

Carraig Mór

SEAFIELD ROAD • BLACKROCK

AN EXQUISITE DEVELOPMENT OF 10 DETACHED HOMES
IN THIS STUNNING DESIRABLE LOCATION



Carraig Mór

LUXURY STYLE & COMFORT WITH SPECTACULAR LOCATION

Carraig Mór is an exclusive development comprising 10 luxurious detached homes, each boasting an A-rated energy efficiency designation. Tucked away in the serene coastal village of Blackrock, County Louth, these exceptional residences stand as a testament to meticulous craftsmanship and architectural finesse, offering residents a truly unparalleled living experience.

Each of these unique contemporary homes spans three stories and has been thoughtfully designed to cater to the needs of modern living, while prioritising style, functionality, and sustainability. From the sleek, minimalist exteriors to the carefully curated interiors, every detail has been considered to ensure a seamless blend of form and function.





Carraig Mór

Nestled just 6 kilometres south of Dundalk, Blackrock exudes a charm and vibrancy all its own. Its idyllic location, within a short walking distance of two primary schools and mere minutes from the M1 motorway makes it a coveted destination for commuters seeking a peaceful retreat within easy reach of both Dublin and Belfast.

Yet, it's the village's natural beauty and seaside allure that truly captivate. Blackrock beach, with its golden sands and tranquil waters, beckons residents to unwind and reconnect with nature, while the bustling promenade offers a delightful array of dining options, from quaint cafes to upscale restaurants, all boasting panoramic views of the majestic Cooley Mountains.

Whether strolling along the waterfront, enjoying a leisurely meal with loved ones, or simply basking in the beauty of the surrounding landscape, life at Carraig Mór promises an unparalleled blend of luxury, tranquillity, and convenience.



Carraig Mór

SPECIFICATION

KITCHEN

All homes feature a superb classic handcrafted painted in frame kitchen with solid 50mm pillar, panel surround and quartz worktops (choice of three options). Quality modern appliances are included as per the showhouse.

UTILITY ROOM

The matching utility room comes equipped with a worktop, cupboards and is plumbed for a washing machine and tumble dryer, also included.

DOORS

A prestige contemporary 4 panel composite front door with classical arch fanlight is provided including chrome ironmongery and five-point locking system. Contemporary shaker style internal doors are incorporated throughout the house and are fitted with high quality satin finish lever handles.

BATHROOMS & EN-SUITE

Stylish and functional bathrooms and en-suite reflect contemporary and clean lines and offer excellent quality throughout. High quality and superbly finished sanitary ware is included throughout, including a luxury free-standing bath. Bathrooms are finished with towel rails. There is high quality tiling to wet areas and bathroom floors.

WARDROBES

Luxury and spacious wardrobes are of contemporary design with ivory shadow doors and walnut surrounds as per the showhouse.

INTERNAL FINISHES

Wall and ceilings are painted throughout with feature cornicing included in ground floor hallway and living room.





WINDOWS

High performance and stylish triple glazed A++ PVC sash windows with market leading thermal and acoustic performance. These windows are elegant, durable, and robust and are hand finished by skilled craftsmen.

STRUCTURE

All homes are of masonry construction with twin leaf blockwork external walls and Fastnet edged slate.

DRIVEWAYS & GARDENS

Each house has its own private permeable paved driveway with generous car parking space. Seeded garden provided as standard with generous paved patio area.

HEATING

The "A-Rated" air to water heating system delivers high efficiency precision control to all floors. Underfloor heating provided throughout ground and first floors. Modern radiators are provided on the top floor.

STAIRS

All houses feature a contemporary timber stair with a dark stained hardwood handrail.

ELECTRICAL

Generous light and power points.
Cat 6 telecommunications wiring throughout.
Contemporary switches and sockets throughout. Infrastructure for electric vehicle charging points (charging station not included).

MEDIA & COMMUNICATIONS

Each house is wired and ready for connection of TVs, telephone and broadband.

HomeBOND

Each home is covered by a 10-year HomeBond structural guarantee.

ENERGY EFFICIENCY

A2 Rated Energy Homes (BER). All homes built to NZEB standards. Excellent levels of insulation provided in the floors, walls, and roof spaces. Pre-wired for solar panels.





The Catalina

5 Bedroom Detached
c.2293 sq.ft. / 213 m³

Sites: 1, 6, 7 & 10



Exterior house imagery in this brochure is computer generated.
The builder reserves the right to make changes during the build process.
Purchasers should satisfy themselves of the exact finish of their property before purchasing.

The Catalina

5 Bedroom Detached

c.2293 sq.ft. / 213 m³

Sites: 1, 6, 7 & 10



Second Floor

Bedroom 4	17'1" x 14'1" 5.2m x 4.3m
Bedroom 5	17'1" x 9'11" 5.2m x 3.0m

First Floor

Bedroom 1	16'9" x 12'9" 5.1m x 3.9m
Ensuite	9'1" x 6'3" 2.77m x 1.9m
Robes	9'1" x 6'3" 2.77m x 1.9m
Bedroom 2	14'0" x 10'10" 4.26m x 3.3m
Bedroom 3	14'0" x 9'11" 4.26m x 3.0m
Bathroom	12'9" x 7'9" 3.9m x 2.36m



Ground Floor

Lounge	16'1" x 12'9" 4.9m x 3.9m
Office	12'2" x 9'11" 3.7m x 3.0m
Kitchen/Dining	29'10" x 15'2" 9.1m x 4.6m
Utility Room	7'8" x 5'7" 2.35m x 1.7m
W.C.	5'7" x 4'9" 1.7m x 1.45m





The Celeste

5 Bedroom Detached
c.2185 sq.ft. / 203 m³

Sites: 2, 3, 4, 5, 8 & 9



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The Celeste

5 Bedroom Detached

c.2185 sq.ft. / 203 m³

Sites: 2, 3, 4, 5, 8 & 9



Second Floor

Bedroom 4	17'1" x 14'1" 5.2m x 4.3m
Bedroom 5	17'1" x 9'11" 5.2m x 3.0m

First Floor

Bedroom 1	14'9" x 12'9" 4.5m x 3.9m
Ensuite	9'1" x 6'3" 2.77m x 1.9m
Robes	9'1" x 6'3" 2.77m x 1.9m
Bedroom 2	14'0" x 10'10" 4.26m x 3.3m
Bedroom 3	14'0" x 9'11" 4.26m x 3.0m
Bathroom	12'9" x 7'9" 3.9m x 2.36m



Ground Floor

Lounge	16'1" x 10'10" 4.9m x 3.3m
Office	12'2" x 9'11" 3.7m x 3.0m
Kitchen/Dining	27'10" x 15'2" 8.5m x 4.6m
Utility Room	7'8" x 5'7" 2.35m x 1.7m
W.C.	5'7" x 4'9" 1.7m x 1.45m



Plans are not to scale, dimensions are approximate.
Measurements are maximum unless indicated.



Carraig
Mór

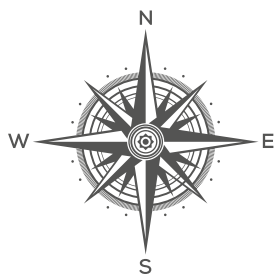


TRAVEL TIMES

6 mins	Dundalk Institute of Technology 6 mins drive / 3 Km	12 mins	Dundalk Stadium 12 mins drive / 9 Km
6 mins	Dundalk Golf Club 6 mins drive / 3.7 Km	25 mins	Quays Shopping Centre, Newry 25 mins drive / 25 Km
10 mins	Dundalk Clarke Station 10 mins drive / 5.9 Km	35 mins	Carlingford 35 mins drive / 31 Km
11 mins	Marshes Shopping Centre 11 mins drive / 6.2 Km	48 mins	Dublin Airport 48 mins drive / 71.3 Km
11 mins	Dundalk Library & Museum 11 mins drive / 7.5 Km	60 mins	Belfast City Centre 60 mins drive / 84 Km



Site Map



Site Map Key

- The Catalina
- The Celeste

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SELLING AGENT



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DEVELOPER

MWAC Ireland Limited

ARCHITECT

GFM Engineering Consultants

SOLICITOR

McKenna McArdle Solicitors

Site Map, Measurements and Artist's Impressions are for illustrative purposes only and may not be accurate. The builder reserves the right to change the brick and/or stone type plus the elevational finish as the site progresses. NOTE: These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease, and that all negotiations will take place through this firm. Whilst every care is taken in preparing this marketing material, the purchaser must satisfy themselves regarding the description and measurements.