



BARNAGEERAGH COVE

SKERRIES CO DUBLIN



SUPERB FAMILY HOUSES BY THE SEA AT SKERRIES

DETACHED 4 BEDROOM HOUSES WITH SEA VIEWS & 3 BEDROOM HOUSES WITH STUDY

RED ISLAND

SOUTH BEACH

HARBOUR

NORTH BEACH

TOWN CENTRE



BARNAGEERAGH COVE
SKERRIES CO DUBLIN

SKERRIES TRAIN STATION

SKERRIES SHOPPING CENTRE

EDUCATE TOGETHER SCHOOL

A FAMILY HOME, A SEASIDE SETTING & CITY ACCESS

From Skerries Harbour following north along the meandering coast road is one of Dublin's most exciting new addresses, "Barnageeragh Cove" overlooking the sea from its elevated position. Here Winsac Ltd. have created superb three and four bedroom houses offering exceptionally high standards of design and construction. These "A" rated houses benefit from modern technologies to deliver comfort, low maintenance and energy efficiency in one of Dublin's most sought after locations.

This impressive development is specified to a very high standard, where elegant contemporary houses are nestled amidst undulating grounds that incorporate a blend of hard and soft landscaping, feature seating areas and meandering pathways, providing residents with a most soothing environment where the sea air, the sound of gulls and magnificent sea views provide a reassuring sense of place.

Barnageeragh Cove offers a coastal haven next to Skerries and its beautiful beaches, the spectacular parklands of Ardgillan Castle as well as a unique and rich array of local amenities. Skerries Train station is a short walk from Barnageeragh Cove and provides a commuter train service to the City Centre.



SUSTAINABLE ELEGANCE & FLOWING SPACES

These impressive well designed houses deliver contemporary comfort and style with the benefits of sustainable living. Barnageeragh Cove offers spacious three bedroom houses with study and four bedroom detached houses with large entertainment room. Each house benefits from flowing living spaces and boast exceptional standards of design, build and detailing throughout.

Created by Winsac Ltd., each house is resolved to provide for flexible use while achieving an outstanding expression of style to deliver a premier house that easily adapts to different user needs.

Large floor to ceiling windows maximise natural light while ensuring the dramatic scenes and landscaping outside can be enjoyed from within. Each house benefits from a superior quality specification where nothing is overlooked right down to the selection of the door handles, every detail is considered by the Winsac Team to bring you a better home. Step inside the showhouses, experience the quality and space and make yourself at home.

BER A3

Each home achieves an A3 Building Energy Rating (BER) and delivers improved comfort and reduced energy costs.



BARNAGEERAGH COVE





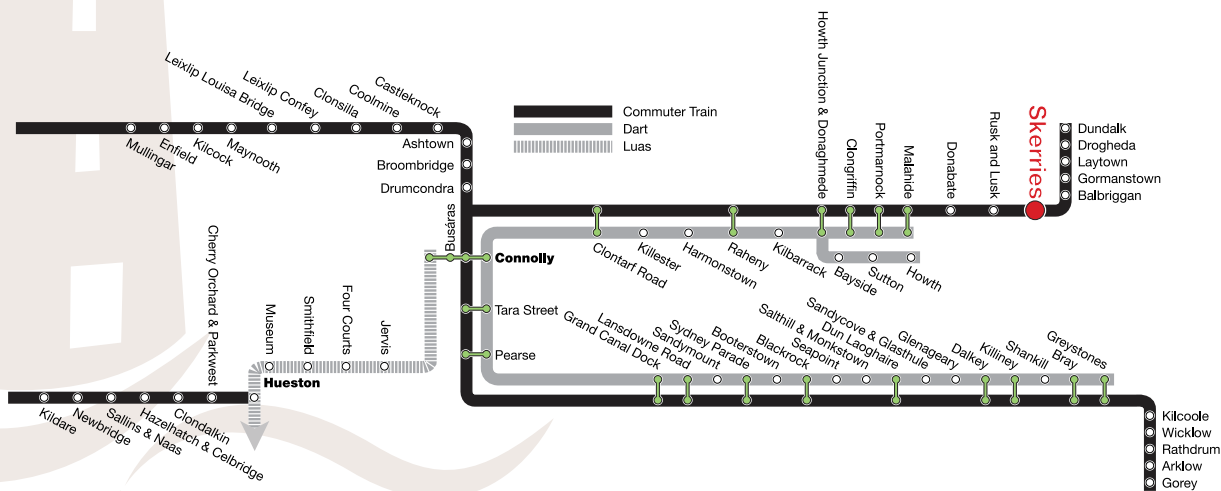
SKERRIES, IT'S ONE OF A KIND

Skerries offers an exceptional environment for family life, with a wonderful array of amenities, activities and clubs on offer. There are outstanding beaches and public parks at both Ardgillan Castle which overlooks Barnageeragh Cove and the Public Parklands and Mills Complex in the town. There are all-weather playing fields, local rugby, GAA, hockey, soccer, lawn bowling and tennis clubs situated in the town centre as is Skerries Sailing Club at the harbour which caters for all ages. "The Captains" and "The Springers" outdoor bathing areas are situated on "Red Island" together with a public playground, and just outside the town are the splendid facilities at both The Hills Cricket Club and Skerries Golf Club.

Skerries is a vibrant and sophisticated seaside town that has established itself through the centuries. There are excellent schools, banks, shops, restaurants, bars and a host of outstanding amenities that easily cater to the most demanding needs. The Skerries Shopping Centre, The Educate Together School and Skerries Train Station are particularly close to Barnageeragh Cove as are the playgrounds and amenities of Ardgillan Castle.

TRANSPORT LINKS

The town is served by a regular Commuter Train service with over 20 trains to Connolly Station each weekday with onward links to the Luas and DART services. Skerries is serviced by a number of public bus services to many destinations including Dublin City Centre, Drogheda and Dublin International Airport. Skerries is highly accessible to the country's road network being only 15 minutes from Junction 4 of the M1 motorway, giving easy access to Dublin International Airport, the M50 ring road, the Port Tunnel and the city and beyond.



Connolly Station - c.40mins from Skerries Train Station

COMMUTER TRAIN, LUAS AND DART NETWORK



BARNAGEERAGH COVE



BARNAGEERAGH COVE

Photographs of Skerries Co. Dublin



- 3 Bedroom House & Study**
105 Sqm / 1,130 Sqft
- 4 Bedroom Detached House**
153 Sqm / 1,650 Sqft



FLOORPLANS

THE ROSEFINCH

■ 3 BEDROOM HOUSE WITH STUDY

INTERNAL AREA 105 SQM / 1,130 SQFT

BER A3



GROUND FLOOR

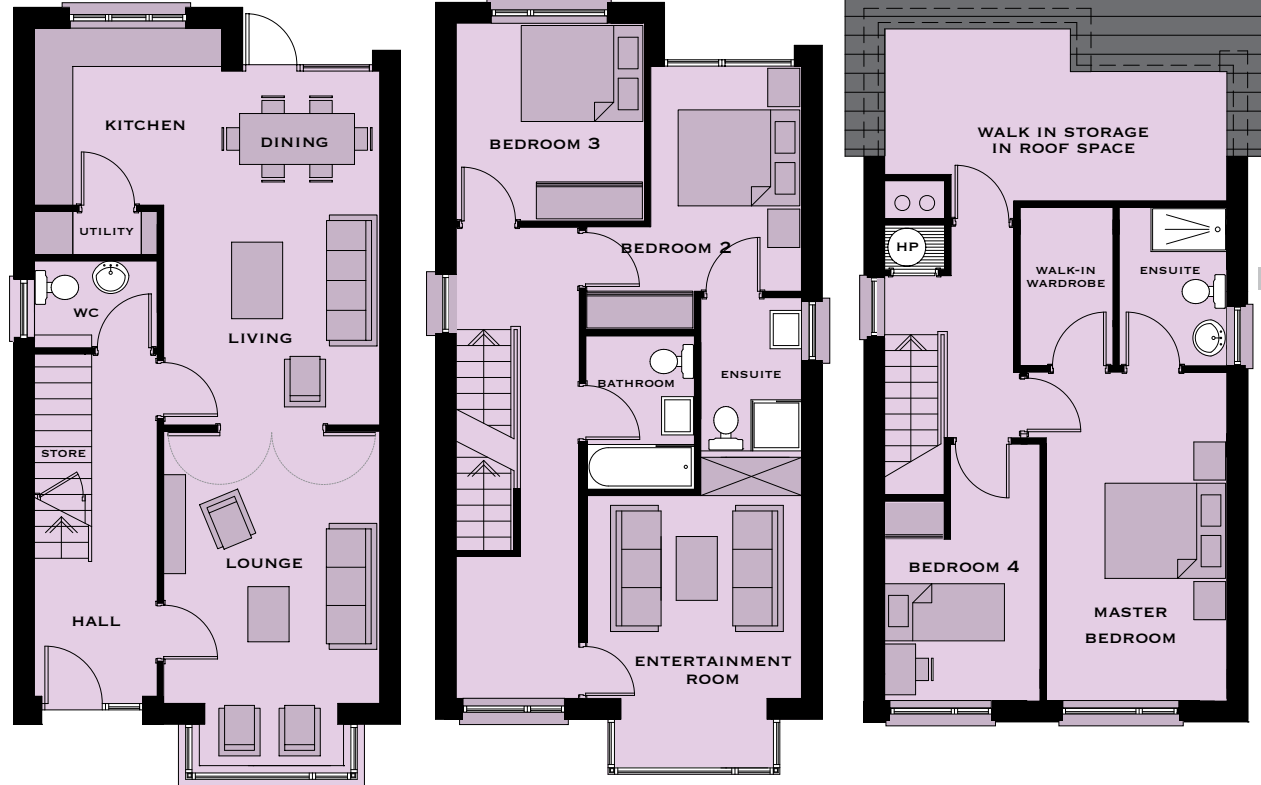
FIRST FLOOR

THE LAPWING

■ 4 BEDROOM HOUSE WITH ENTERTAINMENT ROOM

INTERNAL AREA C.153 SQM / 1,650 SQFT

BER A3



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



A QUALITY SPECIFICATION BY WINSAC

OPEN PLAN DESIGN

The open plan layouts at Barnageeragh Cove maximise the effective use of space offering flexibility for all stages of life. The space is easily adaptable to the different ways people interact with their space. The open plan design also maximises the penetration of daylight through the house and gives a great feeling of space, Ideal for family life.

KITCHENS

High Style Kitchens with a choice of worktop and optimum storage solutions represent the finest in design and finish, as per showhouse. Each Kitchen is fitted with high quality integrated fridge-freezer, oven, hob and dishwasher.

UTILITY / HOTPRESS

The utility Room is plumbed for a washing machine and fitted with hot press shelving.

WARDROBES

Contemporary High Style Wardrobes by "Bedroom Elegance" as per showhouse.

INTERNAL DOORS

High quality paint finish doors are fitted with stylish chrome lever handles, as per showhouse.

BATHROOMS & ENSUITES

The Bathroom, Ensuite and Downstairs WC are designed with a focus on pure form and clean lines. A pumped shower system delivers power shower standards while shower enclosures and heated towel rails are standard as per showhouse. There is high quality tiling to wet areas in Bathroom and Ensuite.

INTERNAL FINISHES

Walls and ceilings are painted throughout.

HEATING

High Efficiency "A-Rated" Gas Condensing Boiler Central Heating System with easy controls.

GARDENS

All rear gardens are seeded.
Side gate included as per showhouse.

PARKING

Each house has two car parking spaces beside a paved path to the front door all elegantly laid out complete with landscaping as appropriate.

ELECTRICAL

Pendant Light fittings and numerous sockets are fitted in each house in the living areas, hall and landings.
Electrical specification as per showhouse.

MEDIA & COMMUNICATIONS

Each house is wired for Sky Multi-Room and CAT5 ethernet cabling is included for future expansion.

SECURITY

Each home is wired for intruder alarm.

EXTERNAL FINISHES

Future proofed PVC Windows and Ultratech front door are fitted to deliver high performance. Walls are finished in self-coloured low maintenance plaster render. Granite cills throughout and roof is finished with Tegral Slates. Paths are paved and drives are finished in tarmac.

ENERGY EFFICIENT FEATURES

- High levels of insulation.
- High performance windows (U VALUE 1.2)
- Feature windows for solar gain.
- Concrete floorplates act as thermal mass.
- "A-Rated" Condensing Boiler Central Heating.
- Joule Palsa Photovoltaic Panels for solar electricity.

BUILDING ENERGY RATING (BER)

With a BER "A" Rating, these houses feature levels of energy efficiency that are far superior to the average home, and benefit from reduced utility bills. This is a future proofed house.



GUARANTEE

Each home at Barnageeragh Cove is covered by a 10 year Home Bond Guarantee Scheme.



BETTER BUILT HOMES

WINSAC
LIMITED



BARNAGEERAGH COVE

FUTURE PROOFED ENERGY EFFICIENCY

Use Less Energy

Winsac Ltd. invest in the fabric of the building so that every house at Barnageeragh Cove is both designed and constructed to use less energy.

Create Renewable Energy

By using solar panels the houses at Barnageeragh Cove can produce a good proportion of the energy required to operate the house. This means that grid consumption is significantly decreased which makes these houses cheaper to run.

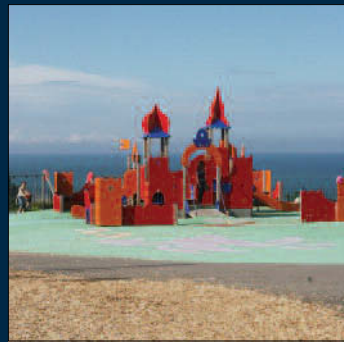
Reduce Lost Energy

Increased levels of insulation, improved window and cladding systems with a low U-value, "A-rated" condenser gas boiler units, refined building detailing reducing thermal bridging and Photovoltaic Solar Panels all combine to maximise the efficiency of a Barnageeragh Cove house to deliver a greener home supporting a sustainable way of life for Barnageeragh Cove residents.



ENERGY
EFFICIENT
HOUSES

BER A3





DIRECTIONS FROM DUBLIN

Take the M1 direction north, at Exit 4 follow signs for Skerries-Rush-Lusk, by-pass Lusk and continue on the R127. Pass under the railway line and take the immediate left onto Dublin Road. Take the second left into Townparks and follow the road to Skerries Shopping Centre. Continuing straight the entrance to Barnageeragh Cove is just beyond Skerries Shopping Centre.

www.barnageeraghcove.ie

BETTER BUILT HOMES



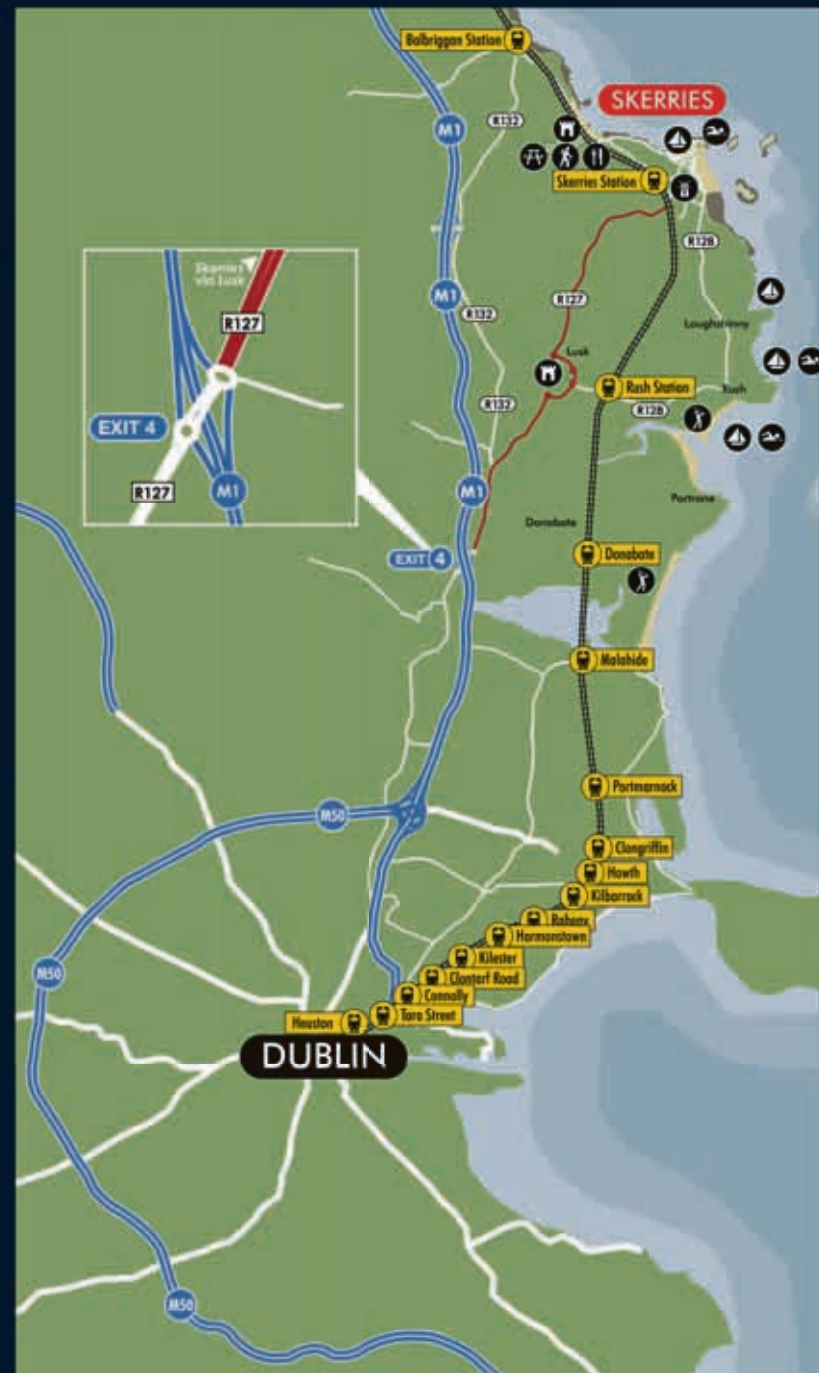
REA GRIMES
21 Strand Street, Skerries, Co. Dublin.
Tel: (01) 84 90 129
Fax: (01) 8492805
Email: info@reagrimes.ie

(01) 84 90 129



Hooke & MacDonald
118 Lower Baggot Street, Dublin 2.
Tel: (01) 63 18 402
Fax: (01) 67 66 340
Email: sales@hookemacdonald.ie

(01) 631 8402



These particulars are for guidance purposes only, do not form part of any contract and should not be relied upon as statements of fact. The Vendor, their advisors, Hooke & MacDonald (and associated companies) and REA Grimes shall not be held responsible for any inaccuracies. All maps, measurements and distances stated are approximate and are provided for identification purposes only. Any reference to residential unit measurements estimate approximate Gross Internal Area (GIA), the total area measured from internal block work excluding all internal finishes, which is the commonly accepted method of measurement for residential units. Residential unit measurements have been provided to us by either the relevant architect or client and it should be noted that variation with finished residential unit measurement may occur. Intending purchasers must satisfy themselves as to the accuracy of details given verbally or in written form. No employee in Hooke & MacDonald and REA Grimes has the authority to make or give representations of warranty in relation to this property. Ordnance Survey Licence No. AU0009507 Ordnance Survey Ireland & Government of Ireland.