



DUNARD
SWORDS ROAD, MALAHIDE.



Situated in the picturesque village of Malahide



MODERN LIVING BY THE SEA

WELCOME TO DUNARD, a unique, small and exclusive development of only 19 energy efficient family homes ideally located, adjacent to all the amenities Malahide has to offer.

Malahide is a picturesque, thriving cosmopolitan seaside village with excellent infrastructure. The main line rail and DART are close by. With easy access to M1 and M50 Motorways, Dublin Airport and Dublin City Centre.

Famous for its beautiful Marina, which attracts many international visitors. It has a wealth of social, sporting and recreational facilities such as Malahide Castle and grounds, scenic coastal walkways, golf, football, rugby, tennis, cricket and water sports. It enjoys a wide range of cafes, restaurants and shops to suit all ages. All of which creates a great community atmosphere and an exceptional place to live.



ENERGY EFFICIENT HOUSES

A-Rated, highly efficient condensing gas boiler have been shown to reduce heating bills by almost 20% over a standard gas boiler.

- The latest technology in building insulation design, helping to achieve an A-Rated house.
- Highly insulated "future-proofed" windows and external doors.
- Photovoltaic Solar Panels which generate free renewable green electricity which is virtually maintenance free.
- Substantially reduced heating costs to the consumer.

3 BEDROOM SEMI-DETACHED

Area 115.7 sq m / 1,245 sq ft



4 BEDROOM SEMI-DETACHED

Area 137.5 sq m / 1,480 sq ft



SPECIAL FEATURES

KITCHENS

Kitchens are custom manufactured and represent the very finest in contemporary European design and finish. Optimum storage solutions and worktops incorporating integrated fridge freezer, dishwasher, built in oven, hob and microwave oven, extractor fan & hood.

WARDROBES

Finely crafted and stylish wardrobes are fitted in all bedrooms.

HEATING / HOT WATER

All homes are equipped with gas fired condensing gas boiler central heating system and renewables in compliance with Part L of the building regulations. BER A3 efficiency rating.

BATHROOMS / EN-SUITES

The focus on bathrooms is on clean lines, hygiene and quality white sanitary ware with elegant tiling to wet areas. Generous tile allowance.

ELECTRICAL SPECIFICATION

There is a generous electrical specification throughout. Pendant light fittings and brushed steel switches and sockets are fitted as standard. All Dunard houses are fitted with smoke alarms and fully wired for intruder alarms.

DECORATION

All walls and ceilings are skimmed and painted as standard. Coving to downstairs reception room and hall. Internal panelled doors with brush steel furnishings.

STRUCTURE

Solid ground floor slab with under floor insulation. Kingspan Century ultima timber frame structure. External walls will be finished with yellow multi stock brick, plaster render and painted. Joinery – External – windows and doors are Eco-Therm uPVC passive and specially commissioned from Munster Joinery.

CAR PARKING

Two car parking spaces to the front of each house within each site boundary.

GARDENS

Rear gardens are levelled and boundaries are finished in concrete post and panel fencing.



DUNARD

Swords Road



Selling Agent:



Kevin Flanigan Estates
 19 Old Street
 Malahide
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Architect

WCA Architects
 Broadmeadow Hall,
 Applewood Village,
 Swords, Co. Dublin.
 Tel: 01 890 9550

Solicitor:

**Francis O'Doherty
 Bourke & Co Solicitors**
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Developer



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