

PARK  
HOUSE  
BALDOYLE

EXCLUSIVE SCHEME OF  
25 LARGE CONTEMPORARY  
TOWNHOUSES AND APARTMENTS



ENJOY A MODERN  
VIBRANT LIFESTYLE IN  
THIS BEAUTIFUL  
PART OF NORTH DUBLIN

# PARK HOUSE

BALDOYLE

1. WORK & PLAY IN BALDOYLE

2. A FANTASTIC LOCATION

3. LOCAL AMENITIES

4. SITE MAP & FLOORPLANS

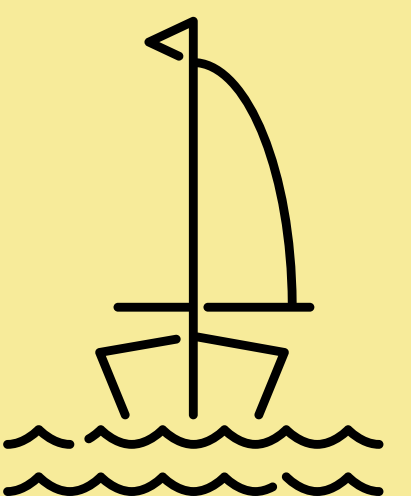
5. STYLISH & MODERN INTERIORS



# WORK & PLAY IN BALDOYLE

» Park House Baldoyle is situated between the stunning North Dublin villages of Howth and Malahide, two locations adored by locals and tourists alike. Tackle the challenging cliff walk in Howth before enjoying a well-earned dinner in one of the excellent restaurants, or head to Malahide for coffee and some retail therapy in one of the village's many boutiques. Or simply walk a few hundred metres from your own front door and enjoy a stroll by the sea – you really can't find a better coastal location than this.

## ENJOY A MODERN & VIBRANT LIFESTYLE

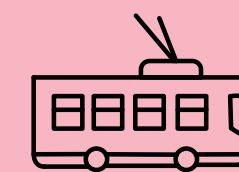




Enjoy the coastal views as you set off to work in the morning.

## A FANTASTIC LOCATION

» Park House Baldoye is perfectly situated for workers and school-goers both in the immediacy of the development or further afield. Howth, Sutton, Malahide and Portmarnock all just 15 mins away. Thanks to close DART stations and Luas connections going north, south, east or west is a breeze.



SUTTON TRAIN  
5 MINS

:

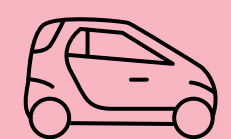
CLONTARF ROAD  
17 MINS

:

TARA STREET  
24 MINS

:

GRAND CANAL DOCK  
35 MINS



DUBLIN AIRPORT  
16 MINS

:

PORTMARNOCK  
6 MINS

:

O'CONNELL STREET  
25 MINS

:

BLANCHARDSTOWN  
32 MINS



DUBLIN AIRPORT

PORTMARNOCK

MALAHIDE GOLF CLUB

BALDOYLE RACECOURSE

BALDOYLE

RACECOURSE INN

THE WHITE HOUSE RESTAURANT

SUTTON

BEAUMOUNT HOSPITAL

DONAGHMEDE SHOPPING CENTRE

NA DUBH GHALL GAA

FITNESS EQUIPMENT IRELAND

ST BENEDICTS CHURCH

THE FITNESS BAY - BAYSIDE

THE ELPHINE BAR

IL FORNAIO RESTAURANT

THE FOXHOUND INN RESTAURANT

ST.ANNE'S GOLF CLUB

ST.ANNE'S PARK

KINARA RESTAURANT

CLONTARF

ROYAL DUBLIN GOLF CLUB

CROKE PARK

CITY CENTRE

IFSC

3 ARENA

DUBLIN PORT

RINGSEND

BALLSBRIDGE

# CATERING FOR GROWING FAMILIES

## SCHOOLS IN YOUR NEIGHBOURHOOD



- 1 Grange Community College
- 2 Scoil Cholmcille SNS
- 3 St. Michael's House Special School
- 4 St. Peter and Paul's Boys National School
- 5 St. Laurence's National School
- 6 Pobailscoil Neasain
- 7 St. Mary's Secondary School
- 8 St. Mary's School for Girls
- 9 Saint Fintan's High School
- 10 Santa Sabina Dominican College
- 11 Burrow National School
- 12 Sutton Park School



# LOCAL AMENITIES

» Libraries, schools, golf courses... Baldoyle has plenty in the immediate vicinity to keep all the family entertained. Trek a little further up or down the road and you'll find yourself in the neighbouring coastal villages of Howth, Sutton, Portmarnock and Malahide.





COASTAL LIVING  
DOESN'T GET  
MUCH BETTER  
THAN THIS





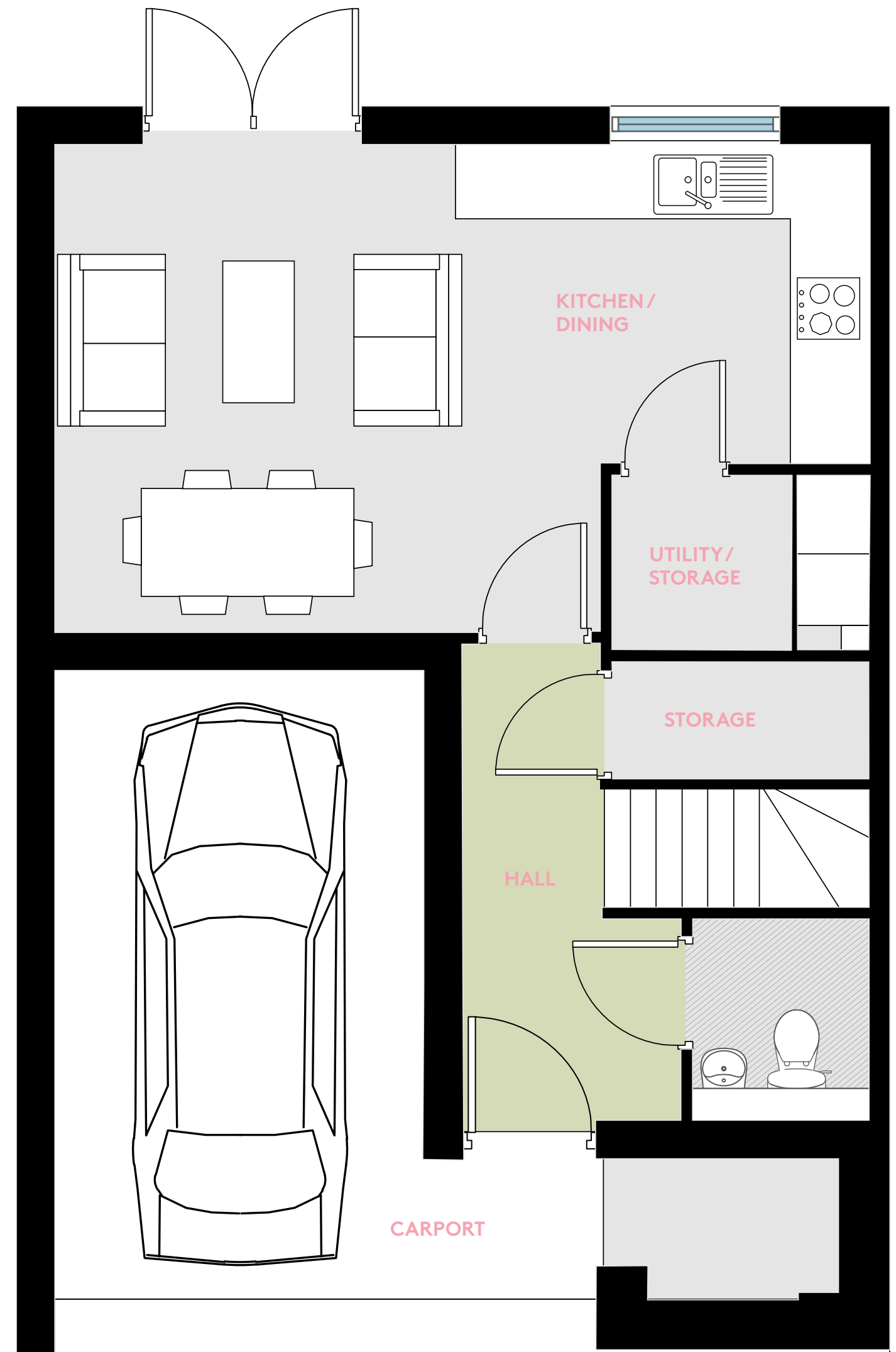
# SITE MAP & FLOORPLANS



ARKLE  
RATHENA  
NEWCOMEN  
CARDINAL

## ARKLE

3-Bedroom,  
3-Storey Townhouse  
121.5 sq. m (1,308 sq. ft)



## GROUND FLOOR

The floor plans have been produced for illustrative purposes only and all prospective buyers should note that it is solely intended for their guidance and assistance and nothing contained in it should be considered as a definitive representation or legally binding warranty. All areas, measurements and layouts referred to are given as a guide only.

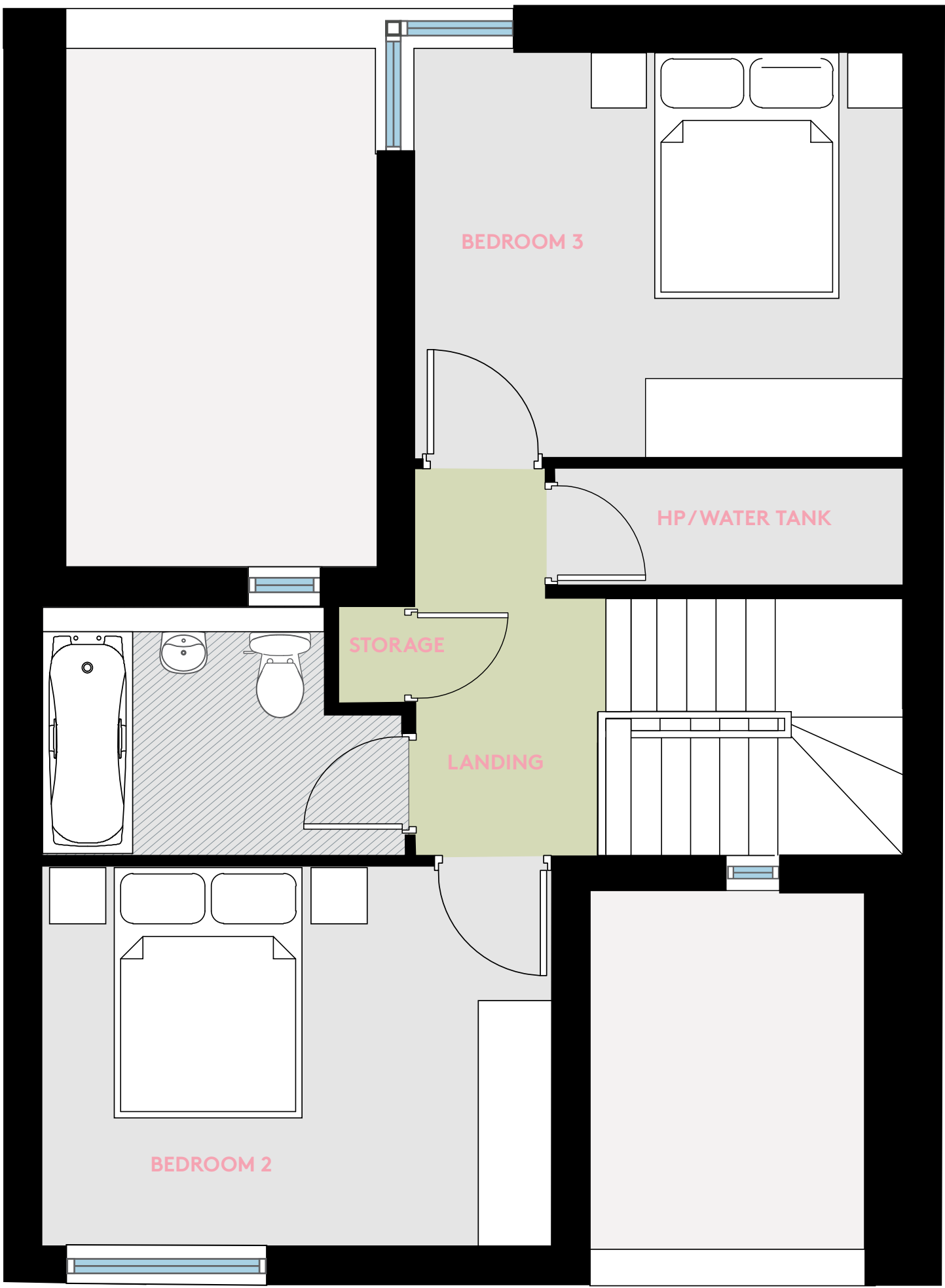
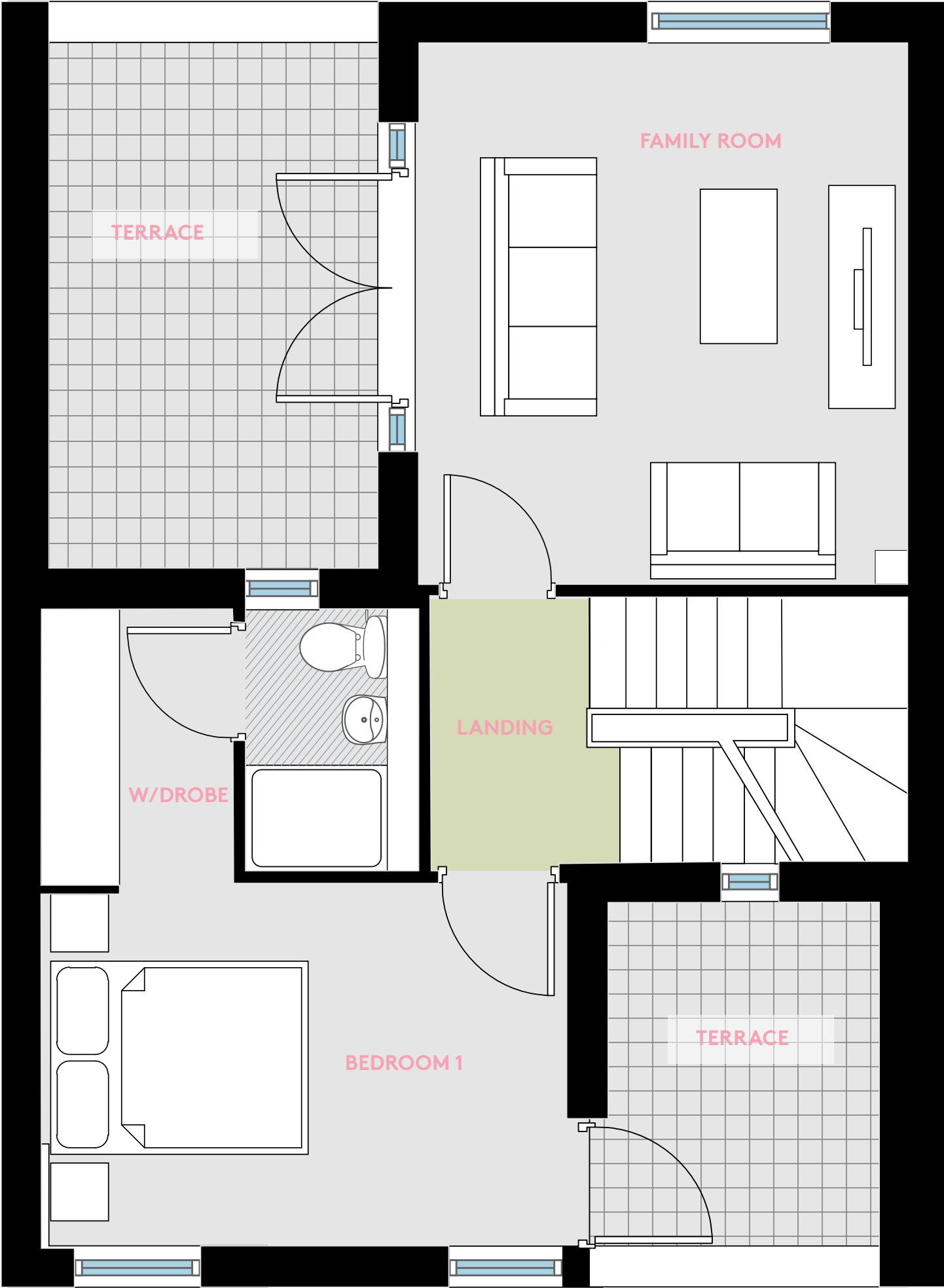


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FIRST FLOOR

SECOND FLOOR

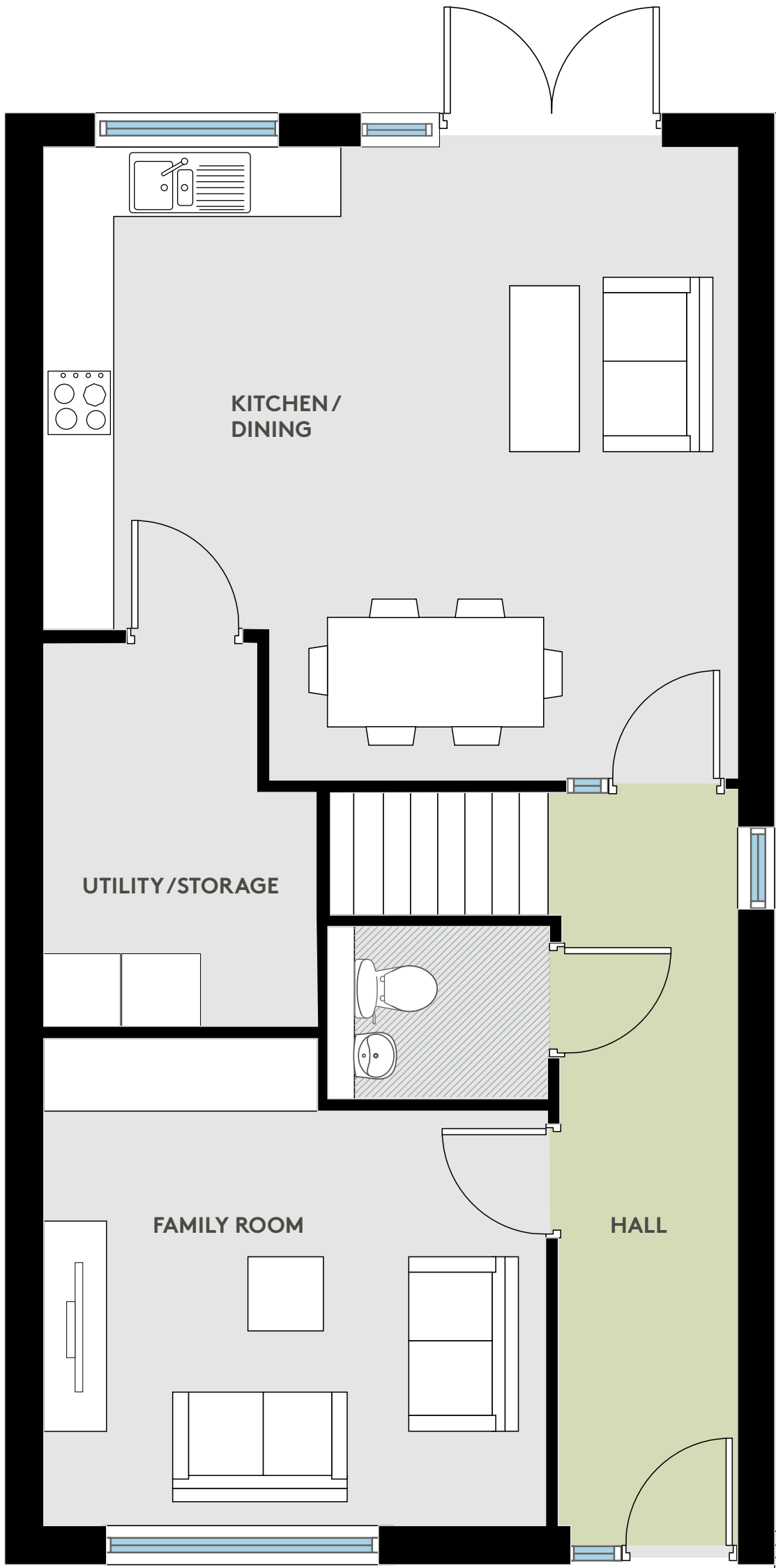
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# RATHENA

3-Bedroom,  
2-Storey Townhouse  
128 sq. m (1,378 sq. ft)

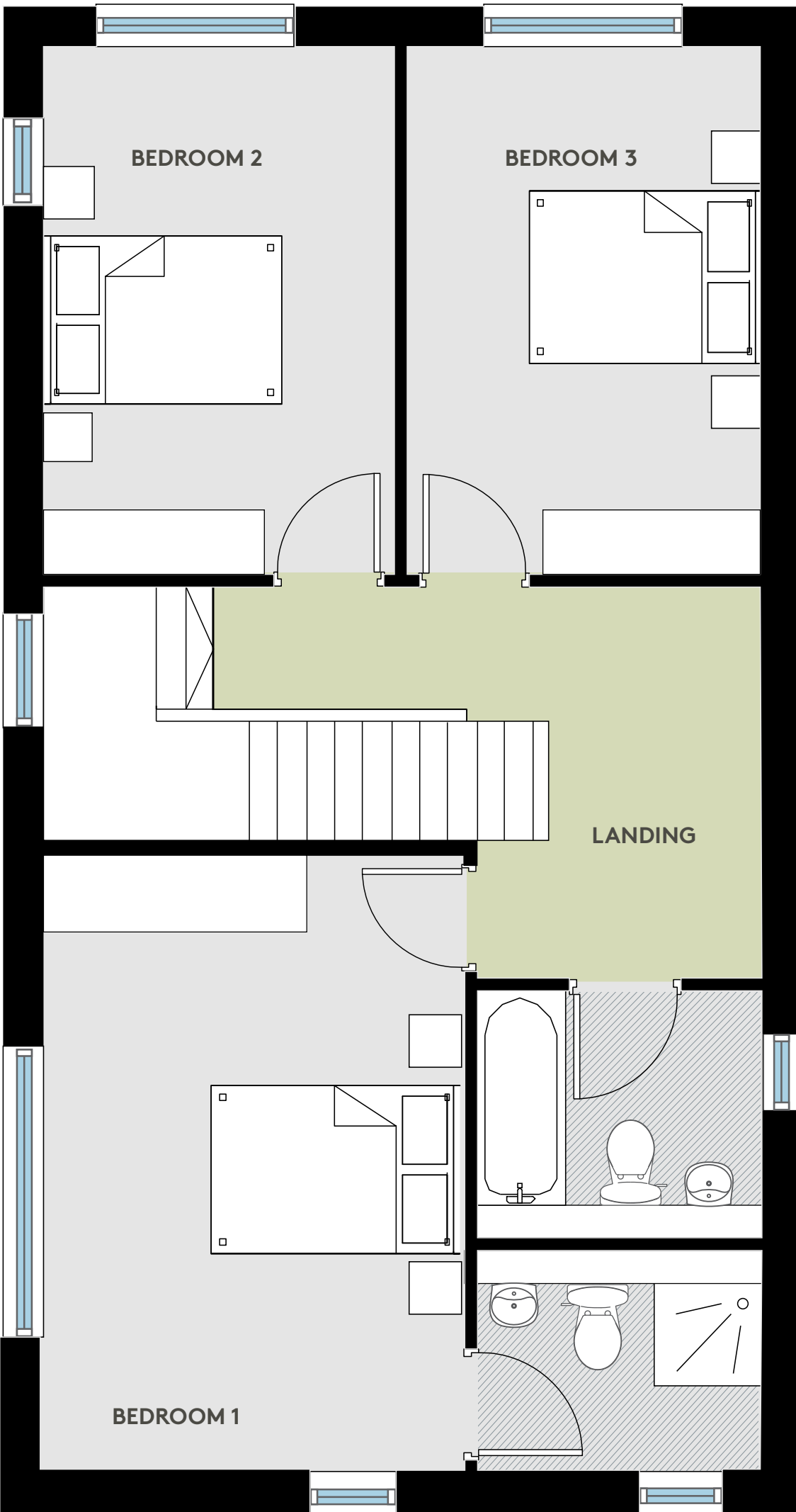


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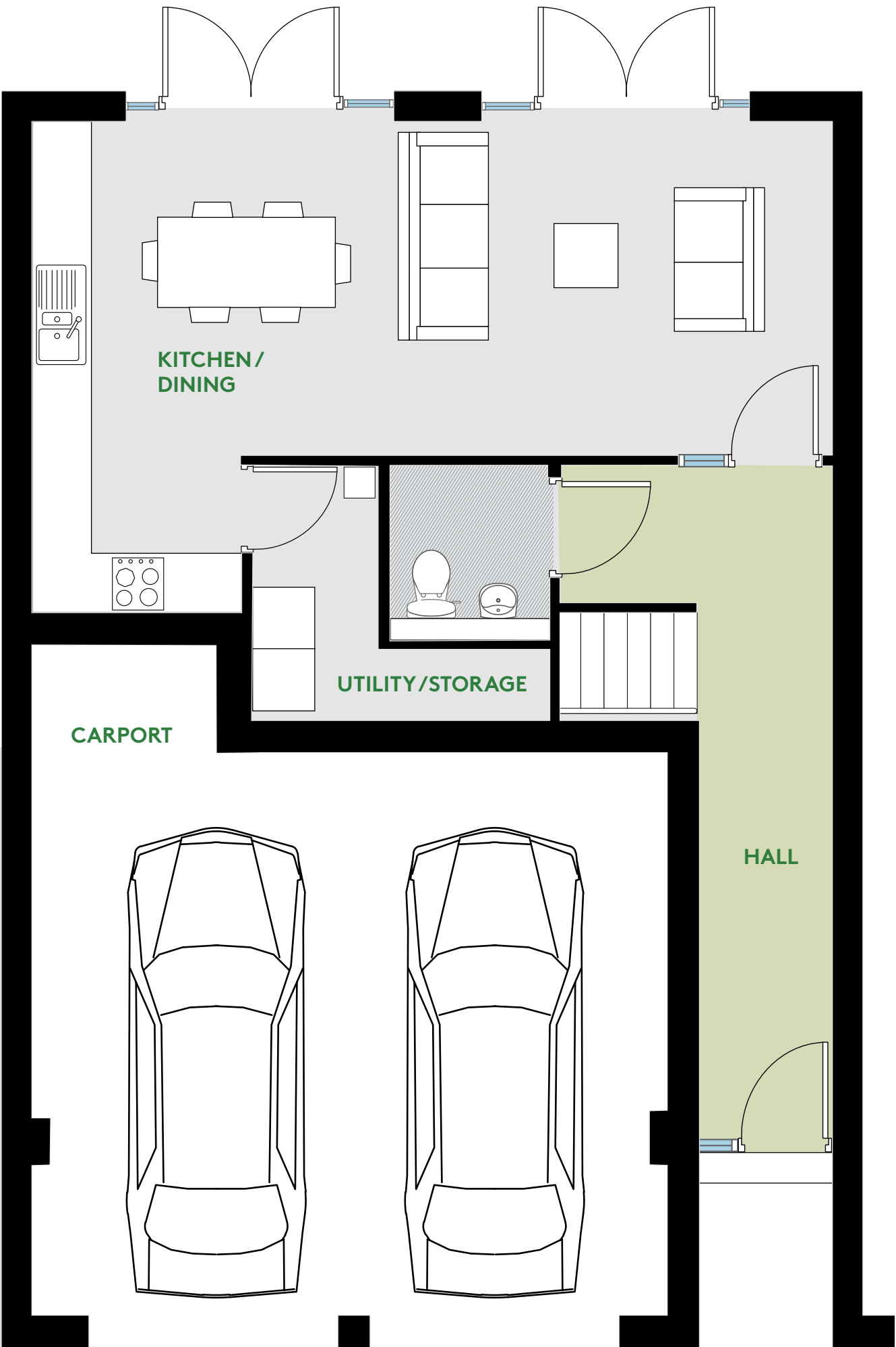
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# NEWCOMEN

3-Bedroom,  
2-Storey Townhouse  
131 sq. m (1,410 sq. ft)

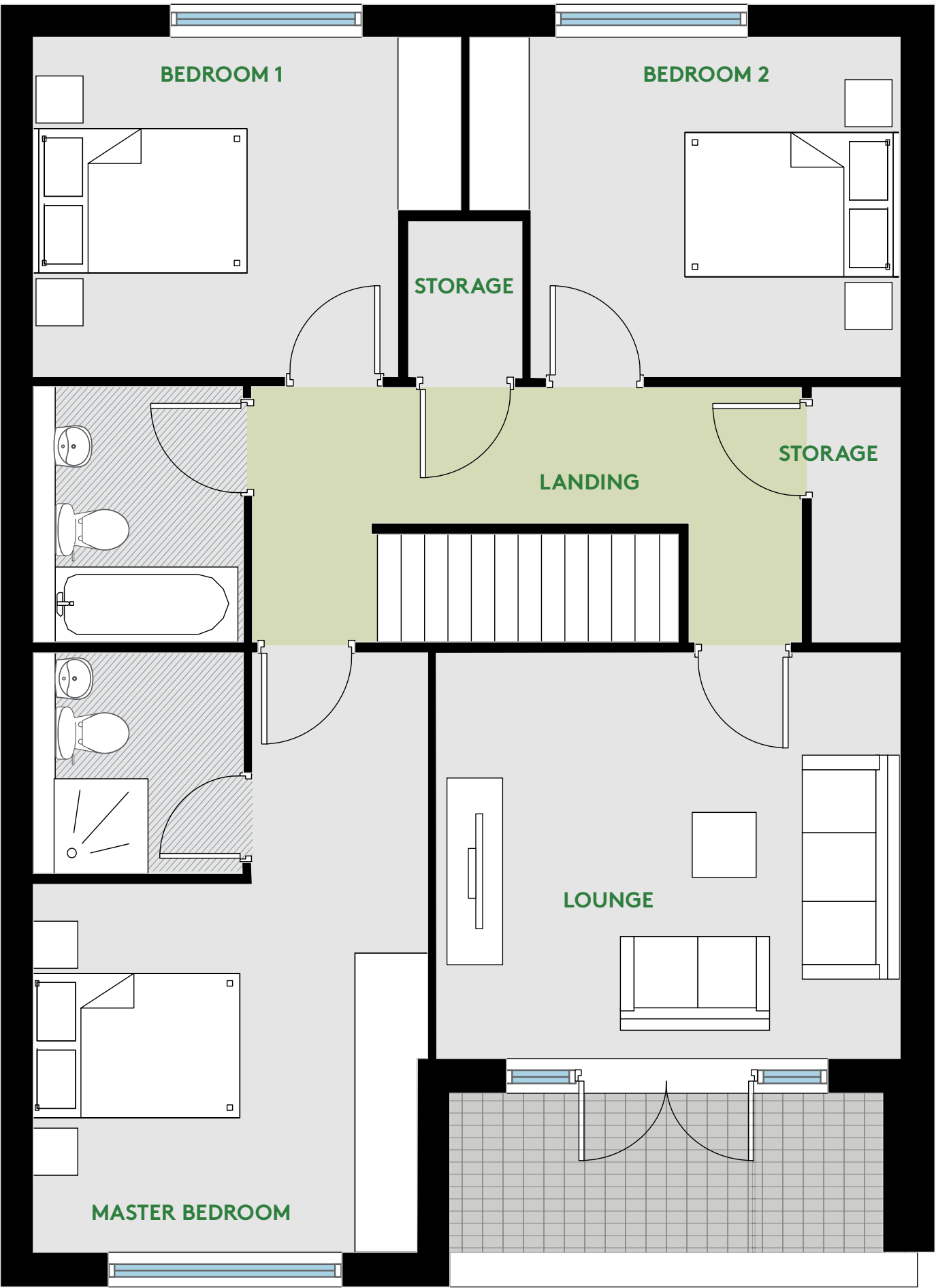


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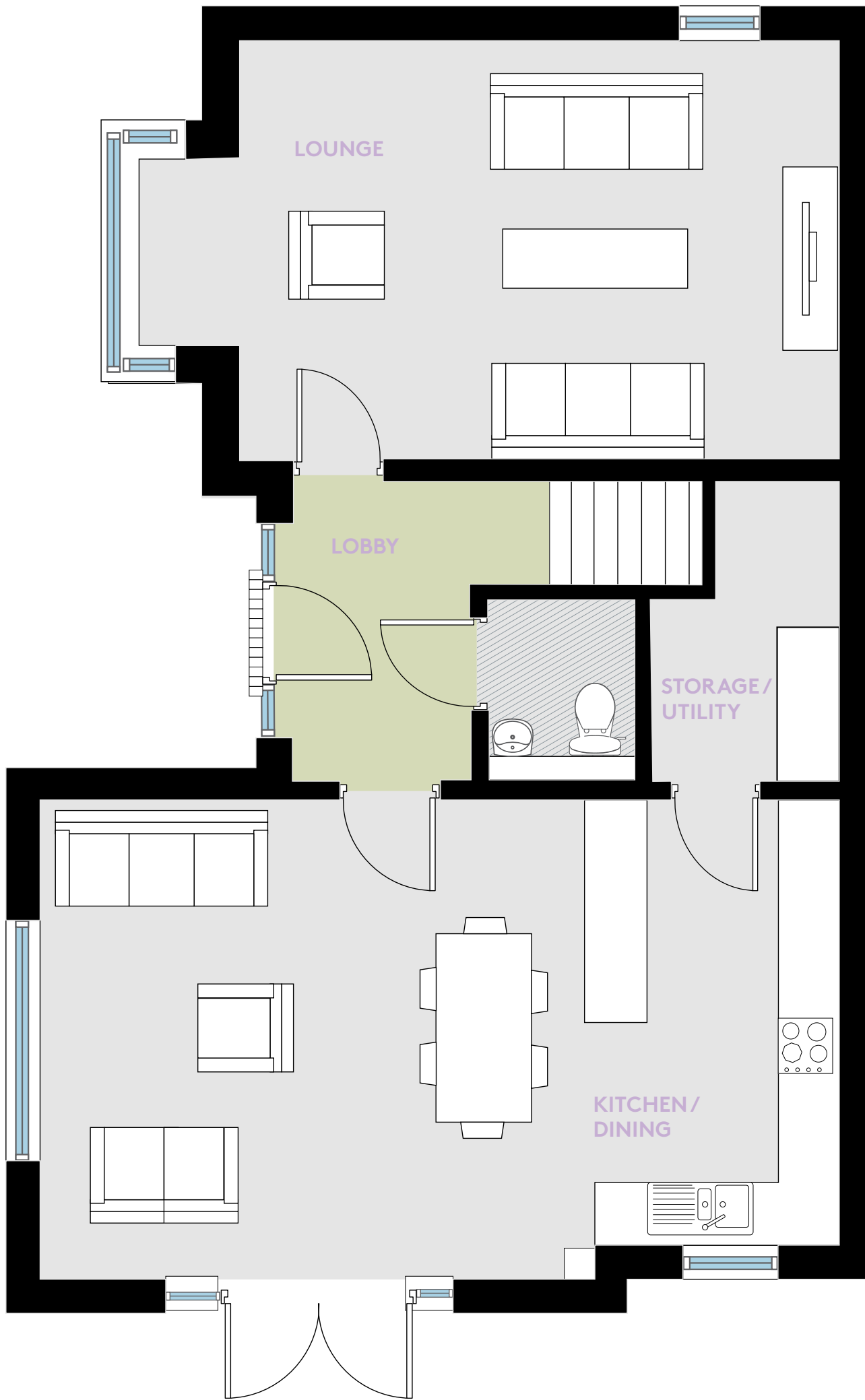
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# CARDINAL

3-Bedroom,  
2-Storey Townhouse  
132.5 sq. m (1,426 sq. ft)

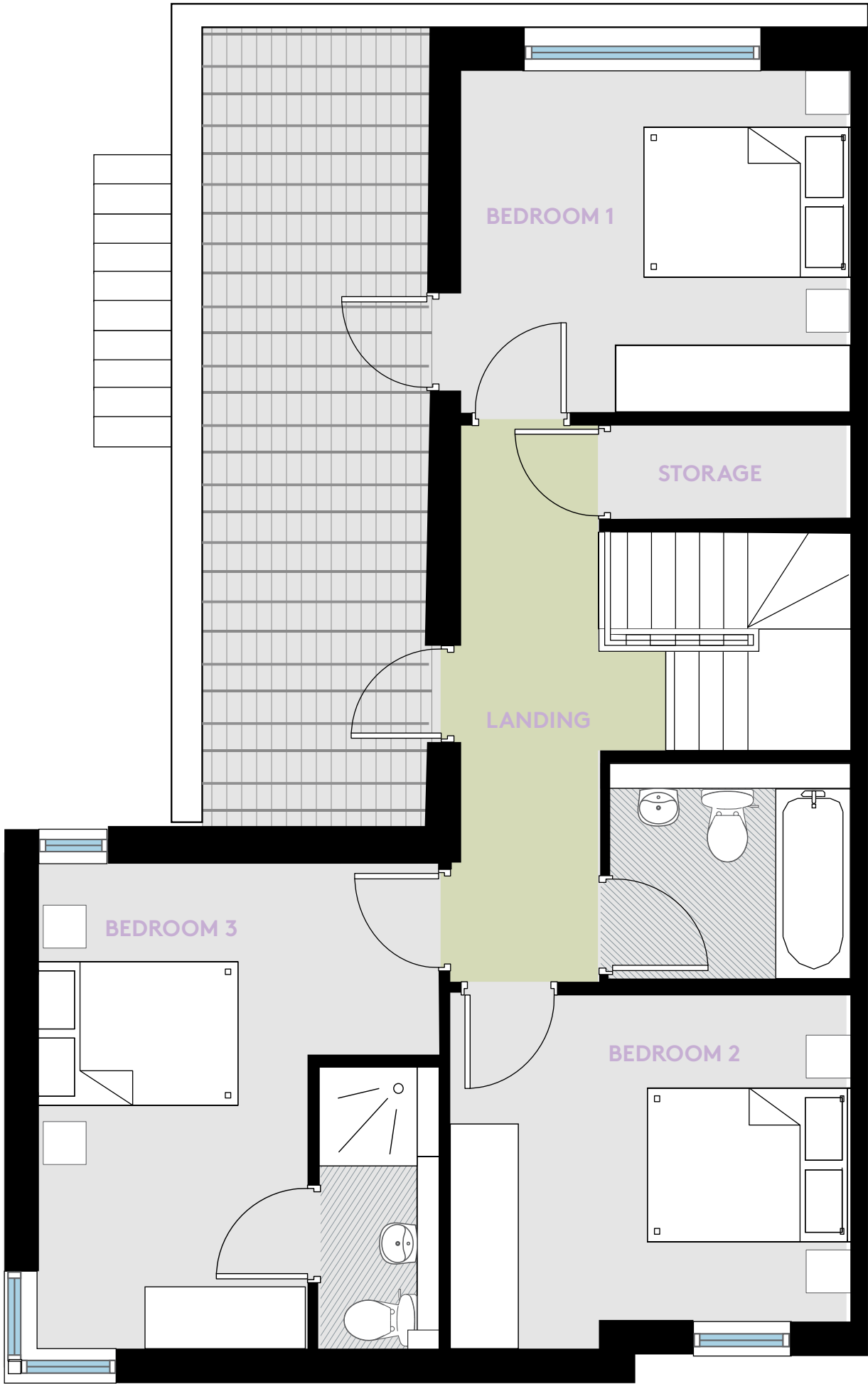


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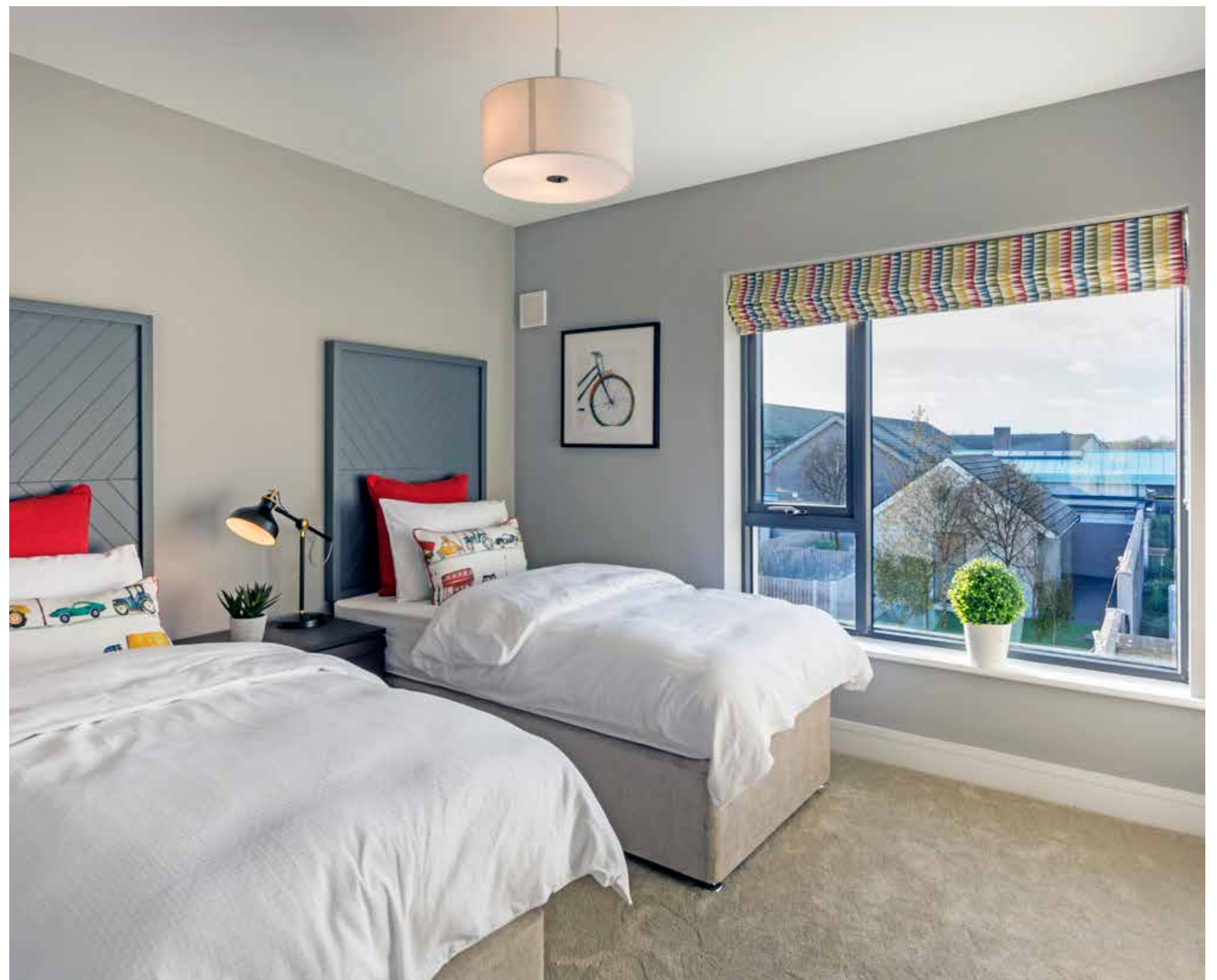


# STYLISH & MODERN INTERIORS

» At Park House every detail has been designed and considered to ensure that you experience the quality and comfort of modern day living which are all hallmarks of a Homeland house. From the natural stone facades to the quartz counter-tops, you can be certain that your home will deliver the perfect lifestyle in the perfect location.













# SPECIFICATIONS

## EXTERNAL FINISHES

- Low maintenance, high quality stonework & monocouche render.
- Secure garage in Type B houses, carport and off-street parking in Type A houses.
- Future proof A rated UPVC high performance double glazed windows with ultra tech front doors from Munster Joinery.
- Maintenance free rainwater goods.
- Rear gardens will be raked & seeded with a paved patio area.

## ENERGY EFFICIENCY

- A3 BER rating.
- High levels of roof wall & floor insulation.
- Panasonic air to water heat pump to all new builds.

## SECURITY & SAFETY

- Smoke detectors fitted throughout.
- Carbon monoxide detection.
- Pre-wired for intruder alarm.

## INTERIOR FINISHES

- Stylish solid core painted shaker style door.
- High specification skirting & architrave.
- Brushed chrome ironmongery as per show house.
- All walls & ceilings are skimmed and painted a neutral paint colour throughout.

## KITCHENS

- Contemporary kitchens by Cawley's Furniture with quartz worktop and upstands.

## BATHROOMS & ENSUITES

- Contemporary white sanitary ware are standard in all bathrooms.
- Chrome heated towel rails in bathroom ensuite & down stairs W/C.
- Bathrooms are finished with a combination of floor and wall tiling to wet areas as per show house.

## WARDROBES

- High quality built in wardrobes by Cawley's Furniture throughout as per the show house.

## GENERAL

- 10-year structural guarantee with Homebond.

## UTILITY

- Plumbed for washing machine & dryers as per house type (white goods not standard).
- Floors are tiled as standard.

## MANAGEMENT COMPANY

- A management company will be put in place to ensure that the high standards of the development at Park House will be maintained into the future.











# PARK HOUSE

## BALDOYLE



**KELLY WALSH**  
property advisors & agents

**01.664.5500**

[www.kellywalsh.ie](http://www.kellywalsh.ie)

PSRA No. 002885

**BER A3**

# HOMELAND



**Activate Capital**

FOR MORE INFORMATION VISIT  
[PARKHOUSEHOMES.IE](http://PARKHOUSEHOMES.IE)

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