

DELVIN MEWS

STAMULLEN

A development by



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Dwellings are delighted to introduce Delvin Mews, an exclusive new development of only 19 three and four bedroom A-rated homes in the relaxing and welcoming village of Stamullen in Co Meath.









Designed to meet the demands of modern living, the houses offer well-thought-out accommodation and a very generous amount of both private and open space. The landscaping and natural setting further enhance the rural setting.

Delvin Mews offers a niche lifestyle, ideal for both young families and busy professionals, whether trading up or down.





These inviting three and four bedroom homes at Delvin Mews are practical and elegant as well as being highly energy efficient.

They are spacious homes designed for your life; whether that's playing with your kids, entertaining friends, chilling on the couch or working from home, you can do it all in a bright, comfortable and relaxing environment.





Our generous and stylish kitchens are designed to make the best use of the most popular room in the house.

There is ample room for cooking, dining and everyday family life. Large patio doors allow natural light to flood the room and let you enjoy your garden whatever the occasion.



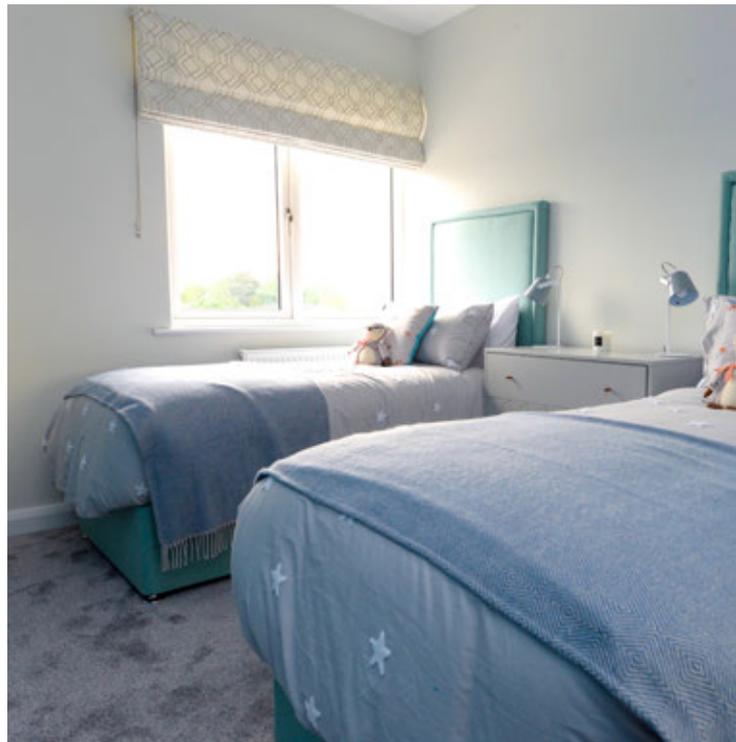


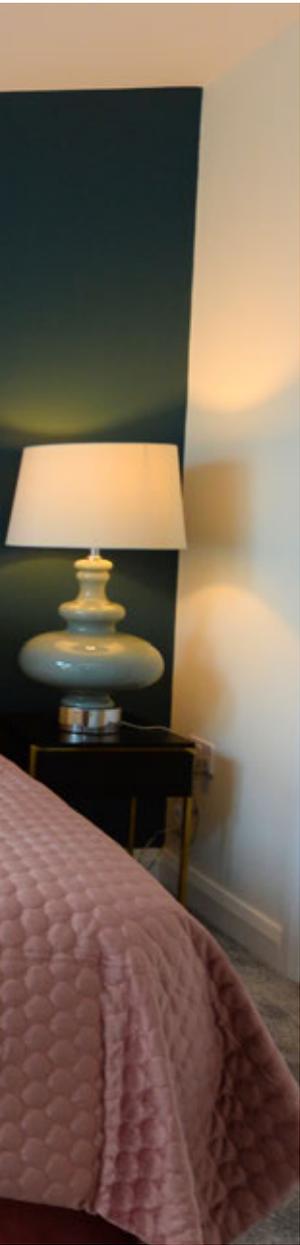


These high-quality superbly designed homes offer plenty of scope for you to create living spaces to suit your own needs.

Clever use of space, high-quality materials and excellent finishes – from floor to ceiling – all play a vital part in making these warm, light-filled and generous spaces homes that will be a pleasure to live in.







Creative design, the right materials and clever touches like generous storage areas all combine to make warm inviting bedrooms and equally luxurious bathrooms. These rooms make the perfect sanctuary for unwinding and sleeping at the end of a long day.





Welcome To Stamullen

Within Easy Reach

On day-to-day basis, Stamullen offers everything you would expect from a small rural village: supermarket, pharmacy, butchers, hairdressers, pub-restaurant and cafés.

Balbriggan, a ten minute drive away, has everything you need for that bigger weekly shop.







Located in the commuter village of Stamullen on the border of Dublin and Meath, this small, thoughtfully designed development is surrounded by some of the most stunning scenery in Meath.



Stamullen is particularly well served with a choice of montessori and daycare facilities closeby.

St. Patrick's National School, a 10 minute walk, offers excellent educational and sporting facilities.

Gormanston College is just a 10 minute drive, while Bremore Educate Together and Loreto are two other options in nearby Balbriggan.



The Stamullen Community Centre includes St Patrick's GAA, Stamullen Football Club, Stamullen Badminton Club, Stamullen Bowls Club and an athletics track. The village also boasts M Donnelly Stamullen Road Club Cycling Team. Balbriggan Rugby Club and Delvin Rugby Club Drogheda, are a short drive away.

Whether it's a round of golf or a day at the races, Bellewstown Racecourse & Golf Course is less than a 10 minute drive away, while every September the world-famous Laytown Races on the beach offers a horse racing experience with a difference.





Alternatively, pack a picnic and head to the stunning beaches on the Dublin and Meath coast, take the kids to Funtasia or Tayto Park, or explore everything the beautiful seaside town of Skerries has to offer – all within a short drive from Delvin Mews.





Explore

The village and its surrounding area is rich in heritage and culture.

The medieval ruins of St. Patrick's Church within the graveyard date to the early 13th Century. The graveyard also hosts the ruins of St. Christopher's chapel, built by the Preston family who were Viscounts of Gormanston from 1363 to 1947. The newer St. Patrick's Church, built in 1831 and recently renovated and updated, is the central point of the village.





From Delvin Mews, you can explore the world-renowned Neolithic landscape of the Boyne Valley.

Four Knocks, a passage chamber tomb built about 5000 years ago, is only a five minute drive from Delvin Mews. These passage graves are decorated with abstract art and bear the first depiction of a human face found in prehistoric art in Ireland.

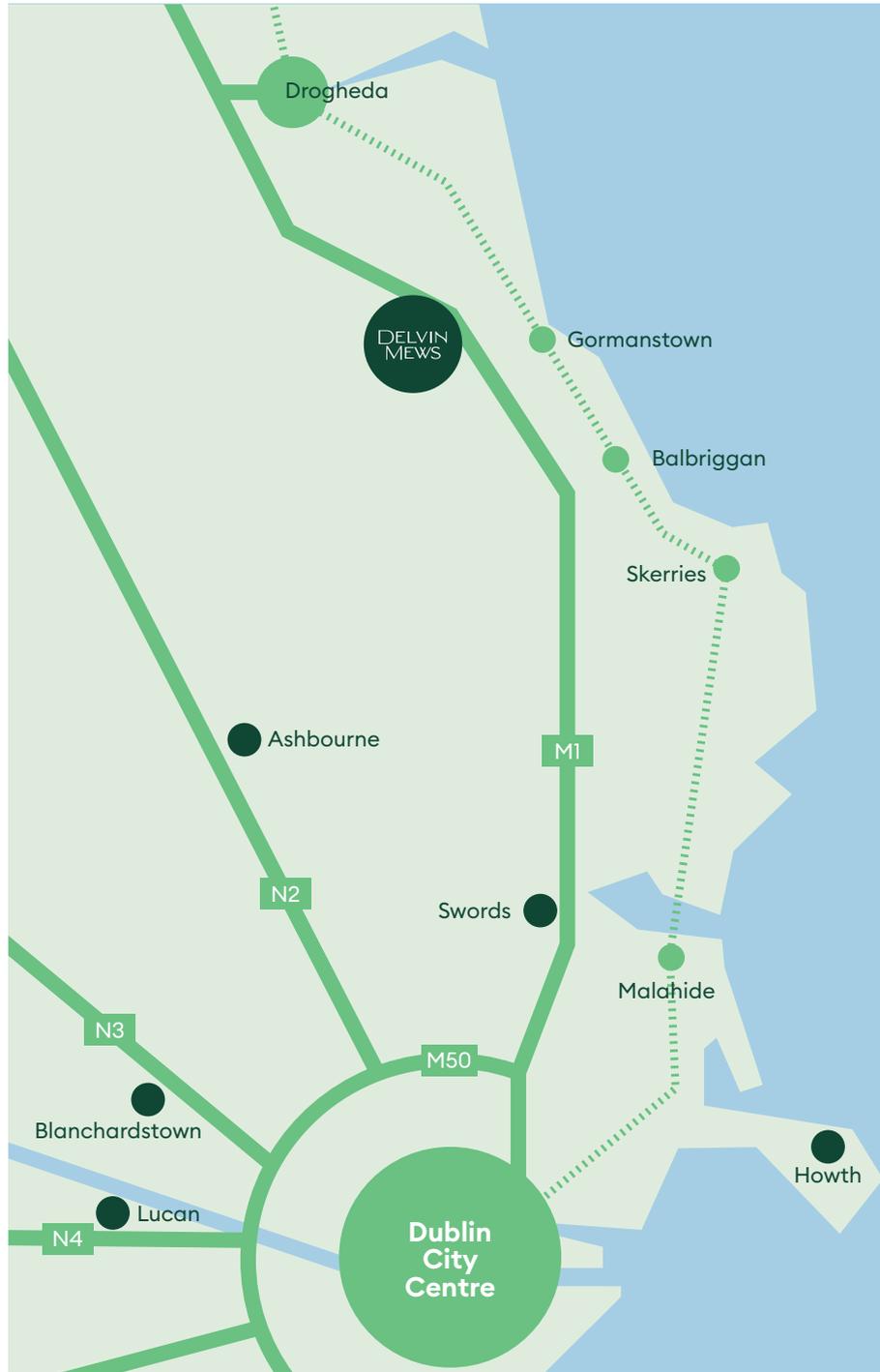




Well Connected

Whether by car, train or bus, Stamullen is well serviced. Located just off the M1, you have a 45 minute drive to Dublin City Centre or a 20 minute drive to Drogheda.

Both Gormanston Train Station, a five minute drive away, and the Matthews Bus private service connect you with a variety of Dublin City Centre locations.



Drogheda
20
minutes

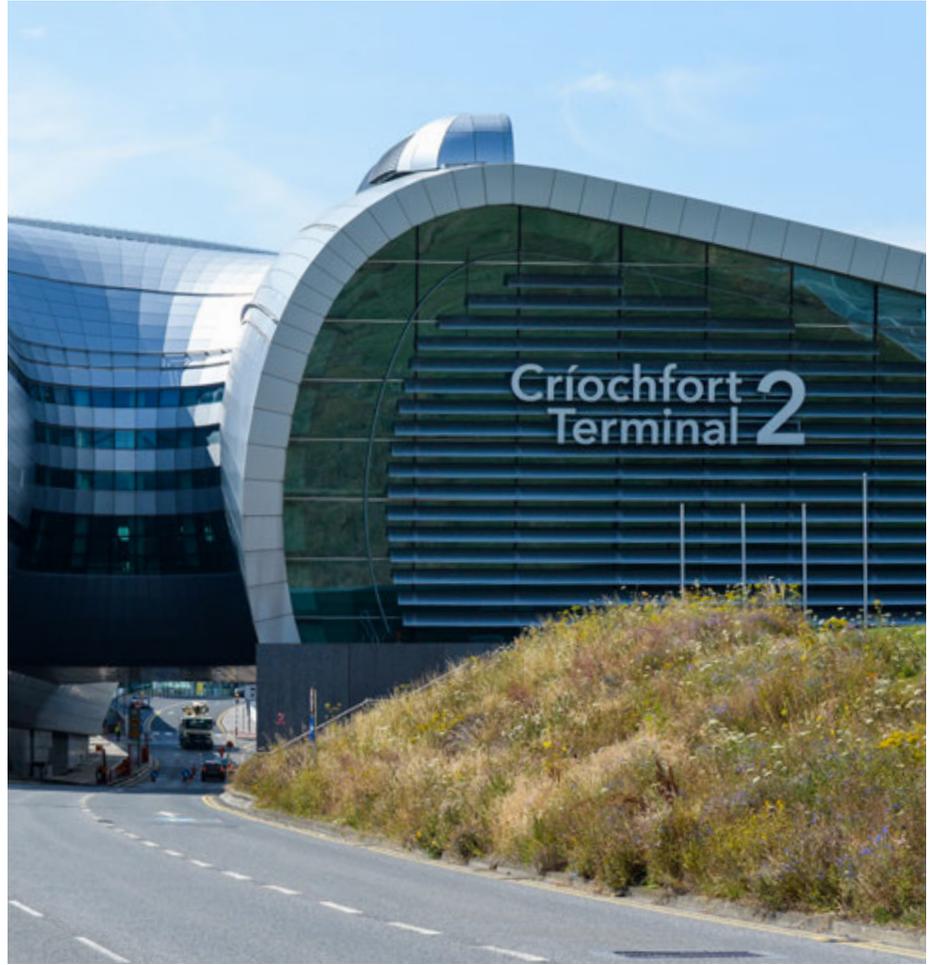
Dublin City Centre
45
minutes

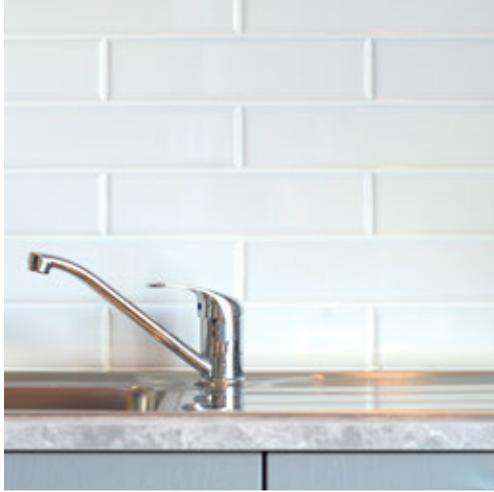
Balbriggan
12
minutes

Dublin Airport
25
minutes

Approximate off-peak travel times by car. Source: Google Maps







Specifications

BER RATING

A2 N.Z.E.B. BER Rated.

Air to water heat pump system with underfloor heating to ground floor and radiator heaters to the upper floors.

EXTERNAL FINISHES

Finish to the front elevation is brick and Napp plaster.

Aesthetically pleasing reconstituted granite sills and surrounds.

A black flat tile finish to the roof.

uPVC fascia, soffit and guttering.

DOORS & WINDOWS

uPVC double glazed windows and doors with anthracite grey exterior and white interior.

INTERNAL FINISHES

High quality insulated timber frame.

Spacious bright living areas.

High level ceilings to ground and first floor.

Solid timber staircase with hardwood handrail.

Quality interior joinery to include oak internal doors and contemporary skirting and architraves.

KITCHEN/UTILITY

Custom designed & fitted kitchens.

Separate utility area.

BATHROOM/ENSUITE

All bathrooms and ensuite rooms fitted with high-quality sanitaryware.

Chrome towel rails in main bathroom and ensuite.

Mixer handset fitted in main bathroom.

Shower doors fitted in ensuite.

Pump showers in ensuite.

Attractively chosen tiles on all bathroom floors and wet areas.

ELECTRICAL

Electrical specifications as per showhouse.

House wired for intruder alarm system.

GARDENS

High quality paving to the front driveways.

Gardens tiered, landscaped, levelled, and seeded.

Outdoor tap fitted to rear gardens.

GUARANTEES

10-year Global Homes Warranty Structural Guarantee.

Latent Defects Insurance and Mechanical & Electrical Inherent Defects Insurance.

Approved for the Help to Buy Scheme.





Not to scale. Floor plans, room areas and dimensions are indicative only and subject to change.
In line with our policy of continuous improvement we reserve the right to alter the layout,
building style, landscaping, and specifications at anytime without notice.

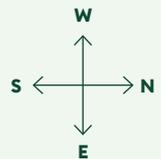




Site Plan

Type A
 4 Bed Mid/End-Terrace
 (Three-Storey)
 c. 136 sq.m

Type B
 3 Bed Mid/End-Terrace
 (Two-Storey)
 c. 102 sq.m

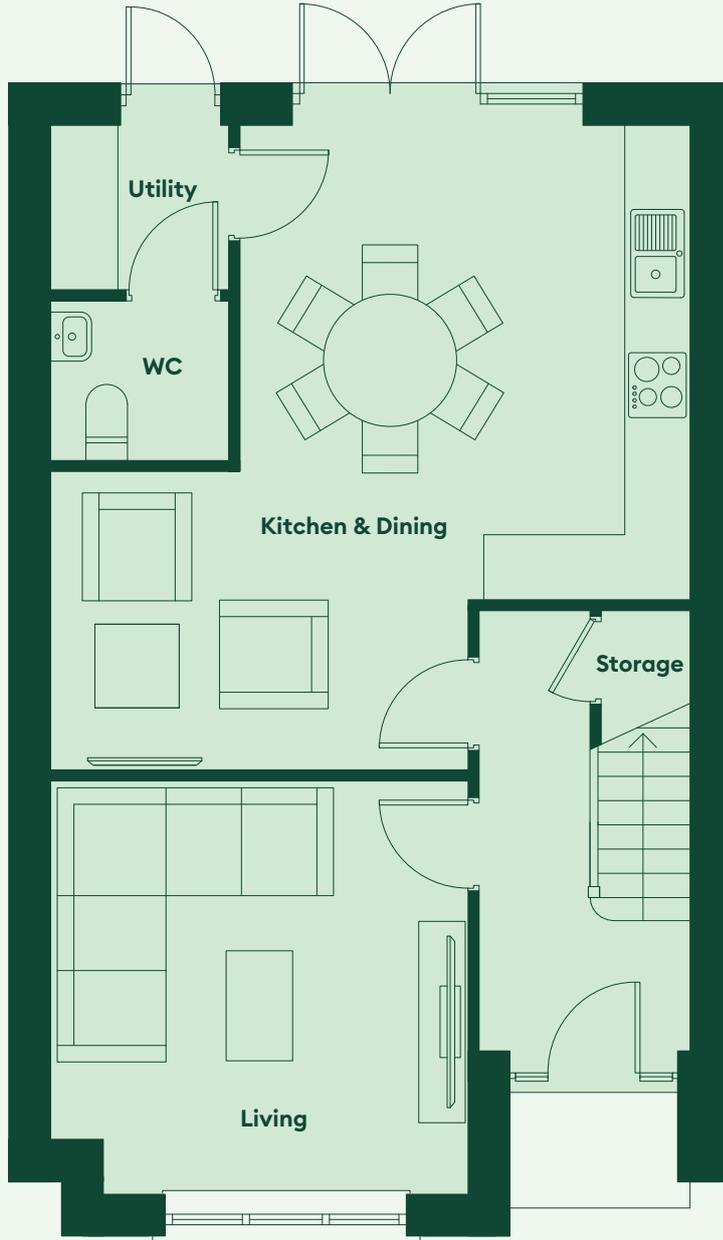


Type A

1-8 DELVIN MEWS

4 BED MID/END TERRACE

c. 136 sq.m / 1,463 sq.ft

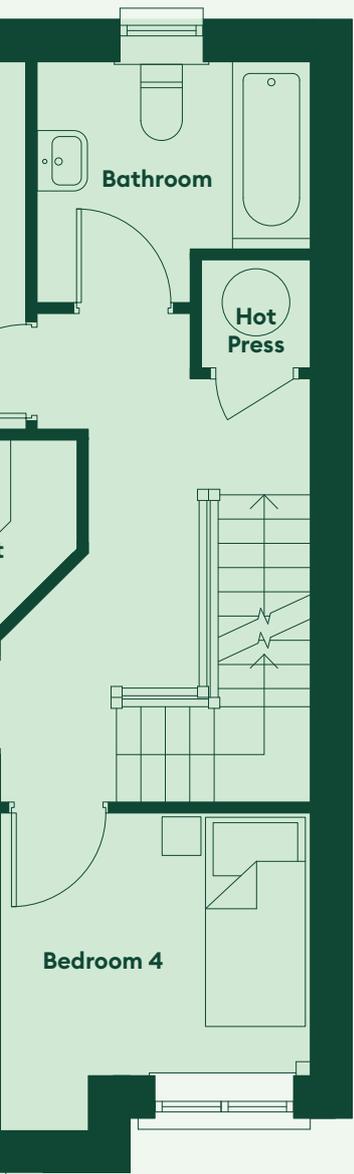


GROUND FLOOR

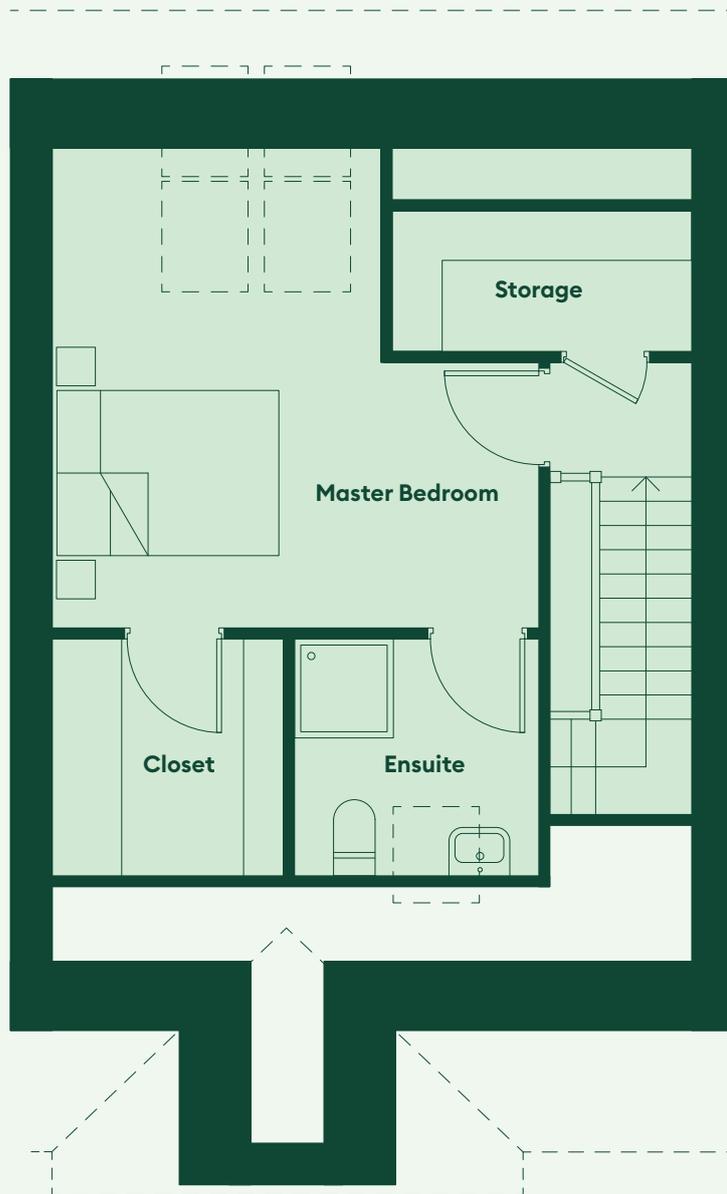


FIRST FL





FLOOR



SECOND FLOOR

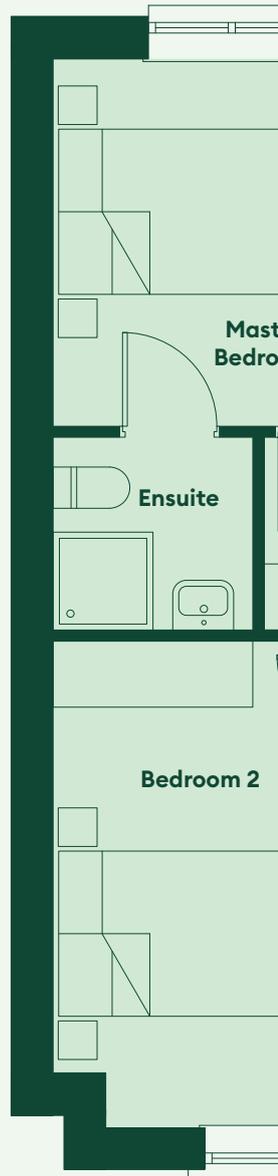
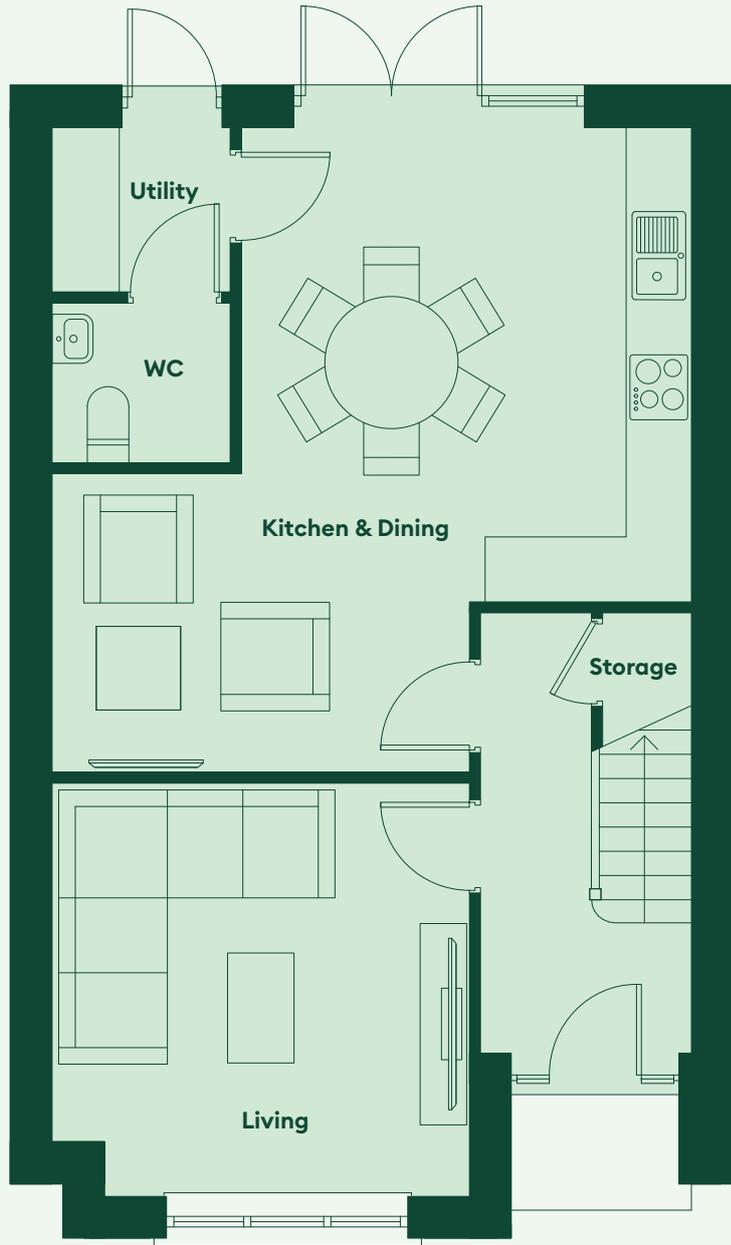


Type B

9-19 DELVIN MEWS

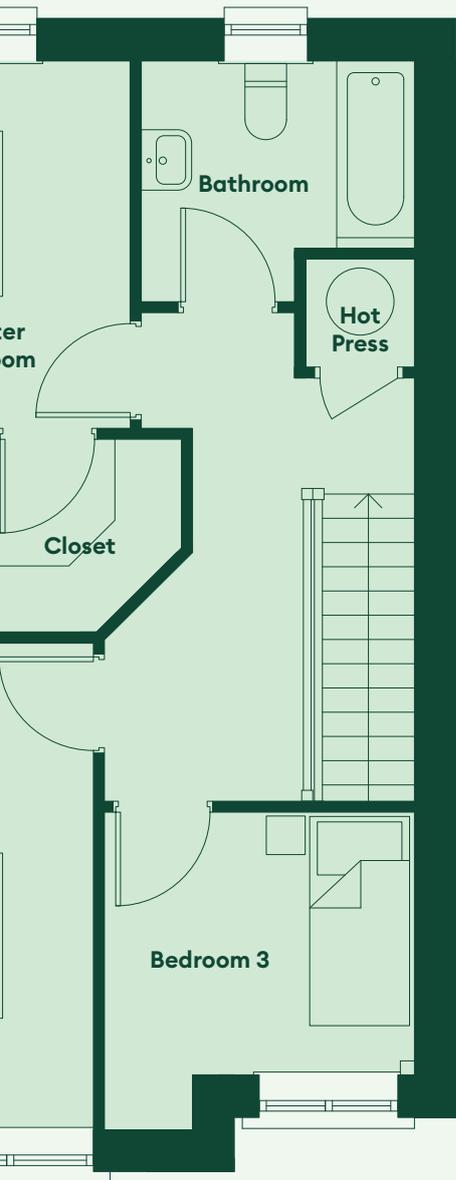
3 BED MID/END TERRACE

c. 102 sq.m / 1,097 sq.ft



GROUND FLOOR





FIRST FLOOR



A DEVELOPMENT BY



FOR FURTHER ENQUIRIES:



046 901 0126
info@lydonfarrellproperty.ie

DISCLAIMER: These particulars and any accompanying documentation are set out as a general outline only, and do not constitute any part of an offer and are issued strictly on that basis. Measurements are approximate, and drawings, maps and plans are not drawn to scale. All contents are general outlines for the guidance of intending purchasers only. The builder reserves the right to make alterations to the design, specification and layout.