

YOU'RELL'S MEADOWS

HISTORIC PAST. EXCITING FUTURE.





Welcome to **Yourell's Meadows**,
Back Road, Malahide, Co. Dublin.

Discover a new standard of living with Carroll Estates latest development, Yourell's Meadows. Nestled in the heart of Malahide, Co. Dublin, Yourell's Meadows offers a harmonious blend of coastal charm, community spirit and modern living.

With over 50 years of experience, Carroll Estates is a family-owned business committed to delivering high quality homes that stand the test of time. Our mission is to create communities in some of the most sought-after localities, focusing on exceptional standards and exquisite quality.

MALAHIDE, CO. DUBLIN

Malahide is one of Dublin's most sought-after coastal villages. From Yourell's Meadows, residents can enjoy nearby Malahide, Portmarnock and Donabate Beaches, Malahide Marina, scenic coastal walks and the expansive parklands of Malahide Castle and Demesne. The village offers a vibrant mix of cafés, restaurants, pubs and boutique shops with excellent schools, sports clubs and family amenities supporting a strong community feel. The Port Tunnel, M1 & M50 Motorways and Dublin Airport are easily accessible leaving Malahide perfectly connected for modern living.



MALAHIDE CASTLE & GARDENS

Malahide Castle and Gardens is one of north Dublin's most treasured landmarks, set on 260 acres of parkland and all on the doorstep of Yourell's Meadows. The 12th-century castle is surrounded by landscaped gardens, woodland walks, a playground and a café that are equally as fitting for your new morning walk as they are for family days out. With festive events in the Winter and world-class concerts in the summer, the grounds are full of life right throughout the year.



COASTAL LIVING

Yourell's Meadows offers a stunning coastal lifestyle just minutes from Malahide Beach. The 2km sandy stretch is perfect for fresh seaside walks while nearby Malahide Marina offers waterfront dining and boating. Breathtaking views at both Donabate Beach and Portmarnock's Velvet Strand Beach are under 20 minutes away, ensuring peaceful outdoor living is never far away.

AMENITIES

Malahide offers a wide range of local amenities that promote an active, community-focused lifestyle. Sports enthusiasts can enjoy Malahide Cricket Club, Malahide United AFC, St Sylvester's GAA Club, and Malahide Golf Club, all nearby. Tennis and padel are available at the Malahide Lawn Tennis & Croquet Club, while the Malahide Castle Sports Pavilion and Pitch & Putt provide multi-sport options for all ages. For sailing and watersports, Malahide Yacht Club has you covered, ensuring there's something for every sporting interest.

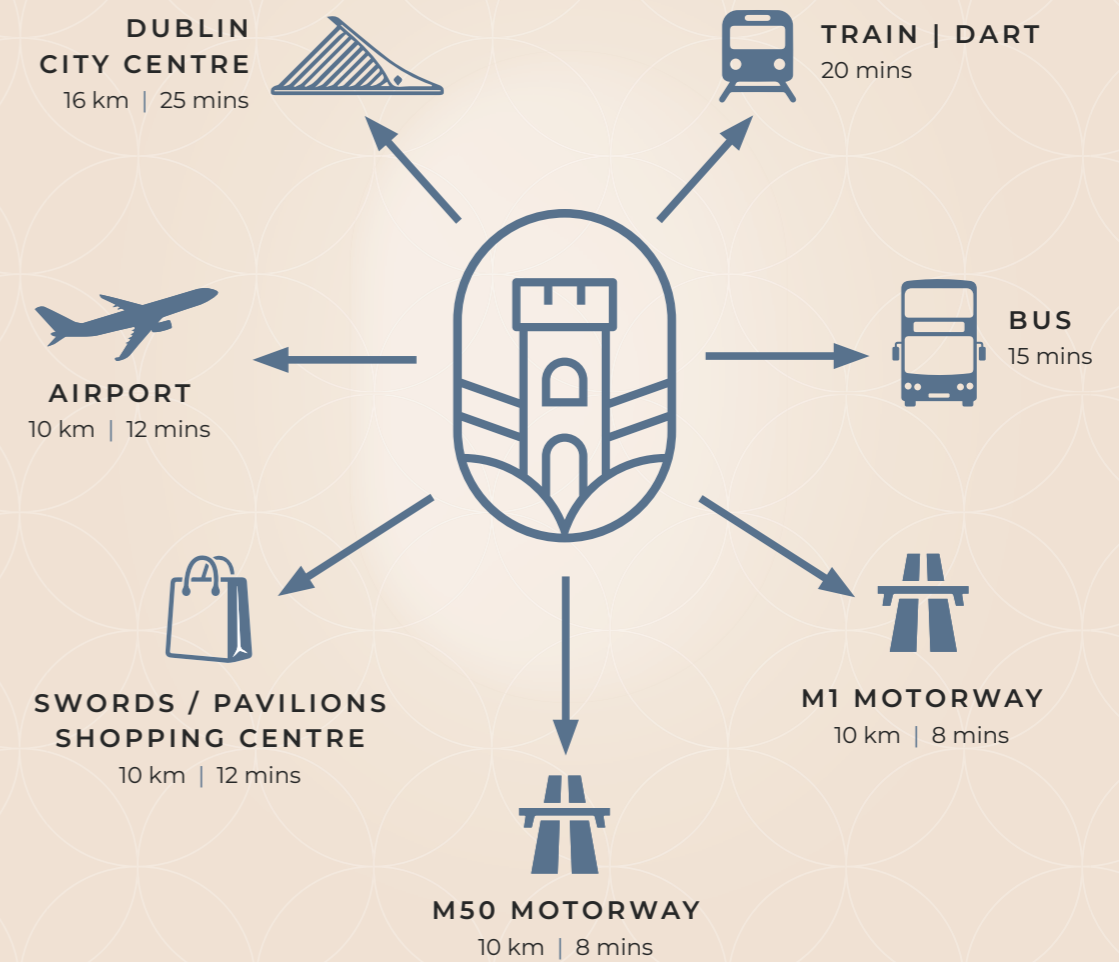


EDUCATION

Malahide offers an excellent choice of education options, including St Sylvesters, St Oliver Plunketts, Malahide/Portmarnock Educate Together and Malahide Community Schools. Neighbouring towns such as Portmarnock and Swords also offer a wide range of schools, crèches and Montessori facilities, supporting families at every stage.

TRANSPORT

Malahide is exceptionally well connected, making daily travel simple and efficient. The DART and mainline train station in Malahide Village provides direct access to Dublin city centre, while regular Dublin Bus services, including the high-frequency H-spine routes, serve the area. Road connections are equally convenient, with easy access to the M1 and M50 motorways. Dublin Airport is just a 15-minute drive away, ideal for commuters and frequent travellers alike.



SITE MAP



- Back Garden
- Front Garden
- Open Space
- Parking
- Footpath

- Type A
3 Bed - 109 Sqm
- Type B
4 Bed - 132 Sqm
- Type C
3 Bed - 125 Sqm
- Type C1
3 Bed - 125 Sqm
- Type C2
3 Bed - 125 Sqm
- Type C End Terrace
3 Bed - 125 Sqm
- Type D
4 Bed - 149 Sqm
- Type F
4 Bed - 193 Sqm
- Apartment
1 Bed - 54 Sqm
+
Duplex
2 Bed - 92 Sqm

HOUSE TYPE

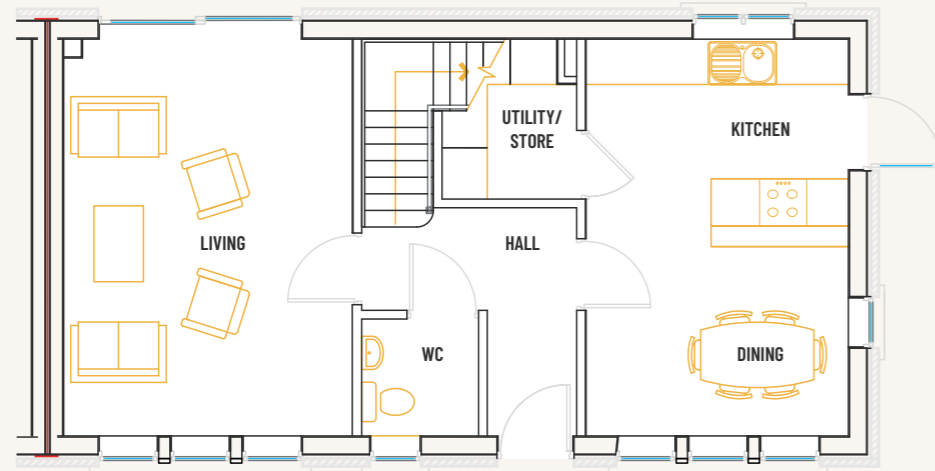


Please note:
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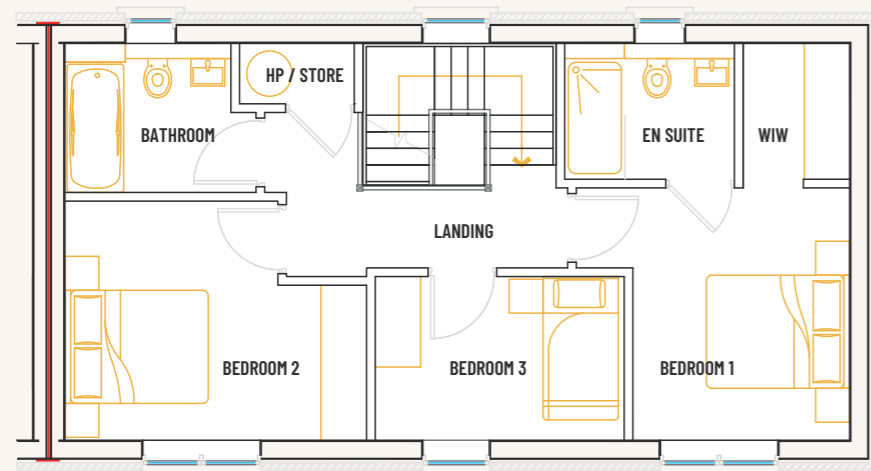
FLOOR PLANS

TYPE A

109 sqm / 1,173 sqft



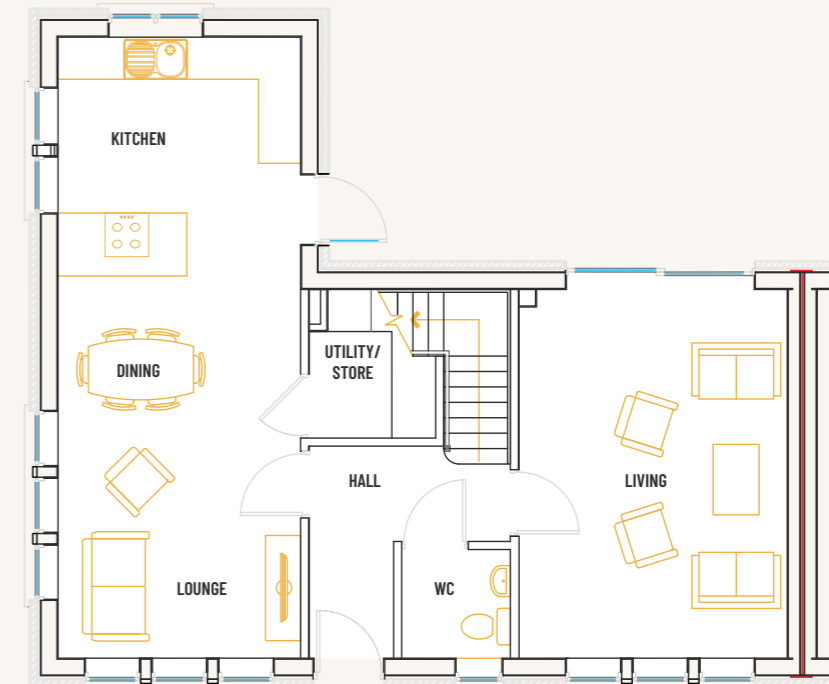
GROUND FLOOR



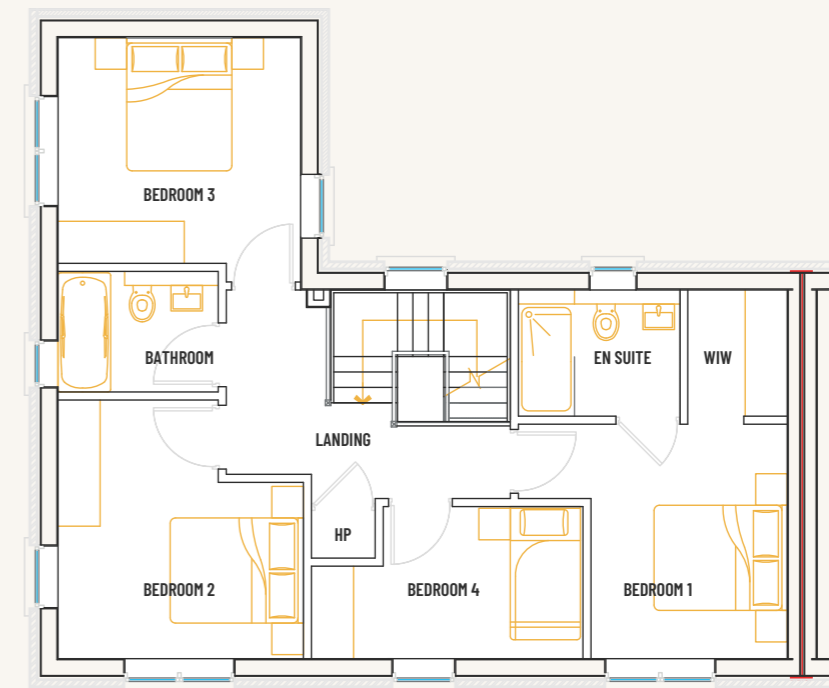
SECOND FLOOR

TYPE B

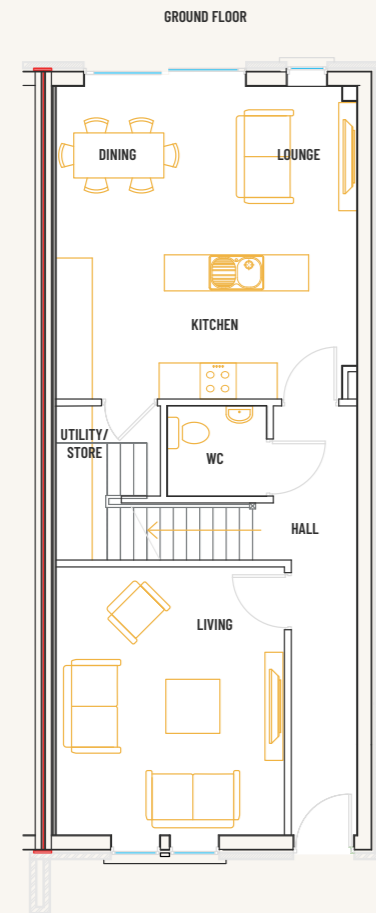
134 sqm / 1,442 sqft



GROUND FLOOR



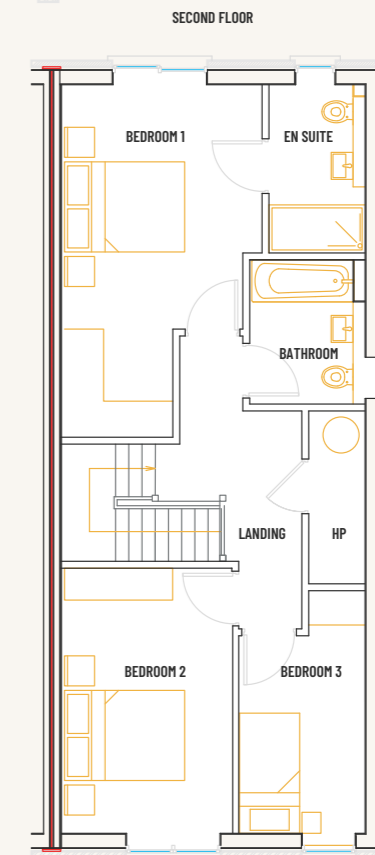
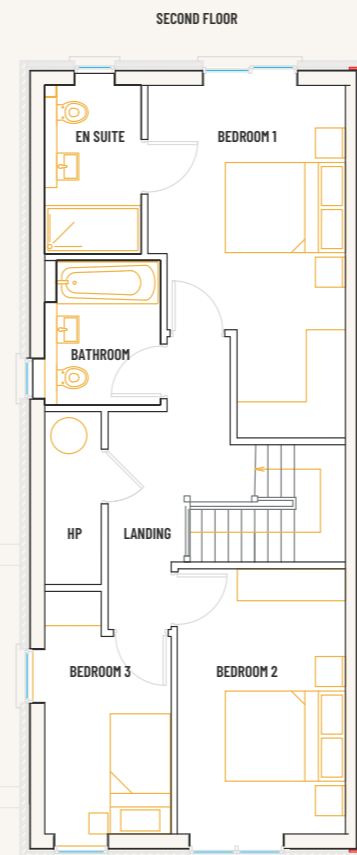
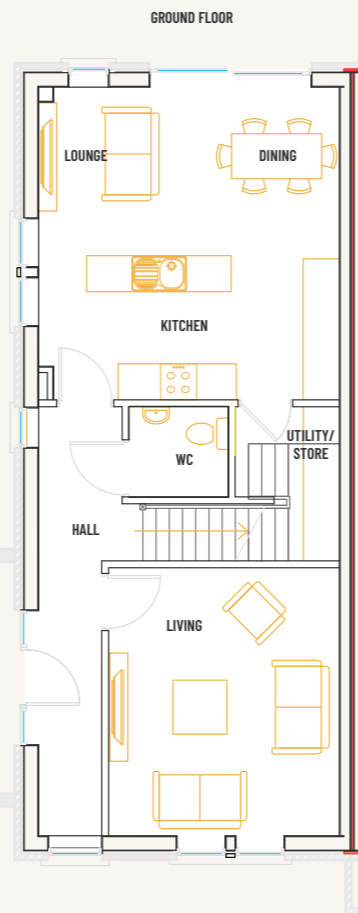
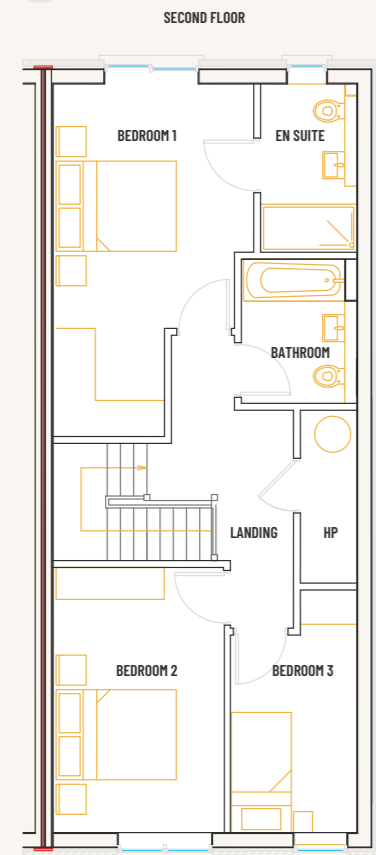
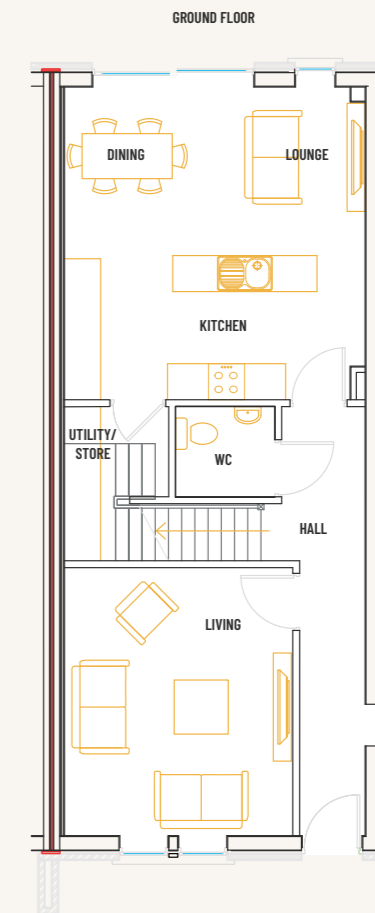
SECOND FLOOR



TYPE C
125 sqm / 1,346 sqft

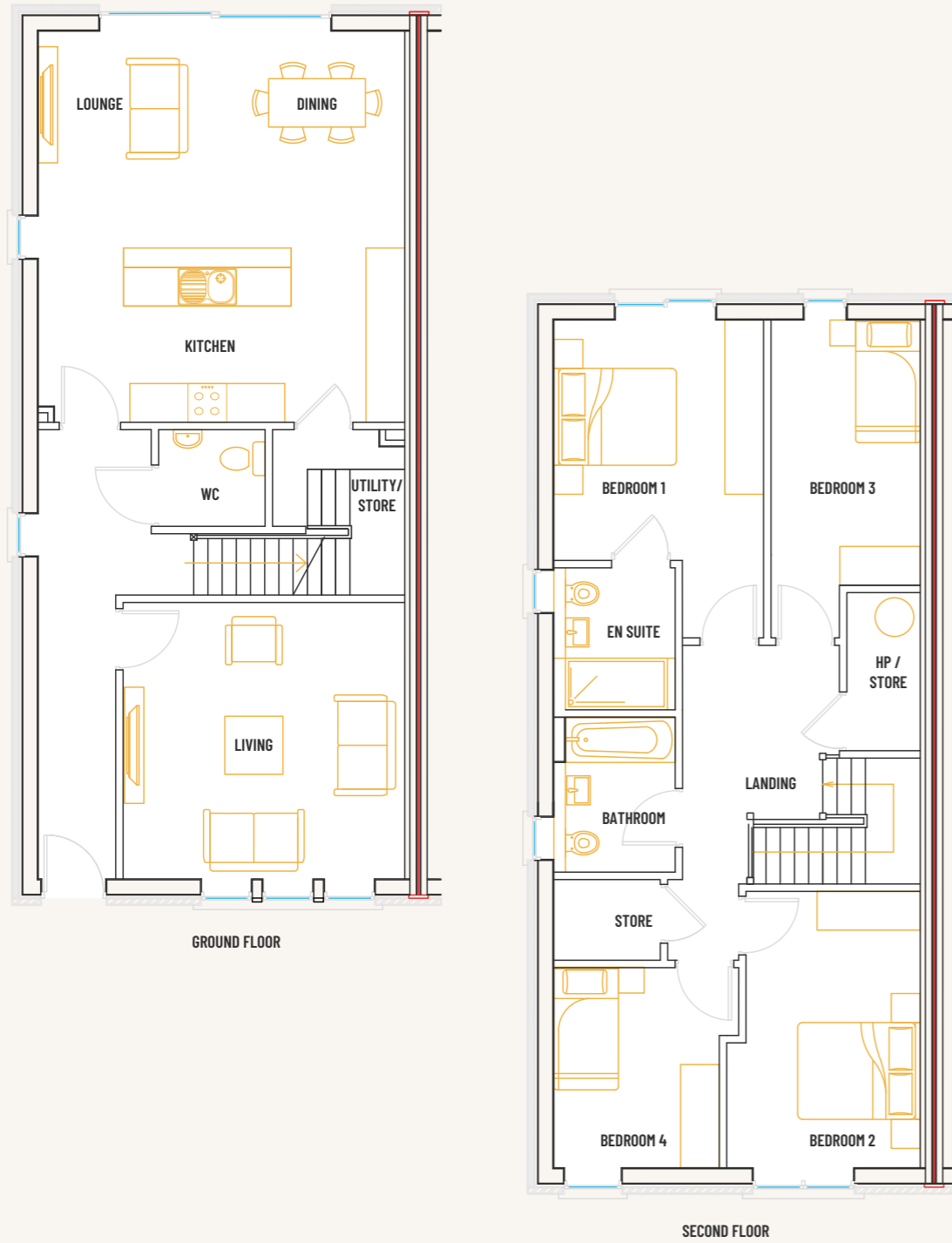
TYPE C1 & C2
125 sqm / 1,346 sqft

TYPE C3
End of terrace
125 sqm / 1,346 sqft



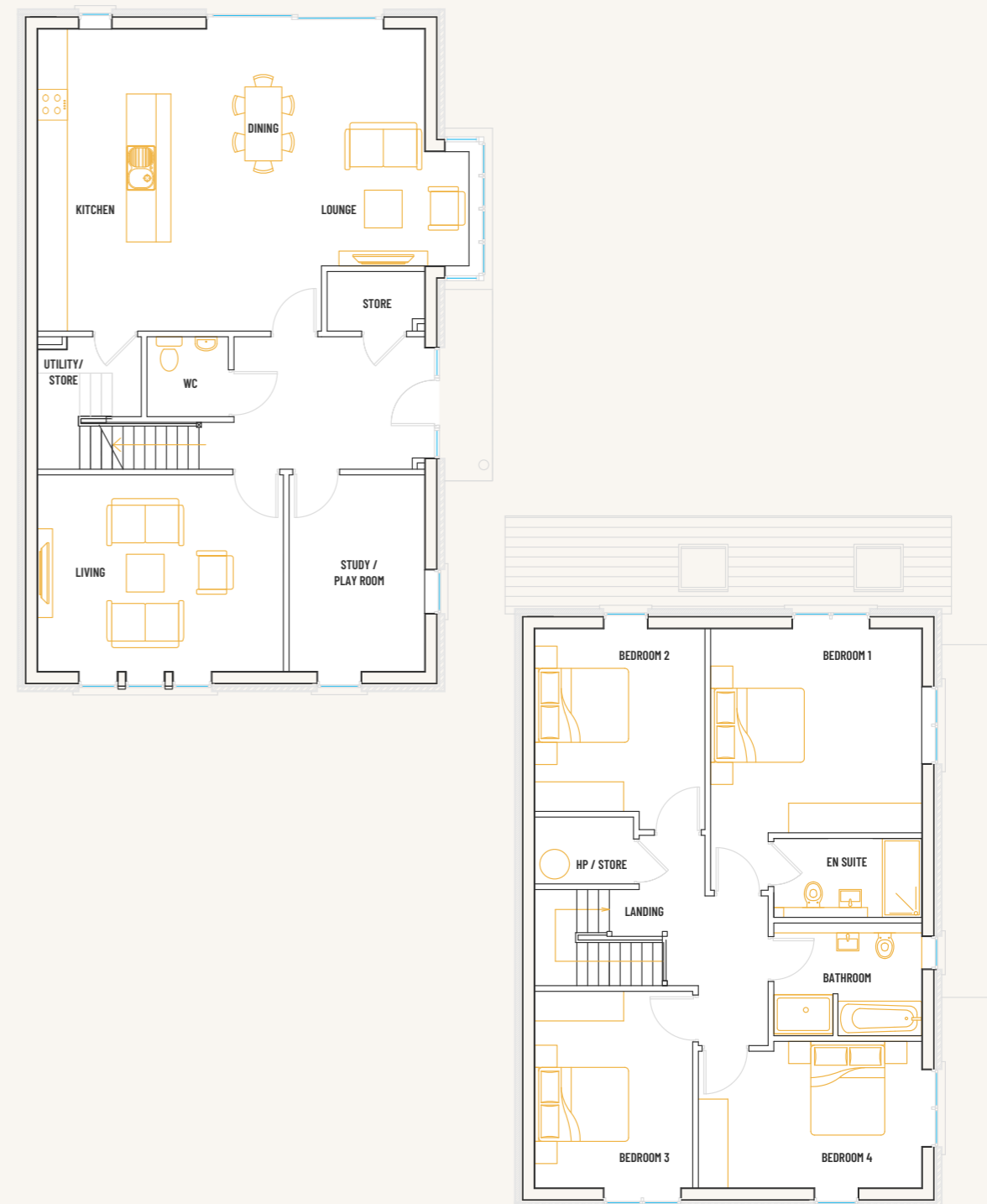
TYPE D

149 sqm / 1,604 sqft

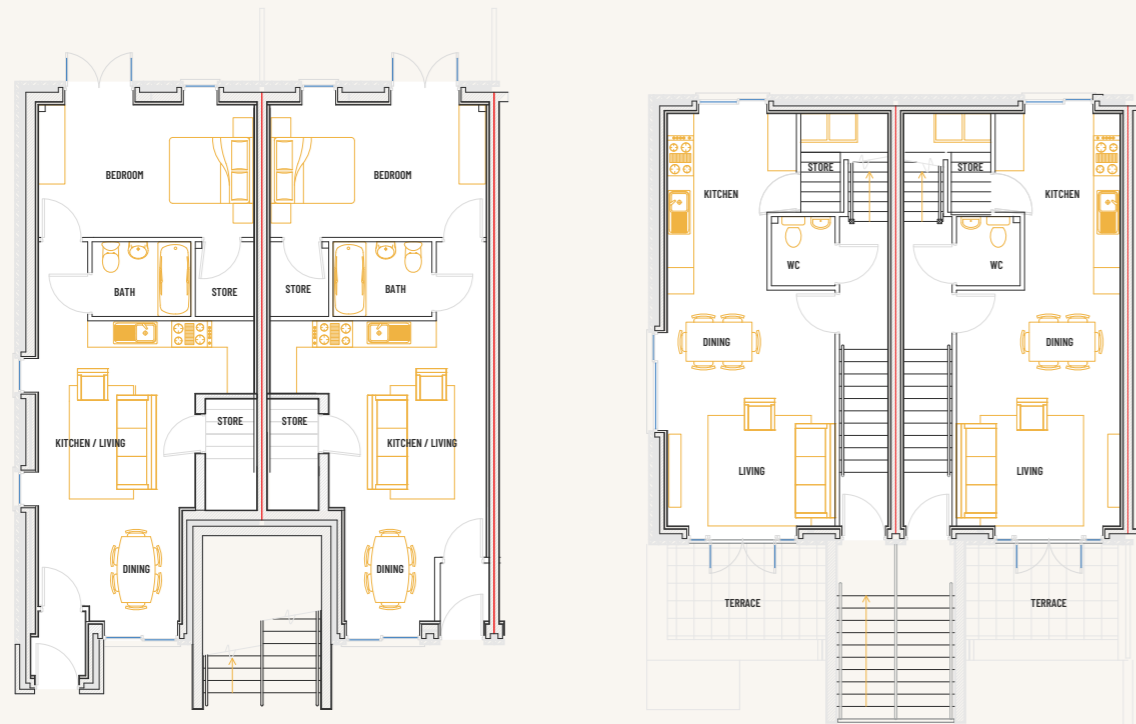


TYPE F

193 sqm / 2,077 sqft



DUPLEX - TYPE B

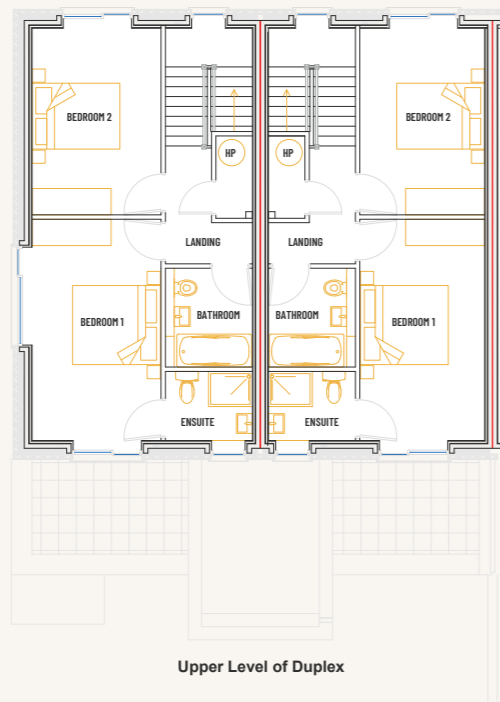


Ground Floor Apartment
Left End Terrace
55 sqm / 592 sqft

Ground Floor Apartment
Right End & Mid Terrace
54 sqm / 581 sqft

First Floor Duplex
End Terrace
92 sqm / 990 sqft

First Floor Duplex
Mid Terrace
92 sqm / 990 sqft



Upper Level of Duplex

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SPECIFICATIONS

KITCHENS

- ◆ German kitchens from Kube with optimum storage solutions and stylish features
- ◆ Durable and sleek Silestone countertops
- ◆ Quooker hot tap
- ◆ Kitchen islands/ peninsula in all units
- ◆ Utility rooms with sinks and storage

BATHROOMS & ENSUITES

- ◆ High quality white sanitary ware from Sonas is provided throughout
- ◆ Shower enclosures and bath screens are standard
- ◆ Contemporary tiling from Tilestyle as per showhouse
- ◆ Heated towel rails and vanity units are standard to bathroom and ensuite
- ◆ Contemporary matt black hardware
- ◆ Floor tiling is provided to WC

WARDROBES

- ◆ Contemporary micro shaker wardrobes with assorted storage and hanging options

INTERNAL FINISHES

- ◆ Walls and ceilings are smooth finish painted throughout
- ◆ White engineered Shaker style doors with brushed chrome lever handles as per showhouse
- ◆ Generous voucher provided to floor out the house

HEATING

- ◆ High efficiency air to water heat pump

ELECTRICAL

- ◆ Generous electrical and lighting specification, including attic light
- ◆ Energy efficient LED downlights to kitchen, WC and bathrooms
- ◆ External power socket and light fittings
- ◆ Smoke detectors fitted as standard
- ◆ All homes are wired for intruder alarms
- ◆ CAT6 cabling and ample data points throughout

EXTERNAL FINISHES

- ◆ Energy efficient uPVC Windows and Ultratech front door from Munster Joinery
- ◆ Houses are finished in a combination of brick with low maintenance coloured render
- ◆ Side gates are provided as standard
- ◆ Back gardens levelled and seeded
- ◆ Patio areas are provided in each garden
- ◆ Houses have quality paving to parking area

SUSTAINABLE FEATURES

- ◆ All homes will achieve an A2 Rating
- ◆ High levels of insulation throughout
- ◆ High performance energy efficient windows (U value 1.2)
- ◆ Concrete floor slab acts as thermal mass
- ◆ Air to water heat pump system provides efficient heating
- ◆ Each house is pre-wired to facilitate an EV charging point

GUARANTEE

- ◆ Each home is covered by a 10-year Home Bond structural guarantee scheme

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NOEL KELLY AUCTIONEERS

Darren Kelly

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PRSA: 003533



These particulars and any accompanying documentation and price lists do not form part of any contract and are for guidance only. Measurements and distances are approximate and drawings, maps and plans are not to scale. Intending purchasers should satisfy themselves as to the accuracy of details given to them either verbally or as part of this brochure. The developer reserves the right to make alterations to design and finish. Estimated measurements indicated are gross internal area the distance from block wall to block wall excluding internal finishes. This is the industry norm and variations can occur.

