



# DRUMNIGH MANOR

*Portmarnock*

Superior quality  
3, 4 & 5 bedroom houses



SUPERIOR QUALITY HOUSES CLOSE TO PORTMARNOCK VILLAGE  
*and the sea*







DRUMNIGH MANOR  
*Portmarnock*



View of Drumnigh Manor Portmarnock





## Shannon Homes – Outstanding Reputation

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Drumnigh Manor is a low density residential development on a superb site in Portmarnock, Co. Dublin consisting of large A2 rated 3, 4 and 5 bedroom houses of superior quality and design. It comprises a rich mix of:

- 3 bedroom mid terrace & semi detached houses with family room
- 3 bedroom semi detached houses
- 4 bedroom semi detached and end terrace houses with study
- 5 bedroom semi detached houses
- 5 bedroom detached houses

These are solid high quality family houses of exceptional construction, specification, insulation and finishes with outstanding living and bedroom accommodation, stylish bathrooms, ensuites and state of the art kitchens. There is extensive landscaped open space and play areas.

The Shannon Homes Group name has been synonymous with some of the finest residential developments in Dublin over the last 40 years. Shannon Homes have an outstanding reputation in the construction industry. Associated with high quality and innovation, all Shannon Homes Group developments have several things in common, an excellence of design, solid construction and professional landscaping. The company and their staff take great pride in their standard of workmanship, construction and finishes.



DRUMNIGH MANOR  
*Portmarnock*



Busy shops and amenities in Portmarnock and nearby areas



- 1 Portmarnock DART Station
- 2 102 Bus Route to Airport —
- 32 Bus Route to City —
- 42 Bus Route to City —
- (15 mins by car)
- 3 M50
- 4 Airport
  
- 5 Portmarnock Sports & Leisure Club
- 6 Portmarnock Golf Club
- 7 PSLC Tennis Club
- 8 Malahide Golf Club
- 9 Naomh Mearnog GAA
- 10 Trinity Gaels GAA
  
- 11 Portmarnock Hotel and Golf Links
- 12 Gourmet Food Parlor
- 13 Lalis
- 14 White Sands Hotel
- 15 McHughes
- 16 Wooden Spoon
- 17 Brezzi Wood Fired Pizza
- 18 Il Panorama Café
  
- 19 Dunnes Stores
- 20 Lidl
- 21 Jus De Vine
- 22 Heaven Scent Florists
  
- 23 St Marnock's National School
- 24 Portmarnock Community School
- 25 Little Boots Montessori
- 26 Carrickhill Montessori
- 27 Malahide Community School 6

## Beautiful Coastal Location

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Portmarnock is one of the most scenic and popular residential locations in Dublin. It benefits from a multitude of amenities, excellent transport infrastructure, easy access to the city centre, legendary beaches and strands, a world famous golf course and an array of sporting activities, a healthy family environment, fine schools, proximity to the picturesque villages of Malahide, Sutton, Howth and Clontarf, each of which have their own unique features.

Portmarnock has a rich history. The area was settled in Neolithic times, as evidenced by flints and other tools and a ring fort at the south of the town. The name derives from the Irish word port and Saint Marnock is said to have arrived there in the 5th century AD.

Today Portmarnock represents all that is good about Dublin as a vibrant capital city, attracting many of the biggest and most successful companies in the world, creating significant employment opportunities. The booming economy is enticing Irish people to return from abroad.

Portmarnock offers a safe and healthy family environment. It has the feel of a strong local community in a beautiful coastal location with the convenience of city living and is within close proximity to the airport.

The Drumnigh Manor development by the Shannon Homes Group, with their reputation for providing high quality well-designed family homes of solid construction is very timely in creating an opportunity for discerning home buyers to secure a choice of several house types of character on a superb site in the heart of this sought after location.





# Houses and Interiors

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DRUMNIGH MANOR  
*Portmarnock*



# Houses and Interiors

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DRUMNIGH MANOR  
*Portmarnock*



# DRUMNIGH MANOR

*Portmarnock*

↑  
TO MALAHIDE



↑  
PROPOSED NEW  
MOYNE ROAD  
UPGRADE

↓  
TO DUBLIN



**THE OCEAN - HOUSE TYPE A**  
5 BEDROOM SEMI-DETACHED HOUSE  
(194sq.m/2088 sq.ft)

**THE REEF - HOUSE TYPE B3**  
4 BEDROOM END OF TERRACE HOUSE WITH STUDY  
(159sq.m/1711 sq.ft)

**THE BUOY - HOUSE TYPE D**  
5 BEDROOM DETACHED HOUSE  
(237sq.m/2551 sq.ft)

**THE CORAL - HOUSE TYPE F1**  
4 BEDROOM SEMI-DETACHED HOUSE  
(139 sq.m/1469 sq.ft)

**THE COAST - HOUSE TYPE B**  
4 BEDROOM END OF TERRACE HOUSE WITH STUDY  
(157sq.m/1690 sq.ft)

**THE ESTUARY - HOUSE TYPE B6**  
4 BEDROOM SEMI-DETACHED HOUSE  
(xxx sq.m/xxxx sq.ft)

**THE BAY - HOUSE TYPE E**  
3 BEDROOM SEMI-DETACHED HOUSE  
(110sq.m/1184 sq.ft)

**THE TIDE - HOUSE TYPE B1**  
4 BEDROOM SEMI-DETACHED/  
END TERRACE HOUSE WITH STUDY  
(157sq.m/1690 sq.ft)

**THE CREEK - HOUSE TYPE C4**  
3 BEDROOM TERRACED HOUSE WITH A FAMILY ROOM  
(157sq.m/1690 sq.ft)

**THE MIST - HOUSE TYPE E3**  
3 BEDROOM SEMI-DETACHED HOUSE  
(110sq.m/1184 sq.ft)

**THE SHORE - HOUSE TYPE B2**  
4 BEDROOM END OF TERRACE HOUSE WITH STUDY  
(159sq.m/1711 sq.ft)

**THE ISLAND - HOUSE TYPE C5**  
3 BEDROOM TERRACED HOUSE WITH A FAMILY ROOM  
(157sq.m/1690 sq.ft)

**THE BEACH - HOUSE TYPE F**  
4 BEDROOM SEMI-DETACHED HOUSE  
(139sq.m/1469 sq.ft)



NEW PHASE

FUTURE DEVELOPMENT

PARKLAND





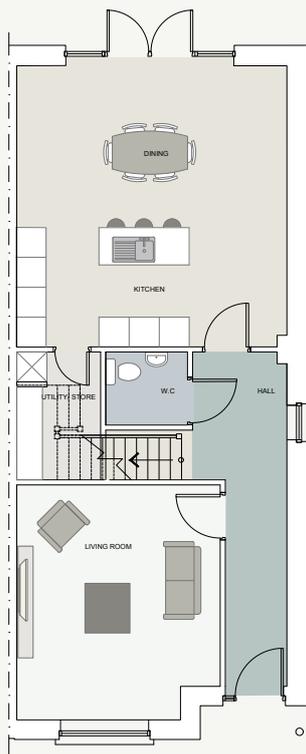


AN EXCITING ADDITION TO PORTMARNOCK NEIGHBOURHOOD

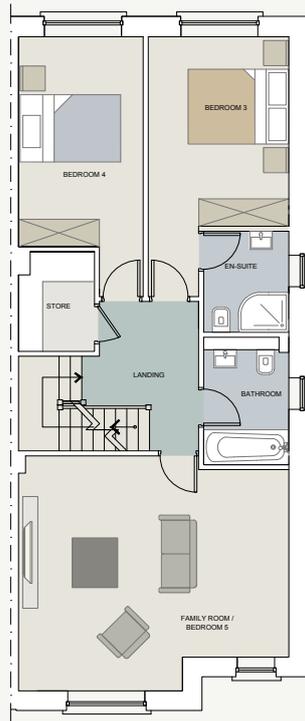
*The house plans*



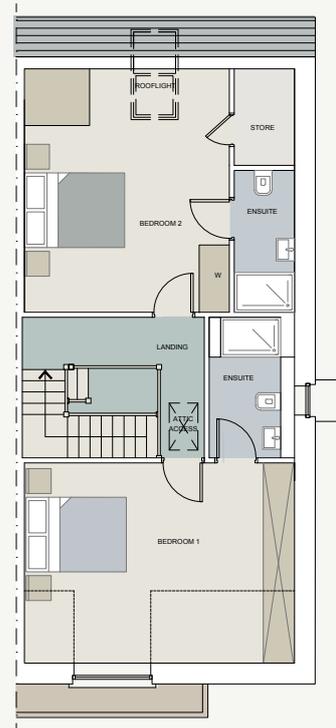
THE OCEAN  
HOUSE TYPE A



GROUND FLOOR



FIRST FLOOR



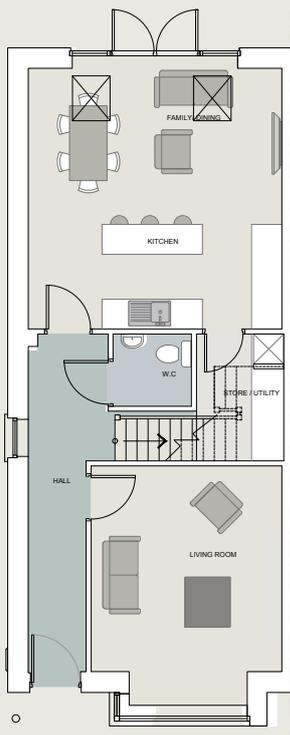
SECOND FLOOR

LARGE 5 BEDROOM SEMI-DETACHED HOUSE  
194 SQ.M 2088 SQ.FT

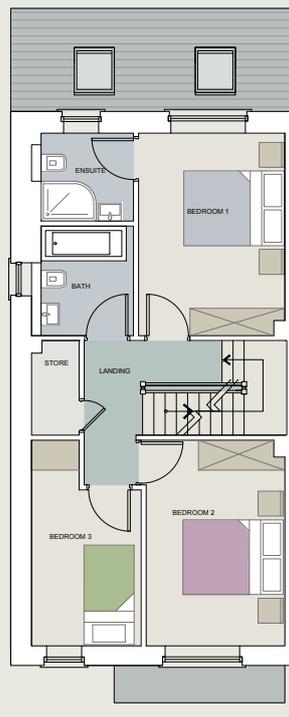
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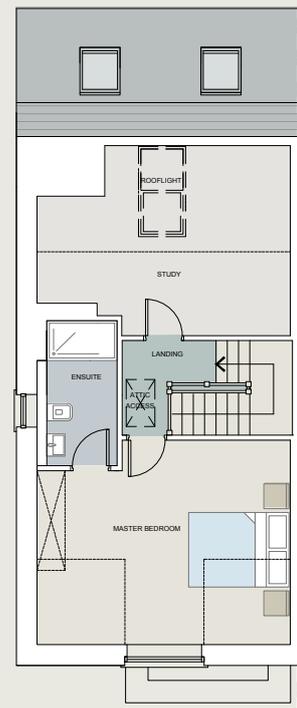
THE COAST  
HOUSE TYPE B



GROUND FLOOR



FIRST FLOOR



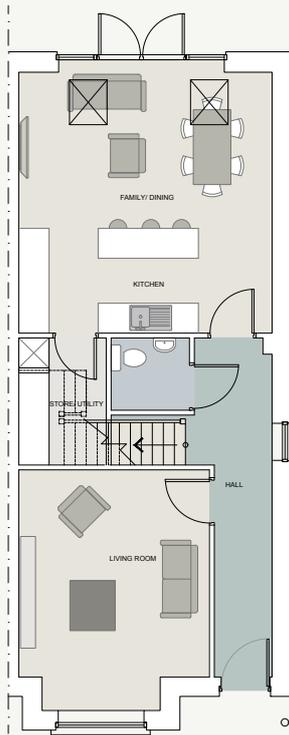
SECOND FLOOR

4 BEDROOM END OF TERRACE HOUSE WITH STUDY  
157 SQ.M 1690 SQ.FT

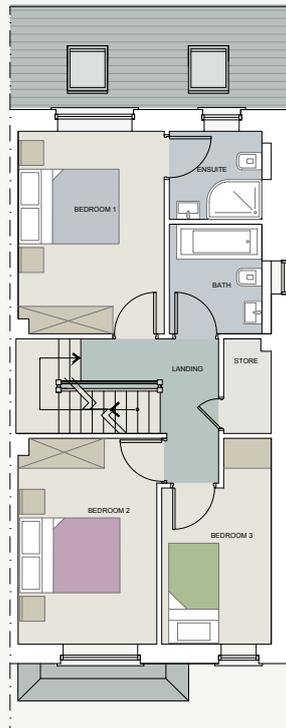
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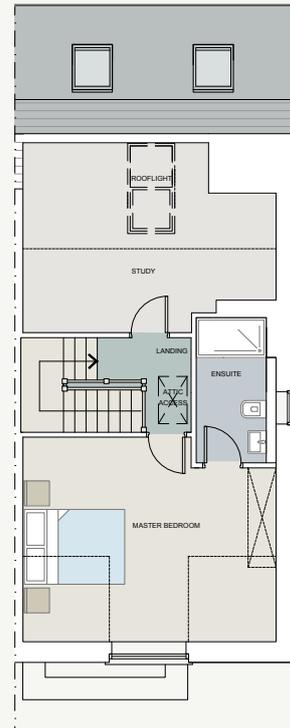
THE TIDE  
HOUSE TYPE B1



GROUND FLOOR



FIRST FLOOR



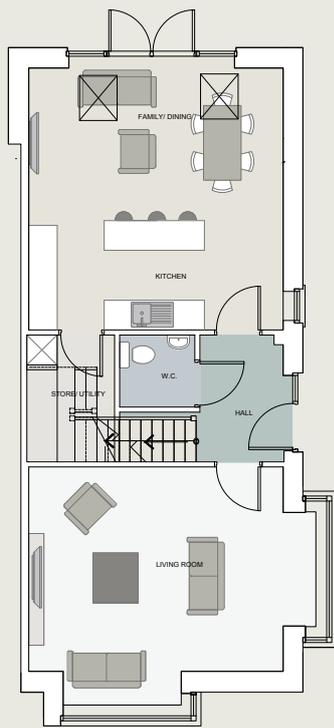
SECOND FLOOR

4 BEDROOM SEMI\_DETACHED/END TERRACE WITH STUDY  
157 SQ.M 1690 SQ.FT

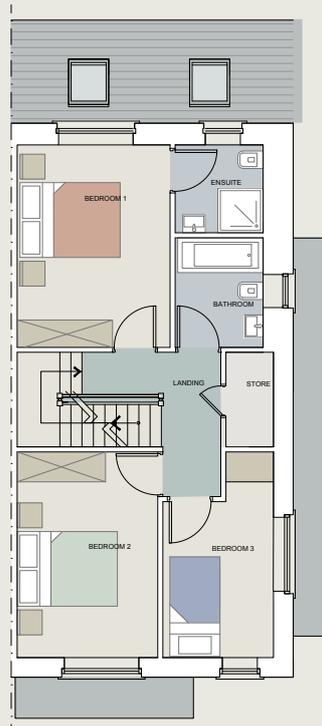
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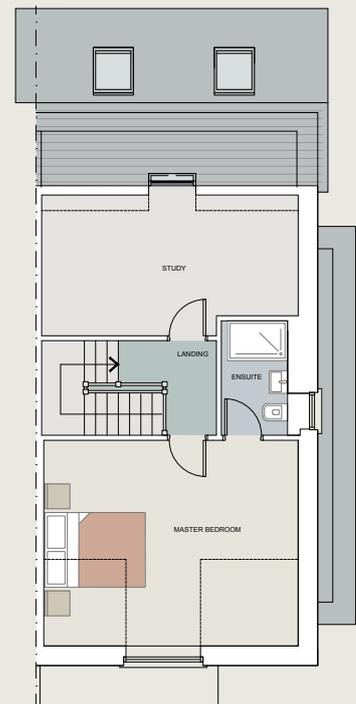
THE SHORE  
HOUSE TYPE B<sub>2</sub>



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

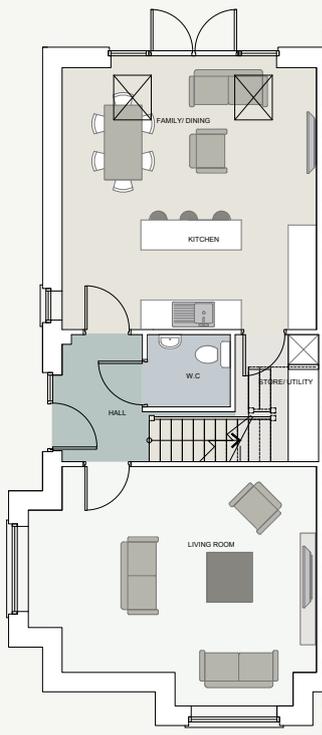
4 BEDROOM END OF TERRACE HOUSE WITH STUDY

159 SQ.M 1711 SQ.FT

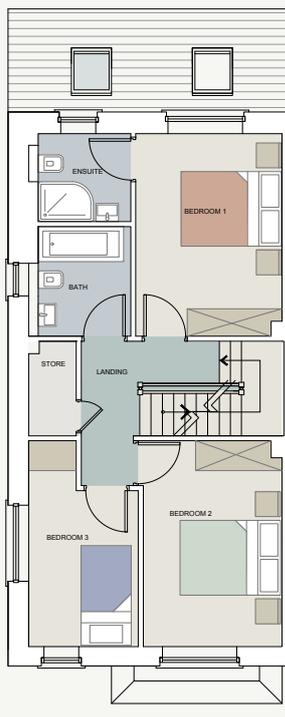
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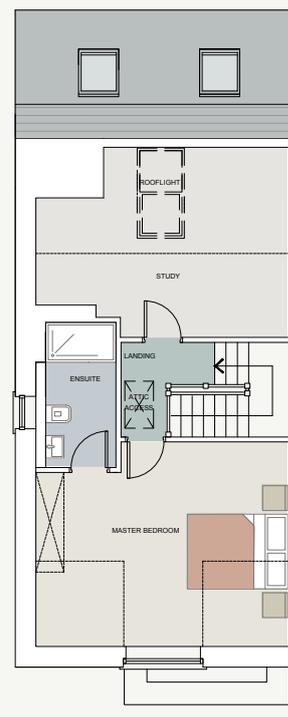
THE REEF  
HOUSE TYPE B3



GROUND FLOOR



FIRST FLOOR



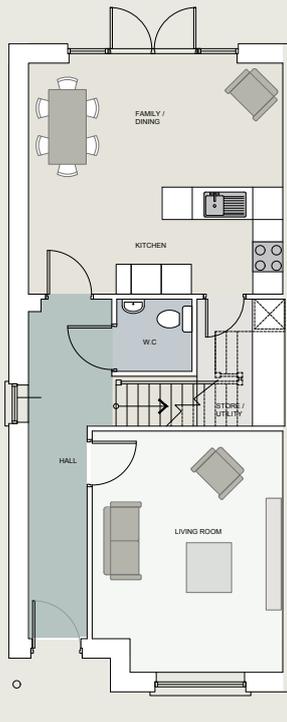
SECOND FLOOR

4 BEDROOM SEMI\_DETACHED/END TERRACE HOUSE WITH STUDY  
159 SQ.M 1711 SQ.FT

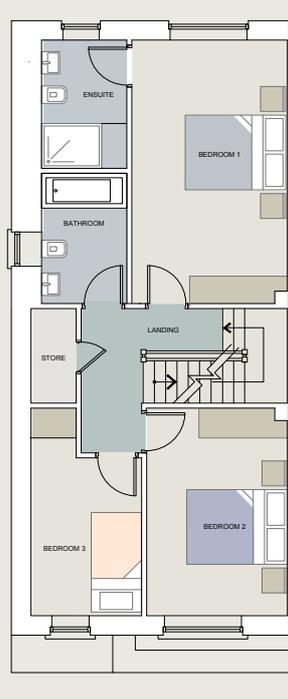
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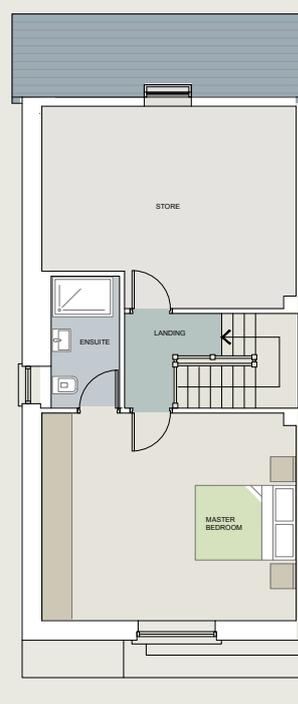
THE ESTUARY  
HOUSE TYPE B6



GROUND FLOOR



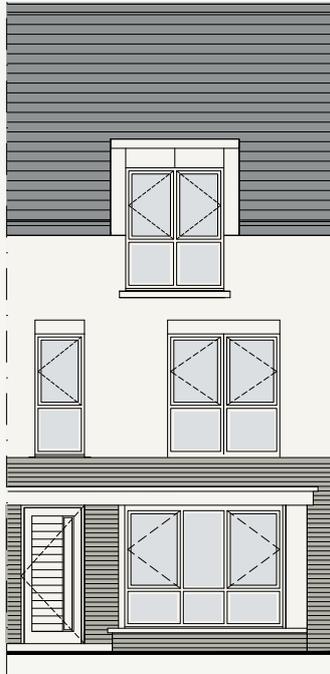
FIRST FLOOR



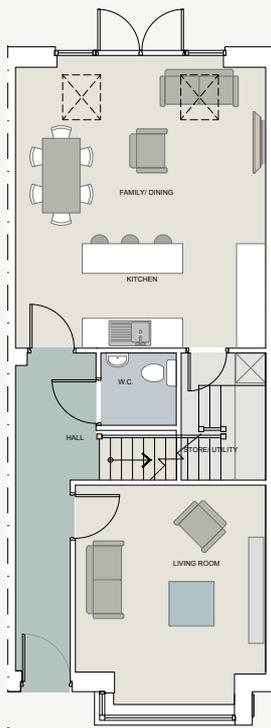
SECOND FLOOR

4 BEDROOM SEMI-DETACHED HOUSE  
169 SQ.M 1819 SQ.FT

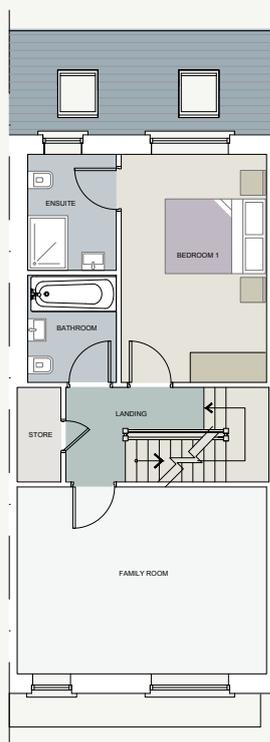
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THE CREEK  
HOUSE TYPE C4



GROUND FLOOR



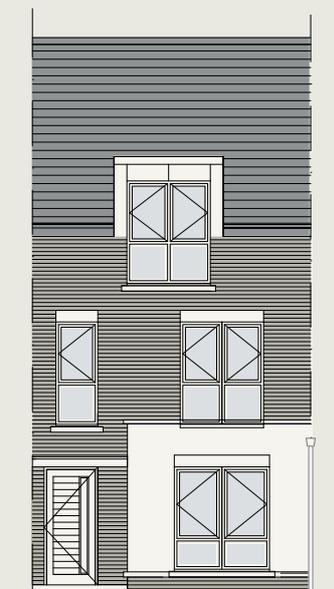
FIRST FLOOR



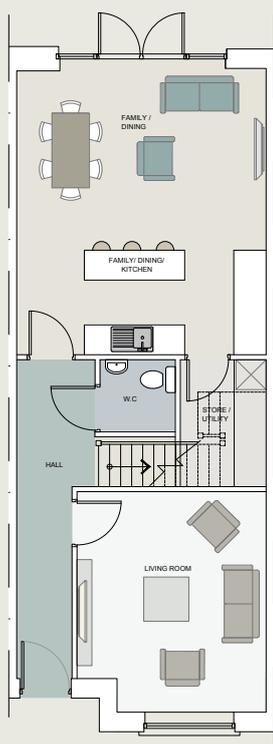
SECOND FLOOR

3 BEDROOM TERRACED HOUSE WITH A FAMILY ROOM  
157 SQ.M - 1690SQ.FT

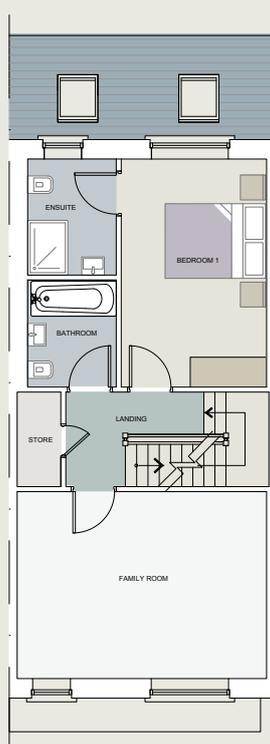
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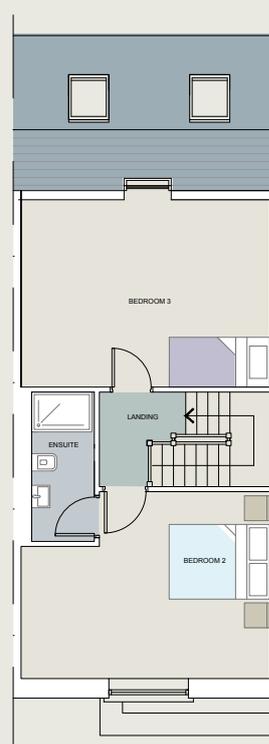
THE ISLAND  
HOUSE TYPE C5



GROUND FLOOR



FIRST FLOOR



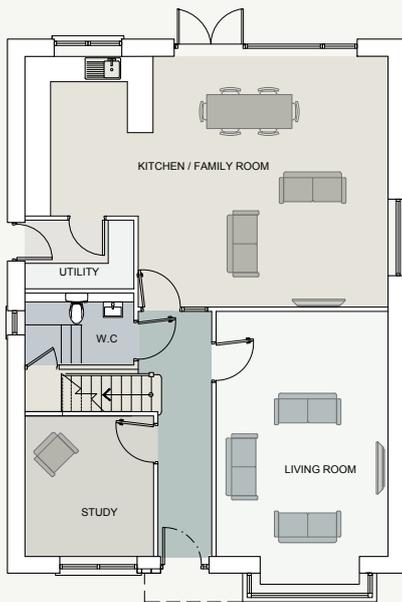
SECOND FLOOR

3 BEDROOM TERRACED HOUSE WITH A FAMILY ROOM  
157 SQ.M 1690 SQ.FT

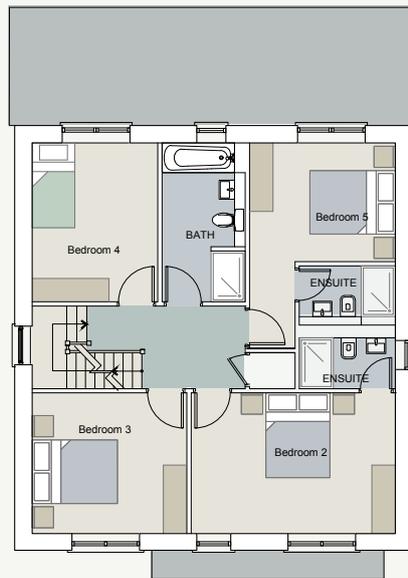
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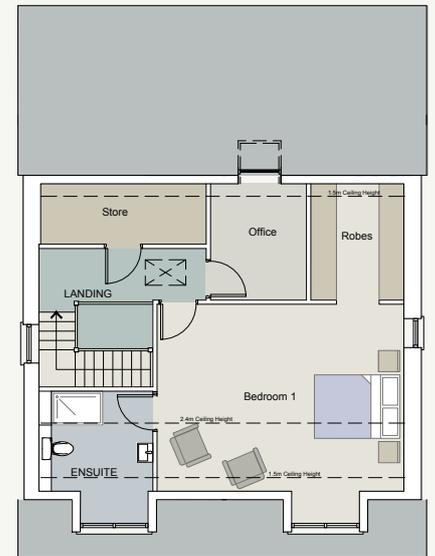
THE BUOY  
HOUSE TYPE D



GROUND FLOOR



FIRST FLOOR



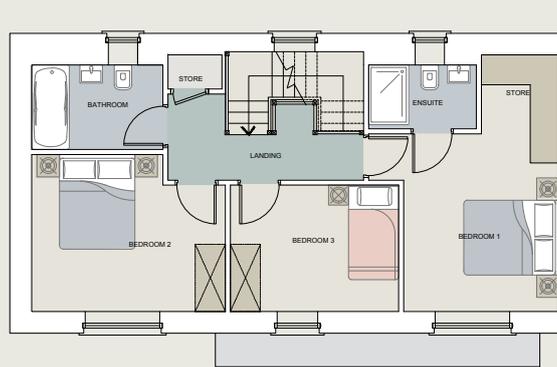
SECOND FLOOR

5 BEDROOM DETACHED HOUSE  
237 SQ.M - 2551 SQ.FT

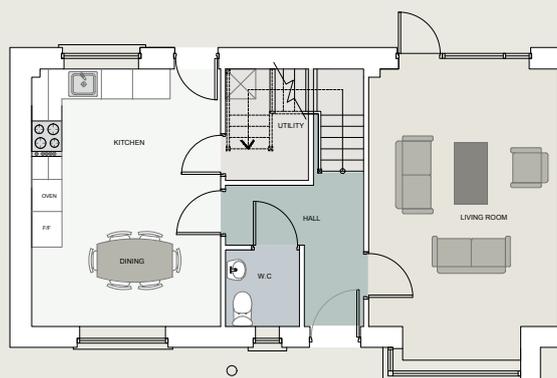
NUMBERS: 147,148,149,150 & 151



THE BAY  
HOUSE TYPE E



FIRST FLOOR



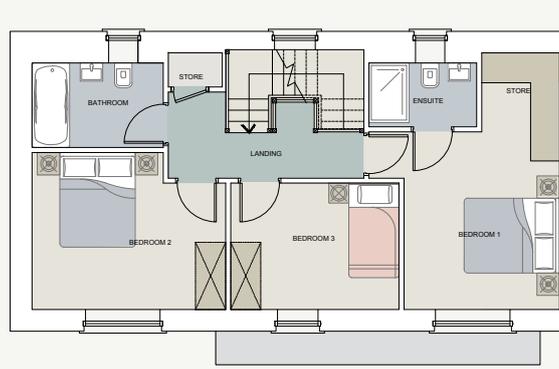
GROUND FLOOR

3 BEDROOM SEMI-DETACHED HOUSE  
110 SQ.M 1184 SQ.FT

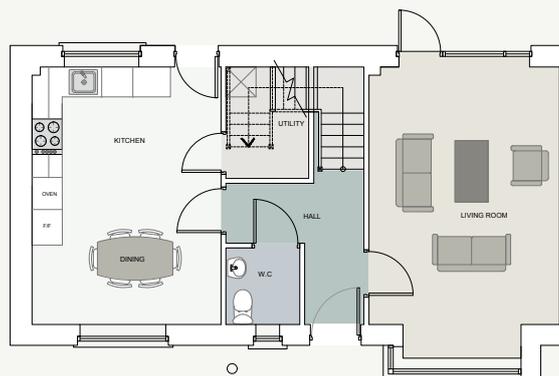
NUMBERS: 166 & 182



THE MIST  
HOUSE TYPE E<sub>3</sub>



FIRST FLOOR

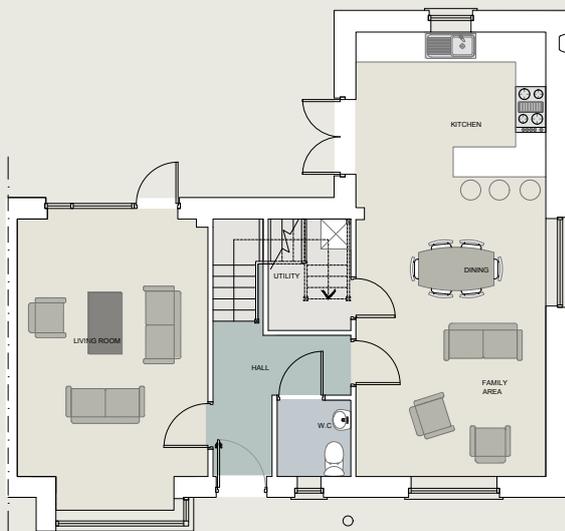


GROUND FLOOR

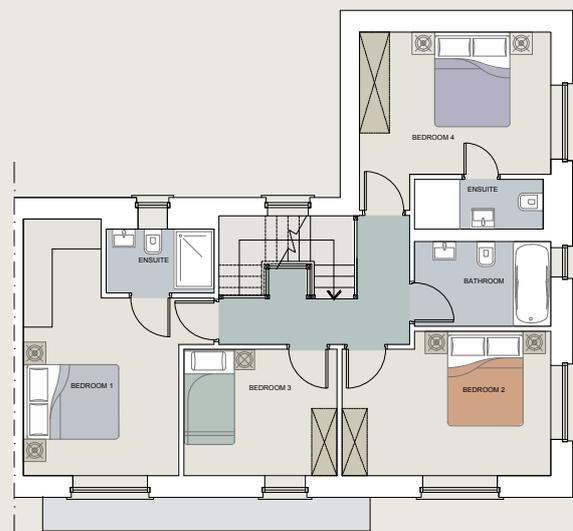
3 BEDROOM SEMI-DETACHED HOUSE  
110 SQ.M 1184 SQ.FT



THE BEACH  
HOUSE TYPE F



GROUND FLOOR



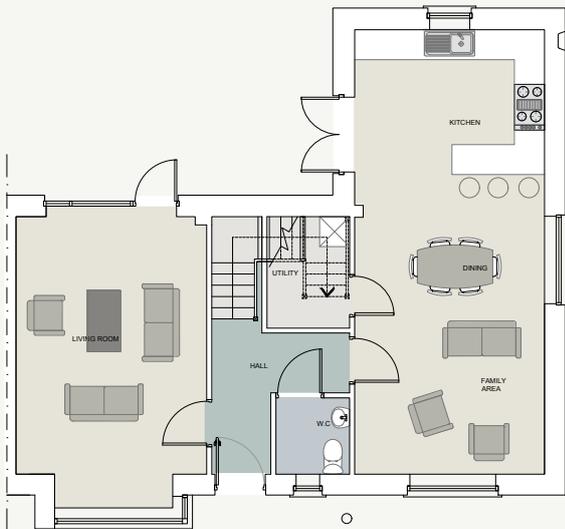
FIRST FLOOR

4 BEDROOM SEMI DETACHED HOUSE  
139 SQ.M - 1496 SQ.FT

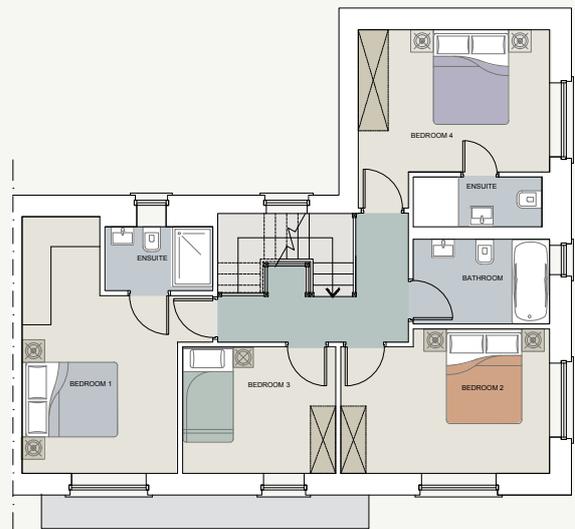
NUMBERS: 165 & 181



THE CORAL  
HOUSE TYPE F1



GROUND FLOOR



FIRST FLOOR

4 BEDROOM SEMI DETACHED HOUSE  
139 SQ.M - 1496 SQ.FT

NUMBERS: 188

# Standard Features

## Kitchen

Contemporary Handle Less & Classic Truman style painted kitchens with Italian Quartz worktop, by Nolan Kitchens. Under mounted stainless steel sink with feature tap. Fully integrated dishwasher, kitchen cooking and fridge/freezer appliances.

## Utility

Separate utility room with below counter top space provided for washing machine and dryer

## Wardrobes

Superior quality fitted wardrobes by Bespace in bedrooms.

## Internal finishes

- Higher ceilings at ground floor.
- High quality solid timber painted doors to all floors with extra tall doors to ground floor.
- Contemporary architrave & skirting
- Satin chrome finish ironmongery.
- Timber/ Metal stud partition walls throughout.
- Internal smooth finish painting throughout.
- Timber stairs with light oak hardwood. handrail and newel posts.

## Bathrooms and ensuites

High quality tiling to floors and selected walls. Contemporary shower enclosure complete with pressurised water supply and fitted shower screen. Heated towel rails to all bathrooms. High quality sanitaryware, all toilets have the new Aqua Blade flush technology for cleaner, quieter, smarter performance.

## Windows & door

High performance double and triple glazed uPVC windows and doors with additional sound insulation. Engineered timber front door with three-point master locking system

## External walls

High performance insulated cavity external walls finished with a combination of buff coloured clay brick and off white self coloured render. Natural Granite Stone to window cills and heads on all front elevations.

## Roof

Highly insulated timber trussed roof finished with Concrete tiles. Black uPVC fascias, soffits, gutters and downpipes. Velux Aluclad Roof windows where provided. Insulated air tight trap door with pull down loft ladder fitted for easy access to attic space. Floored walkway fitted in attic spaces.

## Floor

Concrete ground floor slab with high levels of insulation. First and second internal floors consist of engineered open we joists with composite board decking.

## Ventilation

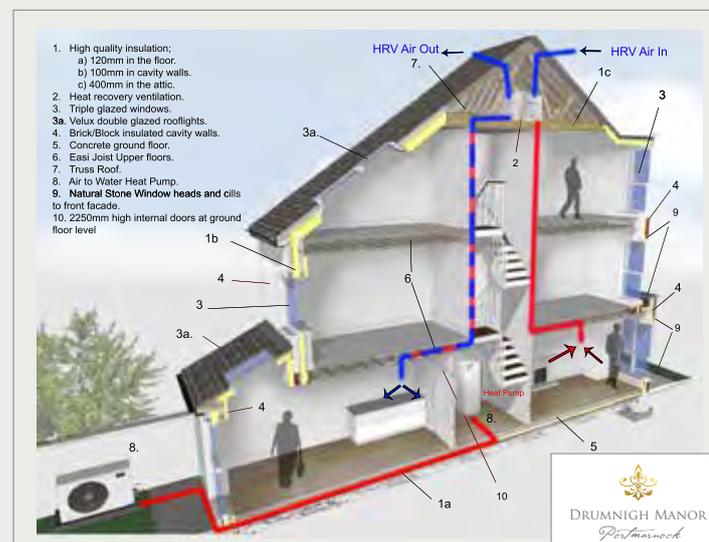
Heat Recovery Ventilation (HRV) System providing tempered fresh air all year round. Ventilation tailored to the occupant needs reducing energy consumption and providing superior internal air quality and comfort as well as reducing humidity build up. Saving substantially on heating costs. The combination of HRV and heat pump technology future proofs these houses.

## Air tightness

All houses detailed and constructed to provide a high level of air tightness to a standard over twice the current building regulations requirement.

## Electrical

Generous lighting and power points throughout including down lighters to bathrooms and ensuites. USB charging point in main living room, kitchen and master bedroom.



Satin finish chrome sockets and light switches in kitchen / living area ( As per Showhouse). Each home is wired for an intruder alarm. Smoke detectors fitted throughout. Provision for future electric car charging point to front of house and external power point to rear. All houses provided with an enhanced level of ESB supply of 16kVA (MIC)

### Media and communications

The development will be serviced by Virgin and Eir high speed fibre. Each house will be wired (Cat6) and ready for connection for TV, telephone and broadband.

### HEATING

Daikin Altherma3 energy efficient A+++/A++ heating & hot water rated, air to water heat pump system. Using the newest heat pump technology and R32 refrigerant, makes this heat pump the most environmentally friendly and most efficient and lowest GWP in its class. Indoor integrated unit, with built-in 230ltr Stainless Steel cylinder, factory insulated with the lowest stand-by heat losses on the market, 1.25kWh/day. It's easily integrated with LTS-low temperature surface radiators, ensuring optimum comfort at a low running cost, at all times. Powered by 75% renewable energy extracted from the air and 25% electricity. The heating system is provided with high levels of user control and sensitivity with multiple heating zones and programmer, thermostatic valves to all radiators. The house will only need 1kw of electricity energy for each 4kW of heat that is delivered internally.



With Daikin Altherma 3 energy efficient heat pump this ensures that these houses are compliant with the current and proposed Part L Building Regulation, covering energy efficiency (NZEB)

### Gardens

Permeable paving and soft planting to fronts gardens, paved patio area to rear with external wall light. Blockwork /concrete post and treated timber panel walls, timber side gates ( where applicable). Seeded rear garden. Provision for rear garden tap.

### Public open space

The overall development comes with 10.4 acres of landscaped public open space including high levels of mature planting, informal seating areas, a playground, kick about area and woodland walks.

### Warranty

Each home is covered by a 10 year Homeowners Guarantee Scheme

### Energy efficiency

- A2 (BER) Building Energy Rating.
- Complies with the new proposed NZEB Performance requirements standards.
- Heat Pumps achieves A+++ energy efficiency label for heating.
- High levels of insulation to floors walls and roofs.
- High performance internal pipework insulation to reduce heat loss.
- Low E Windows, Argon filled with low emissivity coating to reflect heat back into rooms.
- Energy saving LED light fittings.
- Improved Air tightness used in conjunction with the HRV system reducing heat and energy loss through the fabric of the building.



DRUMNIGH MANOR  
*Portmarnock*

A selection of high quality Shannon Homes Developments

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St Raphaela's



St Doolagh's



The Lighthouse



Chapelgate



Castlemoyne



## The Shannon Homes Reputation

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The name Shannon Homes has been synonymous with some of the finest residential developments in Dublin over the last 40 years. Associated with high quality and innovation, all Shannon Homes developments have one thing in common, an excellence of design, construction and professional landscaping. The company and their staff take great pride in their standard of workmanship, construction and finishes.

The company has traded successfully in all market conditions and has constructed over 10,000 superior quality residential units together with various commercial projects in Dublin and its surrounds, whilst building an enviable reputation in the industry with clients, professionals and public alike. This wide experience has proven to be important in the organisation, planning and delivery of new projects.

Shannon Homes bring all their experience to bear in creating a new level of quality, which has become a blueprint for residential developments in the future. House designs are of the highest quality with spacious, innovative layouts and all internal materials being carefully chosen. The list of previous developments undertaken by Shannon Homes is impressive and includes:

- Castlemoyne - Balgriffin
- Laraghcon - Lucan
- Chapelgate - Drumcondra
- St. Gabriel's - Cabinteely
- Mount Sandford - Milltown Road
- Kempton - Navan Road
- Mayfield - Zion Road, Rathgar
- Temple Square - Rathgar
- Talbot Lodge - Blackrock
- Vernon Heath - Clontarf
- Stillorgan Heath - Stillorgan
- Donnybrook Castle - Dublin 4
- Belfield Park - Mount Merrion
- Seamount - Mount Merrion
- St Raphaela's - Stillorgan
- The Lighthouse - Dun Laoghaire
- The Hermitage - Malahide Road

Shannon Homes are members of the Irish Home Builders Association and The National Home Builders Guarantee Scheme.



DRUMNIGH MANOR  
*Portmarnock*

## PROFESSIONAL TEAM

### ARCHITECTS

MCORM

1 Albert Place West,  
Harcourt Lane, Dublin 2.

### CIVIL & STRUCTURAL ENGINEERS

DBFL Consulting Engineers  
Ormond House  
Ormond Quay  
Dublin 7.

### M&E CONSULTING ENGINEERS

McElligott Consulting Engineers  
H2a Centrepont Business Park,  
Oak Road, Dublin 12.

### SOLICITORS

Crowley Millar  
2-3, Exchange Place,  
Georges Dock,  
IFSC, Dublin 1.

A SUPERIOR DEVELOPMENT  
BY SHANNON HOMES



SALES ENQUIRIES



01 6318 402

[sales@hookemacdonald.ie](mailto:sales@hookemacdonald.ie)  
118 Lower Baggot Street Dublin 2  
PSRA Licence: 001651

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