



MUILEANN

KINSEALY CO, DUBLIN

COME HOME TO MUILEANN

New development of 2, 3 & 4
bedroom A-rated homes.



Family comes first at beautiful Muileann. Situated minutes from the bustling towns of Swords and Malahide, and close to the stunning shorelines of Portmarnock and Howth, Muileann has everything you need for modern family life. Excellent schools, transport links, shopping, restaurants and more combine with the sheer joy of living near the beautiful North Dublin coast to offer an enviable lifestyle for families of all ages.

**COME HOME
TO FAMILY
LIVING**





EXPLORE SWORDS
VILLAGE, JUST 5
MINUTES AWAY



THE PERFECT PLACE FOR A CATCH UP

Whether it's a quick coffee with a friend after dropping off the kids to school, or lunch out with friends, Muileann is ideally situated between beautiful Malahide and Swords for all types of social occasions. For a great day out, head to the charming fishing village of Howth for a walk along the cliffs, followed by dinner in one of the many excellent restaurants.





A LIFESTYLE LIKE NO OTHER

Muileann is in the perfect location for those who enjoy the outdoors. Walk, run or cycle the glorious coastline between Malahide and Howth, or take the family for a picnic in the grounds of Malahide Castle. And for those rainy days, Swords offers an abundance of leisure facilities, including excellent shopping in the Pavilions Centre and Movies At Swords, an 11-screen multiplex cinema.



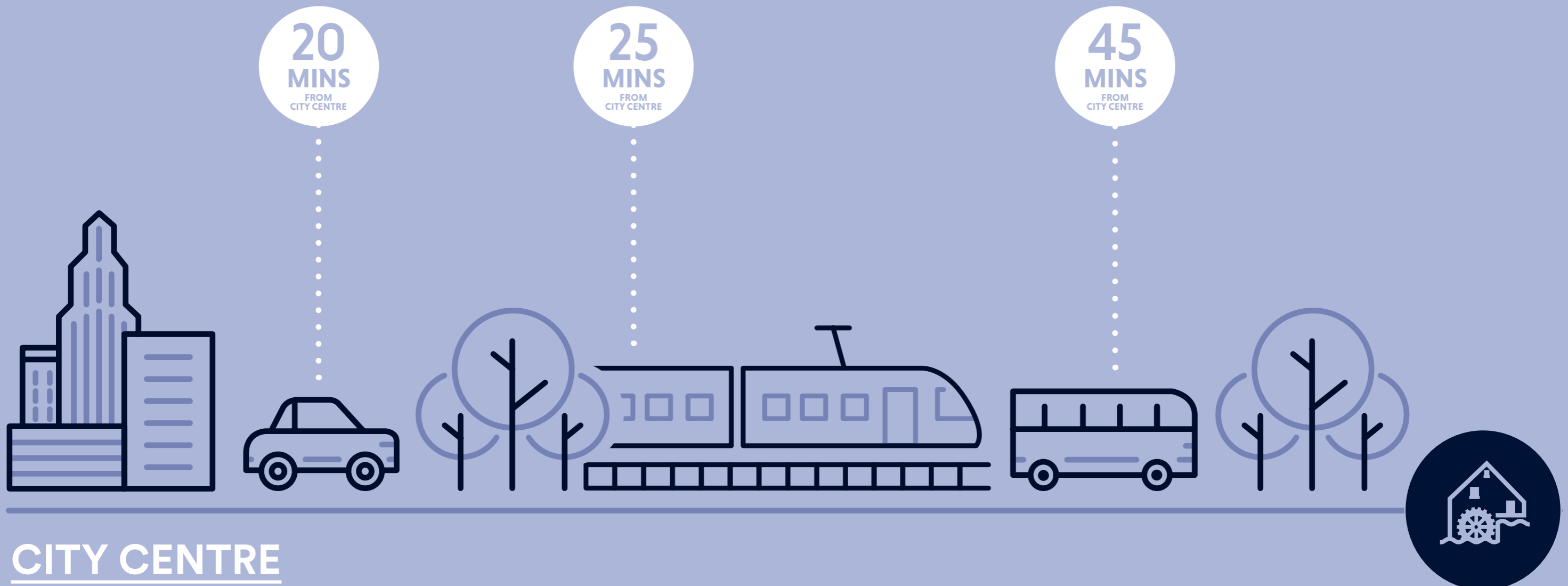
ENJOY AN EVENING
STROLL ALONG THE
STUNNING COASTLINE
OF PORTMARNOCK



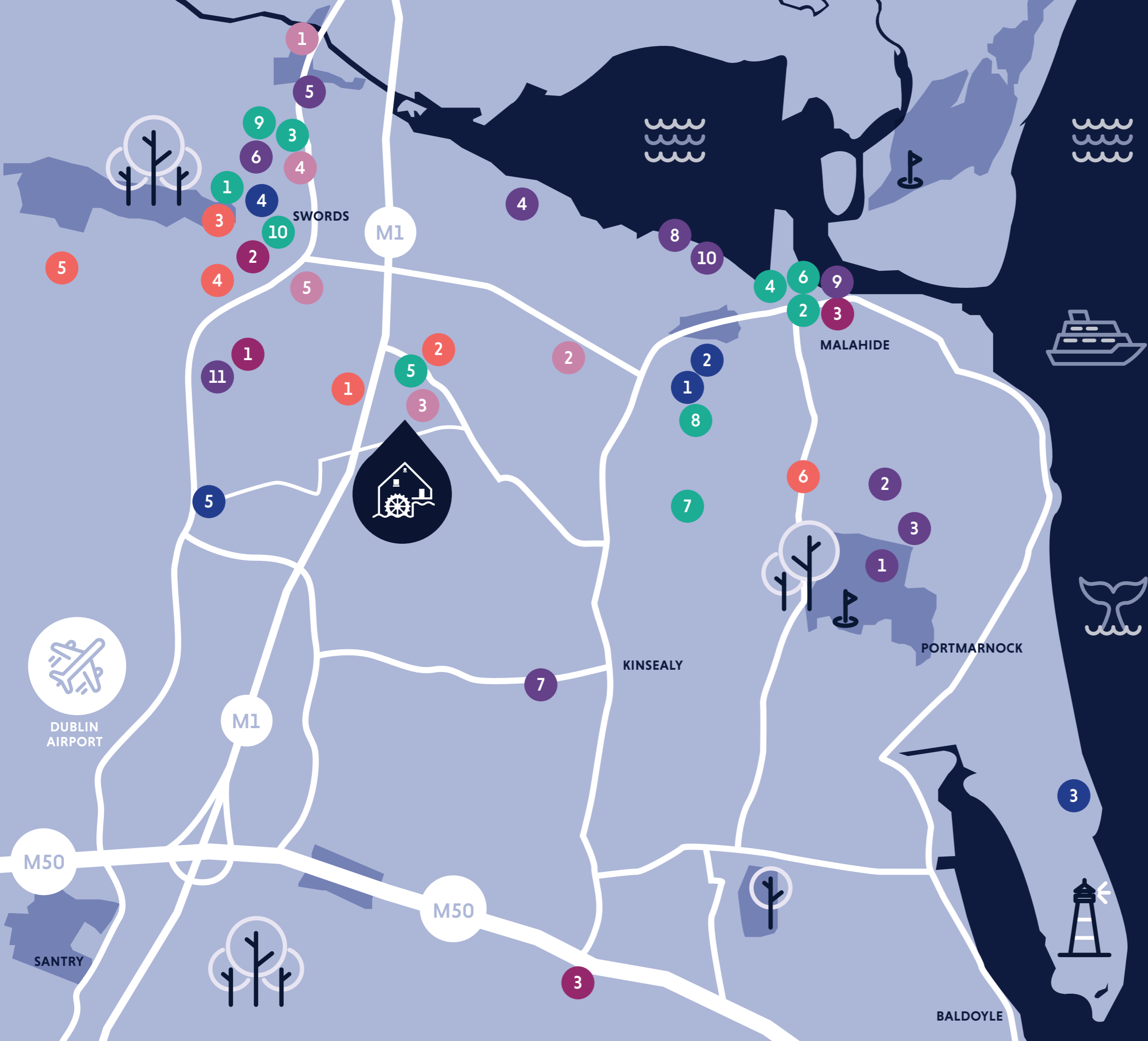
COME HOME IN MINUTES

Muileann is located close to Swords Village, which is linked to both the M1 and the M50. If you prefer not to drive, regular bus and train services make commuting into the city fast and easy for everyone. Plus, Dublin Airport is just 3.5km away, a mere five-minute drive down the road.

Once you're home, the seaside villages of Portmarnock and Malahide are only a short drive away, perfect locations for an evening stroll or a bite to eat in one of the many cafés and restaurants.



CITY CENTRE



SCHOOLS

- 1 Holywell Educate Together National School
- 2 Scoil an Duinninigh
- 3 The Old Borough National School
- 4 Colaiste Choilm
- 5 Loreto College
- 6 Malahide Community School

CRÈCHES

- 1 Tigín Montessori School
- 2 Links Childcare
- 3 Nest Childcare and Montessori
- 4 Kids Inc Crèche, Montessori & After School
- 5 Badgers Den

AMENITIES

- 1 Malahide Castle & Gardens
- 2 Malahide Allotments
- 3 Portmarnock Beach
- 4 Swords Castle
- 5 National Show Centre

SHOPPING

- 1 Airside Retail Park
- 2 Pavilions Shopping Centre
- 3 Malahide Village

RESTAURANTS

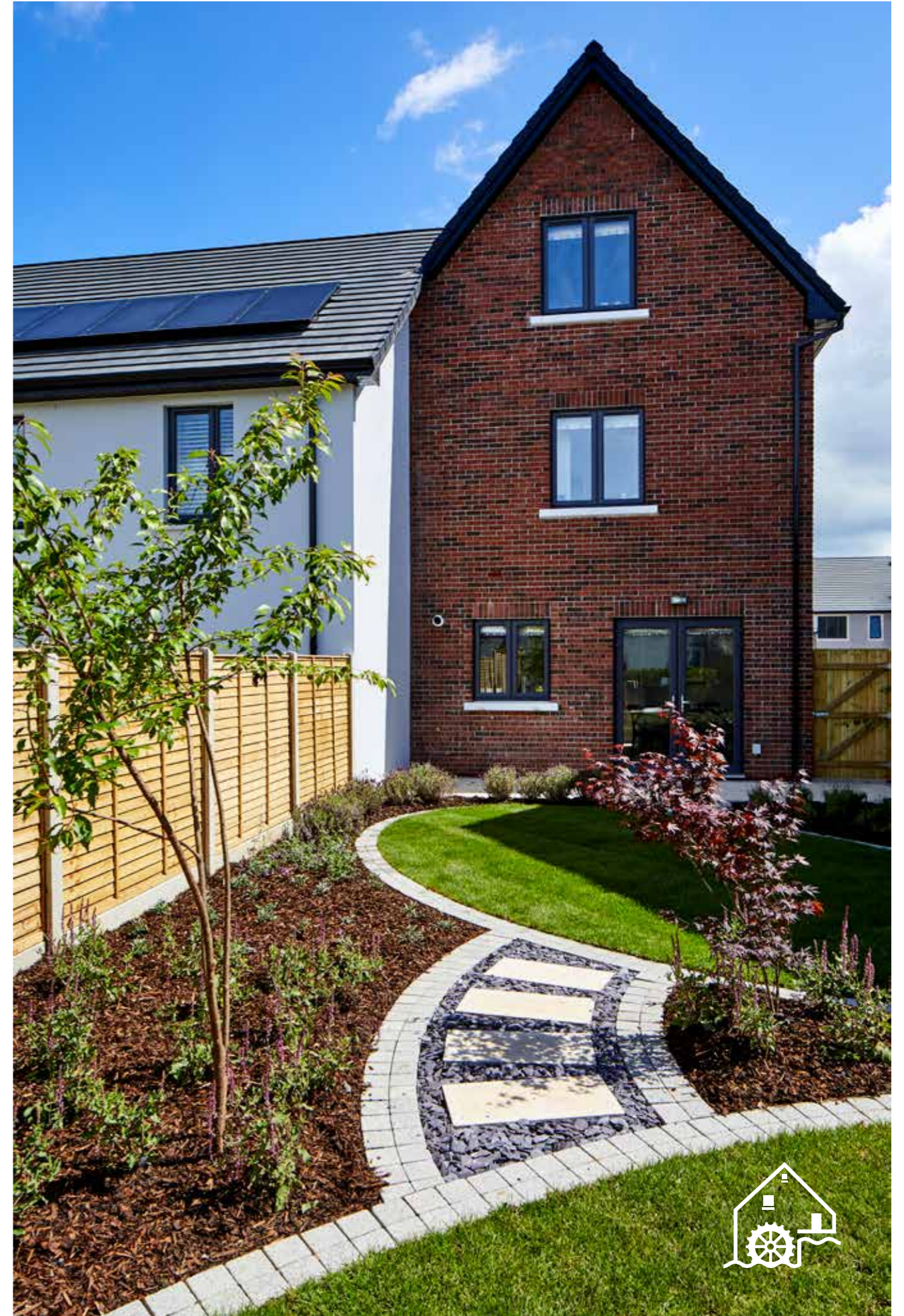
- 1 Old School House Bar & Restaurant
- 2 Bon Appetit
- 3 Empire Bar & Grill
- 4 Old Street Restaurant
- 5 The Ploughman Bar and Grill
- 6 Kajjal
- 7 The Garden House Café
- 8 Avoca, Malahide
- 9 Green Straw
- 10 Chopped

SPORTS

- 1 Malahide Golf Club
- 2 Naomh Mearnog GAA Club
- 3 Portmarnock Sports & Leisure Club
- 4 Malahide Rugby Club
- 5 Fingallians GAA Club
- 6 Swords Tennis Club
- 7 Kinsealy Riding Centre
- 8 Malahide Yacht Club
- 9 Malahide Tennis Club
- 10 Fingal Sailing School
- 11 24-hour Flye Fit Gym



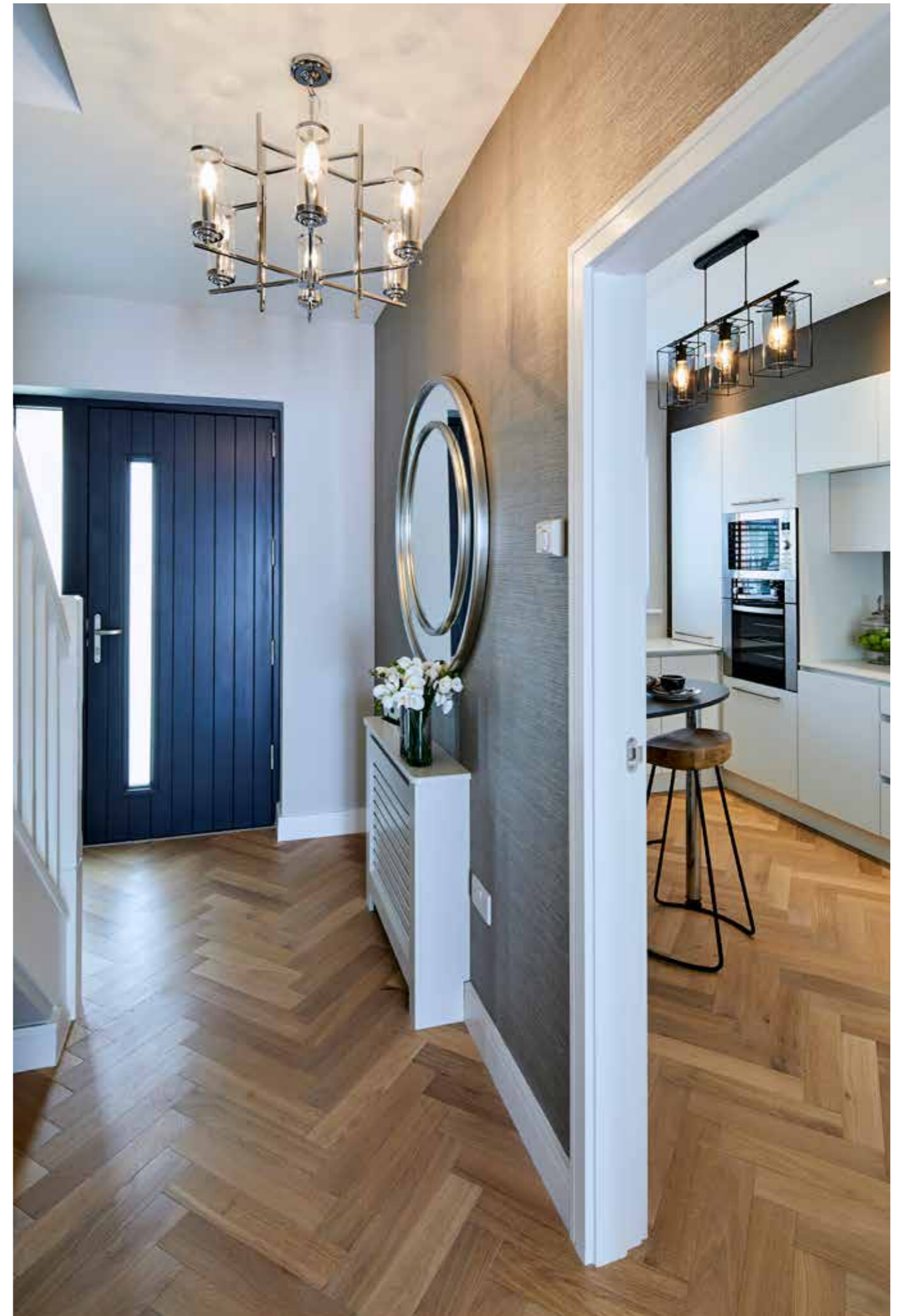




COME HOME TO COMFORT

The houses at Muileann are bright and spacious, perfectly designed for growing families. Gather the whole family in the large living areas, which are flooded with natural light thanks to the generously sized windows.





**CURL UP ON THE
SOFA & RELAX
WITH A BOOK**



**THIS IS A HOME,
NOT JUST A HOUSE**





Comfort is the name of the game when it comes to the bedrooms and bathrooms. Recognising that every member of the family, big and small, needs their own personal space, all bedrooms are large and offer plenty of scope for storage. A stunning master bedroom offers a real oasis of tranquility after a busy day.







Spacious bathrooms complete these perfectly designed family homes.

SPECIFICATIONS

Structure

Houses are constructed using a high-quality timber frame structure and are finished in a combination of brick and render.

Kitchens

Contemporary designer kitchens featuring stone-effect worktops to all 2 and 3 bedroom houses. Each 4 bedroom house features an Irish hand painted kitchen. All kitchens incorporate integrated appliances including a fridge freezer, dishwashers, electric hob, oven, and extractor fan as standard. Provision of appliances is subject to return of contracts within 28 days. Spacious utility rooms are featured in all houses.

Bedrooms

Bedrooms are fitted to a contemporary design by House and Garden Interiors and feature superior quality wardrobes as standard.

Bathrooms and Ensuites

All homes feature an en-suite bathroom to the master bedroom. All bathrooms and en-suites are fitted with contemporary sanitary ware as per the show house. All bathrooms and en-suites are also tiled as per the show house finish and feature heated towel rails.

Windows

Windows are high performance pre-finished uPVC in a contemporary grey colour.

Energy Efficiency

Every home at Muileann will have a minimum A3 Building Energy Rating (BER) and feature gas-fired central heating with zone control together with a high efficiency condensing gas boiler. The homes feature high levels of insulation throughout and PV panels are provided.

Internal Finishes

In addition to the fitted kitchens and wardrobes, each home will be fully painted.

Gardens

Each house features a large door providing access to the generous garden spaces which offer a wonderful extension to the living area. All gardens will be seeded and rolled.

Parking

Each house has two dedicated car parking spaces.

External Areas

All exterior spaces will be fully landscaped to a high standard.

Guarantee

Covered by the 10 year HomeBond guarantee scheme.



ABOUT ARDSTONE HOMES

Buying a new home is built on trust.

We take that trust seriously.

Founded in Ireland in 2005, Ardstone is an Irish-owned business, with a reputation for excellence. Over the past decade we have worked on a large number of commercial and residential projects across Ireland, the UK, France, Germany, Belgium and Spain.

Building Communities

We truly value the opportunity to design and build homes to the highest standards, and still savour the excitement that comes with seeing new neighbourhoods come alive. That's because we pour more than our expertise into every new build – we enjoy finding ways to go the extra mile to create communities that enhance the towns and cities they inhabit.

We put thought into the story that we want each home to tell. Irish families deserve to know that behind every door is a promise of a better lifestyle.

We insist on quality throughout each interior to set our homes apart, which makes our name one that homebuyers look out for when searching for a new home.

www.ardstonehomes.ie



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Castle Farm, Naas, Co. Kildare



White Pines, Rathfarnham, Dublin 16

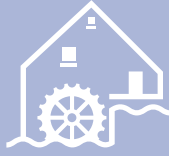


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KINSEALY CO. DUBLIN

