Utility/Plant Room/s

- Daikin air-to-water heat pump cylinder and remote app enabling heating and hot water controls, with booster pump to supply pressurised hot and cold water to bathrooms and ensuites.
- Zoned Underfloor Heating to ground floor with radiators to first floor.
- ESB switchboard.
- Broadband ducted to external box
- Centralised TV point cabling
- Space provided for washing machine and dryer.
- Select detached houses provided with integrated sink, worktops and storage.
- Select detached houses provided with side door access

Internal Doors, Joinery & Ironmongery

- All houses are fitted with bespoke designed and manufactured internal doors
- Contemporary ironmongery
- Moulded skirting boards
- Crafted handrails and balustrades

Bathrooms & En-Suites

- All bathrooms and en-suites fitted with high quality sanitary ware throughout
- Generously sized low profile shower trays with pressurised shower via a thermostatically controlled mixer
- Luxury bath with bath shower mixer and handset
- Shower doors or screens fitted to all showers
- Selected tiles to wall and floors in bathroom and en-suites
- Heated towel rails fitted in main bathroom and en-suites
- Dual flush WC cisterns for water conservation

Electrical

- Wired smoke detectors and fire alarm fitted in all rooms and bedrooms. Heat and carbon monoxide detectors fitted as standard

- Wireless intruder alarm call points provided to allow for completion by others
- EPH electronic time clock for heating and hot water with remote access via app
- TV points in living area and master bedroom
- Multiple socket locations
- External socket to the rear and external power supply point to rear for external shed for completion by others
- Electrical car charger power supply provided to front for EV charger installation for completion by others
- Switched backlite mirrors supplied to bathroom and en-suites

Heating & Ventilation

- High efficiency Daikin air-to-water zoned central heating and hot water
- Pressurised hot and cold water system through the houses providing increased pressure to all wash hand basins, baths and showers
- Centralised high efficiency mechanical ventilation system to maintain healthy air changes
- High levels of insulation in walls, roof and floors
- Air-tight membranes incorporated to significantly reduce heat loss from the fabric of the building
- A2 BER rating

Gardens

- Rear gardens are levelled and seeded
- Front cobble-lock driveway with parking for two cars
- Concrete path to side rear access
- Solid concrete post and concrete dividing boundaries with back fair faced block wall boundary

Common Areas & Taking In Charge

- Extensive landscaping throughout the development
- Estate roads, paths, public lighting, mains public water and mains drainage will be taken in charge by the local authority

Property Guarantee

- 10 Year Homebond Guarantee

BER Rating

- 

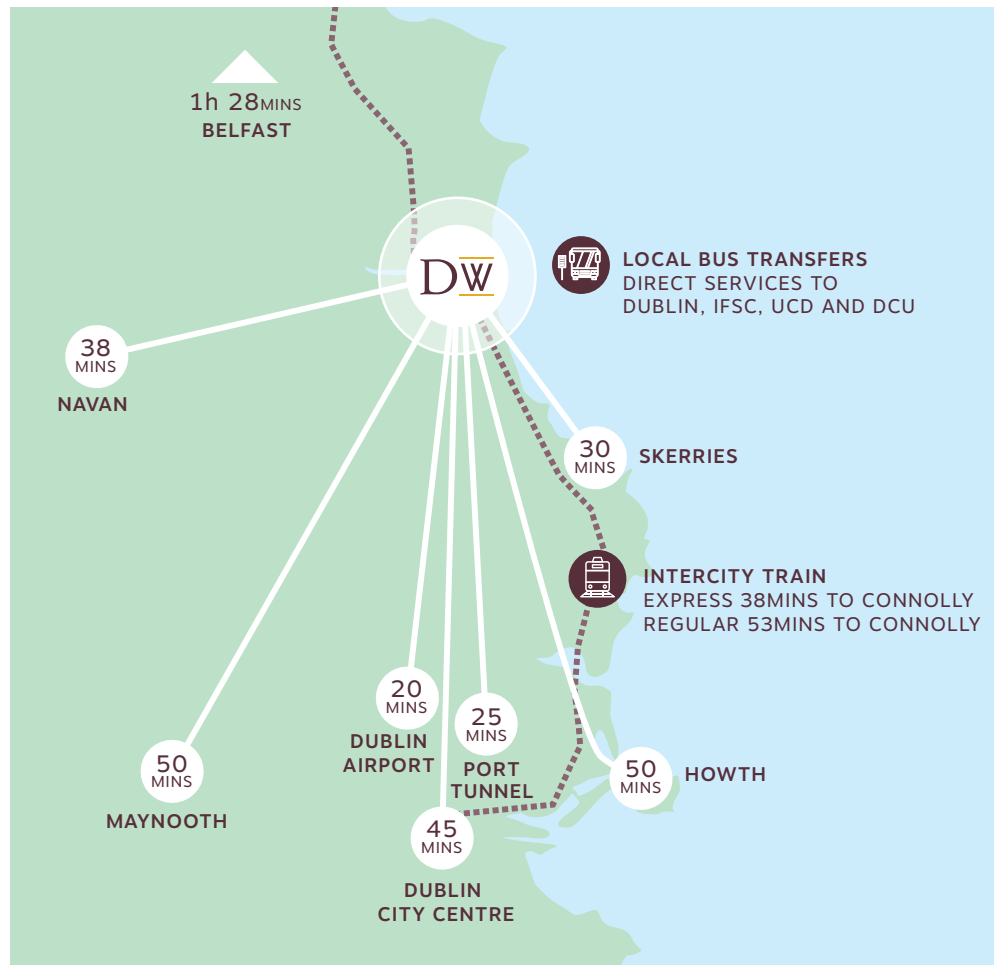




Your Neighbourhood

The development is located to the south of the growing town of Drogheda, with superb shopping, restaurants, regional hospital and secondary schools.

The development itself is 700 metres from a newly constructed 1000 pupil national school, adjacent to fantastic beaches and a host of sporting and leisure amenities including St.Colmcilles GAA club, Donacarney Celtic soccer club, tennis and golf clubs. Excellent connectivity to regional towns along the Dublin to Belfast corridor, with easy accessibility to Dublin Airport and city centre via motorway and Dublin port tunnel to IFSC and regular express intercity rail and frequent bus services to Dublin just metres from the development.



Schools

1. Realt Na Mara Girls & Boys National School
2. Le Cheile Educate Together
3. Sacred Heart Secondary School
4. St Mary's Parish Primary School
5. Saint Josephs Secondary School
6. Playmates Montessori Preschool
7. St Joseph's C.B.S. Primary
8. Drogheda Grammer Secondary School

Cafes & Restaurants

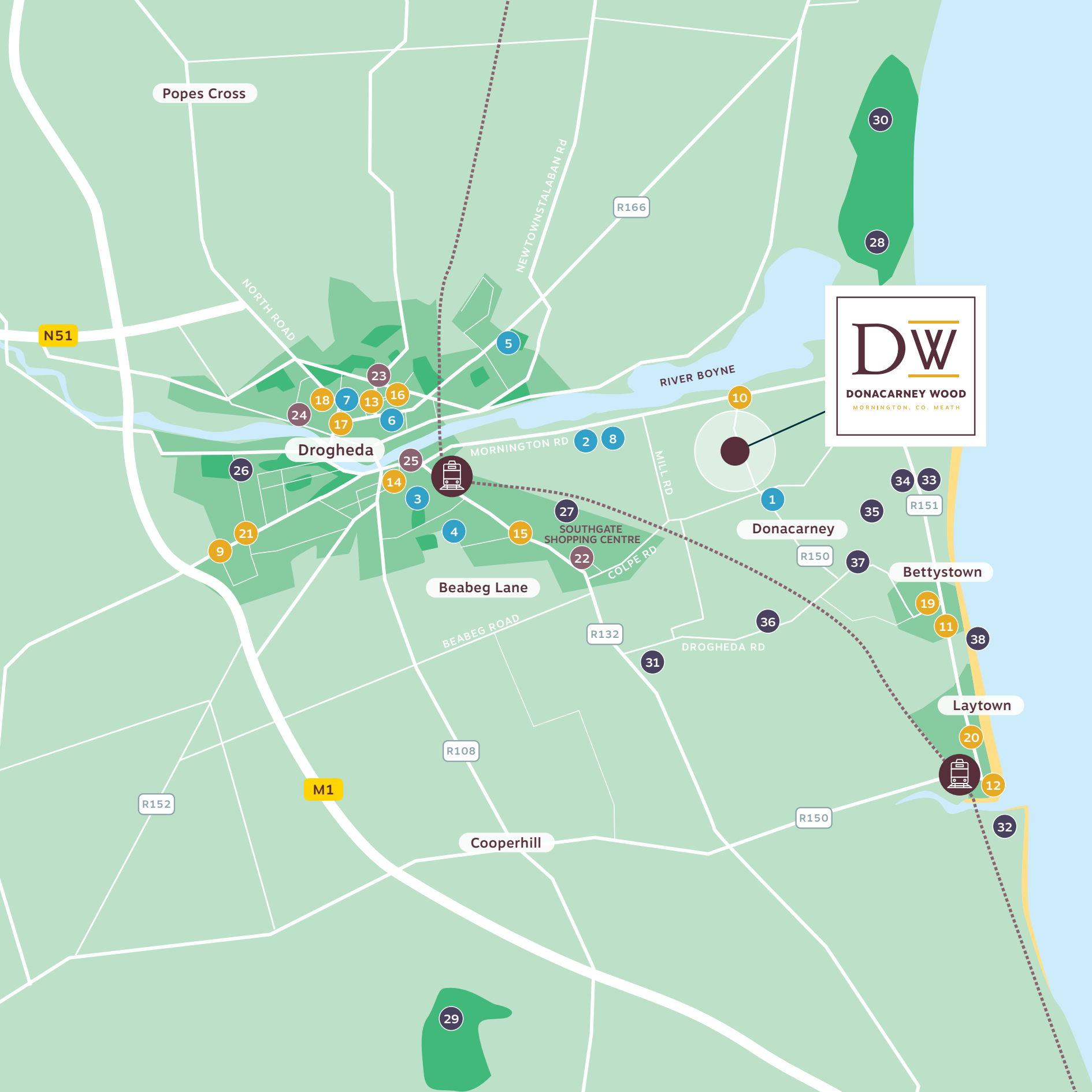
9. Costa
10. Moran's Pub
11. Bestro Bt
12. Nans Cafe & Cakery
13. Relish Café
14. Insomnia
15. Black Bull Inn
16. Fifty 4 Seafood Bar
17. Bru Bar Bistro
18. West 29 Restolounge
19. Macari's
20. Gilna's The Cottage Inn
21. Katies Kitchen

Shopping

22. Southgate Shopping Centre
23. Laurence Shopping Centre
24. Drogheda Town Centre
25. Scotch Hall Shopping Centre

Sports & Leisure

26. Aura Drogheda Leisure Centre
27. Boyne Valley Leisure Centre
28. County Louth Golf Club
29. Bellewstown Golf Club
30. Seapoint Golf Links
31. Piltown Golf Driving Range
32. Laytown Pitch & Putt Club
33. Laytown/ Bettystown Golf Club
34. Laytown/ Bettystown Tennis Club
35. Donacarney Celtic Football Club
36. St Colmcilles GAA Club
37. Village Hotel
38. Beaches





DW

Superb location with a wealth of amenities close by that is ideal for growing families.



Drogheda Town Centre



Newgrange



Local Beaches



Southgate Shopping Centre



PROFESSIONAL TEAM



Developer



Solicitor

Tallan Solicitors

New Town Centre, Ashbourne,
Co. Meath.
01 835 2027

tallans.ie



Architect

Davey + Smith Architects

13 Seapoint Building, 44/45 Clontarf
Road, Clontarf, Dublin 3
01 244 7638

davey-smith.com



Civil & Structural Engineers

Pat O'Gorman & Associates

Unit C2, Nutgrove Office Park,
Meadow Park Ave, Rathfarnham,
Dublin 14
01 205 1101

poga.ie



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donacarneywood.ie

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