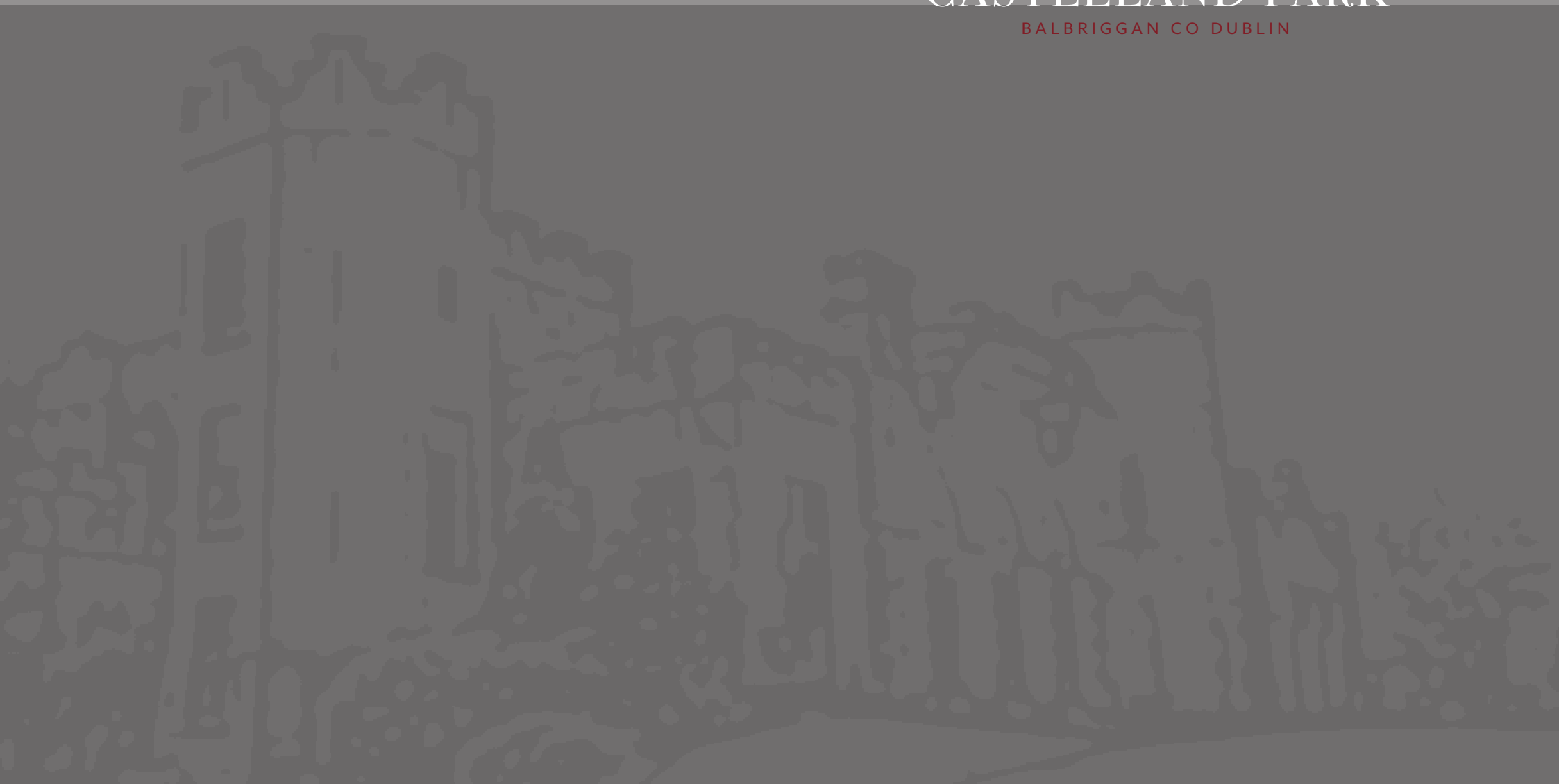




CASTLELAND PARK

BALBRIGGAN CO DUBLIN







CASTLELAND PARK

BALBRIGGAN CO DUBLIN

Castleland Park is a select 'A' rated well planned development situated a short stroll from the bustling seaside town of Balbriggan which hosts an excellent choice of restaurants, bars, shops & schools along with fantastic sports and leisure facilities. A superb choice of spacious 3 and 4 bedroom homes designed with requirements of the modern family in mind. A small number of apartments are also available within the development.



A wonderful array of amenities await future owners of Castleland Park. These include coastal walks on the nearby sandy beaches, sailing in Skerries, walks in Ardgillian Demesne and shopping in Millfield shopping centre and The Pavilion Centre, Swords.





BALBRIGGAN

A busy coastal town located 32km North of Dublin City. With a history rich in manufacturing and industry, today it lends itself as a popular commuter town. Excellent train and bus transport services connect the town to Dublin City Centre to the South and to Drogheda, Dundalk and Belfast to the North. The M1 motorway is mere minutes away providing ease of access to Dublin Airport and the M50 Motorway.

SCHOOLS

There is an excellent choice of schools nearby which include Bracken Educate Together, Gaelscoil Baile Brigin, Ardgillan Community College, Coláiste Ghlór na Mara, St. Teresas primary school, St. George's National School, Scoil Chormaic CNS, St. Molagas National School, St. Peter & Pauls Junior School, Balbriggan Educate Together, Balbriggan Community College, and the award winning Loreto Secondary School.



SPORTING / RECREATIONAL

There is an abundance of sporting activities on offer in the area. For golfing enthusiasts there is Balbriggan Golf Club right on your doorstep. Both the rugby and cricket club are a short walk away. While Tennis, Bowls, GAA and Football clubs are well established in the town. Ardgillan Demesne, one of the best parklands in County Dublin, is located close by and offers wonderful countryside walks, tours of the castle, tea rooms and a well-equipped children's playground all with the most magnificent backdrop of the surrounding coastline.

SITE PLAN



HOUSE TYPE C
3 Bedroom Semi Detached
108 sq.m / 1,163 sq.ft



HOUSE TYPE D
3 Bedroom Semi Detached
112 sq.m / 1,205 sq.ft



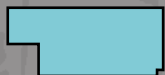
HOUSE TYPE C1
3 Bedroom Semi Detached
112 sq.m / 1,205 sq.ft



HOUSE TYPE D1
3 Bedroom Semi Detached
115 sq.m / 1,238 sq.ft



HOUSE TYPE A3
4 Bedroom Detached
145 sq.m / 1,561 sq.ft



HOUSE TYPE C3
3 Bedroom Detached
108 sq.m / 1,163 sq.ft



HOUSE FLOOR PLANS

HOUSE TYPE C1

3 Bedroom Semi Detached. 112 sq.m / 1,205 sq.ft



Ground Floor

First Floor

HOUSE TYPE D1

3 Bedroom Semi Detached. 115 sq.m / 1,238 sq.ft



Ground Floor

First Floor

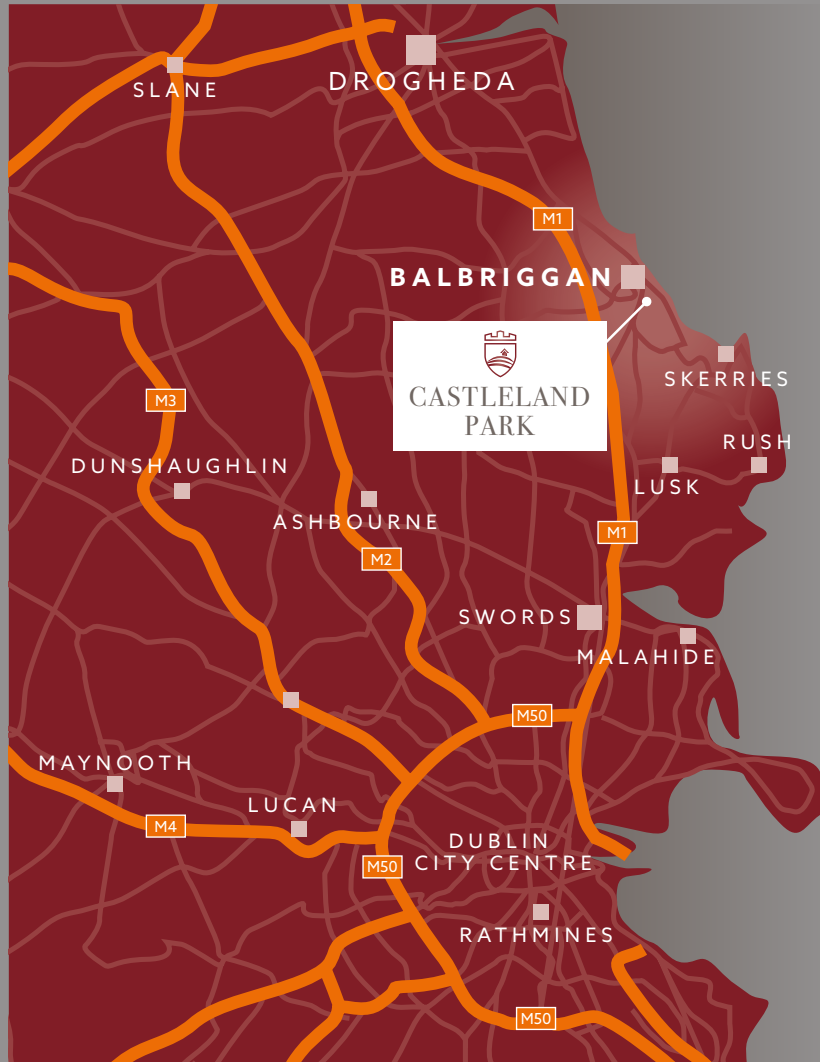
FEATURES

- BER A2 rated energy efficient homes
- High levels of roof, wall and floor insulation
- Triple glazed windows
- Maintenance free exterior with part brick front
- Air to water heat pump
- Electricity producing / Energy saving photovoltaic panels on roof
- Wired for alarm
- Nolan Kitchens
- UPVC Soffits and fascias
- Cobble Locked private front driveway
- 10 Year Global Home Warranty Guarantee
- Master bedroom en-suite
- Guest WC
- Contemporary sanitary ware throughout
- Wardrobes by Michael Cox Furniture



CASTLELAND PARK

BALBRIGGAN CO DUBLIN



DEVELOPER



Castleland is developed by J. Wade Developments Ltd., building quality homes since 1974 in Balbriggan, Balrothery and Skerries. We pride ourselves with building spacious exceptionally well designed homes.

AGENT



(01) 849 1510

DNG McKenna Healy
Auctioneers & Estate Agents
1 Thomas Hand Street, Skerries, Co. Dublin

www.castlelandpark.ie / www.balbriggannewhomes.ie



BER certificates can be viewed on request with agent.

PSRA No.: 002128

Conditions to be noted: Messrs. DNG McKenna Healy for themselves and for the Vendors J Wade Developments, or lessors of the property whose agents they are, give notice that: (i) The Particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspections or otherwise as the correctness of each of them. (iii) No Person in the employment of Messrs. DNG has any authority to make or give representation or warranty whatever in relation to this development.