

# The Boulevard

An Bealach Ard. Raynoldstown Village, Dundalk



ward



# INTRODUCING THE BOULEVARD

Discover coastal living at its finest at The Boulevard, a beautiful new development just south of Dundalk. Nestled alongside the breathtaking Irish coastline and the charming village of Blackrock, Co. Louth, this community offers an idyllic blend of nature and modern convenience. The Boulevard showcases a collection of 3 and 5 bedroom family homes, thoughtfully designed to provide a spacious and contemporary living experience.



With an A2 efficiency rating and equipped with solar panels, these homes prioritise sustainability and energy efficiency, ensuring a lower environmental impact. Strategically located between Dublin and Belfast, on the east coast just outside Dundalk, The Boulevard provides easy access to major cities, airports, and a thriving coastal setting at Blackrock with stunning seafront walks, sandy beaches, golf courses, and various leisure amenities.



# LIFE BY THE SEA: SPOILT FOR CHOICE



Blackrock village is just a short walk from The Boulevard. It is a special gem south of Dundalk town. Framed by the Cooley Peninsula the village offers a unique and spectacular setting. With a rich history dating back to Victorian times, Blackrock is a popular seaside destination, boasting beautiful beaches, protected wetlands, and renowned bird sanctuaries. The Promenade, adorned with artisan shops, boutiques, and eateries, is a focal point, while award-winning recreational facilities and a charming park add to the village's allure.

Nearby Dundalk also offers a vibrant modern lifestyle with excellent shopping, cinemas, theatres, restaurants, nightclubs, and pubs, making it a sought-after place to live. Abundant primary and secondary schools, along with a local library, cater to educational needs for all age groups. Sports enthusiasts have a variety of clubs, including soccer, tennis, GAA, athletics, and boxing, right at their doorstep.



# LOCATION & LOCAL AREA

Perfectly located for commuters, The Boulevard sits south of Dundalk, adjacent to the M1 Motorway, providing seamless access to Dublin and Belfast. Dublin Airport is a mere forty-minute drive, while Dundalk offers a reliable timetable for commuters to both cities. The local bus service ensures convenient connections between The Boulevard and Dundalk town centre, making daily commuting really efficient for residents.

## Connectivity



**Bus Eireann 100x**  
Dundalk to Dublin

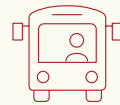
**Bus Eireann 168 & 100**  
Dundalk to Drogheda

**Bus Eireann 167**  
Dundalk /Ardee/ Mullingar

**Matthews Bus**  
Dundalk to Dublin



**Clarke Train Station**  
Dundalk - Dublin/Belfast



### Halpenny 169 | Bus Eireann 168

<b>Greengates Cross (Northbound)</b>	08:15	10:08	11:53	13:55	16:10	17:45	19:41	21:06	22:48	00:33
<b>Haggardstown (Opp Sextons)</b>	08:16	10:09	11:54	13:56	16:11	17:45	19:42	21:06	22:48	00:33



### Bus Eireann 100

<b>Greengates Cross (Northbound)</b>	07:15	08:15	08:15	09:40	10:40	11:40	12:40	13:40	14:40	15:40	16:40	17:40	18:40
<b>Haggardstown (Opp Sextons)</b>	07:16	08:16	08:16	09:41	10:41	11:41	12:41	13:41	14:41	15:41	16:41	17:41	18:41



**SPORTS & LEISURE**

1. Felda Health, Spa & Fitness
2. Geraldines Louth GAA Club
3. DKIT Sport
4. Dundalk Lawn Tennis, Squash & Badminton Club
5. Dundalk Golf Club
6. Greenlife Golf and Driving Range
7. Blackrock Beach

**BARS, RESTAURANTS & CAFES**

8. The Neptune
9. The Clermont
10. Mullens Blackrock
11. The Brake
12. The Home Bakery
13. Rocksalt Café
14. Storm In A Teacup
15. Uncle Tom's Cabin

**SHOPS & SUPERMARKETS**

16. Centra Blackrock
17. Dunnes Stores
18. Lidl
19. ALDI
20. Tesco
21. SuperValu
22. Mace

# SITE MAP







- 
**Rose**  
 5 Bedroom Detached/Semi Detached  
 171 sq.m. (1,840 sq.ft.) approx.
- 
**Lily**  
 3 Bedroom Semi Detached  
 108 sq.m. (1,162 sq.ft.) approx.
- 
**Primrose**  
 3 Bedroom Mid Terrace  
 108 sq.m. (1,162 sq.ft.) approx.
- 
**Bluebell**  
 3 Bedroom Semi Detached/End of Terrace  
 108 sq.m. (1,162 sq.ft.) approx.
- 
**Violet**  
 3 Bedroom & Study Semi Detached  
 134 sq.m. (1,442 sq.ft.) approx.

Plans and dimensions are indicative only and subject to change. Cannon Kirk Developments may alter the layout, building style, landscape and spec without notice. The finished home may therefore vary from the information provided.

# YOUR HOME, YOUR STYLE



## External Features

High quality elevations comprising of brickwork and low maintenance Dash/Monocouche rendered finish. Upvc fascias and soffits throughout. Traditional interlocking flat tile that gives a clean and modern look.



## Wardrobes

Stylish built-in wardrobes with hanging shelving provided as per show house specification. Generous storage provided where possible.



## Mechanical & Electrical

Generous lighting, power and media points provided throughout each house. Cat 6 cabling provided as standard. Provision for electrical car charging point allowed for where applicable. Heating by Air to Water Heat Pump and thermostatically controlled heat pumps. Pressurised hot and cold water provided.



## Internal Finishes

All homes are furnished with a tiled floor in the kitchen along with part tiled bathroom and ensuites. High quality flush painted doors, with matching skirting board and architrave are provided. All internal walls are painted white.



## Kitchens

Fully fitted kitchens to include high quality integrated appliances including oven, hob, extractor, fridge/freezer, dishwasher, washer dryer. (Appliances subject to signing of contracts within 28 days).



## Energy Efficiency

All homes have a BER A1 rating and are built to NZEB (Nearly Zero Energy Building) standards. Excellent levels of insulation provided in the floors, walls and roof spaces. Solar Photovoltaic Panels located on the roof will reduce the electrical energy demand of your home.



## External Doors and Windows

Composite front doors with five-point locking system. Stylish coloured UPVC high performance windows throughout, delivering low maintenance requirement and excellent thermal performance. Glazed patio doors which open out towards the rear garden are provided as standard.



### Bathroom and Ensuite

Attractive bathrooms and en suites include high quality sanitary ware, part wall and floor tiling throughout. Heated towel rails added in all bathrooms.



### Safety & Security

Smoke and heat detectors fitted throughout. Each house is wired for an intruder alarm.



### Driveway & Gardens

Permeable paved driveways with seeded garden provided as standard.



### Structural Guarantee

10-year Structural Guarantee provided.







# HOUSE TYPES

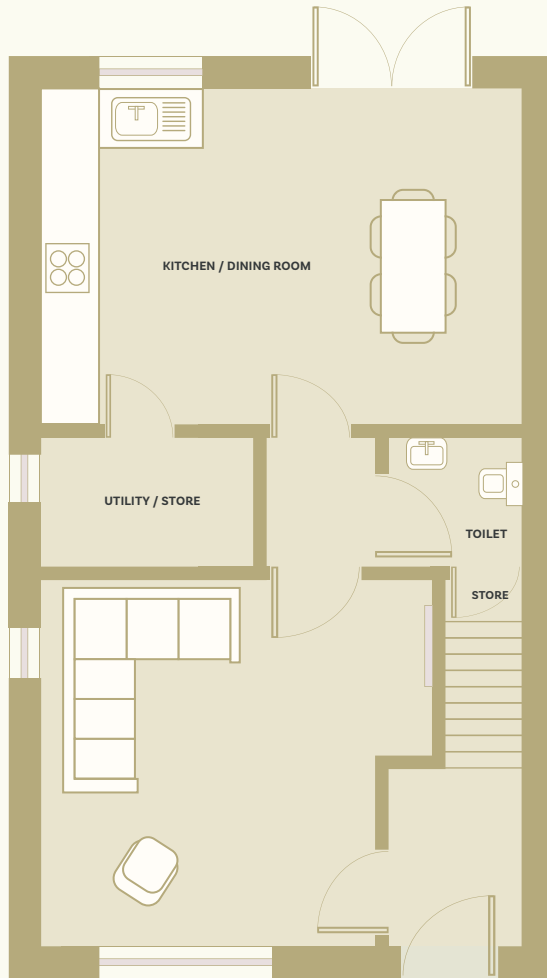
Choose from our thoughtfully designed 3-bedroom, 3-bedroom with study, and spacious 5-bedroom homes. These generously proportioned A-rated homes are both comfortable and efficient. The combination of spacious living accommodation, stylish kitchens and contemporary bathrooms make these family homes a pleasure to live in.

Embrace sustainable living with A-rated energy efficiency, solar panels and efficient gas boilers ensuring a reduced environmental footprint. The perfect environment for vibrant family living.

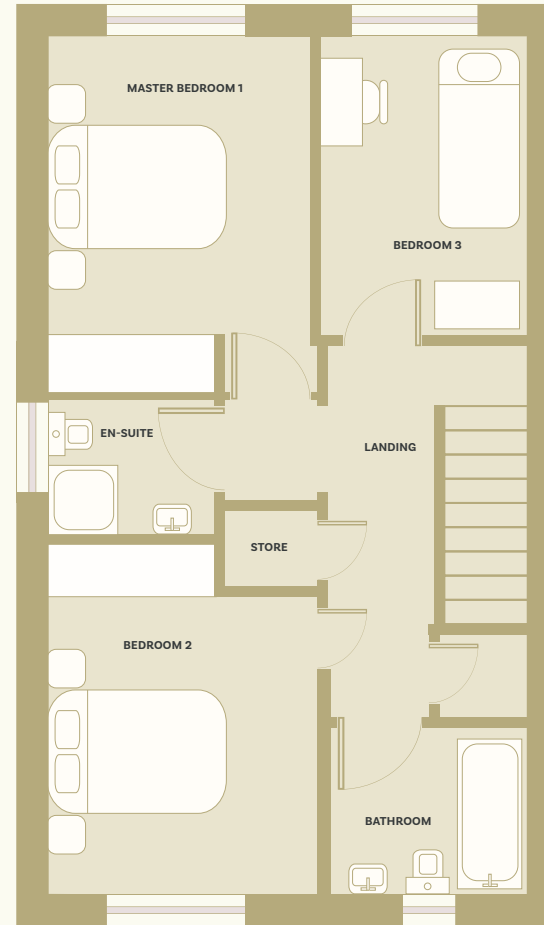


# THE LILY

3 BEDROOM SEMI DETACHED  
108 SQM, (1,162 SQ/FT)



GROUND FLOOR

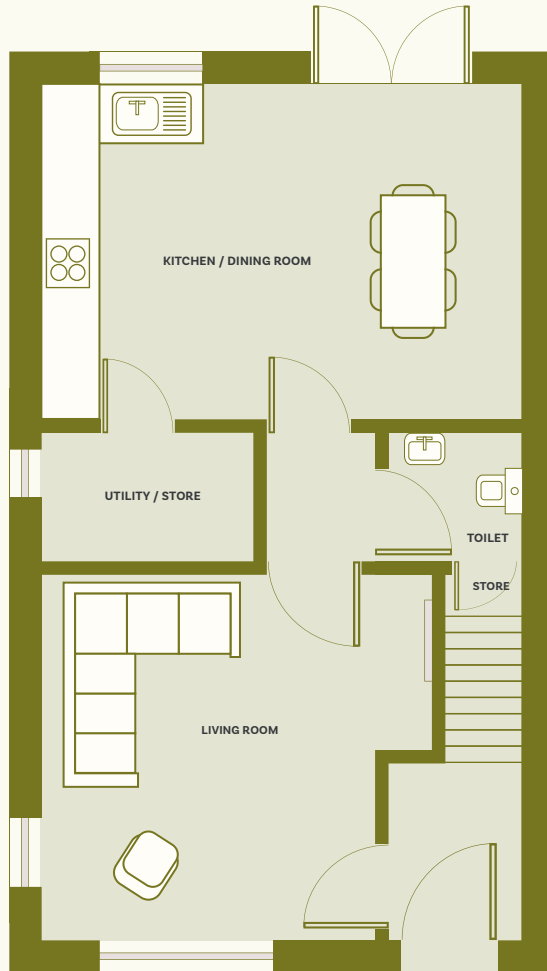


FIRST FLOOR

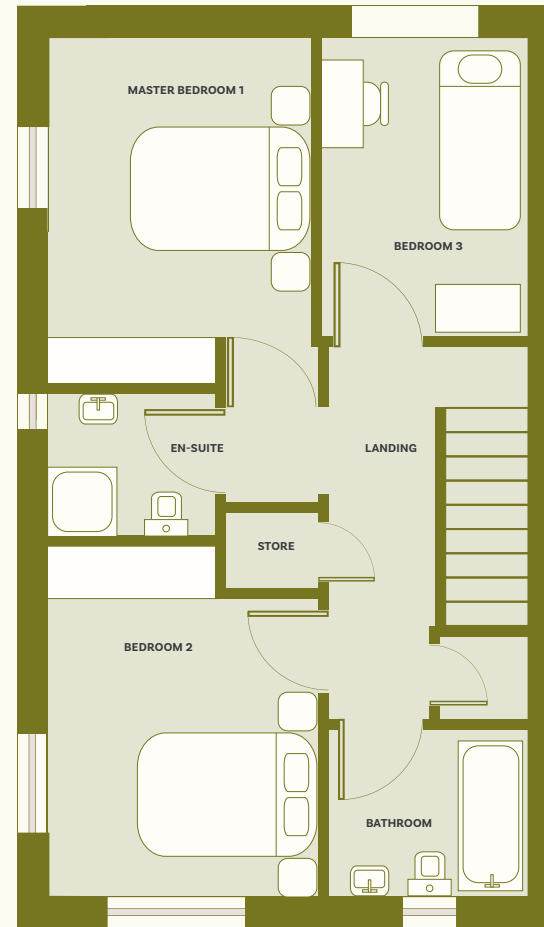
Floorplans and dimensions are indicative only and subject to change.  
Cannon Kirk Developments may alter the layout, building style, landscape and specification  
without notice. The finished home may therefore vary from the information and showhouse provided.

# THE BLUEBELL

3 BEDROOM SEMI DETACHED/END TERRACE  
108 SQM, (1,162 SQ/FT)



GROUND FLOOR

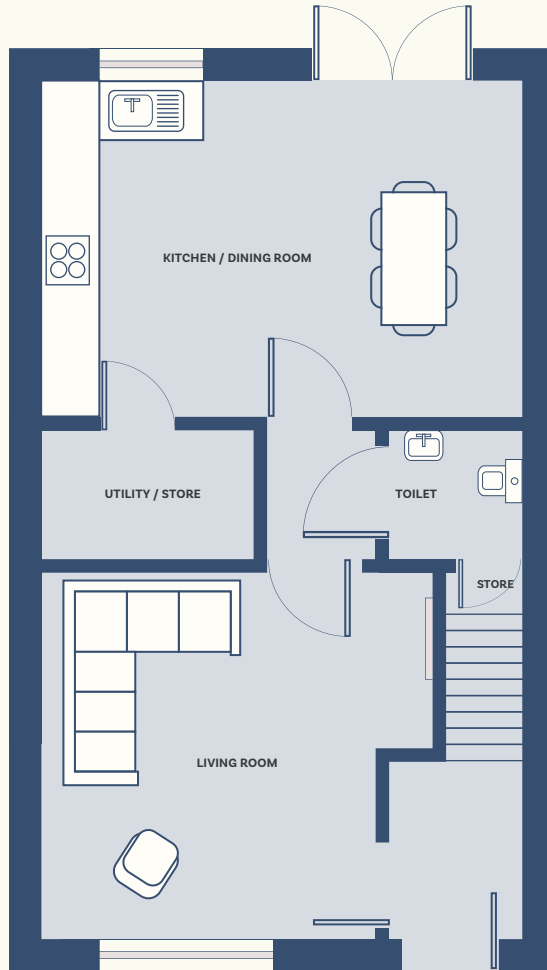


FIRST FLOOR

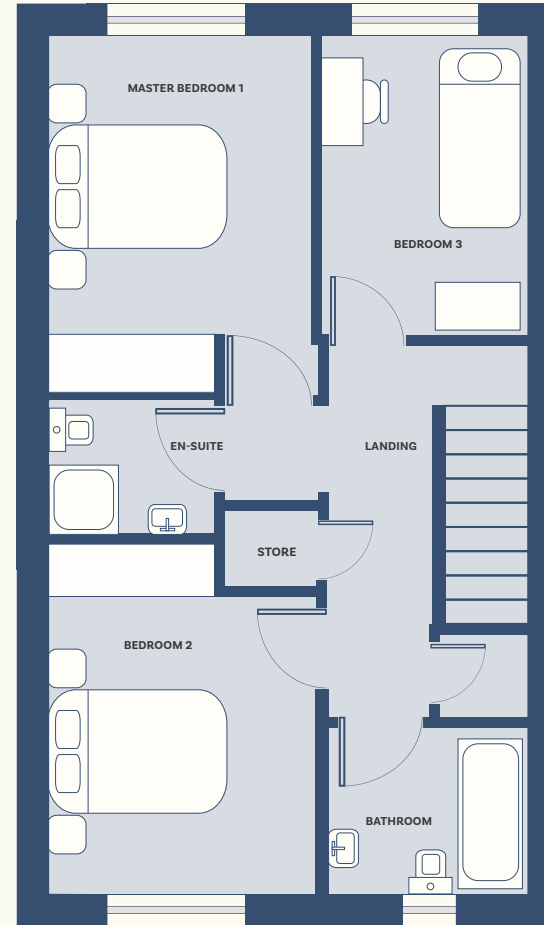


# THE PRIMROSE

3 BEDROOM MID TERRACE  
108 SQM, (1,162 SQ/FT)



GROUND FLOOR

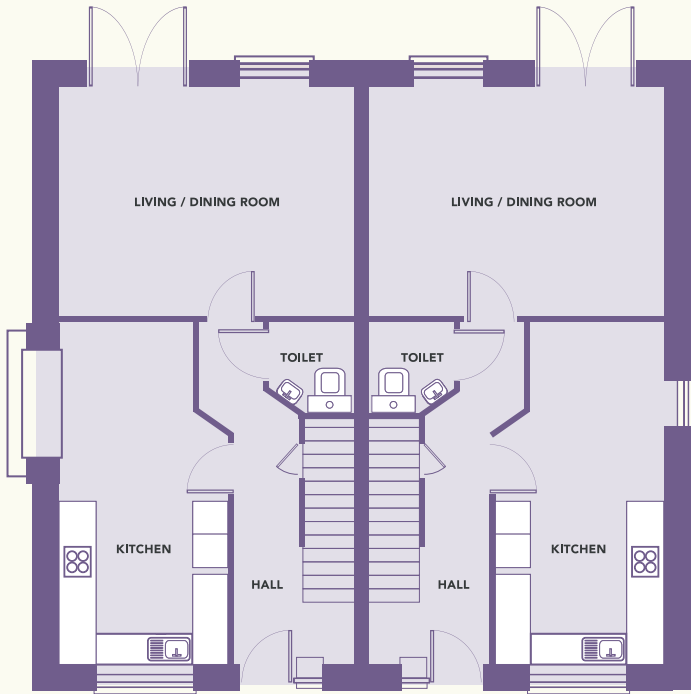


FIRST FLOOR

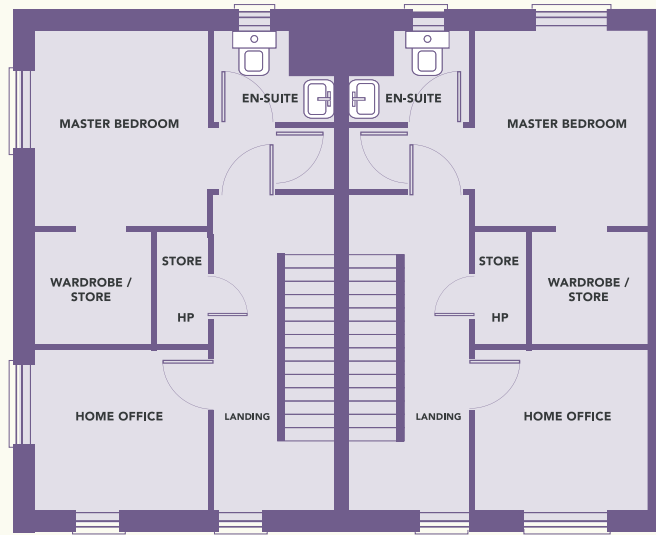
Floorplans and dimensions are indicative only and subject to change.  
Cannon Kirk Developments may alter the layout, building style, landscape and specification  
without notice. The finished home may therefore vary from the information and showhouse provided.

# THE VIOLET

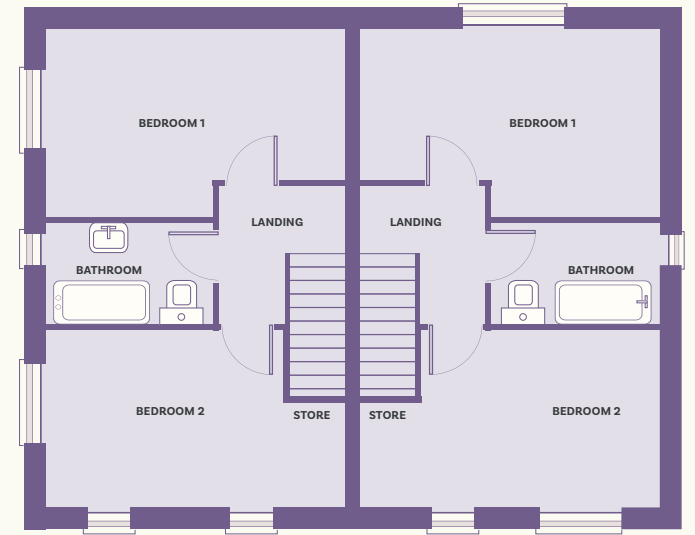
3 BED + STUDY SEMI DETACHED  
134 SQM, (1,442 SQ/FT)



GROUND FLOOR



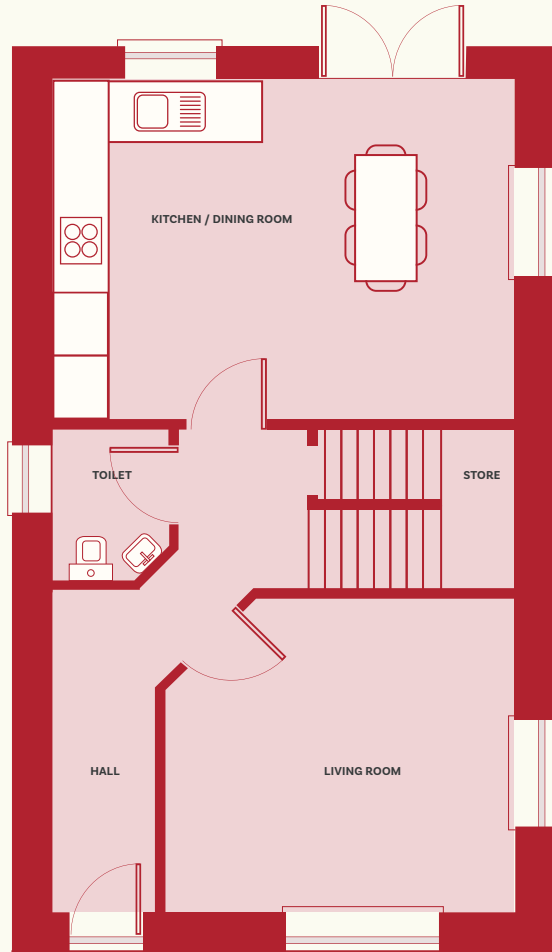
FIRST FLOOR



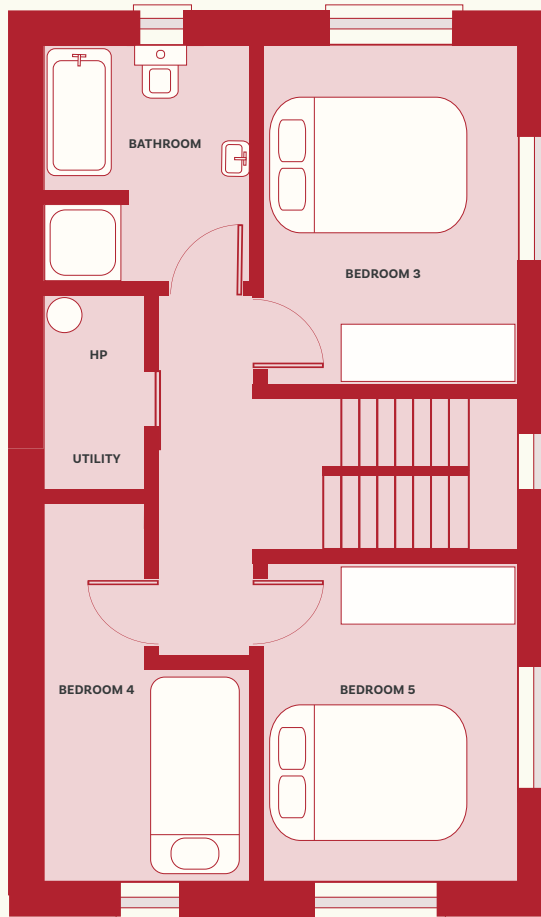
SECOND FLOOR

# THE ROSE

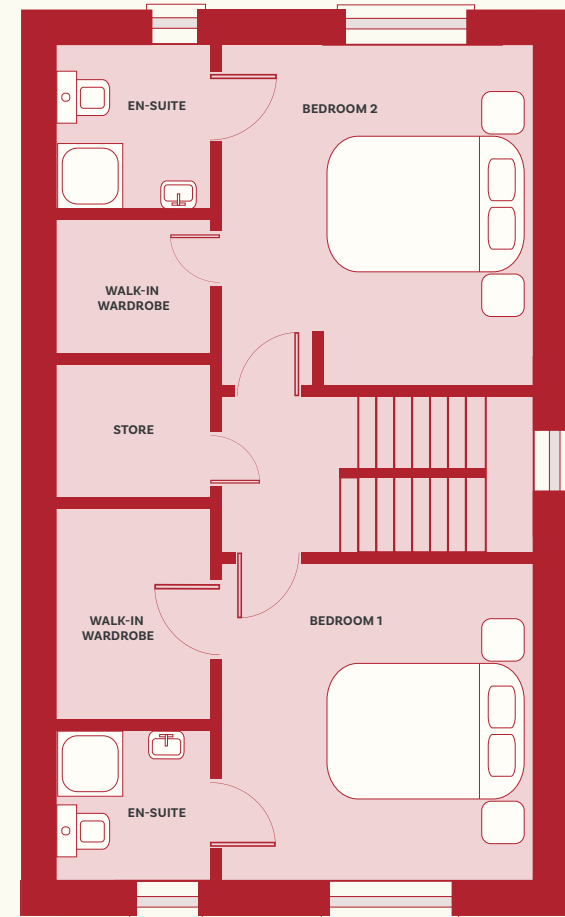
5 BED SEMI DETACHED/DETACHED  
171 SQM (1,840SQ/FT)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Floorplans and dimensions are indicative only and subject to change.  
Cannon Kirk Developments may alter the layout, building style, landscape and specification  
without notice. The finished home may therefore vary from the information and showhouse provided.



**CANNON KIRK**  
GROUP

## CANNON KIRK GROUP ESTABLISHED IN 1981

Cannon Kirk have built in excess of 3,000 homes in Ireland. Built to the highest standards, Cannon Kirk continues to deliver quality, reliable and sustainable homes, helping to build a sense of place. Some of Cannon Kirk's Irish residential developments have included addresses in Stepside, Dundalk and Malahide.

Waterside, Malahide



Dundoogan, Dundalk



The Meadows, Kill

A DEVELOPMENT BY



# CANNON KIRK GROUP



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 and their advisors Coonans and Savills 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 estimates 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 variations 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 Cannon Kirk has the authority to make or give representations of warranty in relation to this property.





# The Boulevard

[www.theboulevard.ie](http://www.theboulevard.ie)