



DW

DONACARNEY WOOD

MORNINGTON, CO. MEATH

Come Home to Exceptional Living





*Discover Exceptional
3, 4 & 5 Bedroom Family Homes
nestled in a Unique, Historic
& Landscaped Setting.*





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



Building Homes That Give You Peace Of Mind

Calmont Homes is a fully Irish owned and managed company which has grown over the years to deliver new homes with the support of an experienced and skilled team. We are fully committed to ensuring each new home is finished to the highest standards using quality materials which have been selected for their beauty and durability.

Donacarney Wood has been carefully designed by an outstanding team of professionals to sit comfortably within the beautiful landscaped and historic setting of Donacarney House and gate lodge. The result is a scheme full of character, with A-rated homes that offer market leading specifications along with spacious accommodation.

We are proud to present this exceptional scheme to the market and I look forward to welcoming you on-site soon. We will ensure you have the same experience as our phase 1 residents who are happily settling in to their new homes. Our personal approach and quality homes will provide the peace of mind that you have made the right choice for you and your family.

JOE CONNOLLY
Managing Director, Calmont Homes



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 3, 4 & 5 bedroom semi-detached and detached houses to the highest standards.

Spacious Light Filled
Comfortable Homes
With Modern Finishes
Throughout







SITEPLAN

3 Bedroom Homes

HOUSE D
3 Bed + Study Semi-Detached
119 sqm / 1,281 sqft

HOUSE D1
3 Bed + Study Semi-Detached
119 sqm / 1,281 sqft

HOUSE E & E1
3 Bed Semi-Detached
115 sqm / 1,238 sqft

4 Bedroom Homes

HOUSE E2 & E3
4 Bed Semi-Detached
E2 119 sqm / 1,281 sqft
E3 121 sqm / 1,302 sqft

HOUSE B2 & B3
4 Bed Detached
152 sqm / 1,636 sqft

HOUSE F
4 Bed Semi-Detached
140 sqm / 1,507 sqft

HOUSE F1 W/ EXTENSION
4 Bed Semi-Detached
147 sqm / 1,582 sqft

HOUSE F2
4 Bed Semi-Detached
140 sqm / 1,507 sqft

HOUSE G
4 Bed Detached
132 sqm / 1,421 sqft

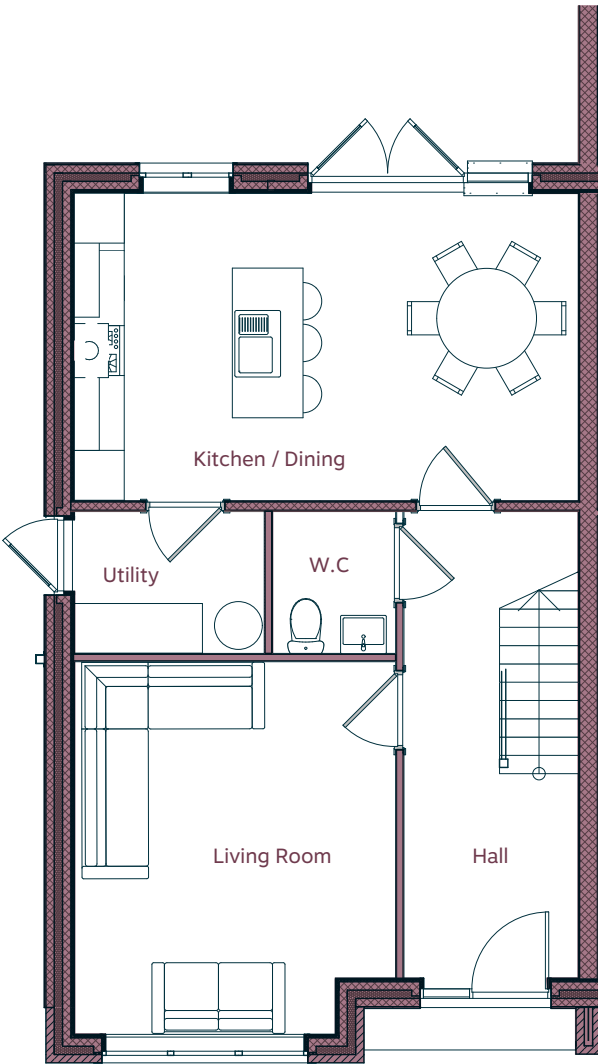




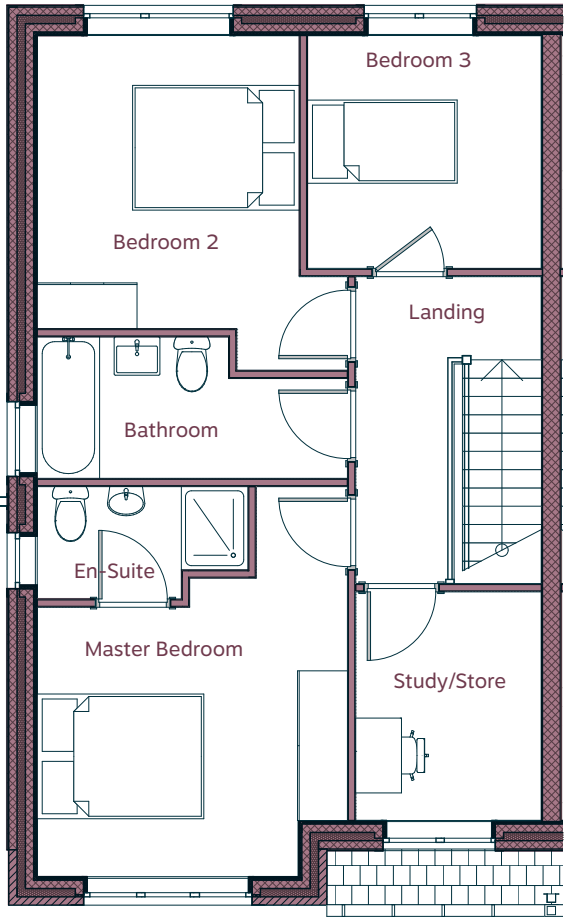
House Type D
3 BED + STUDY SEMI-DETACHED HOUSE
APPROX. 119 SQM / 1,281 SQ FT



House Type D1
3 BED + STUDY SEMI-DETACHED HOUSE
APPROX. 119 SQM / 1,281 SQ FT

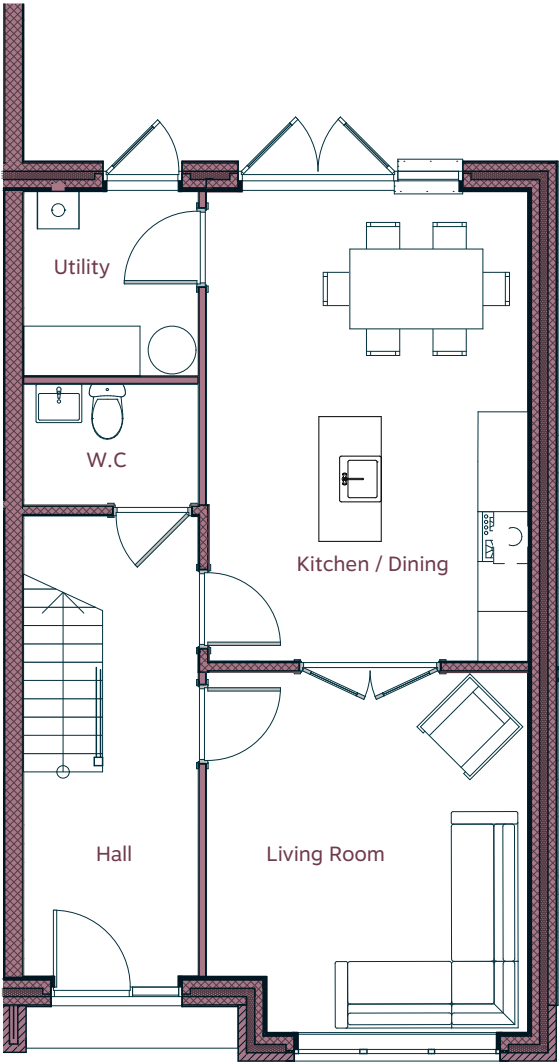


Ground Level

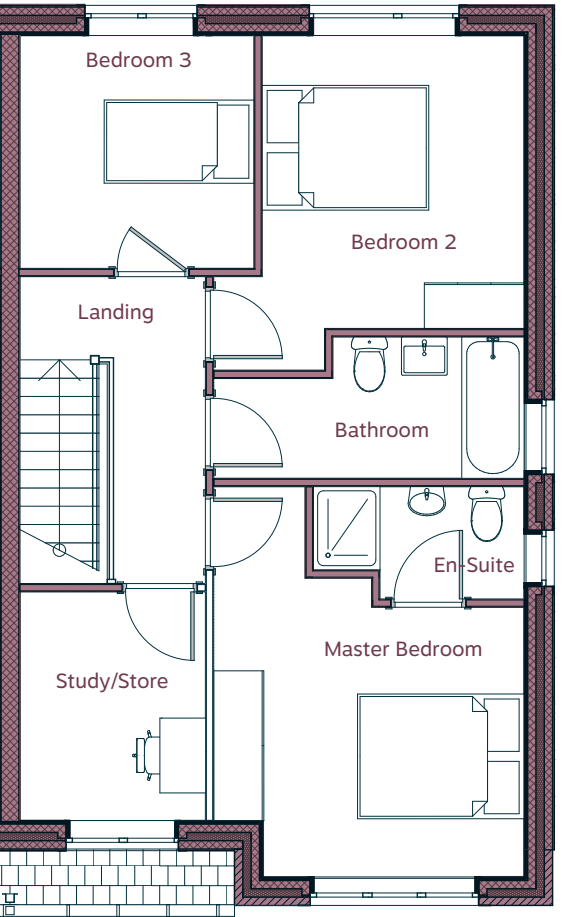


First floor

Please note that plans are for guideline only and there are some variations to this unit type



Ground Level



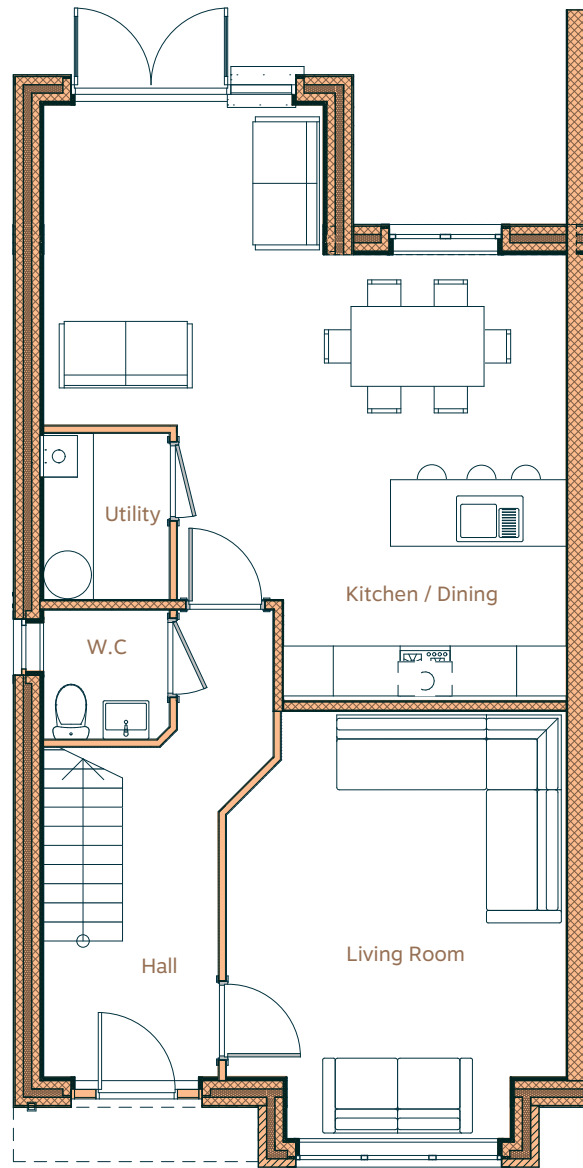
First floor

Please note that plans are for guideline only and there are some variations to this unit type

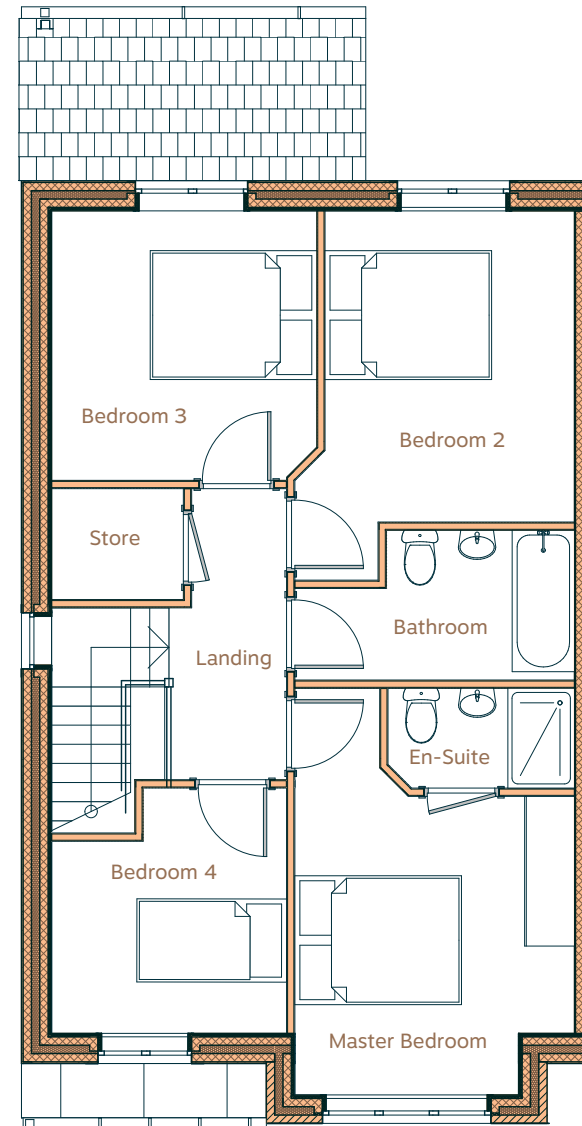


House Type F

4 BED SEMI-DETACHED HOUSE
APPROX. 140 SQM / 1,507 SQ FT



Ground Level



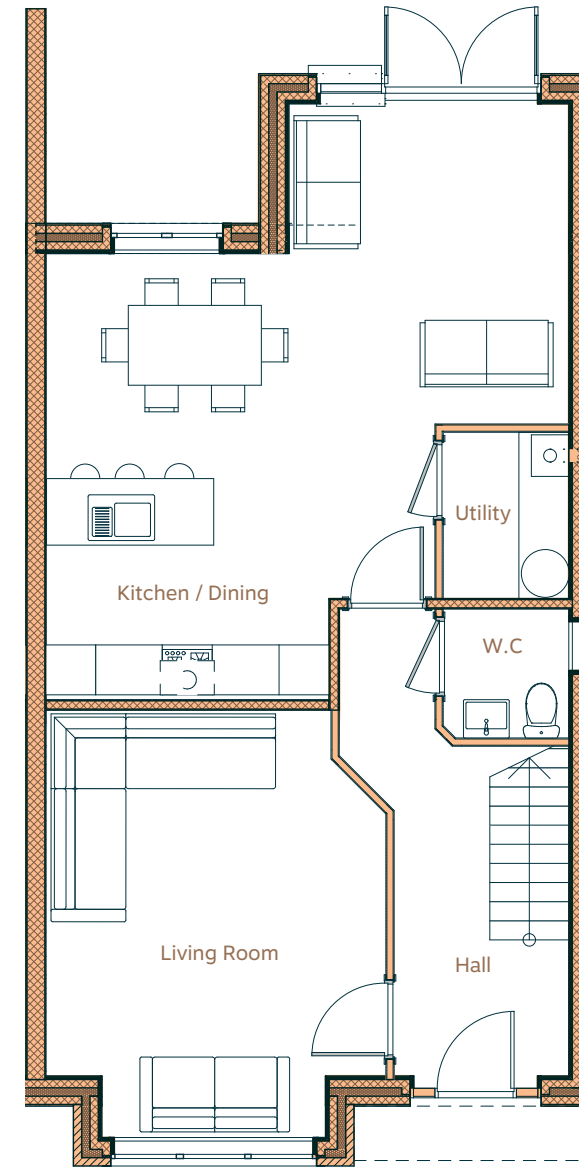
First floor

Please note that plans are for guideline only and there are some variations to this unit type

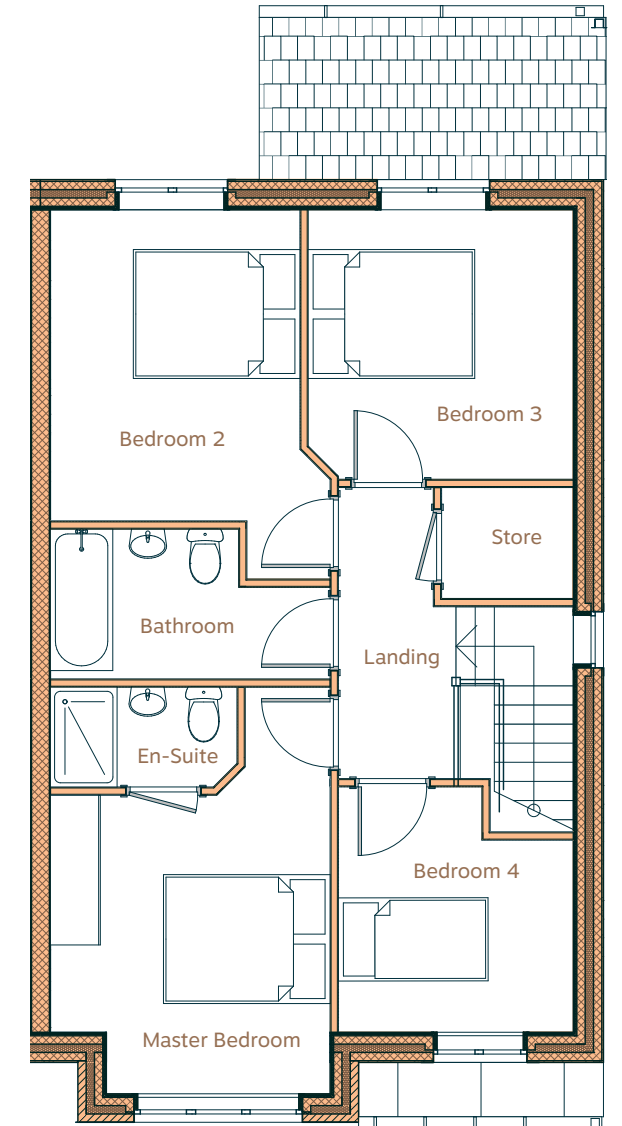


House Type F2

4 BED SEMI-DETACHED HOUSE
APPROX. 140 SQM / 1,507 SQ FT



Ground Level

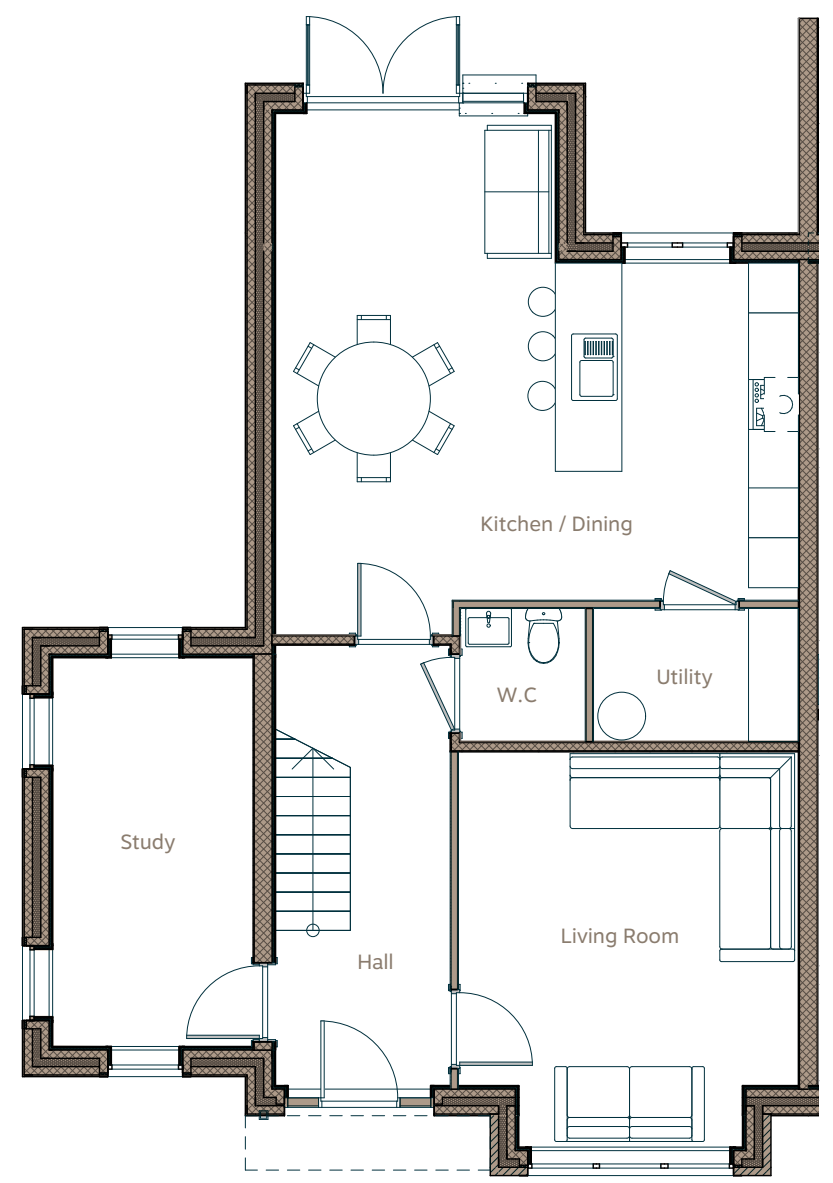


First floor

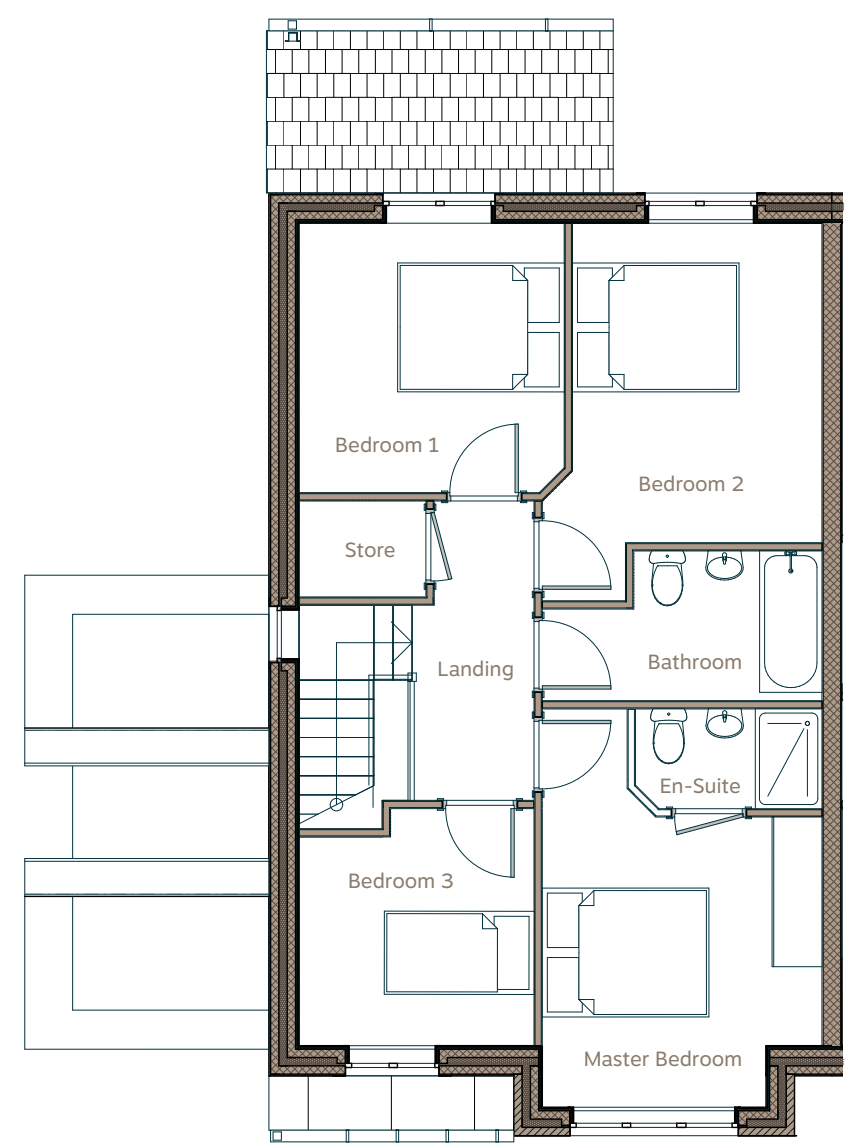
Please note that plans are for guideline only and there are some variations to this unit type



House Type F1 w/Extension
4 BED SEMI-DETACHED HOUSE
APPROX. 147 SQM / 1,582 SQ FT

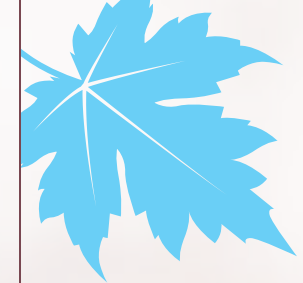


Ground Level

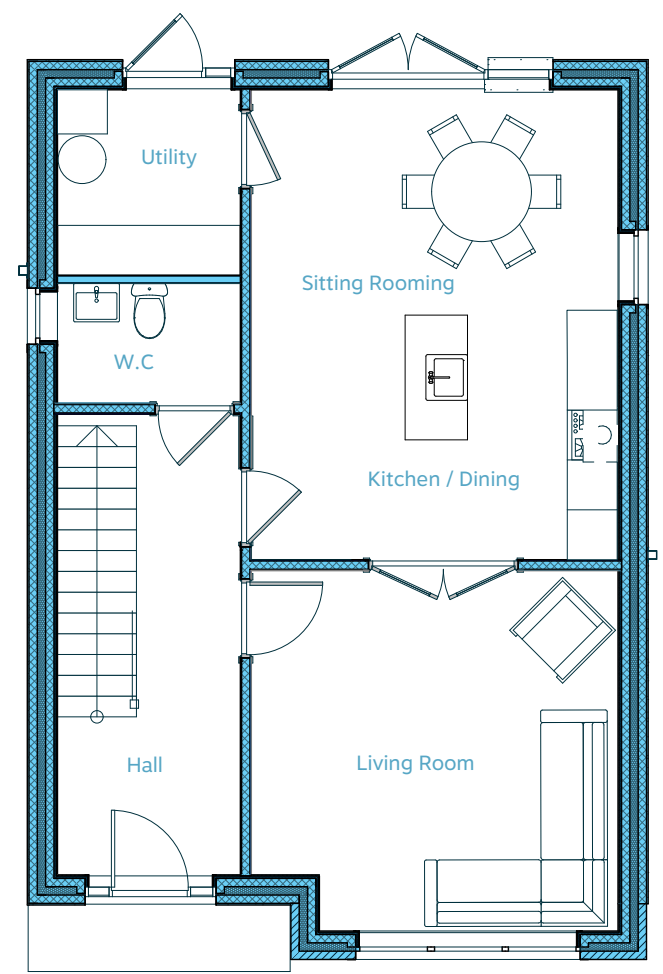


First floor

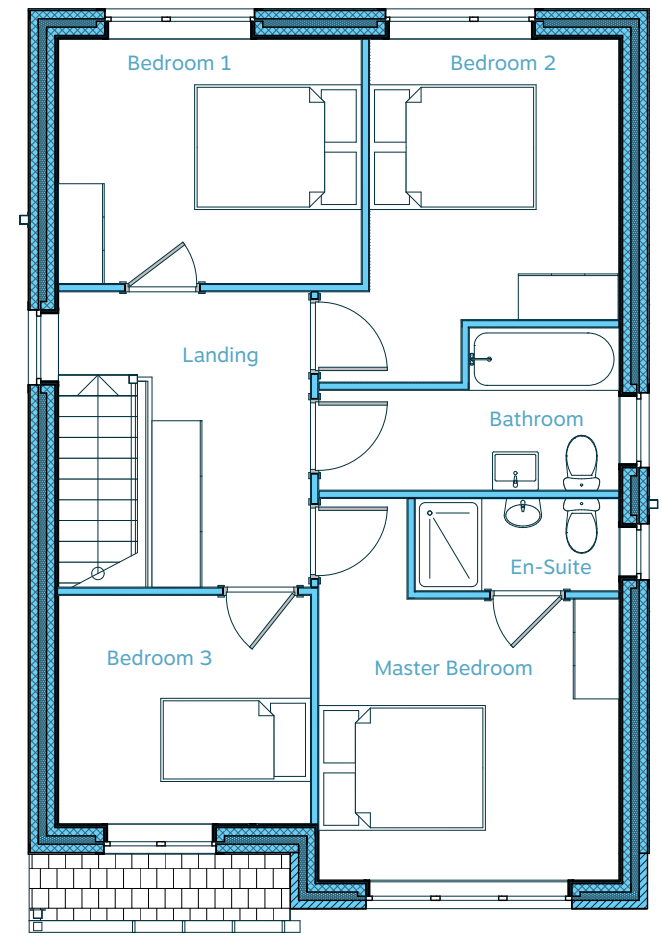
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House Type G
4 BED DETACHED HOUSE
APPROX. 132 SQM / 1,421 SQ FT



Ground Level



First floor

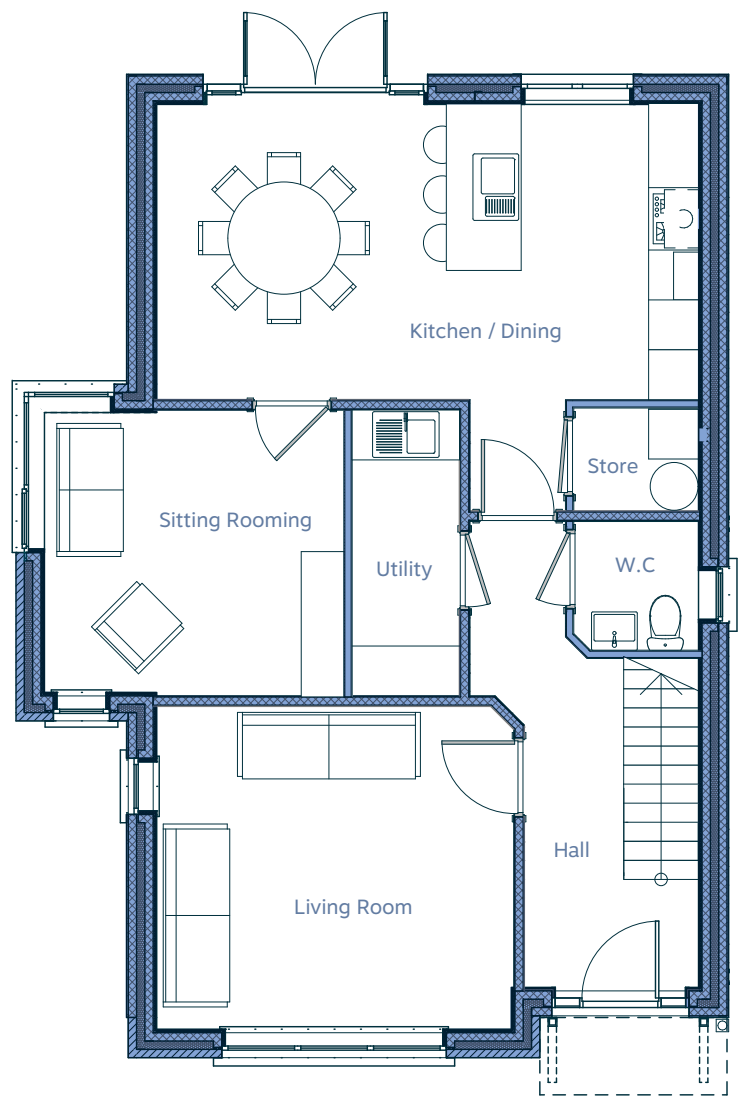
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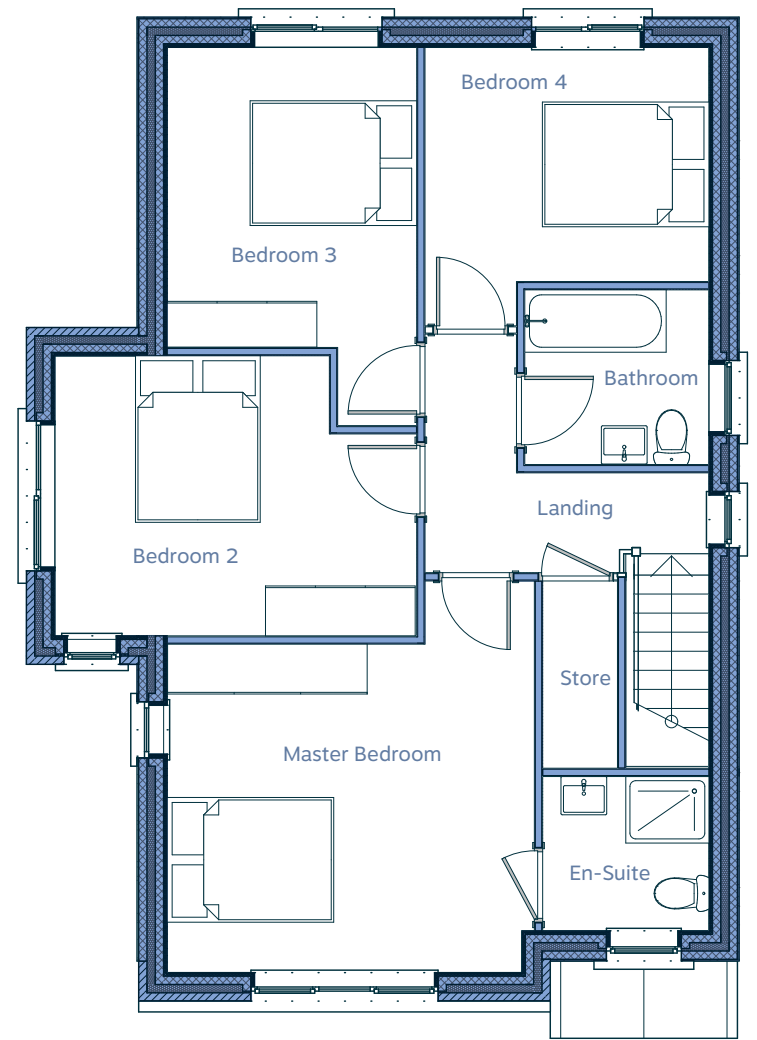
House Type B2

4 BED DETACHED HOUSE

APPROX. 152 SQM / 1,636 SQ FT

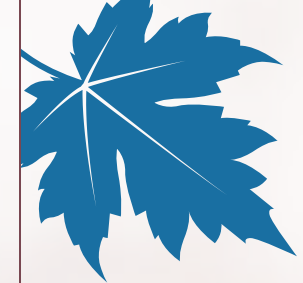


Ground Level



First floor

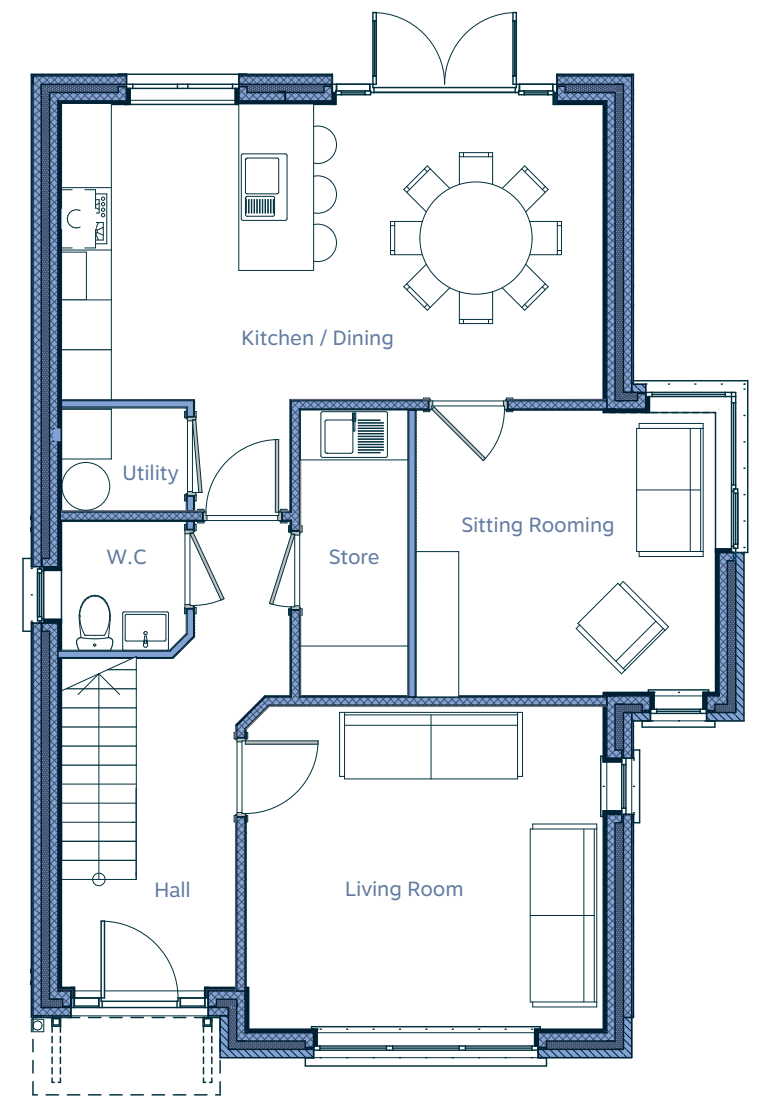
Please note that plans are for guideline only and there are some variations to this unit type



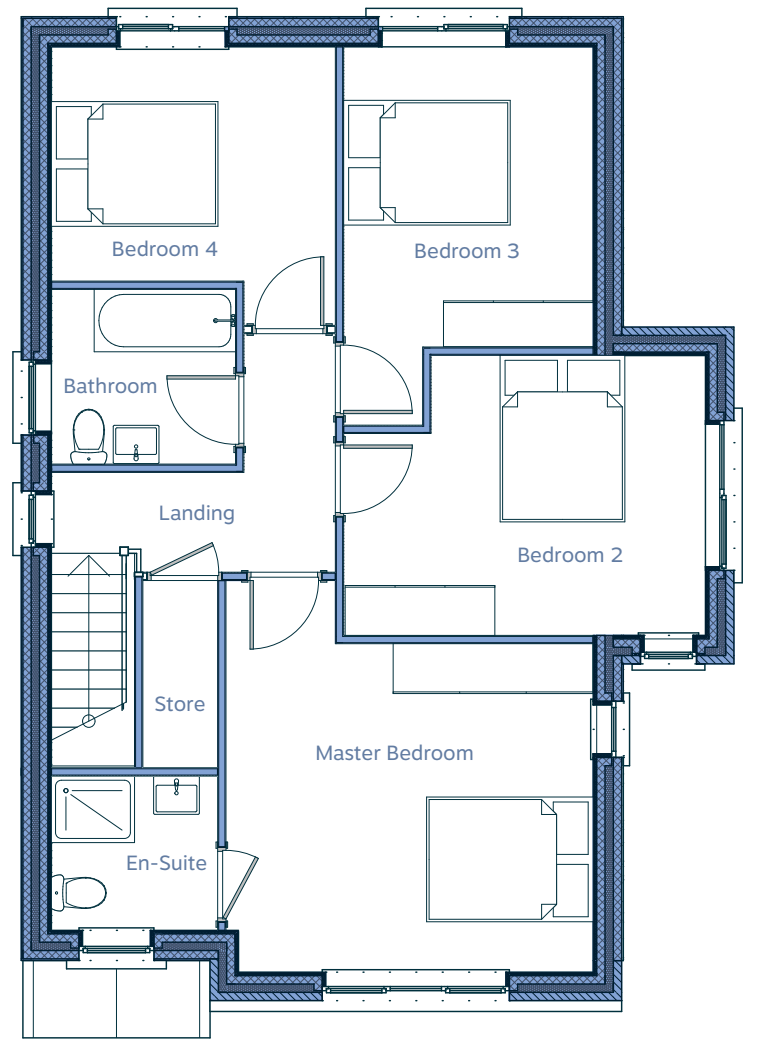
House Type B3

4 BED DETACHED HOUSE

APPROX. 152 SQM / 1,636 SQ FT



Ground Level



First floor

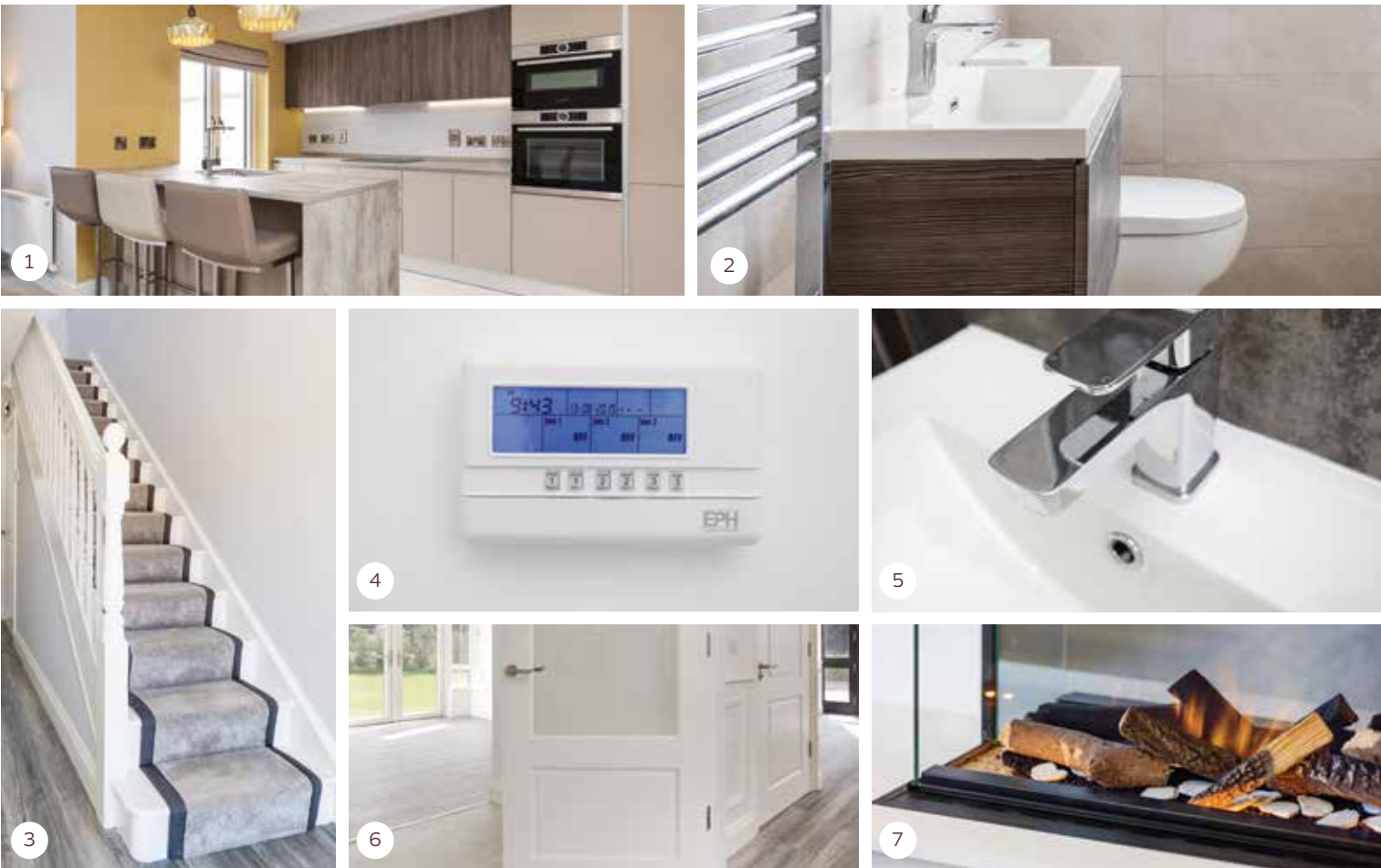
Please note that plans are for guideline only and there are some variations to this unit type

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 with photovoltaic panels
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 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 painted white finish
4. Remote heating and hot water control via app
5. Pressurised hot and cold water supply to showers, sinks and bath
6. Bespoke internal doors with brushed satin ironmongery
7. Built-in electrical fireplace with TV point above*

*Can be included at additional cost.



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 cills and string courses to selected elevations
- Durable coloured render system used
- Low maintenance fascia, soffits, gutters and downpipes in dark grey

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 double doors off kitchen/living to rear garden, with side door to utility on select number of houses

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

- Contemporary Italian manufactured Pedini kitchen in choice of two finishes supplied by McAuley Kitchens fitted to all select four and five bedroom houses¹
- Contemporary 'dust grey' shaker style kitchen with 'paloma white' worktop supplied by McAuley Kitchens fitted to all three bedroom houses¹

¹ Integrated appliances package available subject to signing contracts within 28 days of receipt of contracts.



Utility

- All utilities will be fitted with 'paloma white' worktop with open housing for standalone appliances
- Easily accessible remote app enabling heating and hot water controls, gas fired boiler, hot water cylinder and booster pump located in utility room away from sleeping areas

Appliances

Subject to signing contracts within 28 days of receipt of contracts, the following appliances will be installed:

- With Pedini kitchens Whirlpool integrated fridge/freezer, combi-oven, induction hob and integrated dishwasher. Extractor fan
- With Shaker style kitchens Whirlpool integrated fridge/freezer, electric oven, electric hob and dishwasher. Extractor fan

Internal Doors, Joinery & Ironmongery

- All houses are fitted with bespoke designed and manufactured internal doors
- Contemporary brushed satin ironmongery
- 4" moulded skirting boards
- Crafted handrails and balustrades with painted white finish
- Wardrobe fitted to master bedroom and one other selected bedroom

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
- Chrome 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
- Wirer intruder alarm and bell, with wireless contacts.

- All houses wired for Eir and broadband
- EPH electronic time clock for heating and hot water with remote access via app
- TV points in living area and master bedroom
- Multiple socket locations²
- Power supply for backlite mirrors & shaver in bathroom and en-suites

Heating & Ventilation

- High efficiency zoned gas fired central heating and hot water
- Roof mounted photovoltaic panels to reduce overall energy usage
- Pressurised hot and cold water system through the houses providing increased pressure to all wash hand basins, baths and showers
- Mechanical ventilation to bathroom, en-suites and utility rooms
- High levels of insulation in walls, roof and floors
- Air-tight membranes incorporated to significantly reduce heat loss from the fabric of the building
- Built-in electrical fireplace and TV recess unit, showhouse only³
- A3 BER rating

Gardens

- Rear gardens are levelled and seeded
- Front cobble-lock driveway with parking for two cars
- Concrete path leading to front door and 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

- A3

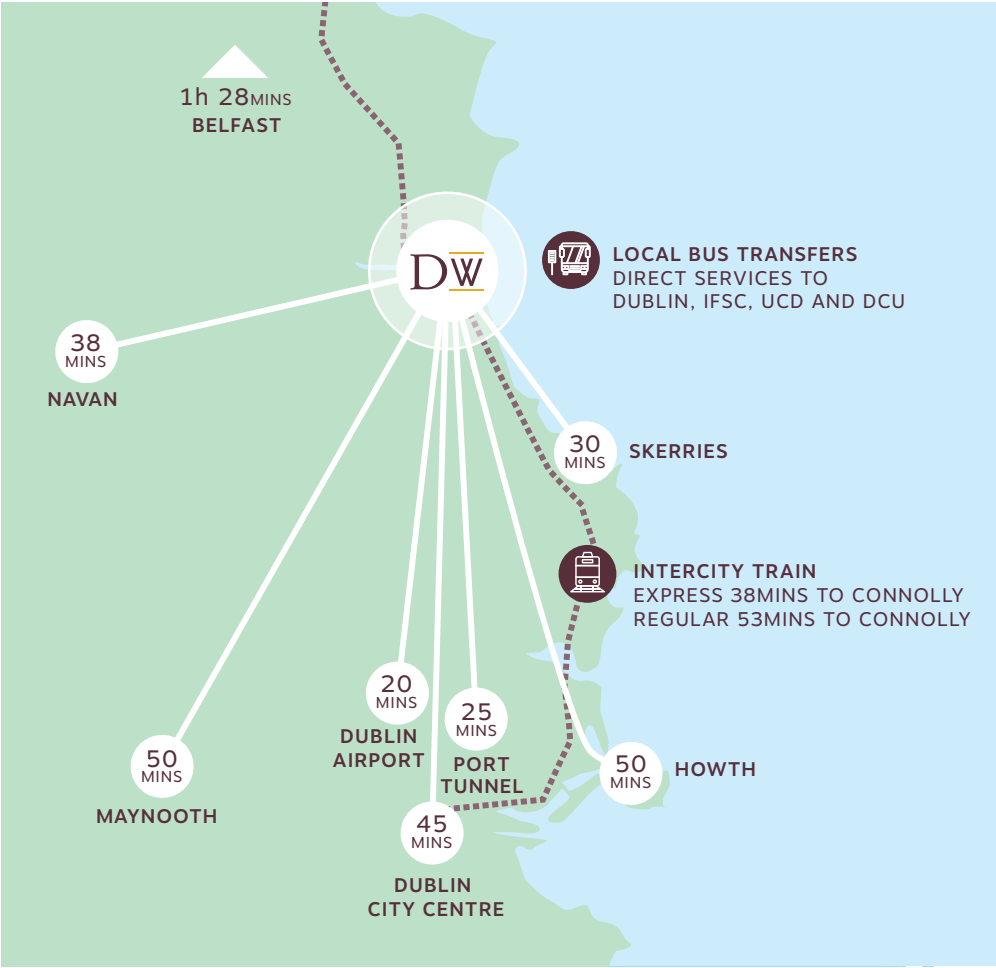
² External sockets/power supply to the rear or electrical car charger power supply to front can be included at an additional cost
³ Built-in electrical fireplace and TV recess above fireplace as seen in showhouse can be included at an additional cost.



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.

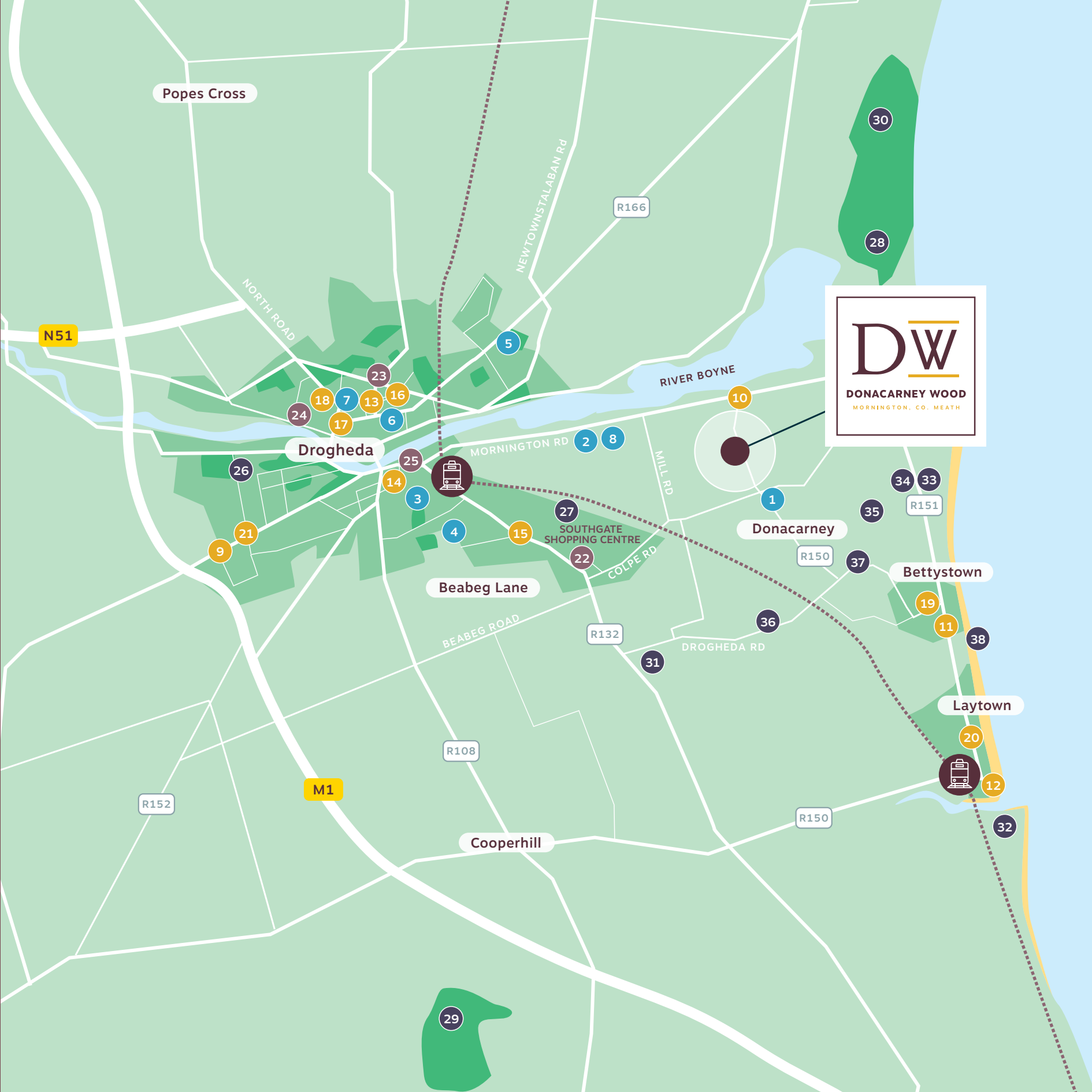


- Schools**
 1. Realt Na Mara Girls & Boys National School
 2. Le Cheile Educate Together
 3. Sacred Heart Secondary School
 4. St Mary's Parish Primary School
 5. Saint Josephs Secondary School
 6. Playmates Montessori Preschool
 7. St Joseph's C.B.S. Primary
 8. Drogheda Grammer Secondary School

- 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



Local Beaches



Newgrange



Southgate Shopping Centre



PROFESSIONAL TEAM



Developer



Solicitor

Tallan Solicitors

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

tallans.ie



Architect

Davey + Smith Architects

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Road, Clontarf, Dublin 3
01 244 7638

davey-smith.com



Civil & Structural Engineers

Pat O’Gorman & Associates

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Dublin 14
01 205 1101

poga.ie



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01 618 1300
Dublin_NewHomes@savills.ie

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PSRA 002233



Shane Black

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donacarneywood.ie

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CALMONT
— HOMES —

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