



CASTLEWAY

MALAHIDE

The final eighteen homes of Castleway, as developed by CE Cladewell Estates Ltd. (a Lynam company), consist of an elegant selection of four bedroom detached houses. Many of these houses overlook a substantial green area within the development, as well as enjoying sunny rear gardens. With sizes ranging between 168.6sq.m./ 1,815sq.ft. & 172.7sq.m./ 1,859sq.ft. approximately, these fine double fronted houses have ample size to meet the

demands of the most discerning purchaser. The double fronted layout creates a space ideal for family living. The Castleway houses have a truly magnificent specification. The homes, designed to match their luxurious surroundings, have been crafted with the highest specifications and attention to detail. Offering exceptionally high quality, these A rated homes are not lacking in style, durability or energy efficiency.



M A L A H I D E

Ever popular Malahide village offers chic boutiques, gourmet food shops, and an abundance of amenities geared towards family lifestyle. Malahide is a desirable place to call home based on the strong community spirit. The heart of the village is a short walk away, with charming cafes, top class restaurants and long established local businesses, the village is super place for friendly customer orientated shopping or a gourmet meal based on the finest fresh seafood.

Malahide is a wonderful location for young and old alike. The grounds of Malahide Castle are a superb boon to the area offering many sporting and recreational activities for all the family. It is an ideal place to relax and unwind with beautiful gardens which span over 22 acres, an Avoca café and visitor centre. Sporting facilities such Malahide Rugby Club, Yacht Club, Tennis Club and Hockey Club offer plenty to the sporting enthusiast.









M1 to City
and airport

Swords

Malahide
Road

M1 to
Belfast




CASTLEWAY
MALAHIDE

Estuary

Malahide Castle

DART

Malahide Marina
and Village

C A S T L E W A Y

Castleway is nestled in the rural setting of Kinsealy Lane, Malahide, and enjoys both seclusion and tranquillity. Future residents of Castleway are ideally located within a short walk of one of Dublin's beautiful coastal villages, and Malahide Castle with its' delightful grounds.

While you may never want to leave, the location offers dwellers the suburban lifestyle with ease of access to transport options such as the DART, Dublin Bus, ease of access to the M1 and M50, making the commute to the city centre effortless. Dublin City is quickly and easily reached by train (DART) at Malahide station, the village is also well served by Dublin Bus routes 32, 32x, 42, 42 and 142. Dublin International Airport is only 15 minutes away by car.











EXTERIORS

- Ibstock Chaley brick and monocouche rendered exterior.
- Tegral slate finished in Graphite Blue.
- Driveway walls with granite pier capping.
- Cobble locked driveways, gravelled and planted shrubs beside the house with levelled and seeded areas to the left and right.
- Main entrance front door is from the Hercules Timber Range, with a 56mm core, solid timber sash and frame with multi point locking, painted to the highest of standards.
- NSAI highest certified rated window, The New Odyssey Range, features a unique five chambered, engineered design which allows more cost effective glass to be used in meeting the required energy ratings. With a sound proofing of 36dB and insulated German PVC frames this product will truly pass its test in time.
- Rear gardens levelled and seeded.
- Rear gardens have timber panel fencing with concrete posts.
- Granite patio with contrasting brick edging and gravel details.
- High standard of insulation.
- Joule Solar panels.
- 10 Year HomeBond structural guarantee.

INTERIORS

- Ground floor has extra high ceilings.
- All homes are painted throughout in colours selected by top interior designer Helen Turkington.
- Feature panelling as seen in the show house.
- Painted stairs, with dark hand rails, contrasting white on treads risers and spindles.
- Coving is standard excluding wet areas.
- Two panel white doors with durable iron mongery are fitted throughout the home with the exception of doors between the living room and dining room which are glazed.
- High efficiency gas boiler heating system.
- Heat recovery ventilation system.
- Attic extensively floored.
- Wired for burglar alarm.
- Smoke, heat, carbon monoxide detectors.



KITCHENS

- Solid wood hand painted kitchens with oversized presses running to meet the ceiling.
- Beautiful Sile Stone counter tops.
- Smeg appliances with 900mm range style cooker.
- Kitchen Island with drawers and built in microwave.
- Appliances in the utility are also standard.

LIVING ROOM

- Living room fireplace is a Bespoke Clifford Fireplace mantle in the "Sandringham" style, complete with a Gazco Riva electric insert.

BATHROOMS

- Extensive tiling as seen in the show house.
- Contemporary styled sanitary ware.
- Heated towel rails.
- Image shower doors.

BEDROOMS

- Wardrobes have painted shaker doors with wood grained interiors containing a mix of shelving and hanging space.



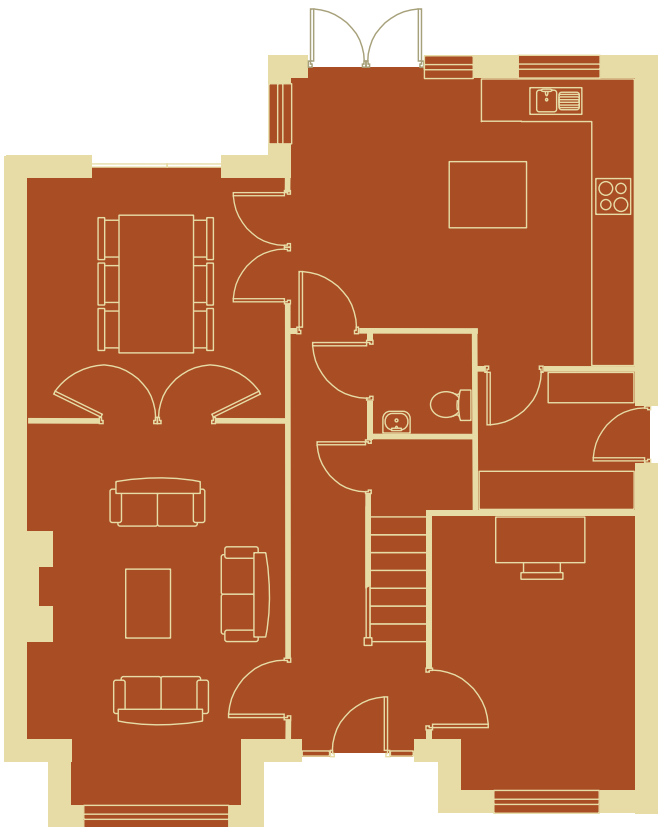
S I T E P L A N



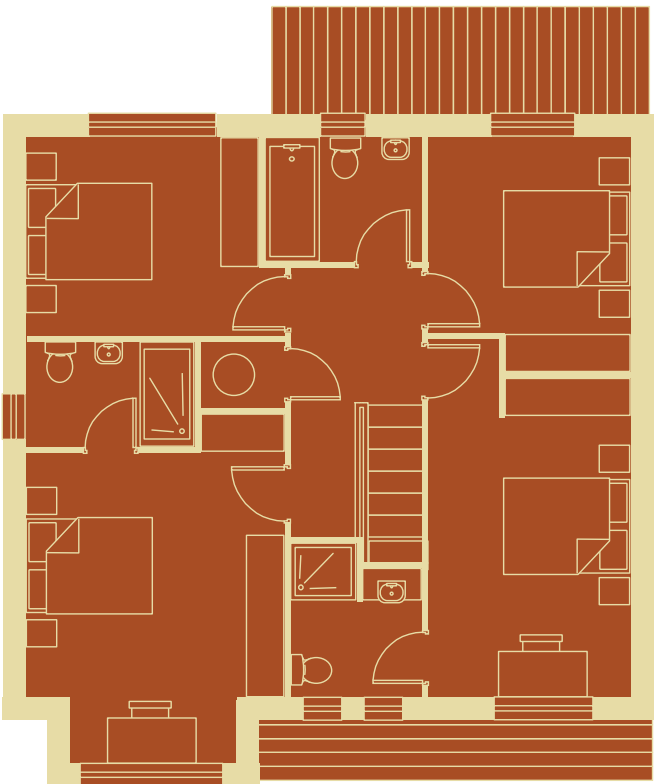
FLOOR PLANS

House Type E

4 Bedroom detached house
168.6 sq.m. / 1,815 sq.ft. approx.



Ground Floor



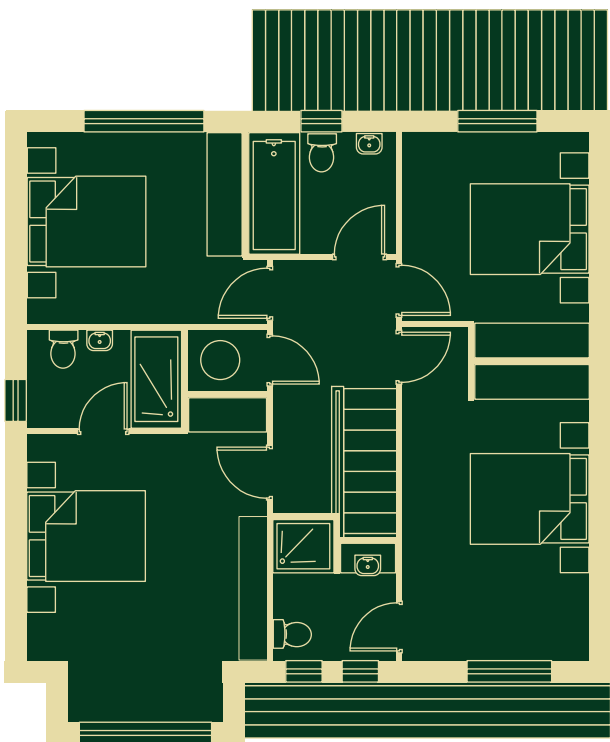
First Floor

House Type F

4 Bedroom detached house
172.7 sq.m. / 1,859 sq.ft. approx.



Ground Floor



First Floor

LOCATION MAP



CASTLEWAY
MALAHIDE

P R O F E S S I O N A L T E A M

D E V E L O P E R



A R C H I T E C T S

McCrossan O'Rourke Manning

Albert Place West

Harcourt Lane

Dublin 2

S A L E S A G E N T



JLL

Styne House

Upper Hatch Street

Dublin 2

T: 01 673 1600

I N T E R I O R D E S I G N

Helen Turkington Interiors

Terminus Mill

Clonskeagh

Dublin 16

S O L I C I T O R S

Gartlan Furey Solicitors

No. 20 Fitzwilliam Square

Dublin 2

Conditions to be noted:

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www.castleway.ie