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# breezy POINT

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ROSSNOWLAGH, CO. DONEGAL

LUXURY COASTAL LIVING



# breezy POINT

WELCOME



A short walk from Rossnowlagh beach's 4km crescent of golden sand. This is luxury holiday accommodation at its best.

CGI shown for illustration purposes only



Rossnowlagh Beach



Slieve League Sea Cliffs



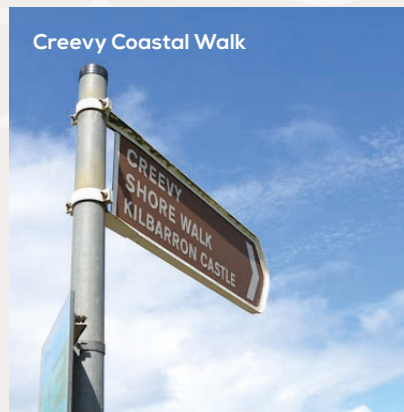
Surf School

## LUXURY COASTAL LIVING

'Ross Neamhlach' translation: 'The Heavenly Cove'

Breezy Point's superb beach front location offers year round, fantastic views of Donegal Bay's coastline and is literally 5 minutes from waves to hot shower. Regarded by many as the most scenic and dramatic of beaches in the Northwest, Rossnowlagh offers amazing views of Donegal Bay and is ideal for walking, safe swimming and all kinds of water sports, particularly surfing. For golfing enthusiasts, the great links courses of South Donegal are within easy reach including the Donegal Golf Club at Murvagh and Bundoran Golf Club.

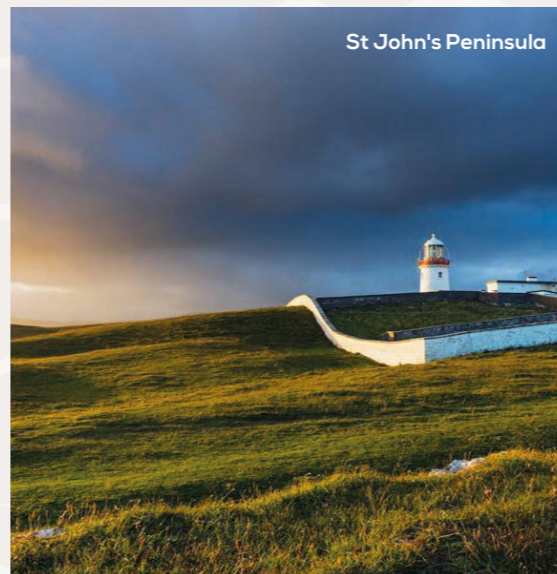
Those who love the outdoors and natural beauty will be spoilt for choice from the windswept St. John's Peninsula and spectacular sea cliffs at Slieve League to the majestic Blue Stack Mountains. The Creevy Shore Walk is a purpose built coastal footpath running for 10 miles from Rossnowlagh through Creevy to the mouth of the Erne Estuary. Lovers of good food are also catered for by a number of excellent restaurants throughout the immediate locality including the award winning Smugglers Creek, less than a 10 minute walk away.



Creevy Coastal Walk



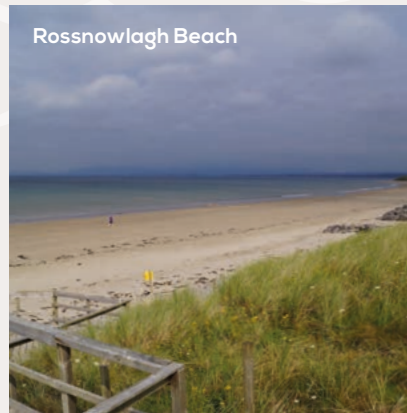
Ballyshannon Town



St John's Peninsula



Surf Lessons, Rossnowlagh Beach



Rossnowlagh Beach



The Sandhouse Hotel & Marine Spa



Kilbarron Castle Ruins



Rossnowlagh Beach

# A STUNNING LOCATION

Direct access to the blue flag Rossnowlagh beach, one of Ireland's premier surfing spots, makes Breezy Point the ideal location for your coastal getaway.

## CONNECTIONS:

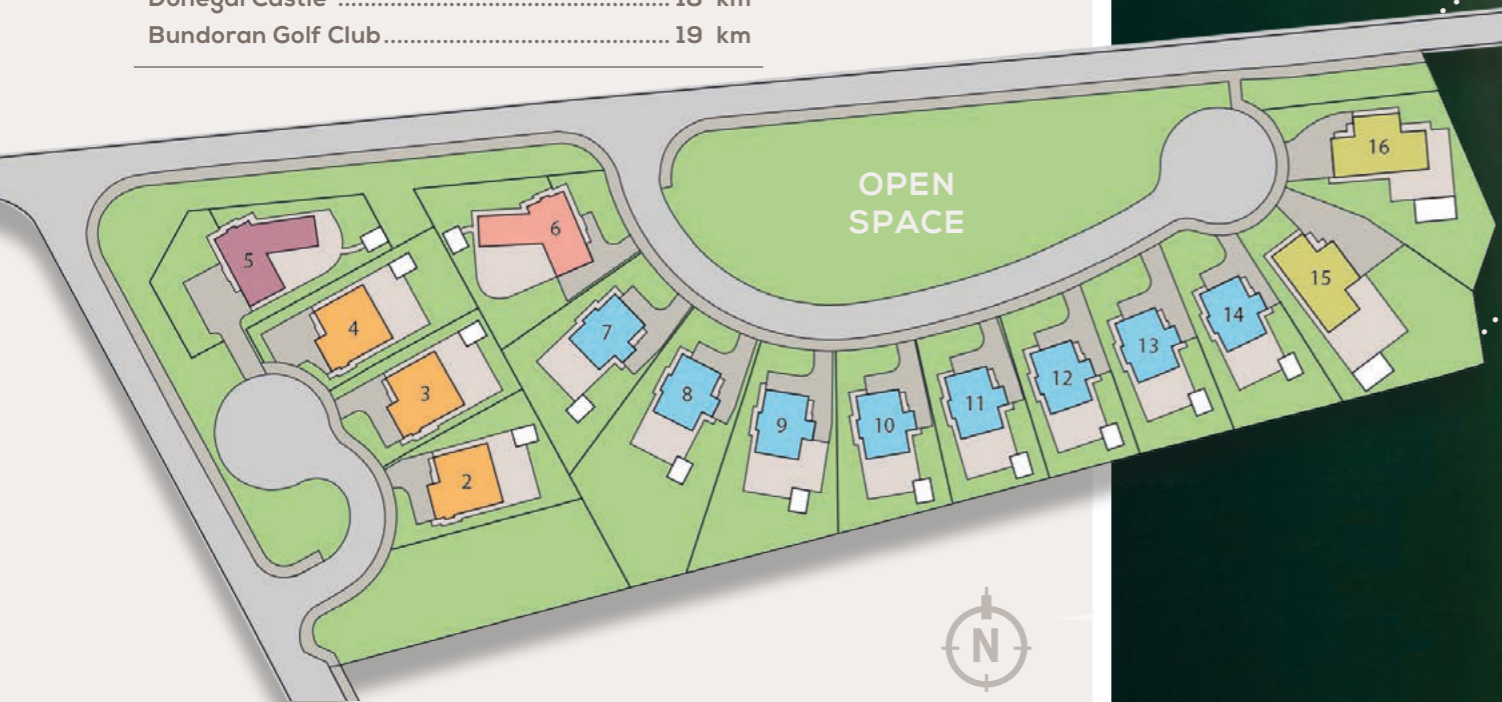
Rossnowlagh Beach .....	0.5 km
The Sandhouse Hotel & Marine Spa .....	1.0 km
Smugglers Creek Restaurant .....	1.0 km
The Franciscan Friary .....	2.8 km
The Gaslight Inn .....	4.7 km
Ballyshannon Town .....	11 km
Donegal Golf Club .....	11 km
Donegal Town .....	18 km
Donegal Castle .....	18 km
Bundoran Golf Club .....	19 km



THE DRIFTWOOD



THE SANDBAR



THE LONGSHORE



THE BEACHCOMBER



THE WHITECAP

CGIs shown for illustration purposes only. Site layout is not to scale



## THE DRIFTWOOD

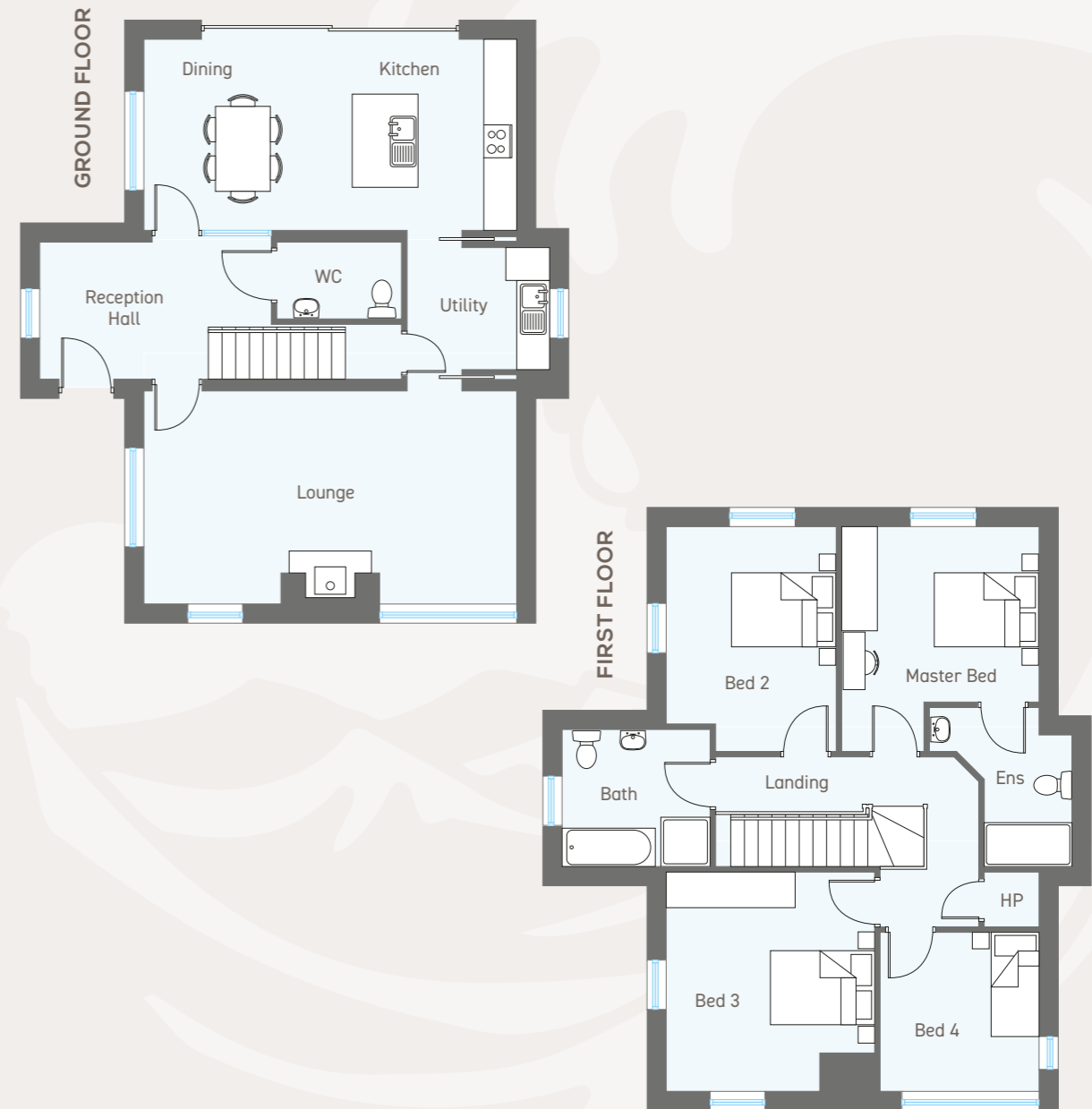
Site nos. 7-14

### 4 BEDROOM DETACHED HOME

Total floor area: 1639 sq ft approx



CGI shown for illustration purposes only



GROUND FLOOR	Ft/Inch	Metres
Reception Hall with separate WC		
Lounge	22'3" x 12'8"	6.80 x 3.88
Kitchen   Dining	22'3" x 11'5"	6.80 x 3.48
Utility	8'6" x 7'3"	2.60 x 2.22

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	13'5" x 11'8"	4.10 x 3.60
Ensuite (max)	9'6" x 8'6"	2.90 x 2.60
Bedroom 2	13'5" x 10'2"	4.10 x 3.10
Bedroom 3	13'2" x 12'5"	4.00 x 3.80
Bedroom 4	9'6" x 9'6"	2.90 x 2.90
Bathroom	8'9" x 8'2"	2.70 x 2.50

Site layout is not to scale. Floor plans are not to scale



## THE SANDBAR

Site nos. 15 & 16

### 4 BEDROOM DETACHED HOME

Total floor area: 2402 sq ft approx



CGI shown for illustration purposes only



GROUND FLOOR	Ft/Inch	Metres
Reception Hall with separate WC		
Kitchen   Dining   Lounge	30'4" x 19'7"	9.25 x 6.00
Utility	11'5" x 8'7"	3.50 x 2.65
Bedroom 4	19'7" x 12'10"	6.00 x 3.95
Dressing	13'0" x 7'3"	3.95 x 2.20
Ensuite	7'4" x 5'6"	2.25 x 1.70

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	13'7" x 13'5"	4.15 x 4.10
Dressing	5'10" x 5'8"	1.80 x 1.75
Ensuite	7'6" x 5'10"	2.30 x 1.80
Bedroom 2	15'5" x 8'9"	4.70 x 2.70
Bedroom 3	19'7" x 12'10"	6.00 x 3.95
Dressing	13'0" x 7'3"	3.95 x 2.20
Ensuite	7'4" x 5'6"	2.25 x 1.70
Home Office	16'5" x 10'0"	5.00 x 3.05
Bathroom	15'5" x 7'3"	4.70 x 2.20

Site layout is not to scale. Floor plans are not to scale



## THE LONGSHORE

Site nos. 2-4

### 4 BEDROOM DETACHED HOME

Total floor area: 2166 sq ft approx



CGI shown for illustration purposes only



GROUND FLOOR	Ft/Inch	Metres
Reception Hall		
Lounge	17'8" x 13'5"	5.40 x 4.10
Kitchen   Dining	23'7" x 17'8"	7.20 x 5.40
Utility	9'10" x 8'2"	3.00 x 2.50
Bedroom 4	13'8" x 11'9"	4.18 x 3.60
Shower Room	8'9" x 4'10"	2.70 x 1.50

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	13'2" x 11'5"	4.00 x 3.50
Ensuite	8'9" x 4'5"	2.70 x 1.35
Dressing	7'3" x 4'3"	2.20 x 1.30
Bedroom 2	15'6" x 9'6"	4.75 x 2.90
Bedroom 3	14'2" x 11'5"	4.30 x 3.50
Family Room	17'8" x 13'5"	5.40 x 4.10
Bathroom	11'7" x 6'10"	3.55 x 2.10

Site layout is not to scale. Floor plans are not to scale





## THE WHITECAP

Site nos. 5

### 4 BEDROOM DETACHED HOME

Total floor area: 2123 sq ft approx



GROUND FLOOR	Ft/Inch	Metres
Reception Hall with separate WC		
Lounge	20'2" x 14'2"	6.15 x 4.32
Kitchen   Dining	22'7" x 14'0"	6.90 x 4.27
Utility	14'8" x 5'9"	4.50 x 1.80
Bedroom 4	15'5" x 11'2"	4.73 x 3.40
Dressing	8'5" x 3'5"	2.60 x 1.05
Ensuite	8'6" x 4'10"	2.60 x 1.50
Shower Room	8'7" x 6'7"	2.65 x 2.03

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	15'9" x 9'10"	4.85 x 3.00
Dressing	7'3" x 4'7"	2.23 x 1.43
Ensuite	7'3" x 4'10"	2.23 x 1.50
Bedroom 2	15'9" x 9'10"	4.85 x 3.00
Bedroom 3	13'8" x 10'0"	4.20 x 3.05
Home Office	10'2" x 8'2"	3.10 x 2.50
Bathroom	9'10" x 8'3"	3.03 x 2.51

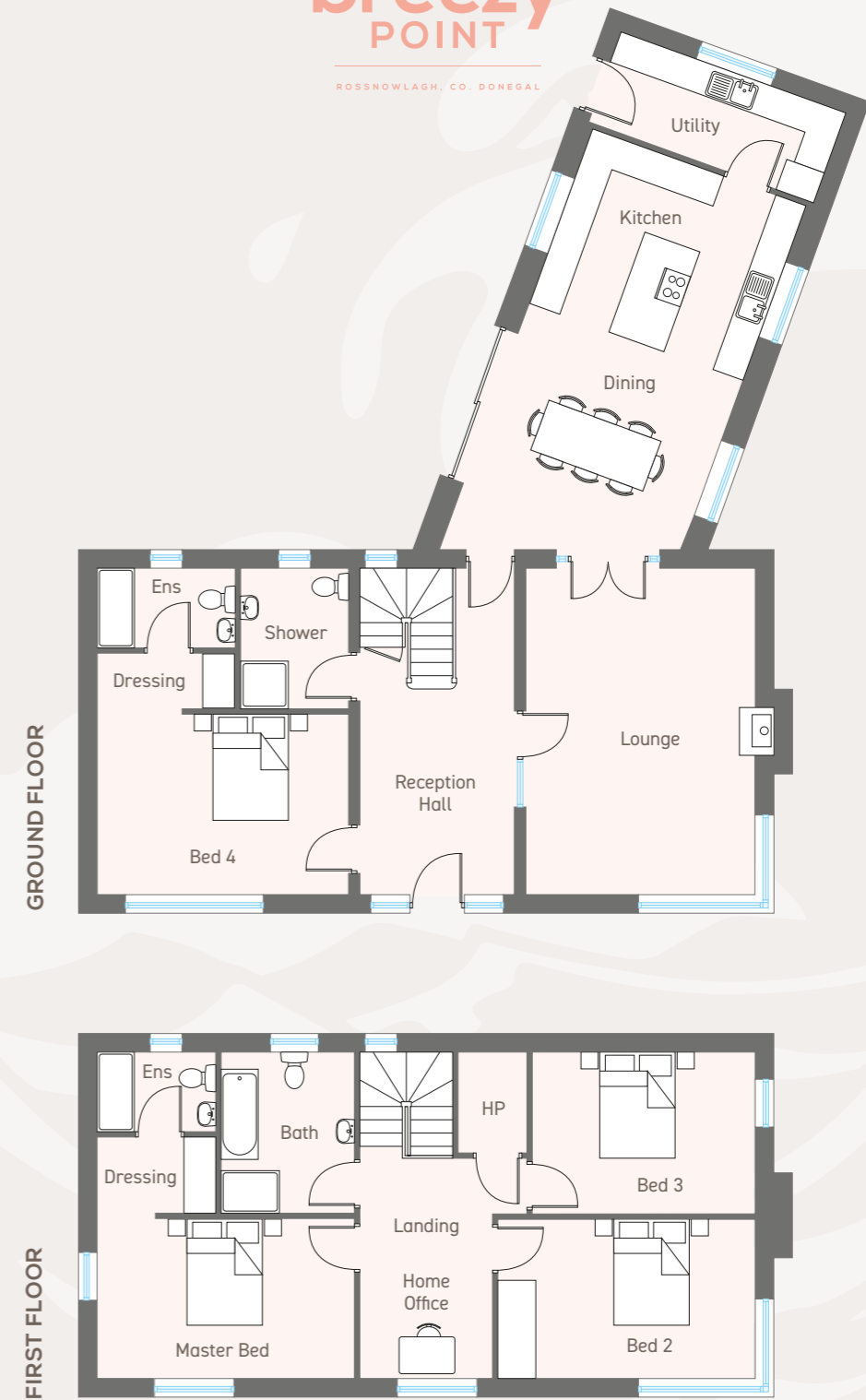


## THE BEACHCOMBER

Site nos. 6

### 4 BEDROOM DETACHED HOME

Total floor area: 2123 sq ft approx



GROUND FLOOR	Ft/Inch	Metres
Reception Hall with separate WC		
Lounge	20'2" x 14'2"	6.15 x 4.32
Kitchen   Dining	22'7" x 14'0"	6.90 x 4.27
Utility	14'8" x 5'9"	4.50 x 1.80
Bedroom 4	15'5" x 11'2"	4.73 x 3.40
Dressing	8'5" x 3'5"	2.60 x 1.05
Ensuite	7'3" x 4'10"	2.23 x 1.50
Shower Room	8'7" x 6'7"	2.65 x 2.03

FIRST FLOOR	Ft/Inch	Metres
Master Bedroom	15'9" x 9'10"	4.85 x 3.00
Dressing	7'3" x 4'7"	2.23 x 1.43
Ensuite	7'3" x 4'10"	2.23 x 1.50
Bedroom 2	15'9" x 9'10"	4.85 x 3.00
Bedroom 3	13'8" x 10'0"	4.20 x 3.05
Home Office	10'2" x 8'3"	3.10 x 2.50
Bathroom	9'10" x 8'3"	3.03 x 2.51

# TOUCHES OF QUALITY

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## KITCHEN

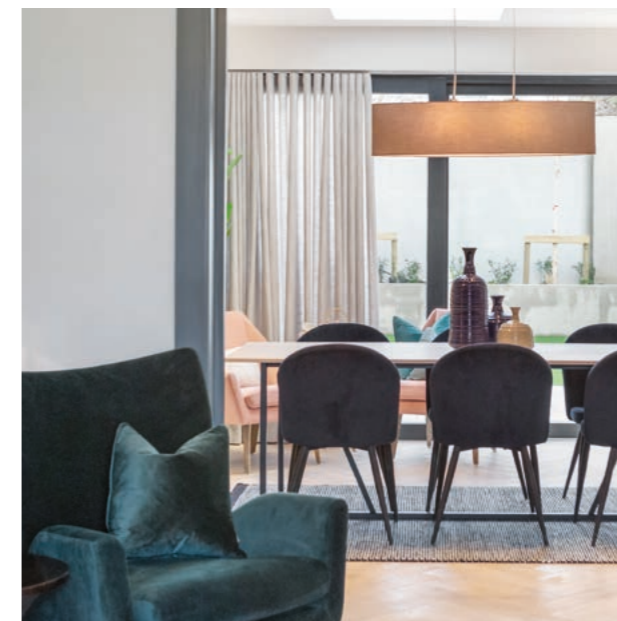
- Impressive high quality fitted kitchen units
- High quality worktop and upstand
- Soft closing drawers and doors
- Integrated appliances to include 4 ring ceramic hob, eye level single oven (where applicable), fridge/freezer, dishwasher and extractor
- Contemporary chrome taps
- 1.5 low profile undermounted stainless steel sink

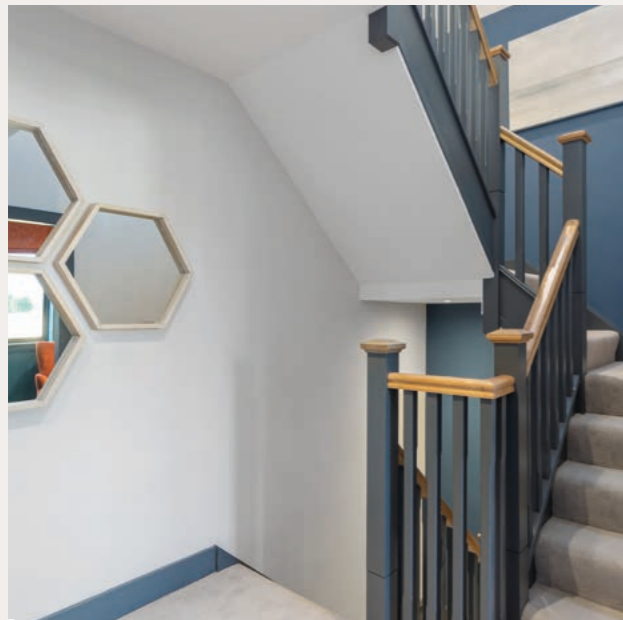
## UTILITY (Where applicable)

- High quality units and worktop
- Single bowl stainless steel sink and taps
- Plumbed for free standing washing machine and tumble dryer

## BATHROOMS, ENSUITES & WC

- High quality contemporary white sanitary ware
- 4 piece contemporary bathroom suite
- Low profile shower trays and toughened glass doors and panels throughout (where applicable)
- Vanity unit (bathroom & ensuite)
- Wall tiling to shower enclosure
- Two thermostatic bar showers with dual head: rain drench and separate hand held





#### HEATING

- Air source heat recovery system

#### INTERNAL

- All walls to be painted matt emulsion throughout
- Ceilings and woodwork to be painted
- Modern skirting boards and architrave
- Comprehensive range of electrical light fittings and sockets throughout to include USB sockets (where applicable) TV points in Kitchen / Family Area, Lounge, Master Bedroom and a Telephone / Data point
- Recessed downlighters to open plan Kitchen / Dining / Family Area, Bathroom & Ensuite
- Pre-wired for broadband connection
- Painted internal doors with quality brushed stainless-steel ironmongery
- Mains operated smoke, heat and carbon monoxide detectors

#### EXTERNAL

- Feature lighting to front & rear (where applicable)
- Double glazed aluminium windows
- Composite front door with 5 point multi-lock system
- Black seamless aluminium guttering and downpipes
- Black concrete roof tile
- Bevelled grey flags around house and patio
- Bitmac driveways

#### WARRANTY

- 10 year warranty



## AFTER A FUN FILLED DAY

ENJOYING THE GREAT OUTDOORS - SURFING,  
WALKING, EXPLORING OR GOLFING...



...YOUR BEAUTIFUL HOME AT BREEZY POINT IS THE  
PERFECT PLACE TO LIGHT THE BARBEQUE, RELAX AND  
PLAN WHAT YOU'RE GOING TO DO TOMORROW!

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