Exclusive development of nine spacious detached family homes
Welcome to Ard na Mara

Duplass Limited are pleased to introduce Ard na Mara, an exciting new development of just nine stunning four-bedroom detached houses. Based in the beautiful town of Donacarney County Meath, this prime location is superbly connected to both nature and to bustling towns, making it one of the most enviable addresses in the area. With houses built to a premium quality and easy access to transport facilities, a home at Ard na Mara allows you to experience the joys of being part of a coastal community, while living at the height of luxury.
SELECTION OF GREAT AMENITIES

There is a wide selection of convenient amenities in the immediate area. Take a quick drive into Drogheda town to avail of a plethora of supermarkets, retail outlets, electronics stores, furniture shops, and newsagents. Or pop around the corner to Southgate Shopping Centre which offers all the essentials from a generously sized Dunnes Stores to various cafes, delis, pharmacies, barbers, butchers, florists, hairdressers, and more.

ENJOY YOUR NATURAL SURROUNDINGS

Donacarney is genuinely blessed with an abundance of natural beauty. Getting out in the open air is easy, with the nearby seaside village of Bettystown offering several cozy cafes, restaurants, and stunning views over the Irish Sea. Discover the wonder of Louth Nature Trust, a nature reserve alongside the River Boyne, only moments from your front door.
CONNECT WITH YOUR COMMUNITY

Connect with an already thriving community via the numerous recreational amenities at your disposal. Take part in County Louth Golf Club, Glen Magic Soccer Academy, St. Fechins GAA Club, or take your pick of gyms and dance studios in Drogheda town.

EFFORTLESS ACCESS TO DUBLIN CITY

Effortlessly access nearby towns with the excellent bus services that connect Ard na Mara to its surroundings. With the D1 bus only a short walk away, getting to where you want to be takes minimum effort. Those based in Dublin city will be pleased to find that a direct bus route to O’Connell Street provides a seamless commute to and from work.
CONNECT TO CONVENIENCE

SHOPPING
1. M1 Retail Park
2. Drogheda Retail Park
3. Laurence Shopping Centre
4. Southgate Shopping Centre

SCHOOLS
1. St. Joseph’s Secondary School
2. St. Joseph’s Primary School
3. Sacred Heart Secondary School
4. La Cheile Educate Together
5. Gaelscoil An Bhreodain Feasa
6. St. Mary’s Parish Primary
7. Dunscoil Buchaili

AMENITIES AND SPORTS
1. Louth Natural Trust
2. County Louth Golf Club
3. St Fechins GAA
4. Glen Magic Soccer Academy
5. Donnacarney Celtic FC
6. St Colmcilles GAA
7. Bettystown Beach
8. Cilles Athletic Club
9. Bellewstown Golf Club

DRIVE TIMES

Southgate Shopping Centre 4 minutes
Louth Nature Trust 6 minutes
Drogheda Town 8 minutes
M1 10 minutes
Dublin City Centre 40 minutes

BUSES
Local routes include the D1, 910 and 912 while the bus to Dublin City Centre takes just under one hour.
**HIGH QUALITY SPECIFICATION**

**KITCHENS**
- Contemporary kitchens and worktops
- Kitchen island featuring space for integrated dishwasher and bins
- Ready for fully integrated appliances
- Utility room housing space for a washing machine and tumble dryer

**EXTERNAL CONSTRUCTION**
- “Primula” hand made brick supplied by Country Manor Bricks with sandstone effect window surrounds
- Remaining wall areas covered in a Parex Monocouche render
- Double Glazed future proof PVC windows from Munster Joinery
- Metal finished canopy over the front door.
- Sliding doors to patio area
- Excellent levels of insulation
- Postbox and house number

**MECHANICAL AND ELECTRICAL**
- Electrical car charger points
- Well designed and generous electrical and lighting specification allowing for a mix of pendant and downlights
- Smoke, carbon monoxide detectors and heat sensor fitted as standard
- Wired for an alarm
- Brushed chrome sockets to the ground and first floor
- Ample sockets throughout

**HEATING AND VENTILATION**
- High efficiency Air to water heat pump
- Drymaster ventilation units
- Ground Floor underfloor heating with contemporary style radiators upstairs

**GARDENS**
- Cobble locked driveways
- Planted area with planted shrubs immediately in front of the house
- Low steel front garden fences and seeded lawn

**SITE PLAN**

- **The Skylark**
  - Four-bedroom Detached Home
- **The Starling**
  - Four-bedroom Detached Home
- **The Moorhen**
  - Four-bedroom Detached Home
- **The Robin**
  - Four-bedroom Detached Home
The **Skylark**  
Four-bedroom Detached Home

The **Moorhen**  
Four-bedroom Detached Home
The Starling
Four-bedroom Detached Home

The Robin
Four-bedroom Detached Home
The contents should not be construed to form the basis of any contract, conveyance or lease. Whilst every care is taken in their preparation, the vendor and their advisers shall not be held responsible for any inaccuracies contained therein. Enquirers must satisfy themselves regarding the description, layouts and measurements. Site maps, measurements and artist’s impressions are for illustration purposes only and may not be accurate. The developer reserves the right to change the façade or house design as construction progresses.