

regional map



Location map



earlsfort



earlsfort

seafield road blackrock



BUILDER

PJ & EJ DOHERTY LTD

TEL: (042) 9336455

www.dohertybuild.com



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A landmark development of family homes, townhouses & apartments enjoying a superbly convenient location

With Compliments

Enjoy the living, enjoy the lifestyle...



...at

earlsfort
SEAFIELD ROAD BLACKROCK



earlsfort

seafield road Blackrock



Beautifully situated on the edge of the charming seaside village of Blackrock, and approximately 5 kilometres south of the vibrant and expanding town of Dundalk which was voted most popular location for Dublin commuters in a recent Sunday Times survey, Earlsfort is an exciting new development of quality homes offering a new concept in contemporary living.



Blackrock itself enjoys an enviable commuter belt location on the east coast just outside Dundalk and is located midway between the major cities of Dublin and Belfast and their international airports. Access to the M1 Dublin/Belfast motorway is close by with Dublin Airport only a forty minute drive away. The train station is only a ten minute drive away offering a regular timetable for commuters travelling to Dublin and Belfast and the local bus service also operates between the village and Dundalk town centre.



The village enjoys a spectacular east coast setting with panoramic views of Dundalk Bay and the Cooley Mountains. Local amenities include breathtaking seafront walks, a magnificent sandy beach, 18 hole championship golf course, a primary schools, church, shops, renowned restaurants, a great variety of quaint pubs, and for the more athletic a dynamic range of watersport activities and leisure complexes.

With convenience to so many amenities and an exceptionally pleasant living environment, Blackrock has become increasingly popular as a preferred location for high quality housing and indeed a number one choice for discerning purchasers.

With a really enticing choice of detached and semi-detached homes, detached bungalows, townhouses and apartments, Earlsfort clearly demonstrates the usual standards of excellence that is the long established hallmark of developers PJ & EJ Doherty Ltd. So why not come along and just

...enjoy the living, enjoy the lifestyle!



specification

An exceptional level of finish - both internally and externally - will be meticulously applied to each of these charming homes, ensuring housing of the highest quality in keeping with the normal high standards of PJ & EJ Doherty Ltd. Each individual home at Earlsfort therefore incorporates an outstanding range of features that will include:

- Superb range of outstanding designs
- 2, 3, 4 and even 5 bedroom layouts available
- High quality fitted kitchens - options as per Showhouses
- Choice of high quality Fireplaces - options as per Showhouses
- High quality white bathroom suites with chrome fittings - and whirlpool bath option as per Showhouses
- Double glazed white uPVC window frames
- Natural gas fired radiator central heating - three zone programmable
- Energy efficient Timber Frame construction
- Panelled internal doors plus moulded architrave and skirting
- Excellent electrical specification including mains powered smoke detectors
- T.V and telephone sockets to all habitable rooms
- All homes are prewired for intruder alarms
- All lawns topsoiled and seeded
- Extensive landscaped areas including paved pathways and selected planting
- 10 Year Homebond Guarantee Scheme



The Developers have created a universally appealing home environment that adds a new dimension to modern living. Extensive use of open spaces and traffic calming measures will further enhance the development, and green areas and 'pocket parks' facilitate easy access through Earlsfort, allowing residents - pedestrians and cyclists - to enjoy the relaxed freedom to circulate freely.

The distinctive style and mix of housetypes therefore perfectly complements this exceptional location and reflects all the benefits of this idyllic Blackrock setting.

MANAGEMENT COMPANY: a management company, in which all Purchasers will hold a share, will be formed to ensure professional maintenance of the extensive landscaping to communal areas throughout the site. An annual service charge will apply.

