



GOLF LINKS ROAD · BLACKROCK · CO. LOUTH

BETTER BUILT BY SHANNON HOMES · 40 YEARS OF QUALITY BUILDING IN THE NORTH EAST

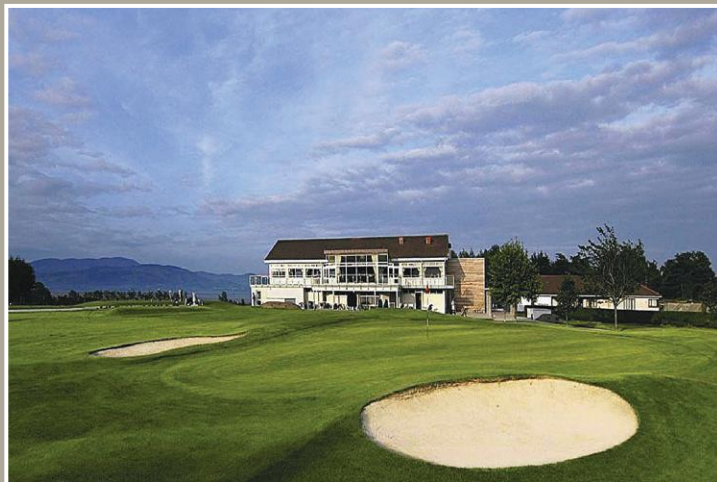
A modern master bedroom featuring a large window with grey curtains, a chandelier, a bed with white linens and teal and black pillows, a mirror, and a view of a golf course and houses.

*An Exclusive Development  
of Large 3,4,& 5 Bedroom  
Family Homes Built to the  
Highest Standards*

*Master bedroom in 3 bed house, Seaview Way*



*Commanding Wonderful Sea Views with the Majestic Cooley Mountains Backdrop*



*Cnoc na Mara overlooks  
the Mature Parkland  
Dundalk Golf Course*



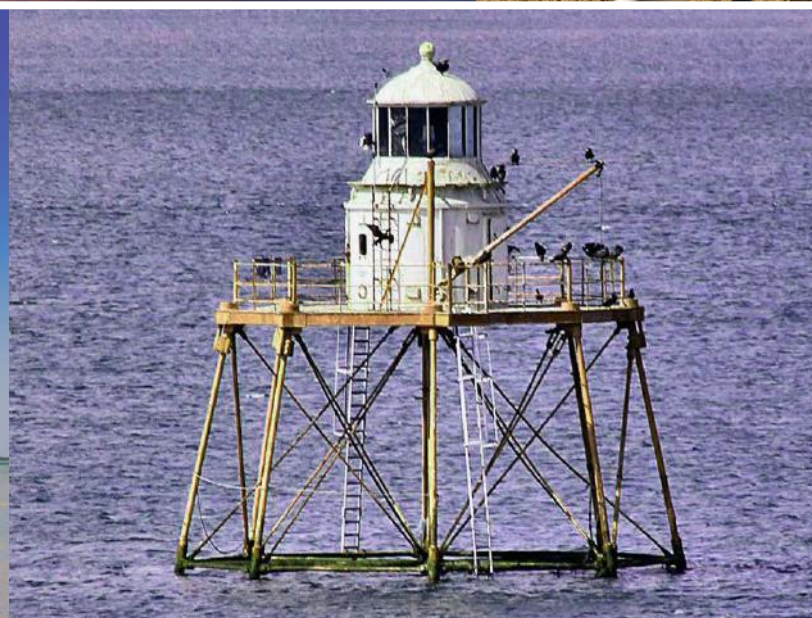
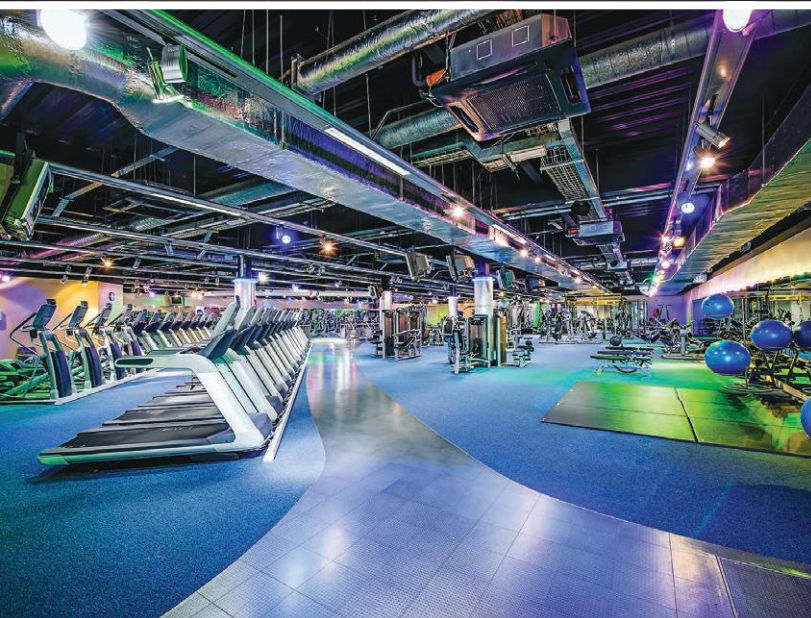
*Architecturally designed homes with McNally fitted kitchens*







*Dundalk offers a great range of leisure and entertainment facilities and choices*



Dundalk is a growing vibrant town with ongoing infrastructure development. These improvements embrace the road, rail and telecommunication infrastructures under the National Development Plan creating better integration with the neighbouring Dublin, Midlands Gateway, and Cavan/Monaghan Hubs. The M1/A1 now connects Dundalk to Dublin, Newry and Belfast.





*Blackrock* a beautiful seaside village just to the south of Dundalk Town



Blackrock, is a beautiful seaside village 6kms to the south of Dundalk, County Louth.

With the M1 motorway to Dublin, it has become an attractive commuter location with easy access to North Dublin.

Blackrock beach and its promenade incorporates the Millennium project - a sundial sculpture which is the focal point of the village.

The promenade area includes a number of restaurants, cafes and pubs. The view looking North over Dundalk Bay from the promenade toward the Cooley Mountains is magnificent.





15

Dublin trains daily



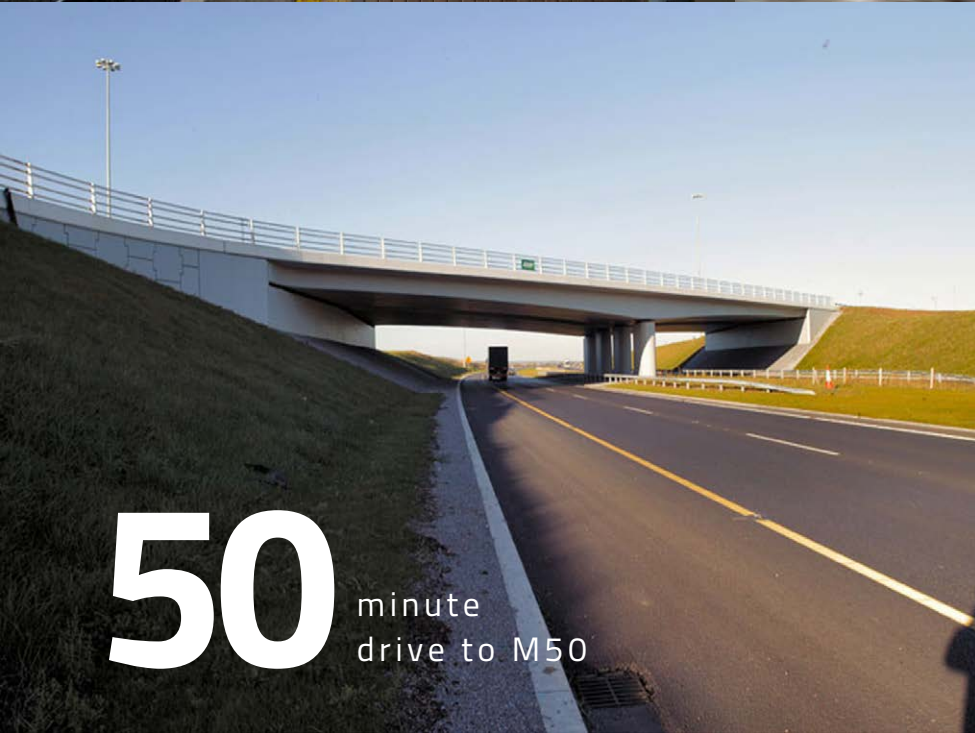
55

minute train Journey to central Dublin



18

Bus Éireann departure times to Dublin



50

minute drive to M50



*Blackrock is close to an excellent transport infrastructure*

# SEAVIEW WAY



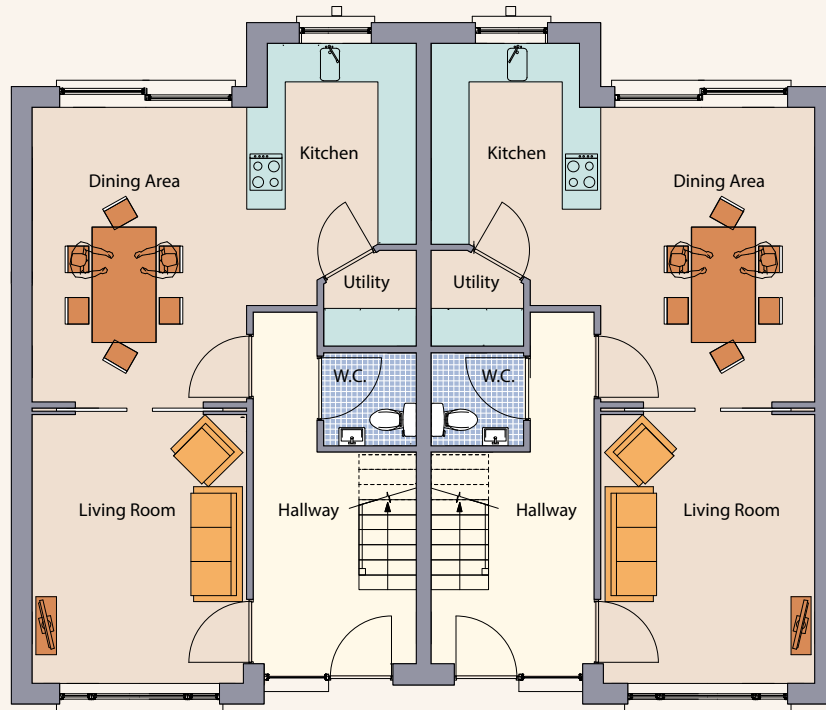
*These beautifully designed 3 bed homes maximise natural light and take every advantage of the seaviews*



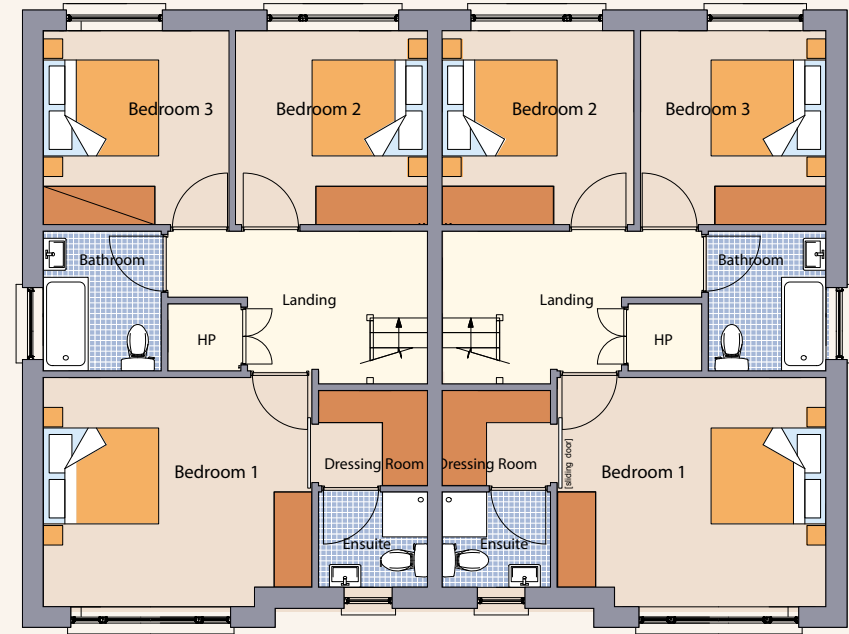


# HOUSE TYPE J

3 Bedroom Houses, c.1,170 sq. ft.



GROUND FLOOR



FIRST FLOOR

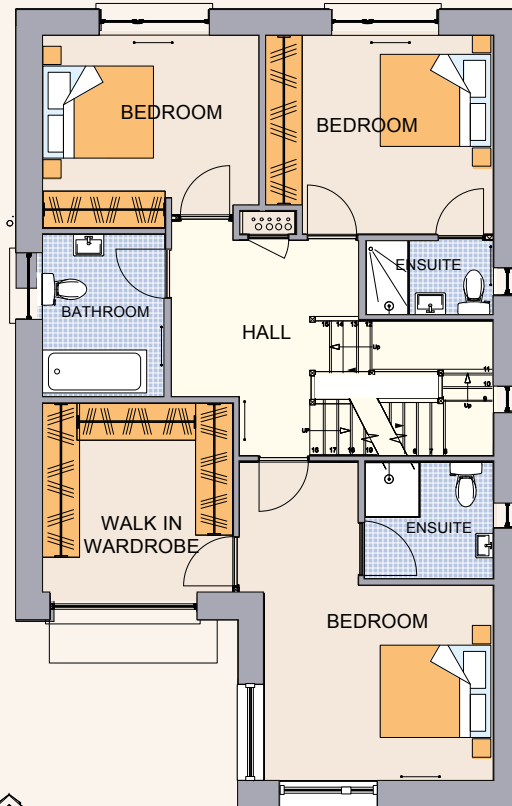


# HOUSE TYPE A

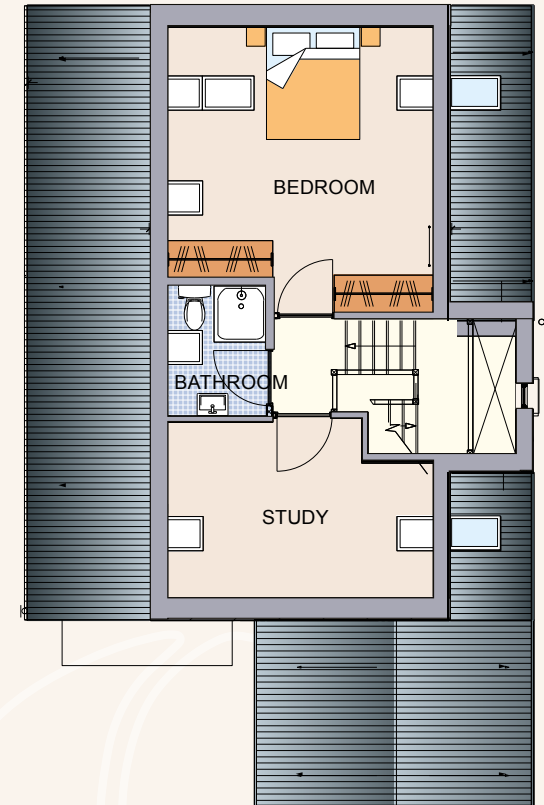
5 Bedroom Houses, c.2,150 sq. ft.



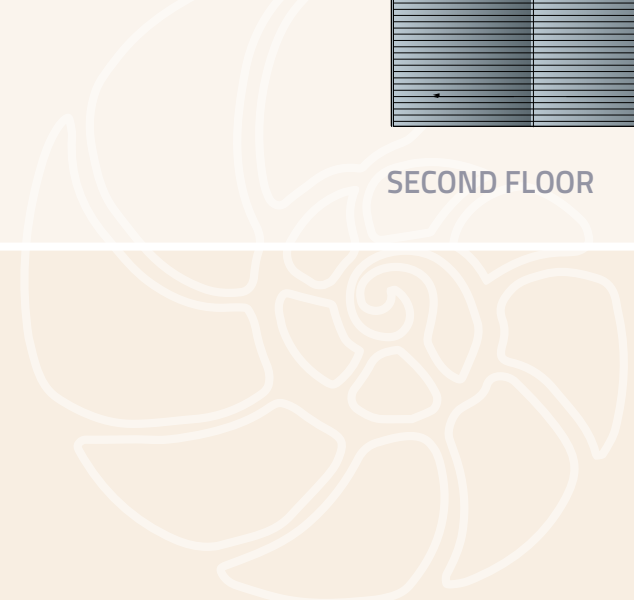
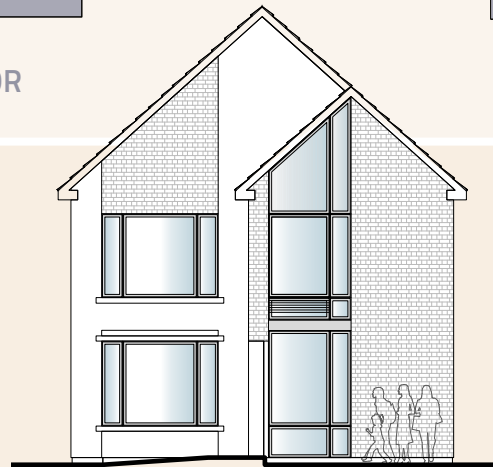
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





# SITE LAYOUT SEAVIEW WAY



 House Type J1  
3 Bed SEMi-DET. 1,170 sq. ft.



*Cnoc na Mara*  
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Shannon Homes have been building high quality new homes on the east coast of Ireland for over 4 decades and have constructed in excess of 8,000 houses in that period. Our reputation is built on careful initial selection of prime sites and choice locations, matched with a quality of design, construction and professional overall finish.

We are members of the Home Builders Association and the Construction Industry Federation and all our houses are covered under the HomeBond 10 Year Guarantee Scheme.



PSL: 002108

**For all enquiries contact: DNG Duffy, 66 Clanbrassil Street, Dundalk, Co. Louth 042 93 51011**