

BER A3



Stammanaran

BLACKROCK, CO. LOUTH

FINAL PHASE

Exclusive Development of
17 A-Rated 2, 3 and 4
Bedroom Family Homes



The Coast Awaits



www.andrewsconstruction.ie

ANDREWS CONSTRUCTION

INNOVATORS IN THE DEVELOPMENT OF PRESTIGIOUS FAMILY HOMES

Over the last 40 years, Andrews Construction Ltd. has successfully expanded into all activities of building in the Greater Leinster area and beyond.

The utilisation of cutting edge technology, integrated with traditional craft skills has brought the company to the forefront of construction in the residential and commercial sectors.

Andrews Construction has adopted a policy of total commitment to providing innovative and prestigious family homes. Every project undertaken is meticulously designed to meet the requirements of the discerning homebuyer.

Our efficient management team and work-force give a personal service and yet command the resources and expertise to undertake projects of all types and sizes, while maintaining a reputation for high quality work with completion on schedule.

Andrews Construction Ltd. operates is an independent, audited, integrated quality management system certified in ISO 9001 (Quality), ISO 14001 (Environmental) and OHSAS 18001 (Health and Safety).



WELCOME TO THE FINAL PHASE OF STAMANARAN...

Stamanaran is the historical name of the townland of Haggardstown, the location of this exclusive development. Stamanaran is situated in the beautiful and picturesque coastal village of Blackrock, 3 miles outside Dundalk, Co. Louth.

Dundalk has an excellent infrastructure in place. Dublin Airport is a 45 minute journey along the new M1 and Belfast airport is just an hour away.

The final phase of this exclusive development has a choice of 4 bedroom semi-detached homes and 2 & 3 bedroom townhouses. All homes with the development are built to the highest standard that deliver an energy efficiency rating (BER) of A3.





QUALITY OF LIFE

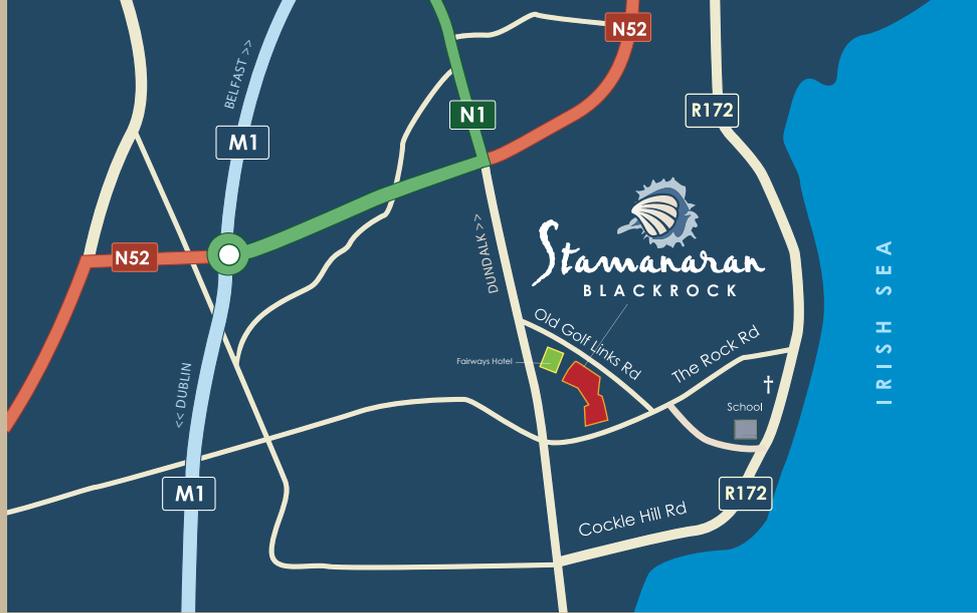
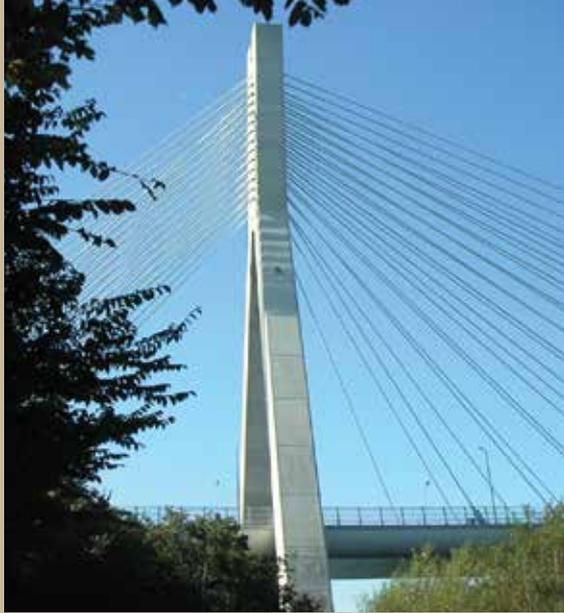
Stamanaran is located in the seaside village of Blackrock, Co. Louth, boasting an excellent promenade where the Mourne Mountains of the Cooley Peninsula hug the waters of Dundalk Bay. The promenade is complimented by an array of coffee shops, restaurants, bakeries, and even a retreat spa. Blackrock is undoubtedly one of County Louth's most sought after addresses. This bold and impressive landscape is a stunning backdrop for any home.

Blackrock and the greater Dundalk area play host to a wide range of leisure activities including golf, angling, equestrian and ice hockey. Stamanaran residents can enjoy mountains, sea, rivers, wildlife, open space, wooded hills, dramatic mountain-scapes and beaches at their leisure. There is a fitness centre and golf course immediately adjacent to Stamanaran.

Dundalk is the main population centre in the North East and comes highly recommended as a shopping destination, with a variety of boutiques and shopping centres. There are currently 4 major shopping centres in the town centre, namely The Marshes Centre, the Longwalk Shopping Centre, the Dundalk Shopping Centre and Carroll Village.

Dundalk also boasts many fine educational facilities such as the Dundalk Institute of Technology and a superb range of secondary and primary schools.

STAMANARAN....THE COAST AWAITS!



LOCATION

Dublin is a 45 minute drive away via the brand new M1 motorway. Dundalk is also serviced by the Northern Ireland railink connecting Belfast and Dublin. It is known for being one of Ireland's best railinks, providing an excellent service with over 13 scheduled departures to the capital every day.

Blackrock is situated adjacent to scenic coastal areas including the Cooley Peninsula and the Mourne Mountains. Located beside an excellent transport infrastructure in the heart of some of the country's most breathtaking landscapes, it is no wonder that this sleepy seaside village has captivated many a home buyer's heart.

EYE FOR DETAIL

Stamanaran is a low density development of stunning family homes. Phase one, which was made up of 49 houses was completed in 2010 and all are now fully occupied. This final phase of 17 family homes now completes the development. There are 3 different house types with generous gardens and amenity space which, combined with an immaculate finish and attention to detail, make an excellent setting. Stamanaran promises to be one of the regions most desirable addresses.

ENERGY EFFICIENCY...

Stamanaran is not only meticulously designed and built to the highest standards, it is also a certified energy efficient development. All homes have achieved an A3 (BER) energy rating, achieved through a variety of energy saving means from high quality construction detail to increased level of insulation and renewable energy systems including photo-voltaic panels.

This, combined with the dwellings' low-maintenance exterior will provide the discerning home-buyer with the highest standard of living.

DISCLAIMER
The energy ratings printed herein are calculated using the Dwelling Energy Assessment procedure (DEAP) and building regulations at time of printing brochure.



SITE PLAN



←← Dublin / Dundalk →→

Fairways Old Golf Links Road



PUBLIC OPEN SPACE
483 m²

Previously Completed
Development
of 49 Houses

HOUSE KEY

-  **THE REEF HOUSE TYPE E**
3 Bed Townhouse (End Terrace)
-  **THE SOUND HOUSE TYPE E1**
3 Bed Townhouse (Mid Terrace)
-  **THE QUAY HOUSE TYPE F**
4 Bed Semi-detached
-  **THE SHORE HOUSE TYPE G**
2/3 Bed Townhouse

DISCLAIMER

Every care is taken in preparing these particulars but neither the vendors or their agents hold themselves responsible for any inaccuracy in descriptions, dimensions, or any other details which are given in good faith and believed to be correct. Intending purchasers must satisfy themselves by inspection or otherwise as to their accuracy. The vendors reserve the right to make alterations to designs and specifications in the interest of the overall quality of the development. All maps, drawings and plans are not drawn to scale and any measurements shown are approximate only.



HOUSE TYPE E & E1

THE REEF



3 BED TOWNHOUSE



TOTAL FLOOR AREA

E (End Terrace) 121.06m² / 1303 sq ft

GROUND FLOOR

Kitchen/Dining 5.60 x 2.60m
3.70 x 2.62m

Living 5.00 x 3.14m
2.10 x 0.75m

FIRST FLOOR

Bedroom 1 4.10 x 2.50m
2.10 x 0.75m

Bedroom 2 2.80 x 4.10m

Bedroom 3 3.50 x 2.30m

THE SOUND



HOUSE TYPE E1

TOTAL FLOOR AREA

E1 (Mid Terrace) 118.06m² / 1271 sq ft



GROUND FLOOR
(END CONDITION)



FIRST FLOOR
(END CONDITION)



HOUSE TYPE F

THE QUAY

4 BED SEMI-DETACHED



TOTAL FLOOR AREA

HOUSE TYPE F 124.31m² / 1338sq ft

GROUND FLOOR

Kitchen / Dining 5.50 x 3.60m
2.10 x 1.50m

Living 5.00 x 3.49m
2.10 x 0.75m

FIRST FLOOR

Bedroom 1 3.00 x 3.16m
2.10 x 0.75m

Bedroom 2 2.10 x 4.19m

Bedroom 3 3.01 x 2.40m

Bedroom 4 3.29 x 2.70m



GROUND FLOOR



FIRST FLOOR



HOUSE TYPE G

THE SHORE

2/3 BED TOWNHOUSE



TOTAL FLOOR AREA

HOUSE TYPE G 95.03m² / 1022sq ft

GROUND FLOOR

Kitchen / Dining 4.70 x 3.20m

Living 4.10 x 3.50m

FIRST FLOOR

Bedroom 1 4.70 x 2.00m

3.10 x 1.15m

2.08 x 0.75m

Bedroom 2 4.70 x 2.00m

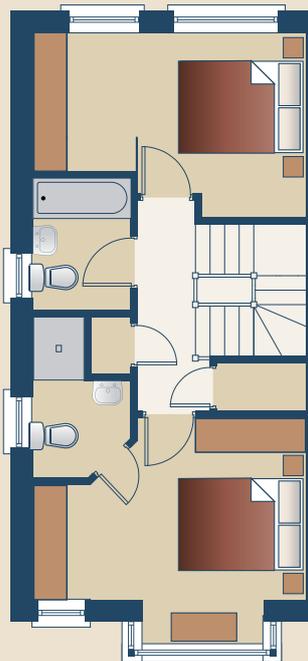
1.80 x 0.60m

Bedroom 3 3.20 x 4.30m

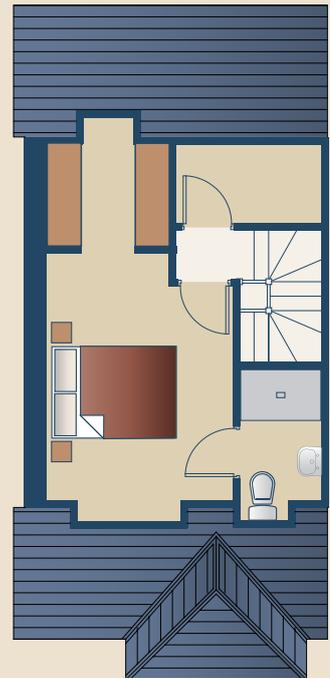
(Future Conversion)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR
(FOR FUTURE CONVERSION)

OUTLINE SPECIFICATION:

BER A3 Energy Efficient homes...

- Traditional block built (twin leaf) construction with high levels of insulation (80mm Polyiso).
- All external walls dry-lined with insulated plasterboard (52.5mm).
- In-situ concrete ground floor with high levels of insulation (120mm Polyiso).
- High level of attic insulation (600mm glass mineral wool).
- High performance, future-proof, double glazed window (U-value = 1.2 w/m².k).
- Construction details to DoECLG guidelines to minimise thermal bridging (factor 0.08).
- High efficiency gas boiler (90.2%).
- Energy efficient lighting throughout (100%).
- 2-zone time and temperature heating / hot water controls.
- 4 & 5 panel Photo-voltaic panel systems fitted to roofs.

Low-maintenance external finish...

- Low-maintenance uPVC soffit & fascia.
- Low-maintenance uPVC windows.
- Ultratech front door with multi-point locking system.
- Reconstituted granite cills to front elevations.
- Self-coloured render and brick finish.
- Paved driveways.

High-quality internal finish...

- Fully painted throughout.
- Fitted feature fire to Living Room.
- Shaker style internal doors.
- Tiled finish to Kitchen, Bathroom, and en-suite walls.
- Fitted kitchen.
- Fitted wardrobes to all bedrooms.
- Painted solid timber staircase with oak handrails.
- Tongue & grooved flooring to first floor.
- Loft ladder for easy access.
- Heated chrome towel-rails to bathrooms.
- Wired for alarm.





Stammanaran

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DEVELOPER

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