

Castle VERNON

CLONTARF



Welcome to
Castle Vernon

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CLONTARF

An enviable lifestyle
beside Dublin City
and next to the sea

Coastal living reaches a new level of style and luxury at Castle Vernon, a collection of four-bedroom homes in the highly sought after suburb of Clontarf. These contemporary designed homes offer an exceptional standard of living in this exclusive area along the stunning North Dublin coastline.

Enjoy the refreshing sea air as you stroll down Clontarf promenade and marvel at the fact that this true coastal idyll is only a few minutes from the hustle and bustle of Dublin City Centre.



An exquisite development
of 12 exceptional and
spacious homes a stone's
throw away from the coast

Castle
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Urban living at the edge of the City

Situated only minutes from Dublin city centre, Castle Vernon is perfectly located for commuters and those who like to get to where they need to be with the minimum of fuss. Dublin is only five minutes via the DART rail system, while an abundance of day and late-night bus routes makes the commute a cinch. The M1 and M50 motorways are a short drive away, meaning easy access to Dublin International Airport and the national network of main roads.

05 minutes

from Clontarf to Connolly Station
(by Dart every 10 minutes during peak times)



10 minutes

from home to IFSC



20 minutes

from home to IFSC



Travel times are approximate & journey times may vary during peak traffic.

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Bull Island

Howth

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Ireland's Eye

St. Anne's Park

Killester

The Wooden Bridge

Clontarf Rugby Club

Howth Road

Dart line

In your neighbourhood

The exclusive coastal suburb of Clontarf has something to please every age and taste. Enjoy a stroll or a picnic in the leafy surroundings of St Anne's Park, or catch up with a friend for coffee at Olive's café in the Red Stables. Challenge yourself with a cycle along the newly extended cycle lane to Howth, or simply feel the peace of the sea as you watch the boats bob at the water's edge.



1. Connolly's Pub
Clontarf Road

2. Moloughneys Restaurant
Vernon Avenue

3. Kinara Restaurant
Clontarf Road

4. Pigeon House Restaurant
Vernon Avenue

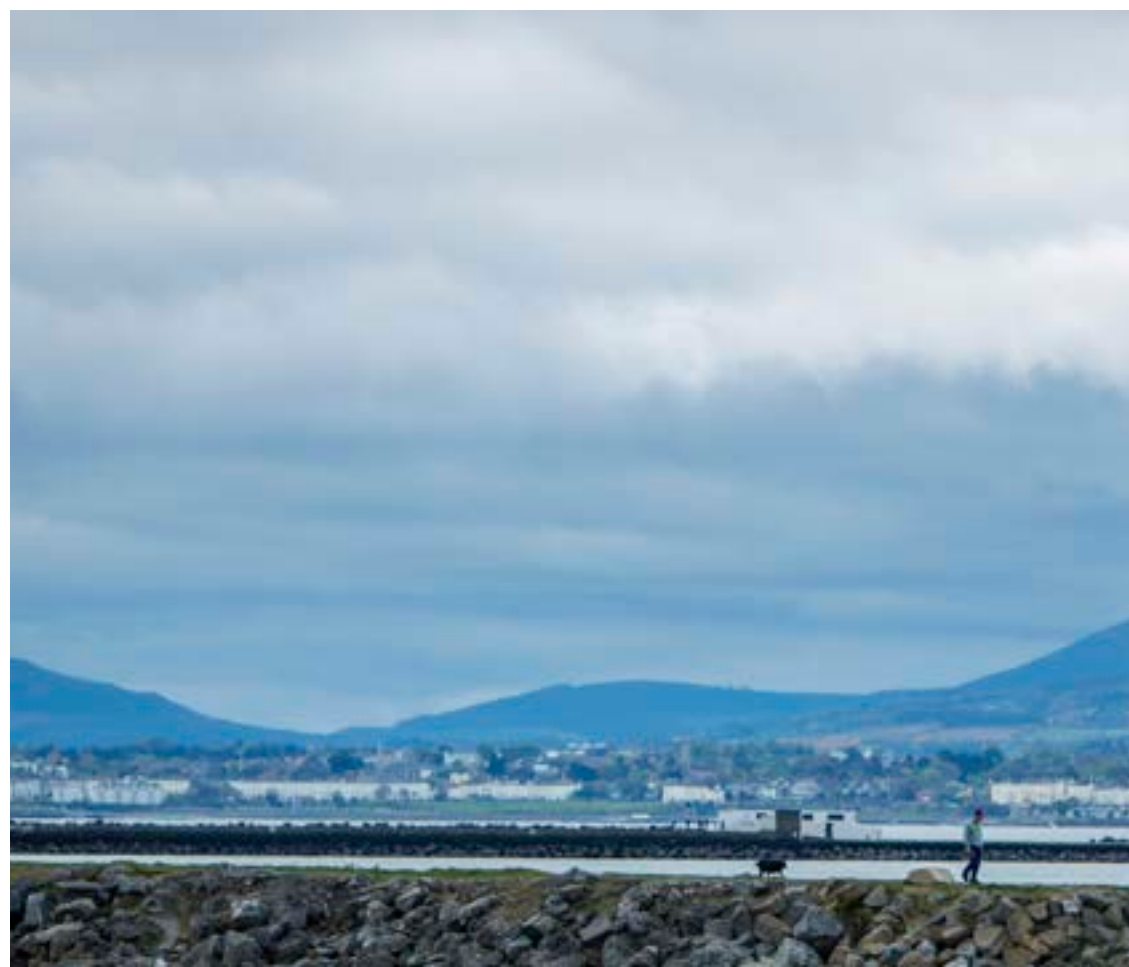
5. Kennedy's Food Store
Clontarf Road



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A vibrant seafront community close to the city

The North Dublin coastline is a thriving hub of activity, and Castle Vernon is perfectly situated at one of the best spots. Take to the seas with Clontarf Yacht and Boat Club, or try your hand at kite-surfing on the long stretch of Dollymount Strand. Make the most of a warm summer's day on the beach, or simply take an evening stroll by the water — it is all on your doorstep.



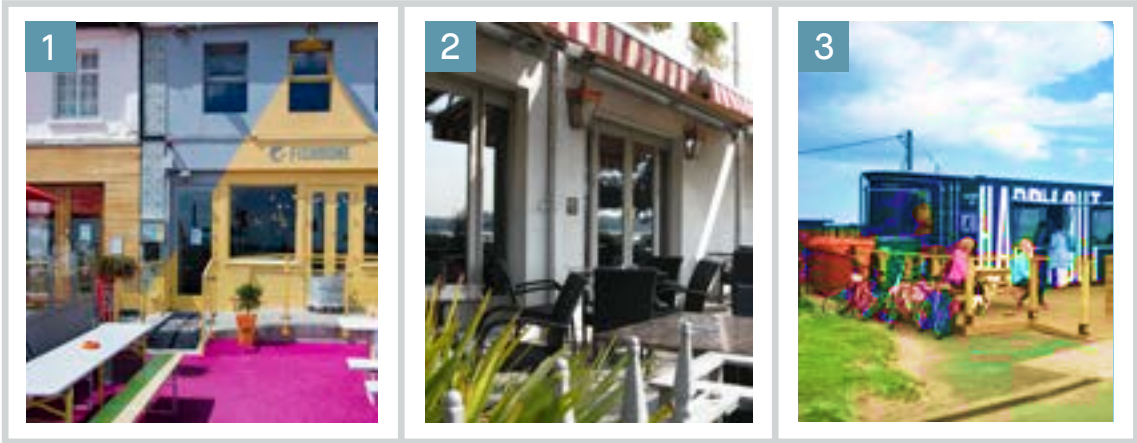
More than a 3 mile stretch of strand on your doorstep

There is no better view of Dublin than from the white sands of Dollymount. The Dublin coastline can be seen from this idyllic beach perfectly framed by the majestic Dublin mountains. Feel the stresses of the day melt away as you breathe in the fresh sea air and take in this impressive vista.



The perfect surroundings to connect with friends and family

Clontarf is home to some of North Dublin's most popular social spots. On the seafront, The Yacht is popular for families and friends alike, especially on sunny days when a beer can be enjoyed while gazing out at the sea. Harry Byrnes, a legendary watering hole is a short trip along the Howth Road and has been a favourite among rugby fans for decades.



- 1. Fishbone Restaurant
Restaurant, Cocktail Bar & Grill
Clontarf Road
- 2. The Yacht Bar
Bar & Restaurant
Clontarf Road
- 3. Happy Out
Food Shack & Cafe
Dollymount Strand
- 4. Moloughneys Restaurant
Vernon Avenue



Recreation & sport

Immerse yourself in sport

A wealth of sporting clubs and facilities are located near Castle Vernon. The Royal Dublin Golf Club is situated on Bull Island, alongside the glorious white sands of Dollymount. Affording magnificent views of the Dublin coastline, this course is a little slice of heaven on a warm summer's day.

Clontarf Rugby Club occupies legendary status among rugby fans. If rugby is not your sport, there are well-regarded GAA, tennis, cricket and martial arts clubs in the area too.



Cycle your way to health

Clontarf Promenade has long been a popular destination for cyclists, walkers and joggers. The famous cycle path between Sutton and Clontarf has just been extended and upgraded, meaning that cyclists can complete the length of this beautiful piece of North Dublin coastline in comfort and safety. Better still, incorporate your daily exercise into your commute with the short cycle into the city centre.



Food & drink

Enjoy time out with your friends

Clontarf is home to an abundance of cafés, restaurants and fine dining options, whether you are grabbing a quick bite or enjoying a night out with someone special. Clontarf Castle is the perfect venue for a big family event, from weddings to christenings, as well as that special meal. Highly regarded restaurants like Fishbone, Bay, Pigeon House, Picasso and Kinara attract diners from all over Dublin.

For more casual dining, enjoy the cosy atmosphere at Casa Pasta on the seafront, or grab a takeaway from Kanoodle, a healthy alternative to traditional fast foods. Or if the weather is good, stock up on some local foods from Nolan's supermarket on Vernon Avenue and walk to St Anne's Park for a family picnic. The options are endless.




Leisure & Activities

Make the most of nature

While Clontarf caters extensively for almost every hobby and sport, nothing beats the sheer magic of its natural leisure facilities. If the prom is busy with joggers and cyclists, head over the wooden bridge for a tranquil walk along the beach at Dollymount. Breathe in that salty sea air and relax, knowing that you are home at last.



A large, leafy tree in a park with a market in the background. The tree is the central focus, with its branches spreading out. In the background, there are several market stalls with green and white canopies. People are walking around the market and sitting on a bench under the tree. The sky is blue with white clouds.

St. Anne's Park, 500 acres of playground on your doorstep

This beautiful local amenity includes an artificial pond and a number of follies, a fine collection of trees, a playground, parkland walks and recreational facilities including golf.

Distinguished, stylish and individual interiors

Space and light are in abundance throughout these architecturally pleasing homes. Outside and inside areas blend seamlessly thanks to the generous glazed doors and windows, while a light palette throughout makes the most of the natural sunlight and spacious rooms. A fully fitted kitchen is perfect for catching up with family and friends. Bedrooms offer the perfect escape after a busy day, with plenty of storage space throughout to suit a busy modern lifestyle.





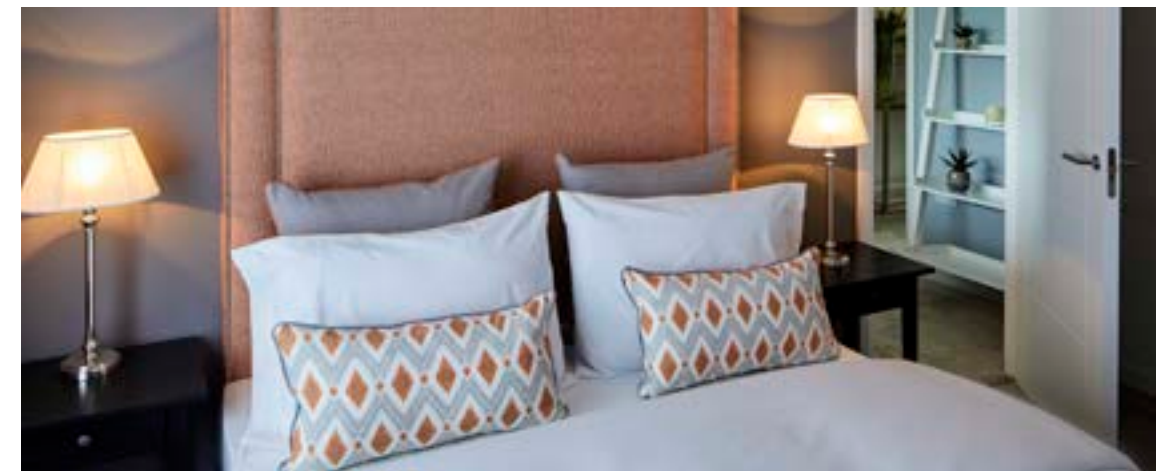




A place to truly call your own

Large windows, soothing colours and wide fitted wardrobes all add to the exceptional living standards at Castle Vernon.

The luxurious rooms feature many details that enhance the calming, comfortable ambiance in this spacious home.





Truly enviable spaces

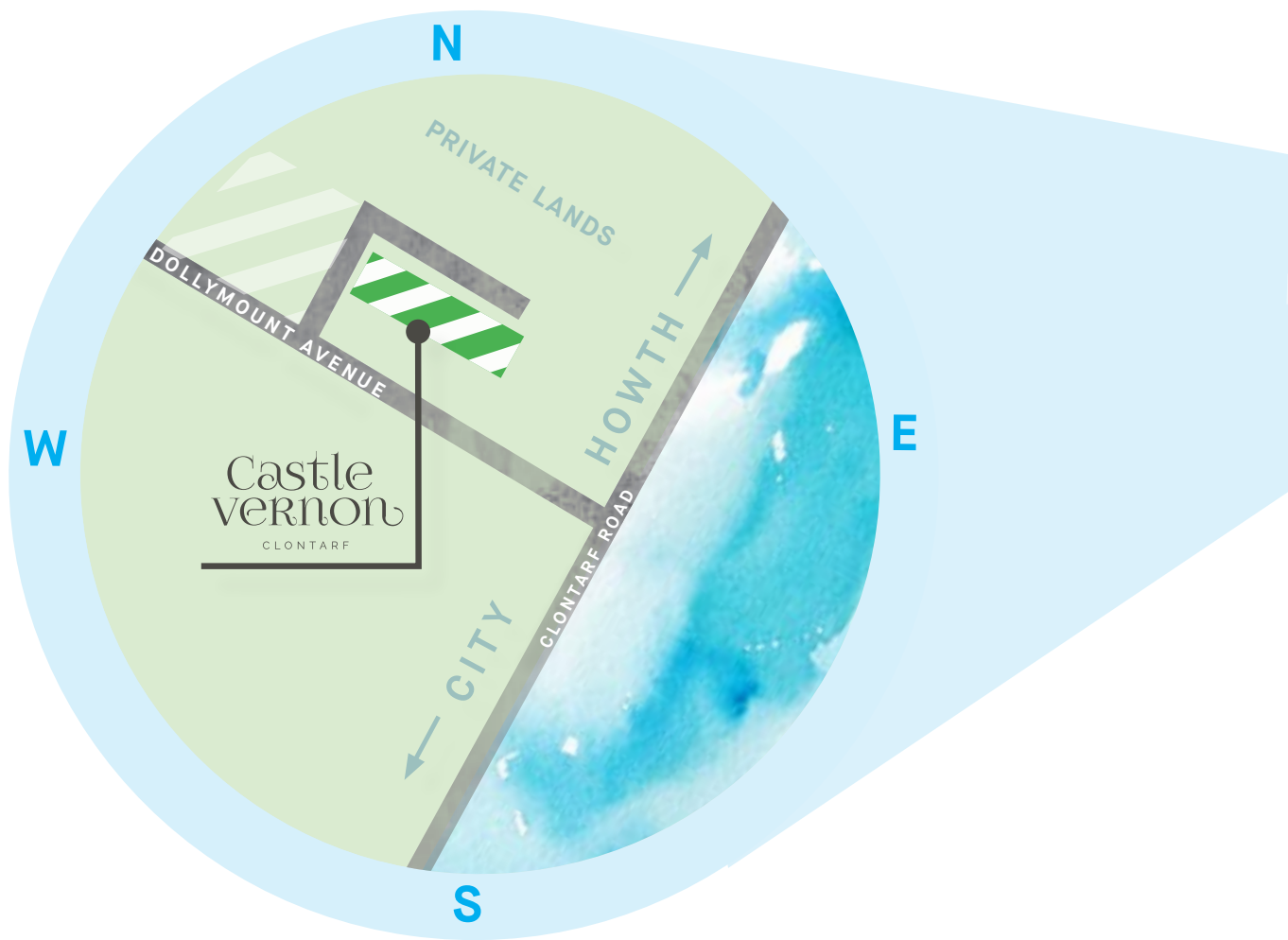
The bathrooms combine luxury and simplicity in one. These stylish spaces make the early mornings better, with slimline shower doors and rainwater shower heads provided as standard. Wake up feeling refreshed every day in Castle Vernon.





Castle Vernon offers
an enviable lifestyle
in a perfect location
beside Dublin City
Centre and the sea.

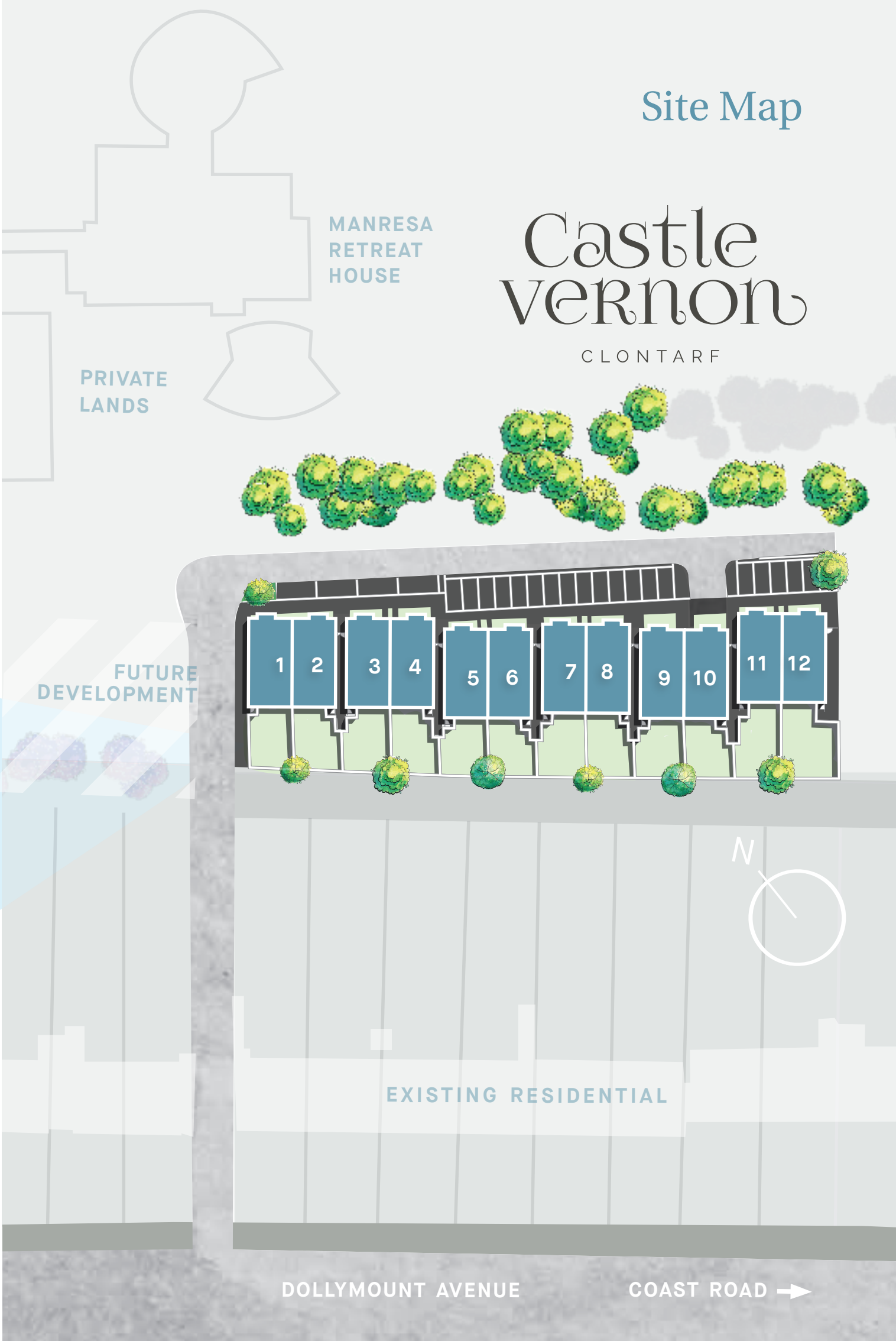
Enjoy the best of both,
all on your doorstep.



Site Map

Castle Vernon

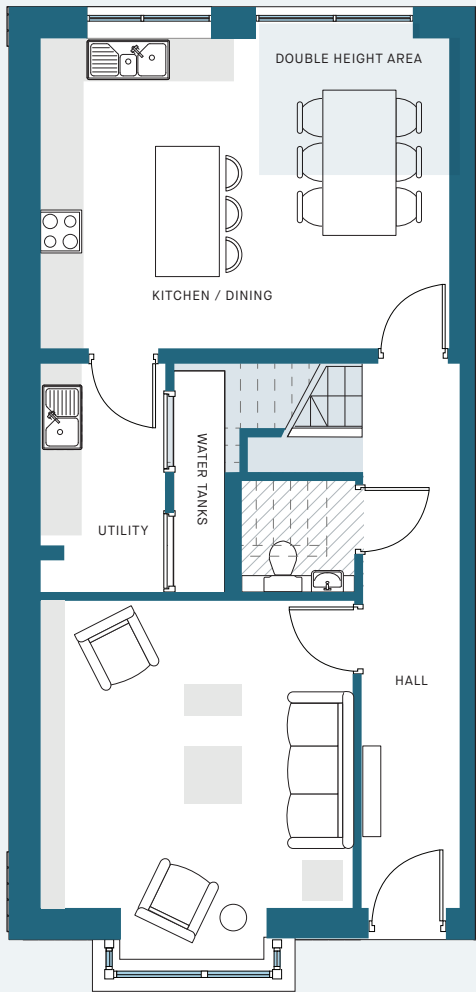
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Floorplans

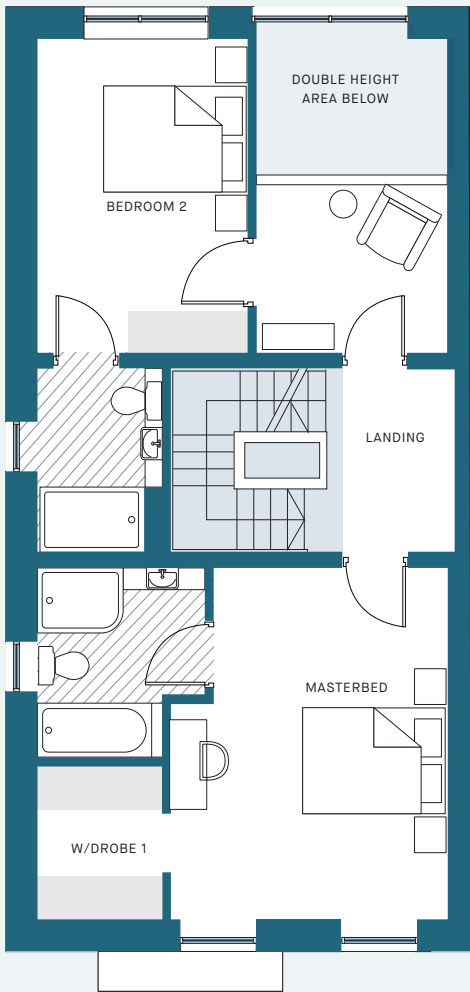
Total Area approximately: 200 sq m / 2,155 sq ft

GROUND FLOOR



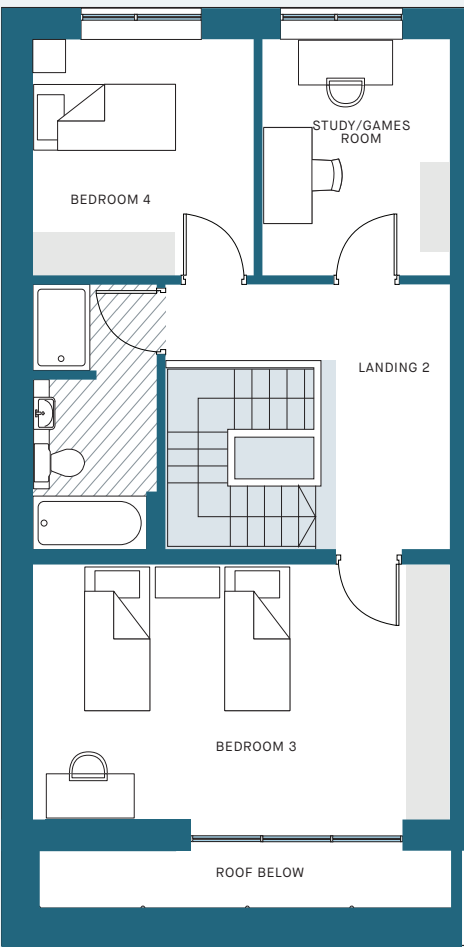
For Information Purposes Only.
This is the showhouse layout.
House layout can be handed.

FIRST FLOOR



For Information Purposes Only.
This is the showhouse layout.
House layout can be handed.

SECOND FLOOR





Specifications

Castle Vernon incorporates contemporary interiors and attention to detail to deliver a home that is comfortable, energy efficient, bright and spacious to suit the needs of a modern family.

<p>KITCHENS</p> <p>Classic painted solid wood kitchens by Keane Kitchens with beautiful quartz worktops and up-stands, features include:</p> <ul style="list-style-type: none">• Soft close doors.• Breakfast bar in the island unit.• Under cabinet lighting.• Stainless steel sink and mixer tap.• Siemens double oven and hob.• Integrated fridge / freezer.• Integrated dishwasher.	<p>EXTERIOR</p> <ul style="list-style-type: none">• Brick and render façade with feature roof cladding.• Double glazed windows by Munster Joinery.• Ultratech entrance door with multi locking system by Munster Joinery.• Paved rear patio.• External power socket to rear patio.• Exterior wall light to front and rear.
<p>BATHROOM & EN-SUITE</p> <ul style="list-style-type: none">• Stylish bathrooms and en-suites include tiling to floors and walls as per the show house.• Chrome heated towel rails.• Slimline shower doors.• Light grey built in vanity unit with quartz worktop in the en-suite to the master bedroom.• Rainwater shower head in bathroom and master bedroom en-suite.	<p>ELECTRICAL</p> <ul style="list-style-type: none">• Recessed LED down lighters (as per showhouse)• TV points to living room, dining area and bedrooms (as per showhouse).• Brushed stainless steel switches & sockets to dining and kitchen area (as per showhouse).
<p>INTERIOR FINISHES</p> <ul style="list-style-type: none">• White doors with contemporary brushed stainless-steel ironmongery.• Oak handrail and newels on stairs.• Contemporary skirting and architraves.	<p>SECURITY & SAFETY</p> <ul style="list-style-type: none">• Wired for alarm.• Mains powered smoke detectors.• CO2 detector.
<p>WARDROBES</p> <ul style="list-style-type: none">• Contemporary & elegant wardrobes by Keane Kitchens.• Light grey shaker doors with cashmere deluxe carcass.	<p>HEATING SYSTEM</p> <ul style="list-style-type: none">• Highly efficient A rated central heating system with a condensing gas boiler. <p>BUILDING WARRANTY</p> <ul style="list-style-type: none">• HomeBond 10 Year Structural Warranty. <p>UTILITY ROOM</p> <ul style="list-style-type: none">• Large utility room with built in cabinets, sink and worktop.• Washing machine and dryer.



www.richmondhomes.ie

Castle Vernon is proudly brought to you by Richmond Homes. Led by a highly experienced and energetic team, Richmond Homes is synonymous with building high-quality homes in great locations with second-to-none customer service. We use best-in-class materials, building methods and craftspeople to create well-designed homes that are built to last for generations to come. We adopt a customer-first approach at all times and offer every buyer excellent customer care before, during and after each sale.



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