

HOME FEATURES AS STANDARD

- A-rated energy-efficient homes with a high degree of insulation to walls, floors and ceilings
- Low maintenance finishes to all external elevations
- Energy-efficient uPVC frames / double glazed windows
- All floor finishes including tiles to kitchens / bathrooms and laminate/carpet floors to bedrooms

KITCHENS

- Contemporary kitchens with soft close doors and drawers
- Integrated appliances to include hob, oven, fridge-freezer and dishwasher

UTILITY ROOM

- Fitted units to match kitchen units and worktops with provision for washing machine / tumble dryer

BATHROOM & ENSUITE

- Stylish white sanitary ware with polished chrome brassware
- High quality tiled floor and walls

INTERIOR FINISHES

- All walls painted to completion
- All joinery painted in white satin wood
- Panelled painted doors with chrome finish ironmongery
- Contemporary grooved skirting and architrave

HEATING SYSTEM

- Energy-efficient air to water heating and hot water system

ELECTRICAL FITTINGS

- Pendant provided for feature light fitting (by purchaser) to all rooms

SECURITY & SAFETY

- Mains powered smoke detectors to hallways, sitting rooms, landing and kitchen
- Ultratech engineered hardwood front entrance door with multi-point locking

EXTERIOR

- Private rear garden with rear access (if applicable)
- Large French style glazed patio doors

COMPLETION & HANDOVER

- All homes are covered by Home Bond structural guarantee scheme (10 years)
- Gardens fully seeded



A-rated energy efficient homes **BER A2 A3**



For more information please contact:

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W: dngduffy.ie

Developer

Architect & Engineer

Builder

Warranty



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise correctness of each of the statements contained in these particulars. Configurations of kitchens, bathrooms and wardrobes etc. may be subject to alteration from those illustrated without prior notification. Purchasers must satisfy themselves as to the current specification at the time of booking. The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has the authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and photographs are for illustrations only. Plans are not to scale and all the dimensions shown are approximate. The development name is purely for marketing purposes and is not a guarantee that the local council will adopt it in the street naming.

Design by **Cornell Studios**: +44 (0)28 3833 9100 / cornellstudios.com



ST FURSEY'S PARK

DUBLIN ROAD, DUNDALK



A-rated energy efficient homes **BER A2 A3**

Experience the perfect blend of modern design, comfort, and community living at Dublin Road



FP
ST FURSEY'S
PARK
 DUBLIN ROAD, DUNDALK



Welcome to St Fursey's Park's exclusive collection of 32 stunning houses and apartments located on the Dublin Road, Dundalk. This prime development offers an exceptional living experience, tailored to meet the needs of a diverse range of buyers. Whether you are a first-time homebuyer or looking to upgrade your current living space you will find it a comfortable and convenient living space.

Situated close to all local amenities, our community offers unparalleled convenience and connectivity. With excellent transport links to Dublin and the North, and a wealth of job opportunities from prominent local employers, you'll find everything you need right on your doorstep.

Experience the perfect blend of modern design, comfort, and community living at Dublin Road.



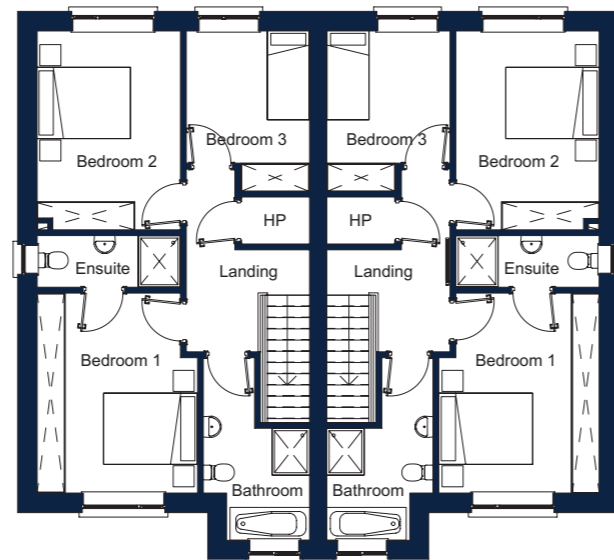
SITE MAP

- HOUSE TYPE A - SEMI-DETACHED
- HOUSE TYPE B - SEMI-DETACHED
- HOUSE TYPE C - SEMI-DETACHED
- HOUSE TYPE D - SEMI-DETACHED
- HOUSE TYPE E - SEMI-DETACHED
- HOUSE TYPE E1 - SEMI-DETACHED
- HOUSE TYPE E2 - SEMI-DETACHED
- HOUSE TYPE F - DETACHED
- HOUSE TYPE G - DETACHED



HOUSE TYPE A - SEMI-DETACHED

Floor Area (approx): 118.8m²



GROUND FLOOR

Room Size	
Living Room	3.80m x 3.85m
Kitchen/Dining	5.83m x 4.10m
Utility	2.02m x 1.67m
WC	1.66m x 1.67m

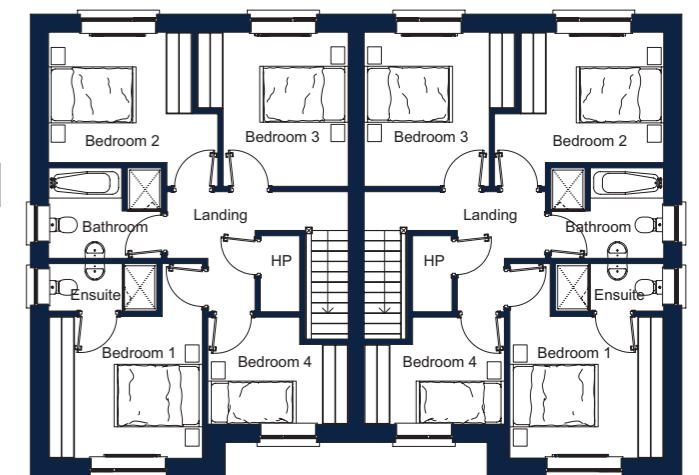
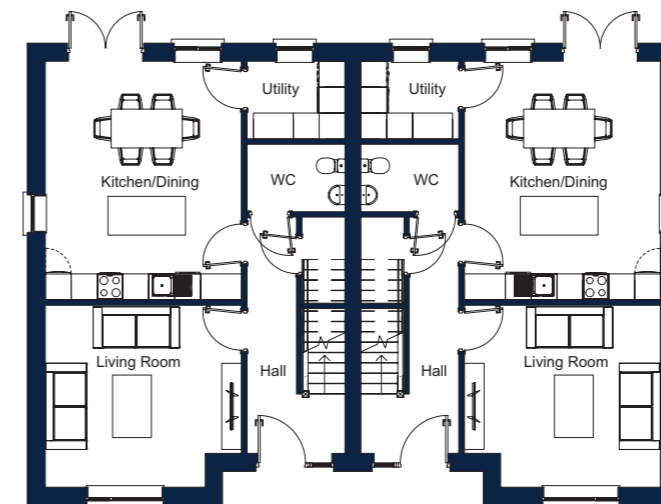
FIRST FLOOR

Room Size	
Bedroom 1	3.43m x 4.28m
Ensuite	1.10m x 3.07m
Bedroom 2	3.07m x 4.25m
Bedroom 3	2.64m x 2.83m
Bathroom	2.27m x 3.91m



HOUSE TYPE B - SEMI-DETACHED

Floor Area (approx): 132.28m²



GROUND FLOOR

Room Size	
Living Room	4.55m x 4.22m
Kitchen/Dining	4.55m x 5.53m
Utility	2.27m x 1.80m
WC	2.27m x 1.57m
Store	1.00m x 2.00m

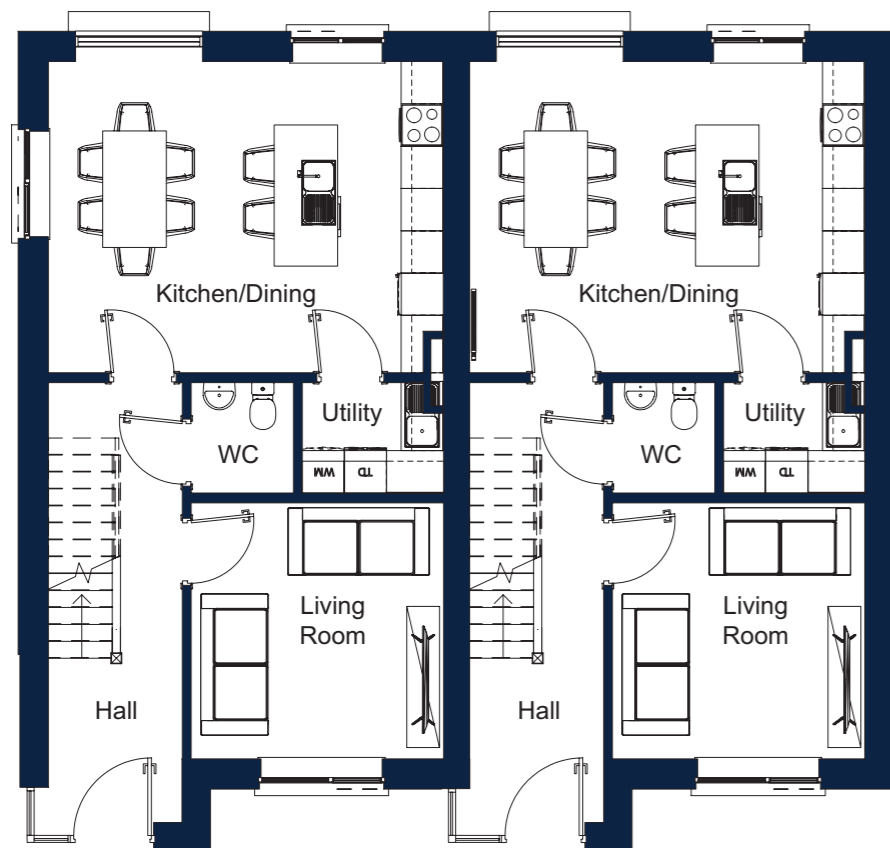
FIRST FLOOR

Room Size	
Bedroom 1	3.57m x 3.29m
Ensuite	2.51m x 1.10m
Bedroom 2	3.02m x 3.33m
Bedroom 3	2.90m x 3.56m
Bedroom 4	3.26m x 2.49m
Bathroom	2.63m x 2.10m



HOUSE TYPE C - SEMI-DETACHED

Floor Area (approx): 170.44m²



GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Room	Size
Living Room	3.58m x 3.63m
Kitchen/Dining	5.60m x 4.41m
Utility	2.01m x 1.56m
WC	1.45m x 1.56m

FIRST FLOOR

Room	Size
Sitting Room	3.48m x 3.97m
Bedroom 3	3.05m x 3.80m
Bedroom 4	2.43m x 2.60m
Bathroom	3.05m x 1.86m
Store	1.24m x 0.99m

SECOND FLOOR

Room	Size
Bedroom 1	3.02m x 4.09m
Ensuite	2.65m x 1.20m
Walk-In Wardrobe	2.46m x 1.71m
Bedroom 2	3.87m x 3.02m
Ensuite	2.65m x 1.20m
Study	1.60m x 3.04m

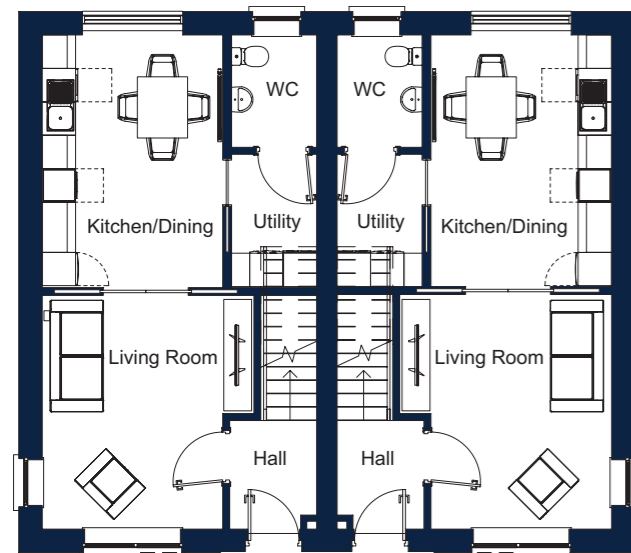


SECOND FLOOR



HOUSE TYPE D - SEMI-DETACHED

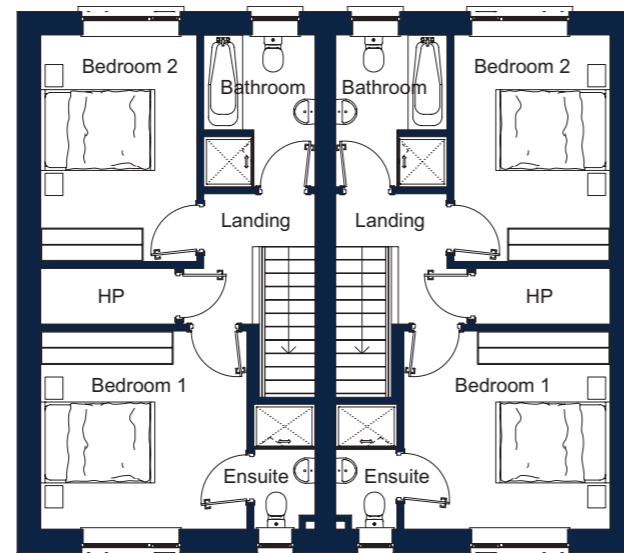
Floor Area (approx): 87.4m²



GROUND FLOOR

Room Size

Living Room	3.24m x 4.20m
Kitchen/Dining	3.24m x 4.53m
Utility	1.53m x 2.39m
WC	1.53m x 2.02m



FIRST FLOOR

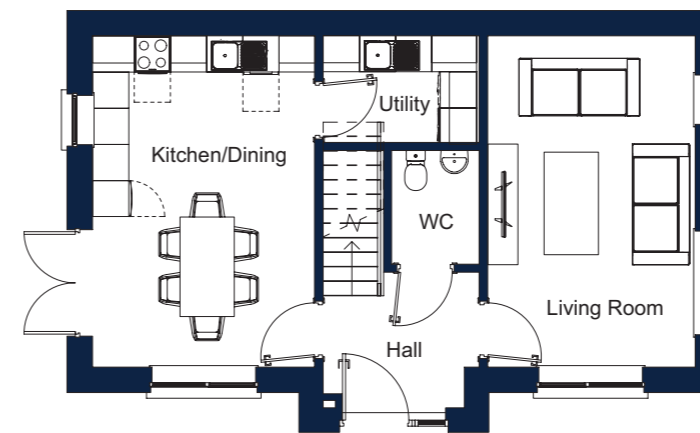
Room Size

Bedroom 1	3.70m x 3.56m
Ensuite	1.10m x 2.24m
Bedroom 2	2.80m x 4.07m
Bathroom	2.00m x 2.13m



HOUSE TYPE E1/2 - SEMI-DETACHED

E1 Floor Area (approx): 112.88m² / E2 Floor Area (approx): 122m²



GROUND FLOOR E1

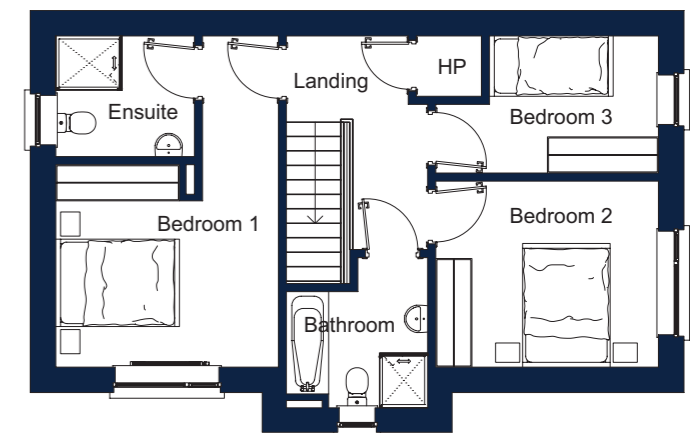
Room Size

Living Room	3.44m x 5.49m
Kitchen/Dining	3.69m x 5.49m
Utility	2.58m x 1.77m
WC	1.45m x 1.88m

GROUND FLOOR E2

Room Size

Living room	3.45 x 5.50m
Kitchen/Dining	3.70 x 5.50m
Utility	2.58 x 1.95m
WC	1.46 x 1.88m



FIRST FLOOR E1

Room Size

Bedroom 1	3.69m x 3.36m
Ensuite	2.30m x 2.00m
Bedroom 2	3.69m x 3.83m
Bedroom 3	2.80m x 2.27m
Bathroom	1.93m x 2.34m

FIRST FLOOR E2

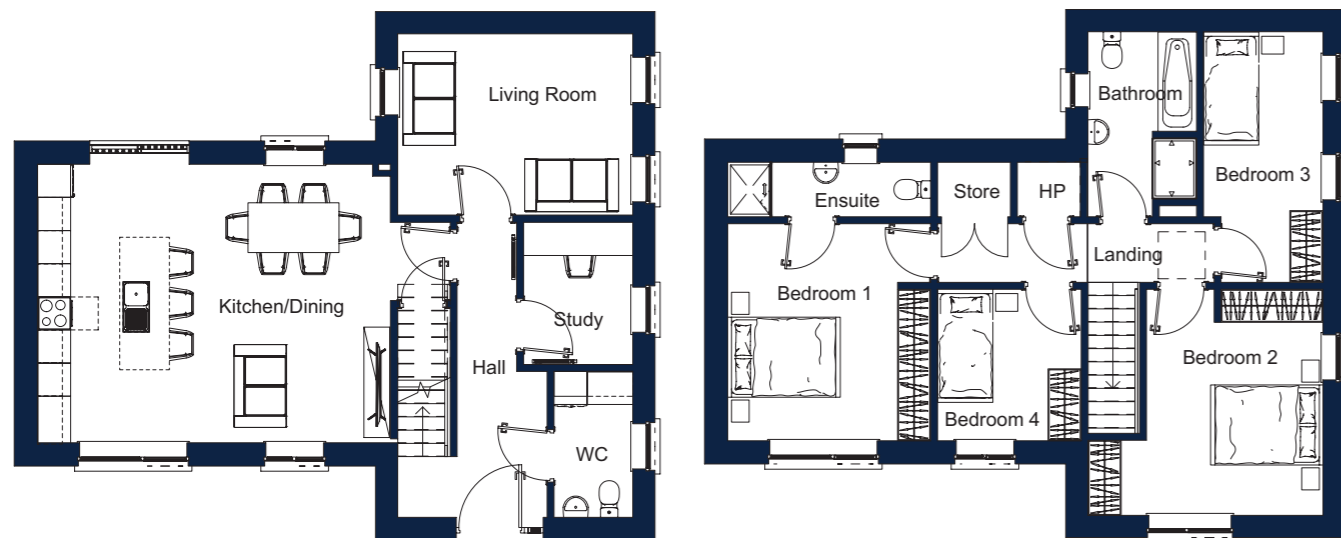
Room Size

Bedroom 1	3.70 x 3.35m
Ensuite	2.00 x 2.30m
Bedroom 2	3.00 x 3.70m
Bedroom 3	2.43 x 3.70m
Bathroom	2.34 x 2.50m



HOUSE TYPE F - DETACHED

Floor Area (approx): 140.44m²



GROUND FLOOR

Room Size

Living Room	4.26m x 3.28m
Kitchen/Dining	6.29m x 5.05m
Study	1.98m x 2.56m
WC	1.43m x 2.64m
Store	0.95m x 1.32m

FIRST FLOOR

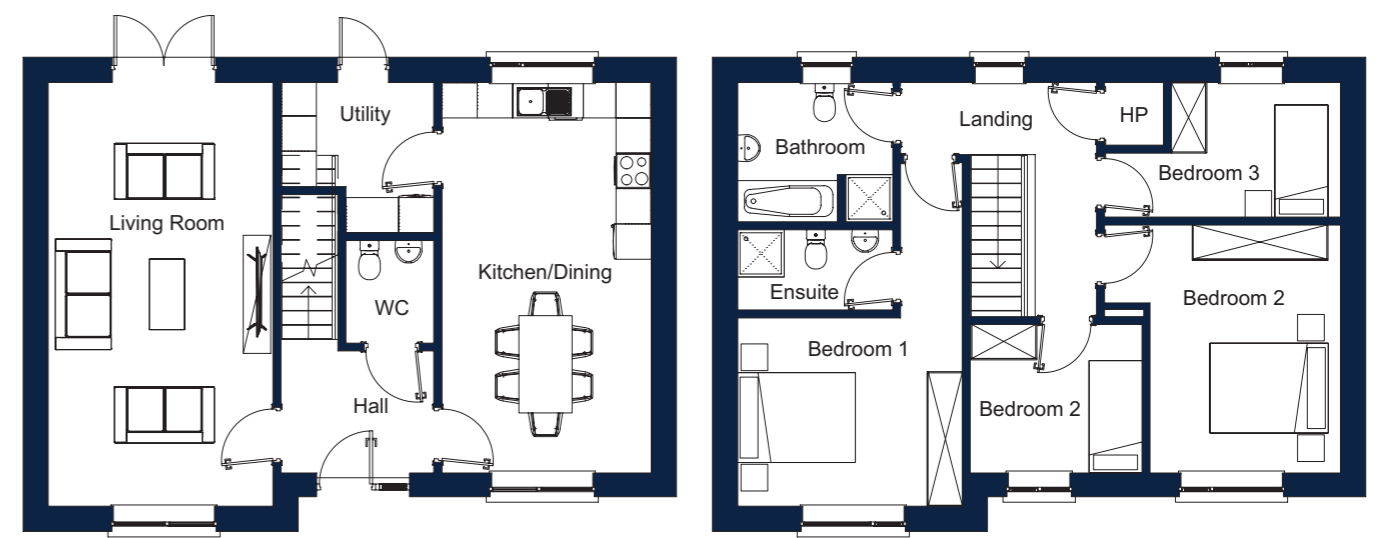
Room Size

Bedroom 1	3.68m x 3.93m
Ensuite	3.68m x 0.99m
Bedroom 2	4.26m x 4.10m
Bedroom 3	2.17m x 4.54m
Bedroom 4	2.60m x 2.75m
Bathroom	1.97m x 3.35m
Store	1.32m x 0.99m



HOUSE TYPE G - DETACHED

Floor Area (approx): 139.6m²



GROUND FLOOR

Room Size

Living Room	3.81m x 7.18m
Kitchen/Dining	3.55m x 6.62m
Utility	2.59m x 2.55m
WC	1.49m x 1.74m

FIRST FLOOR

Room Size

Bedroom 1	3.81m x 3.20m
Ensuite	2.63m x 1.36m
Bedroom 2	3.07m x 4.25m
Bedroom 3	3.23m x 4.20m
Bedroom 4	2.91m x 2.52m
Bathroom	2.63m x 1.40m