



Drumanagh Court

Kilbush Lane, Rush, Co. Dublin

DETACHED HOMES OF DISTINCTION BY THE SEA





Drumanagh Court

KILBUSH LANE, RUSH, CO DUBLIN

Situated just around the corner from the Main Street with its charming array of shops such as The Thatch Café and The Harbour Bar and Restaurant on the one hand, and adjacent the magnificent beach and harbour on the other, you will find few better places to settle and raise a family than Drumanagh Court.

Taking its cue from the ancient ring fort of Drumanagh nearby, Shale Construction aim to deliver a home of real and lasting value with the utmost attention to detail, sustainability and finish.

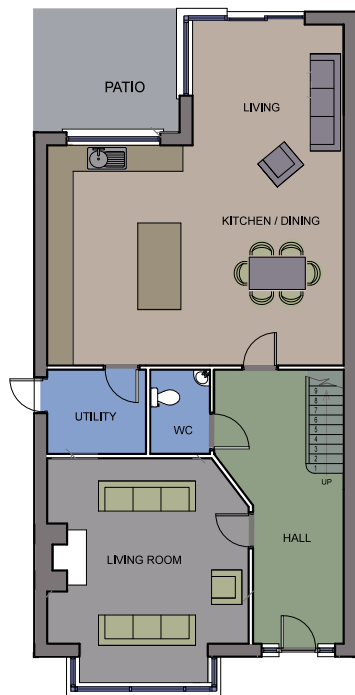
The spaciousness and style of these detached homes combined with the small cul de sac location with so many town amenities within safe and easy walking distance set them apart as homes of distinction. The showhouse styled by Ger Smyth Interiors brings out very best in the design and layout.

Rush is that great combination of old style village in terms of atmosphere and community, but with modern commuter town amenities and convenience. The array of sports, cultural and social amenities is vast with so much choice on offer from local theatre, golf, sailing & everything marine, to an award winning library, cricket, GAA, soccer, and a Youth Café – to name but a few.

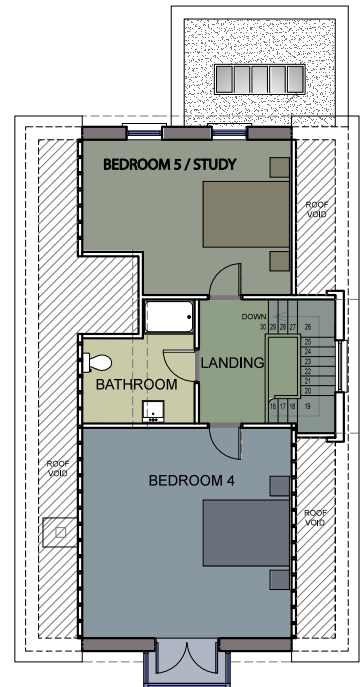
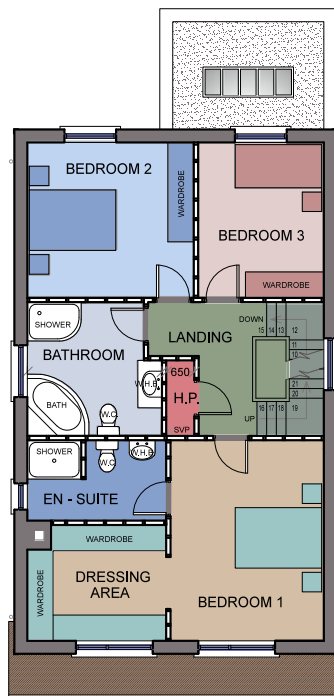
The nearby Rush and Lusk railway provides quick and easy access to the city. Dublin airport, Swords, the M1 and the M50 are all within a 20 minute drive.







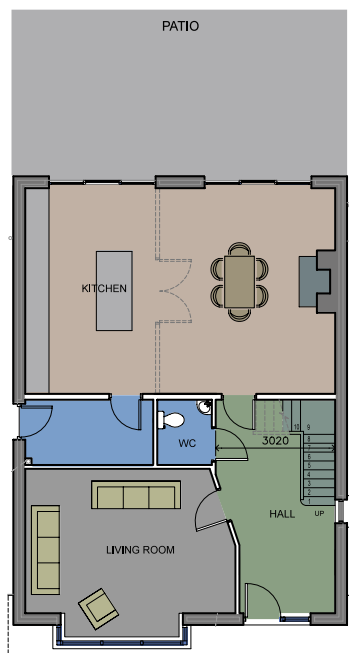
TYPE A



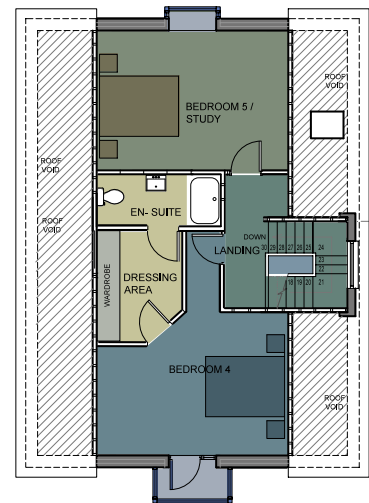
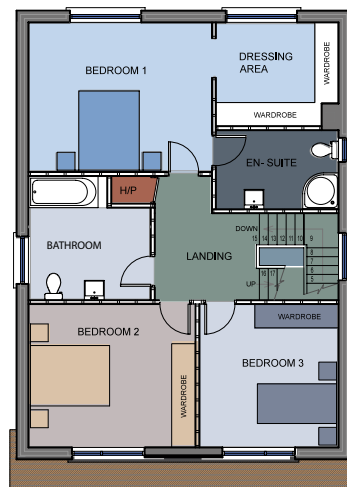
Homes of real class and distinction in small cul de sac development

- 200m from the beach, 400m from the harbour and 500m from the Main Street
- Spacious layout with generously proportioned rooms - Overall areas 217 sq m (2260-2335 sq ft)
- Brogan Jordan kitchen to include granite or marble worktops, tiling and a range of integrated appliances - Hob, Oven, Microwave, Dishwasher, Fridge and Freezer.
- Wooden floors throughout ground floors except utility room which is tiled
- Fitted presses to utility room
- Wardrobes per showhouse
- Duravit sanitary ware throughout with low entry shower trays
- Pressurized (pumped) water system
- Heated towel rails
- Tiling to wet areas in bathrooms
- Munster Joinery hardwood windows
- Bespoke full height contemporary style front door





TYPE B



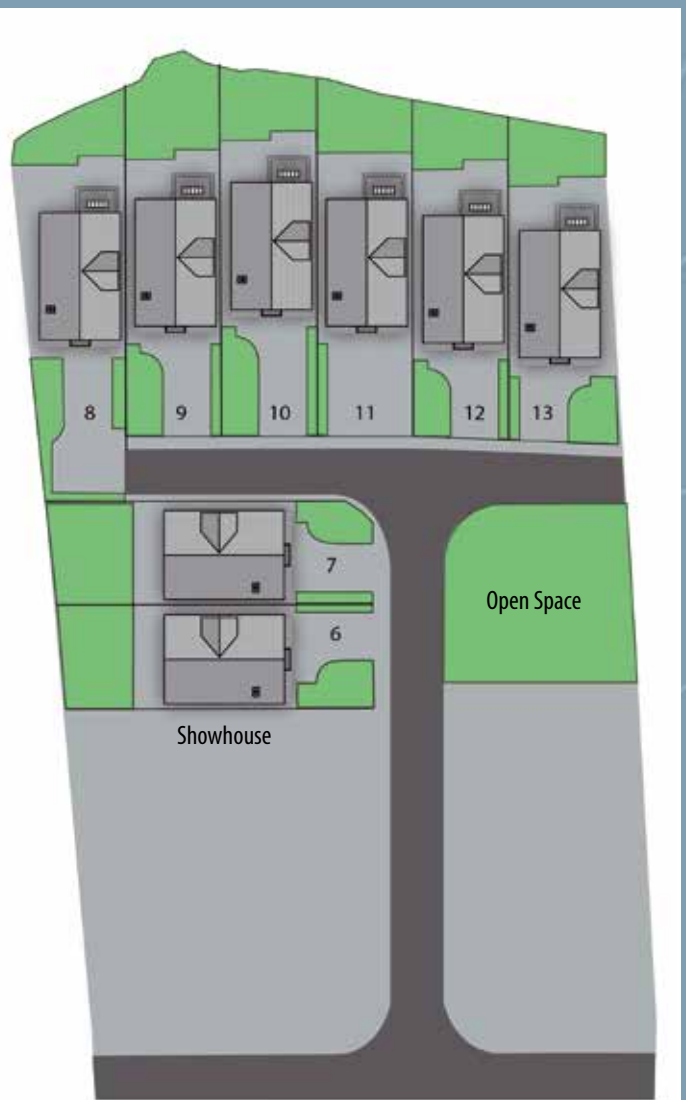
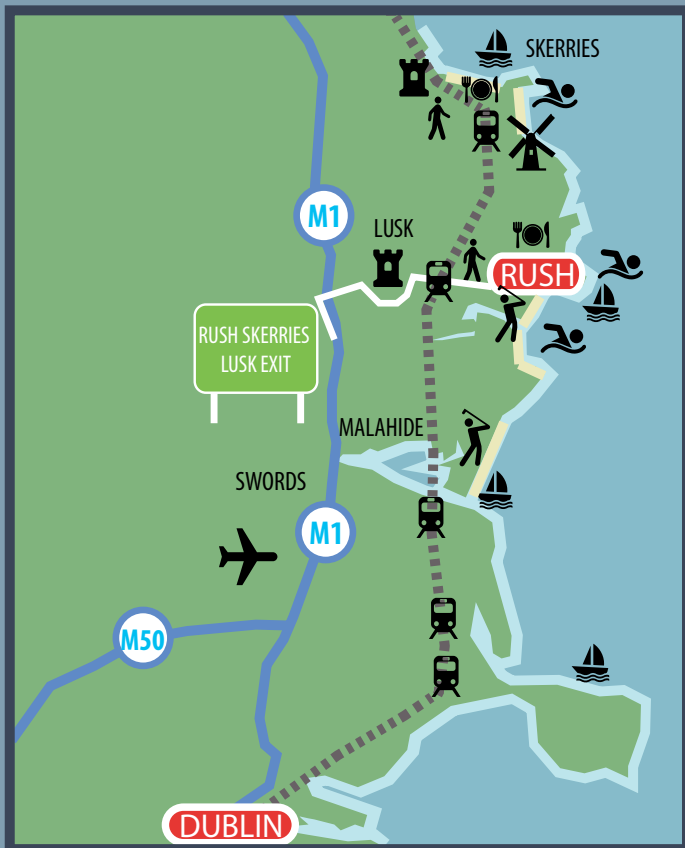
BER A2

- A2 rated BER cert with very high insulation levels throughout
- Air to water heat pump central heating system – Designed specifically for the Irish market*
- Henley inset (wood burning stove) in sitting room
- Walls skimmed and painted throughout
- Wired for burglar alarm
- Coloured gravel driveways along with hedging to front garden.
- Rear gardens seeded
- Tegral Cedral weather board cladding to front

*(Dimplex A-Class is not just any new heat pump. Offering market leading efficiency with seasonal performance figures comparable with ground source units, even in the midst of Irish winter temperatures, A-Class sets a whole new benchmark for air source technology. Provides 100% of hot water without an immersion *Operational with external air temperatures from -20°C to +35°C)







Site Layout



Developer



www.shaleconstruction.ie

Selling Agent



(01) 8491155
www.kellyco.ie



Showhouse finishes by Ger Smyth Interiors gersmythinteriors.com / gersmythinteriors@gmail.com / 087 2561141

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